



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

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55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4478

November 12, 2021

Town of Franklin Planning Board
355 East Central Street
Franklin, MA 02038

**Re: Site Plan and Special Permit – Taj Estates of Franklin II
230 East Central Street, Franklin, Massachusetts**

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Site Plan and Special Permit in accordance with the Town of Franklin Submittal Requirements for Site Plan and Special Permit Approval. We have provided one original and one copy of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Application for Approval and Special Permit(s);
- Certificate of Ownership;
- Memorandum in Support of Application for Special Permit to Allow Multi-Family or Apartment Residential Use within the Commercial I Zoning District;
- Certified Abutters List and (3) sets of mailing labels;
- (12) Sets of 11"x17" prints of Site Plan and Special Permit;
- (4) Sets of 24"x36" prints of Site Plan and Special Permit;
- (2) Stormwater Reports;
- Site Plan Filing Fee - \$4,000.00
- Special Permit Filing Fee - \$750.00
- Fire Department Review Fee - \$50.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Franklin Office Manager
Enclosures

**APPLICATION FOR APPROVAL OF A SITE PLAN
AND SPECIAL PERMIT(S)**

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Taj Estates of Franklin II Site Plan" and Special Permit(s) for construction of mixed use/multifamily building and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: Mohiuddin Ahmed
Address of Applicant: 95 Main Street #100 Westborough, MA 01581
Phone No.: 508-962-1928 Email: mirajahmed@yahoo.com
mohiuddin21@yahoo.com
2. Name of Owner (if not the Applicant): Taj Estates of Franklin II, LLC
Address of Owner: 95 Main Street #100 Westborough, MA 01581
Phone No.: 508-962-1928 Email: mirajahmed@yahoo.com
mohiuddin21@yahoo.com
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

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 40009, Page 445, (or Certificate of Title No. _____)

2. Location and Description of Property:
230 East Central Street - Existing single family house
to be razed.

Zoning District: Commercial I

Assessor's Map: 285 Lot: 69

Square Footage of Building(s): 14,212⁺ - sf

Impervious Coverage of Existing Upland: _____

3. Purpose of Site Plan:
To construct a 14,000+/- sf 3 story apartment building
with utilities and parking required by the Planning Board.

4. Special Permit(s) Requested:
Section 185 Attachment 7 (6.1) - to construct a 3-story
mixed use multifamily residential use in a Commercial I District

5. Special Permit Criteria: please provide on a separate document, written findings for special permit criteria a-g for each special permit being requested. Criteria are listed below. Applications will not be accepted until findings are submitted.

Chapter 185, Section 45.E

(3). Findings. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. This determination shall be in addition to the following specific findings:

- (a) Proposed project addresses or is consistent with neighborhood or Town need.
- (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (d) Neighborhood character and social structure will not be negatively impacted.
- (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
- (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
- (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

6. Other issues requiring Planning Board Consideration: _____

7. A certified list (by Office of the Assessors) of abutters within 300 feet of the site is also submitted with the application.

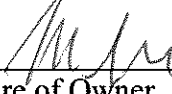
8. Certificate of Ownership.



Signature of Applicant

Mohiuddin Ahmed

Print Name of Applicant



Signature of Owner

Mohiuddin Ahmed

Print Name of Owner

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: Taj Estates of Franklin II - Site Plan and Special Permit 230 East Central Street in Franklin, Massachusetts

Date of Plan: 11/16/2021 Assessor's Information: Map 285 Parcel 69

Prepared by: Guerriere & Halnon, Inc

Applicant Name & Address: Mohiuddin Ahmed
95 Main Street #100
Westborough, MA. 01581

SECTION B:

Name of Record Owner(s): Taj Estates of Franklin II

95 Main Street #100

Address of Record Owner(s): Westborough, MA. 01581

****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 1st day of November 2021

[Signature]
Signature of Applicant

Mohiuddin Ahmed
Print name of Applicant

[Signature]
Signature of Owner

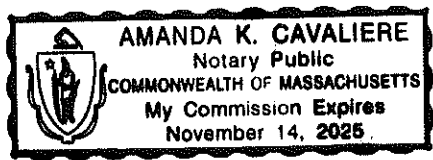
MOHIUDDIN AHMED
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss. 2021

On this 1st day of November 2021, before me, the undersigned notary public, personally appeared Mohiuddin Ahmed (name of owner), proved to me through satisfactory evidence of identification, which were MA license to be the person whose name is signed on the preceding document in my presence.

Amanda Cavaliere
(Official signature and seal of notary)
Notary Public:
My Commission Expires: Nov 14, 2025



(Page 1 of 3)

Return to:

John P. Vignone, Esq.

