

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: August 14, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 725 Union St
Special Permit & Site Plan Modification

The DPCD has reviewed the above referenced Site Plan Modification application for the Monday, August 21, 2023 Planning Board meeting and offers the following commentary:

General:

1. The site is located at 725 Union Street in the Commercial II Zoning District.
2. The site is currently under construction for a hotel.
3. The Applicant is requesting to add an exit only curb cut.
4. Special Permit is required under Section 185-21,C(7) – Parking area Design and Location.

Comments:

1. The applicant is proposing an exit only curb cut at the rear of the building.
2. The applicant should add signage to include “Do Not Enter”.

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 | | | |

March 6, 2023

Ms. Amy Love, Town Planner
Franklin Town Hall
355 East Central Street
Franklin, MA 02038

**RE: Special Permit Per Section 185-21.C(7)(a),
725 Union Street Franklin, Massachusetts**

On behalf of our client, 4 SQ Development, please find the Request for A Special Permit for a second proposed Drive at the Existing Home2 Suites.

SOCIAL, ECONOMICAL & COMMUNITY NEEDS :

The proposed additional driveway will serve the Home2 Suites in the fact that customers leaving the hotel will not be forced to drive around to the Existing entrance/exit. This will help to alleviate additional traffic congestion at the existing drive. The hotel to the east is owned by the same owner, so there will be no negative impact to abutting properties. This new driveway (exit only) will also provide a better traffic circulation pattern for Fire apparatus and for truck / UPS / FedEx deliveries, as well.

TRAFFIC FLOW AND SAFETY :

The proposed additional driveway will serve the Home2 Suites in the fact that customers leaving the hotel will not be forced to drive around to the Existing entrance/exit. This will help to alleviate additional traffic congestion at the existing drive. The hotel to the east is owned by the same owner, so there will be no negative impact to abutting properties. This new driveway (exit only) will also provide a better traffic circulation pattern for Fire apparatus and for truck / UPS / FedEx deliveries, as well.

ADEQUACY OF UTILITIES AND OTHER PUBLIC SERVICES :

The proposed additional driveway will not impact any utility services to the Existing Home2 Suites hotel. It will benefit public services by improving the Fire truck turning maneuverability.

NEIGHBORHOOD CHARACTER AND SOCIAL STRUCTURE :

The proposed additional driveway will not impact the neighborhood but will improve traffic within the site and within Union Street. Union Street is a dead end street and serves a limited number of businesses and the residential complex "Spruce Pond Village Condominiums".

QUALITIES OF THE NATURAL ENVIRONMENT :

The proposed additional driveway will not impact the natural environment. The site will still maintain the required 50% green space for the project. Although there is a minor reduction in proposed landscaped area, the overall benefit of the new driveway in terms of traffic circulation and improvement in this area, will clearly outway the minor negative impact.

POTENTIAL FISCAL IMPACT :

The proposed additional driveway will benefit the Applicant by improving customer service and traffic management. The Applicant has invested in the Town of Franklin and has purchased the Hampton Inn on the adjoining parcel. There is no negative fiscal impact to the Town but would perhaps benefit from the site's improvements by increasing the value of the Hotel and increasing potential tax dollars.

WATER CONSUMPTION, TAKING INTO CONSIDERATION CURRENT AND PROJECTED FUTURE LOCAL WATER SUPPLY AND DEMAND:

The proposed additional driveway will not impact water consumption or impact any other utilities. The only real impact is a small increase in impervious coverage which will impact the Existing Infiltration Basin located under the existing main parking area. The impact to the Basin will increase the elevation of the 100-year storm event. The current 100-year storm would reach Elevation 363.92, and with the increase in impervious area the new elevation will be 363.99 (a minor increase in surface level of 0.07).

IMPERVIOUS COVERAGE :

Stormwater runoff from the site will not be increased, as discussed below.

The proposed additional driveway will not impact water consumption or impact any other utilities. The only real impact is a small increase in impervious coverage which will impact the Existing Infiltration Basin located under the existing main parking area. The impact to the Basin will increase the elevation of the 100-year storm event. The current 100-year storm would reach Elevation 363.92, and with the increase in impervious area the new elevation will be 363.99 (a minor increase in surface level of 0.07).

Soil loss rate from the site will not be increased by more than 10%. The loss rate is far less than 0.5%. Erosion control methods are currently being employed and the site is currently covered by a NPDES Permit (NPDES permit #MAR1003Y1). These erosion control methods will remain in place under the issuance of a Notice of Termination and final construction stages.

Please contact our office if you have any questions regarding this project and the Special Permit request and we will appear before the Planning Board for upcoming hearings.
Thanks for your time.

Respectfully submitted,
J.K. Holmgren Engineering, Inc.

S. Scott Rogers

S. Scott Rogers, ASLA

John K. Holmgren

John K. Holmgren, P.E.

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

QUITCLAIM DEED

725 UNION STREET, LLC a Massachusetts limited liability company having an address of 153 Buckskin Drive, Weston, Massachusetts 02493

for consideration paid, and in full consideration of **ONE MILLION FIFTY THOUSAND AND 00/100 DOLLARS (\$1,050,000.00)**

Grant to **4SQ FRANKLIN REALTY LLC** a Massachusetts limited liability company having an address of 83 Hartwell Avenue, Lexington, Massachusetts 02421,

with quitclaim covenants

The land with the buildings and other improvements thereon situated in Franklin, Norfolk County, Massachusetts and being shown as containing approximately 2.106 acres of land, and legally described as Lot F2 on a plan entitled "Plan of Land Owned by Hotel Building Corporation in Franklin, Massachusetts", dated October 28, 2006 recorded with the Norfolk County Registry of Deeds in Plan Book 564, as Plan No. 54 of 2007.

Said premises conveyed subject to and with the benefits of easements, restrictions, agreements and reservations of record if any there be, insofar as the same may be in force and applicable.

The undersigned hereby certifies and affirms under the pains and penalties of perjury that no party occupies or intends to occupy the granted premises as his/her principal residence and there is no person entitled to claim the benefit of an estate of homestead in the premises.

The grantor certifies that it is not classified as a corporation for federal income tax purposes for the taxable year in which this sale is made.


Meaning and intending to convey the grantor's interest in the premises more particularly described in the deed of **METSUN THREE FRANKLIN MA SENIOR LIVING, LLD** dated September 16, 2015 and recorded with the Norfolk County Registry of Deeds in Book 33499, Page 327.

Property Address: 725 Union Street, Franklin, Massachusetts 02038

WITNESS my hand and seal this day, July 22, 2019. N O T

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


725 UNION STREET, LLC

By: 
Mark R. Reardon
Its: Manager

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF NORFOLK)

On this day, July 22, 2019, before me, the undersigned notary public, personally appeared Mark R. Reardon, Manager of 725 UNION STREET, LLC proved to me through satisfactory evidence of identification, being (check whichever applies): x Driver's License or other state or federal governmental document bearing a photographic image, _____ Oath or Affirmation of a credible witness known to me who knows the above signatory, or _____ My Own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, and as the voluntary act of 725 UNION STREET, LLC for its stated purpose.




Richard R. Cornetta, Jr., Esquire
Notary Public
My Comm. Exp.: May 8, 2026

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: "Master Plan for Special Permit" (C-1) and others.

Date of Plan: 3-1-23 Assessor's Information: Map 314, Lot 16

Prepared by: J. K. Holmgren Engineering, LLC

Applicant Name & Address: 4 Sq. Franklin Realty, LLC, 83 Hartwell Ave., Lexington, MA 02421

SECTION B:

Name of Record Owner(s): 4 Sq. Franklin Realty, LLC

Address of Record Owner(s): 83 Hartwell Ave., Lexington MA 02421

****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:

**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
"Master Plan (and others) for Special Permit _____" and Special
Permit(s) for 4 Sq. Franklin Realty, LLC 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: 4 Sq. Franklin Realty, LLC
Address of Applicant: 83 Hartwell Ave., Lexington MA 02421
Phone No.: 516-993-5601 Email: nilesh@emphotels.com; jpatel@gmail.com

2. Name of Owner (if not the Applicant): 4 Sq. Franklin Realty, LLC
Address of Owner: 83 Hartwell Ave., Lexington MA 02421
Phone No.: 516-993-5601 Email: nilesh@emphotels.com; jpatel@gmail.com

3. Name of Engineer: J. K. Holmgren Engineering, LLC
Address of Engineer: 1024 Pearl St., Brockton MA 02021
Phone No.: 508-583-2595 Email: srogers@jkholmgren.com

1. Deed of Property recorded with Norfolk Registry of Deeds in
Book 33499, Page 327, (or Certificate of Title No. _____)

2. Location and Description of Property:
Map 314, Parcel 16-725 Union St., currently an existing hotel (Home 2 Suites) under construction.

Zoning District: C11
Assessor's Map: 314 Lot: 16
Square Footage of Building(s): 14,700 +/- s.f.
Impervious Coverage of Existing Upland: 73,095 +/- s.f.

3. Purpose of Site Plan:
Plans propose a second "exit only" curb cut onto Union St.

4. Special Permit(s) Requested:
Special Permit requested per section 185-21.c(7)(9) for proposed driveway curb cut



125313

Abutter's List Request Form

Status: Active

Submitted On: 7/6/2023

Primary Location

725 UNION ST
FRANKLIN, MA 02038

Owner

4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

Applicant

Debbie Barrett-Rich

508-583-2595

dbarrettrich@jkholmgren.com

1024 Pearl St.

Brockton, MA -

Massachusetts 02301

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Zoning Board

What is the purpose for the request?*

abutters list

How would you like to receive this abutters list?*

Emailed

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

DBARRETRICH@JKHOLMGREN.COM

General Parcel Information

Assessor's Parcel ID*

314-016-000.00

Property Street Address*

725 Union St.

Property Owner Information

Property Owner*

4SQ Franklin Realty LLC

Property Owner's Mailing Address*

83 Hartwell Ave.

Town/City*

Lexington

Zip/Postal Code*

02421

State*

MA

Property Owner Telephone Number*

508-583-2595

Requestor's Information

Requestor/Applicant same as Property Owner Information?*

No

Requestor's Name *

J.K. Holmgren Engineering

Requestor's Telephone Number

508-583-2595

Requestor's Address

1024 Pearl St., Brockton, MA 02301

Attachments

History

Date

7/6/2023, 9:00:39
AM

Activity

Debbie Barrett-Rich started a draft of Record 125313



725 UNION ST - 300' ABUTTERS

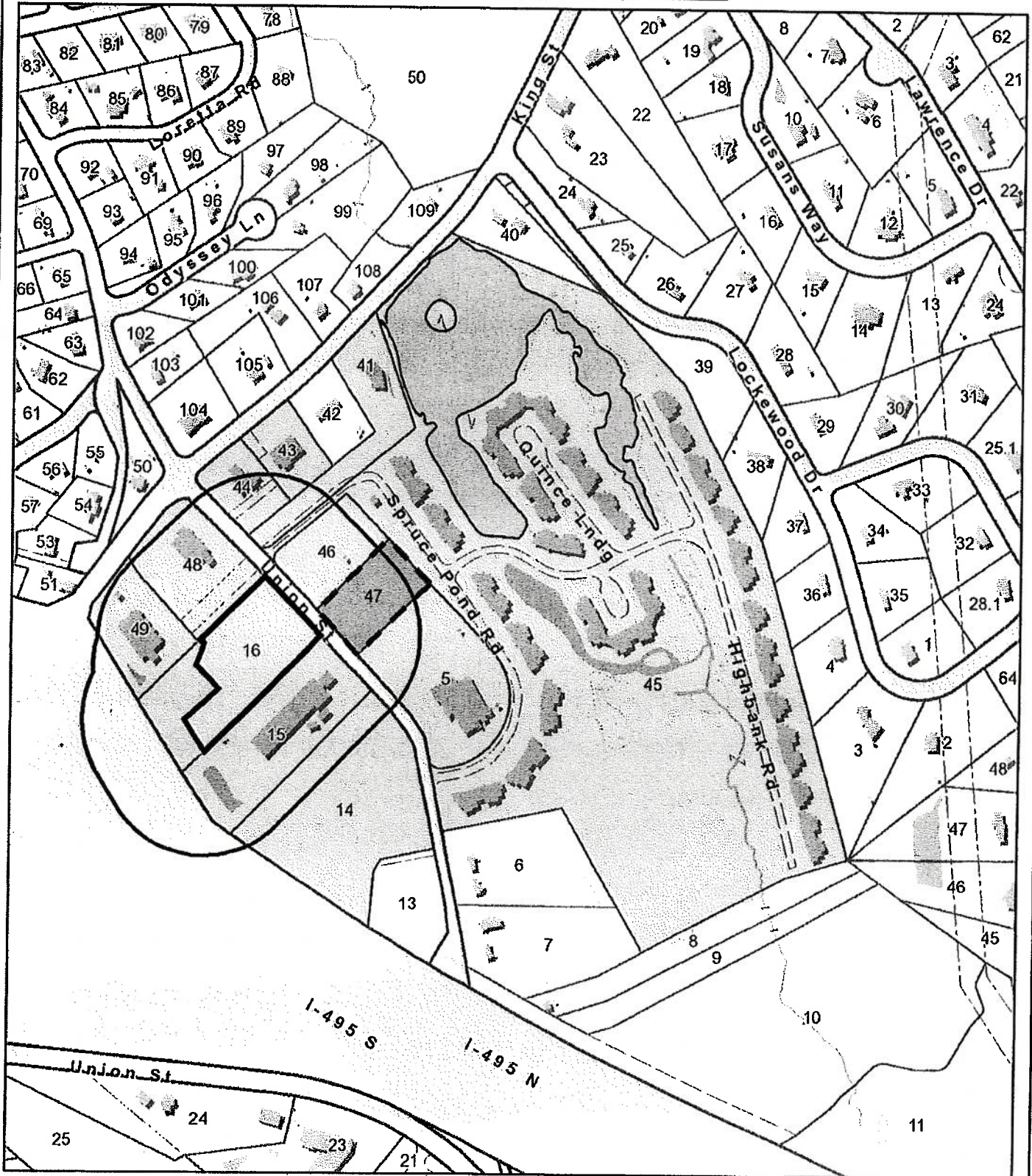
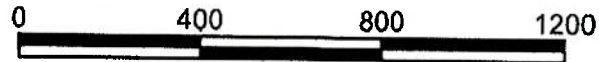
Franklin, MA



July 8, 2023

1 inch = 400 Feet

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



300 foot Abutters List Report

Franklin, MA
July 08, 2023

Subject Property:

Parcel Number: 314-016-000
CAMA Number: 314-016-000-000
Property Address: 725 UNION ST

Mailing Address: 4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

Abutters:

Parcel Number: 303-041-000
CAMA Number: 303-041-000-000
Property Address: 370 KING ST

Mailing Address: MARGUERITE MARGARET, TR
PO BOX 1990
N FALMOUTH, MA 02556

Parcel Number: 303-043-000
CAMA Number: 303-043-000-000
Property Address: 390 KING ST

Mailing Address: MARGUERITE MARGARET, TR C/O
BEAU GRASSIA- KING ST CAFE
390 KING ST
FRANKLIN, MA 02038

Parcel Number: 303-044-000
CAMA Number: 303-044-000-000
Property Address: 400 KING ST

Mailing Address: DECOY INC
PO BOX 1990
N FALMOUTH, MA 02556

Parcel Number: 303-045-000
CAMA Number: 303-045-000-000
Property Address: 1-4 SPRUCE POND RD

Mailing Address: SPRUCE POND VILLAGE LANGLEY
PAUL G
13 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-001
Property Address: 1 SPRUCE POND RD

Mailing Address: RUSCETTI ROBERT E
1 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-002
Property Address: 2 SPRUCE POND RD

Mailing Address: KASPER KAZMIER J TR KAZMIER
KASPER 2020 TR
30 SCHOOL ST
HOPKINTON, MA 01748

Parcel Number: 303-045-000
CAMA Number: 303-045-000-003
Property Address: 3 SPRUCE POND RD

Mailing Address: FEGAN MICHAEL J
3 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-004
Property Address: 4 SPRUCE POND RD

