

DEFINITIVE SUBDIVISION PLAN OF LAND SCHMIDT'S FARM INC. 215 PROSPECT STREET FRANKLIN MASSACHUSETTS

I, NANCY DANIELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

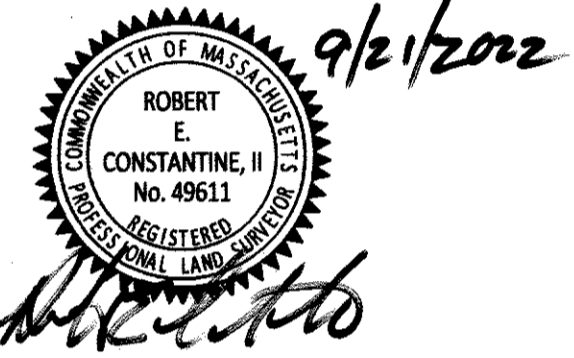
TOWN CLERK _____ DATE _____

REGISTRY USE ONLY
F4561

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

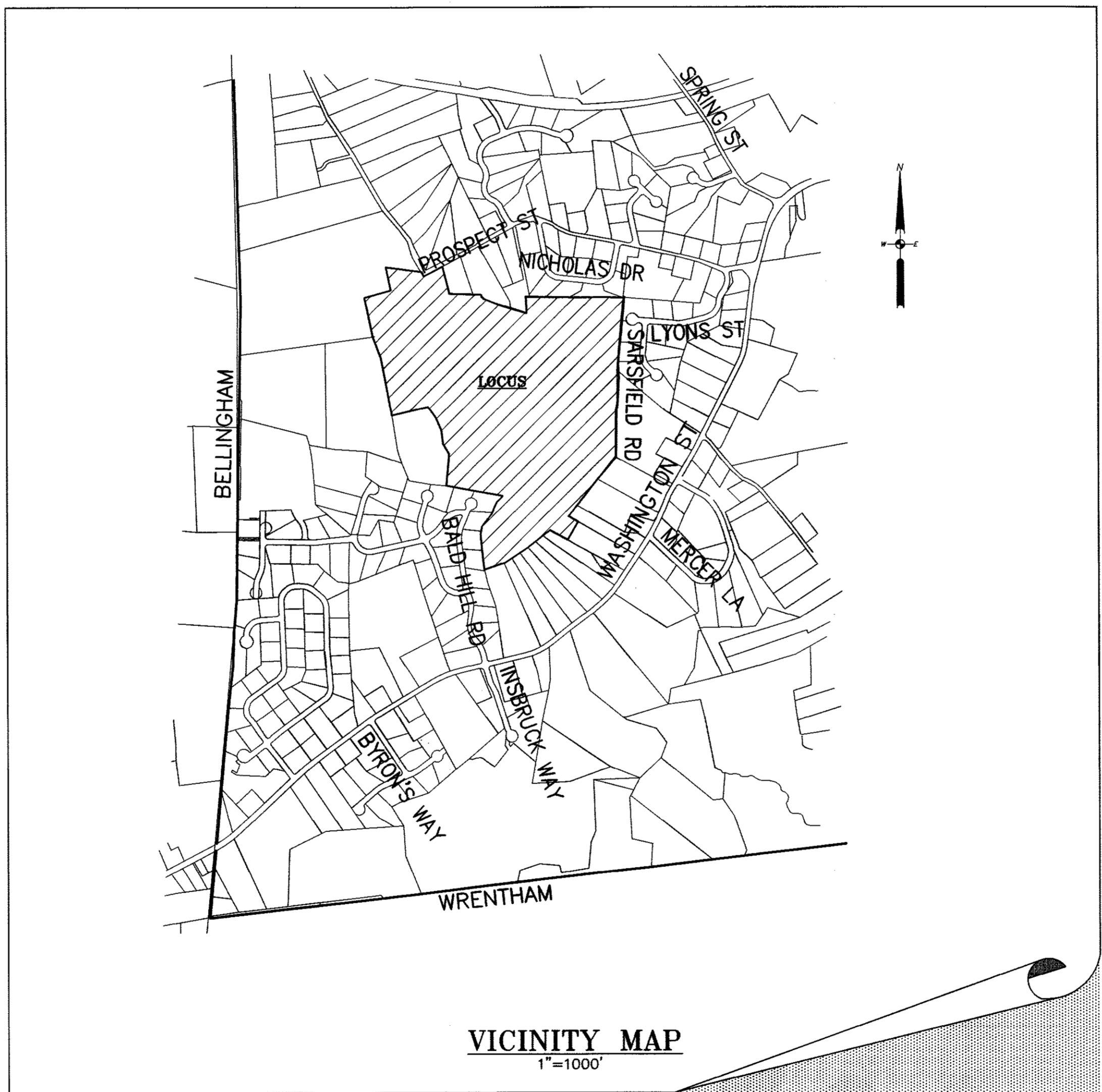
BEING A MAJORITY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