Vignone & Vignone, LLP

14 Common Street

Wrentham, MA 02093

QUITCLAIM DEED

We, MARGARET C. RANIERI and CATHERINE R. MILLER, as Trustees of the RANIERI TRUST under instrument dated December 30, 1994 and filed with the Land Registration Office for the Norfolk County Registry of Deeds as Document No. 708647, of Franklin, Massachusetts 02038,

For consideration paid of Eight Hundred Thousand (\$800,000.00) Dollars,

Grant to TAJ ESTATES OF FRANKLIN II, LLC, a Massachusetts limited liability company, with a mailing address of 95 East Main Street, Suite 100, Westborough, Massachusetts 01581,

WITH QUITCLAIM COVENANTS:

The land in Franklin, Norfolk County, Massachusetts, with the buildings thereon shown as Lots 1 and 2 on a plan of land entitled "Plan of Land in Franklin, Mass, Norfolk County; Scale 1" = 40', February 14, 1997; Salvetti, Surveying & Engineering Assoc., 10 Emmons Street, Franklin, Mass." recorded with the Norfolk County Registry of Deeds as Plan No. 393 of 1997 in Plan Book 448.

Said premises are hereby conveyed subject to such rights therein as may have been acquired by the Commonwealth of Massachusetts, County of Norfolk and/or Town of Franklin by any recorded taking or takings for the location or relocation of said East Central Street.

The Grantors hereby certify that the within conveyed premises constitute investment property and no one is entitled to an estate of homestead therein.

For Grantors' title, see Deeds of Donald G. Ranieri dated: (i) December 23, 1996 and recorded with the Norfolk County Registry of Deeds in Book 11639, Page 245; and (ii) December 27, 2012 and recorded with said Registry in Book 30861, Page 156.

Property Address: 230 East Central Street, Franklin, Massachusetts 02038

WITNESS my hand and seal this 21st day of October, 2021.

RANIERI TRUST

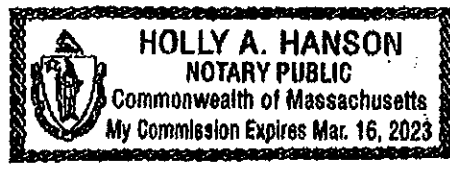
By: Margaret C. Ranieri
MARGARET C. RANIERI, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 21st day of October, 2021, personally appeared before me, the undersigned Notary Public, MARGARET C. RANIERI, as Trustee aforesaid, proved to me through satisfactory evidence which was known to me to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose on behalf of RANIERI TRUST.

Holly A. Hanson
Notary Public
My Commission Expires:



WITNESS my hand and seal this 21st day of October, 2021.

RANIERI TRUST

By: Catherine R. Miller
CATHERINE R. MILLER, Trustee

COMMONWEALTH OF MASSACHUSETTS

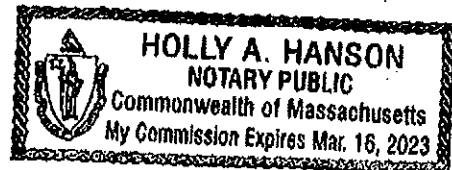
Norfolk, ss

On this 21st day of October, 2021, personally appeared before me, the undersigned Notary Public, CATHERINE R. MILLER, as Trustee aforesaid, proved to me through satisfactory evidence which was known to me to be the person whose name is signed on the within document, and acknowledged that she signed it voluntarily for its stated purpose on behalf of RANIERI TRUST.

Holly A. Hanson

Notary Public

My Commission Expires:



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF FRANKLIN
PLANNING BOARD**

NORFOLK, ss.

IN RE: Special Permit to Allow Multi Family or Apartment Residential Use within the Commercial I Zoning District

LOCUS: 230 East Central Street, Franklin, Massachusetts 02038

**MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT TO
ALLOW MULTI-FAMILY OR APARTMENT RESIDENTIAL USE WITHIN THE
COMMERCIAL I ZONING DISTRICT**

LOCUS HISTORY

1. **Relevant District.** The subject real property is located wholly within the Commercial I (CI) zoning district and wholly within the Franklin DEP Approved Zone II.

2. **Location.** The Locus consists of a single parcel of land totaling approximately 1.005 acres (Franklin Assessor Map 285-069-000) located along the southerly side of East Central Street in Franklin. The Locus is bounded to the west by an undeveloped right of way, to the north by East Central Street, to the east by private residence, to the south by private residence (said subject property is referred to herein as the “Locus”). The Locus currently contains one- and one-half story single family residential structure built about 1850, with associated paved driveway.

3. **Current Use.** The single-family residential structure located at the Locus is currently unoccupied.

