

WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

October 4, 2022

Ms. Amy Love, Town Planner
Town of Franklin - Department of Planning and Community Development
355 East Central Street
Franklin, MA 02038

RE: Definitive Subdivision Plan – Prospect Hill Estates

Dear Amy,

Wall Street Development Corp. ("Wall Street") hereby submits an application for Definitive Subdivision Approval for the plan entitled "Prospect Hill Estates" off Prospect Street. Also, included with the application are the following documents:

1. Form C – Application for Approval of Definitive Plan;
2. Certificate of Ownership;
3. Form R – Subdivision Waiver Request Form;
4. Stormwater Report;
5. Certified Abutters List;
6. Traffic Report;
7. One (1) full size (24"x36") plan set;
8. Six (6) 11"x17" plan sets; and
9. Filing Fee - \$800.00

Thank you for your attention in this matter. Let me know if any additional information is required to complete the application for subdivision approval. Feel free to contact me at 617-922-8700 or by email at lou@wallstreetdevelopment.com.

Sincerely,

WALL STREET DEVELOPMENT CORP.

Louis Petrozzi
Louis Petrozzi, President

cc. Rob Truax – GLM Engineering Consultants, Inc.
Jay Talerman, Esq. – Mead, Talerman & Costa LLC

P.O BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 CELL. 617 922 8700
EMAIL Lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com



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 "Prospect Hill Estates" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: Wall Street Development Corp.
Address of Applicant: P.O. Box 272, Westwood, MA 02090
Phone No.: 617-922-8700 Email: lou@wallstreetdevelopment.com
2. Name of Owner (if not the Applicant): Same
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: GLM Engineering Consultants Inc.
Address of Engineer: 19 Exchange Street, Holliston, MA 01746
Phone No.: 508-429-1100 Email: robert.truax@glm engineering.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 39961, Page 49, (or Certificate of Title No. _____)
5. Location and Description of Property: Prospect Street

Assessor's Map & Lot: Map 309, Parcel 019

6. No. of Lots: 0


Signature of Applicant

Wall Street Development Corp.
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:

Type of Plan (circle one) ANR 81-P Preliminary Subdivision
Definitive Subdivision. Site Plan Special Permit

Title of Plan: Definitive Subdivision Plan "Prospect Hill Estates"

Date of Plan: July 12, 2022 Map/Parcel#: Map 309, Parcel 018-000-000

Prepared by: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746

Applicant Name & Address: Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090

SECTION B:

Name of Record Owner(s): Wall Street Development Corp.

Address of Record Owner(s): P.O. Box 272, Westwood, MA 02090

****Attach Property Deed matching the owner's name 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):

Louis Petrozzi, President & Treasurer

*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:

Massachusetts - 1995

Executed as a sealed instrument this 5th day of October, 2022.


Signature of Applicant

Wall Street Development Corp.

Print Name of Applicant


Signature of Owner

Wall Street Development Corp.

Print Name of Owner

COMMONWEALTH OF MASSACHUSETTS

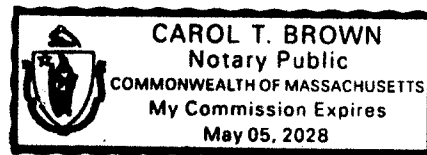
Norfolk, SS.

October 5th, 2022

On this 5th day of October, 2022, before me, the undersigned notary public, personally appeared Louis Petrozzi, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his own free act and deed, as President and Treasurer for Wall Street Development Corp., a corporation and who swore or affirmed that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Notary Public: Carol T. Brown
Printed Name: _____

My Commission Expires: _____



RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

Hollen P. O'Donnell NOT
WILLIAM P. O'DONNELL, REGISTER

SEE PLAN FILED IN
OFFICIAL
COPY

PLAN BOOK 706 PAGE 79

Bk 39961 Pg 49 #132027
10-14-2021 @ 03:42p
NOT

AN
OFFICIAL
COPY

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 10-14-2021 @ 03:42pm
Ctl#: 858 Doc#: 132027
Fee: \$5,472.00 Cons: \$1,200,000.00

QUITCLAIM DEED

VARNEY BROS. SAND & GRAVEL, INC., a Massachusetts corporation, with an address at 79 Hartford Ave., Bellingham, Massachusetts 02019 ("Grantor"), for CONSIDERATION paid in the amount of One Million Two Hundred Thousand (\$1,200,000.00) Dollars, GRANTS to WALL STREET DEVELOPMENT CORP. P.O. Box 272, Westwood, Massachusetts 02090 ("Grantee"),

with QUITCLAIM COVENANTS, certain parcels of land situated in Bellingham and Franklin with the structures thereon shown as Lots A, B, and C on a plan entitled "Plan of Land Franklin & Bellingham Massachusetts (Norfolk County)" prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746 dated September 20, 2021 and recorded with Norfolk Deeds herewith as Plan No. 79 of 2021, Plan Book 706 ("Plan"). Said Lot A containing 26.642 +/- acres more or less; Said Lot B containing 5.651 +/- acres of land more or less; and said Lot C containing 34.914 +/- acres of land more or less all according to said Plan.

