



November 12, 2020

Mr. Anthony Padula, Chairman
355 East Central Street
Franklin, MA 02038

**Re: 515 West Central Street
Site Plan Modification Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed documents for the proposed Site Plan Modification, "505 West Central Street (Lot 3) Proposed Day Care Facility – 515 West Central Street" in Franklin, Massachusetts. This letter is provided to outline findings, comments, and recommendations.

BASIS OF REVIEW

The following documents were received by BETA and formed the basis of the review:

- Site Plans (10 Sheets) entitled **Site Plan Modification of 505 West Central Street, Lot 3**, dated October 21, 2020, prepared by Guerriere & Halnon, Inc. of Franklin, MA.
- Supplemental Plans (6 Sheets) including Private Subdivision Plan (2013), Site Plan for 505 West Central Street (2010), Site As-Built (2012), and Limited site Plan Modification (2016), prepared by Guerriere & Halnon, Inc. of Franklin, MA
- Historical stormwater documents 2010-2015
- Site Plan Modification Application, including the following:
 - Cover Letter
 - Application for Approval of a Site Plan Modification (Form P)
 - Certificates of Ownership
 - Project Narrative
 - Drainage Analysis
 - Certified Abutters List

Review by BETA included the above items along with the following, as applicable:

- Site Visit
- **Zoning Chapter 185 From the Code of the Town of Franklin**, current through October 2019
- **Zoning Map of the Town of Franklin, Massachusetts**, attested to April 30, 2019
- **Stormwater Management Chapter 153 From the Code of the Town of Franklin**, Adopted May 2, 2007
- **Subdivision Regulations Chapter 300 From the Code of the Town of Franklin**, current through January 1, 2016
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

INTRODUCTION

The project site consists of 515 West Central Street, encompassing one lot with a total area of 1.386± acres located in the Town of Franklin (the "Site"). The Town of Franklin Assessor's office identifies the parcel as Map 270 Lot 292. This lot was previously subdivided from the larger 505 West Central Street, and access to the Lot is provided via a 40' Wide Private Way noted as "Parcel A." The Site is located within the Commercial II zoning district and is outside the Water Resources District. Surrounding parcels are also located in this district.

Vegetated wetlands are present in the northwestern section of the Site and adjacent to the Site to the north. A significant portion of the Site is within the 100' buffer zone associated with these wetlands. The Site is not located in proximity to an estimated habitat of rare or endangered species or within a FEMA-Mapped 100-year flood zone. NRCS soil maps indicate the presence of Hollis-Rock Outcrop with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential) and Urban Land, with no associated HSG rating. Test pit logs provided with the submittal indicate the primary presence of Loamy Sand.

Plans indicate the existing Site is currently undeveloped. The rear portions of the Site are predominantly woodlands, while the south-central portion to the Site is covered in brush and meadows. A utility easement runs along the southern property line which includes an underground electric line, a transformer, a hydrant, and a sewer connection.

The original Site Plan application, submitted in 2010, proposed the construction of a Medical Office/Retail building on this Site which has not been built. This Site Plan Modification proposes to instead construct a two-story day care facility (5,250± s.f. footprint). Associated site developments include a 3,790 s.f. playground, a paved parking area with 32 parking spaces, a service road around the rear of the building, landscaping, and a retaining wall. Access to the Site will be provided via the private way to the west of the Site. Proposed utilities include domestic water, fire service, sewer service, gas service. Stormwater Management is proposed via catch basin to drain manhole connections which direct flow to a drain system within the Private Way. According to supplemental plans, this drainage system discharges to a basin located in front of 505 West Central Street. In addition, a swale is proposed along the north side of the retaining wall which directs runoff to this same system.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

GENERAL

- G1. Clarify if guardrail is proposed or required on the northerly side of the emergency access drive. A guardrail symbol is depicted on the plans but does not appear to be called out.

ZONING

The Site is located within the Commercial (II) Zoning District. The proposed use of the Site as a Daycare is permitted by right in this district under the definition of an educational use.

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

The Site meets the requirements for lot area, depth, frontage, width; front, rear, and side yards; building height; and impervious coverage.

- SCH1. Indicate proposed building height in feet to confirm a special permit is not required.
- SCH2. Revise the impervious coverage % on the zoning table to be reflective of the indicated impervious areas (5,250 and 17,701 sq. ft.) and the upland area noted on the Lot label (56,528 sq. ft.).

PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)

Access to the Site is provided via an existing private way that connects to West Central Street and a secondary access route is proposed for emergency and waste collection vehicles via a paved driveway connecting to the adjacent lot to the south. A parking area with 32 parking spaces is proposed to the south of the building. Two of these parking spaces are designed to be accessible parking spaces suitable for vans. Parking spaces are 9' wide and 19' long. The proposed emergency access driveway is 18' wide and the access aisle in the proposed parking area is 24' wide. It is anticipated that the Fire Chief will review turning movements for emergency vehicles throughout the site

Parking requirements for daycare facilities are not defined in the zoning bylaw. The Institute of Transportation Engineers (ITE) provides general parking demand data for day care centers under Land Use Code (LUC) 565, with an average rate of 2.45 spaces per 1,000 sq. ft. of gross floor area (GFA). Based on an assumed GFA of 10,400 sq. ft. an estimated 26 spaces would be required for the facility. A total of 32 parking spaces (22 for employees and 10 for visitors) are proposed. Based on the Americans with Disabilities Act (ADA), two accessible parking spaces are required.

- P1. Although the proposed parking is consistent with the average data provided by ITE, the proponent should confirm that parking is adequate through empirical data at similar facilities based upon GFA, number of employees, and maximum number of students.
- P2. Two parking spaces are proposed outside of the Site and are located within the limits of the private way (Parcel A) right-of-way. In accordance with (§185-21.C.1), no parking is permitted within 10 feet of a street right-of-way; however, BETA recommends for the Board to discuss the applicability of this provision to a private way.
- P3. Provide a stop sign and stop bar where the site driveway will connect to the existing way on Parcel A.
- P4. Review alternatives for the emergency access drive that would allow vehicles to circulate in a clockwise direction. The current proposal would require emergency and waste collection vehicles to travel against the existing traffic pattern at the Wendy's site.
- P5. Clarify if the 18' emergency access drive is to be constructed of conventional pavement or pervious pavers (as noted in the project narrative).

SIDEWALKS (§185-28)

The project proposes a 4.5' wide concrete sidewalk along the southern side of the proposed parking area which continues west to the private way. Existing sidewalks along the private way connect to West Central Street. A crosswalk is provided that spans the length of the parking lot.

- P6. Revise width of sidewalk to 5 feet or provide passing spaces at intervals no greater than 200 feet in accordance with 521 CMR 20.5.
- P7. Provide an accessible ramp in the proposed sidewalk at the crosswalk located in Parcel A that connects to the Midas site. Although features located on other lots are not the responsibility of the current applicant, BETA notes that a permanent accessible ramp has not been installed at the end of the sidewalk on the Midas site at the connection to Parcel A.

CURBING (§185-29)

The project proposes the use of sloped granite curbing along the access driveway at the private way and vertical concrete curbing is proposed along the perimeter of the parking area. No curbing is proposed along the remaining paved access areas.

- C1. Consider providing vertical curve at the driveway connection to Parcel A to match the existing curbing. If sloped curbing is to remain, indicate the location where the sloped granite curbing transitions to vertical concrete curbing and provide location and detail for sloped-face to vertical-face transition curb.
- C2. Revise reinforced concrete curb details to indicate that curbing shall be precast.

SITE PLAN AND DESIGN REVIEW (§185-31)

The project has been submitted for Site Plan Modification and is required to conform to the requirements of this section.

- SP1. The provided lighting plan indicates spillage over the southerly property line onto the adjacent commercial property (Wendy's). BETA defers to the Board to determine if the spillage represents a nuisance per (§185-31.C(4)(e)).

SCREENING

The project proposes outdoor parking for 10 or more cars which must be screened in accordance with this section. Although the Site does not abut any residentially zoned districts, the adjacent use to the east is a residential condominium complex.

The landscaping plan proposes ornamental plantings as well as six Red Maple trees to satisfy the requirements of §185-21.C(4). Screening in the form of a 6' high chain-link fence with slats is proposed along the residential property line.

UTILITIES

Proposed utilities include domestic water, fire service, sanitary sewer, gas service, electric service, and stormwater drainage lines. Detailed review of utilities is anticipated to be provided by the DPW and Fire Chief, as applicable.

STORMWATER MANAGEMENT

The project proposes to direct runoff from impervious roof areas into an existing subsurface infiltration system located on the Wendy's site. Runoff from impervious parking and driveway areas will be directed to new deep-sump catch basins and then to an existing closed drainage system that discharges to an existing stormwater basin adjacent to West Central Street. The project narrative indicates that the existing

systems that were previously approved and installed are sized to mitigate impacts from the current development.

GENERAL

- SW1. The application includes a significant number of historical documents and a summary of how the current project will comply with several of the stormwater management standards. Although it is anticipated that the project will generally remain in compliance, the designer should provide a brief summary for all of the stormwater standards, along with selected historical or new documents to demonstrate compliance. The summary should also include:
- a. Demonstration that the project will not result in any increases in runoff volumes to comply with §300-11.A.(3) and the Best Development Practices Guidebook.
 - b. The total impervious area proposed to be directed the existing stormwater basin. The project narrative indicates the basin was sized to handle 1.3 acres of impervious; however, the proposed area is not documented.
 - c. Clarification on the closed drainage system configuration that directs flow to the existing stormwater basin. The Site As-Built for Wendy's Restaurant indicates that DMH#10 has a low flow (6") pipe that directs flow to the West Central Street drainage system. Unless the existing DMH has a weir, stormwater flows from the first flush may bypass the stormwater basin and the required TSS removal rate may not be achieved.
- SW2. Revise pipe run from CB #20-1 to provide 42" of cover or revise pipe to Class V.
- SW3. BETA notes that the use of HDPE pipe is proposed from CB #20-2 to DMH #20-4. Although the pipe is located primarily outside of pavement areas at least a portion of the pipe is located under the emergency access drive.
- SW4. Provide additional spot grades along the emergency access drive on the north and west sides of the building to clarify drainage patterns. Consider providing an edge treatment to direct stormwater to structures.
- SW5. Evaluate if any special provisions, such as providing an impervious liner, are required in the swale above the retaining wall to prevent adverse impacts from seepage.
- SW6. Indicate location of proposed silt sacks, including within the Parcel A right-of-way.
- SW7. Revise erosion control barrier to be located on the downgradient side of the proposed stockpile area.
- SW8. Confirm the existing stormwater management systems have been maintained in compliance with the approved long-term operation and maintenance plan.

Mr. Anthony Padula, Chairman

November 12, 2020

Page 6 of 6

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.



Matthew J. Crowley, PE
Project Manager



Stephen Borgatti
Staff Engineer

cc: Amy Love, Planner
Jennifer Delmore, Conservation Agent



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

Franklin Municipal Building
257 Fisher Street
Franklin, MA 02038-3026

November 12, 2020

Mr. Anthony Padula, Chairman
Members of the Franklin Planning Board
355 East Central Street
Franklin, MA 02038

RE: Site Plan Modification – 515 West Central St Daycare

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comments:

1. Applications that will need to be filed with the Franklin Department of Public Works may include, but are not necessarily limited to Soil Erosion and Sediment Control Permit, Water and Sewer Service Permits, Fire Service Connection Permit, and Inflow & Infiltration Removal fees.
2. Whereas the proposed daycare will have a kitchen, DPW will require an exterior grease-trap to be installed prior to discharging to the town sewer system. Calculations for the sizing of the grease trap based on Title V requirements will need to be submitted to DPW as part of the permit process.
3. Stormwater runoff for the proposed project is intended to be connected to the existing drainage system which was previously designed and constructed to accommodate this development. Whereas the existing drainage system was constructed approximately 7 years ago, it should be inspected and any required cleaning/maintenance performed prior to connecting it to the new development.
4. Proposed curbing/edge treatment for the paved access road around the building should be identified on the plan.
5. We note that the proposed retaining wall will be 18 feet high at the rear corner near the dumpster location. Although the plans show that the wall is to be designed by others, the applicant should verify the constructability of the wall at this location whereas it will be approximately 5 feet off of the side property line, limiting the use of tie-backs.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Maglio', written in a cursive style.

