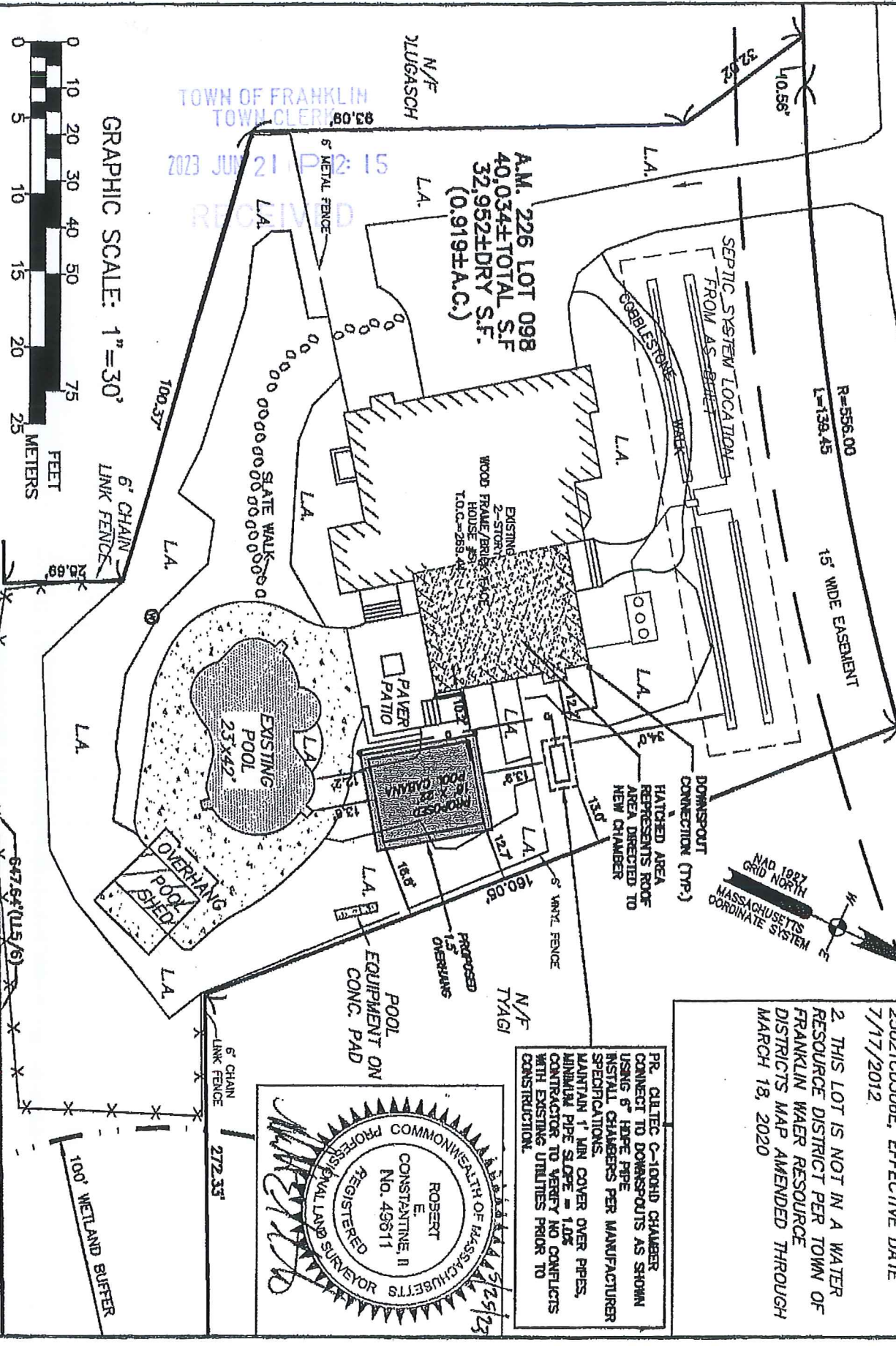


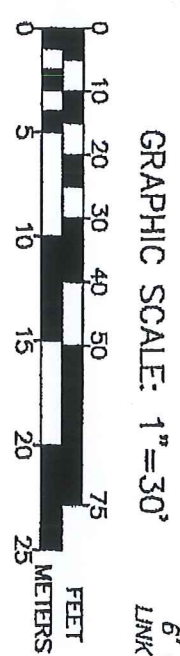
THE BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT (1)(888)DIG-SAFE(7233).

HEMLOCK PRIVATE ~ 58' WIDE LANE



- NOTES:
1. THIS LOT IS NOT IN A FEMA SPECIAL FLOOD HAZARD ZONE PER COMMUNITY PANEL NO 25021C0306E, EFFECTIVE DATE 7/17/2012.
 2. THIS LOT IS NOT IN A WATER RESOURCE DISTRICT PER TOWN OF FRANKLIN WATER RESOURCE DISTRICTS MAP AMENDED THROUGH MARCH 18, 2020
- PR. CULTEC C-100HD CHAMBER CONNECT TO DOWNSPOUTS AS SHOWN USING 6" HDPE PIPE INSTALL CHAMBERS PER MANUFACTURER SPECIFICATIONS. MAINTAIN 1" MIN COVER OVER PIPES, MINIMUM PIPE SLOPE = 1.0% CONTRACTOR TO VERIFY NO CONFLICTS WITH EXISTING UTILITIES PRIOR TO CONSTRUCTION.



STORMWATER INFILTRATION CALCULATIONS:

SOIL NAME: SCITUATE FINE SANDY LOAM
 HYDROLOGIC SOIL GROUP: C
 INFILTRATION REQUIRED: 0.25 INCHES
 INFILTRATION PROVIDED: 0.42 INCHES

HOUSE INFILTRATION:

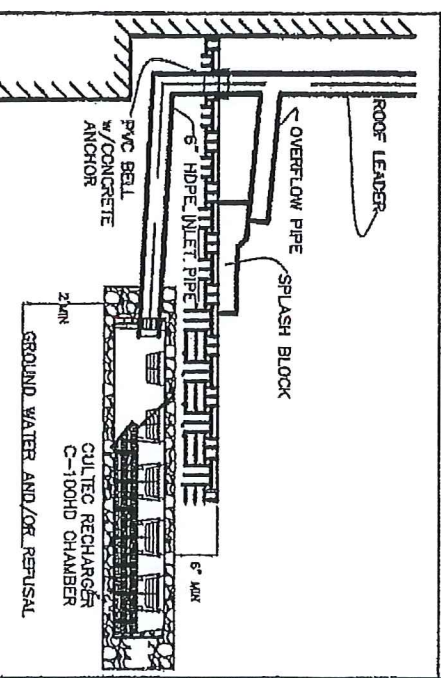
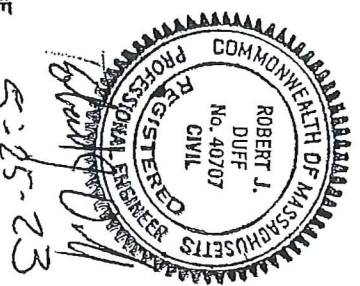
1,426SF OF CONTRIBUTING EXISTING AND PROPOSED ROOF AREA
 1426SF x (0.25"/12" PER FOOT) = 29.7 CUBIC FEET OF STORAGE
 REQUIRED

PROVIDE 1 CULTEC C-100HD STORMWATER CHAMBERS WITH 12" OF PERIMETER STONE
 TOTAL STORAGE PROVIDED = 49.8 CF

IMPERVIOUS AREA MITIGATION

TOTAL IMPERVIOUS AREA = 9,380 SF = 28.5% LOT COVERAGE
 MITIGATED IMPERVIOUS ROOF AREA = 1,426 SF = 4.3% LOT COVERAGE

TOTAL UNMITIGATED IMPERVIOUS LOT COVERAGE = 24.2%



A SPECIAL PERMIT IS REQUIRED ACCORDING TO SECTION 185-36 IMPERVIOUS COVERAGE TO ALLOW GREATER COVERAGE UNDER THE SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS WITHIN RURAL RESIDENTIAL II. PROPOSED COVERAGE = 28.2% WHERE 25% IS ALLOWED.