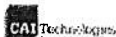
Mailing Address: KELSO WILLIAM F WILLIAM&JUNE
KELSO REVOC TRUST
4 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-005
Property Address: 5 SPRUCE POND RD

Mailing Address: LONGO KELLY
5 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-006
Property Address: 6 SPRUCE POND RD

Mailing Address: CURTIS HOLLIS WAYNE CURTIS
PAMELA J
6 SPRUCE POND RD
FRANKLIN, MA 02038



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

7/8/2023

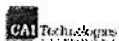
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300 foot Abutters List Report

Franklin, MA
July 08, 2023

| | |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-007 Property Address: 7 SPRUCE POND RD | Mailing Address: LANK ANNE C TR LANK REVOCABLE TRUST 7 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-008 Property Address: 8 SPRUCE POND RD | Mailing Address: RUTKOWSKI RONALD A RUTKOWSKI PHYLLIS A 8 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-009 Property Address: 29 QUINCE ISLAND RD | Mailing Address: CLORAN MARTHA TR THE MARTHA CLORAN LIVING TRUST 29 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-010 Property Address: 30 QUINCE ISLAND RD | Mailing Address: HANSEN SHANNON M TR SHANNON M HANSEN LIVING TR 30 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-011 Property Address: 31 QUINCE ISLAND RD | Mailing Address: EBEL JENNIFER S 31 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-012 Property Address: 32 QUINCE ISLAND RD | Mailing Address: ZAHORSKY JOHN,TR JOHN R ZAHORSKY REVOCABLE TR 32 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-013 Property Address: 33 QUINCE LNDG | Mailing Address: DALTON KAREN E DALTON MICHAEL J 33 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-014 Property Address: 34 QUINCE LNDG | Mailing Address: BARADARAN KATHLEEN 34 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-015 Property Address: 35 QUINCE LNDG | Mailing Address: NUGENT PATRICK J NUGENT DONNA K 35 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-016 Property Address: 36 QUINCE LNDG | Mailing Address: DUBOWSKI KAREN M 36 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-017 Property Address: 37 QUINCE LNDG | Mailing Address: BATES MARGARET E & GARY TRS GARY AND MARGARET BATES L TR 37 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-018 Property Address: 38 QUINCE LNDG | Mailing Address: KRAVATAS MAUREEN T TR MAUREEN T KRAVATAS REVOC TRUST 38 QUINCE LANDING FRANKLIN, MA 02038 |



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

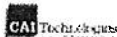


300 foot Abutters List Report

Franklin, MA

July 08, 2023

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|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-019 Property Address: 39 QUINCE LNDG | Mailing Address: DOUGHERTY BRIAN J DOUGHERTY LYNN M 39 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-020 Property Address: 40 QUINCE LNDG | Mailing Address: SPINNEY SHIRLEY A TR SPINNEY REALTY TRUST 40 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-021 Property Address: 41 QUINCE LNDG | Mailing Address: PALMER SANDRA K 41 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-022 Property Address: 42 QUINCE LNDG | Mailing Address: SCHNITZER JAMIE I SCHNITZER REALTY TRUST 42 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-023 Property Address: 43 QUINCE LNDG | Mailing Address: WEBSTER LORI ANN 43 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-024 Property Address: 44 QUINCE LNDG | Mailing Address: KILROY NANCY J 44 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-025 Property Address: 45 QUINCE LNDG | Mailing Address: JOHANSEN WAYNE ELLIOT JOHANSEN NANCY CHRISTIE 45 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-026 Property Address: 46 QUINCE LNDG | Mailing Address: MCMANUS JR THOMAS E MCMANUS NATALIYA 46 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-027 Property Address: 47 QUINCE LNDG | Mailing Address: POTTER JOHN H & GAIL P POTTER REVOCABLE TRUST 47 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-028 Property Address: 48 QUINCE LNDG | Mailing Address: LEON KENNETH D LEON CATHERINE C 48 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-029 Property Address: 49 QUINCE LNDG | Mailing Address: BERG PAULA A & ERIC A TRS PAULA A BERG LIFE TRUST 159 TEMI ROAD BELLINGHAM, MA 02019 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-030 Property Address: 50 QUINCE LNDG | Mailing Address: OLSEN CHRISTINE A 50 QUINCE LANDING FRANKLIN, MA 02038 |



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

7/8/2023

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300 foot Abutters List Report

Franklin, MA
July 08, 2023

| | |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-031 Property Address: 51 QUINCE LNDG | Mailing Address: KLEIN STEVEN KLEIN EDITH 51 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-032 Property Address: 52 QUINCE LNDG | Mailing Address: NUNES JOHN NUNES MARY LEE 52 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-033 Property Address: 53 QUINCE LNDG | Mailing Address: CASEY MICHAEL J CASEY KATHLEEN A 53 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-034 Property Address: 54 QUINCE LNDG | Mailing Address: PENDLETON JOHN E & NANCY SHAW TRS 54 QUINCE LNDG REAL ESTATE TR 54 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-035 Property Address: 55 QUINCE LNDG | Mailing Address: BURR CHARLES H BURR NORMA L L/E 55 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-036 Property Address: 56 QUINCE LNDG | Mailing Address: WICKER LYLE T & CAROL J TRS WICKER FAMILY 2015 REV TRUST 56 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-037 Property Address: 69 HIGHBANK RD | Mailing Address: REEBENACKER HELEN 69 HIGHBANK DR FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-038 Property Address: 70 HIGHBANK RD | Mailing Address: DUGGAN KATHLEEN P DUGGAN DORIS A 70 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-039 Property Address: 71 HIGHBANK RD | Mailing Address: COX PAMELA J TR COX LIVING TRUST 71 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-040 Property Address: 72 HIGHBANK RD | Mailing Address: HOFFMAN SAMUEL HOFFMAN JACLYN 72 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-041 Property Address: 73 HIGHBANK RD | Mailing Address: HAMMER KARILYN E TR KARILYN HAMMER REVOCABLE TRUST 73 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-042 Property Address: 74 HIGHBANK RD | Mailing Address: BUNAVICZ JULIE 74 HIGHBANK RD FRANKLIN, MA 02038 |



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

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300 foot Abutters List Report

Franklin, MA
July 08, 2023

| | |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-043 Property Address: 75 HIGHBANK RD | Mailing Address: MAURO EUGENIO M MAURO PAOLA S 75 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-044 Property Address: 76 HIGHBANK RD | Mailing Address: AUCOIN MICHELLE C 76 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-045 Property Address: 77 HIGHBANK RD | Mailing Address: VROMAN TODD E TR VROMAN FAMILY IRREVOC TRUST 80 MIDDLE ROAD SOUTHBOROUGH, MA 01772-1512 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-046 Property Address: 78 HIGHBANK RD | Mailing Address: MCELMAN RONALD G& ELIZABETH L TRS MCELMAN LIVING TRUST 78 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-047 Property Address: 79 HIGHBANK RD | Mailing Address: MACPHEE RONALD F 79 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-048 Property Address: 80 HIGHBANK RD | Mailing Address: ARMINIO EDWARD M ARMINIO LINDA M 80 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-049 Property Address: 81 HIGHBANK RD | Mailing Address: DOHERTY GENEVA C TR GENEVA C DOHERTY REVO TR 81 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-050 Property Address: 82 HIGHBANK RD | Mailing Address: COMERCI CAROL A 82 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-051 Property Address: 83 HIGHBANK RD | Mailing Address: BOYD JOAN C TR JOAN C BOYD REV TRUST 83 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-052 Property Address: 84 HIGHBANK RD | Mailing Address: MULLEN JOY S 84 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-053 Property Address: 85 HIGHBANK RD | Mailing Address: OPEN 18 LLC 18 OPEN SPACE DRIVE SANDWICH, MA 02563 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-054 Property Address: 86 HIGHBANK RD | Mailing Address: ENGSTROM SHELLY EAGER TR ENGSTROM REALTY TRUST 86 HIGHBANK RD FRANKLIN, MA 02038 |



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300 foot Abutters List Report

Franklin, MA
July 08, 2023

| | |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-055 Property Address: 87 HIGHBANK RD | Mailing Address: ALLISON IRENE H & SCOTT W TRS ALLISON FAMILY REALTY TRUST 87 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-056 Property Address: 88 HIGHBANK RD | Mailing Address: MACKENZIE JAMES D 88 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-057 Property Address: 89 HIGHBANK RD | Mailing Address: PEDERSEN JOYCE ANN TR PEDERSEN REALTY TRUST 89 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-058 Property Address: 90 HIGHBANK RD | Mailing Address: LANNON JEFFREY W LANNON LAUREN A 90 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-059 Property Address: 91 HIGHBANK RD | Mailing Address: SUN HUA YUNG SUN PING ZHI 91 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-060 Property Address: 92 HIGHBANK RD | Mailing Address: WOOD JUDITH 92 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-061 Property Address: 93 HIGHBANK RD | Mailing Address: CLEMENT MARK I DELEKTA CHERYL A 93 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-062 Property Address: 94 HIGHBANK RD | Mailing Address: QUINN JR JOHN R QUINN, MARGARET HELEN WHEELER, EILEEN 94 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-063 Property Address: 95 HIGHBANK RD | Mailing Address: SPINIELLO LAURA J L/E SPINIELLO FAM IRREVOCABLE TR 95 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-064 Property Address: 96 HIGHBANK RD | Mailing Address: FARETRA ROBERT & CHRISTINE TRS FARETRA FAMILY NOMINEE TRUST 96 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-065 Property Address: 97 HIGHBANK RD | Mailing Address: REDWINE JOHN REDWINE JULIE 97 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-066 Property Address: 98 HIGHBANK RD | Mailing Address: MALEY CYNTHIA 98 HIGHBANK RD FRANKLIN, MA 02038 |



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300 foot Abutters List Report

Franklin, MA
July 08, 2023

| | |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-067 Property Address: 99 Highbank Rd | Mailing Address: DIGIOIA THOMAS TR THOMAS DIGIOIA TRUST 99 Highbank Rd Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-068 Property Address: 100 Highbank Rd | Mailing Address: CHAFFEE MARY V TR MARY V CHAFFEE REVOCABLE TRUST 100 Highbank Road Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-069 Property Address: 57 Bayberry Cmn | Mailing Address: STORLAZZI KENNETH 57 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-070 Property Address: 58 Bayberry Cmn | Mailing Address: SULLIVAN BERNARD & REGINA TRS SULLIVAN LEGACY TR BERNIE & REGINA 58 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-071 Property Address: 59 Bayberry Cmn | Mailing Address: REILLY JOANNE G 59 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-072 Property Address: 60 Bayberry Cmn | Mailing Address: KOKE RYAN KOKE STEPHANIE 60 Bayberry Cmn Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-073 Property Address: 61 Bayberry Cmn | Mailing Address: MCCARTHY ELAINE TR THE ELAINE MCCARTHY REVOC TRST KEPPLER, JOHN S TR 61 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-074 Property Address: 62 Bayberry Cmn | Mailing Address: BOBLAK FRANK J BOBLAK JOANNE 62 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-075 Property Address: 63 Bayberry Cmn | Mailing Address: MORGANELLI MATTHEW 63 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-076 Property Address: 64 Bayberry Cmn | Mailing Address: CLAUSER RICHARD J & EILEEN TRS CLAUSER FAMILY TRUST 64 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-077 Property Address: 65 Bayberry Cmn | Mailing Address: BURNS PAUL 65 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-078 Property Address: 66 Bayberry Cmn | Mailing Address: MCELMAN RONALD WILLIAM MCELMAN KRISTINE R 66 Bayberry Common Franklin, MA 02038 |



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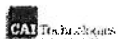
This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
July 08, 2023

| | |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-079 Property Address: 67 BAYBERRY CMN | Mailing Address: BOLUCH STEPHEN FLETCHER CAROL 67 BAYBERRY COMMON FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-080 Property Address: 68 BAYBERRY CMN | Mailing Address: HICKOX LYNNE G TR LYNNE G. HICKOX REVO TR 68 BAYBERRY COMMON FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-081 Property Address: 9 SPRUCE POND RD | Mailing Address: GILBERT MICHAEL K JOHNSTON SARAH J 9 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-082 Property Address: 10 SPRUCE POND RD | Mailing Address: BERGER EDWARD H BERGER NANCY D 10 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-083 Property Address: 11 SPRUCE POND RD | Mailing Address: SHAW KAREN A TR KAREN A SHAW LIVING TRUST 11 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-084 Property Address: 12 SPRUCE POND RD | Mailing Address: CORMIER FRANCIS J TR FRANCIS CORMIER FAMILY TRUST 12 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-085 Property Address: 13 SPRUCE POND RD | Mailing Address: LANGLEY PAUL G 13 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-086 Property Address: 14 SPRUCE POND RD | Mailing Address: WHITON MARY JANE G 14 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-087 Property Address: 15 SPRUCE POND RD | Mailing Address: RIVERA DENISE A 15 SPRUCE POND FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-088 Property Address: 16 SPRUCE POND RD | Mailing Address: BISCAIA CATARINA R TRS CATARINA R BISCIA REV TR 16 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-089 Property Address: 17 SPRUCE POND RD | Mailing Address: DENGOS ANDREW F JR DENGOS KATHY L 17 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-090 Property Address: 18 SPRUCE POND RD | Mailing Address: LIPOVSKY ALEX LIPOVSKY JENNIFER 18 SPRUCE POND RD FRANKLIN, MA 02038 |



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300 foot Abutters List Report

Franklin, MA
July 08, 2023

Parcel Number: 303-045-000
CAMA Number: 303-045-000-091
Property Address: 19 SPRUCE POND RD

Mailing Address: COLEMAN PAUL CAFFERKY BRIAN
19 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-092
Property Address: 20 SPRUCE POND RD

Mailing Address: KELLEY SUSAN R
20 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-093
Property Address: 21 SPRUCE POND RD

Mailing Address: MANNING BARBARA L TR FRANCIS &
BARBARA FAMILY IRREV
21 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-094
Property Address: 22 SPRUCE POND RD

Mailing Address: DELEON NIURKA E
22 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-095
Property Address: 23 SPRUCE POND RD

Mailing Address: PADULA DIANE M
23 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-096
Property Address: 24 SPRUCE POND RD

Mailing Address: BLAINE VALERIE I L/E BLAINE LOUIS P
24 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-097
Property Address: 25 SPRUCE POND RD

Mailing Address: NARDONE MARILYN
25 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-098
Property Address: 26 SPRUCE POND RD

Mailing Address: MCNAMARA EDWARD P & DEBRA L 26
SPRUCE POND RD REALTY TRUST
26 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-099
Property Address: 27 SPRUCE POND RD

Mailing Address: MCVANE MARILYN F
27 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-100
Property Address: 28 SPRUCE POND RD

Mailing Address: MACKLIN KENNETH P
28 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-046-000
CAMA Number: 303-046-000-000
Property Address: 700 UNION ST

Mailing Address: MANI JKL FRANKLIN LLC
18 WILLOW PARK
WELLESLEY, MA 02481

Parcel Number: 303-048-000
CAMA Number: 303-048-000-000
Property Address: 466 KING ST

Mailing Address: HOTEL BUILDING CORPORATION ATTN:
TAGE
PO BOX 386
WESTON, MA 02493



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300 foot Abutters List Report

Franklin, MA
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Parcel Number: 303-049-000
CAMA Number: 303-049-000-000
Property Address: 470-490 KING ST

Mailing Address: KING PROPERTY HOLDINGS LLC
63 CENTRE STREET
DOVER, MA 02030-2404

Parcel Number: 314-005-000
CAMA Number: 314-005-000-000
Property Address: 750 UNION ST

Mailing Address: 750 REALTY MEDICAL LLC C/O ROGER
KALDAWY
9 TRAILSIDE WAY
NORFOLK, MA 02056

Parcel Number: 314-014-000
CAMA Number: 314-014-000-000
Property Address: 755 UNION ST

Mailing Address: MILFORD WHITINSVILLE REG HOSP
DIRECTOR OF FISCAL SERVICES
14 PROSPECT ST
MILFORD, MA 01757

Parcel Number: 314-015-000
CAMA Number: 314-015-000-000
Property Address: 735 UNION ST