Michael Maglio, P.E.
Town Engineer



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: November 11, 2020
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 515 West Central St
Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, November 16 2020 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 515 West Central St in the Commercial II Zoning District (Assessors Map 270 Lot 29.2).
2. The applicant is proposing to construct a two-story 5,250 sq/ft of daycare facility to include parking spaces, with drainage and landscaping.
3. Plans have been reviewed by Fire.
4. The Applicant has applied with the Conservation Commission.
5. Applicant has not requested any waivers.

Comments:

1. Dumpster is located next to the abutting residential property. DPCD recommends dumpster is moved to the other side of the property, away from residential units.
2. Fire Department has requested a 20' access drive around the building.
3. Applicant has provided 33 parking spaces, with 10 spaces for visitors or child drop off. How many students will occupy the building?
4. How is the snow going to be stored where indicated on the plans? It appears the only access to the snow storage is through the Wendy's parking area.
5. Applicant is required apply with the Design Review Commission.
6. DPCD defers to DPW/Engineering and BETA Group, Inc. to address drainage issues.

Recommendation:

DPCD recommends continuing the public hearing until all outstanding issues are addressed.



FRANKLIN FIRE DEPARTMENT

TO : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 29 OCTOBER 2020

RE : SITE PLAN – 505 - 515 WEST CENTRAL ST.

Thank you for the opportunity to review the above referenced plan.

It is preferred that the access road around the proposed building is 20 feet per our fire code. We would also recommend that a turning analysis for fire apparatus be completed for the site.

We have no other additional comments at this time.

Please contact me should you have any question or require any additional information.

cc: file



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandengineering.com
Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

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

F-4383

October 23, 2020

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

Re: **Site Plan Modification – 505 West Central Street (Lot 3)**
Proposed Day Care Facility - 515 West Central Street

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Site Plan Modification in accordance with the Town of Franklin Submittal Requirements for Site Plan 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:

- Form P –Site Plan Modification Permit Application;
- Certificate of Ownership (2);
- Project Narrative
- Drainage Analysis;
- Certified Abutters List and (3) sets of mailing labels;
- (5) Sets of 11"x17" prints of Site Plan Modification;
- (2) Sets of 24"x36" prints of Site Plan Modification;
- Historical documents previously approved;
- Site Plan Modification Filing Fee - \$4,000.00
- Fire Department Review Fee - \$25.00

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

Amanda Cavaliere
Franklin Office Manager
Enclosures

F-4383

**Site Plan Modification
For
505 West Central Street (Lot 3)
515 West Central Street**

Date: October 23, 2020

**Applicant:
Franklin Learning RE LLC
206 Great Road
Littleton, MA 01460**

**Owner:
Norfolk County Development, LLC
185 Quincy Shore Drive #26
Quincy, MA 02171**



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

**55 West Central Street
Franklin, MA.02038
Tel.: 508-528-3221**

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled " ** _____ " for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans. **site Plan Modification 505 West Central Street (Lot 3) 515 West Central Street

1. Name of Applicant: Franklin Learning RE LLC
Address of Applicant: 206 Great Road, Littleton, MA 01460
Phone No.: 508-904-1942 Email: mfsenterprises@comcast.net

2. Name of Owner (if not the Applicant): Norfolk County Development LLC
Address of Owner: ¹⁸⁵ ~~X~~ Quincy Shore Drive #26 Quincy, MA. 02171
Phone No.: _____ Email: _____

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


4. Deed of Property recorded with Norfolk Registry of Deeds in Book 33300, Page 92, (or Certificate of Title No. _____)

5. Location and Description of Property:
515 West Central Street is located within a private 3 lot subdivision. The property is presently vacant

Square Footage of Building(s) vacant
Assessor's Map 270 Lot 29.2

6. Purpose of Site Plan: To construct a 2 story learning center for children with a playground and required parking and sidewalk access.

7. List of Waivers Requested (if any): Attach Form R for each waiver

 dotloop verified
10/16/20 3:19 PM EDT
BHDH-Q8WB-M8W6-COYX

Signature of Applicant

Manoj Gandhi
Print Name of Applicant


Signature of Owner

LEI WANG
Print Name of Owner

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

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Address of Applicant: 206 Great Road, Littleton, MA 01460
Phone No.: 508-904-1942 Email: mfsenterprises@comcast.net

2. Name of Owner (if not the Applicant): Norfolk County Development LLC
Address of Owner: 15 Quincy Shore Drive #26 Quincy, MA. 02171
Phone No.: Email:

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

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Assessor's Map 270 Lot 29.2

6. Purpose of Site Plan: To construct a 2 story learning center for children with a playground and required parking and sidewalk access.

7. List of Waivers Requested (if any): Attach Form R for each waiver

Signature of Applicant

Manoj Gandhi
Print Name of Applicant

Signature of Owner

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:

Title of Plan: **Site Plan Modification 505 West Central Street (Lot 3)
515 West Central Street

Date of Plan: October 21, 2020 Assessor's Information: map 270 lot 29.2

Prepared by: Guerriere & Halnon, Inc.

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

SECTION B:

Name of Record Owner(s): Norfolk County Development LLC

Address of Record Owner(s): ¹⁸⁵ 45 Quincy Shore Drive #26 Quincy, MA. 02171

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: _____

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: _____

Executed as a sealed instrument this _____ day of _____ 20

Signature of Applicant

Mancy Gandhi - see attached doc. for signature
Print name of Applicant

Signature of Owner

LEI WANG
Print name of Owner

Maine ss.

2020

On this 17 day of October 2020, before me, the undersigned notary public, personally appeared LEI WANG (name of Applicant), proved to me through satisfactory evidence of identification, which were Dr. License to be the person whose name is signed on the preceding document in my presence.

Million G. Albert

(Official signature and seal of notary)

Notary Public:

My Commission Expires:



RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
O T
A N
F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 07-10-2015 @ 03:32pm
Ct1#: 1755 Doc#: 65198
Fee: \$456.00 Cons: \$100,000.00

QUITCLAIM DEED

J & J WEST CENTRAL REALTY LLC, a Massachusetts limited liability company, having an address of 46 Marvin Avenue, Franklin, Massachusetts 02038 for consideration paid and in full consideration of One Hundred Thousand Dollars (\$100,000.00) PAID grants to NORFOLK COUNTY DEVELOPMENT LLC, a Massachusetts limited liability company with a principal place of business at 15 Quincy Shore Drive, #26, Quincy, Massachusetts 02171 with **QUITCLAIM COVENANTS:**

That certain parcel of real estate situated on the Northerly side of West Central Street in Franklin, Norfolk County, Massachusetts and being shown as Lot 3 on a plan of land entitled "Private Definitive Subdivision 505 West Central Street Franklin Massachusetts" prepared for J & J West Central Realty LLC, Scale 1" = 30', dated August 7, 2013, prepared by Guerriere & Halnon, Inc., Registered Land Surveyors and Registered Professional Engineers, 55 West Central Street, Franklin, Massachusetts, which plan is filed with the Norfolk County Deeds in Plan Book 628 as Plan No. 40 of 2014, to which plan reference is made for a more particular description.

Said Lot 3 contains 60,381 +/- square feet, according to said plan.

Said Lot 3 is conveyed together with the right to use Parcel A as shown on said plan for all purposes for which streets and ways are used in the Town of Franklin, including but not limited to the right to install and maintain utilities thereunder.

Lot 3 is conveyed with the benefit of the easements shown on said plan as "E-1' Drain Easement 7,265± SF", "E-2' Drain Easement 4,351± SF", "E4 ' Utility Easement 10,925± SF" and "E-5' Access Easement 4,025± SF" and with the benefit of the easement shown as "E-8' Electric Easement 3,862± SF" on Exhibit "A" attached hereto. The rights in the drain easements include, but are not limited to, the right to install and maintain drainage infrastructure thereon and thereunder. The rights in the utility and electric easement include, but are not limited to, the right to install and maintain utilities thereunder. The rights in the access easement include, but are not limited to, the right of access, ingress and egress over the easement area to and from Parcel A and Lot 3. Lot 3 is conveyed subject to the easement shown on said plan as "E-3' Drain Easement 240± SF" for the benefit of Parcel A. Lot 3 is conveyed subject to the easement shown as "E-9' Electric Easement 3,243± SF" on said Exhibit "A" for purposes of installing and maintaining all utilities including electricity, to Lot 1 as shown on the aforementioned plan. In the exercise of the above easement rights, the grantee and its successors and/or assigns shall immediately restore all disturbed areas in a good and workmanlike manner to a state substantially similar to the state the area was in prior to such disturbance.

Property Address: Off West Central Street, Franklin, MA

Subject to easements and restrictions of record, if any, insofar as the same are now in force and applicable. A N A N

O F F I C I A L O F F I C I A L

Meaning and intending to convey a portion of the premises as set forth in a deed recorded in the Norfolk County Registry of Deeds in Book 26599, Page 330.

The Grantor has not elected to be treated as a corporation for federal tax purposes.

{the remainder of this page has been intentionally left blank}

NOT AN COPY Executed as a sealed instrument this 9th day of JULY 2015 F I 2015 A L NOT AN COPY

J & J WEST CENTRAL REALTY LLC

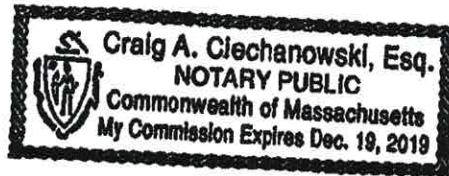
By: James F. Daddario, Sr. James F. Daddario, Sr., Manager

The Commonwealth of Massachusetts

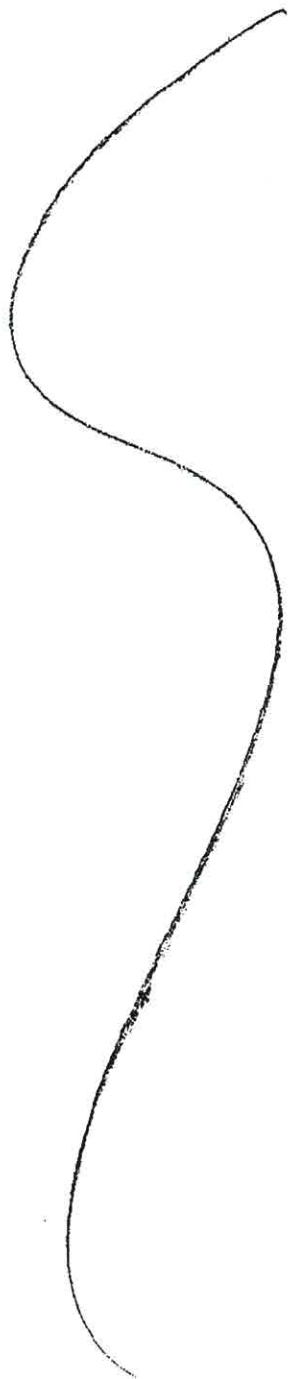
Norfolk, ss.

On this 9th day of JULY, 2015, before me, the undersigned notary public, personally appeared James F. Daddario, Sr., Manager as aforesaid, proved to me through satisfactory evidence of identification, which was his Mass. Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as Manager of J & J West Central Realty LLC for its stated purpose.

[Signature] Notary Public: My Comm. Exp.:



NOT EXHIBIT "A" NOT
AN AN
OFFICIAL OFFICIAL
COPY COPY



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:

**Site Plan Modification 505 West Central Street (Lot 3)
515 West Central Street

Title of Plan: _____

Date of Plan: October, 2020 Assessor's Information: map 270 lot 29.2

Prepared by: Guerriere & Halton, Inc.

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

SECTION B:

Name of Record Owner(s): Norfolk County Development LLC

Address of Record Owner(s): 185 Quincy Shore Drive #26 Quincy, MA. 02171

*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 18th day of October 20 20

[Signature]
Signature of Applicant

Mansu Gandhi
Print name of Applicant

Signature of Owner

Print name of Owner

MASS. ss.

20 20

On this 18 day of OCTOBER, 2020, before me, the undersigned notary public, personally appeared MANOJ SAHJI (name of Applicant), proved to me through satisfactory evidence of identification, which were D. LICENSE to be the person whose name is signed on the preceding document in my presence.