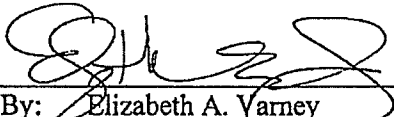
Said premises are conveyed subject to and with the benefit of recorded easements, restrictions and reservations of record including, but not limited to a Town of Bellingham Access and Utility Easement as shown on said Plan.

Meaning and intending to convey all of Grantor's interest in property as described in deeds dated October 29, 1962 and recorded with Norfolk Registry of Deeds in Book 4030, Page 146 and Book 4030, Page 147, and a deed from Ellsworth R. Crooks dated September 8, 1956 and recorded with Norfolk Registry of Deeds in Book 3576, Page 477.

The Premises conveyed hereby does not constitute all or substantially all of the assets of the Grantor and the conveyance is in the ordinary course of business of Varney Bros. Sand & Gravel, Inc.

NOT
A N
EXECUTED as a Sealed Instrument this 13 day of October, 2021.
C O P Y

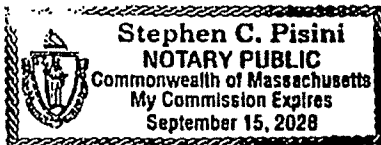
VARNEY BROS. SAND & GRAVEL, INC.

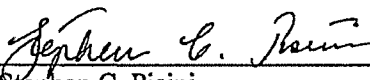

By: Elizabeth A. Varney
Title: President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 13th day of October, 2021, before me, the undersigned notary public, personally appeared Elizabeth A. Varney, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her own free act and deed, as President and Treasurer for Varney Bros. Sand & Gravel, Inc., a corporation and who swore or affirmed that the contents of the document are truthful and accurate to the best of her knowledge and belief.




Stephen C. Pisini
Notary Public
My Commission Expires: Sept. 15, 2028

Form R:
Franklin Planning Board
Subdivision Waiver Request

Prepared by: Wall Street Development Corp.

Signed: _____

Amis Poterzi

Subdivision: Prospect Hill Estates dated July 12, 2022

Date: October 4, 2022

Nature of Waiver:

The proposed subdivision plan shows that no lots are proposed to be subdivided in the town of Franklin and therefore, does not meet the definition of a subdivision. All of the lots subdivided will be situated in Bellingham. Access to the proposed lots in Bellingham will be via a 60-foot access/utility easement from Prospect Street over the portion of land situated in Franklin between Prospect Street and the Franklin/Bellingham town line.

Subdivision Rules and Regulation Reference:

Section 300-10.B(4)(b) stating "Roads shall not provide access to undeveloped land in other towns."

Section 300-10.B(4)(d) which states "Road right-of-way, including cul de sacs, will be setback at least 25-feet from Town lines."

Reason the waiver is requested:

No lots are being subdivided in the town of Franklin

Alternatives to granting the waiver:

Alternative access right-of-way constructed to Lake Street with traffic channeled to Lake Street/Prospect Street intersection

Impact of waiver denial on the project:

No Impact

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

There are no lots proposed to be subdivided in the town of Franklin, therefore, the use of land situated in Franklin does not meet the definition of a subdivision. The proposed access/utility easement will be privately maintained by a homeowners association to be formed resulting no services required by the town of Franklin.

1320

WALL STREET DEVELOPMENT CORP.

P.O. BOX 272
WESTWOOD, MA 02090-0272
TEL. (781) 440-0306

Needham Bank

53-7353/2113

10/4/2022

PAY TO THE ORDER OF Franklin - Town of

\$ **800.00

Eight Hundred and 00/100 ***** DOLLARS

Franklin - Town of
355 East Central Street
Franklin, MA 02038

[Signature]
AUTHORIZED SIGNATURE

MEMO

Prospect Hill Subdivision - Application Fee

⑈001320⑈ ⑆2113373539⑆ 5916933504⑈

Security features. Details on back.