OWNER
 GREGORY GALEAZ
 5 HEMLOCK LANE
 FRANKLIN, MA. 02038

**PILOT PLAN & SPECIAL PERMIT
 5 HEMLOCK LANE
 FRANKLIN, MA**

MAY 18, 2023

DATE	REVISION DESCRIPTION

RURAL RESIDENTIAL II
 FRANKLIN ZONING BYLAW SECTION 185
 ATTACHMENT 9: LAST AMENDED
 03/13/19 BY AMENDMENT 19-8311

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	30,000 SF	32,952 SF(dn)	32,952 SF(dn)
MINIMUM LOT FRONTAGE	150'	40,034 SF	40,034 SF
MINIMUM LOT DEPTH	200'	150.01'	150.01'
MINIMUM LOT WIDTH	135'	200'	200'
MINIMUM YARDS			
FRONT	40'		49.8'
SIDE	35'		35.6'
REAR	35'		73.7'
MAX % OF LOT UPLAND COVERED BY: STRUCTURES+PAVING	20	25	25
	9.3%	26.6%	10.9%
			28.2%*

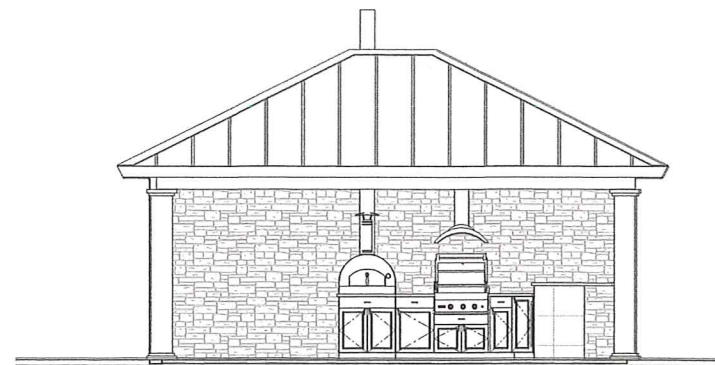
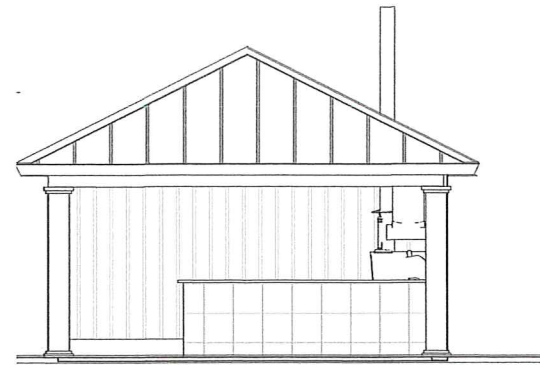
(ACCESSORY STR)
 89'
 12.7'
 78'

*SEE TOTAL UNMITIGATED IMPERVIOUS LOT COVERAGE CALCULATIONS

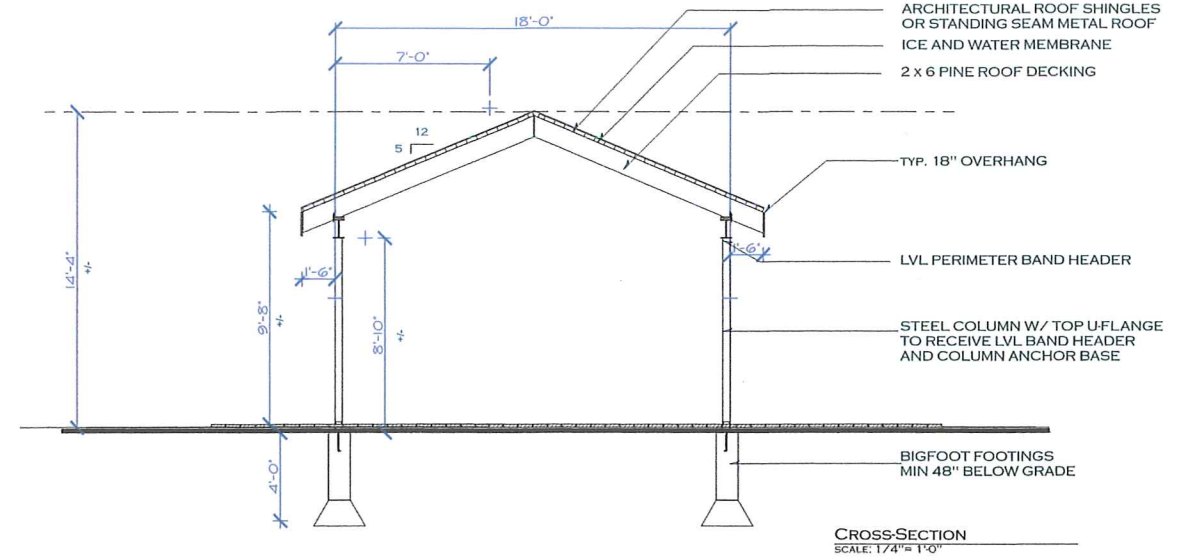
Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
 FRANKLIN, MA 02038 FX. (508) 528-7921
 www.gandhengineering.com

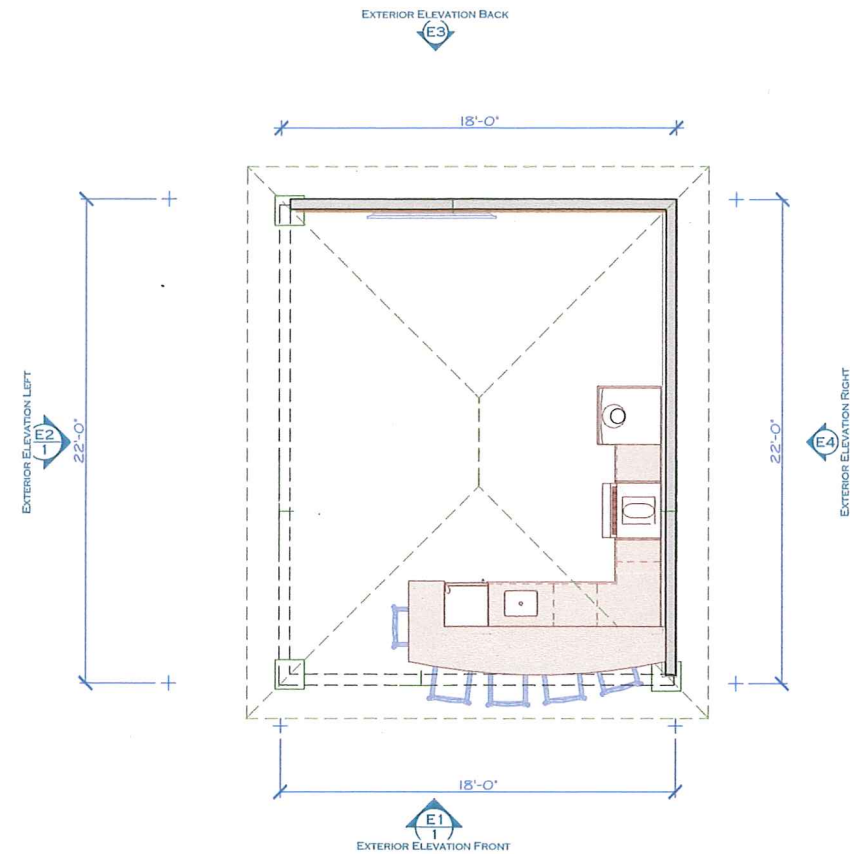
F4609



TYPICAL ELEVATION
SCALE: 1/4" = 1'-0"



CROSS-SECTION
SCALE: 1/4" = 1'-0"

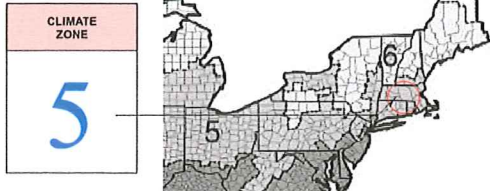


CABANA PLAN
SCALE: 1/4" = 1'-0"

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SKYLIGHT FENESTRATION U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	GRAVEL SPACE WALL R-VALUE
1	0.28	0.25	30	13	54	13	0	0	0
2	0.40	0.35	25	10	40	10	0	0	0
3	0.32	0.28	20	10 or 13.4 ^b	8.03	10	5.17	0	5.03
4 except Marine	0.32	0.28	20	10 or 13.4 ^b	8.03	10	10.03	10.2	10.03
4 except Marine	0.30	0.25	20	10 or 13.4 ^b	10.07	10	15.03	10.2	15.03
5	0.30	0.25	20	10 or 13.4 ^b	10.07	10	15.03	10.4	15.03
7 and 8	0.30	0.25	20	10 or 13.4 ^b	10.07	10	15.03	10.4	15.03

NI = Not Required.
For SI, 1 foot = 304.8 mm.
* U-factors are maximum. R-values and SHGC are minimum. Where insulation is installed in a cavity that is less than the listed or design thickness of the insulation, the actual R-value of the insulation shall be not less than the R-value specified in the table.
b. The foundation U-factor values are for below-grade walls. The SHGC values apply to all glazed fenestration.
Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
c. *U-11* means R-11 continuous insulation on the interior or exterior of the home or R-11 cavity insulation on the interior of the basement wall. Alternatively, compliance with *U-11* shall be R-11 cavity insulation on the interior of the basement wall plus R-1 continuous insulation on the interior or exterior of the home.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
e. There are no SHGC requirements in the Marine Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
g. Alternatively, insulation surfaces to fill the heating cavity and providing not less than an R-value of R-11.
h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "11-5" means R-11 cavity insulation plus R-5 continuous insulation.
i. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.