(Official signature and seal of notary)
Notary Public:
My Commission Expires: 7/29/27



**The Commonwealth of Massachusetts
William Francis Galvin**

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001465171

1. The exact name of the limited liability company is: FRANKLIN LEARNING RE LLC

2a. Location of its principal office:

No. and Street: 206 GREAT RD
City or Town: LITTLETON State: MA Zip: 01460 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 206 GREAT RD
City or Town: LITTLETON State: MA Zip: 01460 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:
BUILDING THE DAYCARE FACILITY

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: MANOJ GANDHI
No. and Street: 206 GREAT RD
City or Town: LITTLETON State: MA Zip: 01460 Country: USA

I, MANOJ GANDHI resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name <small>First, Middle, Last, Suffix</small>	Address (no PO Box) <small>Address, City or Town, State, Zip Code</small>

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name <small>First, Middle, Last, Suffix</small>	Address (no PO Box) <small>Address, City or Town, State, Zip Code</small>
SOC SIGNATORY	NIDHI GANDHI	21671 BRONTE PL, ASHBURN, VA 20147 USA

		IRVINE, CA 92620 USA
SOC SIGNATORY	KUNAL RAO	1404 MOHER BLVD, FRANKLIN, TN 37069 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	NIDHI GANDHI	21671 BRONTE PL, ASHBURN, VA 20147 USA
REAL PROPERTY	VIDHI LADDHA	74 HEARST, IRVINE, CA 92620 USA
REAL PROPERTY	KUNAL RAO	1404 MOHER BLVD, FRANKLIN, TN 37069 USA

9. Additional matters:

**SIGNED UNDER THE PENALTIES OF PERJURY, this 15 Day of October, 2020,
LOVETTE DOBSON**

(The certificate must be signed by the person forming the LLC.)

<i>Manoj Gandhi</i>	datloop verified 10/21/20 10:21 AM EDT YN0D-L7NZ-YNRC-CAHA
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THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

October 15, 2020 01:19 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

**Site Plan Modification Narrative
For 505 West Central Street (Lot 3)
515 West Central Street
Franklin, Massachusetts**

Date: October 23, 2020

Background

The property located at 505 West Central Street was subdivided in 2013 and consisted of overlaying the approved site plan with a 40' private way, three (3) lots and a number of cross easements for utilities. Wetlands have been delineated on site by Goddard Consulting, LLC and is currently undergoing review by the Conservation Commission through an Abbreviated Notice of Resource Area Delineation (ANRAD). The intent of this design was to maintain the original design characteristics of the approved site plan and its modifications.

The proposed project site, located at 515 West Central Street (Lot 3), Franklin, Massachusetts, consists of approximately 60,381 sf. (1.386+/-Ac.) of undeveloped land and within the Commercial II Zoning District. This property is part of a previously approved Site Plan and Private Definitive Subdivision Plan by the Town of Franklin Planning Board endorsed on September 26, 2011 and December 16, 2013, respectively, and has been developed in its entirety with the exception of this property. Copies of both sets of endorsed plans and the as-builts have been included as part of this submittal.

Project Description

The Applicant is proposing to construct a 2-story day care facility within a 5,250+/- sf footprint and a 3,790 +/- sf playground, associated utilities, and parking accommodations similar in areas of disturbance to the previously endorsed plans. The parking area will consist of 33 parking spaces with painted cross walks that will connect the parking spaces on the southeastern side of the parking lot to the sidewalk in front of the building, which will be surrounded by an 18' wide pervious paver access for emergency vehicles and dumpster accessibility. The proposed dumpster pad will be screened with a chain link fence with black slats located at the rear of the building. The site will be paved with sloped granite curbing at the entrance to the property and vertical concrete curbing throughout the remainder of the site as originally approved.

The hours of operation are from 6:30am to 6:00pm and will consist of a maximum number of 20-22 staff/teachers during peak time and assuming the daycare is operating at full capacity. No food is cooked onsite. A copy of the kitchen procedures has been attached for your reference.

THE LEARNING EXPERIENCE®

Academy of Early Education

To: Health Department

From: Jeannie Cave -Director of Construction

Regarding: Plan Review for Future License application for use of Warming Kitchen

My name is Jeannie Cave, Director of Construction for The Learning Experience®.

Currently our company has over 170 operational centers located throughout California, Colorado, Connecticut, Florida, Illinois, Maryland, Massachusetts, Michigan, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Texas, and Virginia. It is our practice prior to making an application for Food Service License to first become licensed as a child care center through the applicable state agency. Upon the state's approval for license and with an enrollment of 75 children on table food, we will then apply for a license to serve lunches to children over the age of 12 months. In the meantime, snacks are provided by the Center and lunches are brought from home.

Our Kitchen is designed to act as a warming facility only. We do not have a stove, oven, hood or fryer. As the center becomes enrolled to its capacity we serve approximately 90-115 lunches daily. All food is delivered by a food distribution company licensed to do business within the appropriate state at least once per week at first, then if demand warrants, more frequently. Since the food and paper products are purchased as needed, there is no need for additional storage space.

The frozen/perishable food is stored in the kitchen until mealtime in one 23 cubic foot capacity refrigerator and one 23 cubic foot capacity freezer in which with the refrigerator is kept at 35 degrees and the freezer is kept at 0 degrees and are both NSF approved. Each unit is equipped with an exterior mounted digital temperature monitor. The non-perishable food is stored at room temperature in storage cabinets in the kitchen a minimum of 6 inches off the floor.

Food is prepared by using two rice cookers, and three microwaves, heated to proper internal temperatures (checked by using a clean probe thermometer). Our rice cookers have the capacity to boil liquids. The food is heated per classroom; it is placed in a Tupperware type serving container and immediately transported to the rooms on a transport cart where it is plated for service to the children. Tables and chairs are within the classroom. The food service employee then returns to the kitchen and repeats the process for the next class.

All plates, cups and utensils are single use disposable items, however serving and warming equipment will be cleaned and sanitized in the three-compartment sink. All leftover products will be discarded after meal service. Meal Service time is approximately 45 to 90 minutes maximum. The center has one approved food service employee who typically works from 10:10 to 12:00 pm. Due to the limited schedule, a dressing room is not required. If the employee has to store personal belongings, he/she may do so in the Manager's Office.

All lunches are included in the child's monthly tuition; therefore, we will not be charging sales tax, which eliminates the need for the Certificate of Authority.

The kitchen and staff meet all local and state requirements for food preparation.

Thank you for your assistance in this matter. If you have any questions, please feel free to contact me at (561) 886-6400

Sincerely,

Jeannie Cave

Director of Construction
The Learning Experience

Drainage Analysis Comparison

for

**515 WEST CENTRAL STREET
(FORMERLY 505 WEST CENTRAL STREET)
LOT 3**

Franklin, MA

Date: October 22, 2020

Project No. F-4383

Prepared By:

*Guerriere & Halnon, Inc.
55 West Central Street
Franklin, MA 02038*

Prepared for:

*Franklin Learning RE, LLC
206 Great Road
Littleton, MA. 01460*



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

Narrative:

In 2011, the Franklin Planning Board approved a site development plan for 505 West Central Street. The approved site plan was for the development of the entire parcel (3.9 acres) with three (3) distinct uses; a “Wendy’s” in the south west corner abutting West Central Street, a Medical Office/Retail building in the northeast corner, and a “Taco Bell” in the northwestern portion of the site. In September 2013, the Board approved a Private Definitive Subdivision, which divided the site into three (3) individual lots and a 40-foot wide private right of way (Parcel A). Lot 1 was subsequently permitted for the construction of a Midas automobile maintenance building, Lot 2 remained as the existing Wendy’s use, and Lot 3 of the subdivision was the former Medical Office/Retail building and is the subject Lot for the current proposed modification.

The site consists of five (5) drainage areas, of which Drainage Areas #3 and #4 were designed to handle stormwater from the Wendy’s site and Lot 3. Drainage Area #3 consists of infiltration chambers for roof runoff from Wendy’s and the originally proposed medical/office space, while Drainage Area #4 consists of a sediment forebay, open basin and a combined detention/retention system, which was constructed in accordance with the endorsed Site Plan for the remainder of the impervious area for Wendy’s and Lot 3.

The proposed project generally consists of constructing a 5,200± sf 2-story child day care facility with parking and associated site appurtenances on Lot 3 and will utilize the previously constructed stormwater management system on Lot 2 (Wendy’s). The drainage system for the project site is configured similarly to the previously approved design and maintains the originally proposed drainage patterns.

The purpose of this report is to provide a comparison between the approved and proposed sites and their stormwater treatment trains.

Stormwater Standards

As the original Site Design and Drainage Analysis has been reviewed and approved, and the proposed project is a modification to a portion of the entire approved plan, this comparison will concentrate on the applicable standards that are affected by the modification, specifically Standard #2 – Peak Rate Attenuation and Standard #3 – Groundwater Recharge.

The required volume of recharge is based on the amount of impervious area on the site. The drainage area in front of Wendy’s (Drainage Basin #4) was designed to capture approximately 1.3+/- acres of impervious area, which consisted of Parcel A in its entirety, Wendy’s parking area and the parking area proposed on Lot 3. A comparison of Approved and Proposed impervious area is as follows;

	<u>Pavement</u>	<u>Structure</u>	<u>Total</u>
Lot 3 Proposed Imp. Area in 2020 (sf)	23,665	5,200	28,865
Lot 3 Approved Imp. Area in 2015 (sf)	<u>20,730</u>	<u>5,032</u>	<u>25,762</u>
Net increase/decrease (sf)	2,935	168	3,103

The project on Lot 3 is proposed to increase the total impervious area for structures and paving by approximately 3,103 sf. However, in comparison to the previously approved and modified site plan in 2015, there is an overall reduction in impervious area throughout the entire project area designated to discharge to Drainage Area #4. Therefore, the sizing of the existing stormwater management system is anticipated to function as originally intended. All runoff from impervious surfaces is captured and conveyed to the existing stormwater basins on the Wendy’s property (Lot 2).

300' Abutters List Report

Franklin, MA
September 24, 2020

Subject Parcel:

Parcel Number: 270-029-002
CAMA Number: 270-029-002-000
Property Address: 515 WEST CENTRAL ST

Mailing Address: NORFOLK COUNTY DEVELOPMENT LLC
185 QUINCY SHORE DR., APT A26
QUINCY, MA 02171

Abutters:

Parcel Number: 270-011-000
CAMA Number: 270-011-000-000
Property Address: 510 WEST CENTRAL ST

Mailing Address: HO ROBERT P TR HOMARK REALTY
TRUST
188 LAKE ST
SHERBORN, MA 01770

Parcel Number: 270-012-000
CAMA Number: 270-012-000-000
Property Address: 528 WEST CENTRAL ST

Mailing Address: RENNAISSANCE DEVELOPMENT CORP
35 SOCKANOSSET CROSS RD
CRANSTON, RI 02920

Parcel Number: 270-021-000
CAMA Number: 270-021-000-137
Property Address: 2005 FRANKLIN CROSSING RD

Mailing Address: LEARY PATRICK R
2005 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

Parcel Number: 270-021-000
CAMA Number: 270-021-000-151
Property Address: 1807 FRANKLIN CROSSING RD

Mailing Address: CHEN DE XIANG
6 HAVEN WAY
HOPEDALE, MA 01747

Parcel Number: 270-021-000
CAMA Number: 270-021-000-078
Property Address: 1406 FRANKLIN CROSSING RD

Mailing Address: SAWYER ALLAN W
1406 FRANKLIN CROSS RD
FRANKLIN, MA 02038

Parcel Number: 270-021-000
CAMA Number: 270-021-000-053
Property Address: 1005 FRANKLIN CROSSING RD

Mailing Address: BARROWS EDWARD
9 HEMLOCK CIR
MILLIS, MA 02054

Parcel Number: 270-021-000
CAMA Number: 270-021-000-130
Property Address: 2210 FRANKLIN CROSSING RD

Mailing Address: HOANG CHI X HUNG CHING FANG
PO BOX 381
FRANKLIN, MA 02038

Parcel Number: 270-021-000
CAMA Number: 270-021-000-091
Property Address: 1607 FRANKLIN CROSSING RD

Mailing Address: CURRAN EILEEN M
1607 FRANKLIN CROSS RD
FRANKLIN, MA 02038

Parcel Number: 270-021-000
CAMA Number: 270-021-000-084
Property Address: 1412 FRANKLIN CROSSING RD

Mailing Address: FEDERICO GINO TR GINO FEDERICO
REALTY TRUST
588 EAST ST
WRENTHAM, MA 02093

Parcel Number: 270-021-000
CAMA Number: 270-021-000-045
Property Address: 809 FRANKLIN CROSSING RD

