

NOTICE OF INTENT

**Site Plan
100 and 110
East Central Street
Franklin, MA**

**The Franklin Wetlands Protection By-Law
Franklin Town Code Section 181**

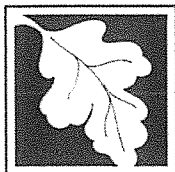
PREPARED FOR

**100 East Central Street RE, LLC
And
110 East Central Street RE, LLC
37 East Central Street
Franklin, Massachusetts 02038**

PREPARED BY

**UNITED CONSULTANTS, INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093**

January 15, 2024



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Town of Franklin Wetland Bylaw

A. General Information (continued)

6. General Project Description:

Raze and existing house and remove existing utilities. Construct a new multi use building with utilities, parking areas and a stormwater system.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

38897

c. Book

209218

b. Certificate # (if registered land)

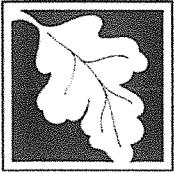
557

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

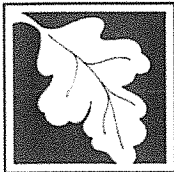
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

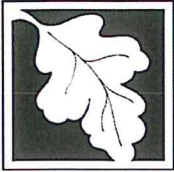
a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

2024

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

- 1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

- 2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

- 3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

- 3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan 100 and 110 East Central Street

a. Plan Title

United Consultants, Inc

Carlos A. Quintal

b. Prepared By

c. Signed and Stamped by

January 5, 2024

1"=20'

d. Final Revision Date

e. Scale

Stormwater Report

January 5, 2024

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

[Handwritten Signature]

1. Signature of Applicant

11/15/24

2. Date

3. Signature of Property Owner (if different)

[Handwritten Signature]

4. Date

11/15/2024

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

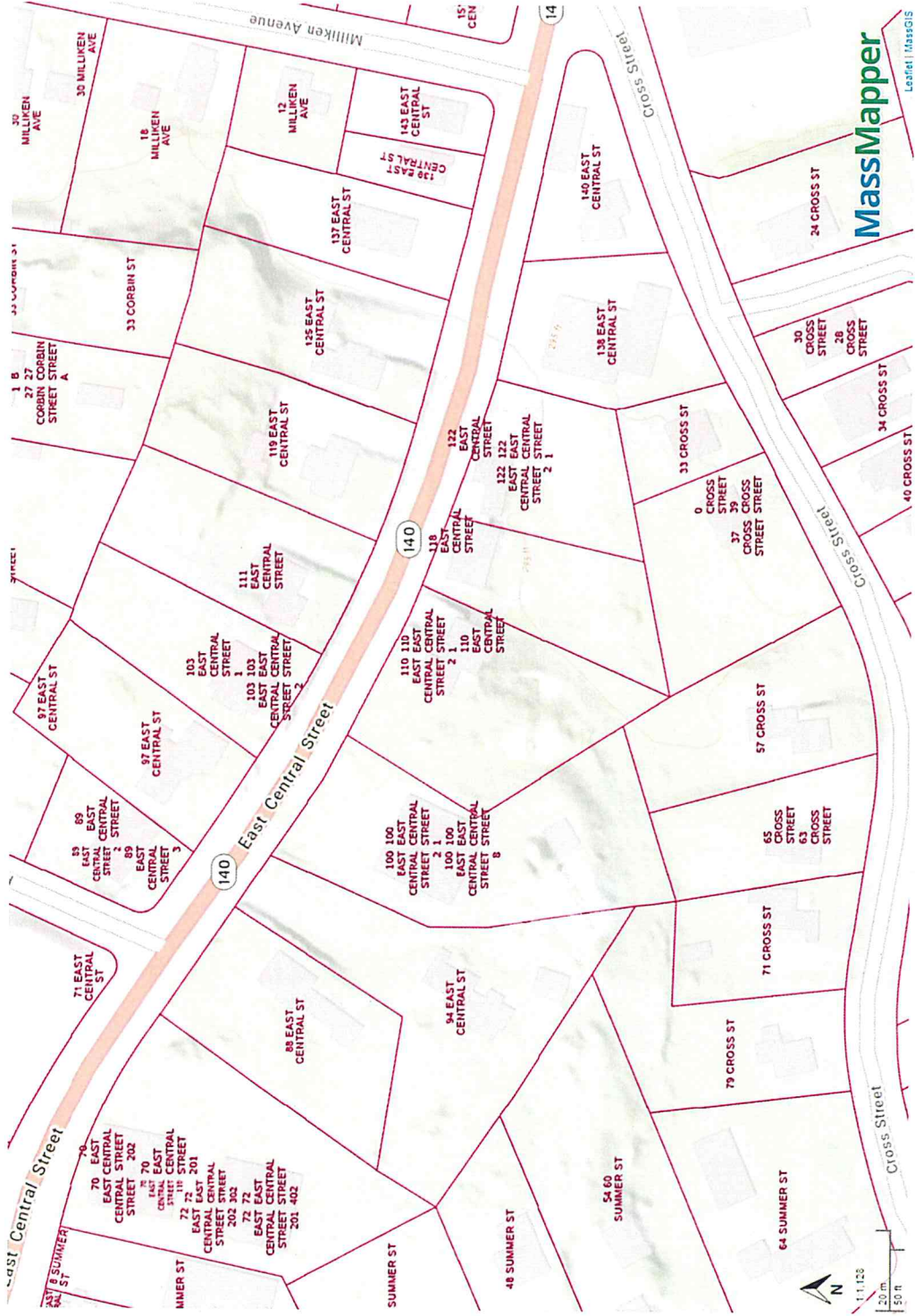
100 - 110 East Central Street

USGS Topographic Maps
Property Tax Parcels



100 - 110 East Central Street

- Potential Vernal Pools
- NHESP Certified Vernal Pools
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Property Tax Parcels