2018 INTERNATIONAL ENERGY CODE

TABLE R402.1.4 EQUIVALENT U-FACTORS*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	GRAVEL SPACE WALL U-FACTOR
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.300	0.477
3	0.32	0.55	0.030	0.060	0.098	0.047	0.091 ^b	0.136
4 except Marine	0.32	0.55	0.026	0.060	0.098	0.047	0.050	0.065
4 except Marine	0.30	0.55	0.026	0.060	0.082	0.033	0.050	0.055
5	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.30	0.55	0.026	0.045	0.057	0.028	0.050	0.055

* Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
b. Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factor shall not exceed 0.17 in Climate Zone 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.
c. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall U-factor shall not exceed 0.360.

- ALL DIMENSIONS AND ROOM SIZES SHALL BE VERIFIED BY BUILDER/OWNER BEFORE CONSTRUCTION.
- ALL WORKING STANDARDS SHALL REFLECT ALL LOCAL & STATE BUILDING CODES.
- ALL UN-DIMENSIONED DOORS/WINDOWS/CASED OPENINGS SHALL BE CENTERED OR HAVE A STUD/JACK CONFIGURATION.
- DRAWINGS ARE DIAGMATIC AND ARE NOT INTENDED TO BE SCALED FOR MEASUREMENTS.

NOTICE: CONTRACTOR SHALL REVIEW PLAN AND REPORT ANY INCONSISTENCIES, DISCREPANCIES, OR AMBIGUITIES TO MICHAEL J. KONOSKY ASSOCIATES BEFORE PROCEEDING WITH WORK.

City/Town	SNOW LOADS		BASIC WIND SPEED, V _{ult} (mph)			SEISMIC PARAMETERS (g)	
	Ground Snow Load, P _s (psf)	Minimum Flat Roof Snow Load, P _f (psf)	Risk Category I	Risk Category II	Risk Category III or IV	S ₁	S ₂
Franklin	40	35	119	129	140	0.183	0.064

All plans remain the property of Konosky Associates Inc. This set of plans must contain a typed title block within the title block which must match the site/lot# of the site proposed for construction. This plan is valid for 1 (one) lot only, and is not to be duplicated without written permission from Konosky Associates Inc. This plan is intended to give general layout, design, construction information and is not intended to be a substitute for the Local or State Codes and is intended to be constructed by a professional following all codes. Plans shall be reviewed prior to construction, any inconsistencies, discrepancies, or ambiguities shall be reported to Konosky Associates Inc. prior to construction. All drawings are diagrammatic and are not to be construed as a set of instructions or measurements.

PROPOSED POOL CABANA
CLIENT: GALEAZ - ROSENBERG RESIDENCE
SITE: 5 HEMLOCK LANE, FRANKLIN, MA
DATE: 5-HEMLOCK
PRINT DATE: THURSDAY, MAY 4, 2023

Konosky Associates Inc.
INTERNATIONAL PROFESSIONAL CODES
FOR THE BUILDING INDUSTRY

842 UPPER UNION ST., SUITE 1B, FRANKLIN, MA 02038-1208
508-520-1965 - WWW.KONOSKY.COM - INFO@KONOSKY.COM

PLAN# 102230
PLAN DATE 5/4/2023
sheet: A-1



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

July 20, 2023

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

RE: Site Plan and Special Permit – 5 Hemlock Lane

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the Special Permit to allow for an increase in impervious coverage above the allowable 25% within a RRII zone and offer the following information.

- Zoning Bylaw Section 185-36 states that greater coverage may be allowed if stormwater runoff from the site will not be increased following development. Although the Section 185-36 doesn't specify which storm event is to be analyzed in determining whether there will be any increase of stormwater runoff, standard practice for this type of analysis is the 100-year storm event. In fact, under the requirements for Site Plan Review section 185-31.1.C.3.m, stormwater design is to comply with Subdivision Regulation section 300-11, which does call out that stormwater runoff shall be no higher than it was pre-development for the two-year, ten-year, and one-hundred year storm events.
- The drainage calculations provided with the submission indicate that the increase in runoff from the site will be less than 10% during a twenty-five year storm event.
- The submitted materials also show that the existing impervious coverage on the site is 26.6% which already exceeds the 25% maximum allowable coverage.

We recommend that if the Board were to approve the application, the design should be revised to accommodate enough stormwater storage such that there would be no increase in runoff for the 100 year storm event above what would occur from the 25% maximum allowable impervious coverage.

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

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: July 17, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 5 Hemlock Lane
Special Permit & Site Plan

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, July 24, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 5 Hemlock Lane in the Rural Residential II Zoning District.
2. The site is currently a single family residential house.
3. The Applicant is requesting to construct a pool cabana which will increase the impervious surface within the lot.
4. Special Permit is required under Section 185-36 – Impervious Surfaces.

Comments:

1. The site is currently at 24.2% impervious, were 25 % impervious is allowed. The Applicant is requesting to increase the impervious area to 28.5%.
2. DPCD has not requested BETA to review the Site Plan.
3. DPCD defers to Mike Maglio, Town Engineer for review.
4. The Applicant is requesting that the Site Plan Application fee of \$1,500 be waived. The Applicant did pay the Special Permit fee of \$750.

ROLE CALL VOTE:

This determination shall be in addition to the following specific findings:

If you vote NO on any of the following, please state reason why you are voting NO:

(1) Special Permit: To allow impervious surface increase to 28.5% under Section 185-36:

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

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

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			

The proposed use will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the Town, in view of the particular characteristics of the site and of the proposal in relation to that site.

Gregory Rondeau	YES	NO	Jennifer Williams	YES	NO
Rick Power	YES	NO	Beth Wierling	YES	NO
William David	YES	NO			



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.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-4609

June 20, 2023

Department of Planning & Community Development
Attn: Amy Love
355 East Central Street
Franklin, MA 02038

Re: Request for Special Permit – 5 Hemlock Lane, Franklin, Massachusetts

Dear Members of the Board:

On behalf of the Applicant, Mr. Gregory Galeaz, and in accordance with Chapter 185 §185-36 Impervious surfaces, Guerriere & Halnon, Inc. (G & H) hereby submits the application for approval of a site plan and special permit to allow for an increase in impervious coverage within the Rural Residential II (RRII) zoning district. The Applicant is proposing to construct an 18’x22’ pool cabana as shown on the enclosed plan dated May 18, 2023 entitled “Plot Plan & Special Permit – 5 Hemlock Lane, Franklin, MA” prepared by Guerriere & Halnon, Inc. Due to the increase in impervious area, an onsite stormwater chamber system has been designed to mitigate approximately 4.3% of the property’s 28.5% impervious area to be below the allowable coverage of 25% within the RRII zone. Design calculations and specifications have been enclosed.

Also, in accordance with the submittal requirements for a special permit, the following criteria demonstrating the proposed project will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the town, in view of the particular characteristics of the site and of the proposal in relation to that site are presented below.

Special Permit Criteria

- a. Social, economical or community needs which are served by the proposal.
Proposed 18’x22’ pool cabana is proposed for a single-family home. No adverse effects to social, economical or community needs are anticipated.
- b. Traffic flow and safety.
No additional dwelling units are proposed. No adverse effect to traffic flow or safety are anticipated.
- c. Adequacy of utilities and other public services.
Existing utilities for single family house are adequate for proposed use.
- d. Neighborhood character and social structure.
Proposed pool cabana is not anticipated to have an adverse effect on neighborhood character or social structure.
- e. Qualities of the natural environment.
Proposed pool cabana is located within an already cleared area. No impact to qualities of the natural environment is anticipated.
- f. Potential fiscal impact.
Not applicable
- g. Water consumption, taking into consideration current and projected future local water supply

and demand.

Property is on private well. No impact to current or future water supply is proposed.