Mailing Address: 735 UNION FRANKLIN LLC JHM LLC
735 UNION ST
FRANKLIN, MA 02038

Parcel Number: 314-016-000
CAMA Number: 314-016-000-000
Property Address: 725 UNION ST

Mailing Address: 4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

Kevin M. Doyle, 7-8-2023



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4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

BISCAIA CATARINA R TRS
CATARINA R BISCIA REV TR
16 SPRUCE POND RD
FRANKLIN, MA 02038

CLAUSER RICHARD J & EILEE
CLAUSER FAMILY TRUST
64 BAYBERRY COMMON
FRANKLIN, MA 02038

735 UNION FRANKLIN LLC
JHM LLC
735 UNION ST
FRANKLIN, MA 02038

BLAINE VALERIE I L/E
BLAINE LOUIS P
24 SPRUCE POND RD
FRANKLIN, MA 02038

CLEMENT MARK I
DELEKTA CHERYL A
93 Highbank Rd
FRANKLIN, MA 02038

750 REALTY MEDICAL LLC
C/O ROGER KALDAWY
9 TRAILSIDE WAY
NORFOLK, MA 02056

BOBLAK FRANK J
BOBLAK JOANNE
62 BAYBERRY COMMON
FRANKLIN, MA 02038

CLOLAN MARTHA TR
THE MARTHA CLOLAN LIVING
29 QUINCE ISLAND RD
FRANKLIN, MA 02038

ALLISON IRENE H & SCOTT W
ALLISON FAMILY REALTY TRU
87 Highbank Rd
FRANKLIN, MA 02038

BOLUCH STEPHEN
FLETCHER CAROL
67 BAYBERRY COMMON
FRANKLIN, MA 02038

COLEMAN PAUL
CAFFERKY BRIAN
19 SPRUCE POND RD
FRANKLIN, MA 02038

ARMINIO EDWARD M
ARMINIO LINDA M
80 Highbank Rd
FRANKLIN, MA 02038

BOYD JOAN C TR
JOAN C BOYD REV TRUST
83 Highbank Rd
FRANKLIN, MA 02038

COMERCI CAROL A
82 Highbank Rd
FRANKLIN, MA 02038

AUCOIN MICHELLE C
76 Highbank Rd
FRANKLIN, MA 02038

BUNAVICZ JULIE
74 Highbank Rd
FRANKLIN, MA 02038

CORMIER FRANCIS J TR
FRANCIS CORMIER FAMILY TR
12 SPRUCE POND RD
FRANKLIN, MA 02038

BARADARAN KATHLEEN
34 QUINCE LANDING
FRANKLIN, MA 02038

BURNS PAUL
65 BAYBERRY COMMON
FRANKLIN, MA 02038

COX PAMELA J TR
COX LIVING TRUST
71 Highbank Rd
FRANKLIN, MA 02038

BATES MARGARET E & GARY T
GARY AND MARGARET BATES L
37 QUINCE LANDING
FRANKLIN, MA 02038

BURR CHARLES H
BURR NORMA L L/E
55 QUINCE LANDING
FRANKLIN, MA 02038

CURTIS HOLLIS WAYNE
CURTIS PAMELA J
6 SPRUCE POND RD
FRANKLIN, MA 02038

BERG PAULA A & ERIC A TRS
PAULA A BERG LIFE TRUST
159 TEMI ROAD
BELLINGHAM, MA 02019

CASEY MICHAEL J
CASEY KATHLEEN A
53 QUINCE LANDING
FRANKLIN, MA 02038

DALTON KAREN E
DALTON MICHAEL J
33 QUINCE LANDING
FRANKLIN, MA 02038

BERGER EDWARD H
BERGER NANCY D
10 SPRUCE POND RD
FRANKLIN, MA 02038

CHAFFEE MARY V TR
MARY V CHAFFEE REVOCABLE
100 Highbank Road
FRANKLIN, MA 02038

DECOY INC
PO BOX 1990
N FALMOUTH, MA 02556

DELEON NIURKA E
22 SPRUCE POND RD
FRANKLIN, MA 02038

FEGAN MICHAEL J
3 SPRUCE POND RD
FRANKLIN, MA 02038

KELSO WILLIAM F
WILLIAM&JUNE KELSO REVOC
4 SPRUCE POND RD
FRANKLIN, MA 02038

DENGOS ANDREW F JR
DENGOS KATHY L
17 SPRUCE POND RD
FRANKLIN, MA 02038

GILBERT MICHAEL K
JOHNSTON SARAH J
9 SPRUCE POND RD
FRANKLIN, MA 02038

KILROY NANCY J
44 QUINCE LANDING
FRANKLIN, MA 02038

DIGIOIA THOMAS TR
THOMAS DIGIOIA TRUST
99 Highbank Rd
FRANKLIN, MA 02038

HAMMER KARILYN E TR
KARILYN HAMMER REVOCABLE
73 Highbank Rd
FRANKLIN, MA 02038

KING PROPERTY HOLDINGS LL
63 CENTRE STREET
DOVER, MA 02030-2404

DOHERTY GENEVA C TR
GENEVA C DOHERTY REVO TR
81 Highbank Rd
FRANKLIN, MA 02038

HANSEN SHANNON M TR
SHANNON M HANSEN LIVING T
30 QUINCE ISLAND RD
FRANKLIN, MA 02038

KLEIN STEVEN
KLEIN EDITH
51 QUINCE LANDING
FRANKLIN, MA 02038

DOUGHERTY BRIAN J
DOUGHERTY LYNN M
39 QUINCE LANDING
FRANKLIN, MA 02038

HICKOX LYNNE G TR
LYNNE G. HICKOX REVO TR
68 BAYBERRY COMMON
FRANKLIN, MA 02038

KOKE RYAN
KOKE STEPHANIE
60 BAYBERRY CMN
FRANKLIN, MA 02038

DUBOWSKI KAREN M
36 QUINCE LANDING
FRANKLIN, MA 02038

HOFFMAN SAMUEL
HOFFMAN JACLYN
72 Highbank Rd
FRANKLIN, MA 02038

KRAVATAS MAUREEN T TR
MAUREEN T KRAVATAS REVOC
38 QUINCE LANDING
FRANKLIN, MA 02038

DUGGAN KATHLEEN P
DUGGAN DORIS A
70 Highbank Rd
FRANKLIN, MA 02038

HOTEL BUILDING CORPORATIO
ATTN: TAGE
PO BOX 386
WESTON, MA 02493

LANGLEY PAUL G
13 SPRUCE POND RD
FRANKLIN, MA 02038

EBEL JENNIFER S
31 QUINCE ISLAND RD
FRANKLIN, MA 02038

JOHANSEN WAYNE ELLIOT
JOHANSEN NANCY CHRISTIE
45 QUINCE LANDING
FRANKLIN, MA 02038

LANK ANNE C TR
LANK REVOCABLE TRUST
7 SPRUCE POND RD
FRANKLIN, MA 02038

ENGSTROM SHELLY EAGER TR
ENGSTROM REALTY TRUST
86 Highbank Rd
FRANKLIN, MA 02038

KASPER KAZMIER J TR
KAZMIER KASPER 2020 TR
30 SCHOOL ST
HOPKINTON, MA 01748

LANNON JEFFREY W
LANNON LAUREN A
90 Highbank Rd
FRANKLIN, MA 02038

FARETRA ROBERT & CHRISTIN
FARETRA FAMILY NOMINEE TR
96 Highbank Rd
FRANKLIN, MA 02038

KELLEY SUSAN R
20 SPRUCE POND RD
FRANKLIN, MA 02038

LEON KENNETH D
LEON CATHERINE C
48 QUINCE LANDING
FRANKLIN, MA 02038

LIPOVSKY ALEX
LIPOVSKY JENNIFER
18 SPRUCE POND RD
FRANKLIN, MA 02038

MAURO EUGENIO M
MAURO PAOLA S
75 Highbank Rd
FRANKLIN, MA 02038

NARDONE MARILYN
25 SPRUCE POND RD
FRANKLIN, MA 02038

LONGO KELLY
5 SPRUCE POND RD
FRANKLIN, MA 02038

MCCARTHY ELAINE TR
THE ELAINE MCCARTHY REVOC
61 BAYBERRY COMMON
FRANKLIN, MA 02038

NUGENT PATRICK J
NUGENT DONNA K
35 QUINCE LANDING
FRANKLIN, MA 02038

MACKENZIE JAMES D
88 Highbank Rd
FRANKLIN, MA 02038

MCELMAN RONALD G& ELIZABE
MCELMAN LIVING TRUST
78 Highbank Rd
FRANKLIN, MA 02038

NUNES JOHN
NUNES MARY LEE
52 QUINCE LANDING
FRANKLIN, MA 02038

MACKLIN KENNETH P
28 SPRUCE POND RD
FRANKLIN, MA 02038

MCELMAN RONALD WILLIAM
MCELMAN KRISTINE R
66 BAYBERRY COMMON
FRANKLIN, MA 02038

OLSEN CHRISTINE A
50 QUINCE LANDING
FRANKLIN, MA 02038

MACPHEE RONALD F
79 Highbank Rd
FRANKLIN, MA 02038

MCMANUS JR THOMAS E
MCMANUS NATALIYA
46 QUINCE LANDING
FRANKLIN, MA 02038

OPEN 18 LLC
18 OPEN SPACE DRIVE
SANDWICH, MA 02563

MALEY CYNTHIA
98 Highbank Rd
FRANKLIN, MA 02038

MCMAMARA EDWARD P & DEBRA
26 SPRUCE POND RD REALTY
26 SPRUCE POND RD
FRANKLIN, MA 02038

PADULA DIANE M
23 SPRUCE POND RD
FRANKLIN, MA 02038

MANI JKL FRANKLIN LLC
18 WILLOW PARK
WELLESLEY, MA 02481

MCVANE MARILYN F
27 SPRUCE POND RD
FRANKLIN, MA 02038

PALMER SANDRA K
41 QUINCE LANDING
FRANKLIN, MA 02038

MANNING BARBARA L TR
FRANCIS & BARBARA FAMILY
21 SPRUCE POND RD
FRANKLIN, MA 02038

MILFORD WHITINSVILLE REG
DIRECTOR OF FISCAL SERVIC
14 PROSPECT ST
MILFORD, MA 01757

PEDERSEN JOYCE ANN TR
PEDERSEN REALTY TRUST
89 Highbank Rd
FRANKLIN, MA 02038

MARGUERITE MARGARET, TR
PO BOX 1990
N FALMOUTH, MA 02556

MORGANELLI MATTHEW
63 BAYBERRY COMMON
FRANKLIN, MA 02038

PENDLETON JOHN E & NANCY
54 QUINCE LNDG REAL ESTAT
54 QUINCE LANDING
FRANKLIN, MA 02038

MARGUERITE MARGARET, TR
C/O BEAU GRASSIA- KING ST
390 KING ST
FRANKLIN, MA 02038

MULLEN JOY S
84 Highbank Rd
FRANKLIN, MA 02038

POTTER JOHN H & GAIL P
POTTER REVOCABLE TRUST
47 QUINCE LANDING
FRANKLIN, MA 02038

QUINN JR JOHN R
QUINN, MARGARET HELEN WHE
94 Highbank Rd
Franklin, MA 02038

SPINNEY SHIRLEY A TR
SPINNEY REALTY TRUST
40 Quince Landing
Franklin, MA 02038

ZAHORSKY JOHN, TR
JOHN R ZAHORSKY REVOCABLE
32 Quince Island Rd
Franklin, MA 02038

REDWINE JOHN
REDWINE JULIE
97 Highbank Rd
Franklin, MA 02038

SPRUCE POND VILLAGE
LANGLEY PAUL G
13 Spruce Pond Rd
Franklin, MA 02038

REEBENACKER HELEN
69 Highbank Dr
Franklin, MA 02038

STORLAZZI KENNETH
57 Bayberry Common
Franklin, MA 02038

REILLY JOANNE G
59 Bayberry Common
Franklin, MA 02038

SULLIVAN BERNARD & REGINA
SULLIVAN LEGACY TR BERNIE
58 Bayberry Common
Franklin, MA 02038

RIVERA DENISE A
15 Spruce Pond
Franklin, MA 02038

SUN HUA YUNG
SUN PING ZHI
91 Highbank Rd
Franklin, MA 02038

RUSCETTI ROBERT E
1 Spruce Pond Rd
Franklin, MA 02038

VROMAN TODD E TR
VROMAN FAMILY IRREVOC TRU
80 Middle Road
Southborough, MA 01772-1512

RUTKOWSKI RONALD A
RUTKOWSKI PHYLLIS A
8 Spruce Pond Rd
Franklin, MA 02038

WEBSTER LORI ANN
43 Quince Landing
Franklin, MA 02038

SCHNITZER JAMIE I
SCHNITZER REALTY TRUST
42 Quince Landing
Franklin, MA 02038

WHITON MARY JANE G
14 Spruce Pond Rd
Franklin, MA 02038

SHAW KAREN A TR
KAREN A SHAW LIVING TRUST
11 Spruce Pond Rd
Franklin, MA 02038

WICKER LYLE T & CAROL J T
WICKER FAMILY 2015 REV TR
56 Quince Landing
Franklin, MA 02038

SPINIELLO LAURA J L/E
SPINIELLO FAM IRREVOCABLE
95 Highbank Rd
Franklin, MA 02038