RURAL RESIDENTIAL I	
FRANKLIN ZONING BYLAW SECTION 185	
ATTACHMENT 9; LAST AMENDED	
3-13-2019 BY AMENDMENT 19-831	
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	180'
MINIMUM YARDS	
FRONT	40'
SIDE	40'
REAR	40'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25



SHEET INDEX

0 OF 3	CERTIFICATE OF VOTE (OMITTED PENDING APPROVAL)
1 OF 3	COVER SHEET
2 OF 3	LOTING PLAN

OWNER
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN, MA 02038
DEED BOOK 11712 PAGE 405
A.M. 325 LOT 3

APPLICANT(S)
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN, MA 02038

TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

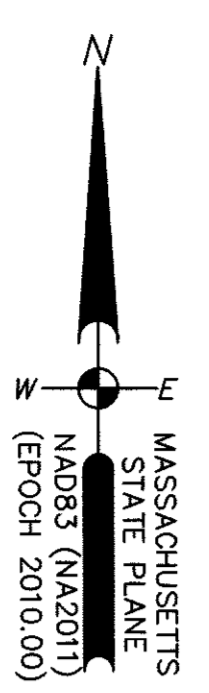
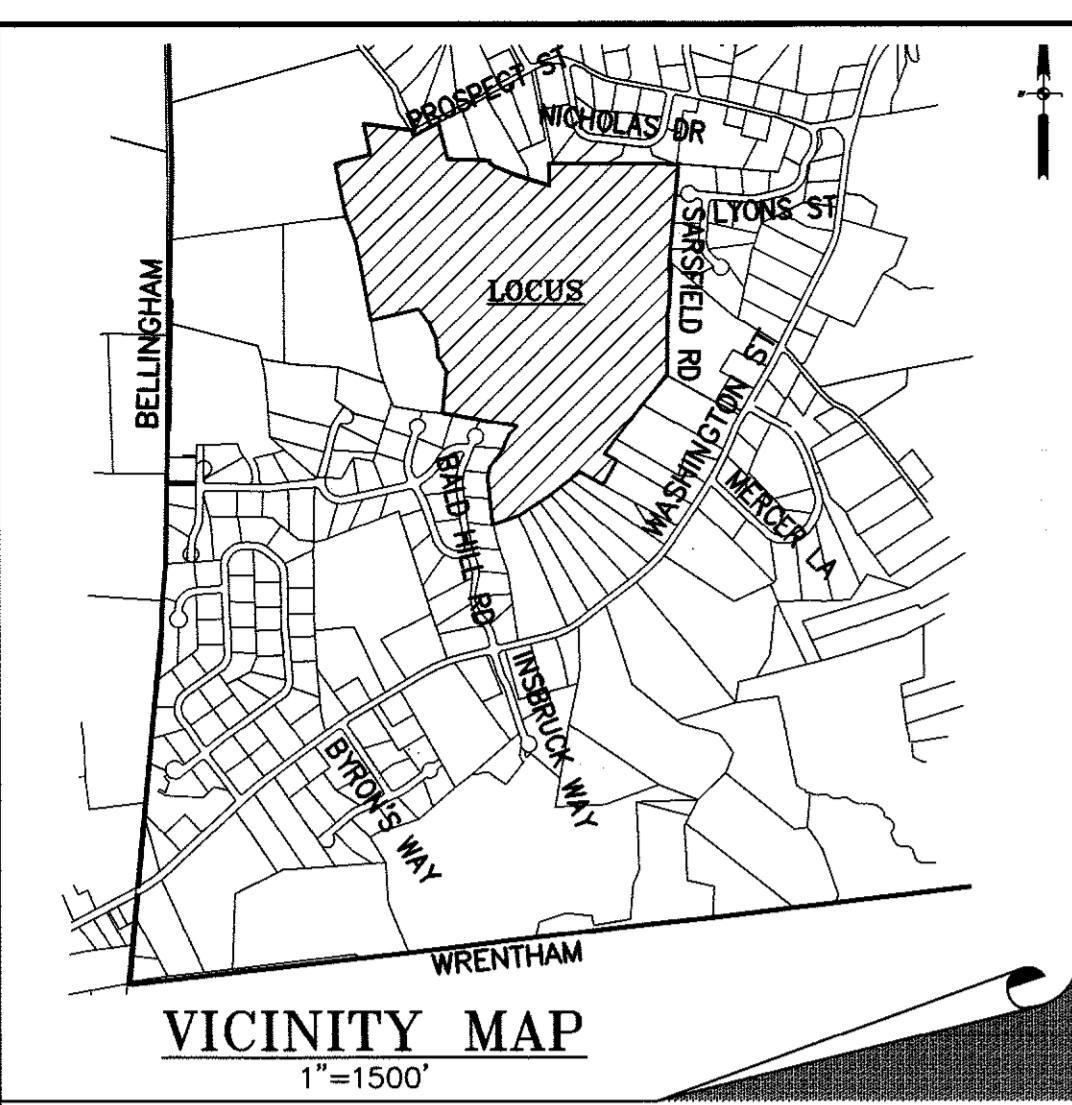
**DEFINITIVE SUBDIVISION
PLAN OF LAND
SCHMIDT'S FARM INC.
215 PROSPECT STREET
FRANKLIN
MASSACHUSETTS**