Mailing Address: MEKA UDAYALAKSHMI
809 FRANKLIN CROSSING
FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
September 24, 2020

Parcel Number: 270-021-000 CAMA Number: 270-021-000-064 Property Address: 1204 FRANKLIN CROSSING RD	Mailing Address: WARNAKULASOORIYA BERNARD L 5 UNION MEADOWS ROAD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-051 Property Address: 1003 FRANKLIN CROSSING RD	Mailing Address: KANNAR SANDRA A 1003 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-014 Property Address: 402 FRANKLIN CROSSING RD	Mailing Address: BEAUREGARD KENNETH P BEAUREGARD JOANNE E 402 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-016 Property Address: 404 FRANKLIN CROSSING RD	Mailing Address: RENAGHAN JOAN M 404 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-123 Property Address: 2203 FRANKLIN CROSSING RD	Mailing Address: REIS LUIS J 25 SHEILA LN FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-140 Property Address: 2008 FRANKLIN CROSSING RD	Mailing Address: CB FRANKLIN LLC 56 KEARNEY RD NEEDHAM, MA 02494
Parcel Number: 270-021-000 CAMA Number: 270-021-000-037 Property Address: 801 FRANKLIN CROSSING RD	Mailing Address: POPOLOSKI KATHRYN 801 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-150 Property Address: 1806 FRANKLIN CROSSING RD	Mailing Address: CAREY COLEEN M 1806 FRANKLIN CROSSING ROAD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-003 Property Address: 203 FRANKLIN CROSSING RD	Mailing Address: TRABOULSSI JOSEPH A 415 THURSTON ST WRENTHAM, MA 02093
Parcel Number: 270-021-000 CAMA Number: 270-021-000-028 Property Address: 604 FRANKLIN CROSSING RD	Mailing Address: PAKKALA BRENDA L 604 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-129 Property Address: 2209 FRANKLIN CROSSING RD	Mailing Address: CB FRANKLIN LLC 56 KEARNEY RD NEEDHAM, MA 02494
Parcel Number: 270-021-000 CAMA Number: 270-021-000-095 Property Address: 1611 FRANKLIN CROSSING RD	Mailing Address: ROSEN PATRICIA A 1611 FRANKLIN CROSS RD FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
September 24, 2020

Parcel Number: 270-021-000 CAMA Number: 270-021-000-009 Property Address: 209 FRANKLIN CROSSING RD	Mailing Address: MCCAUL JOSEPH B 209 FRANKLIN CROSSING RD - UNI FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-138 Property Address: 2006 FRANKLIN CROSSING RD	Mailing Address: CALLAHAN MICHAEL 2006 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-113 Property Address: 2405 FRANKLIN CROSSING RD	Mailing Address: GUILMETTE THOMAS R 2405 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-033 Property Address: 609 FRANKLIN CROSSING RD	Mailing Address: CLARK SUSAN E 609 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-066 Property Address: 1206 FRANKLIN CROSSING RD	Mailing Address: KIERCE ROBERT F & KAREN E DONOVAN THOMAS J 3 HERITAGE DR FOXBORO, MA 02035
Parcel Number: 270-021-000 CAMA Number: 270-021-000-046 Property Address: 810 FRANKLIN CROSSING RD	Mailing Address: SEIFI ALIREZA 810 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-120 Property Address: 2412 FRANKLIN CROSSING RD	Mailing Address: BOVARNICK DAVID 56 KEARNEY RD NEEDHAM, MA 02492
Parcel Number: 270-021-000 CAMA Number: 270-021-000-117 Property Address: 2409 FRANKLIN CROSSING RD	Mailing Address: ROLLINS NATHAN 2409 FRANKLIN CROSSING FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-079 Property Address: 1407 FRANKLIN CROSSING RD	Mailing Address: SULLIVAN ELLEN 1407 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-058 Property Address: 1010 FRANKLIN CROSSING RD	Mailing Address: LEEAR BRYAN 1010 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-105 Property Address: 2609 FRANKLIN CROSSING RD	Mailing Address: MCLELLAN JOHN 2609 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-068 Property Address: 1208 FRANKLIN CROSSING RD	Mailing Address: MAGUIRE KERRY 1208 FRANKLIN CROSS RD FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
September 24, 2020

Parcel Number: 270-021-000 CAMA Number: 270-021-000-000 Property Address: 201 FRANKLIN CROSSING RD	Mailing Address: FRANKLIN CROSSING CONDOMINIUM C/O STERLING SERVICES INC 589 CONCORD ST HOLLISTON, MA 01746
Parcel Number: 270-021-000 CAMA Number: 270-021-000-097 Property Address: 2601 FRANKLIN CROSSING RD	Mailing Address: COELHO RONAN R COELHO MARLENE MARCIONILA D 2601 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-042 Property Address: 806 FRANKLIN CROSSING RD	Mailing Address: KESSEL BRADFORD W 3 CANDLELIGHT LN BELLINGHAM, MA 02019
Parcel Number: 270-021-000 CAMA Number: 270-021-000-031 Property Address: 607 FRANKLIN CROSSING RD	Mailing Address: WALDER CAROL A 607 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-041 Property Address: 805 FRANKLIN CROSSING RD	Mailing Address: VILLAFANE GUILLERMO 805 FRANKLIN CROSS RD - UNIT 5 FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-103 Property Address: 2607 FRANKLIN CROSSING RD	Mailing Address: NG SHERRI 2607 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-038 Property Address: 802 FRANKLIN CROSSING RD	Mailing Address: DEFLAMINIS ROBERT J III 802 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-153 Property Address: 1809 FRANKLIN CROSSING RD	Mailing Address: MALDONADO JEANETH 1809 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-007 Property Address: 207 FRANKLIN CROSSING RD	Mailing Address: BALARAMAN PRASANNA 5 DERBY LN FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-134 Property Address: 2002 FRANKLIN CROSSING RD	Mailing Address: KOSLOWSKI JOAN E 2002 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-088 Property Address: 1604 FRANKLIN CROSSING RD	Mailing Address: TOMAO JOSEPH A 1604 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-061 Property Address: 1201 FRANKLIN CROSSING RD	Mailing Address: FEDERICO GINO & ARMANDO TRS FEDERICO REALTY TRUST 588 EAST ST WRENTHAM, MA 02093

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300' Abutters List Report

Franklin, MA
September 24, 2020

Parcel Number: 270-021-000 CAMA Number: 270-021-000-139 Property Address: 2007 FRANKLIN CROSSING RD	Mailing Address: CURRIER REALTY LLC 91 ELM STREET FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-132 Property Address: 2212 FRANKLIN CROSSING RD	Mailing Address: FEDERICO GINO & ARMANDO TRS FEDERICO REALTY TRUST 588 EAST ST WRENTHAM, MA 02093
Parcel Number: 270-021-000 CAMA Number: 270-021-000-090 Property Address: 1606 FRANKLIN CROSSING RD	Mailing Address: FINLEY JAMES E 1606 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-073 Property Address: 1401 FRANKLIN CROSSING RD	Mailing Address: PFEIFFER RICHARD M JR PFEIFFER MARGARET M 2 STONEY RIDGE RD MEDWAY, MA 02053
Parcel Number: 270-021-000 CAMA Number: 270-021-000-023 Property Address: 411 FRANKLIN CROSSING RD	Mailing Address: SOARES STEPHEN 117 TURNPIKE ST SOUTH EASTON, MA 02375-1123
Parcel Number: 270-021-000 CAMA Number: 270-021-000-013 Property Address: 401 FRANKLIN CROSSING RD	Mailing Address: SASA-1 GLOBAL ENDEAVORS LLC PO BOX 505 SOUTHBOROUGH, MA 01772
Parcel Number: 270-021-000 CAMA Number: 270-021-000-124 Property Address: 2204 FRANKLIN CROSSING RD	Mailing Address: SULLIVAN PATRICIA A 2204 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-155 Property Address: 1811 FRANKLIN CROSSING RD	Mailing Address: FEDERICO GINO & ARMANDO TRS THE FEDERICO REALTY TRUST 588 EAST ST WRENTHAM, MA 02093
Parcel Number: 270-021-000 CAMA Number: 270-021-000-011 Property Address: 211 FRANKLIN CROSSING RD	Mailing Address: PATRICK MAUREEN C 211 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-070 Property Address: 1210 FRANKLIN CROSSING RD	Mailing Address: LEE DANIEL & AGNES TAM TRS SD DANIEL LEE & AGNES TAM-LEE 17 WALNUT ST MILLIS, MA 02054
Parcel Number: 270-021-000 CAMA Number: 270-021-000-143 Property Address: 2011 FRANKLIN CROSSING RD	Mailing Address: FAIR MIKAELA L 130 HOLLISTON ST MEDWAY, MA 02053-1957
Parcel Number: 270-021-000 CAMA Number: 270-021-000-131 Property Address: 2211 FRANKLIN CROSSING RD	Mailing Address: THOMPSON KEVIN J RENDON- THOMPSON ESTHER 2211 FRANKLIN CROSSING RD FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
September 24, 2020

Parcel Number: 270-021-000 CAMA Number: 270-021-000-152 Property Address: 1808 FRANKLIN CROSSING RD	Mailing Address: NAYLOR WILLIAM F IV 10 COURTLAND ST MIDDLEBORO, MA 02346-2117
Parcel Number: 270-021-000 CAMA Number: 270-021-000-008 Property Address: 208 FRANKLIN CROSSING RD	Mailing Address: ROMANO ROSA ROMANO ANTONIO 65 TILTING ROCK RD WRENTHAM, MA 02093
Parcel Number: 270-021-000 CAMA Number: 270-021-000-052 Property Address: 1004 FRANKLIN CROSSING RD	Mailing Address: NEELY RICHARD E NEELY STEPHEN 1004 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-100 Property Address: 2604 FRANKLIN CROSSING RD	Mailing Address: BOVARNICK DAVID 56 KEARNEY RD NEEDHAM, MA 02494
Parcel Number: 270-021-000 CAMA Number: 270-021-000-094 Property Address: 1610 FRANKLIN CROSSING RD	Mailing Address: GORAYEB NICHOLAS B 1610 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-074 Property Address: 1402 FRANKLIN CROSSING RD	Mailing Address: LUNN DEBORAH A 1402 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-030 Property Address: 606 FRANKLIN CROSSING RD	Mailing Address: SANTOS VALTER DIAS 606 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-039 Property Address: 803 FRANKLIN CROSSING RD	Mailing Address: AMR REALTY INVESTMENTS LLC 10 SPEEN ST FRAMINGHAM, MA 01701
Parcel Number: 270-021-000 CAMA Number: 270-021-000-133 Property Address: 2001 FRANKLIN CROSSING RD	Mailing Address: LEWIS EMILY R 2001 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-086 Property Address: 1602 FRANKLIN CROSSING RD	Mailing Address: PACE JAMES M 1602 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-024 Property Address: 412 FRANKLIN CROSSING RD	Mailing Address: MCALEAR STEPHEN H DELZOPPO MARIE A 412 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-099 Property Address: 2603 FRANKLIN CROSSING RD	Mailing Address: GREGORIO ALEXANDRE 2603 FRANKLIN CROSSING RD FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA

September 24, 2020

Parcel Number: 270-021-000 CAMA Number: 270-021-000-096 Property Address: 1612 FRANKLIN CROSSING RD	Mailing Address: CAMERON SARA 1612 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-077 Property Address: 1405 FRANKLIN CROSSING RD	Mailing Address: STEVENS JONATHAN 1405 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-040 Property Address: 804 FRANKLIN CROSSING RD	Mailing Address: BARROWS EDWARD A JR PO BOX 502 MEDFIELD, MA 02052
Parcel Number: 270-021-000 CAMA Number: 270-021-000-056 Property Address: 1008 FRANKLIN CROSSING RD	Mailing Address: ROBERY ELLEN 1008 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-017 Property Address: 405 FRANKLIN CROSSING RD	Mailing Address: KAUFFMAN MATTHEW 405 FRANKLIN CROSSING FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-018 Property Address: 406 FRANKLIN CROSSING RD	Mailing Address: REYNOLDS DEBRA E TR SANDRA YASI SUPPLEMENTAL NEEDS 137 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-106 Property Address: 2610 FRANKLIN CROSSING RD	Mailing Address: CURRIER REALTY LLC 91 ELM ST FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-135 Property Address: 2003 FRANKLIN CROSSING RD	Mailing Address: MORGAN JONATHAN A INDELICATO JENNIE M 2003 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-149 Property Address: 1805 FRANKLIN CROSSING RD	Mailing Address: GILIBERTO SHARON A 75 DEAN AV FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-035 Property Address: 611 FRANKLIN CROSSING RD	Mailing Address: QUINN PATRICK J 611 FRANKLIN CROSSING FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-044 Property Address: 808 FRANKLIN CROSSING RD	Mailing Address: HILL MATTHEW 808 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-057 Property Address: 1009 FRANKLIN CROSSING RD	Mailing Address: LEE KEVIN F 1009 FRANKLIN CROSS RD UNIT 9 FRANKLIN, MA 02038