MassMapper
Leaflet | MassGIS

National Flood Hazard Layer FIRMette

71°23'52"W 42°5'5"N



100 + 110 East Century St

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

Future Conditions 1% Annual Chance Flood Hazard (Zone X)

Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)

Area with Flood Risk due to Levee (Zone D)

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMFRs
- Area of Undetermined Flood Hazard (Zone X)

OTHER AREAS

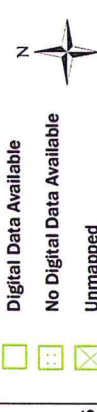
GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

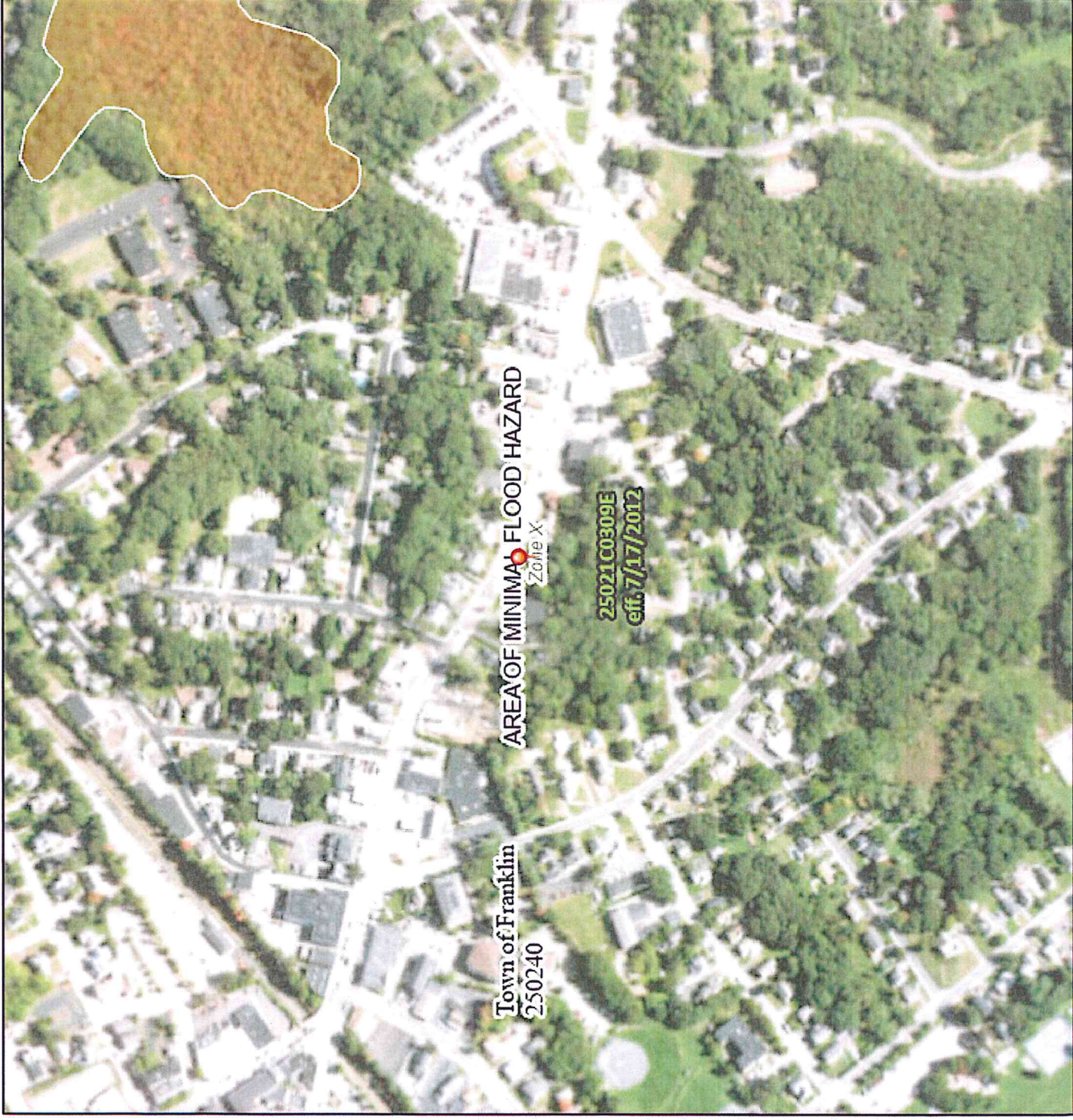


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/15/2024 at 6:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



71°23'15"W 42°4'39"N



United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

January 15, 2024

Town of Franklin Conservation Commission
355 East Central Street
Franklin, Massachusetts 02038

RE: 100 and 110 East Central Street Site Plan – Functions and Characteristics Assessment

Dear Commission Members,

The proposed project consists of the razing of an existing house and the removal of utilities. A new multi-use building with commercial space and apartments. The 100 and 110 East Central Street site will have new utility services as well as new parking areas. Tree planting, turf lawn and landscaping will be added.

The following is a functions and characteristics assessment of the proposed project in accordance with the Town of Franklin Conservation Commission Wetlands Protection Bylaw.

1. Public water supply.

The development portion of the site is approximately 3,700 feet from the nearest public well. The site is not located within the 400' zone I to the well. A stormwater management system has been provided for the two sites. The building will be connected to the Town Sewer System. Based on the above no adverse impact to public water supplies is anticipated.

2. Private water supply.

The abutting developed properties are supplied with town water. Based on the connection to the Town Water system no adverse impact is anticipated.

3. Ground water.

A stormwater management system has been provided for the two sites. The existing building will be connected to the Town Water and Sewer system. No impact to groundwater is anticipated.