Impervious Coverage

- Stormwater runoff from the site will not be increased following the development of more than 10% in a twenty-five-year storm
See attached chamber calculations. Proposed pool cabana increases impervious coverage approximately 1.2% of the lot upland and stormwater mitigation is proposed to recharge approximately 4.3% of impervious coverage. Therefore, stormwater runoff from the site will not be increased greater than 10%
- Soil loss rate from the site will not be increased above the existing rate by more than 10% following development
Proposed 18'x22' is approximately 1.2% of the lot upland which is less than a 10% increase
- Erosion control methods to be employed during construction will be adequate to prevent excessive soil loss.
Proposed pool cabana is to be constructed on bigfoot footing with minimal soil removal.

Please find enclosed the following additional information:

- Application for Approval of a Site Plan and Special Permit
- Certificate of Ownership
- Certified Abutters List
- (7) 11x17 of the Plot Plan & Special Permit for 5 Hemlock Lane
- Special Permit Filing Fee - \$750.00

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

Sincerely,

Guerriere & Halnon, Inc.



Amanda Cavaliere
Franklin Office Manager

Enclosures

cc: Mike Maglio - Department of Public Works
Gary James – BETA Group, Inc.

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

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan entitled "Plot Plan & Special Permit 5 Hemlock Lane Franklin, MA. _____" and Special Permit(s) for Impervious Coverage and requests approval for under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans and Special Permits.

1. Name of Applicant: Gregory Galeaz
Address of Applicant: 5 Hemlock Lane Franklin, MA.
Phone No.: 774-573-0220 Email: gregory.galeaz@pwc.com

2. Name of Owner (if not the Applicant): _____
Address of Owner: _____
Phone No.: _____ Email: _____

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

RECEIVED
2023 JUN 21 P 12:14
TOWN OF FRANKLIN
TOWN CLERK

1. Deed of Property recorded with Norfolk Registry of Deeds in Book 28724, Page 345, (or Certificate of Title No. _____)

2. Location and Description of Property:
Single family residence located at 5 Hemlock Lane.
Property Lot area = 40,034+/- sf.

Zoning District: RRII
Assessor's Map: 226 Lot: 98
Square Footage of Building(s): _____
Impervious Coverage of Existing Upland: 26.6%

3. Purpose of Site Plan:
To construct an 18'x22' pool cabana increasing the impervious coverage to 28.2%. Adding new cultec chambers for drainage

4. Special Permit(s) Requested:
to allow for an increase of impervious coverage from 26.6% to 28.2% an increase of 1.6%

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


Chapter 185, Section 45.E

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

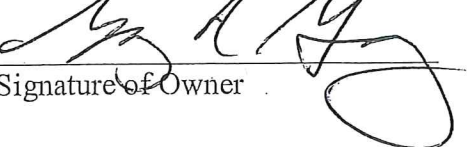
- (a) Proposed project addresses or is consistent with neighborhood or Town need.
 - (b) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
 - (c) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
 - (d) Neighborhood character and social structure will not be negatively impacted.
 - (e) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.
 - (f) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.
 - (g) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.
6. Is this a Multifamily Development, if Yes, does it fall under MGL Ch 40A, Section 9, if Yes, please explain: _____

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

8. Certificate of Ownership.



Signature of Applicant



Signature of Owner

Gregory Galeaz

Print Name of Applicant

Gregory Galeaz

Print Name of Owner

CERTIFICATE OF OWNERSHIP

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

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Plot Plan & Special Permit 5 Hemlock Lane Franklin, MA.

Date of Plan: May 18, 2023 Assessor's Information: map 226 lot 98

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Gregory Galeaz 5 Hemlock Lane Franklin, MA.

SECTION B:

Name of Record Owner(s): Gregory R. Galeaz and Lori F. Rosenberg

Address of Record Owner(s): 5 Hemlock Lane

Franklin, MA. 02038

****Attach Property Deed matching the owner name's listed above.**

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

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

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

Executed as a sealed instrument this 20 day of June 2023

[Signature]
Signature of Applicant

Gregory Galeaz
Print name of Applicant

[Signature]
Signature of Owner

Gregory Galeaz
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

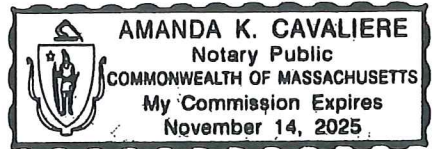
Norfolk ss.

2023

On this 20th day of June 2023, before me, the undersigned notary public, personally appeared Gregory B. Galeaz (name of owner), proved to me through satisfactory evidence of identification, which were Florida License to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)

Notary Public:
My Commission Expires: Nov. 14, 2025



Chambers

Prepared by {enter your company name here}

HydroCAD® 10.00-21 s/n 10299 © 2018 HydroCAD Software Solutions LLC

Type III 24-hr 100-Year Rainfall=9.01"

Printed 5/18/2023

Pond 13P: Cultec C-100HD Chamber - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec Contactor®100HD)

Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf

Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap

Row Length Adjustment= +0.50' x 1.86 sf x 1 rows

1 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 8.00' Row Length +12.0" End Stone x 2 = 10.00' Base Length

1 Rows x 36.0" Wide + 12.0" Side Stone x 2 = 5.00' Base Width

6.0" Base + 12.5" Chamber Height + 6.0" Cover = 2.04' Field Height

1 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 1 Rows = 14.9 cf Chamber Storage

102.1 cf Field - 14.9 cf Chambers = 87.2 cf Stone x 40.0% Voids = 34.9 cf Stone Storage

Chamber Storage + Stone Storage = 49.8 cf = 0.001 af

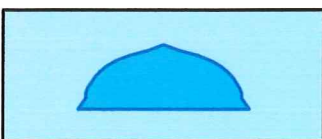
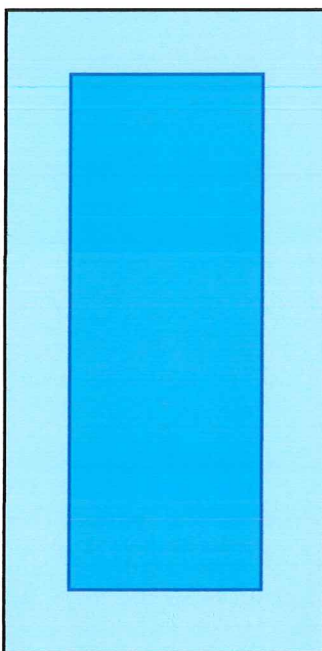
Overall Storage Efficiency = 48.8%

Overall System Size = 10.00' x 5.00' x 2.04'

1 Chambers

3.8 cy Field

3.2 cy Stone





CULTEC Contactor® 100HD Stormwater Chamber

The Contactor® 100HD is a 12.5" (318 mm) tall, low profile chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Contactor 100HD has the side portal internal manifold feature. The HVLV® SFCx2 Feed Connector is inserted into the side portal of the Contactor 100HD to create the internal manifold.



Size (L x W x H)	8' x 36" x 12.5" 2.44 m x 914 mm x 318 mm
Installed Length	7.5' 2.29 m
Length Adjustment per Run	0.5' 0.15 m
Chamber Storage	1.87 ft ³ /ft 0.17 m ³ /m 14.00 ft ³ /unit 0.40 m ³ /unit
Min. Installed Storage	3.84 ft ³ /ft 0.36 m ³ /m 28.81 ft ³ /unit 0.82 m ³ /unit
Min. Area Required	25 ft ² 2.32 m ²
Chamber Weight	38.0 lbs 17.24 kg
Shipping	55 chambers/skid 2,195 lbs/skid 16 skids/48' flatbed
Min. Center to Center Spacing	3.33' 1.02 m
Max. Allowable Cover	12' 3.66 m
Max. Inlet Opening in End Wall	10" HDPE, PVC 250 mm HDPE, PVC
Max. Allowable O.D. in Side Portal	6" HDPE, PVC 150 mm HDPE, PVC
Compatible Feed Connector	HVLV SFCx2 Feed Connector

Contactor® 100HD Bare Chamber Storage Volumes

Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft ³ /ft	m ³ /m	ft ³	m ³	ft ³	m ³
12	305	0.009	0.001	0.068	0.002	13.995	0.396
11	279	0.067	0.006	0.503	0.014	13.928	0.394
10	254	0.110	0.010	0.825	0.023	13.425	0.380
9	229	0.139	0.013	1.043	0.030	12.600	0.357
8	203	0.159	0.015	1.193	0.034	11.558	0.327
7	178	0.174	0.016	1.305	0.037	10.365	0.294
6	152	0.184	0.017	1.380	0.039	9.060	0.257
5	127	0.192	0.018	1.440	0.041	7.680	0.217
4	102	0.203	0.019	1.523	0.043	6.240	0.177
3	76	0.203	0.019	1.523	0.043	4.718	0.134
2	51	0.203	0.019	1.523	0.043	3.195	0.090
1	25	0.223	0.021	1.673	0.047	1.673	0.047
Total		1.866	0.173	13.995	0.396	13.995	0.396

Calculations are based on installed chamber length.