WOOD JUDITH
92 Highbank Rd
Franklin, MA 02038

4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

BISCAIA CATARINA R TRS
CATARINA R BISCIA REV TR
16 SPRUCE POND RD
FRANKLIN, MA 02038

CLAUSER RICHARD J & EILEE
CLAUSER FAMILY TRUST
64 BAYBERRY COMMON
FRANKLIN, MA 02038

735 UNION FRANKLIN LLC
JHM LLC
735 UNION ST
FRANKLIN, MA 02038

BLAINE VALERIE I L/E
BLAINE LOUIS P
24 SPRUCE POND RD
FRANKLIN, MA 02038

CLEMENT MARK I
DELEKTA CHERYL A
93 Highbank Rd
FRANKLIN, MA 02038

750 REALTY MEDICAL LLC
C/O ROGER KALDAWY
9 TRAILSIDE WAY
NORFOLK, MA 02056

BOBLAK FRANK J
BOBLAK JOANNE
62 BAYBERRY COMMON
FRANKLIN, MA 02038

CLOLAN MARTHA TR
THE MARTHA CLORAN LIVING
29 QUINCE ISLAND RD
FRANKLIN, MA 02038

ALLISON IRENE H & SCOTT W
ALLISON FAMILY REALTY TRU
87 Highbank Rd
FRANKLIN, MA 02038

BOLUCH STEPHEN
FLETCHER CAROL
67 BAYBERRY COMMON
FRANKLIN, MA 02038

COLEMAN PAUL
CAFFERKY BRIAN
19 SPRUCE POND RD
FRANKLIN, MA 02038

ARMINIO EDWARD M
ARMINIO LINDA M
80 Highbank Rd
FRANKLIN, MA 02038

BOYD JOAN C TR
JOAN C BOYD REV TRUST
83 Highbank Rd
FRANKLIN, MA 02038

COMERCI CAROL A
82 Highbank Rd
FRANKLIN, MA 02038

AUCOIN MICHELLE C
76 Highbank Rd
FRANKLIN, MA 02038

BUNAVICZ JULIE
74 Highbank Rd
FRANKLIN, MA 02038

CORMIER FRANCIS J TR
FRANCIS CORMIER FAMILY TR
12 SPRUCE POND RD
FRANKLIN, MA 02038

BARADARAN KATHLEEN
34 QUINCE LANDING
FRANKLIN, MA 02038

BURNS PAUL
65 BAYBERRY COMMON
FRANKLIN, MA 02038

COX PAMELA J TR
COX LIVING TRUST
71 Highbank Rd
FRANKLIN, MA 02038

BATES MARGARET E & GARY T
GARY AND MARGARET BATES L
37 QUINCE LANDING
FRANKLIN, MA 02038

BURR CHARLES H
BURR NORMA L L/E
55 QUINCE LANDING
FRANKLIN, MA 02038

CURTIS HOLLIS WAYNE
CURTIS PAMELA J
6 SPRUCE POND RD
FRANKLIN, MA 02038

BERG PAULA A & ERIC A TRS
PAULA A BERG LIFE TRUST
159 TEMI ROAD
BELLINGHAM, MA 02019

CASEY MICHAEL J
CASEY KATHLEEN A
53 QUINCE LANDING
FRANKLIN, MA 02038

DALTON KAREN E
DALTON MICHAEL J
33 QUINCE LANDING
FRANKLIN, MA 02038

BERGER EDWARD H
BERGER NANCY D
10 SPRUCE POND RD
FRANKLIN, MA 02038

CHAFFEE MARY V TR
MARY V CHAFFEE REVOCABLE
100 Highbank Road
FRANKLIN, MA 02038

DECOY INC
PO BOX 1990
N FALMOUTH, MA 02556

DELEON NIURKA E
22 SPRUCE POND RD
FRANKLIN, MA 02038

FEGAN MICHAEL J
3 SPRUCE POND RD
FRANKLIN, MA 02038

KELSO WILLIAM F
WILLIAM&JUNE KELSO REVOC
4 SPRUCE POND RD
FRANKLIN, MA 02038

DENGOS ANDREW F JR
DENGOS KATHY L
17 SPRUCE POND RD
FRANKLIN, MA 02038

GILBERT MICHAEL K
JOHNSTON SARAH J
9 SPRUCE POND RD
FRANKLIN, MA 02038

KILROY NANCY J
44 QUINCE LANDING
FRANKLIN, MA 02038

DIGIOIA THOMAS TR
THOMAS DIGIOIA TRUST
99 Highbank Rd
FRANKLIN, MA 02038

HAMMER KARILYN E TR
KARILYN HAMMER REVOCABLE
73 Highbank Rd
FRANKLIN, MA 02038

KING PROPERTY HOLDINGS LL
63 CENTRE STREET
DOVER, MA 02030-2404

DOHERTY GENEVA C TR
GENEVA C DOHERTY REVO TR
81 Highbank Rd
FRANKLIN, MA 02038

HANSEN SHANNON M TR
SHANNON M HANSEN LIVING T
30 QUINCE ISLAND RD
FRANKLIN, MA 02038

KLEIN STEVEN
KLEIN EDITH
51 QUINCE LANDING
FRANKLIN, MA 02038

DOUGHERTY BRIAN J
DOUGHERTY LYNN M
39 QUINCE LANDING
FRANKLIN, MA 02038

HICKOX LYNNE G TR
LYNNE G. HICKOX REVO TR
68 BAYBERRY COMMON
FRANKLIN, MA 02038

KOKE RYAN
KOKÉ STEPHANIE
60 BAYBERRY CMN
FRANKLIN, MA 02038

DUBOWSKI KAREN M
36 QUINCE LANDING
FRANKLIN, MA 02038

HOFFMAN SAMUEL
HOFFMAN JACLYN
72 Highbank Rd
FRANKLIN, MA 02038

KRAVATAS MAUREEN T TR
MAUREEN T KRAVATAS REVOC
38 QUINCE LANDING
FRANKLIN, MA 02038

DUGGAN KATHLEEN P
DUGGAN DORIS A
70 Highbank Rd
FRANKLIN, MA 02038

HOTEL BUILDING CORPORATIO
ATTN: TAGE
PO BOX 386
WESTON, MA 02493

LANGLEY PAUL G
13 SPRUCE POND RD
FRANKLIN, MA 02038

EBEL JENNIFER S
31 QUINCE ISLAND RD
FRANKLIN, MA 02038

JOHANSEN WAYNE ELLIOT
JOHANSEN NANCY CHRISTIE
45 QUINCE LANDING
FRANKLIN, MA 02038

LANK ANNE C TR
LANK REVOCABLE TRUST
7 SPRUCE POND RD
FRANKLIN, MA 02038

ENGSTROM SHELLY EAGER TR
ENGSTROM REALTY TRUST
86 Highbank Rd
FRANKLIN, MA 02038

KASPER KAZMIER J TR
KAZMIER KASPER 2020 TR
30 SCHOOL ST
HOPKINTON, MA 01748

LANNON JEFFREY W
LANNON LAUREN A
90 Highbank Rd
FRANKLIN, MA 02038

FARETRA ROBERT & CHRISTIN
FARETRA FAMILY NOMINEE TR
96 Highbank Rd
FRANKLIN, MA 02038

KELLEY SUSAN R
20 SPRUCE POND RD
FRANKLIN, MA 02038

LEON KENNETH D
LEON CATHERINE C
48 QUINCE LANDING
FRANKLIN, MA 02038

LIPOVSKY ALEX
LIPOVSKY JENNIFER
18 SPRUCE POND RD
FRANKLIN, MA 02038

MAURO EUGENIO M
MAURO PAOLA S
75 Highbank Rd
FRANKLIN, MA 02038

NARDONE MARILYN
25 SPRUCE POND RD
FRANKLIN, MA 02038

LONGO KELLY
5 SPRUCE POND RD
FRANKLIN, MA 02038

MCCARTHY ELAINE TR
THE ELAINE MCCARTHY REVOC
61 BAYBERRY COMMON
FRANKLIN, MA 02038

NUGENT PATRICK J
NUGENT DONNA K
35 QUINCE LANDING
FRANKLIN, MA 02038

MACKENZIE JAMES D
88 Highbank Rd
FRANKLIN, MA 02038

MCELMAN RONALD G & ELIZABE
MCELMAN LIVING TRUST
78 Highbank Rd
FRANKLIN, MA 02038

NUNES JOHN
NUNES MARY LEE
52 QUINCE LANDING
FRANKLIN, MA 02038

MACKLIN KENNETH P
28 SPRUCE POND RD
FRANKLIN, MA 02038

MCELMAN RONALD WILLIAM
MCELMAN KRISTINE R
66 BAYBERRY COMMON
FRANKLIN, MA 02038

OLSEN CHRISTINE A
50 QUINCE LANDING
FRANKLIN, MA 02038

MACPHEE RONALD F
79 Highbank Rd
FRANKLIN, MA 02038

MCMANUS JR THOMAS E
MCMANUS NATALIYA
46 QUINCE LANDING
FRANKLIN, MA 02038

OPEN 18 LLC
18 OPEN SPACE DRIVE
SANDWICH, MA 02563

MALEY CYNTHIA
98 Highbank Rd
FRANKLIN, MA 02038

MCNAMARA EDWARD P & DEBRA
26 SPRUCE POND RD REALTY
26 SPRUCE POND RD
FRANKLIN, MA 02038

PADULA DIANE M
23 SPRUCE POND RD
FRANKLIN, MA 02038

MANI JKL FRANKLIN LLC
18 WILLOW PARK
WELLESLEY, MA 02481

MCVANE MARILYN F
27 SPRUCE POND RD
FRANKLIN, MA 02038

PALMER SANDRA K
41 QUINCE LANDING
FRANKLIN, MA 02038

MANNING BARBARA L TR
FRANCIS & BARBARA FAMILY
21 SPRUCE POND RD
FRANKLIN, MA 02038

MILFORD WHITINSVILLE REG
DIRECTOR OF FISCAL SERVIC
14 PROSPECT ST
MILFORD, MA 01757

PEDERSEN JOYCE ANN TR
PEDERSEN REALTY TRUST
89 Highbank Rd
FRANKLIN, MA 02038

MARGUERITE MARGARET, TR
PO BOX 1990
N FALMOUTH, MA 02556

MORGANELLI MATTHEW
63 BAYBERRY COMMON
FRANKLIN, MA 02038

PENDLETON JOHN E & NANCY
54 QUINCE LNDG REAL ESTAT
54 QUINCE LANDING
FRANKLIN, MA 02038

MARGUERITE MARGARET, TR
C/O BEAU GRASSIA- KING ST
390 KING ST
FRANKLIN, MA 02038

MULLEN JOY S
84 Highbank Rd
FRANKLIN, MA 02038

POTTER JOHN H & GAIL P
POTTER REVOCABLE TRUST
47 QUINCE LANDING
FRANKLIN, MA 02038

QUINN JR JOHN R
QUINN, MARGARET HELEN WHE
94 Highbank Rd
Franklin, MA 02038

SPINNEY SHIRLEY A TR
SPINNEY REALTY TRUST
40 Quince Landing
Franklin, MA 02038

ZAHORSKY JOHN, TR
JOHN R ZAHORSKY REVOCABLE
32 Quince Island Rd
Franklin, MA 02038

REDWINE JOHN
REDWINE JULIE
97 Highbank Rd
Franklin, MA 02038

SPRUCE POND VILLAGE
LANGLEY PAUL G
13 Spruce Pond Rd
Franklin, MA 02038

REEBENACKER HELEN
69 Highbank Dr
Franklin, MA 02038

STORLAZZI KENNETH
57 Bayberry Common
Franklin, MA 02038

REILLY JOANNE G
59 Bayberry Common
Franklin, MA 02038

SULLIVAN BERNARD & REGINA
SULLIVAN LEGACY TR BERNIE
58 Bayberry Common
Franklin, MA 02038

RIVERA DENISE A
15 Spruce Pond
Franklin, MA 02038

SUN HUA YUNG
SUN PING ZHI
91 Highbank Rd
Franklin, MA 02038

RUSCETTI ROBERT E
1 Spruce Pond Rd
Franklin, MA 02038

VROMAN TODD E TR
VROMAN FAMILY IRREVOC TRU
80 Middle Road
Southborough, MA 01772-1512

RUTKOWSKI RONALD A
RUTKOWSKI PHYLLIS A
8 Spruce Pond Rd
Franklin, MA 02038

WEBSTER LORI ANN
43 Quince Landing
Franklin, MA 02038

SCHNITZER JAMIE I
SCHNITZER REALTY TRUST
42 Quince Landing
Franklin, MA 02038

WHITON MARY JANE G
14 Spruce Pond Rd
Franklin, MA 02038

SHAW KAREN A TR
KAREN A SHAW LIVING TRUST
11 Spruce Pond Rd
Franklin, MA 02038

WICKER LYLE T & CAROL J T
WICKER FAMILY 2015 REV TR
56 Quince Landing
Franklin, MA 02038

SPINIELLO LAURA J L/E
SPINIELLO FAM IRREVOCABLE
95 Highbank Rd
Franklin, MA 02038

WOOD JUDITH
92 Highbank Rd
Franklin, MA 02038



300 foot Abutters List Report

Franklin, MA
July 08, 2023

Subject Property:

Parcel Number: 314-016-000
CAMA Number: 314-016-000-000
Property Address: 725 UNION ST

Mailing Address: 4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

Abutters:

Parcel Number: 303-041-000
CAMA Number: 303-041-000-000
Property Address: 370 KING ST

Mailing Address: MARGUERITE MARGARET, TR
PO BOX 1990
N FALMOUTH, MA 02556

Parcel Number: 303-043-000
CAMA Number: 303-043-000-000
Property Address: 390 KING ST

Mailing Address: MARGUERITE MARGARET, TR C/O
BEAU GRASSIA- KING ST CAFE
390 KING ST
FRANKLIN, MA 02038

Parcel Number: 303-044-000
CAMA Number: 303-044-000-000
Property Address: 400 KING ST

Mailing Address: DECOY INC
PO BOX 1990
N FALMOUTH, MA 02556

Parcel Number: 303-045-000
CAMA Number: 303-045-000-000
Property Address: 1-4 SPRUCE POND RD

Mailing Address: SPRUCE POND VILLAGE LANGLEY
PAUL G
13 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-001
Property Address: 1 SPRUCE POND RD

Mailing Address: RUSCETTI ROBERT E
1 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-002
Property Address: 2 SPRUCE POND RD

Mailing Address: KASPER KAZMIER J TR KAZMIER
KASPER 2020 TR
30 SCHOOL ST
HOPKINTON, MA 01748

Parcel Number: 303-045-000
CAMA Number: 303-045-000-003
Property Address: 3 SPRUCE POND RD

Mailing Address: FEGAN MICHAEL J
3 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-004
Property Address: 4 SPRUCE POND RD

Mailing Address: KELSO WILLIAM F WILLIAM&JUNE
KELSO REVOC TRUST
4 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-005
Property Address: 5 SPRUCE POND RD

Mailing Address: LONGO KELLY
5 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-006
Property Address: 6 SPRUCE POND RD

Mailing Address: CURTIS HOLLIS WAYNE CURTIS
PAMELA J
6 SPRUCE POND RD
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
July 08, 2023

| | |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-007 Property Address: 7 SPRUCE POND RD | Mailing Address: LANK ANNE C TR LANK REVOCABLE TRUST 7 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-008 Property Address: 8 SPRUCE POND RD | Mailing Address: RUTKOWSKI RONALD A RUTKOWSKI PHYLLIS A 8 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-009 Property Address: 29 QUINCE ISLAND RD | Mailing Address: CLORAN MARTHA TR THE MARTHA CLORAN LIVING TRUST 29 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-010 Property Address: 30 QUINCE ISLAND RD | Mailing Address: HANSEN SHANNON M TR SHANNON M HANSEN LIVING TR 30 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-011 Property Address: 31 QUINCE ISLAND RD | Mailing Address: EBEL JENNIFER S 31 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-012 Property Address: 32 QUINCE ISLAND RD | Mailing Address: ZAHORSKY JOHN,TR JOHN R ZAHORSKY REVOCABLE TR 32 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-013 Property Address: 33 QUINCE LNDG | Mailing Address: DALTON KAREN E DALTON MICHAEL J 33 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-014 Property Address: 34 QUINCE LNDG | Mailing Address: BARADARAN KATHLEEN 34 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-015 Property Address: 35 QUINCE LNDG | Mailing Address: NUGENT PATRICK J NUGENT DONNA K 35 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-016 Property Address: 36 QUINCE LNDG | Mailing Address: DUBOWSKI KAREN M 36 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-017 Property Address: 37 QUINCE LNDG | Mailing Address: BATES MARGARET E & GARY TRS GARY AND MARGARET BATES L TR 37 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-018 Property Address: 38 QUINCE LNDG | Mailing Address: KRAVATAS MAUREEN T TR MAUREEN T KRAVATAS REVOC TRUST 38 QUINCE LANDING FRANKLIN, MA 02038 |



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

7/8/2023

Page 2 of 10



300 foot Abutters List Report

Franklin, MA
July 08, 2023

Parcel Number: 303-045-000
CAMA Number: 303-045-000-019
Property Address: 39 QUINCE LNDG

Mailing Address: DOUGHERTY BRIAN J DOUGHERTY
LYNN M
39 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-020
Property Address: 40 QUINCE LNDG

Mailing Address: SPINNEY SHIRLEY A TR SPINNEY
REALTY TRUST
40 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-021
Property Address: 41 QUINCE LNDG

Mailing Address: PALMER SANDRA K
41 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-022
Property Address: 42 QUINCE LNDG

Mailing Address: SCHNITZER JAMIE I SCHNITZER
REALTY TRUST
42 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-023
Property Address: 43 QUINCE LNDG

Mailing Address: WEBSTER LORI ANN
43 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-024
Property Address: 44 QUINCE LNDG

Mailing Address: KILROY NANCY J
44 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-025
Property Address: 45 QUINCE LNDG

Mailing Address: JOHANSEN WAYNE ELLIOT JOHANSEN
NANCY CHRISTIE
45 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-026
Property Address: 46 QUINCE LNDG

Mailing Address: MCMANUS JR THOMAS E MCMANUS
NATALIYA
46 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-027
Property Address: 47 QUINCE LNDG

Mailing Address: POTTER JOHN H & GAIL P POTTER
REVOCABLE TRUST
47 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-028
Property Address: 48 QUINCE LNDG

Mailing Address: LEON KENNETH D LEON CATHERINE C
48 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-029
Property Address: 49 QUINCE LNDG

Mailing Address: BERG PAULA A & ERIC A TRS PAULA A
BERG LIFE TRUST
159 TEMI ROAD
BELLINGHAM, MA 02019

Parcel Number: 303-045-000
CAMA Number: 303-045-000-030
Property Address: 50 QUINCE LNDG

Mailing Address: OLSEN CHRISTINE A
50 QUINCE LANDING
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
July 08, 2023

Parcel Number: 303-045-000
CAMA Number: 303-045-000-031
Property Address: 51 QUINCE LNDG