4. Flood Control.

The developed portion of the site is not located within the 100-year flood plain. The stormwater system has been designed to match or reduce the rate and volume of stormwater runoff from the sites. Based on this the project should not impact the flood plain.

5. Erosion and Sedimentation Control.

A compost sock and silt fence have been proposed to encapsulate the work area located on the lot. No material stockpiles will be allowed within the buffer zone. Based on the above the project should adequately address erosion and sedimentation control.

6. Storm Damage Prevention.

The installation of the compost sock and silt fence as well as the stabilization of the site should minimize the effects from the project during construction. The vegetative stabilization of the site post development should ensure that there will not be any adverse impacts.

7. Water Quality.

The installation of the compost sock and silt fence will prevent silt laden runoff from entering the isolated vegetated wetlands. Vegetative stabilization shall minimize the effects of the project on water quality upon completion of the project. Based on the above there will not be any adverse impact.

8. Water Pollution Control.

The relatively small size of the project as well as the fact that there is not any filling of bordering or isolated vegetated wetlands proposed, should minimize the effects on water pollution control. The installation of compost sock and silt fence as well as the stabilization of the site should minimize the effects of water pollution during construction. The vegetative stabilization shall minimize the effects of the project on water pollution upon completion. The buildings will be connected to the Town Water and Sewer Systems. Based on the above there will not be any adverse impact.

9. Fisheries.

The installation of the compost sock and silt fence will prevent silt laden runoff from entering the isolated vegetated wetlands. Upon completion of the project, which will include adequate vegetative cover, the owner will be responsible for maintaining the site vegetation. Based on the above there will not be any adverse impact.

10. Shellfish.

Not applicable.

11. Wildlife Habitat.

The relatively small size of the project as well as a portion of the project being a re-development should minimize the effects of the project on wildlife habitat. No work is proposed within the 0 – 25' buffer zone.

12. Rare Species Habitat Including Rare Plant Species.

The project is not located within a rare species habitat as shown on the Natural Heritage data layer on the MASSGIS website.

13. Agriculture.

There are not any current agricultural uses located on the property.

14. Aquaculture.

There are not any current aquaculture uses located on the property.

15. Recreation.

The project is located on private property. The proposed work will not impact the public's recreational opportunities.

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

100 and 110 East Central Street

Project Narrative

Project Narrative / Mitigation Plan

The project consists of working on a lot which currently has an existing house and a driveway. The abutting lot, 100 East Central Street, is being re-developed as well and a new parking area is proposed for both properties. Some of the parking area will be re-developed and some will be newly constructed. The 110 East Central Street site includes an isolated vegetated wetlands and associated buffer zones which are regulated under the Town of Franklin Wetland Protection Bylaw. There are not any vernal pools located on the site.

The proposed project consists of the razing of an existing house and the construction of a mixed use building which is partially within the buffer zone. Additionally, the project will include re-development as well as newly constructed parking areas which are located within the 100 foot buffer zone to an isolated vegetated wetland and includes grading and landscaping. No disturbance is proposed within the 0 to 25' buffer zone. Within the 25' – 50' buffer zone there is a proposed disturbance of 1,852 sq. ft. and within the 50' to 100' buffer zone there is a proposed disturbance of 13,652 sq. ft.

The site will incorporate a stormwater system which will include the connection of the existing building located on the 100 East Central Street site to the stormwater infiltration system. The proposed building, 110 East Central Street, will also be connected to this system. The parking area stormwater will be collected via catch basins and water quality units and will either be directed to the stormwater infiltration system or to the isolated wetland.

The stormwater report provides a comparison of the pre-development vs post-development rate and volume of runoff which will be either matched or reduced.

The proposed project is not anticipated to adversely impact the buffer zone resource to the isolated vegetated wetland. This is based on the above described site improvements.

The project is scheduled to be completed within one year after all necessary permits are obtained.

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

**The Franklin Wetlands Protection Bylaw
Franklin Town Code Section 181**

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)	0	0
Bank (LF)	0	0
Land Under Water Bodies (SF)	0	0
Isolated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
Buffer Zone (SF)	15,504	0
Riverfront (SF)	0	0
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

Town of Franklin Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

1.1. New Individual Single Family Home (SFH) \$200.00 _____
This includes all projects associated with a SFH

1.2. Work Associated with Existing Residential Property \$50.00 50.00
Above-ground pools, fences or other incidental projects involving land disturbance that are not covered by the MBZA

1.3. Control of Nuisance Vegetation \$50.00 _____
This category shall not apply to any non-natural deposition of material e.g. vegetative debris

1.4. Subdivisions

Base Fee \$600.00 _____
Infrastructure in Buffer Zone **or** Resource Area
Roads _____ linear feet x \$2.00 = _____
*Drainage Structures _____ X \$10.00 each = _____
Wetland Resource Area Disturbed _____square feet x \$0.50= _____

(If single family homes are proposed as part of a subdivision application, for each house in jurisdiction, individual NOI fees will apply.)