4. **Proposed Use/Construction.** The proposed redevelopment of the Locus shall include the removal of the existing structure in the construction of a new three story mixed use building, with a footprint of 14,212± square feet, and associated bituminous paved two way access drive, parking area, landscaping, lighting, utilities and stormwater infrastructure as shown on the site plan entitled, “TAJ ESTATES OF FRANKLIN II SITE PLAN AND SPECIAL PERMIT 230 EAST CENTRAL STREET FRANKLIN MASSACHUSETTS” prepared by Guerriere & Halnon, Inc., (the “Plan”) a copy of which has been filed along herewith. The proposed redevelopment will include forty-one (41) single bedroom residential units and 900 square feet of

office/commercial space. The total parking provided on the site is forty-three (46) spaces. A single primary unrestricted access drive is planned to connect to East Central Street. The proposed stormwater management system for the redevelopment includes measures for collecting, controlling, and treating stormwater runoff from the Locus, and as such will reduce stormwater runoff peak flow rates and volumes leaving the site, increase groundwater recharge, and improve storm runoff water quality, and would represent a significant improvement over pre-redevelopment conditions. New utilities, including water, sanitary sewer, electric, and telephone, will be installed as part of construction. Sewer will flow via gravity to the existing gravity sewer main within a sewer easement at the rear of the property.

5. Zoning Tabulation CBD District: Required/Proposed.

OVERALL LOT INFORMATION	Required	Proposed
Required Lot Area (sq.ft.)	5,000 s.f.	+43,756 s.f.
Required Lot Frontage (feet)	50.00'	+114.09'
Max. Lot Coverage by Structures/Paving**	90%	79.5%
Max Building Height	3 stories/40'	3 stories/<40'
Lot Width	45.00'	135.60'
Lot Depth	50.00'	323.31'
Front Setback**	20.00'	20.5'
Side Setback***	10.00'	27.8'/53.8'
Rear Setback	15.00'	85.9'
Parking (spaces)	43 spaces	46 spaces****

* Property located within Water Resource District - Impervious coverage within the Water Resource District of up to 80% is allowed provided in a non-residential zone and an application for site plan approval have been filed pursuant to §185-36 and §185-40.

** no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment

*** The 10 ft side setback is only required on one side of lot; If lot abuts a residential district a 20ft setback is required on the abutting side.

****The number of required parking spaces may be reduced below that determined by the Bylaw by the Planning Board in the course of site plan review pursuant to §185-21A(4). One parking space per 41 units = 41, plus 2 spaces required for 900 s.f. commercial, totaling 43 parking spaces

PRESENT APPLICANT/APPLICATION

6. Applicant/Owner. The present applicant/owner is TAJ ESTATES OF FRANKLIN II, LLC, a Massachusetts limited liability company with a usual place of business at 95 East Main Street Suite 100, Westborough, Massachusetts 01581.

7. **Requested Action.** The present application before the Board requests approval of a SPECIAL PERMIT under Attachment 7, Use Regulations Schedule, Part VI, 6.1 to allow multi-family or apartment residential use within the Commercial I (CI) zoning district as shown on the Plan, as may be amended.

8. **Local Permits and Approvals.** In addition to the aforementioned SPECIAL PERMIT, the applicant has also received, or is contemporaneously seeking the following permits and approvals in connection with the present redevelopment proposal of the Locus:

- (a) [CONTEMPORANEOUSLY APPLIED FOR] Site Plan and Design Review under Section 185 31.

SPECIAL PERMIT APPROVAL

10. **Special Permit Approval Requirements under Section 185-45(E)(3).** Section 185 45(E)(3) of the Zoning By-Laws, states in part:

Criteria. Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site. The determination shall indicate consideration of each of the following specific findings: [Amended 3-25-1987 by Bylaw Amendment 87-91; 3-21-2012 by Bylaw Amendment 12-669]

- (a) *Proposed project addresses or is consistent with neighborhood or Town need.*
- (b) *Vehicle traffic flow, access and parking and pedestrian safety are properly addressed.*
- (c) *Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.*
- (d) *Neighborhood character and social structure will not be negatively impacted.*
- (e) *Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.*
- (f) *Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.*
- (g) *Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.*

CONDITIONS FOR APPROVAL UNDER SECTION 185-45(E)(3)

11. Satisfaction of Condition for Approval 185-45(E)(3)(a).

(a) Proposed project addresses or is consistent with neighborhood or Town need.

The proximate location to the adjacent downtown center and MBTA station make the Locus uniquely desirable for an apartment style residential development as is being proposed by the applicant. Although located along the East Central commercial corridor and within a close proximity to commercial activity of the town center, the Locus is primarily located among a collection of older residential homes within the town. The proposed redevelopment includes removal of the remaining dilapidated residential structure and a cleanup of the site of dated materials and other debris that have accumulated over the years. The proposed redevelopment of the Locus for apartment style residential development as proposed would foster a symbiotic relationship between the newly established residences and the available goods, services and transportation amenities offered within the immediate commercial area and downtown center.

12. Satisfaction of Condition for Approval 185-45(E)(3)(b).

(b) Vehicle traffic flow, access and parking and pedestrian safety are properly addressed.

The proposed redevelopment includes the construction of a primary unrestricted access drive with a minimum width of twenty-four (24') feet to connect to East Central Street. The proposed redevelopment shall also include 46 motor vehicle parking spaces (1 space per residential unit), which include 3 guest spaces, and 2 spaces for the proposed 900 square feet of commercial space being proposed.