Mailing Address: KLEIN STEVEN KLEIN EDITH
51 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-032
Property Address: 52 QUINCE LNDG

Mailing Address: NUNES JOHN NUNES MARY LEE
52 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-033
Property Address: 53 QUINCE LNDG

Mailing Address: CASEY MICHAEL J CASEY KATHLEEN A
53 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-034
Property Address: 54 QUINCE LNDG

Mailing Address: PENDLETON JOHN E & NANCY SHAW
TRS 54 QUINCE LNDG REAL ESTATE TR
54 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-035
Property Address: 55 QUINCE LNDG

Mailing Address: BURR CHARLES H BURR NORMA L L/E
55 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-036
Property Address: 56 QUINCE LNDG

Mailing Address: WICKER LYLE T & CAROL J TRS
WICKER FAMILY 2015 REV TRUST
56 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-037
Property Address: 69 Highbank Rd

Mailing Address: REEBENACKER HELEN
69 Highbank Dr
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-038
Property Address: 70 Highbank Rd

Mailing Address: DUGGAN KATHLEEN P DUGGAN DORIS
A
70 Highbank Rd
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-039
Property Address: 71 Highbank Rd

Mailing Address: COX PAMELA J TR COX LIVING TRUST
71 Highbank Rd
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-040
Property Address: 72 Highbank Rd

Mailing Address: HOFFMAN SAMUEL HOFFMAN JACLYN
72 Highbank Rd
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-041
Property Address: 73 Highbank Rd

Mailing Address: HAMMER KARILYN E TR KARILYN
HAMMER REVOCABLE TRUST
73 Highbank Rd
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-042
Property Address: 74 Highbank Rd

Mailing Address: BUNAVICZ JULIE
74 Highbank Rd
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
July 08, 2023

Parcel Number: 303-045-000
CAMA Number: 303-045-000-043
Property Address: 75 Highbank Rd

Mailing Address: MAURO EUGENIO M MAURO PAOLA S
75 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-044
Property Address: 76 Highbank Rd

Mailing Address: AUCOIN MICHELLE C
76 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-045
Property Address: 77 Highbank Rd

Mailing Address: VROMAN TODD E TR VROMAN FAMILY
IRREVOC TRUST
80 Middle Road
Southborough, MA 01772-1512

Parcel Number: 303-045-000
CAMA Number: 303-045-000-046
Property Address: 78 Highbank Rd

Mailing Address: MCELMAN RONALD G & ELIZABETH L
TRS MCELMAN LIVING TRUST
78 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-047
Property Address: 79 Highbank Rd

Mailing Address: MACPHEE RONALD F
79 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-048
Property Address: 80 Highbank Rd

Mailing Address: ARMINIO EDWARD M ARMINIO LINDA M
80 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-049
Property Address: 81 Highbank Rd

Mailing Address: DOHERTY GENEVA C TR GENEVA C
DOHERTY REVO TR
81 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-050
Property Address: 82 Highbank Rd

Mailing Address: COMERCI CAROL A
82 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-051
Property Address: 83 Highbank Rd

Mailing Address: BOYD JOAN C TR JOAN C BOYD REV
TRUST
83 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-052
Property Address: 84 Highbank Rd

Mailing Address: MULLEN JOY S
84 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-053
Property Address: 85 Highbank Rd

Mailing Address: OPEN 18 LLC
18 Open Space Drive
Sandwich, MA 02563

Parcel Number: 303-045-000
CAMA Number: 303-045-000-054
Property Address: 86 Highbank Rd

Mailing Address: ENGSTROM SHELLY EAGER TR
ENGSTROM REALTY TRUST
86 Highbank Rd
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
July 08, 2023

Parcel Number: 303-045-000
CAMA Number: 303-045-000-055
Property Address: 87 Highbank Rd

Mailing Address: ALLISON IRENE H & SCOTT W TRS
ALLISON FAMILY REALTY TRUST
87 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-056
Property Address: 88 Highbank Rd

Mailing Address: MACKENZIE JAMES D
88 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-057
Property Address: 89 Highbank Rd

Mailing Address: PEDERSEN JOYCE ANN TR PEDERSEN
REALTY TRUST
89 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-058
Property Address: 90 Highbank Rd

Mailing Address: LANNON JEFFREY W LANNON LAUREN
A
90 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-059
Property Address: 91 Highbank Rd

Mailing Address: SUN HUA YUNG SUN PING ZHI
91 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-060
Property Address: 92 Highbank Rd

Mailing Address: WOOD JUDITH
92 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-061
Property Address: 93 Highbank Rd

Mailing Address: CLEMENT MARK I DELEKTA CHERYL A
93 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-062
Property Address: 94 Highbank Rd

Mailing Address: QUINN JR JOHN R QUINN, MARGARET
HELEN WHEELER, EILEEN
94 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-063
Property Address: 95 Highbank Rd

Mailing Address: SPINIELLO LAURA J L/E SPINIELLO FAM
IRREVOCABLE TR
95 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-064
Property Address: 96 Highbank Rd

Mailing Address: FARETRA ROBERT & CHRISTINE TRS
FARETRA FAMILY NOMINEE TRUST
96 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-065
Property Address: 97 Highbank Rd

Mailing Address: REDWINE JOHN REDWINE JULIE
97 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-066
Property Address: 98 Highbank Rd

Mailing Address: MALEY CYNTHIA
98 Highbank Rd
Franklin, MA 02038



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300 foot Abutters List Report

Franklin, MA
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Parcel Number: 303-045-000
CAMA Number: 303-045-000-067
Property Address: 99 HIGHBANK RD

Mailing Address: DIGIOIA THOMAS TR THOMAS DIGIOIA TRUST
99 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-068
Property Address: 100 HIGHBANK RD

Mailing Address: CHAFFEE MARY V TR MARY V CHAFFEE REVOCABLE TRUST
100 HIGHBANK ROAD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-069
Property Address: 57 BAYBERRY CMN

Mailing Address: STORLAZZI KENNETH
57 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-070
Property Address: 58 BAYBERRY CMN

Mailing Address: SULLIVAN BERNARD & REGINA TRS
SULLIVAN LEGACY TR BERNIE & REGINA
58 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-071
Property Address: 59 BAYBERRY CMN

Mailing Address: REILLY JOANNE G
59 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-072
Property Address: 60 BAYBERRY CMN

Mailing Address: KOKE RYAN KOKE STEPHANIE
60 BAYBERRY CMN
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-073
Property Address: 61 BAYBERRY CMN

Mailing Address: MCCARTHY ELAINE TR THE ELAINE MCCARTHY REVOC TRST KEPPLER,
JOHN S TR
61 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-074
Property Address: 62 BAYBERRY CMN

Mailing Address: BOBLAK FRANK J BOBLAK JOANNE
62 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-075
Property Address: 63 BAYBERRY CMN

Mailing Address: MORGANELLI MATTHEW
63 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-076
Property Address: 64 BAYBERRY CMN

Mailing Address: CLAUSER RICHARD J & EILEEN TRS
CLAUSER FAMILY TRUST
64 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-077
Property Address: 65 BAYBERRY CMN

Mailing Address: BURNS PAUL
65 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-078
Property Address: 66 BAYBERRY CMN

Mailing Address: MCELMAN RONALD WILLIAM MCELMAN KRISTINE R
66 BAYBERRY COMMON
FRANKLIN, MA 02038



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300 foot Abutters List Report

Franklin, MA
July 08, 2023

Parcel Number: 303-045-000
CAMA Number: 303-045-000-079
Property Address: 67 BAYBERRY CMN

Mailing Address: BOLUCH STEPHEN FLETCHER CAROL
67 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-080
Property Address: 68 BAYBERRY CMN

Mailing Address: HICKOX LYNNE G TR LYNNE G. HICKOX
REVO TR
68 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-081
Property Address: 9 SPRUCE POND RD

Mailing Address: GILBERT MICHAEL K JOHNSTON
SARAH J
9 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-082
Property Address: 10 SPRUCE POND RD

Mailing Address: BERGER EDWARD H BERGER NANCY D
10 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-083
Property Address: 11 SPRUCE POND RD

Mailing Address: SHAW KAREN A TR KAREN A SHAW
LIVING TRUST
11 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-084
Property Address: 12 SPRUCE POND RD

Mailing Address: CORMIER FRANCIS J TR FRANCIS
CORMIER FAMILY TRUST
12 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-085
Property Address: 13 SPRUCE POND RD

Mailing Address: LANGLEY PAUL G
13 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-086
Property Address: 14 SPRUCE POND RD

Mailing Address: WHITON MARY JANE G
14 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-087
Property Address: 15 SPRUCE POND RD

Mailing Address: RIVERA DENISE A
15 SPRUCE POND
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-088
Property Address: 16 SPRUCE POND RD

Mailing Address: BISCAIA CATARINA R TRS CATARINA R
BISCIA REV TR
16 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-089
Property Address: 17 SPRUCE POND RD

Mailing Address: DENGOS ANDREW F JR DENGOS
KATHY L
17 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-090
Property Address: 18 SPRUCE POND RD

Mailing Address: LIPOVSKY ALEX LIPOVSKY JENNIFER
18 SPRUCE POND RD
FRANKLIN, MA 02038



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300 foot Abutters List Report

Franklin, MA
July 08, 2023

Parcel Number: 303-045-000
CAMA Number: 303-045-000-091
Property Address: 19 SPRUCE POND RD

Mailing Address: COLEMAN PAUL CAFFERKY BRIAN
19 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-092
Property Address: 20 SPRUCE POND RD

Mailing Address: KELLEY SUSAN R
20 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-093
Property Address: 21 SPRUCE POND RD

Mailing Address: MANNING BARBARA L TR FRANCIS &
BARBARA FAMILY IRREV
21 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-094
Property Address: 22 SPRUCE POND RD

Mailing Address: DELEON NIURKA E
22 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-095
Property Address: 23 SPRUCE POND RD

Mailing Address: PADULA DIANE M
23 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-096
Property Address: 24 SPRUCE POND RD

Mailing Address: BLAINE VALERIE I L/E BLAINE LOUIS P
24 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-097
Property Address: 25 SPRUCE POND RD

Mailing Address: NARDONE MARILYN
25 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-098
Property Address: 26 SPRUCE POND RD

Mailing Address: MCNAMARA EDWARD P & DEBRA L 26
SPRUCE POND RD REALTY TRUST
26 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-099
Property Address: 27 SPRUCE POND RD

Mailing Address: MCVANE MARILYN F
27 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-100
Property Address: 28 SPRUCE POND RD

Mailing Address: MACKLIN KENNETH P
28 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-046-000
CAMA Number: 303-046-000-000
Property Address: 700 UNION ST

Mailing Address: MANI JKL FRANKLIN LLC
18 WILLOW PARK
WELLESLEY, MA 02481

Parcel Number: 303-048-000
CAMA Number: 303-048-000-000
Property Address: 466 KING ST

Mailing Address: HOTEL BUILDING CORPORATION ATTN:
TAGE
PO BOX 386
WESTON, MA 02493



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300 foot Abutters List Report

Franklin, MA
July 08, 2023

Parcel Number: 303-049-000
CAMA Number: 303-049-000-000
Property Address: 470-490 KING ST

Mailing Address: KING PROPERTY HOLDINGS LLC
63 CENTRE STREET
DOVER, MA 02030-2404

Parcel Number: 314-005-000
CAMA Number: 314-005-000-000
Property Address: 750 UNION ST

Mailing Address: 750 REALTY MEDICAL LLC C/O ROGER
KALDAWY
9 TRAILSIDE WAY
NORFOLK, MA 02056

Parcel Number: 314-014-000
CAMA Number: 314-014-000-000
Property Address: 755 UNION ST

Mailing Address: MILFORD WHITINSVILLE REG HOSP
DIRECTOR OF FISCAL SERVICES
14 PROSPECT ST
MILFORD, MA 01757

Parcel Number: 314-015-000
CAMA Number: 314-015-000-000
Property Address: 735 UNION ST

Mailing Address: 735 UNION FRANKLIN LLC JHM LLC
735 UNION ST
FRANKLIN, MA 02038

Parcel Number: 314-016-000
CAMA Number: 314-016-000-000
Property Address: 725 UNION ST

Mailing Address: 4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421



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NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

QUITCLAIM DEED

725 UNION STREET, LLC a Massachusetts limited liability company having an address of 153 Buckskin Drive, Weston, Massachusetts 02493

for consideration paid, and in full consideration of **ONE MILLION FIFTY THOUSAND AND 00/100 DOLLARS (\$1,050,000.00)**

Grant to **4SQ FRANKLIN REALTY LLC** a Massachusetts limited liability company having an address of 83 Hartwell Avenue, Lexington, Massachusetts 02421,

with quitclaim covenants

The land with the buildings and other improvements thereon situated in Franklin, Norfolk County, Massachusetts and being shown as containing approximately 2.106 acres of land, and legally described as Lot F2 on a plan entitled "Plan of Land Owned by Hotel Building Corporation in Franklin, Massachusetts", dated October 28, 2006 recorded with the Norfolk County Registry of Deeds in Plan Book 564, as Plan No. 54 of 2007.

Said premises conveyed subject to and with the benefits of easements, restrictions, agreements and reservations of record if any there be, insofar as the same may be in force and applicable.

The undersigned hereby certifies and affirms under the pains and penalties of perjury that no party occupies or intends to occupy the granted premises as his/her principal residence and there is no person entitled to claim the benefit of an estate of homestead in the premises.


The grantor certifies that it is not classified as a corporation for federal income tax purposes for the taxable year in which this sale is made.

Meaning and intending to convey the grantor's interest in the premises more particularly described in the deed of **METSUN THREE FRANKLIN MA SENIOR LIVING, LLD** dated September 16, 2015 and recorded with the Norfolk County Registry of Deeds in Book 33499, Page 327.

Property Address: 725 Union Street, Franklin, Massachusetts 02038

WITNESS my hand and seal this day, July 22, 2019. N O T
A N A N
O F F I C I A L O F F I C I A L
C O P Y C O P Y

725 UNION STREET, LLC

By: 
Mark R. Reardon
Its: Manager

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF NORFOLK)

On this day, July 22, 2019, before me, the undersigned notary public, personally appeared Mark R. Reardon, Manager of 725 UNION STREET, LLC proved to me through satisfactory evidence of identification, being (check whichever applies): x Driver's License or other state or federal governmental document bearing a photographic image, _____ Oath or Affirmation of a credible witness known to me who knows the above signatory, or _____ My Own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, and as the voluntary act of 725 UNION STREET, LLC for its stated purpose.