Visit www.cultec.com/downloads.html for Product Downloads and CAD details.

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 40"(1016 mm) center-to-center spacing.

	Stone Foundation Depth		
	6" 152 mm	12" 305 mm	18" 457 mm
Chamber and Stone Storage Per Chamber	28.81 ft ³ 0.82 m ³	33.81 ft ³ 0.96 m ³	38.81 ft ³ 1.10 m ³
Min. Effective Depth	2.04' 0.62 m	2.54' 0.77 m	3.04' 0.93 m
Stone Required Per Chamber	1.37 yd ³ 1.05 m ³	1.84 yd ³ 1.40 m ³	2.30 yd ³ 1.76 m ³

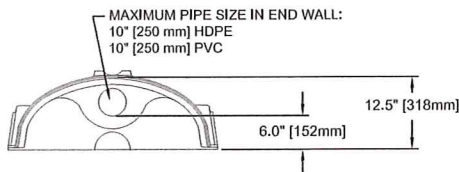
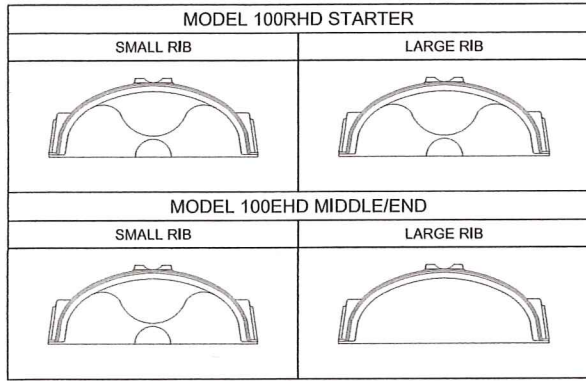
Calculations are based on installed chamber length.
Includes 6" (152 mm) stone above crown of chamber and typical stone surround.
Stone void calculated at 40%.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

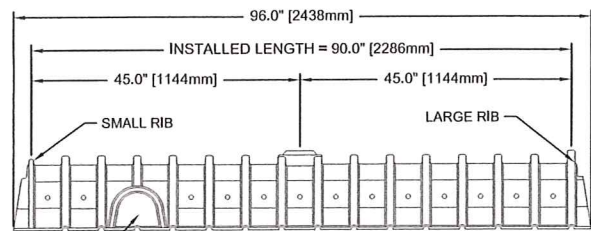
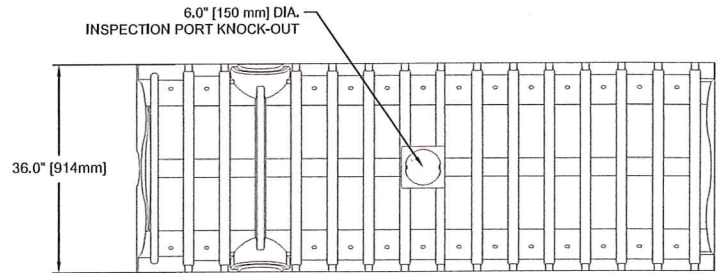


CULTEC Contactor® 100HD Stormwater Chamber

Three View Drawing

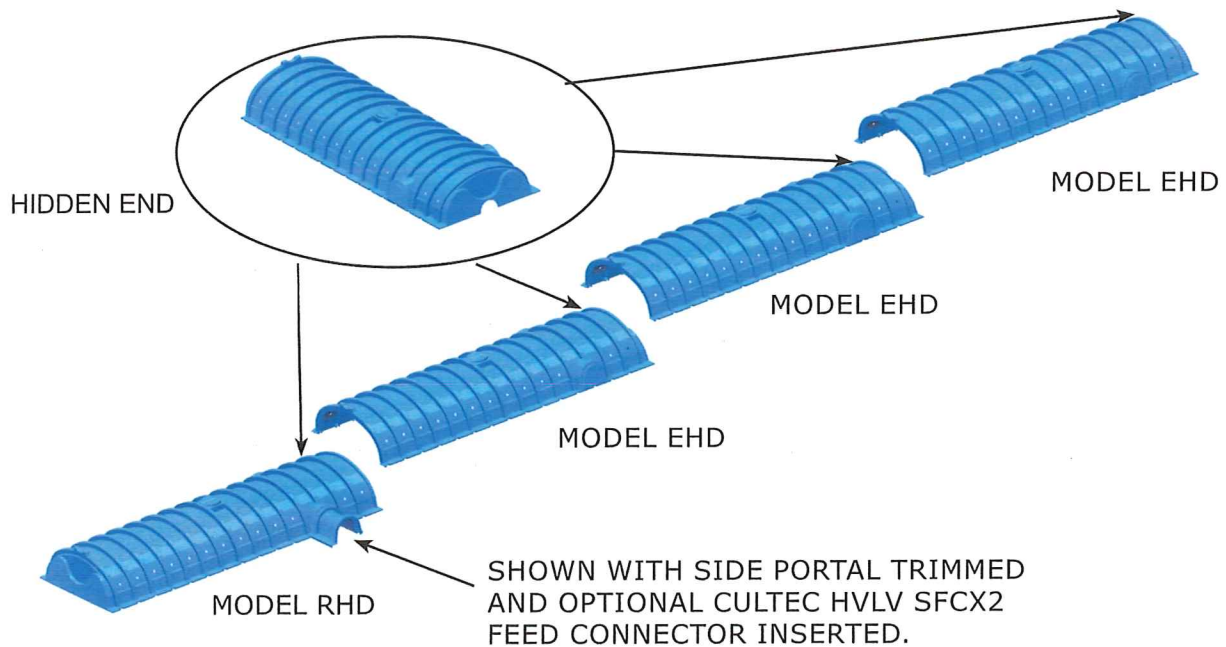


CULTEC CONTACTOR 100HD CHAMBER STORAGE = 1.866 CF/FT [0.173 m³/m]
 INSTALLED LENGTH ADJUSTMENT = 0.5' [0.15 m]



SIDE PORTAL FOR OPTIONAL INTERNAL MANIFOLD
 (ACCOMMODATES CULTEC HVLV SFCX2 FEED CONNECTOR OR STORM PIPE)
 MAX. PIPE:
 6" [150 mm] HDPE
 6" [150 mm] PVC