1.5. Multifamily Dwellings, including Condominium Units:
_____MFDU x \$100.00_____

1.6. Commercial/Industrial

Base Fee \$600.00 600.00
Infrastructure in Buffer Zone **or** Resource Area

Roads	_____ linear feet x \$2.00	= _____
*Drainage Structures	<u>10</u> X \$10.00 each	= <u>100</u>
Wetland Resource Area Disturbed	_____ square feet x \$0.50	= _____
Buildings	_____ X \$125 each	= _____
All Accessory Improvements	\$100.00	= _____

2. **REQUEST FOR DETERMINATION (RDA)** \$100.00

3. **MINOR BUFFER ZONE ACTIVITY (MBZA)** \$50.00

4. **ABBREVIATED NOTICE OF RESOURCE AREA DETERMINATION (ANRAD)**

\$0.50/foot/resource area: = _____

5. **OTHER PERMITS/SERVICES**

Order of Conditions Extension	\$50.00	_____
Certificate of Compliance Request	\$50.00	_____
Certificate Re-Inspection	\$50.00	_____
Status Letter for Financial Institution	\$100.00	_____
Permit Amendment	\$100.00	_____

6. **FILING FEE CALCULATION**

Town Share of State Fees (See NOI Wetland Fee Transmittal Form)	\$ <u>0</u>
Local Filing Fee Calculated Above	\$ <u>750.00</u>
TOTAL Due Town of Franklin (Check No.1)	\$ <u>750.00</u>

State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)	
TOTAL Due DEP (Check No. 2)	\$ <u>0</u>

7. **ADVERTISING FEE (Check No. 3)** **TBD**

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper, by the Conservation Commission, the applicant will be notified of the cost and will be expected to submit a check for that exact amount, payable to the Town of Franklin, to the Conservation Department prior to the first hearing.

*Drainage structures: catch basins, manholes, leaching basins, gutter inlet or any other man-made structure (other than a pipe) for purposes of controlling drainage.

Town of Franklin Conservation Commission

NOTIFICATION TO ABUTTERS

**Under the Massachusetts Wetlands Protection Act
And
The Franklin Wetlands Protection Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following proposed project:

110 East Central Street RE, LLC has filed a Notice of Intent with the Franklin Conservation Commission for the Site Plan – 100 - 110 East Central Street on January 16, 2024, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be examined during regular office hours at United Consultants, Inc. – 850 Franklin Street Suite 11D Wrentham, MA 02093

Copies may also be examined by contacting the Franklin Conservation Department located at 355 East Central Street, Franklin, MA, (508) 520-4929.

Notice of the public hearing including the date, time, and place will be published at least five (5) days in advance in the Milford Daily News.

Notice of the public hearing including the date, time, and place will be posted in the Franklin Town Hall at least forty eight (48) hours in advance of the public hearing.

The public hearing will be held on Thursday, February 8, _____, 2024, at 7:00 _____pm at the Town Council Chambers, located on the Second Floor of the Municipal Building on 355 East Central Street. The meeting is also available via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

You may also contact the Massachusetts Department of Environmental Protection, Central Regional Office, Worcester, MA at (508) 792-7650.

Rev. 8/22/19 Notification to Abutters

Town of Franklin Conservation Commission

AFFIDAVIT OF SERVICE

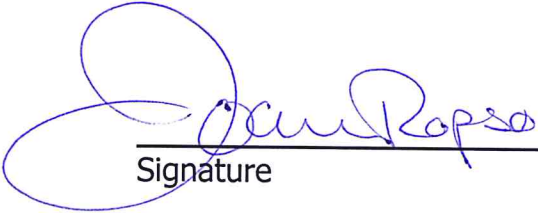
Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing a Notice of Intent)

I, Joanne Raposo hereby certify under the pains and penalties of perjury that on January 16, 2024, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by 100 East Central Street RE, LLC and 110 East Central Street RE, LLC with the Franklin Conservation Commission on January 16, 2024 for property located on 100 and 110 East Central Street Map 286 Parcels 30 & 31, Franklin, MA.

The Notification to Abutters form and list of the abutters to whom it was given and their addresses are attached to the Affidavit of Service.


Signature

1/16/24
Date

Town of Franklin Conservation Commission

PROPERTY ACCESS SIGNATURE FORM

I hereby request that the Franklin Conservation Commission review this NOI/RDA/ANRAD application. I (we) grant authority to the Franklin Conservation Commission members and agents to go onto my (our) property solely for purposes directly related to the inspection and approval of this application and for follow-up compliance with the permit conditions.



Signature of Property Owner

11/15/24

Date

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA are governed by both the state law and the local bylaw. The MBZA is issued under the local bylaw only.

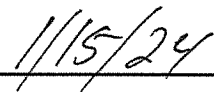
When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto private property at any time until after an application is filed or permission of the property owner is given.

It is important that all applicants understand that after an application is filed, additional information may come to light e.g. via a field inspection or a review of the application, that may impact the scope of the submitted application and the approval process. **Therefore, it is the ultimate responsibility of the applicant to decide which application to file.**

In light of the above, please sign below indicating an understanding of this policy and submit it with the application.



Signature of Property Owner



Date

70 EAST CENTRAL STREET LLC
37 EAST CENTRAL STREET
FRANKLIN, MA 02038

53-7203/2113

732

DATE 1/16/24 PMP



© DELTA DEBANK.COM/CHECKS
SPECIALTY GRAY HIGH SECURITY



PAY TO Town of Franklin \$ 750.00
THE ORDER OF
Seven hundred fifty DOLLARS

← Heat Reactive Ink

DEAN BANK
Franklin, MA 02038

MEMO Con Com - 190 East

MP

⑆ 211372035⑆ 2001039367⑆ 0732

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.



128542

Abutter's List Request Form

Status: Active

Submitted On: 1/3/2024

Primary Location

110 EAST CENTRAL ST
FRANKLIN, MA 02038

Owner

110 EAST CENTRAL ST RE
LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Applicant

Bradford Chaffee
 508-507-9020
 brad@camfordpg.com
 37 East Central st
Franklin, MA 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning Board and Conservation Commission