Richard R. Cornetta, Jr., Esquire
Notary Public
My Comm. Exp.: May 8, 2026





125313

Abutter's List Request Form

Status: Active

Submitted On: 7/6/2023

Primary Location

725 UNION ST
FRANKLIN, MA 02038

Owner

4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

Applicant

Debbie Barrett-Rich

508-583-2595

dbarrettrich@jkholmgren.com

1024 Pearl St.

Brockton, MA -

Massachusetts 02301

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Zoning Board

What is the purpose for the request?*

abutters list

How would you like to receive this abutters list?*

Emailed

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

DBARRETRICH@JKHOLMGREN.COM

General Parcel Information

Assessor's Parcel ID*

314-016-000.00

Property Street Address*

725 Union St.

Property Owner Information

Property Owner*

4SQ Franklin Realty LLC

Property Owner's Mailing Address*

83 Hartwell Ave.

Town/City*

Lexington

Zip/Postal Code*

02421

State*

MA

Property Owner Telephone Number*

508-583-2595

Requestor's Information

Requestor/Applicant same as Property Owner Information?*

No

Requestor's Name *

J.K. Holmgren Engineering

Requestor's Telephone Number

508-583-2595

Requestor's Address

1024 Pearl St., Brockton, MA 02301

Attachments

History

Date

7/6/2023, 9:00:39
AM

Activity

Debbie Barrett-Rich started a draft of Record 125313



725 UNION ST - 300' ABUTTERS

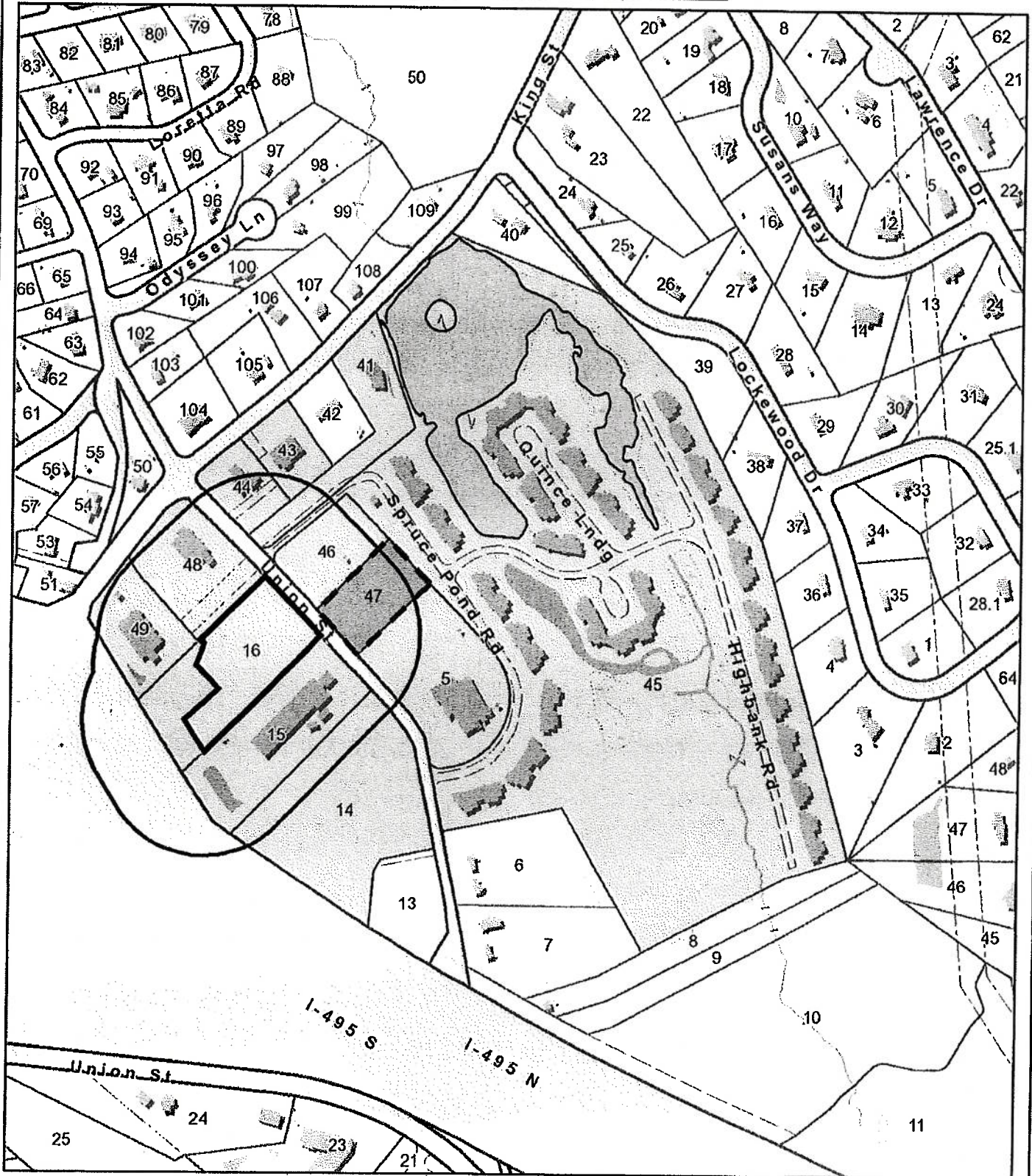
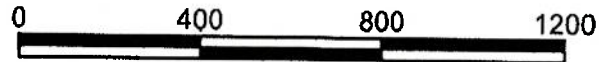
Franklin, MA



July 8, 2023

1 inch = 400 Feet

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



300 foot Abutters List Report

Franklin, MA
July 08, 2023

Subject Property:

Parcel Number: 314-016-000
CAMA Number: 314-016-000-000
Property Address: 725 UNION ST

Mailing Address: 4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

Abutters:

Parcel Number: 303-041-000
CAMA Number: 303-041-000-000
Property Address: 370 KING ST

Mailing Address: MARGUERITE MARGARET, TR
PO BOX 1990
N FALMOUTH, MA 02556

Parcel Number: 303-043-000
CAMA Number: 303-043-000-000
Property Address: 390 KING ST

Mailing Address: MARGUERITE MARGARET, TR C/O
BEAU GRASSIA- KING ST CAFE
390 KING ST
FRANKLIN, MA 02038

Parcel Number: 303-044-000
CAMA Number: 303-044-000-000
Property Address: 400 KING ST

Mailing Address: DECOY INC
PO BOX 1990
N FALMOUTH, MA 02556

Parcel Number: 303-045-000
CAMA Number: 303-045-000-000
Property Address: 1-4 SPRUCE POND RD

Mailing Address: SPRUCE POND VILLAGE LANGLEY
PAUL G
13 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-001
Property Address: 1 SPRUCE POND RD

Mailing Address: RUSCETTI ROBERT E
1 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-002
Property Address: 2 SPRUCE POND RD

Mailing Address: KASPER KAZMIER J TR KAZMIER
KASPER 2020 TR
30 SCHOOL ST
HOPKINTON, MA 01748

Parcel Number: 303-045-000
CAMA Number: 303-045-000-003
Property Address: 3 SPRUCE POND RD

Mailing Address: FEGAN MICHAEL J
3 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-004
Property Address: 4 SPRUCE POND RD

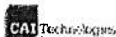
Mailing Address: KELSO WILLIAM F WILLIAM&JUNE
KELSO REVOC TRUST
4 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-005
Property Address: 5 SPRUCE POND RD

Mailing Address: LONGO KELLY
5 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-006
Property Address: 6 SPRUCE POND RD

Mailing Address: CURTIS HOLLIS WAYNE CURTIS
PAMELA J
6 SPRUCE POND RD
FRANKLIN, MA 02038



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

7/8/2023

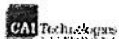
Page 1 of 10



300 foot Abutters List Report

Franklin, MA
July 08, 2023

| | |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-007 Property Address: 7 SPRUCE POND RD | Mailing Address: LANK ANNE C TR LANK REVOCABLE TRUST 7 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-008 Property Address: 8 SPRUCE POND RD | Mailing Address: RUTKOWSKI RONALD A RUTKOWSKI PHYLLIS A 8 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-009 Property Address: 29 QUINCE ISLAND RD | Mailing Address: CLORAN MARTHA TR THE MARTHA CLORAN LIVING TRUST 29 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-010 Property Address: 30 QUINCE ISLAND RD | Mailing Address: HANSEN SHANNON M TR SHANNON M HANSEN LIVING TR 30 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-011 Property Address: 31 QUINCE ISLAND RD | Mailing Address: EBEL JENNIFER S 31 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-012 Property Address: 32 QUINCE ISLAND RD | Mailing Address: ZAHORSKY JOHN,TR JOHN R ZAHORSKY REVOCABLE TR 32 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-013 Property Address: 33 QUINCE LNDG | Mailing Address: DALTON KAREN E DALTON MICHAEL J 33 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-014 Property Address: 34 QUINCE LNDG | Mailing Address: BARADARAN KATHLEEN 34 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-015 Property Address: 35 QUINCE LNDG | Mailing Address: NUGENT PATRICK J NUGENT DONNA K 35 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-016 Property Address: 36 QUINCE LNDG | Mailing Address: DUBOWSKI KAREN M 36 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-017 Property Address: 37 QUINCE LNDG | Mailing Address: BATES MARGARET E & GARY TRS GARY AND MARGARET BATES L TR 37 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-018 Property Address: 38 QUINCE LNDG | Mailing Address: KRAVATAS MAUREEN T TR MAUREEN T KRAVATAS REVOC TRUST 38 QUINCE LANDING FRANKLIN, MA 02038 |



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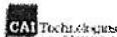


300 foot Abutters List Report

Franklin, MA

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| | |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-019 Property Address: 39 QUINCE LNDG | Mailing Address: DOUGHERTY BRIAN J DOUGHERTY LYNN M 39 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-020 Property Address: 40 QUINCE LNDG | Mailing Address: SPINNEY SHIRLEY A TR SPINNEY REALTY TRUST 40 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-021 Property Address: 41 QUINCE LNDG | Mailing Address: PALMER SANDRA K 41 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-022 Property Address: 42 QUINCE LNDG | Mailing Address: SCHNITZER JAMIE I SCHNITZER REALTY TRUST 42 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-023 Property Address: 43 QUINCE LNDG | Mailing Address: WEBSTER LORI ANN 43 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-024 Property Address: 44 QUINCE LNDG | Mailing Address: KILROY NANCY J 44 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-025 Property Address: 45 QUINCE LNDG | Mailing Address: JOHANSEN WAYNE ELLIOT JOHANSEN NANCY CHRISTIE 45 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-026 Property Address: 46 QUINCE LNDG | Mailing Address: MCMANUS JR THOMAS E MCMANUS NATALIYA 46 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-027 Property Address: 47 QUINCE LNDG | Mailing Address: POTTER JOHN H & GAIL P POTTER REVOCABLE TRUST 47 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-028 Property Address: 48 QUINCE LNDG | Mailing Address: LEON KENNETH D LEON CATHERINE C 48 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-029 Property Address: 49 QUINCE LNDG | Mailing Address: BERG PAULA A & ERIC A TRS PAULA A BERG LIFE TRUST 159 TEMI ROAD BELLINGHAM, MA 02019 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-030 Property Address: 50 QUINCE LNDG | Mailing Address: OLSEN CHRISTINE A 50 QUINCE LANDING FRANKLIN, MA 02038 |



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Parcel Number: 303-045-000
CAMA Number: 303-045-000-031
Property Address: 51 QUINCE LNDG

Mailing Address: KLEIN STEVEN KLEIN EDITH
51 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-032
Property Address: 52 QUINCE LNDG

Mailing Address: NUNES JOHN NUNES MARY LEE
52 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-033
Property Address: 53 QUINCE LNDG

Mailing Address: CASEY MICHAEL J CASEY KATHLEEN A
53 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-034
Property Address: 54 QUINCE LNDG

Mailing Address: PENDLETON JOHN E & NANCY SHAW
TRS 54 QUINCE LNDG REAL ESTATE TR
54 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-035
Property Address: 55 QUINCE LNDG

Mailing Address: BURR CHARLES H BURR NORMA L L/E
55 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-036
Property Address: 56 QUINCE LNDG

Mailing Address: WICKER LYLE T & CAROL J TRS
WICKER FAMILY 2015 REV TRUST
56 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-037
Property Address: 69 HIGHBANK RD

Mailing Address: REEBENACKER HELEN
69 HIGHBANK DR
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-038
Property Address: 70 HIGHBANK RD

Mailing Address: DUGGAN KATHLEEN P DUGGAN DORIS
A
70 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-039
Property Address: 71 HIGHBANK RD

Mailing Address: COX PAMELA J TR COX LIVING TRUST
71 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-040
Property Address: 72 HIGHBANK RD

Mailing Address: HOFFMAN SAMUEL HOFFMAN JACLYN
72 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-041
Property Address: 73 HIGHBANK RD

Mailing Address: HAMMER KARILYN E TR KARILYN
HAMMER REVOCABLE TRUST
73 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-042
Property Address: 74 HIGHBANK RD

Mailing Address: BUNAVICZ JULIE
74 HIGHBANK RD
FRANKLIN, MA 02038



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Parcel Number: 303-045-000
CAMA Number: 303-045-000-043
Property Address: 75 HIGHBANK RD

Mailing Address: MAURO EUGENIO M MAURO PAOLA S
75 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-044
Property Address: 76 HIGHBANK RD

Mailing Address: AUCOIN MICHELLE C
76 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-045
Property Address: 77 HIGHBANK RD

Mailing Address: VROMAN TODD E TR VROMAN FAMILY
IRREVOC TRUST
80 MIDDLE ROAD
SOUTHBOROUGH, MA 01772-1512

Parcel Number: 303-045-000
CAMA Number: 303-045-000-046
Property Address: 78 HIGHBANK RD

Mailing Address: MCELMAN RONALD G& ELIZABETH L
TRS MCELMAN LIVING TRUST
78 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-047
Property Address: 79 HIGHBANK RD

Mailing Address: MACPHEE RONALD F
79 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-048
Property Address: 80 HIGHBANK RD

Mailing Address: ARMINIO EDWARD M ARMINIO LINDA M
80 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-049
Property Address: 81 HIGHBANK RD

Mailing Address: DOHERTY GENEVA C TR GENEVA C
DOHERTY REVO TR
81 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-050
Property Address: 82 HIGHBANK RD

Mailing Address: COMERCI CAROL A
82 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-051
Property Address: 83 HIGHBANK RD

Mailing Address: BOYD JOAN C TR JOAN C BOYD REV
TRUST
83 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-052
Property Address: 84 HIGHBANK RD

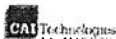
Mailing Address: MULLEN JOY S
84 HIGHBANK RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-053
Property Address: 85 HIGHBANK RD

Mailing Address: OPEN 18 LLC
18 OPEN SPACE DRIVE
SANDWICH, MA 02563

Parcel Number: 303-045-000
CAMA Number: 303-045-000-054
Property Address: 86 HIGHBANK RD

Mailing Address: ENGSTROM SHELLY EAGER TR
ENGSTROM REALTY TRUST
86 HIGHBANK RD
FRANKLIN, MA 02038



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

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| | |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-055 Property Address: 87 HIGHBANK RD | Mailing Address: ALLISON IRENE H & SCOTT W TRS ALLISON FAMILY REALTY TRUST 87 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-056 Property Address: 88 HIGHBANK RD | Mailing Address: MACKENZIE JAMES D 88 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-057 Property Address: 89 HIGHBANK RD | Mailing Address: PEDERSEN JOYCE ANN TR PEDERSEN REALTY TRUST 89 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-058 Property Address: 90 HIGHBANK RD | Mailing Address: LANNON JEFFREY W LANNON LAUREN A 90 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-059 Property Address: 91 HIGHBANK RD | Mailing Address: SUN HUA YUNG SUN PING ZHI 91 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-060 Property Address: 92 HIGHBANK RD | Mailing Address: WOOD JUDITH 92 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-061 Property Address: 93 HIGHBANK RD | Mailing Address: CLEMENT MARK I DELEKTA CHERYL A 93 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-062 Property Address: 94 HIGHBANK RD | Mailing Address: QUINN JR JOHN R QUINN, MARGARET HELEN WHEELER, EILEEN 94 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-063 Property Address: 95 HIGHBANK RD | Mailing Address: SPINIELLO LAURA J L/E SPINIELLO FAM IRREVOCABLE TR 95 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-064 Property Address: 96 HIGHBANK RD | Mailing Address: FARETRA ROBERT & CHRISTINE TRS FARETRA FAMILY NOMINEE TRUST 96 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-065 Property Address: 97 HIGHBANK RD | Mailing Address: REDWINE JOHN REDWINE JULIE 97 HIGHBANK RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-066 Property Address: 98 HIGHBANK RD | Mailing Address: MALEY CYNTHIA 98 HIGHBANK RD FRANKLIN, MA 02038 |



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|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-067 Property Address: 99 Highbank Rd | Mailing Address: DIGIOIA THOMAS TR THOMAS DIGIOIA TRUST 99 Highbank Rd Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-068 Property Address: 100 Highbank Rd | Mailing Address: CHAFFEE MARY V TR MARY V CHAFFEE REVOCABLE TRUST 100 Highbank Road Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-069 Property Address: 57 Bayberry Cmn | Mailing Address: STORLAZZI KENNETH 57 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-070 Property Address: 58 Bayberry Cmn | Mailing Address: SULLIVAN BERNARD & REGINA TRS SULLIVAN LEGACY TR BERNIE & REGINA 58 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-071 Property Address: 59 Bayberry Cmn | Mailing Address: REILLY JOANNE G 59 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-072 Property Address: 60 Bayberry Cmn | Mailing Address: KOKE RYAN KOKE STEPHANIE 60 Bayberry Cmn Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-073 Property Address: 61 Bayberry Cmn | Mailing Address: MCCARTHY ELAINE TR THE ELAINE MCCARTHY REVOC TRST KEPPLER, JOHN S TR 61 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-074 Property Address: 62 Bayberry Cmn | Mailing Address: BOBLAK FRANK J BOBLAK JOANNE 62 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-075 Property Address: 63 Bayberry Cmn | Mailing Address: MORGANELLI MATTHEW 63 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-076 Property Address: 64 Bayberry Cmn | Mailing Address: CLAUSER RICHARD J & EILEEN TRS CLAUSER FAMILY TRUST 64 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-077 Property Address: 65 Bayberry Cmn | Mailing Address: BURNS PAUL 65 Bayberry Common Franklin, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-078 Property Address: 66 Bayberry Cmn | Mailing Address: MCELMAN RONALD WILLIAM MCELMAN KRISTINE R 66 Bayberry Common Franklin, MA 02038 |