Typical Interlock Installation

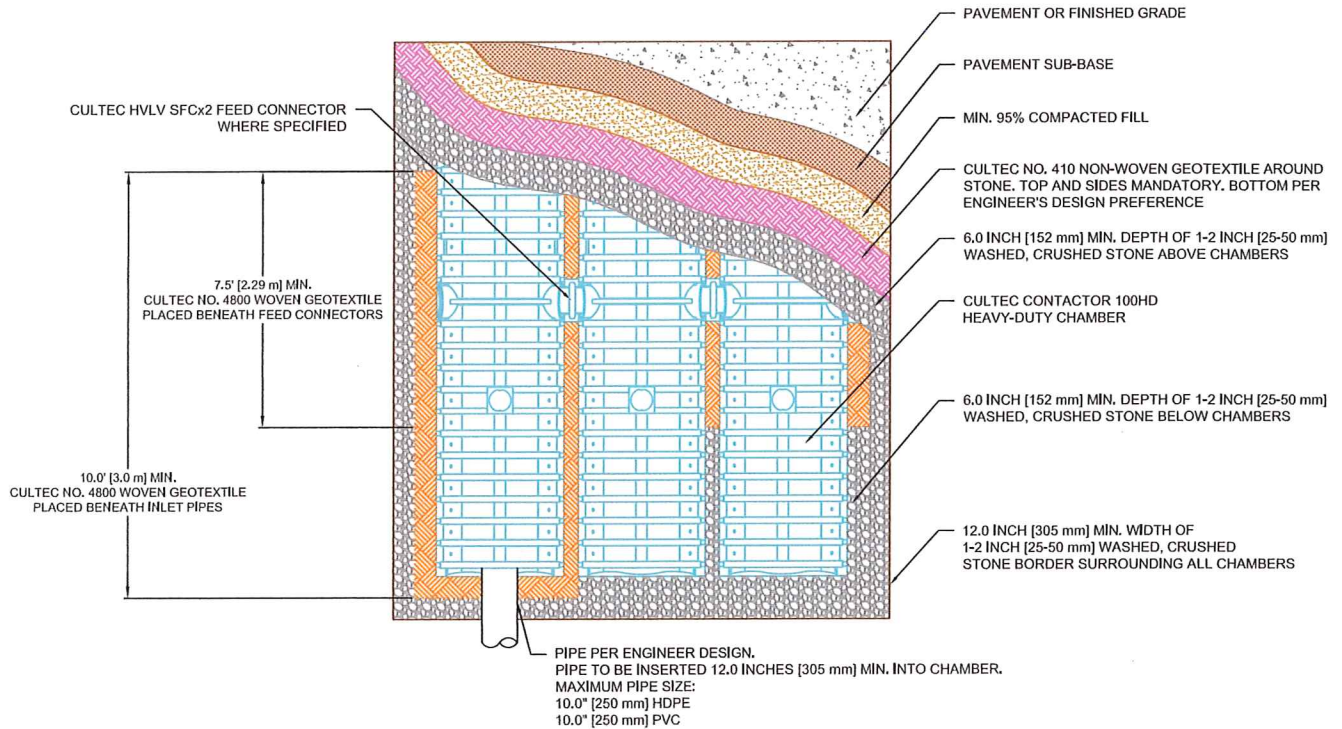


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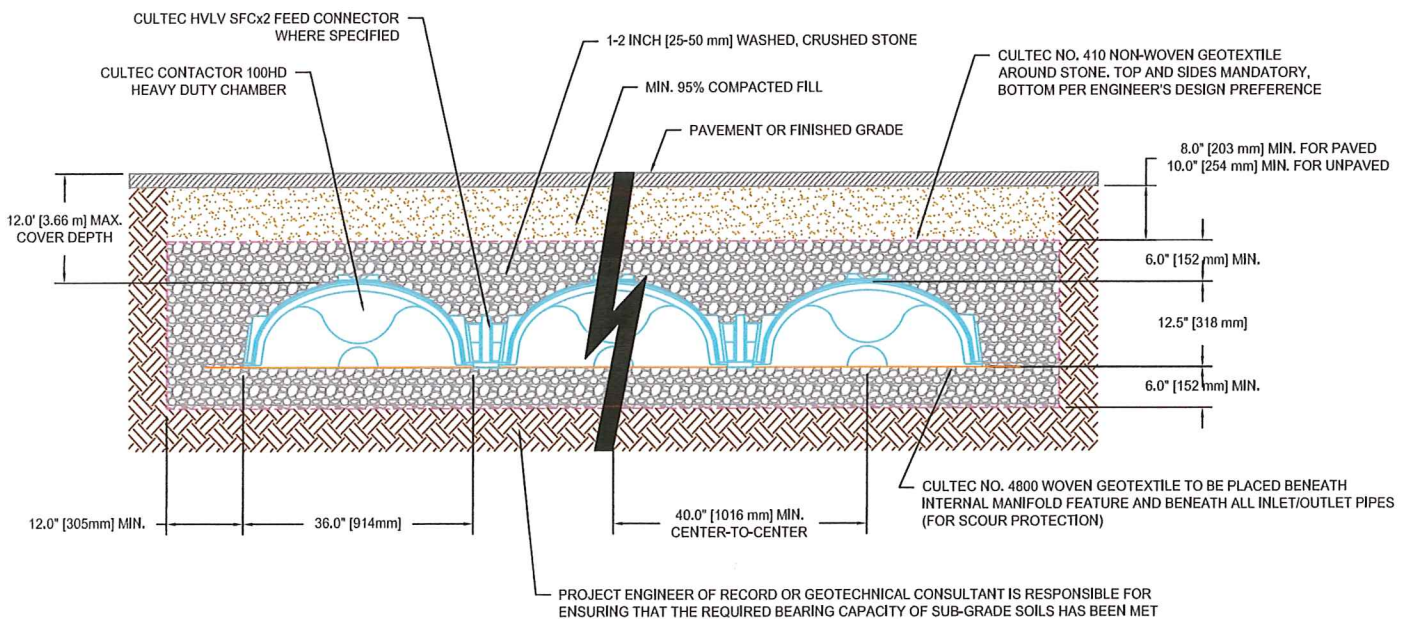


CULTEC Contactor® 100HD Stormwater Chamber

Plan View Drawing



Typical Cross Section for Traffic Application



For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.



CULTEC Contactor® 100HD Specifications

GENERAL

CULTEC Contactor® 100HD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
3. The chamber shall be arched in shape.
4. The chamber shall be open-bottomed.
5. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
6. The nominal chamber dimensions of the CULTEC Contactor® 100HD shall be 12.5 inches (318 mm) tall, 36 inches (914 mm) wide and 8 feet (2.44 m) long. The installed length of a joined Contactor® 100HD shall be 7.5 feet (2.29 m).
7. Maximum inlet opening on the chamber end wall is 10 inches (250 mm) HDPE, PVC.
8. The chamber shall have two side portals to accept CULTEC HVLV® SFCx2 Feed Connectors to create an internal manifold. The nominal I.D. dimensions of each side portal shall be 5.75 inches (146 mm) high by 7.5 inches (191 mm) wide. Maximum allowable O.D. in the side portal is 6 inches (150 mm) HDPE, PVC.
9. The nominal chamber dimensions of the CULTEC HVLV® SFCx2 Feed Connector shall be 7.6 inches (194 mm) tall, 12 inches (305 mm) wide and 19.7 inches (500 mm) long.
10. The nominal storage volume of the Contactor® 100HD chamber shall be 1.866 ft³ / ft (0.173 m³ / m) - without stone. The nominal storage volume of a single Contactor® 100RHD Stand Alone unit shall be 14.93 ft³ (0.42 m³) - without stone. The nominal storage volume of a joined Contactor® 100EHD as an Intermediate unit shall be 13.995 ft³ (0.396 m³) - without stone. The nominal storage volume of the length adjustment amount per run shall be 0.93 ft³ (0.09 m³) - without stone.
11. The nominal storage volume of the HVLV® SFCx2 Feed Connector shall be 0.294 ft³ / ft (0.027 m³ / m) - without stone.
12. The Contactor® 100HD chamber shall have forty-four discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
13. The Contactor® 100HD chamber shall have 16 corrugations.
14. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
15. The Contactor® 100RHD Starter/Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
16. The Contactor® 100EHD Middle/End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
17. The HVLV® SFCx2 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Contactor® 100HD and act as cross feed connections.
18. Chambers must have horizontal stiffening flex reduction steps between the ribs.
19. The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
20. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
21. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
22. The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
23. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m) for the Heavy Duty version.
24. The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

4 . 7

N O T QUITCLAIM DEED O T

A N A N

EDWARD F. BARRY and PEGGY M. BARRY, husband and wife as tenants by

C O P Y C O P Y

the entirety, both of 5 Hemlock Lane, Franklin, Norfolk County, Massachusetts, for

consideration paid and in full consideration of EIGHT HUNDRED NINETY-FIVE

THOUSAND AND 00/100 (\$895,000.00), grants to GREGORY R. GALEAZ and LORI

F. ROSENBERG, as joint tenants with right of survivorship, both of 11 Peters Lane,

Franklin, Norfolk County, Massachusetts, **with quitclaim covenants,**

That certain parcel of land situated off the southeasterly side of Hemlock Lane in Franklin, Norfolk County, Massachusetts, and being shown as Lot 6 on a plan entitled "Deer View Estates-Definitive Subdivision Plan of Land in Franklin, Norfolk County, Massachusetts, (formerly of Donald M. & Mary Ellen D'Angelo) dated September 7, 2002, Guerriere & Halnon, Inc. Engineering & Land Surveying, 38 Pond Street Franklin, Mass. 02038" which plan is recorded with Norfolk Deeds as Plan No. 255 of 2003 in Plan Book 507, and to which reference may be had for a more particular description.

Said Lot contains 40,034 S.F. according to said plan.

Subject to private sewer easement over Lot 6 as shown on said plan.

Together with the right to use Hemlock Lane in common with others entitled thereto.

Excluding the fee in Hemlock Lane and grading rights along the front and side property lines of said lot.

Subject to grant to Massachusetts Electric recorded with Norfolk Deeds in Book 19494, Page 149; grant to Verizon recorded with Norfolk Deeds in Book 19779, Page 347; and grant to Comcast recorded with Norfolk Deeds in Book 21135, Page 94.

Subject to covenant recorded with Norfolk County Registry of Deeds on October 17, 2003, in Book 20049, Page 154.