**COVER
SEPTEMBER 21, 2022**

DATE	REVISION DESCRIPTION



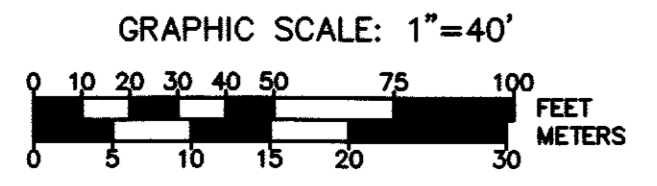
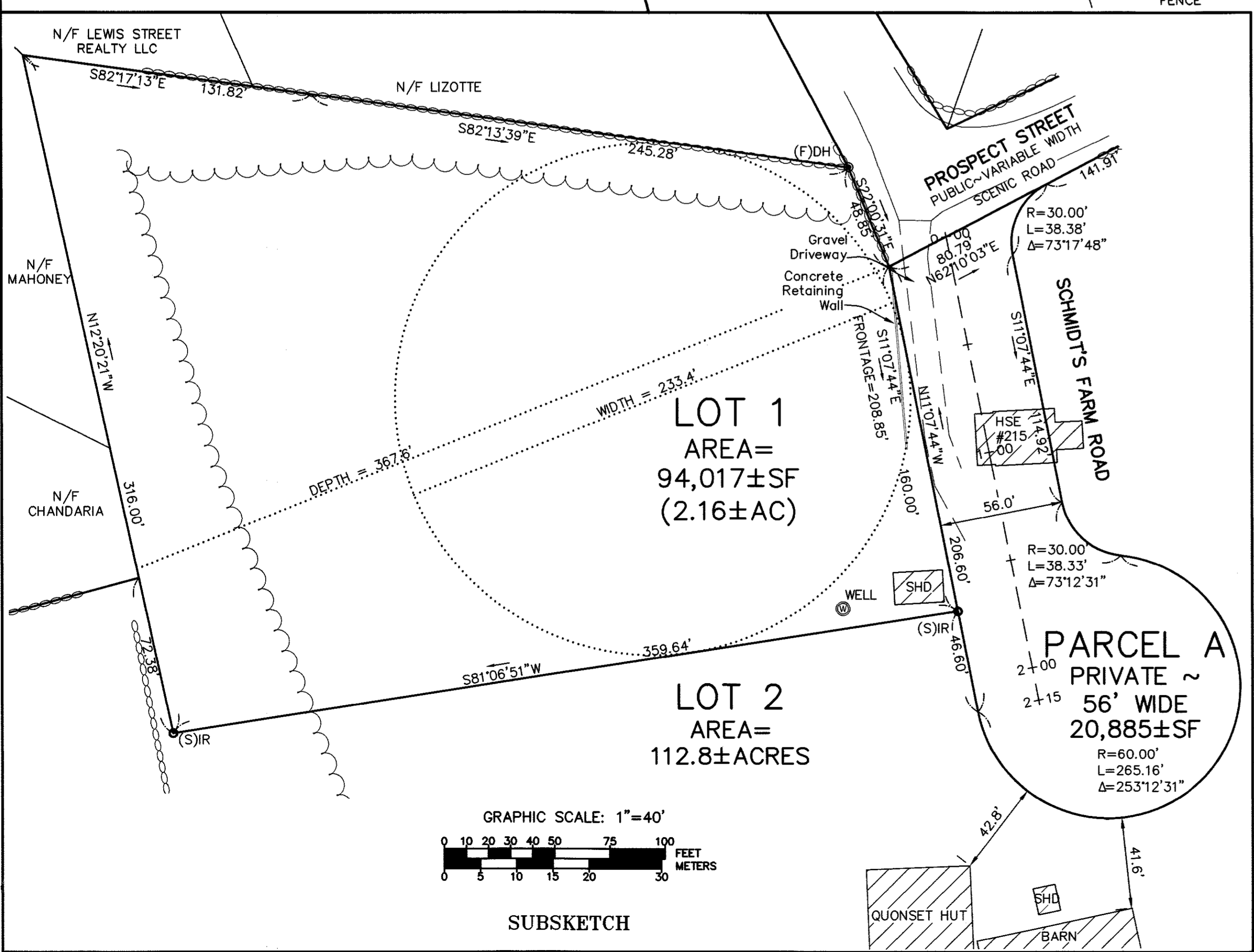
G:\CIP\Franklin\F4561\COPY of Old Project Draw\F4561\Survey\F4561_SURVEY_BASE.dwg, 9/21/2022, 11:59:54 AM, [REC]