What is the purpose for the request?*

300' abutters list from property bounds for proposed project

How would you like to receive this abutters list?*

Emailed

What email address should we use to send you the abutters list?*

brad@camfordpg.com

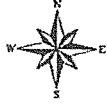
General Parcel Information

Assessor's Parcel ID*

286-030-000-000

Property Street Address*

110 East Central St



110 EAST CENTRAL ST - 300' ABUTTERS

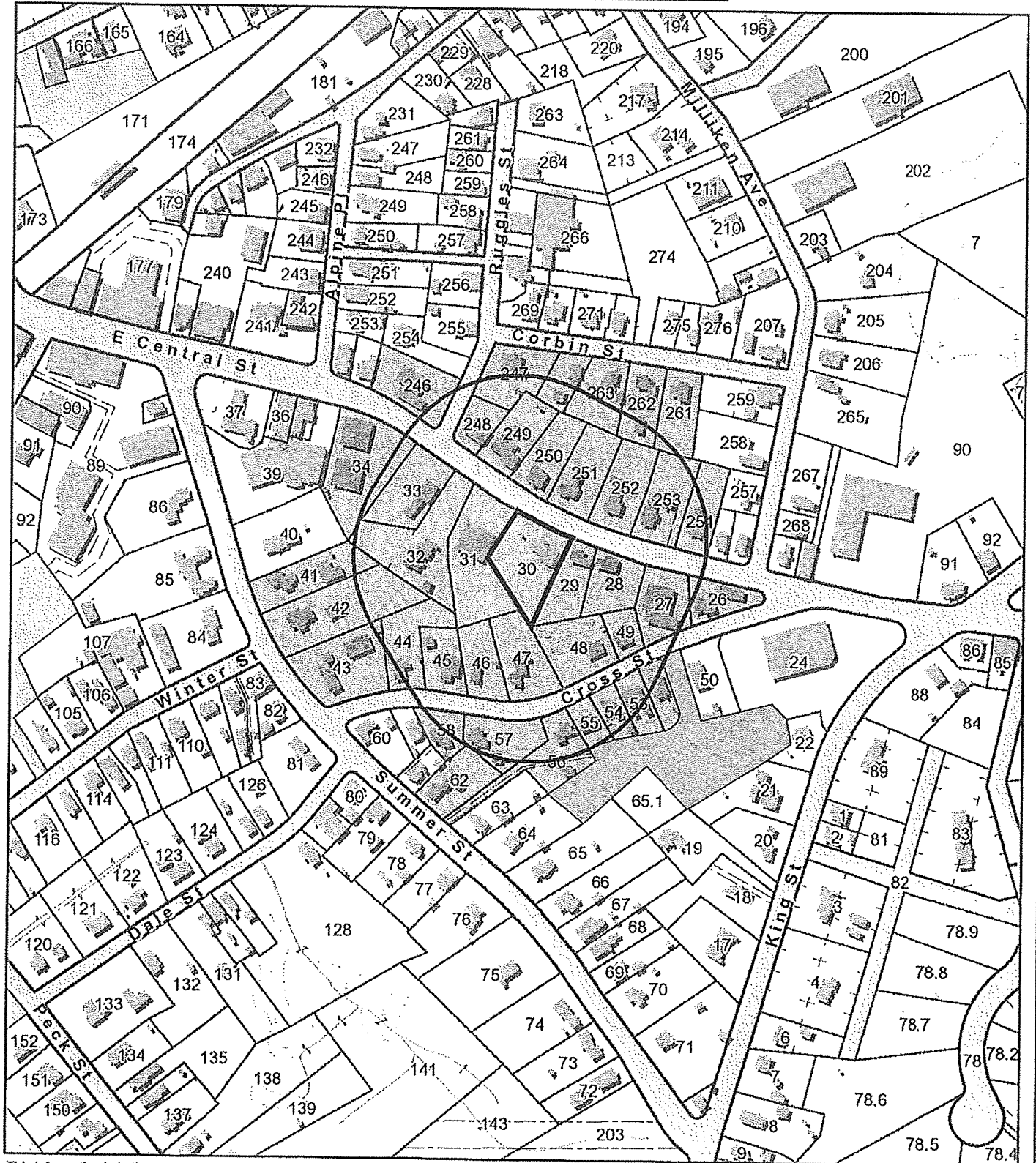
Franklin, MA



January 9, 2024

1 inch = 300 Feet

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This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
January 09, 2024

Subject Property:

Parcel Number: 286-030-000
CAMA Number: 286-030-000-000
Property Address: 110 EAST CENTRAL ST

Mailing Address: 110 EAST CENTRAL ST RE LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 286-026-000
CAMA Number: 286-026-000-000
Property Address: 140 EAST CENTRAL ST

Mailing Address: OM EAST CENTRAL STREET LLC
5 PATRIOT RIDGE LN
WILBRAHAM, MA 01095

Parcel Number: 286-027-000
CAMA Number: 286-027-000-000
Property Address: 138 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL STREET LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-028-000
CAMA Number: 286-028-000-000
Property Address: 122 EAST CENTRAL ST

Mailing Address: 138 EAST CENTRAL ST LLC
138 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-029-000
CAMA Number: 286-029-000-000
Property Address: 118 EAST CENTRAL ST

Mailing Address: SYED FURQUAN ALI SYEDA SANIA
33 WINSTON RD
HOLLISTON, MA 01746

Parcel Number: 286-030-000
CAMA Number: 286-030-000-000
Property Address: 110 EAST CENTRAL ST

Mailing Address: 110 EAST CENTRAL ST RE LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-031-000
CAMA Number: 286-031-000-000
Property Address: 100 EAST CENTRAL ST

Mailing Address: 100 EAST CENTRAL STREET RE LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-032-000
CAMA Number: 286-032-000-000
Property Address: 94 EAST CENTRAL ST

Mailing Address: 70 EAST CENTRAL STREET LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-033-000
CAMA Number: 286-033-000-000
Property Address: 88 EAST CENTRAL ST

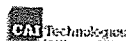
Mailing Address: 70 EAST CENTRAL ST LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-034-000
CAMA Number: 286-034-000-000
Property Address: 70 EAST CENTRAL ST

Mailing Address: 70-72 EAST CENTRAL ST
CONDOMINIUM
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 286-034-000
CAMA Number: 286-034-000-101
Property Address: 70 EAST CENTRAL ST

Mailing Address: 72 EAST CENTRAL ST LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038



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This information is believed to be correct but is subject to change and is not warranted.