Being the same premises conveyed to them by deed of Mercury Homes, Inc., dated January 17, 2006, and recorded with Norfolk County Registry of Deeds on January 17, 2006 in Book 23317, Page 90.

PROPERTY ADDRESS: 5 HEMLOCK LANE, FRANKLIN, MA 02038

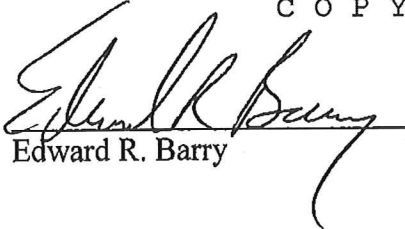
RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

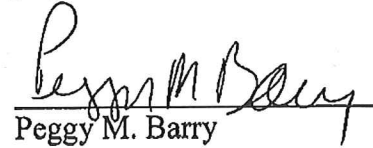
CERTIFY

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

Norfolk Registry of Deeds
Date: 04-08-2011 @ 01:02pm
Ct1#: 874 Doc#: 34159
Fee: \$4,081.20 Cons: \$895,000.00

NOT AN OFFICIAL COPY Executed under Seal THIS 8TH DAY OF April, 2011. NOT AN OFFICIAL COPY


Edward R. Barry


Peggy M. Barry

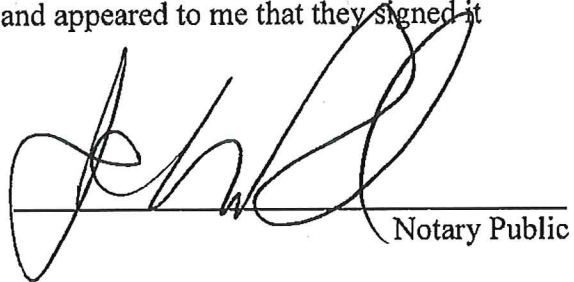
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 8th day of April, 2011, before me, the undersigned Notary Public, personally appeared Edward R. Barry and Peggy M. Barry, proved to me through satisfactory evidence of identification, which were Massachusetts' drivers' licenses, to be the persons whose names are signed above, and appeared to me that they signed it voluntarily for its stated purpose.



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 23, 2014


Notary Public

My commission expires: _____

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

RECEIVED
TOWN OF FRANKLIN
JUN 9 2023
BOARD OF ASSESSORS

Abutters List Request Form

Please Note: A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 6 / 9 / 23

Assessors Parcel ID # (12 digits) 226 - 098 - 000 - 000

Property Street Address 5 Hemlock Lane

Distance Required From Parcel # listed above (Circle One): 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner Gregory Galeaz

Property Owner's Mailing Address 5 Hemlock Lane

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # _____ - _____ - _____

Requestor's Name (if different from Owner) Guerriere & Halnon, Inc

Requestor's Address 55 West Central St. Franklin *email acavalieri@gandhengineering.com*

Requestor's Telephone # 508 - 528 - 3221
when ready

Office Use Only: Date Fee Paid 6/9/23 Paid in Cash \$25.00

Paid by Check \$ _____ Check # _____ Town Receipt # 30079

Please Circle One:

Administration Conservation Planning Zoning Board of Appeals



5 HEMLOCK LN - 300' ABUTTERS

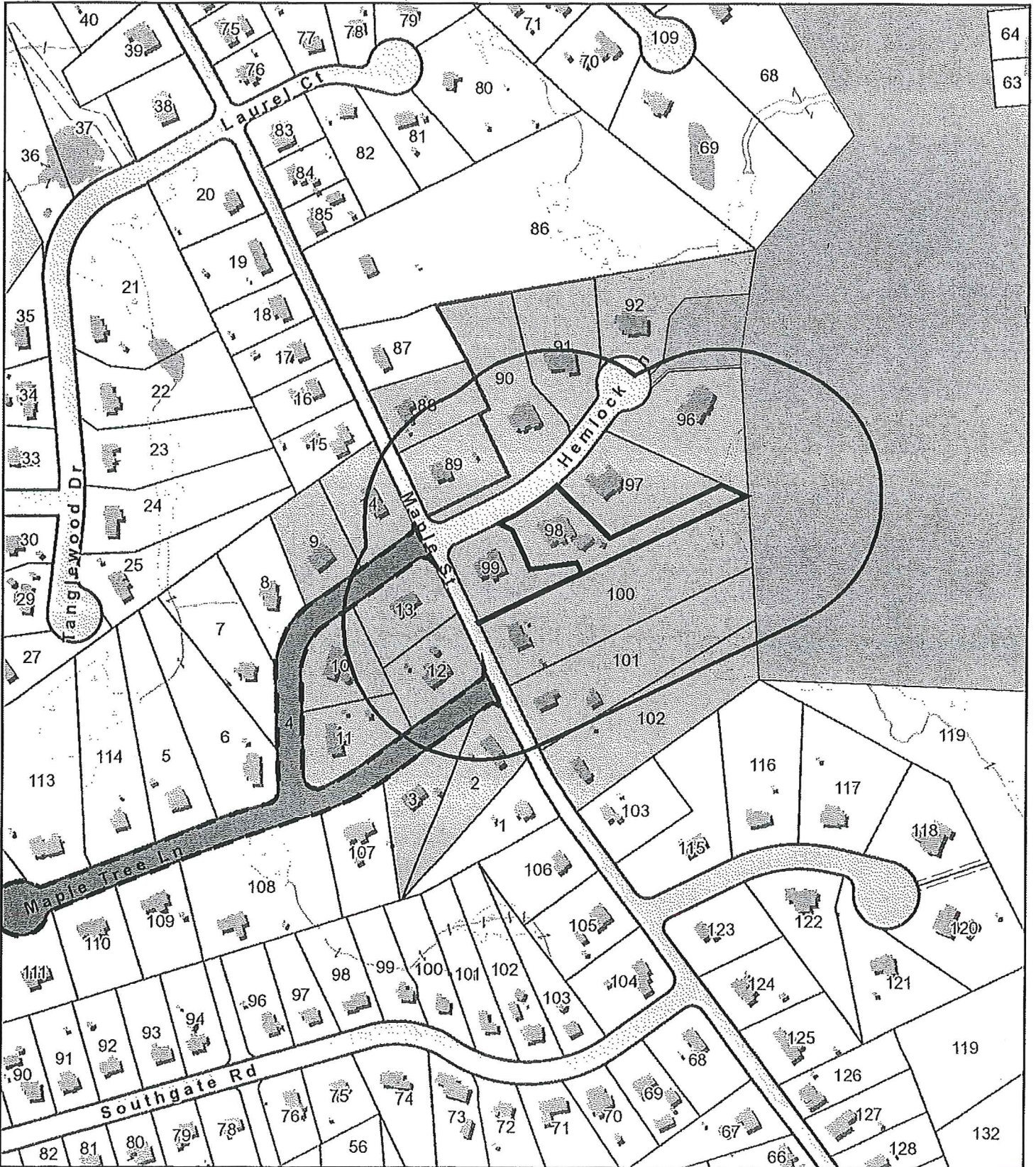
Franklin, MA



June 11, 2023

1 inch = 300 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA

June 11, 2023

Subject Property:

Parcel Number: 226-098-000
CAMA Number: 226-098-000-000
Property Address: 5 HEMLOCK LN

Mailing Address: GALEAZ GREGORY R ROSENBERG
LORI F
5 HEMLOCK LN
FRANKLIN, MA 02038

Abutters:

Parcel Number: 226-002-000
CAMA Number: 226-002-000-000
Property Address: 520 MAPLE ST

Mailing Address: ARNOLD STEPHEN GUERTIN SHRARON
520 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-003-000
CAMA Number: 226-003-000-000
Property Address: 2 MAPLE TREE LN

Mailing Address: NOLAN KATHLEEN A NOLAN WILLIAM T
2 MAPLE TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-009-000
CAMA Number: 226-009-000-000
Property Address: 1 OAK TREE LN

Mailing Address: KING JOSEPH W CARRABBA CLAIRE N
1 OAK TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-010-000
CAMA Number: 226-010-000-000
Property Address: 4 OAK TREE LN

Mailing Address: DOWNEY WILLIAM S DOWNEY ELAINE T
4 OAK TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-011-000
CAMA Number: 226-011-000-000
Property Address: 6 OAK TREE LN

Mailing Address: BECKETT ROBERT P JR BECKETT
JOYCE S
6 OAK TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-012-000
CAMA Number: 226-012-000-000
Property Address: 3 MAPLE TREE LN