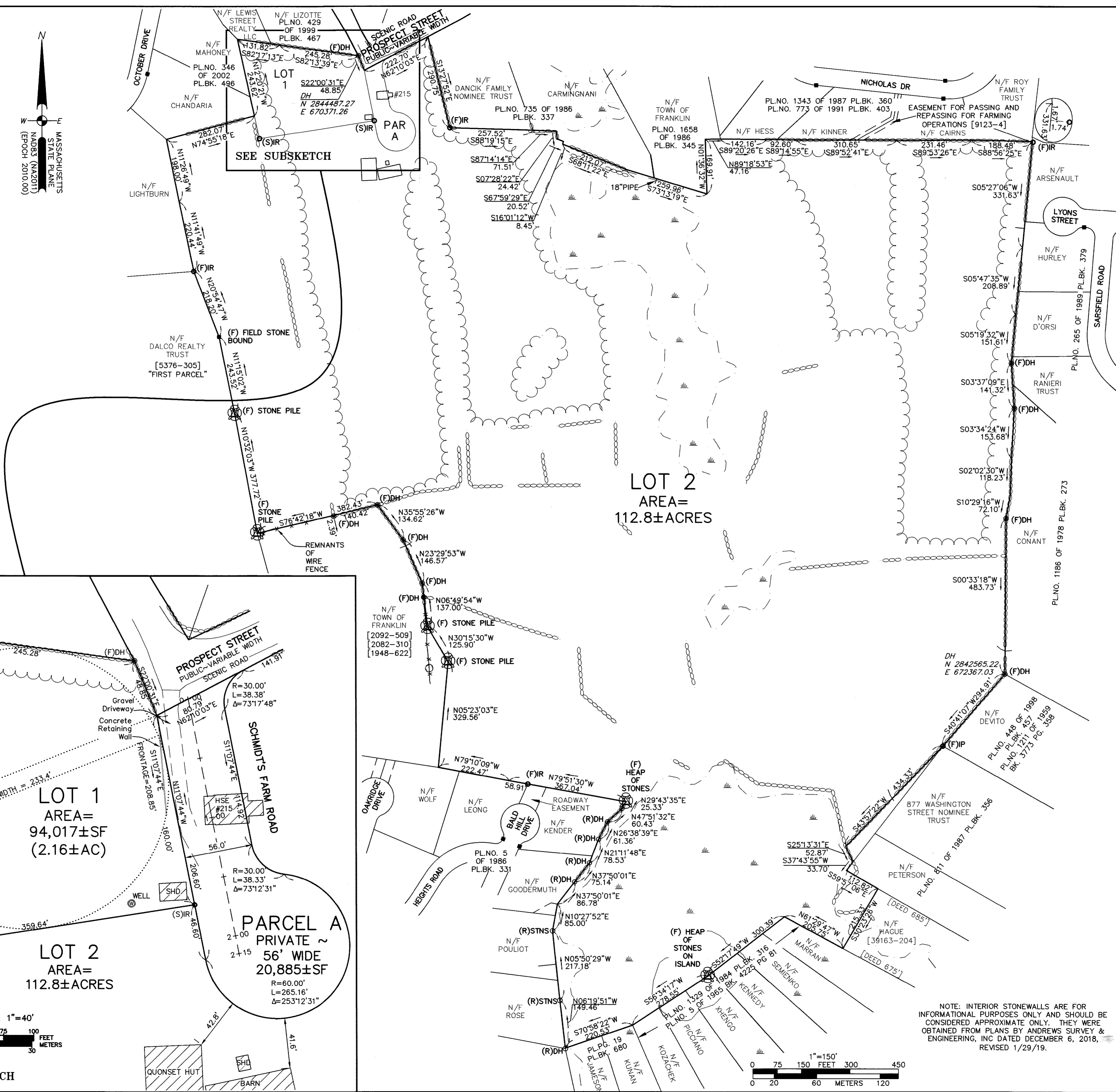
(F)	FOUND
(R)	RECORD
IR	IRON ROD
IP	IRON PIPE
DH	DRILL HOLE
W	WETLAND FROM MassGIS

NOTES:

- LOT 1 IS TO BE RETAINED BY SCHMIDT'S FARM INC.
- LOT 2 IS TO BE CONVEYED TO THE TOWN OF FRANKLIN.
- PARCEL A IS TO BE CONVEYED TO THE TOWN OF FRANKLIN WITH ACCESS RIGHTS TO BE RETAINED BY SCHMIDT'S FARM INC.



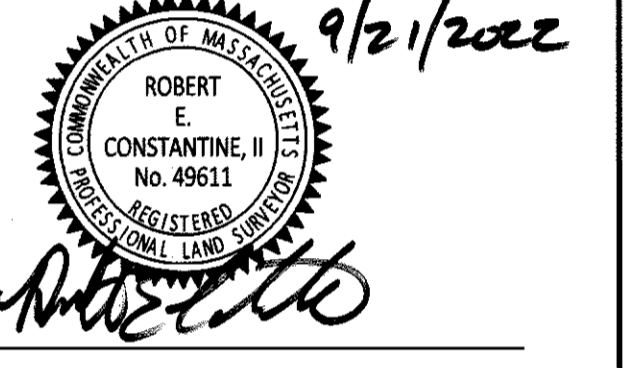
SUBSKETCH



APPROVED DATE: _____
 FRANKLIN PLANNING BOARD

 BEING A MAJORITY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
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OWNER
 SCHMIDT'S FARM INC.
 215 PROSPECT STREET
 FRANKLIN, MA 02038
 DEED BOOK 11712 PAGE 405
 A.M. 325 LOT 3

APPLICANT(S)
 SCHMIDT'S FARM INC.
 215 PROSPECT STREET
 FRANKLIN, MA 02038

TOWN OF FRANKLIN
 355 EAST CENTRAL STREET
 FRANKLIN, MA 02038

**DEFINITIVE SUBDIVISION
 PLAN OF LAND
 SCHMIDT'S FARM INC.
 215 PROSPECT STREET
 FRANKLIN
 MASSACHUSETTS
 LOTTING PLAN**