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Franklin, MA
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Parcel Number: 270-021-000 CAMA Number: 270-021-000-048 Property Address: 812 FRANKLIN CROSSING RD	Mailing Address: BROYLES DAVID S BROYLES SUZANNE V 84 OXFORD RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-021 Property Address: 409 FRANKLIN CROSSING RD	Mailing Address: VILLIARD PAUL J 409 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-098 Property Address: 2602 FRANKLIN CROSSING RD	Mailing Address: MENESES JOSE A 2602 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-109 Property Address: 2401 FRANKLIN CROSSING RD	Mailing Address: WOLFE KEVIN T 2401 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-010 Property Address: 210 FRANKLIN CROSSING RD	Mailing Address: BARROWS EDWARD A JR PO BOX 502 MEDFIELD, MA 02052
Parcel Number: 270-021-000 CAMA Number: 270-021-000-060 Property Address: 1012 FRANKLIN CROSSING RD	Mailing Address: MACKINNON JASON S 1012 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-111 Property Address: 2403 FRANKLIN CROSSING RD	Mailing Address: TODD KAREN W TR 2403 FRANKLIN CROSSING RLTY T 240 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-076 Property Address: 1404 FRANKLIN CROSSING RD	Mailing Address: LSF9 MASTER PARTICIPATION TRUS C/O CALIBER HOME LOANS INC 13801 WIRELESS WAY OKLAHOMA CITY, OK 73134
Parcel Number: 270-021-000 CAMA Number: 270-021-000-071 Property Address: 1211 FRANKLIN CROSSING RD	Mailing Address: URBANO MARIA A 1211 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-047 Property Address: 811 FRANKLIN CROSSING RD	Mailing Address: QUAN LESTER 811 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-144 Property Address: 2012 FRANKLIN CROSSING RD	Mailing Address: GIACALONE JAMES GIACOLONE DOREEN 304 PROSPECT ST FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-118 Property Address: 2410 FRANKLIN CROSSING RD	Mailing Address: PRIDHAM JASON E PRIDHAM JESSICA A 2410 FRANKLIN CROSS RD FRANKLIN, MA 02038

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Parcel Number: 270-021-000 CAMA Number: 270-021-000-004 Property Address: 204 FRANKLIN CROSSING RD	Mailing Address: CIAVARRA ROBERT CIAVARRA CHRISTINE 204 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-062 Property Address: 1202 FRANKLIN CROSSING RD	Mailing Address: HOLT JOANNE 1202 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-142 Property Address: 2010 FRANKLIN CROSSING RD	Mailing Address: HERTZBERG PAUL A 2010 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-110 Property Address: 2402 FRANKLIN CROSSING RD	Mailing Address: BROYLES DAVID S BROYLES SUZANNE V 84 OXFORD DR FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-002 Property Address: 202 FRANKLIN CROSSING RD	Mailing Address: GRIFFITH DOROTHY J 202 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-136 Property Address: 2004 FRANKLIN CROSSING RD	Mailing Address: TURIEO CHRISTOPHER E 2004 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-147 Property Address: 1803 FRANKLIN CROSSING RD	Mailing Address: CACICI KATHLEEN 1803 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-005 Property Address: 205 FRANKLIN CROSSING RD	Mailing Address: AR PROPERTY LLC 1 WINDSONG WAY HOPKINTON, MA 01748
Parcel Number: 270-021-000 CAMA Number: 270-021-000-125 Property Address: 2205 FRANKLIN CROSSING RD	Mailing Address: GAZZOLA JENNIFER L 2205 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-154 Property Address: 1810 FRANKLIN CROSSING RD	Mailing Address: MULLINS PHILIP RYAN 1810 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-075 Property Address: 1403 FRANKLIN CROSSING RD	Mailing Address: JANUK LLC 11 FLYNN RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-043 Property Address: 807 FRANKLIN CROSSING RD	Mailing Address: AVILES ALEXANDRIA A 807 FRANKLIN CROSS RD FRANKLIN, MA 02038

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Parcel Number: 270-021-000 CAMA Number: 270-021-000-063 Property Address: 1203 FRANKLIN CROSSING RD	Mailing Address: DOE JONATHAN W DOE CHERYL A 1203 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-065 Property Address: 1205 FRANKLIN CROSSING RD	Mailing Address: MACKINNON WENDY A 1205 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-126 Property Address: 2206 FRANKLIN CROSSING RD	Mailing Address: GRADY JOHN P 2206 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-092 Property Address: 1608 FRANKLIN CROSSING RD	Mailing Address: BATTI JEFFREY J TR JEFFREY J BATTI 2013 TRUST 1 YORK RD MANSFIELD, MA 02048
Parcel Number: 270-021-000 CAMA Number: 270-021-000-034 Property Address: 610 FRANKLIN CROSSING RD	Mailing Address: PELL JOHN P 610 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-072 Property Address: 1212 FRANKLIN CROSSING RD	Mailing Address: SIWRUK GARY A 1212 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-049 Property Address: 1001 FRANKLIN CROSSING RD	Mailing Address: GOLDMAN JUDITH A 1001 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-102 Property Address: 2606 FRANKLIN CROSSING RD	Mailing Address: FEDERICO GINO & ARMANDO TRS FEDERICO REALTY TRUST 588 EAST ST WRENTHAM, MA 02093
Parcel Number: 270-021-000 CAMA Number: 270-021-000-015 Property Address: 403 FRANKLIN CROSSING RD	Mailing Address: MASI MICHELE A 403 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-101 Property Address: 2605 FRANKLIN CROSSING RD	Mailing Address: SLOTNICK, BRUCE E TR CASSIDY, SLOTNICK FAMILY IRREVOC TRUST 2605 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-112 Property Address: 2404 FRANKLIN CROSSING RD	Mailing Address: LAVIERI FRANK LAVIERI KATHRYN 2404 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-032 Property Address: 608 FRANKLIN CROSSING RD	Mailing Address: ZIEGLER CLAUDE R J 608 FRANKLIN CROSS RD FRANKLIN, MA 02038

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Parcel Number: 270-021-000 CAMA Number: 270-021-000-054 Property Address: 1006 FRANKLIN CROSSING RD	Mailing Address: PURCELL JOSEPHINE A 1006 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-121 Property Address: 2201 FRANKLIN CROSSING RD	Mailing Address: LOPES DANIEL A 2201 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-093 Property Address: 1609 FRANKLIN CROSSING RD	Mailing Address: GATTO KIMBERLY ANN 1609 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-080 Property Address: 1408 FRANKLIN CROSSING RD	Mailing Address: BATTA JEFFREY J TR JEFFREY J BATTA 2013 TRUST 1 YORK ROAD MANSFIELD, MA 02048
Parcel Number: 270-021-000 CAMA Number: 270-021-000-108 Property Address: 2612 FRANKLIN CROSSING RD	Mailing Address: BALASUBRAMANIAN CHIRANJEEV JANAKIRAMAN VIJAYA P 6 WILLIAMBURG WAY MEDWAY, MA 02053
Parcel Number: 270-021-000 CAMA Number: 270-021-000-115 Property Address: 2407 FRANKLIN CROSSING RD	Mailing Address: SELLARS KARA L 76 STONE RIDGE RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-089 Property Address: 1605 FRANKLIN CROSSING RD	Mailing Address: HSIEN FRANK 101 LEGATE HILL RD LEOMINSTER, MA 01453
Parcel Number: 270-021-000 CAMA Number: 270-021-000-067 Property Address: 1207 FRANKLIN CROSSING RD	Mailing Address: RAVREBY SANDRA L 1207 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-145 Property Address: 1801 FRANKLIN CROSSING RD	Mailing Address: CB FRANKLIN LLC 56 KEARNEY RD NEEDHAM, MA 02494
Parcel Number: 270-021-000 CAMA Number: 270-021-000-001 Property Address: 201 FRANKLIN CROSSING RD	Mailing Address: DEVINE THOMAS A DEVINE BARBARH H 8 PEAR TREE LN FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-059 Property Address: 1011 FRANKLIN CROSSING RD	Mailing Address: LEE S D DANIEL & AGNES TRS LEE & TAM-LEE REVOCABLE TRUST 17 WALNUT ST MILLIS, MA 02054
Parcel Number: 270-021-000 CAMA Number: 270-021-000-050 Property Address: 1002 FRANKLIN CROSSING RD	Mailing Address: BATOG LAURA 1002 FRANKLIN CROSS RD FRANKLIN, MA 02038

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Parcel Number: 270-021-000 CAMA Number: 270-021-000-141 Property Address: 2009 FRANKLIN CROSSING RD	Mailing Address: BATTA JEFFREY J TR JEFFREY J BATTA 2013 TRUST 1 YORK RD MANSFIELD, MA 02048
Parcel Number: 270-021-000 CAMA Number: 270-021-000-025 Property Address: 601 FRANKLIN CROSSING RD	Mailing Address: PRESKENIS DONNA M 601 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-104 Property Address: 2608 FRANKLIN CROSSING RD	Mailing Address: COLLINS BRIAN COLLINS MAUREEN T 2608 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-036 Property Address: 612 FRANKLIN CROSSING RD	Mailing Address: WRIGHT ELIZABETH & JESSICA TRS 612 FRANKLIN XING REALTY TRUST 612 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-156 Property Address: 1812 FRANKLIN CROSSING RD	Mailing Address: CHASE KATHERINE 1812 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-082 Property Address: 1410 FRANKLIN CROSSING RD	Mailing Address: CHAVALAM SRINIVASARAO 1410 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-026 Property Address: 602 FRANKLIN CROSSING RD	Mailing Address: SULLIVAN KIERAN M 602 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-019 Property Address: 407 FRANKLIN CROSSING RD	Mailing Address: LAQUIDARA DONNA J 407 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-020 Property Address: 408 FRANKLIN CROSSING RD	Mailing Address: SUN HUA YUNG SUN ZHI PING 91 HIGHBANK RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-107 Property Address: 2611 FRANKLIN CROSSING RD	Mailing Address: FITZPATRICK KELLIE M 2611 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-116 Property Address: 2408 FRANKLIN CROSSING RD	Mailing Address: FEDERICO GINO & ARMANDO TRS THE FEDERICO REALTY TRUST 588 EAST ST WRENTHAM, MA 02093
Parcel Number: 270-021-000 CAMA Number: 270-021-000-085 Property Address: 1601 FRANKLIN CROSSING RD	Mailing Address: JANUK LLC 11 FLYNN RD FRANKLIN, MA 02038

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Parcel Number: 270-021-000 CAMA Number: 270-021-000-119 Property Address: 2411 FRANKLIN CROSSING RD	Mailing Address: BAKIS PANAGIOTA 297 BELGRADE AVE - #2 ROSLINDALE, MA 02131
Parcel Number: 270-021-000 CAMA Number: 270-021-000-083 Property Address: 1411 FRANKLIN CROSSING RD	Mailing Address: SCHULTHEIS STEVEN 1411 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-029 Property Address: 605 FRANKLIN CROSSING RD	Mailing Address: FEDERICO GINO & ARMANDO TRS THE FEDERICO REALTY TRUST 588 EAST ST WRENTHAM, MA 02093
Parcel Number: 270-021-000 CAMA Number: 270-021-000-012 Property Address: 212 FRANKLIN CROSSING RD	Mailing Address: PAN CHIN YI LIANG YUN P 1 JR'S LN FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-122 Property Address: 2202 FRANKLIN CROSSING RD	Mailing Address: KENNEDY JENNY L 2202 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-148 Property Address: 1804 FRANKLIN CROSSING RD	Mailing Address: CB FRANKLIN LLC 56 KEARNEY RD NEEDHAM, MA 02494
Parcel Number: 270-021-000 CAMA Number: 270-021-000-081 Property Address: 1409 FRANKLIN CROSSING RD	Mailing Address: BATOG DANNY E BATOG JAYNE R 1409 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-069 Property Address: 1209 FRANKLIN CROSSING RD	Mailing Address: FRAIN MARY P 1209 FRANKLIN CROSSING RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-055 Property Address: 1007 FRANKLIN CROSSING RD	Mailing Address: LIBSON MARY KIM 1007 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-127 Property Address: 2207 FRANKLIN CROSSING RD	Mailing Address: IMBROGNA SCOTT 2207 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-146 Property Address: 1802 FRANKLIN CROSSING RD	Mailing Address: PRATT CATHERINE 1802 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-087 Property Address: 1603 FRANKLIN CROSSING RD	Mailing Address: RICHARD HARLOW INVESTMENTS LLC 120 ORCHARD ST MILLIS, MA 02064