1/9/2024

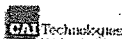
Page 1 of 6



300 foot Abutters List Report

Franklin, MA
January 09, 2024

Parcel Number: 286-034-000 CAMA Number: 286-034-000-102 Property Address: 70 EAST CENTRAL ST	Mailing Address: 72 EAST CENTRAL ST LLC 37 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-201 Property Address: 70 EAST CENTRAL ST	Mailing Address: BOTELHO KATHERINE A 70 EAST CENTRAL ST UNIT 201 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-202 Property Address: 70 EAST CENTRAL ST	Mailing Address: ONEILL SHAWN C 70 EAST CENTRAL ST UNIT 202 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-301 Property Address: 70 EAST CENTRAL ST	Mailing Address: LUCIANO ROBERT A LUCIANO FRANCES M 70 EAST CENTRAL ST UNIT 301 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-302 Property Address: 70 EAST CENTRAL ST	Mailing Address: MCCORMACK MICHAEL A MCCORMACK MARY LEE 70 EAST CENTRAL ST - UNIT 302 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-401 Property Address: 70 EAST CENTRAL ST	Mailing Address: MODENA MARK 70 EAST CENTRAL ST UNIT 401 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-402 Property Address: 70 EAST CENTRAL ST	Mailing Address: HAMMEL BARBARA F 70 EAST CENTRAL ST UNIT 402 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-501 Property Address: 72 EAST CENTRAL ST	Mailing Address: 72 EAST CENTRAL ST LLC 37 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-601 Property Address: 72 EAST CENTRAL ST	Mailing Address: CIMMINO KELLY J 72 EAST CENTRAL ST UNIT 201 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-602 Property Address: 72 EAST CENTRAL ST	Mailing Address: MYERS ADAM 72 EAST CENTRAL ST UNIT 202 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-701 Property Address: 72 EAST CENTRAL ST	Mailing Address: DIFFER DAVID W DIFFER LYNN M 72 EAST CENTRAL ST UNIT 301 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-702 Property Address: 72 EAST CENTRAL ST	Mailing Address: SWENSON ROBERT C JR SWENSON KAREN E 72 EAST CENTRAL ST UNIT 302 FRANKLIN, MA 02038



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This information is believed to be correct but is subject to change and is not warranted.

1/9/2024

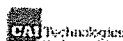
Page 2 of 6



300 foot Abutters List Report

Franklin, MA
January 09, 2024

Parcel Number: 286-034-000 CAMA Number: 286-034-000-801 Property Address: 72 EAST CENTRAL ST	Mailing Address: KIM KYUNG OK 72 EAST CENTRAL ST UNIT 401 FRANKLIN, MA 02038
Parcel Number: 286-034-000 CAMA Number: 286-034-000-802 Property Address: 72 EAST CENTRAL ST	Mailing Address: SHERRY JOHN E SHERRY CARMEL 72 EAST CENTRAL ST UNIT 402 FRANKLIN, MA 02038
Parcel Number: 286-041-000 CAMA Number: 286-041-000-000 Property Address: 48 SUMMER ST	Mailing Address: THAYER BRIAN J 64 SUMMER STREET FRANKLIN, MA 02038
Parcel Number: 286-042-000 CAMA Number: 286-042-000-000 Property Address: 54-60 SUMMER ST	Mailing Address: THAYER BRIAN J TR THAYER REALTY TRUST 64 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 286-043-000 CAMA Number: 286-043-000-000 Property Address: 64 SUMMER ST	Mailing Address: THAYER BRIAN J 64 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 286-044-000 CAMA Number: 286-044-000-000 Property Address: 79 CROSS ST	Mailing Address: ANDERSON CRAIG JOSEPH 79 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-045-000 CAMA Number: 286-045-000-000 Property Address: 71 CROSS ST	Mailing Address: MEGGY CHARLES W SKERRY KAYLA A 71 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-046-000 CAMA Number: 286-046-000-000 Property Address: 63-65 CROSS ST	Mailing Address: DAVIES REIDAR S 63 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-047-000 CAMA Number: 286-047-000-000 Property Address: 57 CROSS ST	Mailing Address: MITCHELL ROBERT W MITCHELL BARBARA A 57 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-048-000 CAMA Number: 286-048-000-000 Property Address: 37-39 CROSS ST	Mailing Address: CROSS CONDOMINIUM C/O SMITH KATHLEEN 39 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-048-000 CAMA Number: 286-048-000-001 Property Address: 39 CROSS ST	Mailing Address: MACHADO RIVAS SONSOLES 39 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-048-000 CAMA Number: 286-048-000-002 Property Address: 37 CROSS ST	Mailing Address: COOGAN COREY SONGIN KIERA L 37 CROSS ST FRANKLIN, MA 02038



