

**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 " \*\*\* " for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

\*\*\*"Definitive Subdivision Plan of Land Schmidt's Farm Inc. 215 Prospect Street, Franklin, Massachusetts"

1. Name of Applicant: Schmidt's Farm, Inc. Town of Franklin  
Address of Applicant: 215 Prospect Street 355 East Central Street  
Franklin, MA. 02038 Franklin, MA. 02038  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_

2. Name of Owner (if not the Applicant): Schmidt's Farm, Inc.  
Address of Owner: 215 Prospect Street Franklin, MA. 02038  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_

3. Name of Engineer: Guerriere & Halnon, Inc.  
Address of Engineer: 55 West Central Street Franklin, MA. 02038  
Phone No.: 508-528-3221 Email: acavaliere@gandhengineering.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 11712, Page 405, (or Certificate of Title No. \_\_\_\_\_)

5. Location and Description of Property: 215 Prospect St. - open and wooded farm land

Assessor's Map & Lot: Map 325 Lot 3

6. No. of Lots: 2

John A. Schmidt  
Signature of Applicant

John A. Schmidt  
Print Name of Applicant

[Signature]  
Signature of Applicant

Jamie Kelly  
Print name of Applicant

John A. Schmidt  
Signature of Owner

John A. Schmidt President  
Print name of Owner

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

2022 SEP 27 A 8:48  
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: "Definitive Subdivision Plan of Land Schmidt's Farm Inc. 215 Prospect Street, Franklin, Massachusetts"

Date of Plan: \_\_\_\_\_ Assessor's Information: Map 325 Lot 3

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Prepared by: Guerriere & Halnon, Inc. 55 West Central St. Franklin, MA. 02038

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

## SECTION B:

Name of Record Owner(s): Schmidt's Farm, Inc.

Address of Record Owner(s): 215 Prospect 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

John A. Schmitt  
Print name of Applicant

Signature of Applicant

Jamie Helleg  
Print name of Applicant

Signature of Owner

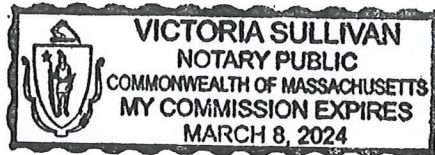
John A. Schmidt President  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2022

On this 20 day of September 2022, before me, the undersigned notary public, personally appeared John Schmidt (name of Applicant), proved to me through satisfactory evidence of identification, which were MARL S2257043 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: 03/08/24

## 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 of Land Schmidt's Farm Inc. 215 Prospect Street, Franklin, Massachusetts"

Date of Plan: \_\_\_\_\_ Assessor's Information: Map 325 Lot 3

Prepared by: Guerriere & Halnon, Inc, 55 West Central St. Franklin, MA. 02038

Applicant Name & Address:	<u>Schmidt's Farm, Inc</u>	<u>Town of Franklin</u>
	<u>215 Prospect Street</u>	<u>355 East Central St.</u>
	<u>Franklin, MA. 02038</u>	<u>Franklin, MA. 02038</u>

### SECTION B:

Name of Record Owner(s): Schmidt's Farm, Inc

Address of Record Owner(s): 215 Prospect Street  
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):  
\_\_\_\_\_

\*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

John A. Schmidt  
Signature of Applicant

John A. Schmidt  
Print Name of Applicant

[Signature]  
Signature of Applicant

Tamie Kelley  
Print name of Applicant

John A. Schmidt  
Signature of Owner

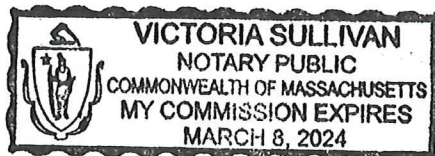
John A. Schmidt President  
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2022

On this 20 day of September 2022, before me, the undersigned notary public, personally appeared John Schmidt (name of owner), proved to me through satisfactory evidence of identification, which were MA022571743 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: 03/08/24



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

**Prepared by:** Guerriere & Halnon, Inc. **Signed:** *Amanda Cavaliere*

**Subdivision:** "Definitive Subdivision Plan of Land Schmidt's Farm Inc. 215 Prospect Street,  
Franklin, Massachusetts"

**Date:** 9/21/2022

**Nature of Waiver:** See Attached

**Subdivision Rules and Regulation Reference:** See Attached

**Reason the waiver is requested:** Only one residential house lot is being proposed  
and the road will remain private.

**Alternatives to granting the waiver:**

Prepare a definitive plan submission with no waivers consisting of  
excessive impervious coverage and utilities for a single residential lot.

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

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

Maintains the rural characteristic of the neighborhood and the waivers  
being requested minimize disturbance to the property.

**Waiver Request Summary**  
**Definitive Subdivision Plan of Land**  
**Schmidt's Farm Inc.**  
**215 Prospect Street**  
**Franklin, Massachusetts**

On behalf of the Applicant(s) Schmidt's Farm Inc. and the Town of Franklin, we are requesting the following waivers to the Town of Franklin Bylaws, Chapter 153 Stormwater Management and 300 Subdivision of Land:

**Chapter 153 Stormwater Management** – in its entirety

Reason for Waiver – Proposed plan will not disturb more than one acre of land

**Chapter 300 Subdivision of Land** § as follows:

- §300-10 (C)(1) - Reduce pavement width from 26 feet to 12 feet.
- §300-10 (E)(4) – Reduce dead end street length from 400 foot minimum to 215 feet;
- §300-10 (F) – Request to waive the requirement to construct the roadway;
- §300-10 (H)(1) – Eliminate curbing;
- §300-11 Waiver request for Stormwater Management in its entirety
- §300-12 (C)(2)(b) – Eliminate street light at end of cul-de-sac;
- §300- 13(A)(1) – Eliminate sidewalks;
- §300-13 (E)(1), (2)(a)(b) and (c); - eliminate plantings along a private road.