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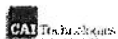
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Franklin, MA
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| Parcel Number: 303-045-000 CAMA Number: 303-045-000-079 Property Address: 67 BAYBERRY CMN | Mailing Address: BOLUCH STEPHEN FLETCHER CAROL 67 BAYBERRY COMMON FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-080 Property Address: 68 BAYBERRY CMN | Mailing Address: HICKOX LYNNE G TR LYNNE G. HICKOX REVO TR 68 BAYBERRY COMMON FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-081 Property Address: 9 SPRUCE POND RD | Mailing Address: GILBERT MICHAEL K JOHNSTON SARAH J 9 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-082 Property Address: 10 SPRUCE POND RD | Mailing Address: BERGER EDWARD H BERGER NANCY D 10 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-083 Property Address: 11 SPRUCE POND RD | Mailing Address: SHAW KAREN A TR KAREN A SHAW LIVING TRUST 11 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-084 Property Address: 12 SPRUCE POND RD | Mailing Address: CORMIER FRANCIS J TR FRANCIS CORMIER FAMILY TRUST 12 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-085 Property Address: 13 SPRUCE POND RD | Mailing Address: LANGLEY PAUL G 13 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-086 Property Address: 14 SPRUCE POND RD | Mailing Address: WHITON MARY JANE G 14 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-087 Property Address: 15 SPRUCE POND RD | Mailing Address: RIVERA DENISE A 15 SPRUCE POND FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-088 Property Address: 16 SPRUCE POND RD | Mailing Address: BISCAIA CATARINA R TRS CATARINA R BISCIA REV TR 16 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-089 Property Address: 17 SPRUCE POND RD | Mailing Address: DENGOS ANDREW F JR DENGOS KATHY L 17 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-090 Property Address: 18 SPRUCE POND RD | Mailing Address: LIPOVSKY ALEX LIPOVSKY JENNIFER 18 SPRUCE POND RD FRANKLIN, MA 02038 |



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Parcel Number: 303-045-000
CAMA Number: 303-045-000-091
Property Address: 19 SPRUCE POND RD

Mailing Address: COLEMAN PAUL CAFFERKY BRIAN
19 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-092
Property Address: 20 SPRUCE POND RD

Mailing Address: KELLEY SUSAN R
20 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-093
Property Address: 21 SPRUCE POND RD

Mailing Address: MANNING BARBARA L TR FRANCIS &
BARBARA FAMILY IRREV
21 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-094
Property Address: 22 SPRUCE POND RD

Mailing Address: DELEON NIURKA E
22 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-095
Property Address: 23 SPRUCE POND RD

Mailing Address: PADULA DIANE M
23 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-096
Property Address: 24 SPRUCE POND RD

Mailing Address: BLAINE VALERIE I L/E BLAINE LOUIS P
24 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-097
Property Address: 25 SPRUCE POND RD

Mailing Address: NARDONE MARILYN
25 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-098
Property Address: 26 SPRUCE POND RD

Mailing Address: MCNAMARA EDWARD P & DEBRA L 26
SPRUCE POND RD REALTY TRUST
26 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-099
Property Address: 27 SPRUCE POND RD

Mailing Address: MCVANE MARILYN F
27 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-100
Property Address: 28 SPRUCE POND RD

Mailing Address: MACKLIN KENNETH P
28 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-046-000
CAMA Number: 303-046-000-000
Property Address: 700 UNION ST

Mailing Address: MANI JKL FRANKLIN LLC
18 WILLOW PARK
WELLESLEY, MA 02481

Parcel Number: 303-048-000
CAMA Number: 303-048-000-000
Property Address: 466 KING ST

Mailing Address: HOTEL BUILDING CORPORATION ATTN:
TAGE
PO BOX 386
WESTON, MA 02493



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Parcel Number: 303-049-000
CAMA Number: 303-049-000-000
Property Address: 470-490 KING ST

Mailing Address: KING PROPERTY HOLDINGS LLC
63 CENTRE STREET
DOVER, MA 02030-2404

Parcel Number: 314-005-000
CAMA Number: 314-005-000-000
Property Address: 750 UNION ST

Mailing Address: 750 REALTY MEDICAL LLC C/O ROGER
KALDAWY
9 TRAILSIDE WAY
NORFOLK, MA 02056

Parcel Number: 314-014-000
CAMA Number: 314-014-000-000
Property Address: 755 UNION ST

Mailing Address: MILFORD WHITINSVILLE REG HOSP
DIRECTOR OF FISCAL SERVICES
14 PROSPECT ST
MILFORD, MA 01757

Parcel Number: 314-015-000
CAMA Number: 314-015-000-000
Property Address: 735 UNION ST

Mailing Address: 735 UNION FRANKLIN LLC JHM LLC
735 UNION ST
FRANKLIN, MA 02038

Parcel Number: 314-016-000
CAMA Number: 314-016-000-000
Property Address: 725 UNION ST

Mailing Address: 4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

Kevin M. Doyle, 7-8-2023



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4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

BISCAIA CATARINA R TRS
CATARINA R BISCIA REV TR
16 SPRUCE POND RD
FRANKLIN, MA 02038

CLAUSER RICHARD J & EILEE
CLAUSER FAMILY TRUST
64 BAYBERRY COMMON
FRANKLIN, MA 02038

735 UNION FRANKLIN LLC
JHM LLC
735 UNION ST
FRANKLIN, MA 02038

BLAINE VALERIE I L/E
BLAINE LOUIS P
24 SPRUCE POND RD
FRANKLIN, MA 02038

CLEMENT MARK I
DELEKTA CHERYL A
93 Highbank Rd
FRANKLIN, MA 02038

750 REALTY MEDICAL LLC
C/O ROGER KALDAWY
9 TRAILSIDE WAY
NORFOLK, MA 02056

BOBLAK FRANK J
BOBLAK JOANNE
62 BAYBERRY COMMON
FRANKLIN, MA 02038

CLOLAN MARTHA TR
THE MARTHA CLOLAN LIVING
29 QUINCE ISLAND RD
FRANKLIN, MA 02038

ALLISON IRENE H & SCOTT W
ALLISON FAMILY REALTY TRU
87 Highbank Rd
FRANKLIN, MA 02038

BOLUCH STEPHEN
FLETCHER CAROL
67 BAYBERRY COMMON
FRANKLIN, MA 02038

COLEMAN PAUL
CAFFERKY BRIAN
19 SPRUCE POND RD
FRANKLIN, MA 02038

ARMINIO EDWARD M
ARMINIO LINDA M
80 Highbank Rd
FRANKLIN, MA 02038

BOYD JOAN C TR
JOAN C BOYD REV TRUST
83 Highbank Rd
FRANKLIN, MA 02038

COMERCI CAROL A
82 Highbank Rd
FRANKLIN, MA 02038

AUCOIN MICHELLE C
76 Highbank Rd
FRANKLIN, MA 02038

BUNAVICZ JULIE
74 Highbank Rd
FRANKLIN, MA 02038

CORMIER FRANCIS J TR
FRANCIS CORMIER FAMILY TR
12 SPRUCE POND RD
FRANKLIN, MA 02038

BARADARAN KATHLEEN
34 QUINCE LANDING
FRANKLIN, MA 02038

BURNS PAUL
65 BAYBERRY COMMON
FRANKLIN, MA 02038

COX PAMELA J TR
COX LIVING TRUST
71 Highbank Rd
FRANKLIN, MA 02038

BATES MARGARET E & GARY T
GARY AND MARGARET BATES L
37 QUINCE LANDING
FRANKLIN, MA 02038

BURR CHARLES H
BURR NORMA L L/E
55 QUINCE LANDING
FRANKLIN, MA 02038

CURTIS HOLLIS WAYNE
CURTIS PAMELA J
6 SPRUCE POND RD
FRANKLIN, MA 02038

BERG PAULA A & ERIC A TRS
PAULA A BERG LIFE TRUST
159 TEMI ROAD
BELLINGHAM, MA 02019

CASEY MICHAEL J
CASEY KATHLEEN A
53 QUINCE LANDING
FRANKLIN, MA 02038

DALTON KAREN E
DALTON MICHAEL J
33 QUINCE LANDING
FRANKLIN, MA 02038

BERGER EDWARD H
BERGER NANCY D
10 SPRUCE POND RD
FRANKLIN, MA 02038

CHAFFEE MARY V TR
MARY V CHAFFEE REVOCABLE
100 Highbank Road
FRANKLIN, MA 02038

DECOY INC
PO BOX 1990
N FALMOUTH, MA 02556

DELEON NIURKA E
22 SPRUCE POND RD
FRANKLIN, MA 02038

FEGAN MICHAEL J
3 SPRUCE POND RD
FRANKLIN, MA 02038

KELSO WILLIAM F
WILLIAM&JUNE KELSO REVOC
4 SPRUCE POND RD
FRANKLIN, MA 02038

DENGOS ANDREW F JR
DENGOS KATHY L
17 SPRUCE POND RD
FRANKLIN, MA 02038

GILBERT MICHAEL K
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DOVER, MA 02030-2404

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HANSEN SHANNON M TR
SHANNON M HANSEN LIVING T
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LEON CATHERINE C
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FRANKLIN, MA 02038

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LIPOVSKY JENNIFER
18 SPRUCE POND RD
FRANKLIN, MA 02038

MAURO EUGENIO M
MAURO PAOLA S
75 HIGHBANK RD
FRANKLIN, MA 02038

NARDONE MARILYN
25 SPRUCE POND RD
FRANKLIN, MA 02038

LONGO KELLY
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FRANKLIN, MA 02038

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MCMAMARA EDWARD P & DEBRA
26 SPRUCE POND RD REALTY
26 SPRUCE POND RD
FRANKLIN, MA 02038

PADULA DIANE M
23 SPRUCE POND RD
FRANKLIN, MA 02038

MANI JKL FRANKLIN LLC
18 WILLOW PARK
WELLESLEY, MA 02481

MCVANE MARILYN F
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PALMER SANDRA K
41 QUINCE LANDING
FRANKLIN, MA 02038

MANNING BARBARA L TR
FRANCIS & BARBARA FAMILY
21 SPRUCE POND RD
FRANKLIN, MA 02038

MILFORD WHITINSVILLE REG
DIRECTOR OF FISCAL SERVIC
14 PROSPECT ST
MILFORD, MA 01757

PEDERSEN JOYCE ANN TR
PEDERSEN REALTY TRUST
89 HIGHBANK RD
FRANKLIN, MA 02038

MARGUERITE MARGARET, TR
PO BOX 1990
N FALMOUTH, MA 02556

MORGANELLI MATTHEW
63 BAYBERRY COMMON
FRANKLIN, MA 02038

PENDLETON JOHN E & NANCY
54 QUINCE LNDG REAL ESTAT
54 QUINCE LANDING
FRANKLIN, MA 02038

MARGUERITE MARGARET, TR
C/O BEAU GRASSIA- KING ST
390 KING ST
FRANKLIN, MA 02038

MULLEN JOY S
84 HIGHBANK RD
FRANKLIN, MA 02038

POTTER JOHN H & GAIL P
POTTER REVOCABLE TRUST
47 QUINCE LANDING
FRANKLIN, MA 02038

QUINN JR JOHN R
QUINN, MARGARET HELEN WHE
94 Highbank Rd
Franklin, MA 02038

SPINNEY SHIRLEY A TR
SPINNEY REALTY TRUST
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Franklin, MA 02038

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JOHN R ZAHORSKY REVOCABLE
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Franklin, MA 02038

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REDWINE JULIE
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REEBENACKER HELEN
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SULLIVAN LEGACY TR BERNIE
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Franklin, MA 02038

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SUN PING ZHI
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VROMAN TODD E TR
VROMAN FAMILY IRREVOC TRU
80 Middle Road
Southborough, MA 01772-1512

RUTKOWSKI RONALD A
RUTKOWSKI PHYLLIS A
8 Spruce Pond Rd
Franklin, MA 02038

WEBSTER LORI ANN
43 Quince Landing
Franklin, MA 02038

SCHNITZER JAMIE I
SCHNITZER REALTY TRUST
42 Quince Landing
Franklin, MA 02038

WHITON MARY JANE G
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KAREN A SHAW LIVING TRUST
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WICKER FAMILY 2015 REV TR
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Franklin, MA 02038

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SPINIELLO FAM IRREVOCABLE
95 Highbank Rd
Franklin, MA 02038

WOOD JUDITH
92 Highbank Rd
Franklin, MA 02038

4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

BISCAIA CATARINA R TRS
CATARINA R BISCIA REV TR
16 SPRUCE POND RD
FRANKLIN, MA 02038

CLAUSER RICHARD J & EILEE
CLAUSER FAMILY TRUST
64 BAYBERRY COMMON
FRANKLIN, MA 02038

735 UNION FRANKLIN LLC
JHM LLC
735 UNION ST
FRANKLIN, MA 02038

BLAINE VALERIE I L/E
BLAINE LOUIS P
24 SPRUCE POND RD
FRANKLIN, MA 02038

CLEMENT MARK I
DELEKTA CHERYL A
93 Highbank Rd
FRANKLIN, MA 02038

750 REALTY MEDICAL LLC
C/O ROGER KALDAWY
9 TRAILSIDE WAY
NORFOLK, MA 02056

BOBLAK FRANK J
BOBLAK JOANNE
62 BAYBERRY COMMON
FRANKLIN, MA 02038

CLOLAN MARTHA TR
THE MARTHA CLOLAN LIVING
29 QUINCE ISLAND RD
FRANKLIN, MA 02038

ALLISON IRENE H & SCOTT W
ALLISON FAMILY REALTY TRU
87 Highbank Rd
FRANKLIN, MA 02038

BOLUCH STEPHEN
FLETCHER CAROL
67 BAYBERRY COMMON
FRANKLIN, MA 02038

COLEMAN PAUL
CAFFERKY BRIAN
19 SPRUCE POND RD
FRANKLIN, MA 02038

ARMINIO EDWARD M
ARMINIO LINDA M
80 Highbank Rd
FRANKLIN, MA 02038

BOYD JOAN C TR
JOAN C BOYD REV TRUST
83 Highbank Rd
FRANKLIN, MA 02038

COMERCI CAROL A
82 Highbank Rd
FRANKLIN, MA 02038

AUCOIN MICHELLE C
76 Highbank Rd
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WILLIAM&JUNE KELSO REVOC
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FRANKLIN, MA 02038

DENGOS ANDREW F JR
DENGOS KATHY L
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SHANNON M HANSEN LIVING T
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FRANKLIN, MA 02038

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DOUGHERTY LYNN M
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FRANKLIN, MA 02038

HICKOX LYNNE G TR
LYNNE G. HICKOX REVO TR
68 BAYBERRY COMMON
FRANKLIN, MA 02038

KOKE RYAN
KOKE STEPHANIE
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72 Highbank Rd
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FRANKLIN, MA 02038

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DUGGAN DORIS A
70 Highbank Rd
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HOTEL BUILDING CORPORATIO
ATTN: TAGE
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WESTON, MA 02493

LANGLEY PAUL G
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KAZMIER KASPER 2020 TR
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LANNON LAUREN A
90 Highbank Rd
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96 Highbank Rd
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KAREN A SHAW LIVING TRUST
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WICKER FAMILY 2015 REV TR
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SPINIELLO FAM IRREVOCABLE
95 Highbank Rd
Franklin, MA 02038