SEPTEMBER 21, 2022

DATE	REVISION DESCRIPTION

Guerriere & Halon, Inc.
 ENGINEERING & LAND SURVEYING
 55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gandhengineering.com

G:\CD\Franklin\F4561\COPY of Old Project Drive\F4561\Survey Base.dwg, 9/21/2022, 12:00:28 PM, [REC]

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: October 5, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Schmidt's Farm
Definitive Subdivision Plan

General:

1. The Applicants have submitted a Subdivision Plan to create 2 lots and a roadway.
2. The intention of the subdivision is to allow the Applicant, Schmidt's Farm Inc., retain 2 acres and construct a residential house and for the Applicant, Town of Franklin to purchase the rest of the property.
3. The Applicants have submitted several waivers for the roadway, as the roadway will not be constructed. The existing driveway is the location of the proposed roadway which will remain.

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: acavalieri@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

RECEIVED
2022 SEP 27 A 8:48
TOWN OF FRANKLIN
TOWN CLERK

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

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: "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

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____

John A. Schmidt
Signature of Applicant

John A. Schmidt
Print name of Applicant

Jamie Hellen
Signature of Applicant

Jamie Hellen
Print name of Applicant

John A. Schmidt
Signature of Owner

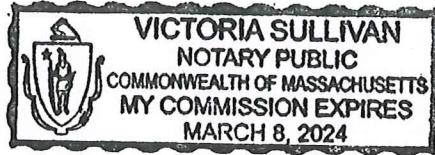
John A. Schmidt President
Print name of Owner

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 Applicant), proved to me through satisfactory evidence of identification, which were MARL 522 57 043 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

Janie Kelley
Print name of Applicant

John A. Schmidt
Signature of Owner

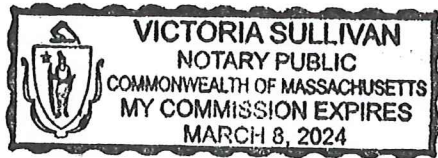
John A. Schmidt President
Print name of Owner

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 MAR 22 2025 71743 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.

**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

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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.

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, October 3, 2022 and again on October 10, 2022

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing in person and remotely on **Monday, October 17, 2022 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Subdivision application titled "Schmidt's Farm" prepared by Guerriere & Halnon, Inc., Franklin, MA, and submitted to the Department of Planning & Community Development on September 27, 2022, by the Town of Franklin, MA and Schmidt's Farm, Inc.

The property is located in the Rural Residential I Zoning District (Assessors Map 325 Lot 003) at 215 Prospect Street. The Applicants is proposing to construct a 2-lot subdivision.

Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time will be posted on the Planning Board's website under Agendas.

Please contact the Department of Planning & Community Development at (508) 520-4907 if you require further information or if you need to make arrangements to provide translation services for the hearing impaired, or for persons with language barriers.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours or at <https://www.franklinma.gov/planning-board/pages/projects>.

Greg Rondeau, Chairman

456 PURCHASE ST LLC
5 EXCHANGE ST - SUITE 4
MILFORD, MA 01757

AKOURI GEORGE
AKOURI CHRISTEL
324 PROSPECT ST
FRANKLIN, MA 02038

CAPOCCIA ANTHONY
CAPOCCIA ESTHER M
370 PROSPECT ST
FRANKLIN, MA 02038

GEROMINI JOHN & CATHERINE
GEROMINI FAMILY REV LIVIN
326 PROSPECT ST
FRANKLIN, MA 02038

HENO FLOYD
398 PROSPECT ST
FRANKLIN, MA 02038

LEBLANC MICHAEL
LEBLANC JULIE
3 ASHLEY CIR
FRANKLIN, MA 02038

MASTROMATTEO-DION GINA
322 PROSPECT ST
FRANKLIN, MA 02038

ROBBINS BRIAN J
348 PROSPECT ST
FRANKLIN, MA 02038

WALL ST DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

WALL STREET DEVELOPMENT C
P.O. BOX 272
WESTWOOD, MA 02090