13. Satisfaction of Condition for Approval 185-45(E)(3)(c).

(c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

The layout of the primary access drive (with associated apron) proposed for the redevelopment has been designed to accommodate emergency vehicles. The full access primary driveway entering the Locus would be a minimum of twenty-four (24.00') feet in width at its widest entry point from East Central Street with internal travel aisle width of twenty-four (24.00') feet. The layout of the pavement and the access driveway around the proposed project would allow vehicle access to three sides of the proposed building. The Locus has access to the public water service and sewer service, natural gas and telephone. New water and sewer services being proposed shall be constructed according to current standards thereby reducing the chance of infiltration and contamination. A stormwater management system has been designed in compliance with the Massachusetts

Stormwater Management Policy and the Town of Franklin Best Development Practices Guidebook to the maximum extent practicable. The proposed stormwater management system will reduce stormwater runoff peak flow rates and volumes, and improve runoff water quality. Runoff control, water quality improvement, and groundwater recharge will be accomplished by implementing the following drainage improvements:

- Collect storm runoff in catch basins with deep sumps and hooded outlets that discharge to a below grade infiltration system;
- Implement an Operations and Maintenance Plan for the proposed stormwater management system that describes the various components of the system and identifies the inspections and maintenance tasks and schedule to follow which will ensure the proper, long-term performance of the system.
- Implement a Long-Term Pollution Prevention Plan to prevent illicit discharges to the stormwater management system.

The proposed stormwater management measures described above will have no adverse impacts to adjacent properties. Runoff quantity will be reduced and water quality enhanced over existing conditions resulting in an overall benefit to the surrounding area. See Stormwater Report prepared by Guerriere & Halnon, Inc., (hereinafter referred to as the “Drainage Report”).

14. Satisfaction of Condition for Approval 185-45(E)(3)(d).

(d) Neighborhood character and social structure will not be negatively impacted.

The proposed redevelopment of the Locus will not have any detrimental effect to the neighborhood character or social structure. The area of town in which the Locus is located is characterized by a mixture of commercial and residential uses. The proposed redevelopment anticipates the removal of the dilapidated residential single-family structure. With the introduction of mixed use of residential and commercial use, the Locus will be homogeneous with the predominant mixed residential and commercial uses of the immediate neighborhood. The redevelopment of the Locus, which includes a redesign of the site with an emphasis on residential design in compliance with local requirements, would minimize or eliminate the effects of lighting, odors, smoke, noise, sewage, refuse materials, visual or other nuisances. The proposed redevelopment will be served by municipal water and sewer service. The planned improvements to the Locus, including removal of existing structures along with the construction of new structures at the Locus, would result in compliance with all minimum sight distances and set back requirements.

15. Satisfaction of Condition for Approval 185-45(E)(3)(e).

(e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

The proposed redevelopment will not have an adverse effect on the quality of the natural environment. The building will be served by municipal sewer to minimize degradation of the groundwater by nitrates and phosphates. The proposed redevelopment would improve water quality with the completion of a closed drainage system, which will include deep sumps, hooded catch basins and infiltration chambers. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Franklin. According to the Stormwater Report, “[T]he water quality of stormwater runoff from the site will be greatly improved under post-redevelopment conditions. Stormwater best management practices (BMPs) to be implemented on-site include: street sweeping, catch basins with deep sumps and hooded outlets and infiltration chambers. The average annual post-construction load of total suspended solids (TSS) removed by this BMP process train is at least 80%.”

16. Satisfaction of Condition for Approval 185-45(E)(3)(f).

(f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.

The proposed redevelopment will not result in abutting properties being deprived of light or fresh air circulation. The proposed building has been located on the Locus meeting, or in many instances exceeding, all minimum sight distances and set back requirements of the town of Franklin Zoning Bylaw. The abutting properties will not be exposed to flooding or subjected to excessive noise, odor, light, vibrations or airborne particulates. The applicant has incorporated Best Management Practices (BMP’s) to meet the Department of Environmental Protection Stormwater Management runoff quality requirements. The proposed drainage serving the proposed redevelopment has been designed to attenuate peak flows for up to the 100-year storm event and infiltrate after appropriate water quality pre-treatment, and shall handle the post construction storm water runoff and storm water recharge. See Stormwater Report. All exterior lighting for the proposed Locus has been designed so as to comply with all regulations restricting the projection of light off of the premises. As the planned use of the Locus is for residential use and office/commercial, there are no anticipated ancillary odors or

airborne particulates.

17. Satisfaction of Condition for Approval 185-45(E)(3)(g).

(g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

The Town of Franklin water system pumps 3-4 million gallons of water each day. The estimated peak usage for the planned multi-family/apartment residential use would be approximately 5,330 GPD. According to information and belief, the water demand for this proposed Locus would be less than 0.2% of the pumping capacity to the Town's water system, and thus this proposed water flow would not adversely affect the Town's water supply.