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Parcel Number: 270-021-000 CAMA Number: 270-021-000-027 Property Address: 603 FRANKLIN CROSSING RD	Mailing Address: RAJAGOPAL RAJASEKARAN 2 DENA DRIVE FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-128 Property Address: 2208 FRANKLIN CROSSING RD	Mailing Address: MYERS STACEY 2208 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-114 Property Address: 2406 FRANKLIN CROSSING RD	Mailing Address: MURPHY EDWARD MURPHY SHARON 2406 FRANKLIN CROSS RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-006 Property Address: 206 FRANKLIN CROSSING RD	Mailing Address: GARRITY H PHILIP III GARRITY CAROL J 421 BEVERLY RD FRANKLIN, MA 02038
Parcel Number: 270-021-000 CAMA Number: 270-021-000-022 Property Address: 410 FRANKLIN CROSSING RD	Mailing Address: FIELD DONNA FIELD MICHAEL B 410 FRANKLIN CROSSING ROAD FRANKLIN, MA 02038
Parcel Number: 270-025-000 CAMA Number: 270-025-000-000 Property Address: 555 OLD WEST CENTRAL ST	Mailing Address: MINE BROOK ESTATES INC P O BOX Q FRANKLIN, MA 02038
Parcel Number: 270-026-000 CAMA Number: 270-026-000-000 Property Address: 541 WEST CENTRAL ST	Mailing Address: SIXTH REALTY LLC 5 FOX HOLLOW LN SHARON, MA 02067
Parcel Number: 270-027-000 CAMA Number: 270-027-000-000 Property Address: 533 WEST CENTRAL ST	Mailing Address: AMERICAN EAST COAST 1 LLC 5 TAM O SHANTER RD FRANKLIN, MA 02038
Parcel Number: 270-028-000 CAMA Number: 270-028-000-000 Property Address: WEST CENTRAL ST	Mailing Address: HERLIN JENNIFER H HOLMES TIMOTHY D & BRIAN R. 10 HIDDEN MEADOW LN WRENTHAM, MA 02093
Parcel Number: 270-029-000 CAMA Number: 270-029-000-000 Property Address: WEST CENTRAL ST	Mailing Address: DADDARIO JAMES F SR TR 505 W CENT ST PROP OWNERS TR 46 MARVIN AV FRANKLIN, MA 02038
Parcel Number: 270-029-001 CAMA Number: 270-029-001-000 Property Address: 529 WEST CENTRAL ST	Mailing Address: BCDJ FRANKLIN LLC 23 BOUNTY LANE FALMOUTH, MA 02540
Parcel Number: 270-029-002 CAMA Number: 270-029-002-000 Property Address: 515 WEST CENTRAL ST	Mailing Address: NORFOLK COUNTY DEVELOPMENT LLC 185 QUINCY SHORE DR., APT A26 QUINCY, MA 02171

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Parcel Number: 270-029-003
CAMA Number: 270-029-003-000
Property Address: 505 WEST CENTRAL ST

Mailing Address: L&X GROUP LLC
185 QUINCY SHORE DR., APT. A26
QUINCY, MA 02171

Parcel Number: 270-030-000
CAMA Number: 270-030-000-022
Property Address: 491 WEST CENTRAL ST

Mailing Address: DICKINSON DAVID
491 WEST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-032
Property Address: 491 WEST CENTRAL ST

Mailing Address: LOMBARDI PATRICIA G
491 W CENTRAL ST UNIT 8C
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-005
Property Address: 491 WEST CENTRAL ST

Mailing Address: KOPEC LEO J & CAROL A L/E KOPEC
JUSTIN ROBERT
60 FRONT ST
HOPKINTON, MA 01748

Parcel Number: 270-030-000
CAMA Number: 270-030-000-021
Property Address: 491 WEST CENTRAL ST

Mailing Address: WAYNE ROBERT A WAYNE
CHRISTOPHER M
65 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-030
Property Address: 491 WEST CENTRAL ST

Mailing Address: AMOS KERRY
491 WEST CENTRAL ST UNIT C6
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-041
Property Address: 491 WEST CENTRAL ST

Mailing Address: BASSMA OMAR
491 WEST CENTRAL ST UNIT D-5
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-000
Property Address: 491 WEST CENTRAL ST

Mailing Address: PRESIDENTIAL ARMS CONDOMINIUM
C/O PIONEER PROP. MGT
146 FOREST STREET
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-047
Property Address: 491 WEST CENTRAL ST

Mailing Address: PERELLA NICHOLAS M PERELLA JAMIE
R
491 W CENTRAL ST, #11D
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-002
Property Address: 491 WEST CENTRAL ST

Mailing Address: BROWN ROBERT A
49 PINE ST
DOUGLAS, MA 01516

Parcel Number: 270-030-000
CAMA Number: 270-030-000-027
Property Address: 491 WEST CENTRAL ST

Mailing Address: AMR REALTY INVESTMENTS LLC
10 SPEEN ST
FRAMINGHAM, MA 01701

Parcel Number: 270-030-000
CAMA Number: 270-030-000-033
Property Address: 491 WEST CENTRAL ST

Mailing Address: ABBY ROAD HOLDINGS LLC
55 WEST CENTRAL ST
FRANKLIN, MA 02038

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Parcel Number: 270-030-000 CAMA Number: 270-030-000-008 Property Address: 491 WEST CENTRAL ST	Mailing Address: EWALD LAURA J C/O LAURA RYAN 330 WHIPPOORWILL DR RAYNHAM, MA 02767
Parcel Number: 270-030-000 CAMA Number: 270-030-000-013 Property Address: 491 WEST CENTRAL ST	Mailing Address: KLEINE LAWRENCE J 491 W CENTRAL ST UNIT 1B FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-007 Property Address: 491 WEST CENTRAL ST	Mailing Address: GREIM LINDSEY A 491 W. CENTRAL ST UNIT 7A FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-020 Property Address: 491 WEST CENTRAL ST	Mailing Address: DUNN BRETT DUNN JESSICA PO BOX 453 BRISTOL, NH 03222-0453
Parcel Number: 270-030-000 CAMA Number: 270-030-000-009 Property Address: 491 WEST CENTRAL ST	Mailing Address: DAOUD BAHER K & SANDRA V TRS ALEXANDRIA REALTY TRUST 401 ESSEX ST MANSFIELD, MA 02048
Parcel Number: 270-030-000 CAMA Number: 270-030-000-017 Property Address: 491 WEST CENTRAL ST	Mailing Address: HORAN MARGARET O 491 WEST CENTRAL ST UNIT 5B FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-035 Property Address: 491 WEST CENTRAL ST	Mailing Address: CHAREST TIMOTHY 491 WEST CENTRAL 11C FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-034 Property Address: 491 WEST CENTRAL ST	Mailing Address: MANI PANAJOT 491 WEST CENTRAL ST UNIT 10C FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-023 Property Address: 491 WEST CENTRAL ST	Mailing Address: DESARIO GEORGE M DESARIO CAROL M 2 DOVER CIR FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-039 Property Address: 491 WEST CENTRAL ST	Mailing Address: MCCARTY RICHARD 491 WEST CENTRAL ST UNIT D3 FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-024 Property Address: 491 WEST CENTRAL ST	Mailing Address: JAQUES TRACY A JAQUES ALLEN N 67 MEETINGHOUSE LN S EASTON, MA 02375
Parcel Number: 270-030-000 CAMA Number: 270-030-000-019 Property Address: 491 WEST CENTRAL ST	Mailing Address: DUPUIS BRITTANY A 491 WEST CENTRAL ST 7B FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
September 24, 2020

Parcel Number: 270-030-000 CAMA Number: 270-030-000-045 Property Address: 491 WEST CENTRAL ST	Mailing Address: MEDWAR MICHAEL 491 W CENTRAL ST, #9-D FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-038 Property Address: 491 WEST CENTRAL ST	Mailing Address: NOBLE DEREK J 491 W CENTRAL ST UT D-2 FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-006 Property Address: 491 WEST CENTRAL ST	Mailing Address: 491 WEST CENTRAL STEET LLC 7 OVERLOOK DR FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-001 Property Address: 491 WEST CENTRAL ST	Mailing Address: FITZPATRICK JOHN E 491 WEST CENTRAL ST - UNIT 1A FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-028 Property Address: 491 WEST CENTRAL ST	Mailing Address: MIN BRIAN 491 WEST CENTRAL ST UNIT 4C FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-015 Property Address: 491 WEST CENTRAL ST	Mailing Address: MALINN FRANCIS X 33 MARTIN ST WEST ROXBURY, MA 02132
Parcel Number: 270-030-000 CAMA Number: 270-030-000-010 Property Address: 491 WEST CENTRAL ST	Mailing Address: CLITHERO ERIC A JR 491 W CENTRAL ST UT 10A FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-012 Property Address: 491 WEST CENTRAL ST	Mailing Address: POWELL FRANCES MARY 491 WEST CENTRAL ST FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-014 Property Address: 491 WEST CENTRAL ST	Mailing Address: SUMMERS ANDRE D P O BOX 306 FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-003 Property Address: 491 WEST CENTRAL ST	Mailing Address: MACKINNON GUY A 491 W CENTRAL ST UT A3 FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-044 Property Address: 491 WEST CENTRAL ST	Mailing Address: LIANG YUN P PAN CHIN Y 491 WEST CENTRAL ST D-8 FRANKLIN, MA 02038
Parcel Number: 270-030-000 CAMA Number: 270-030-000-031 Property Address: 491 WEST CENTRAL ST	Mailing Address: WILSON PAUL 1115 WEST ST WALPOLE, MA 02081

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300' Abutters List Report

Franklin, MA
September 24, 2020

Parcel Number: 270-030-000
CAMA Number: 270-030-000-016
Property Address: 491 WEST CENTRAL ST

Mailing Address: NEWMAN HARRIS L
491 WEST CENTRAL ST - UNIT 4 B
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-029
Property Address: 491 WEST CENTRAL ST

Mailing Address: CIAMPOLILLO BARBARA
7812 32ND STREET EAST
SARASOTA, FL 34243

Parcel Number: 270-030-000
CAMA Number: 270-030-000-048
Property Address: 491 WEST CENTRAL ST

Mailing Address: PICKHOVER MARILYN A
491 WEST CENTRAL ST, UT 12D
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-025
Property Address: 491 WEST CENTRAL ST

Mailing Address: SANFORD JOHN J
491 WEST CENTRAL ST UNIT 1-C
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-040
Property Address: 491 WEST CENTRAL ST

Mailing Address: KANTHETI SRINIVASARAO NALLURI
UMADEVI
71 PALOMINO DR
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-036
Property Address: 491 WEST CENTRAL ST

Mailing Address: PARKINSON JENNIFER
491 W CENTRAL ST UT 12C
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-018
Property Address: 491 WEST CENTRAL ST

Mailing Address: BRONZE MONKEY ENTERPRISES LLC
UNIT 6B W CENTRAL ST REALTY TR
46 LAKEVIEW TER
ASHLAND, MA 01721-2218

Parcel Number: 270-030-000
CAMA Number: 270-030-000-026
Property Address: 491 WEST CENTRAL ST

Mailing Address: WALSH PATRICK K ARRIGO JOAN B
491 WEST CENTRAL ST - UNIT C2
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-043
Property Address: 491 WEST CENTRAL ST

Mailing Address: SWEENEY MARY JO
491 W CENTRAL ST UNIT 7D
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-011
Property Address: 491 WEST CENTRAL ST