Mailing Address: FISCHER CHERYL A
3 MAPLE TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-013-000
CAMA Number: 226-013-000-000
Property Address: 2 OAK TREE LN

Mailing Address: HOLT LEE H TR LEE H HOLT TRUST
HOLT KAREN L TR KAREN L HOLT
TRUST
2 OAK TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-014-000
CAMA Number: 226-014-000-000
Property Address: 530 MAPLE ST

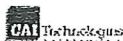
Mailing Address: TOOMEY JOHN P TOOMEY MICHELLE A
530 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-061-000
CAMA Number: 226-061-000-000
Property Address: HANCOCK RD

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 226-088-000
CAMA Number: 226-088-000-000
Property Address: 579 MAPLE ST

Mailing Address: PAAL WALTER PAAL CHRISTINE S
579 MAPLE ST
FRANKLIN, MA 02038



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



300 foot Abutters List Report

Franklin, MA

June 11, 2023

Parcel Number: 226-089-000
CAMA Number: 226-089-000-000
Property Address: 529 MAPLE ST

Mailing Address: GEER SCOTT E GEER CARLY A
529 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-090-000
CAMA Number: 226-090-000-000
Property Address: 8 HEMLOCK LN

Mailing Address: RATULOWSKI, JOHN TR MCGRATH,
MARGARET TR JOHN RATULOWSKI
TRUST
8 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-091-000
CAMA Number: 226-091-000-000
Property Address: 12 HEMLOCK LN

Mailing Address: VANDENBERG JOHN R
P O BOX 314
FRANKLIN, MA 02038

Parcel Number: 226-092-000
CAMA Number: 226-092-000-000
Property Address: 16 HEMLOCK LN

Mailing Address: PRUNIER JOHN HOLMES SAMANTHA
24 HAPGOOD RD
WORCESTER, MA 01605

Parcel Number: 226-093-000
CAMA Number: 226-093-000-000
Property Address: HEMLOCK LN

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 226-094-000
CAMA Number: 226-094-000-000
Property Address: HEMLOCK LN

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 226-096-000
CAMA Number: 226-096-000-000
Property Address: 13 HEMLOCK LN

Mailing Address: HANSON PETER W HANSON CELESTE
R
13 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-097-000
CAMA Number: 226-097-000-000
Property Address: 9 HEMLOCK LN

Mailing Address: TYAGI RAJESH TYAGI VERA
9 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-098-000
CAMA Number: 226-098-000-000
Property Address: 5 HEMLOCK LN

Mailing Address: GALEAZ GREGORY R ROSENBERG
LORI F
5 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-099-000
CAMA Number: 226-099-000-000
Property Address: 1 HEMLOCK LN

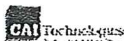
Mailing Address: DLUGASCH MATTHEW E
1 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-100-000
CAMA Number: 226-100-000-000
Property Address: 525 MAPLE ST

Mailing Address: SALVUCCI JOSEPH A SALVUCCI
JESSICA L
525 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-101-000
CAMA Number: 226-101-000-000
Property Address: 523 MAPLE ST

Mailing Address: MCKINNON DANIEL A TR
DANIEL&BONNIE MCKINNON REVC TR
523 MAPLE ST
FRANKLIN, MA 02038



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



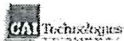
300 foot Abutters List Report

Franklin, MA
June 11, 2023

Parcel Number: 226-102-000
CAMA Number: 226-102-000-000
Property Address: 521 MAPLE ST

Mailing Address: SIMINO ANDREW B & CATHERINE T TRS
SIMINO LIVING TRUST
521 MAPLE ST
FRANKLIN, MA 02038

Kevin W. Doyle, 6-11-23



www.cai-tech.com

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

6/11/2023

Page 3 of 3

ARNOLD STEPHEN
GUERTIN SHRARON
520 MAPLE ST
FRANKLIN, MA 02038

KING JOSEPH W
CARRABBA CLAIRE N
1 OAK TREE LN
FRANKLIN, MA 02038

VANDENBERG JOHN R
P O BOX 314
FRANKLIN, MA 02038

BECKETT ROBERT P JR
BECKETT JOYCE S
6 OAK TREE LN
FRANKLIN, MA 02038

MCKINNON DANIEL A TR
DANIEL&BONNIE MCKINNON RE
523 MAPLE ST
FRANKLIN, MA 02038

DLUGASCH MATTHEW E
1 HEMLOCK LN
FRANKLIN, MA 02038

NOLAN KATHLEEN A
NOLAN WILLIAM T
2 MAPLE TREE LN
FRANKLIN, MA 02038

DOWNEY WILLIAM S
DOWNEY ELAINE T
4 OAK TREE LN
FRANKLIN, MA 02038

PAAL WALTER
PAAL CHRISTINE S
579 MAPLE ST
FRANKLIN, MA 02038

FISCHER CHERYL A
3 MAPLE TREE LN
FRANKLIN, MA 02038

PRUNIER JOHN
HOLMES SAMANTHA
24 HAPGOOD RD
WORCESTER, MA 01605

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FRANKLIN, MA 02038

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FRANKLIN, MA 02038

GALEAZ GREGORY R
ROSENBERG LORI F
5 HEMLOCK LN
FRANKLIN, MA 02038

SALVUCCI JOSEPH A
SALVUCCI JESSICA L
525 MAPLE ST
FRANKLIN, MA 02038

GEER SCOTT E
GEER CARLY A
529 MAPLE ST
FRANKLIN, MA 02038

SIMINO ANDREW B &CATHERIN
SIMINO LIVING TRUST
521 MAPLE ST
FRANKLIN, MA 02038

HANSON PETER W
HANSON CELESTE R
13 HEMLOCK LN
FRANKLIN, MA 02038

TOOMEY JOHN P
TOOMEY MICHELLE A
530 MAPLE ST
FRANKLIN, MA 02038

HOLT LEE H TR LEE H HOLT
HOLT KAREN L TR KAREN L H
2 OAK TREE LN
FRANKLIN, MA 02038

TYAGI RAJESH
TYAGI VERA
9 HEMLOCK LN
FRANKLIN, MA 02038

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, July 10, 2023 and again on July 17, 2023

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing at the Town Hall (and can also be attended remotely) on **Monday, July 24, 2023 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Special Permit and Site Plan application titled "Plot Plan & Special Permit 5 Hemlock Lane Franklin, MA" prepared by Guerriere & Halnon, Inc., Franklin, MA., and submitted to the Department of Planning & Community Development on June 21, 2023, by Gregory Galeaz, Franklin, MA.

The property is located in the Rural Residential II Zoning District (Assessors Map 226, Lot 98). The applicant is proposing to construct an 18'x 22' pool cabana. The applicant is applying for one (1) Special Permit under Chapter 185-36: Impervious Surfaces.

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

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

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours.

Greg Rondeau, Chairman

5 Hemlock Lane Special Permit

ARNOLD STEPHEN
GUERTIN SHRARON
520 MAPLE ST
FRANKLIN, MA 02038

KING JOSEPH W
CARRABBA CLAIRE N
1 OAK TREE LN
FRANKLIN, MA 02038

VANDENBERG JOHN R
P O BOX 314
FRANKLIN, MA 02038

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BECKETT ROBERT P JR
BECKETT JOYCE S
6 OAK TREE LN
FRANKLIN, MA 02038

MCKINNON DANIEL A TR
DANIEL&BONNIE MCKINNON RE
523 MAPLE ST
FRANKLIN, MA 02038

Medway PB

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DLUGASCH MATTHEW E
1 HEMLOCK LN
FRANKLIN, MA 02038

NOLAN KATHLEEN A
NOLAN WILLIAM T
2 MAPLE TREE LN
FRANKLIN, MA 02038

Norfolk PB

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DOWNEY WILLIAM S
DOWNEY ELAINE T
4 OAK TREE LN
FRANKLIN, MA 02038

PAAL WALTER
PAAL CHRISTINE S
579 MAPLE ST
FRANKLIN, MA 02038

Wrentham PB

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Bellingham PB

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FISCHER CHERYL A
3 MAPLE TREE LN
FRANKLIN, MA 02038

PRUNIER JOHN
HOLMES SAMANTHA
24 HAPGOOD RD
WORCESTER, MA 01605

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= 24 Certified Mailings

FRANKLIN TOWN OF
365 EAST CENTRAL STREET
FRANKLIN, MA 02038

RATULOWSKI, JOHN TR MCGRA
JOHN RATULOWSKI TRUST
8 HEMLOCK LN
FRANKLIN, MA 02038

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GALEAZ GREGORY R
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