WHEREFORE, the Applicant respectfully requests that the Board grant a SPECIAL PERMIT under Attachment 7, Use Regulations Schedule, Part VI, 6.1 to allow for multi-family/apartment residential use within the Commercial I (CI) zoning district as shown the Plan, as may be amended

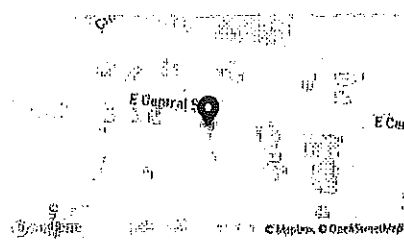
Dated: November 11, 2021

Respectfully submitted,
TAJ ESTATES OF FRANKLIN II, LLC
By its Attorneys,

Richard R. Cornetta, Jr.

Richard R. Cornetta, Jr., Esquire
Cornetta, Ficco & Simmler, PC
Four West Street
Franklin, MA 02038
Tel: (508)528-5300
Fax: (508)528-5555
Email: richard@cornettalaw.com
B.B.O. 557309

FRANKLIN, MA 02038



Abutter's List Request Form

Which Board/Commission is requiring this list? * ?

Planning Board

What is the purpose for the request? *

Site Plan Submittal

How would you like to receive this abutters list? *

Emailed

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

acavaliere@gandhengineering.com

General Parcel Information

Assessor's Parcel ID	Property Street Address
285-069-000-000	230 East Central Street

Property Owner Information

Property Owner	Property Owner's Mailing Address	Town/City	...
Margaret Ranieri C Trust	PO Box Q	Franklin	...