Mailing Address: PATEL KETAL PATEL TUSHAR
156 HOLLISTON ST
MEDWAY, MA 02053

Parcel Number: 270-030-000
CAMA Number: 270-030-000-046
Property Address: 491 WEST CENTRAL ST

Mailing Address: GRINHAM SANDRA
491 W CENTRAL ST UT 10D
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-004
Property Address: 491 WEST CENTRAL ST

Mailing Address: KELLY KAREN
491 WEST CENTRAL ST - BLDG A U
FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
September 24, 2020

Parcel Number: 270-030-000
CAMA Number: 270-030-000-042
Property Address: 491 WEST CENTRAL ST

Mailing Address: HAHN DANIEL C
491 W CENTRAL ST UT 6-D
FRANKLIN, MA 02038

Parcel Number: 270-030-000
CAMA Number: 270-030-000-037
Property Address: 491 WEST CENTRAL ST

Mailing Address: AR PROPERTY LLC
1 WINDSONG WAY
HOPKINTON, MA 01748

Parcel Number: 270-031-000
CAMA Number: 270-031-000-000
Property Address: 471 WEST CENTRAL ST

Mailing Address: FRANKLIN PLAZA TIC 1 LLC C/O ARIN
REALTY CO., INC. FRAN
112 NEEDHAM ST
NEWTON UPPER FALLS, MA 02464

Parcel Number: 270-038-000
CAMA Number: 270-038-000-000
Property Address: WEST CENTRAL ST

Mailing Address: HOLMES BRIAN R HOLMES TIMOTHY D
7 MYRTLE ST
NORFOLK, MA 02056-1315

Dawn M. Doyle, 9-24-20

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HO ROBERT P TR
HOMARK REALTY TRUST
188 LAKE ST
SHERBORN, MA 01770

GOLDMAN JUDITH A
1001 FRANKLIN CROSS RD
FRANKLIN, MA 02038

ROBERY ELLEN
1008 FRANKLIN CROSS RD
FRANKLIN, MA 02038

RENAISSANCE DEVELOPMENT
35 SOCKANOSSET CROSS RD
CRANSTON, RI 02920

PAN CHIN YI
LIANG YUN P
1 JR'S LN
FRANKLIN, MA 02038

NAYLOR WILLIAM F IV
10 COURTLAND ST
MIDDLEBORO, MA 02346-2117

QUINN PATRICK J
611 FRANKLIN CROSSING
FRANKLIN, MA 02038

BROYLES DAVID S
BROYLES SUZANNE V
84 OXFORD RD
FRANKLIN, MA 02038

DEFLAMINIS ROBERT J III
802 FRANKLIN CROSS RD
FRANKLIN, MA 02038

SELLARS KARA L
76 STONE RIDGE RD
FRANKLIN, MA 02038

AVILES ALEXANDRIA A
807 FRANKLIN CROSS RD
FRANKLIN, MA 02038

GAZZOLA JENNIFER L
2205 FRANKLIN CROSS RD
FRANKLIN, MA 02038

NEELY RICHARD E
NEELY STEPHEN
1004 FRANKLIN CROSS RD
FRANKLIN, MA 02038

SAWYER ALLAN W
1406 FRANKLIN CROSS RD
FRANKLIN, MA 02038

RAVREBY SANDRA L
1207 FRANKLIN CROSS RD
FRANKLIN, MA 02038

HILL MATTHEW
808 FRANKLIN CROSS RD
FRANKLIN, MA 02038

SLOTNICK, BRUCE E TR CASS
SLOTNICK FAMILY IRREVOC T
2605 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

CACICI KATHLEEN
1803 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

ROMANO ROSA
ROMANO ANTONIO
65 TILTING ROCK RD
WRENTHAM, MA 02093

KANNAR SANDRA A
1003 FRANKLIN CROSS RD
FRANKLIN, MA 02038

AR PROPERTY LLC
1 WINDSONG WAY
HOPKINTON, MA 01748

URBANO MARIA A
1211 FRANKLIN CROSS RD
FRANKLIN, MA 02038

POPOLOSKI KATHRYN
801 FRANKLIN CROSS RD
FRANKLIN, MA 02038

LOPES DANIEL A
2201 FRANKLIN CROSS RD
FRANKLIN, MA 02038

CALLAHAN MICHAEL
2006 FRANKLIN CROSS RD
FRANKLIN, MA 02038

SANTOS VALTER DIAS
606 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BATTA JEFFREY J TR
JEFFREY J BATTA 2013 TRUS
1 YORK RD
MANSFIELD, MA 02048

RENAGHAN JOAN M
404 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BARROWS EDWARD A JR
PO BOX 502
MEDFIELD, MA 02052

HSIEN FRANK
101 LEGATE HILL RD
LEOMINSTER, MA 01453

LEARY PATRICK R
2005 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

VILLAFANE GUILLERMO
805 FRANKLIN CROSS RD - UNIT 5
FRANKLIN, MA 02038

WARNAKULASOORIYA BERNARD
5 UNION MEADOWS ROAD
FRANKLIN, MA 02038

SULLIVAN KIERAN M
602 FRANKLIN CROSS RD
FRANKLIN, MA 02038

FRANKLIN CROSSING CONDOMI
C/O STERLING SERVICES INC
589 CONCORD ST
HOLLISTON, MA 01746

MENESES JOSE A
2602 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

FEDERICO GINO & ARMANDO T
FEDERICO REALTY TRUST
588 EAST ST
WRENTHAM, MA 02093

LUNN DEBORAH A
1402 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BATOG LAURA
1002 FRANKLIN CROSS RD
FRANKLIN, MA 02038

TOMAO JOSEPH A
1604 FRANKLIN CROSS RD
FRANKLIN, MA 02038

GREGORIO ALEXANDRE
2603 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

GARRITY H PHILIP III
GARRITY CAROL J
421 BEVERLY RD
FRANKLIN, MA 02038

MAGUIRE KERRY
1208 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BEAUREGARD KENNETH P
BEAUREGARD JOANNE E
402 FRANKLIN CROSS RD
FRANKLIN, MA 02038

MURPHY EDWARD
MURPHY SHARON
2406 FRANKLIN CROSS RD
FRANKLIN, MA 02038

PURCELL JOSEPHINE A
1006 FRANKLIN CROSS RD
FRANKLIN, MA 02038

LEWIS EMILY R
2001 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

PELL JOHN P
610 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BATTA JEFFREY J TR
JEFFREY J BATTA2013 TRUS
1 YORK RD
MANSFIELD, MA 02048

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588 EAST ST
WRENTHAM, MA 02093

BALASUBRAMANIAN CHIRANJEE
JANAKIRAMAN VIJAYA P
6 WILLIAMBURG WAY
MEDWAY, MA 02053

SASA-1 GLOBAL ENDEAVORS L
PO BOX 505
SOUTHBOROUGH, MA 01772

CHEN DE XIANG
6 HAVEN WAY
HOPEDALE, MA 01747

SULLIVAN ELLEN
1407 FRANKLIN CROSS RD
FRANKLIN, MA 02038

PRESKENIS DONNA M
601 FRANKLIN CROSS RD
FRANKLIN, MA 02038

PAGE JAMES M
1602 FRANKLIN CROSS RD
FRANKLIN, MA 02038

IMBROGNA SCOTT
2207 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BROYLES DAVID S
BROYLES SUZANNE V
84 OXFORD DR
FRANKLIN, MA 02038

MYERS STACEY
2208 FRANKLIN CROSS RD
FRANKLIN, MA 02038

JANUK LLC
11 FLYNN RD
FRANKLIN, MA 02038

MCLELLAN JOHN
2609 FRANKLIN CROSS RD
FRANKLIN, MA 02038

CURRIER REALTY LLC
91 ELM STREET
FRANKLIN, MA 02038

LAQUIDARA DONNA J
407 FRANKLIN CROSS RD
FRANKLIN, MA 02038

FRAIN MARY P
1209 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

FEDERICO GINO & ARMANDO T
THE FEDERICO REALTY TRUST
588 EAST ST
WRENTHAM, MA 02093

CAMERON SARA
1612 FRANKLIN CROSS RD
FRANKLIN, MA 02038

FAIR MIKAELA L
130 HOLLISTON ST
MEDWAY, MA 02053-1957

MASI MICHELE A
403 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BARROWS EDWARD A JR
PO BOX 502
MEDFIELD, MA 02052

FIELD DONNA
FIELD MICHAEL B
410 FRANKLIN CROSSING ROAD
FRANKLIN, MA 02038

WOLFE KEVIN T
2401 FRANKLIN CROSS RD
FRANKLIN, MA 02038

LEEAR BRYAN
1010 FRANKLIN CROSS RD
FRANKLIN, MA 02038

KAUFFMAN MATTHEW
405 FRANKLIN CROSSING
FRANKLIN, MA 02038

ZIEGLER CLAUDE R J
608 FRANKLIN CROSS RD
FRANKLIN, MA 02038

GUILMETTE THOMAS R
2405 FRANKLIN CROSS RD
FRANKLIN, MA 02038

PRATT CATHERINE
1802 FRANKLIN CROSS RD
FRANKLIN, MA 02038

FEDERICO GINO TR
GINO FEDERICO REALTY TRUS
588 EAST ST
WRENTHAM, MA 02093

WALDER CAROL A
607 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BARROWS EDWARD
9 HEMLOCK CIR
MILLIS, MA 02054

HOANG CHI X
HUNG CHING FANG
PO BOX 381
FRANKLIN, MA 02038

BAKIS PANAGIOTA
297 BELGRADE AVE -#2
ROSLINDALE, MA 02131

QUAN LESTER
811 FRANKLIN CROSS RD
FRANKLIN, MA 02038

MACKINNON JASON S
1012 FRANKLIN CROSS RD
FRANKLIN, MA 02038

FEDERICO GINO & ARMANDO T
THE FEDERICO REALTY TRUST
588 EAST ST
WRENTHAM, MA 02093

CHAVALAM SRINIVASARAO
1410 FRANKLIN CROSS RD
FRANKLIN, MA 02038

ROLLINS NATHAN
2409 FRANKLIN CROSSING
FRANKLIN, MA 02038

BALARAMAN PRASANNA
5 DERBY LN
FRANKLIN, MA 02038

BATOG DANNY E
BATOG JAYNE R
1409 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

RAJAGOPAL RAJASEKARAN
2 DENA DRIVE
FRANKLIN, MA 02038

GRADY JOHN P
2206 FRANKLIN CROSS RD
FRANKLIN, MA 02038

LSF9 MASTER PARTICIPATION
C/O CALIBER HOME LOANS IN
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

GRIFFITH DOROTHY J
202 FRANKLIN CROSS RD
FRANKLIN, MA 02038

MULLINS PHILIP RYAN
1810 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

CB FRANKLIN LLC
56 KEARNEY RD
NEEDHAM, MA 02494

LIBSON MARY KIM
1007 FRANKLIN CROSS RD
FRANKLIN, MA 02038

PATRICK MAUREEN C
211 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

MCCAUL JOSEPH B
209 FRANKLIN CROSSING RD - UNI
FRANKLIN, MA 02038

TURIEO CHRISTOPHER E
2004 FRANKLIN CROSS RD
FRANKLIN, MA 02038

KOSLOWSKI JOAN E
2002 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

SIWRUK GARY A
1212 FRANKLIN CROSS RD
FRANKLIN, MA 02038

PAKKALA BRENDA L
604 FRANKLIN CROSS RD
FRANKLIN, MA 02038

FINLEY JAMES E
1606 FRANKLIN CROSS RD
FRANKLIN, MA 02038

GILIBERTO SHARON A
75 DEAN AV
FRANKLIN, MA 02038

VILLIARD PAUL J
409 FRANKLIN CROSS RD
FRANKLIN, MA 02038

THOMPSON KEVIN J
RENDON-THOMPSON ESTHER
2211 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

FITZPATRICK KELLIE M
2611 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

HERTZBERG PAUL A
2010 FRANKLIN CROSS RD
FRANKLIN, MA 02038

HOLT JOANNE
1202 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

CIAVARRA ROBERT
CIAVARRA CHRISTINE
204 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