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1/9/2024

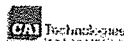
Page 3 of 6



300 foot Abutters List Report

Franklin, MA
January 09, 2024

Parcel Number: 286-049-000 CAMA Number: 286-049-000-000 Property Address: 33 CROSS ST	Mailing Address: MARTIN WILLIAM H MARTIN KATHERINE T 33 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-051-000 CAMA Number: 286-051-000-000 Property Address: CROSS ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 286-052-000 CAMA Number: 286-052-000-000 Property Address: 28-30 CROSS ST	Mailing Address: NARDUCCI ANTHONY N NARDUCCI PAMELA L 547 UNION ST FRANKLIN, MA 02038
Parcel Number: 286-053-000 CAMA Number: 286-053-000-000 Property Address: 34 CROSS ST	Mailing Address: LIU PROPERTY HOLDINGS LLC 15 BUTTONWOOD DR ANDOVER, MA 01810
Parcel Number: 286-054-000 CAMA Number: 286-054-000-000 Property Address: 40 CROSS ST	Mailing Address: DANIELS MARILYN 40 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-055-000 CAMA Number: 286-055-000-000 Property Address: 44 CROSS ST	Mailing Address: HARWOOD JASON M HARWOOD AMY J 44 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-056-000 CAMA Number: 286-056-000-000 Property Address: 46 CROSS ST	Mailing Address: MADABS LLC 75 CRESCENT ST FRANKLIN, MA 02038
Parcel Number: 286-057-000 CAMA Number: 286-057-000-000 Property Address: 62 CROSS ST	Mailing Address: MAYER DEVI P & WILLIAM THIII TRS DEVI P MAYER REV TRUST 62 CROSS ST FRANKLIN, MA 02038
Parcel Number: 286-058-000 CAMA Number: 286-058-000-000 Property Address: 72 CROSS ST	Mailing Address: CARTER CHRISTOPHER M 45 POND ST CANTON, MA 02621
Parcel Number: 286-062-000 CAMA Number: 286-062-000-000 Property Address: 96 SUMMER ST	Mailing Address: CAMPBELL MEGHAN GODFREY 96 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 286-246-000 CAMA Number: 286-246-000-000 Property Address: 71 EAST CENTRAL ST	Mailing Address: FRANKLIN SERVICE AUTOCARE LLC 71 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 286-247-000 CAMA Number: 286-247-000-000 Property Address: 17 RUGGLES ST	Mailing Address: FRANCO DARREN C TR FRANCO RUGGLES ST REALTY TRUST 5 KINGS RD CANTON, MA 02021



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This information is believed to be correct but is subject to change and is not warranted.

1/9/2024

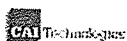
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300 foot Abutters List Report

Franklin, MA
January 09, 2024

Parcel Number: 286-248-000 CAMA Number: 286-248-000-000 Property Address: 89 EAST CENTRAL ST	Mailing Address: 89 E CENTRAL ST CONDO TRUST HARDING FAMILY IRREVOC TR C/O SHERIE H WALTERS TR 2 RED HAWK LANE PARK CITY, UT 84098
Parcel Number: 286-248-000 CAMA Number: 286-248-000-001 Property Address: 89 EAST CENTRAL ST	Mailing Address: BOARDMAN FAYE 89 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-248-000 CAMA Number: 286-248-000-002 Property Address: 89 EAST CENTRAL ST	Mailing Address: HALLAHAN DANIEL HALLAHAN JOSEPH 20 PHEASANT ST #2 WEST ROXBURY, MA 02132
Parcel Number: 286-248-000 CAMA Number: 286-248-000-003 Property Address: 89 EAST CENTRAL ST	Mailing Address: KERR RICHARD L KERR ALICE E 89 E CENTRAL ST #3 FRANKLIN, MA 02038
Parcel Number: 286-249-000 CAMA Number: 286-249-000-000 Property Address: 97 EAST CENTRAL ST	Mailing Address: HARMON SEAN E 155 SUMMER ST WRENTHAM, MA 02093
Parcel Number: 286-250-000 CAMA Number: 286-250-000-000 Property Address: 103 EAST CENTRAL ST	Mailing Address: LEVINS EDWARD J & BARBARA A TRS LEVINS FAMILY RECOVABLE TRUST 158 MAIN ST FRANKLIN, MA 02038
Parcel Number: 286-251-000 CAMA Number: 286-251-000-000 Property Address: 111 EAST CENTRAL ST	Mailing Address: TNT BUILDING CORP 119 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-252-000 CAMA Number: 286-252-000-000 Property Address: 119 EAST CENTRAL ST	Mailing Address: ALPINE LLC 119 EAST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 286-253-000 CAMA Number: 286-253-000-000 Property Address: 125 EAST CENTRAL ST	Mailing Address: 125 EAST CENTRAL STREET LLC 44 KING ST NORFOLK, MA 02056
Parcel Number: 286-254-000 CAMA Number: 286-254-000-000 Property Address: 137 EAST CENTRAL ST	Mailing Address: HALLIGAN PROPERTIES LLC 1 NEWELL DR FRANKLIN, MA 02038
Parcel Number: 286-261-000 CAMA Number: 286-261-000-000 Property Address: 33 CORBIN ST	Mailing Address: PASQUINO RUTH E 33 CORBIN ST FRANKLIN, MA 02038
Parcel Number: 286-262-000 CAMA Number: 286-262-000-000 Property Address: 27 CORBIN ST	Mailing Address: MCCORMACK KERRY A 9 SUMMER STREET MEDFIELD, MA 02052



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This information is believed to be correct but is subject to change and is not warranted.

1/9/2024

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300 foot Abutters List Report

Franklin, MA
January 09, 2024

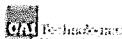
Parcel Number: 286-263-000
CAMA Number: 286-263-000-000
Property Address: 19-21 CORBIN ST

Mailing Address: VARRICHIONE MICHAEL
PO BOX 5
MEDWAY, MA 02053

Parcel Number: 286-264-000
CAMA Number: 286-264-000-000
Property Address: 15 CORBIN ST

Mailing Address: DELENA MANAGEMENT LLC
175 MASKWONICUT ST
SHARON, MA 02067

Kevin M. Doyle, 1-9-2024



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This information is believed to be correct but is subject to change and is not warranted.