Requestor's Information



230 EAST CENTRAL ST - 300' ABUTTERS

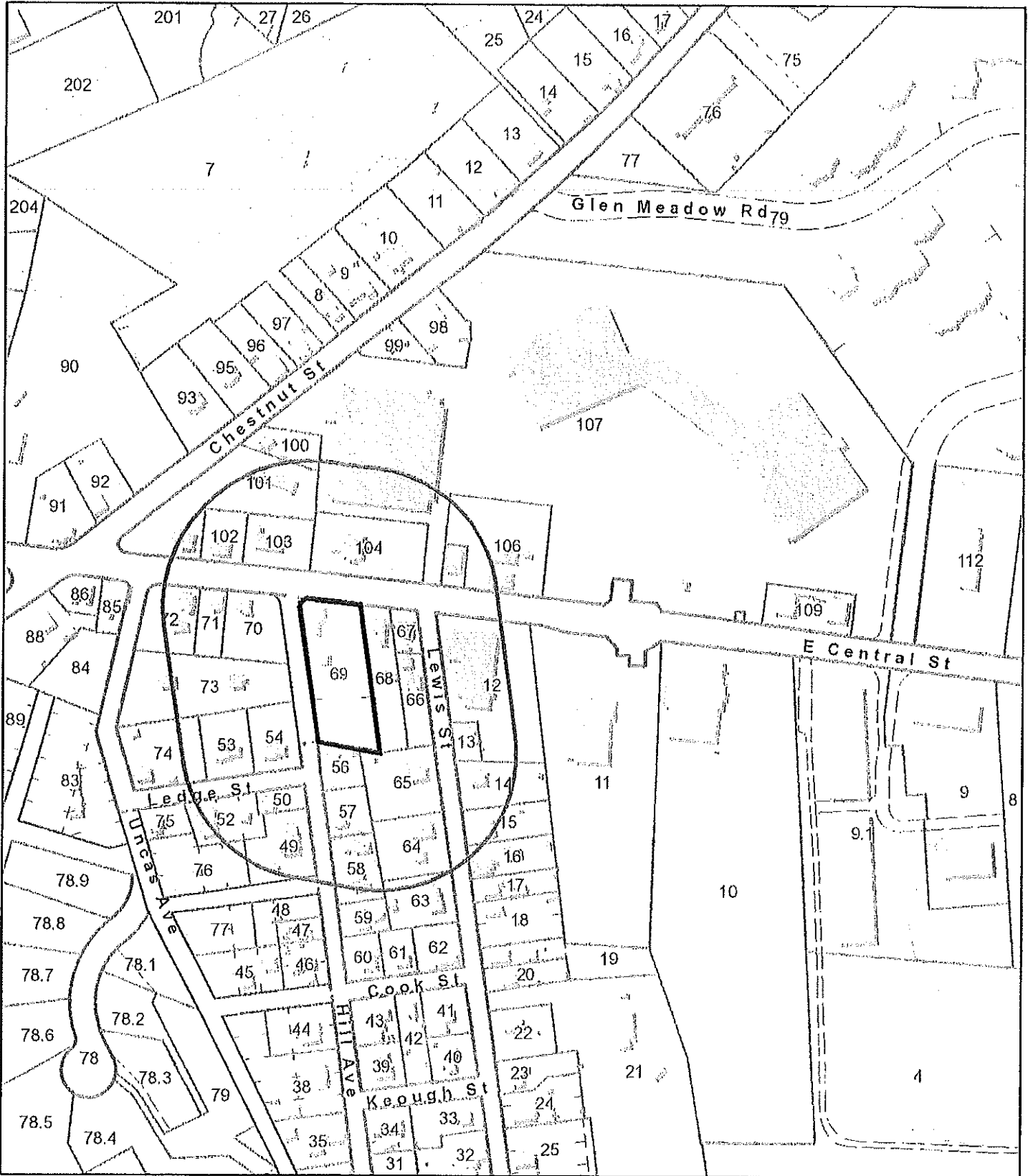
Franklin, MA



October 4, 2021

1 inch = 300 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA
October 04, 2021

Subject Property:

Parcel Number: 285-069-000
CAMA Number: 285-069-000-000
Property Address: 230 EAST CENTRAL ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
P O BOX Q
FRANKLIN, MA 02038

Abutters:

Parcel Number: 285-012-000
CAMA Number: 285-012-000-000
Property Address: 248-260 EAST CENTRAL ST

Mailing Address: JAJ REALTY LLC
5 MACARTHUR RD
FRANKLIN, MA 02038

Parcel Number: 285-013-000
CAMA Number: 285-013-000-000
Property Address: 22 LEWIS ST

Mailing Address: CRIBBY JULIA E
22 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 285-014-000
CAMA Number: 285-014-000-000
Property Address: 30 LEWIS ST

Mailing Address: WALKER, WILLIAM J JR TR MAXWELL
PATRICA B TR PATRICIA B MAXWELL
REVO TR
1 SADDLE RIDGE WAY
NORFOLK, MA 02056

Parcel Number: 285-015-000
CAMA Number: 285-015-000-000
Property Address: 42 LEWIS ST

Mailing Address: LINCOURT STEVEN P LINCOURT
DEBORAH A
42 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 285-016-000
CAMA Number: 285-016-000-000
Property Address: 46 LEWIS ST

Mailing Address: GIANNOULIS GEORGE N GIANNOULIS
KOULA K
46 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 285-049-000
CAMA Number: 285-049-000-000
Property Address: 38-40 HILL AVE

Mailing Address: HILL AVE CONDOMINIUMS C/O FRAME
GARY E
40 HILL AVE UT A
FRANKLIN, MA 02038

Parcel Number: 285-049-000
CAMA Number: 285-049-000-001
Property Address: 40 HILL AVE

Mailing Address: MARTEL LAUREN M MCLAUGHLIN
TIMOTHY S JR
40 HILL AVE UT A
FRANKLIN, MA 02038

Parcel Number: 285-049-000
CAMA Number: 285-049-000-002
Property Address: 38 HILL AVE

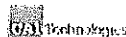
Mailing Address: GARD AMANDA
38 HILL AVE, UT B
FRANKLIN, MA 02038

Parcel Number: 285-050-000
CAMA Number: 285-050-000-000
Property Address: 8 LEDGE ST

Mailing Address: ARGARD SHEILA A
8 LEDGE ST
FRANKLIN, MA 02038

Parcel Number: 285-052-000
CAMA Number: 285-052-000-000
Property Address: 16-20 LEDGE ST

Mailing Address: S & D DEVELOPMENT LLC
P.O. BOX 367
WRENTHAM, MA 02093



www.cai-tech.com

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



300 foot Abutters List Report

Franklin, MA
October 04, 2021

Parcel Number: 285-053-000
CAMA Number: 285-053-000-000
Property Address: 15 LEDGE ST

Mailing Address: MARTINS MARCO A MARTINS
SEBASTIANA F
15 LEDGE ST
FRANKLIN, MA 02038

Parcel Number: 285-054-000
CAMA Number: 285-054-000-000
Property Address: 7 LEDGE ST

Mailing Address: TAYAL CHITIZ TAYAL SHWETA
7 LEDGE ST
FRANKLIN, MA 02038

Parcel Number: 285-056-000
CAMA Number: 285-056-000-000
Property Address: 29 HILL AVE

Mailing Address: IRWIN KELLEY J
29 HILL AV
FRANKLIN, MA 02038

Parcel Number: 285-057-000
CAMA Number: 285-057-000-000
Property Address: 39 HILL AVE

Mailing Address: SMITH ELIZABETH L SMITH SCOTT A
39 HILL AVE
FRANKLIN, MA 02038

Parcel Number: 285-058-000
CAMA Number: 285-058-000-000
Property Address: 85 HILL AVE

Mailing Address: DENNETT SHAWN P DENNETT
JOHANNA K
85 HILL AV
FRANKLIN, MA 02038

Parcel Number: 285-063-000
CAMA Number: 285-063-000-000
Property Address: 51 LEWIS ST