CURRAN EILEEN M
1607 FRANKLIN CROSS RD
FRANKLIN, MA 02038

LAVIERI FRANK
LAVIERI KATHRYN
2404 FRANKLIN CROSS RD
FRANKLIN, MA 02038

SULLIVAN PATRICIA A
2204 FRANKLIN CROSS RD
FRANKLIN, MA 02038

KESSEL BRADFORD W
3 CANDLELIGHT LN
BELLINGHAM, MA 02019

CAREY COLEEN M
1806 FRANKLIN CROSSING ROAD
FRANKLIN, MA 02038

FEDERICO GINO & ARMANDO T
FEDERICO REALTY TRUST
588 EAST ST
WRENTHAM, MA 02093

JANUK LLC
11 FLYNN RD
FRANKLIN, MA 02038

COLLINS BRIAN
COLLINS MAUREEN T
2608 FRANKLIN CROSS RD
FRANKLIN, MA 02038

TODD KAREN W TR
2403 FRANKLIN CROSSING R
240 SUMMER ST
FRANKLIN, MA 02038

BOVARNICK DAVID
56 KEARNEY RD
NEEDHAM, MA 02494

WRIGHT ELIZABETH & JESSIC
612 FRANKLIN XING REALTY
612 FRANKLIN CROSS RD
FRANKLIN, MA 02038

MORGAN JONATHAN A
INDELICATO JENNIE M
2003 FRANKLIN CROSS RD
FRANKLIN, MA 02038

SEIFI ALIREZA
810 FRANKLIN CROSS RD
FRANKLIN, MA 02038

CURRIER REALTY LLC
91 ELM ST
FRANKLIN, MA 02038

PFEIFFER RICHARD M JR
PFEIFFER MARGARET M
2 STONEY RIDGE RD
MEDWAY, MA 02053

RICHARD HARLOW INVESTMENT
120 ORCHARD ST
MILLIS, MA 02064

LEE KEVIN F
1009 FRANKLIN CROSS RD UNIT 9
FRANKLIN, MA 02038

GORAYEB NICHOLAS B
1610 FRANKLIN CROSS RD
FRANKLIN, MA 02038

TRABOULSSI JOSEPH A
415 THURSTON ST
WRENTHAM, MA 02093

COELHO RONAN R
COELHO MARLENE MARCIONILA
2601 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

BATTA JEFFREY J TR
JEFFREY J BATTA2013 TRUS
1 YORK ROAD
MANSFIELD, MA 02048

LEE S D DANIEL & AGNES TR
LEE & TAM-LEE REVOCABLE T
17 WALNUT ST
MILLIS, MA 02054

SOARES STEPHEN
117 TURNPIKE ST
SOUTH EASTON, MA 02375-1123

KENNEDY JENNY L
2202 FRANKLIN CROSS RD
FRANKLIN, MA 02038

CB FRANKLIN LLC
56 KEARNEY RD
NEEDHAM, MA 02494

MEKA UDAYALAKSHMI
809 FRANKLIN CROSSING
FRANKLIN, MA 02038

ROSEN PATRICIA A
1611 FRANKLIN CROSS RD
FRANKLIN, MA 02038

SUN HUA YUNG
SUN ZHI PING
91 HIGHBANK RD
FRANKLIN, MA 02038

SCHULTHEIS STEVEN
1411 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

NG SHERRI
2607 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

GATTO KIMBERLY ANN
1609 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

CB FRANKLIN LLC
56 KEARNEY RD
NEEDHAM, MA 02494

LEE DANIEL & AGNES TAM TR
SD DANIEL LEE & AGNES TAM
17 WALNUT ST
MILLIS, MA 02054

CLARK SUSAN E
609 FRANKLIN CROSS RD
FRANKLIN, MA 02038

DOE JONATHAN W
DOE CHERYL A
1203 FRANKLIN CROSS RD
FRANKLIN, MA 02038

GIACALONE JAMES
GIACOLONE DOREEN
304 PROSPECT ST
FRANKLIN, MA 02038

REIS LUIS J
25 SHEILA LN
FRANKLIN, MA 02038

PRIDHAM JASON E
PRIDHAM JESSICA A
2410 FRANKLIN CROSS RD
FRANKLIN, MA 02038

REYNOLDS DEBRA E TR
SANDRA YASI SUPPLEMENTAL
137 BRANDYWINE RD
FRANKLIN, MA 02038

MACKINNON WENDY A
1205 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

MALDONADO JEANETH
1809 FRANKLIN CROSS RD
FRANKLIN, MA 02038

CHASE KATHERINE
1812 FRANKLIN CROSS RD
FRANKLIN, MA 02038

AMERICAN EAST COAST 1 LLC
5 TAM O SHANTER RD
FRANKLIN, MA 02038

NEWMAN HARRIS L
491 WEST CENTRAL ST - UNIT 4 B
FRANKLIN, MA 02038

AMR REALTY INVESTMENTS LL
10 SPEEN ST
FRAMINGHAM, MA 01701

HERLIN JENNIFER H
HOLMES TIMOTHY D & BRIAN
10 HIDDEN MEADOW LN
WRENTHAM, MA 02093

MIN BRIAN
491 WEST CENTRAL ST UNIT 4C
FRANKLIN, MA 02038

STEVENS JONATHAN
1405 FRANKLIN CROSS RD
FRANKLIN, MA 02038

DADDARIO JAMES F SR TR
505 W CENT ST PROP OWNERS
46 MARVIN AV
FRANKLIN, MA 02038

CLITHERO ERIC A JR
491 W CENTRAL ST UT 10A
FRANKLIN, MA 02038

CB FRANKLIN LLC
56 KEARNEY RD
NEEDHAM, MA 02494

BCDJ FRANKLIN LLC
23 BOUNTY LANE
FALMOUTH, MA 02540

PERELLA NICHOLAS M
PERELLA JAMIE R
491 W CENTRAL ST, #11D
FRANKLIN, MA 02038

DEVINE THOMAS A
DEVINE BARBARH H
8 PEAR TREE LN
FRANKLIN, MA 02038

NORFOLK COUNTY DEVELOPMEN
185 QUINCY SHORE DR., APT A26
QUINCY, MA 02171

KANTHETI SRINIVASARAO
NALLURI UMADEVI
71 PALOMINO DR
FRANKLIN, MA 02038

KIERCE ROBERT F & KAREN E
DONOVAN THOMAS J
3 HERITAGE DR
FOXBORO, MA 02035

L&X GROUP LLC
185 QUINCY SHORE DR., APT. A26
QUINCY, MA 02171

DESARIO GEORGE M
DESARIO CAROL M
2 DOVER CIR
FRANKLIN, MA 02038

FEDERICO GINO & ARMANDO T
THE FEDERICO REALTY TRUST
588 EAST ST
WRENTHAM, MA 02093

NOBLE DEREK J
491 W CENTRAL ST UT D-2
FRANKLIN, MA 02038

MALINN FRANCIS X
33 MARTIN ST
WEST ROXBURY, MA 02132

MCALEAR STEPHEN H
DELZOPPO MARIE A
412 FRANKLIN CROSS RD
FRANKLIN, MA 02038

MANI PANAJOT
491 WEST CENTRAL ST UNIT 10C
FRANKLIN, MA 02038

EWALD LAURA J
C/O LAURA RYAN
330 WHIPPOORWILL DR
RAYNHAM, MA 02767

MINE BROOK ESTATES INC
P O BOX Q
FRANKLIN, MA 02038

ABBY ROAD HOLDINGS LLC
55 WEST CENTRAL ST
FRANKLIN, MA 02038

WAYNE ROBERT A
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JAQUES ALLEN N
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BRONZE MONKEY ENTERPRISES
UNIT 6B W CENTRAL ST REAL
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POWELL FRANCES MARY
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491 WEST CENTRAL STEET LL
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GREIM LINDSEY A
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KOPEC JUSTIN ROBERT
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146 FOREST STREET
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WILSON PAUL
1115 WEST ST
WALPOLE, MA 02081

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PAN CHIN Y
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HOLMES TIMOTHY D
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Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, November 2, 2020 and again on November 9, 2020

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a Remote public hearing on **Monday, November 16, 2020 at 7:15 PM**, for a Site Plan Modification application at 515 West Central Street in Franklin, MA prepared by Guerriere & Halnon, Franklin, MA, Inc. and submitted to the Department of Planning & Community Development on October 26, 2020, by Franklin Learning LLC, 206 Great Road, Littleton, MA.

The property is located in the Commercial II Zoning District (Assessors Map 270 Lot 029.2) on West Central Street. The applicant is proposing to construct a 2-story day care facility within 5,250 sq/ft and a 3,790 sq/ft playground, associated utilities, parking accommodations, drainage and landscaping.

The hearing will provide an open forum for the discussion. This meeting will be done remotely via the “ZOOM” platform. Residents can visit the Town Website (Franklinma.gov) and click on the Town Calendar for up to date information on how to access the meeting

Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, will be posted on the Planning Board’s website under Agendas.

To access records and files for this project, please go to <https://www.franklinma.gov/planning-board/pages/515-west-central-street>

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.

To access records and files for this project, please email alove@franklinma.gov.

Anthony Padula, Chairman

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HOMARK REALTY TRUST
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SHERBORN, MA 01770

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ROBERY ELLEN
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35 SOCKANOSSET CROSS RD
CRANSTON, RI 02920

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LIANG YUN P
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MIDDLEBORO, MA 02346-2117

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BROYLES SUZANNE V
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802 FRANKLIN CROSS RD
FRANKLIN, MA 02038

SELLARS KARA L
76 STONE RIDGE RD
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AVILES ALEXANDRIA A
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NEELY STEPHEN
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RAVREBY SANDRA L
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HILL MATTHEW
808 FRANKLIN CROSS RD
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SLOTNICK FAMILY IRREVOC T
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ROMANO ANTONIO
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VILLAFANE GUILLERMO
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WARNAKULASOORIYA BERNARD
5 UNION MEADOWS ROAD
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C/O STERLING SERVICES INC
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BATOG LAURA
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TOMAO JOSEPH A
1604 FRANKLIN CROSS RD
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GREGORIO ALEXANDRE
2603 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

GARRITY H PHILIP III
GARRITY CAROL J
421 BEVERLY RD
FRANKLIN, MA 02038

MAGUIRE KERRY
1208 FRANKLIN CROSS RD
FRANKLIN, MA 02038

BEAUREGARD KENNETH P
BEAUREGARD JOANNE E
402 FRANKLIN CROSS RD
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MURPHY EDWARD
MURPHY SHARON
2406 FRANKLIN CROSS RD
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PURCELL JOSEPHINE A
1006 FRANKLIN CROSS RD
FRANKLIN, MA 02038

LEWIS EMILY R
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PELL JOHN P
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PACE JAMES M
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IMBROGNA SCOTT
2207 FRANKLIN CROSS RD
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BROYLES SUZANNE V
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MYERS STACEY
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407 FRANKLIN CROSS RD
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FIELD MICHAEL B
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LEEAR BRYAN
1010 FRANKLIN CROSS RD
FRANKLIN, MA 02038

KAUFFMAN MATTHEW
405 FRANKLIN CROSSING
FRANKLIN, MA 02038

ZIEGLER CLAUDE R J
608 FRANKLIN CROSS RD
FRANKLIN, MA 02038

GUILMETTE THOMAS R
2405 FRANKLIN CROSS RD
FRANKLIN, MA 02038

PRATT CATHERINE
1802 FRANKLIN CROSS RD
FRANKLIN, MA 02038

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GINO FEDERICO REALTY TRUS
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BATOG DANNY E
BATOG JAYNE R
1409 FRANKLIN CROSSING RD
FRANKLIN, MA 02038

RAJAGOPAL RAJASEKARAN
2 DENA DRIVE
FRANKLIN, MA 02038

GRADY JOHN P
2206 FRANKLIN CROSS RD
FRANKLIN, MA 02038

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C/O CALIBER HOME LOANS IN
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

GRIFFITH DOROTHY J
202 FRANKLIN CROSS RD
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MCCAUL JOSEPH B
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CIAVARRA CHRISTINE
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LAVIERI KATHRYN
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COLLINS MAUREEN T
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INDELICATO JENNIE M
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NG SHERRI
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PRIDHAM JESSICA A
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SANDRA YASI SUPPLEMENTAL
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CHASE KATHERINE
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BCDJ FRANKLIN LLC
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DEVINE BARBARH H
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NALLURI UMADEVI
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DONOVAN THOMAS J
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DESARIO CAROL M
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MANI PANAJOT
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FRANKLIN, MA 02038

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C/O LAURA RYAN
330 WHIPPOORWILL DR
RAYNHAM, MA 02767

MINE BROOK ESTATES INC
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ABBY ROAD HOLDINGS LLC
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WAYNE CHRISTOPHER M
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