1/9/2024

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100 EAST CENTRAL STREET R
37 EAST CENTRAL ST
FRANKLIN, MA 02038

ALPINE LLC
119 EAST CENTRAL ST
FRANKLIN, MA 02038

DAVIES REIDAR S
63 CROSS ST
FRANKLIN, MA 02038

110 EAST CENTRAL ST RE LL
37 EAST CENTRAL ST
FRANKLIN, MA 02038

ANDERSON CRAIG JOSEPH
79 CROSS ST
FRANKLIN, MA 02038

DELENA MANAGEMENT LLC
175 MASKWONICUT ST
SHARON, MA 02067

125 EAST CENTRAL STREET L
44 KING ST
NORFOLK, MA 02056

BOARDMAN FAYE
89 EAST CENTRAL ST
FRANKLIN, MA 02038

DIFFER DAVID W
DIFFER LYNN M
72 EAST CENTRAL ST UNIT 301
FRANKLIN, MA 02038

138 EAST CENTRAL ST LLC
138 EAST CENTRAL ST
FRANKLIN, MA 02038

BOTELHO KATHERINE A
70 EAST CENTRAL ST UNIT 201
FRANKLIN, MA 02038

FRANCO DARREN C TR
FRANCO RUGGLES ST REALTY
5 KINGS RD
CANTON, MA 02021

138 EAST CENTRAL STREET L
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CAMPBELL MEGHAN GODFREY
96 SUMMER ST
FRANKLIN, MA 02038

FRANKLIN SERVICE AUTOCARE
71 EAST CENTRAL STREET
FRANKLIN, MA 02038

70 EAST CENTRAL ST LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CARTER CHRISTOPHER M
45 POND ST
CANTON, MA 02621

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

70 EAST CENTRAL STREET LL
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CIMMINO KELLY J
72 EAST CENTRAL ST UNIT 201
FRANKLIN, MA 02038

HALLAHAN DANIEL
HALLAHAN JOSEPH
20 PHEASANT ST #2
WEST ROXBURY, MA 02132

70-72 EAST CENTRAL ST CON
37 EAST CENTRAL ST
FRANKLIN, MA 02038

COOGAN COREY
SONGIN KIERA L
37 CROSS ST
FRANKLIN, MA 02038

HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

72 EAST CENTRAL ST LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

CROSS CONDOMINIUM
C/O SMITH KATHLEEN
39 CROSS ST
FRANKLIN, MA 02038

HAMMEL BARBARA F
70 EAST CENTRAL ST UNIT 402
FRANKLIN, MA 02038

89 E CENTRAL ST CONDO TRU
HARDING FAMILY IRREVOC TR
2 RED HAWK LANE
PARK CITY, UT 84098

DANIELS MARILYN
40 CROSS ST
FRANKLIN, MA 02038

HARMON SEAN E
155 SUMMER ST
WRENTHAM, MA 02093

HARWOOD JASON M
HARWOOD AMY J
44 CROSS ST
FRANKLIN, MA 02038

MCCORMACK KERRY A
9 SUMMER STREET
MEDFIELD, MA 02052

SHERRY JOHN E
SHERRY CARMEL
72 EAST CENTRAL ST UNIT 402
FRANKLIN, MA 02038

KERR RICHARD L
KERR ALICE E
89 E CENTRAL ST #3
FRANKLIN, MA 02038

MCCORMACK MICHAEL A
MCCORMACK MARY LEE
70 EAST CENTRAL ST - UNIT 302
FRANKLIN, MA 02038

SWENSON ROBERT C JR
SWENSON KAREN E
72 EAST CENTRAL ST UNIT 302
FRANKLIN, MA 02038

KIM KYUNG OK
72 EAST CENTRAL ST UNIT 401
FRANKLIN, MA 02038

MEGGY CHARLES W
SKERRY KAYLA A
71 CROSS ST
FRANKLIN, MA 02038

SYED FURQUAN ALI
SYEDA SANIA
33 WINSTON RD
HOLLISTON, MA 01746

LEVINS EDWARD J & BARBARA
LEVINS FAMILY RECOVERABLE T
158 MAIN ST
FRANKLIN, MA 02038

MITCHELL ROBERT W
MITCHELL BARBARA A
57 CROSS ST
FRANKLIN, MA 02038

THAYER BRIAN J
64 SUMMER ST
FRANKLIN, MA 02038

LIU PROPERTY HOLDINGS LLC
15 BUTTONWOOD DR
ANDOVER, MA 01810

MODENA MARK
70 EAST CENTRAL ST UNIT 401
FRANKLIN, MA 02038

THAYER BRIAN J
64 SUMMER STREET
FRANKLIN, MA 02038

LUCIANO ROBERT A
LUCIANO FRANCES M
70 EAST CENTRAL ST UNIT 301
FRANKLIN, MA 02038

MYERS ADAM
72 EAST CENTRAL ST UNIT 202
FRANKLIN, MA 02038

THAYER BRIAN J TR
THAYER REALTY TRUST
64 SUMMER ST
FRANKLIN, MA 02038

MACHADO RIVAS SONSOLES
39 CROSS ST
FRANKLIN, MA 02038

NARDUCCI ANTHONY N
NARDUCCI PAMELA L
547 UNION ST
FRANKLIN, MA 02038

TNT BUILDING CORP
119 EAST CENTRAL ST
FRANKLIN, MA 02038

MADABS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

OM EAST CENTRAL STREET LL
5 PATRIOT RIDGE LN
WILBRAHAM, MA 01095

VARRICHIONE MICHAEL
PO BOX 5
MEDWAY, MA 02053

MARTIN WILLIAM H
MARTIN KATHERINE T
33 CROSS ST
FRANKLIN, MA 02038

ONEILL SHAWN C
70 EAST CENTRAL ST UNIT 202
FRANKLIN, MA 02038

MAYER DEVI P & WILLIAM TI
DEVI P MAYER REV TRUST
62 CROSS ST
FRANKLIN, MA 02038

PASQUINO RUTH E
33 CORBIN ST
FRANKLIN, MA 02038