Mailing Address: LACHANCE ANITA G
51 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 285-064-000
CAMA Number: 285-064-000-000
Property Address: 39 LEWIS ST

Mailing Address: METRANO KENNETH A
39 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 285-065-000
CAMA Number: 285-065-000-000
Property Address: 29 LEWIS ST

Mailing Address: MARCHAND THOMAS H
29 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 285-066-000
CAMA Number: 285-066-000-000
Property Address: 9 LEWIS ST

Mailing Address: MADDEN DORIS K TR DORIS K
MADDEN LIVING TRUST
9 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 285-067-000
CAMA Number: 285-067-000-000
Property Address: 244 EAST CENTRAL ST

Mailing Address: HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

Parcel Number: 285-068-000
CAMA Number: 285-068-000-000
Property Address: 240-242 EAST CENTRAL ST

Mailing Address: ROVANI LORRAINE
240 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 285-069-000
CAMA Number: 285-069-000-000
Property Address: 230 EAST CENTRAL ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
P O BOX Q
FRANKLIN, MA 02038



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300 foot Abutters List Report

Franklin, MA
October 04, 2021

Parcel Number: 285-070-000
CAMA Number: 285-070-000-000
Property Address: 216 EAST CENTRAL ST

Mailing Address: DOOLEY ADAM T LAWRENCE JENNIFER
216 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 285-071-000
CAMA Number: 285-071-000-000
Property Address: 210 EAST CENTRAL ST

Mailing Address: MORRIS DAVID A & ESTHER A TRS
MORRIS LIVING TRUST
210 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 285-072-000
CAMA Number: 285-072-000-000
Property Address: 206 EAST CENTRAL ST

Mailing Address: FAVALAN LLC
198 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 285-073-000
CAMA Number: 285-073-000-000
Property Address: 17 UNCAS AVE

Mailing Address: UNCAS AVE CONDOMINIUMS C/O KIZIK
RICHARD M
17 UNCAS AVE UNIT 17
FRANKLIN, MA 02038

Parcel Number: 285-073-000
CAMA Number: 285-073-000-001
Property Address: 17 UNCAS AVE

Mailing Address: NOLL BRADEN
17 UNCAS AV
FRANKLIN, MA 02038

Parcel Number: 285-073-000
CAMA Number: 285-073-000-002
Property Address: 19 UNCAS AVE

Mailing Address: MALLA SEETHARAM VILLURI KALYANI
7751 HUNTERS RUN DR
GERMANTOWN, TN 38138

Parcel Number: 285-074-000
CAMA Number: 285-074-000-000
Property Address: 37 UNCAS AVE

Mailing Address: MALCOLM GEORGE W MALCOLM
PHYLLIS A
37 UNCAS AVE
FRANKLIN, MA 02038

Parcel Number: 285-076-000
CAMA Number: 285-076-000-000
Property Address: UNCAS AVE

Mailing Address: WALSH BROTHERS BLDG CO INC
11 SADDLE WAY
WALPOLE, MA 02081

Parcel Number: 285-100-000
CAMA Number: 285-100-000-000
Property Address: 40 CHESTNUT ST

Mailing Address: MUCCIARONE LYNNE M
29 HUNTERS RUN
FRANKLIN, MA 02038

Parcel Number: 285-101-000
CAMA Number: 285-101-000-000
Property Address: 205 EAST CENTRAL ST

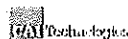
Mailing Address: 205 EAST CENTRAL ST REALTY LLC
37 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 285-102-000
CAMA Number: 285-102-000-000
Property Address: 209 EAST CENTRAL ST

Mailing Address: JT BUILDING & DEVELOPMENT
2 MILL ST
FRANKLIN, MA 02038

Parcel Number: 285-103-000
CAMA Number: 285-103-000-000
Property Address: 213 EAST CENTRAL ST

Mailing Address: BOWEN INVESTMENT INC C/O HONEY
DEW ASSOCIATES
2 TAUNTON ST
PLAINVILLE, MA 02762



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300 foot Abutters List Report

Franklin, MA
October 04, 2021

Parcel Number: 285-104-000
CAMA Number: 285-104-000-000
Property Address: 231 EAST CENTRAL ST

Mailing Address: HAJJAR CHARLES C TR RTC FOUR
REALTY TRUST
30 ADAMS ST
MILTON, MA 02186

Parcel Number: 285-105-000
CAMA Number: 285-105-000-000
Property Address: 249 EAST CENTRAL ST

Mailing Address: PADULA-ONEILL DIANE M TR 247 EAST
CENTRAL ST REALTY TST
23 SPRUCE POND RD
FRANKLIN, MA 02038

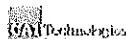
Parcel Number: 285-106-000
CAMA Number: 285-106-000-000
Property Address: 251 EAST CENTRAL ST

Mailing Address: JOES KWIK MARTS MA LLC
PO BOX 385
ALLENTOWN, PA 18105

Parcel Number: 285-107-000
CAMA Number: 285-107-000-000
Property Address: 265-303 EAST CENTRAL ST

Mailing Address: FRANKLIN SHOPPERS FAIR C/O JOHN
ALEVIZOS
396 WASHINGTON ST, #325
WELLESLEY, MA 02481

Kevin W. Doyle, 10-4-21



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205 EAST CENTRAL ST REALT
37 EAST CENTRAL ST
FRANKLIN, MA 02038

HAJJAR CHARLES C TR
RTC FOUR REALTY TRUST
30 ADAMS ST
MILTON, MA 02186

MALCOLM GEORGE W
MALCOLM PHYLLIS A
37 UNCAS AVE
FRANKLIN, MA 02038

ARGARD SHEILA A
8 LEDGE ST
FRANKLIN, MA 02038

HALLIGAN PROPERTIES LLC
1 NEWELL DR
FRANKLIN, MA 02038

MALLA SEETHARAM
VILLURI KALYANI
7751 HUNTERS RUN DR
GERMANTOWN, TN 38138

BOWEN INVESTMENT INC
C/O HONEY DEW ASSOCIATES
2 TAUNTON ST
PLAINVILLE, MA 02762

HILL AVE CONDOMINIUMS
C/O FRAME GARY E
40 HILL AVE UT A
FRANKLIN, MA 02038

MARCHAND THOMAS H
29 LEWIS ST
FRANKLIN, MA 02038

CRIBBY JULIA E
22 LEWIS ST
FRANKLIN, MA 02038

IRWIN KELLEY J
29 HILL AV
FRANKLIN, MA 02038

MARTEL LAUREN M
MCLAUGHLIN TIMOTHY S JR
40 HILL AVE UT A
FRANKLIN, MA 02038

DENNETT SHAWN P
DENNETT JOHANNA K
85 HILL AV
FRANKLIN, MA 02038

JAJ REALTY LLC
5 MACARTHUR RD
FRANKLIN, MA 02038

MARTINS MARCO A
MARTINS SEBASTIANA F
15 LEDGE ST
FRANKLIN, MA 02038

DOOLEY ADAM T
LAWRENCE JENNIFER
216 EAST CENTRAL ST
FRANKLIN, MA 02038

JOES KWIK MARTS MA LLC
PO BOX 385
ALLENTOWN, PA 18105

METRANO KENNETH A
39 LEWIS ST
FRANKLIN, MA 02038

FAVALAN LLC
198 EAST CENTRAL ST
FRANKLIN, MA 02038

JT BUILDING & DEVELOPMENT
2 MILL ST
FRANKLIN, MA 02038

MORRIS DAVID A & ESTHER A
MORRIS LIVING TRUST
210 EAST CENTRAL ST
FRANKLIN, MA 02038

FRANKLIN SHOPPERS FAIR
C/O JOHN ALEVIZOS
396 WASHINGTON ST,#325
WELLESLEY, MA 02481

LACHANCE ANITA G
51 LEWIS ST
FRANKLIN, MA 02038

MUCCIARONE LYNNE M
29 HUNTERS RUN
FRANKLIN, MA 02038

GARD AMANDA
38 HILL AVE, UT B
FRANKLIN, MA 02038

LINCOURT STEVEN P
LINCOURT DEBORAH A
42 LEWIS ST
FRANKLIN, MA 02038

NOLL BRADEN
17 UNCAS AV
FRANKLIN, MA 02038

GIANNOULIS GEORGE N
GIANNOULIS KOULA K
46 LEWIS ST
FRANKLIN, MA 02038

MADDEN DORIS K TR
DORIS K MADDEN LIVING TRU
9 LEWIS ST
FRANKLIN, MA 02038

PADULA-ONEILL DIANE M TR
247 EAST CENTRAL ST REALT
23 SPRUCE POND RD
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
P O BOX Q
FRANKLIN, MA 02038

ROVANI LORRAINE
240 EAST CENTRAL ST
FRANKLIN, MA 02038

S & D DEVELOPMENT LLC
P.O. BOX 367
WRENTHAM, MA 02093

SMITH ELIZABETH L
SMITH SCOTT A
39 HILL AVE
FRANKLIN, MA 02038

TAYAL CHITIZ
TAYAL SHWETA
7 LEDGE ST
FRANKLIN, MA 02038

UNCAS AVE CONDOMINIUMS
C/O KIZIK RICHARD M
17 UNCAS AVE UNIT 17
FRANKLIN, MA 02038

WALKER, WILLIAM J JR TR
PATRICIA B MAXWELL REVO T
1 SADDLE RIDGE WAY
NORFOLK, MA 02056

WALSH BROTHERS BLDG CO IN
11 SADDLE WAY
WALPOLE, MA 02081