WOOD JUDITH
92 Highbank Rd
Franklin, MA 02038



300 foot Abutters List Report

Franklin, MA
July 08, 2023

Subject Property:

Parcel Number: 314-016-000
CAMA Number: 314-016-000-000
Property Address: 725 UNION ST

Mailing Address: 4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

Abutters:

Parcel Number: 303-041-000
CAMA Number: 303-041-000-000
Property Address: 370 KING ST

Mailing Address: MARGUERITE MARGARET, TR
PO BOX 1990
N FALMOUTH, MA 02556

Parcel Number: 303-043-000
CAMA Number: 303-043-000-000
Property Address: 390 KING ST

Mailing Address: MARGUERITE MARGARET, TR C/O
BEAU GRASSIA- KING ST CAFE
390 KING ST
FRANKLIN, MA 02038

Parcel Number: 303-044-000
CAMA Number: 303-044-000-000
Property Address: 400 KING ST

Mailing Address: DECOY INC
PO BOX 1990
N FALMOUTH, MA 02556

Parcel Number: 303-045-000
CAMA Number: 303-045-000-000
Property Address: 1-4 SPRUCE POND RD

Mailing Address: SPRUCE POND VILLAGE LANGLEY
PAUL G
13 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-001
Property Address: 1 SPRUCE POND RD

Mailing Address: RUSCETTI ROBERT E
1 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-002
Property Address: 2 SPRUCE POND RD

Mailing Address: KASPER KAZMIER J TR KAZMIER
KASPER 2020 TR
30 SCHOOL ST
HOPKINTON, MA 01748

Parcel Number: 303-045-000
CAMA Number: 303-045-000-003
Property Address: 3 SPRUCE POND RD

Mailing Address: FEGAN MICHAEL J
3 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-004
Property Address: 4 SPRUCE POND RD

Mailing Address: KELSO WILLIAM F WILLIAM&JUNE
KELSO REVOC TRUST
4 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-005
Property Address: 5 SPRUCE POND RD

Mailing Address: LONGO KELLY
5 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-006
Property Address: 6 SPRUCE POND RD

Mailing Address: CURTIS HOLLIS WAYNE CURTIS
PAMELA J
6 SPRUCE POND RD
FRANKLIN, MA 02038



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
July 08, 2023

| | |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-007 Property Address: 7 SPRUCE POND RD | Mailing Address: LANK ANNE C TR LANK REVOCABLE TRUST 7 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-008 Property Address: 8 SPRUCE POND RD | Mailing Address: RUTKOWSKI RONALD A RUTKOWSKI PHYLLIS A 8 SPRUCE POND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-009 Property Address: 29 QUINCE ISLAND RD | Mailing Address: CLORAN MARTHA TR THE MARTHA CLORAN LIVING TRUST 29 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-010 Property Address: 30 QUINCE ISLAND RD | Mailing Address: HANSEN SHANNON M TR SHANNON M HANSEN LIVING TR 30 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-011 Property Address: 31 QUINCE ISLAND RD | Mailing Address: EBEL JENNIFER S 31 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-012 Property Address: 32 QUINCE ISLAND RD | Mailing Address: ZAHORSKY JOHN,TR JOHN R ZAHORSKY REVOCABLE TR 32 QUINCE ISLAND RD FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-013 Property Address: 33 QUINCE LNDG | Mailing Address: DALTON KAREN E DALTON MICHAEL J 33 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-014 Property Address: 34 QUINCE LNDG | Mailing Address: BARADARAN KATHLEEN 34 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-015 Property Address: 35 QUINCE LNDG | Mailing Address: NUGENT PATRICK J NUGENT DONNA K 35 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-016 Property Address: 36 QUINCE LNDG | Mailing Address: DUBOWSKI KAREN M 36 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-017 Property Address: 37 QUINCE LNDG | Mailing Address: BATES MARGARET E & GARY TRS GARY AND MARGARET BATES L TR 37 QUINCE LANDING FRANKLIN, MA 02038 |
| Parcel Number: 303-045-000 CAMA Number: 303-045-000-018 Property Address: 38 QUINCE LNDG | Mailing Address: KRAVATAS MAUREEN T TR MAUREEN T KRAVATAS REVOC TRUST 38 QUINCE LANDING FRANKLIN, MA 02038 |



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300 foot Abutters List Report

Franklin, MA
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Parcel Number: 303-045-000
CAMA Number: 303-045-000-019
Property Address: 39 QUINCE LNDG

Mailing Address: DOUGHERTY BRIAN J DOUGHERTY
LYNN M
39 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-020
Property Address: 40 QUINCE LNDG

Mailing Address: SPINNEY SHIRLEY A TR SPINNEY
REALTY TRUST
40 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-021
Property Address: 41 QUINCE LNDG

Mailing Address: PALMER SANDRA K
41 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-022
Property Address: 42 QUINCE LNDG

Mailing Address: SCHNITZER JAMIE I SCHNITZER
REALTY TRUST
42 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-023
Property Address: 43 QUINCE LNDG

Mailing Address: WEBSTER LORI ANN
43 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-024
Property Address: 44 QUINCE LNDG

Mailing Address: KILROY NANCY J
44 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-025
Property Address: 45 QUINCE LNDG

Mailing Address: JOHANSEN WAYNE ELLIOT JOHANSEN
NANCY CHRISTIE
45 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-026
Property Address: 46 QUINCE LNDG

Mailing Address: MCMANUS JR THOMAS E MCMANUS
NATALIYA
46 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-027
Property Address: 47 QUINCE LNDG

Mailing Address: POTTER JOHN H & GAIL P POTTER
REVOCABLE TRUST
47 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-028
Property Address: 48 QUINCE LNDG

Mailing Address: LEON KENNETH D LEON CATHERINE C
48 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-029
Property Address: 49 QUINCE LNDG

Mailing Address: BERG PAULA A & ERIC A TRS PAULA A
BERG LIFE TRUST
159 TEMI ROAD
BELLINGHAM, MA 02019

Parcel Number: 303-045-000
CAMA Number: 303-045-000-030
Property Address: 50 QUINCE LNDG

Mailing Address: OLSEN CHRISTINE A
50 QUINCE LANDING
FRANKLIN, MA 02038



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Franklin, MA
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Parcel Number: 303-045-000
CAMA Number: 303-045-000-031
Property Address: 51 QUINCE LNDG

Mailing Address: KLEIN STEVEN KLEIN EDITH
51 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-032
Property Address: 52 QUINCE LNDG

Mailing Address: NUNES JOHN NUNES MARY LEE
52 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-033
Property Address: 53 QUINCE LNDG

Mailing Address: CASEY MICHAEL J CASEY KATHLEEN A
53 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-034
Property Address: 54 QUINCE LNDG

Mailing Address: PENDLETON JOHN E & NANCY SHAW
TRS 54 QUINCE LNDG REAL ESTATE TR
54 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-035
Property Address: 55 QUINCE LNDG

Mailing Address: BURR CHARLES H BURR NORMA L L/E
55 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-036
Property Address: 56 QUINCE LNDG

Mailing Address: WICKER LYLE T & CAROL J TRS
WICKER FAMILY 2015 REV TRUST
56 QUINCE LANDING
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-037
Property Address: 69 Highbank Rd

Mailing Address: REEBENACKER HELEN
69 Highbank Dr
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-038
Property Address: 70 Highbank Rd

Mailing Address: DUGGAN KATHLEEN P DUGGAN DORIS
A
70 Highbank Rd
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-039
Property Address: 71 Highbank Rd

Mailing Address: COX PAMELA J TR COX LIVING TRUST
71 Highbank Rd
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-040
Property Address: 72 Highbank Rd

Mailing Address: HOFFMAN SAMUEL HOFFMAN JACLYN
72 Highbank Rd
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-041
Property Address: 73 Highbank Rd

Mailing Address: HAMMER KARILYN E TR KARILYN
HAMMER REVOCABLE TRUST
73 Highbank Rd
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-042
Property Address: 74 Highbank Rd

Mailing Address: BUNAVICZ JULIE
74 Highbank Rd
FRANKLIN, MA 02038



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Franklin, MA
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Parcel Number: 303-045-000
CAMA Number: 303-045-000-043
Property Address: 75 Highbank Rd

Mailing Address: MAURO EUGENIO M MAURO PAOLA S
75 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-044
Property Address: 76 Highbank Rd

Mailing Address: AUCOIN MICHELLE C
76 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-045
Property Address: 77 Highbank Rd

Mailing Address: VROMAN TODD E TR VROMAN FAMILY
IRREVOC TRUST
80 Middle Road
Southborough, MA 01772-1512

Parcel Number: 303-045-000
CAMA Number: 303-045-000-046
Property Address: 78 Highbank Rd

Mailing Address: MCELMAN RONALD G & ELIZABETH L
TRS MCELMAN LIVING TRUST
78 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-047
Property Address: 79 Highbank Rd

Mailing Address: MACPHEE RONALD F
79 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-048
Property Address: 80 Highbank Rd

Mailing Address: ARMINIO EDWARD M ARMINIO LINDA M
80 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-049
Property Address: 81 Highbank Rd

Mailing Address: DOHERTY GENEVA C TR GENEVA C
DOHERTY REVO TR
81 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-050
Property Address: 82 Highbank Rd

Mailing Address: COMERCI CAROL A
82 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-051
Property Address: 83 Highbank Rd

Mailing Address: BOYD JOAN C TR JOAN C BOYD REV
TRUST
83 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-052
Property Address: 84 Highbank Rd

Mailing Address: MULLEN JOY S
84 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-053
Property Address: 85 Highbank Rd

Mailing Address: OPEN 18 LLC
18 Open Space Drive
Sandwich, MA 02563

Parcel Number: 303-045-000
CAMA Number: 303-045-000-054
Property Address: 86 Highbank Rd

Mailing Address: ENGSTROM SHELLY EAGER TR
ENGSTROM REALTY TRUST
86 Highbank Rd
Franklin, MA 02038



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Franklin, MA
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Parcel Number: 303-045-000
CAMA Number: 303-045-000-055
Property Address: 87 Highbank Rd

Mailing Address: ALLISON IRENE H & SCOTT W TRS
ALLISON FAMILY REALTY TRUST
87 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-056
Property Address: 88 Highbank Rd

Mailing Address: MACKENZIE JAMES D
88 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-057
Property Address: 89 Highbank Rd

Mailing Address: PEDERSEN JOYCE ANN TR PEDERSEN
REALTY TRUST
89 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-058
Property Address: 90 Highbank Rd

Mailing Address: LANNON JEFFREY W LANNON LAUREN
A
90 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-059
Property Address: 91 Highbank Rd

Mailing Address: SUN HUA YUNG SUN PING ZHI
91 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-060
Property Address: 92 Highbank Rd

Mailing Address: WOOD JUDITH
92 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-061
Property Address: 93 Highbank Rd

Mailing Address: CLEMENT MARK I DELEKTA CHERYL A
93 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-062
Property Address: 94 Highbank Rd

Mailing Address: QUINN JR JOHN R QUINN, MARGARET
HELEN WHEELER, EILEEN
94 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-063
Property Address: 95 Highbank Rd

Mailing Address: SPINIELLO LAURA J L/E SPINIELLO FAM
IRREVOCABLE TR
95 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-064
Property Address: 96 Highbank Rd

Mailing Address: FARETRA ROBERT & CHRISTINE TRS
FARETRA FAMILY NOMINEE TRUST
96 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-065
Property Address: 97 Highbank Rd

Mailing Address: REDWINE JOHN REDWINE JULIE
97 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-066
Property Address: 98 Highbank Rd

Mailing Address: MALEY CYNTHIA
98 Highbank Rd
Franklin, MA 02038



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Franklin, MA
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Parcel Number: 303-045-000
CAMA Number: 303-045-000-067
Property Address: 99 Highbank Rd

Mailing Address: DIGIOIA THOMAS TR THOMAS DIGIOIA TRUST
99 Highbank Rd
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-068
Property Address: 100 Highbank Rd

Mailing Address: CHAFFEE MARY V TR MARY V CHAFFEE REVOCABLE TRUST
100 Highbank Road
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-069
Property Address: 57 Bayberry Cmn

Mailing Address: STORLAZZI KENNETH
57 Bayberry Common
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-070
Property Address: 58 Bayberry Cmn

Mailing Address: SULLIVAN BERNARD & REGINA TRS
SULLIVAN LEGACY TR BERNIE & REGINA
58 Bayberry Common
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-071
Property Address: 59 Bayberry Cmn

Mailing Address: REILLY JOANNE G
59 Bayberry Common
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-072
Property Address: 60 Bayberry Cmn

Mailing Address: KOKE RYAN KOKE STEPHANIE
60 Bayberry Cmn
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-073
Property Address: 61 Bayberry Cmn

Mailing Address: MCCARTHY ELAINE TR THE ELAINE MCCARTHY REVOC TRST KEPPLER,
JOHN S TR
61 Bayberry Common
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-074
Property Address: 62 Bayberry Cmn

Mailing Address: BOBLAK FRANK J BOBLAK JOANNE
62 Bayberry Common
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-075
Property Address: 63 Bayberry Cmn

Mailing Address: MORGANELLI MATTHEW
63 Bayberry Common
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-076
Property Address: 64 Bayberry Cmn

Mailing Address: CLAUSER RICHARD J & EILEEN TRS
CLAUSER FAMILY TRUST
64 Bayberry Common
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-077
Property Address: 65 Bayberry Cmn

Mailing Address: BURNS PAUL
65 Bayberry Common
Franklin, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-078
Property Address: 66 Bayberry Cmn

Mailing Address: MCELMAN RONALD WILLIAM MCELMAN KRISTINE R
66 Bayberry Common
Franklin, MA 02038



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Franklin, MA

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Parcel Number: 303-045-000
CAMA Number: 303-045-000-079
Property Address: 67 BAYBERRY CMN

Mailing Address: BOLUCH STEPHEN FLETCHER CAROL
67 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-080
Property Address: 68 BAYBERRY CMN

Mailing Address: HICKOX LYNNE G TR LYNNE G. HICKOX
REVO TR
68 BAYBERRY COMMON
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-081
Property Address: 9 SPRUCE POND RD

Mailing Address: GILBERT MICHAEL K JOHNSTON
SARAH J
9 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-082
Property Address: 10 SPRUCE POND RD

Mailing Address: BERGER EDWARD H BERGER NANCY D
10 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-083
Property Address: 11 SPRUCE POND RD

Mailing Address: SHAW KAREN A TR KAREN A SHAW
LIVING TRUST
11 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-084
Property Address: 12 SPRUCE POND RD

Mailing Address: CORMIER FRANCIS J TR FRANCIS
CORMIER FAMILY TRUST
12 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-085
Property Address: 13 SPRUCE POND RD

Mailing Address: LANGLEY PAUL G
13 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-086
Property Address: 14 SPRUCE POND RD

Mailing Address: WHITON MARY JANE G
14 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-087
Property Address: 15 SPRUCE POND RD

Mailing Address: RIVERA DENISE A
15 SPRUCE POND
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-088
Property Address: 16 SPRUCE POND RD

Mailing Address: BISCAIA CATARINA R TRS CATARINA R
BISCIA REV TR
16 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-089
Property Address: 17 SPRUCE POND RD

Mailing Address: DENGOS ANDREW F JR DENGOS
KATHY L
17 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-090
Property Address: 18 SPRUCE POND RD

Mailing Address: LIPOVSKY ALEX LIPOVSKY JENNIFER
18 SPRUCE POND RD
FRANKLIN, MA 02038



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Franklin, MA
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Parcel Number: 303-045-000
CAMA Number: 303-045-000-091
Property Address: 19 SPRUCE POND RD

Mailing Address: COLEMAN PAUL CAFFERKY BRIAN
19 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-092
Property Address: 20 SPRUCE POND RD

Mailing Address: KELLEY SUSAN R
20 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-093
Property Address: 21 SPRUCE POND RD

Mailing Address: MANNING BARBARA L TR FRANCIS &
BARBARA FAMILY IRREV
21 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-094
Property Address: 22 SPRUCE POND RD

Mailing Address: DELEON NIURKA E
22 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-095
Property Address: 23 SPRUCE POND RD

Mailing Address: PADULA DIANE M
23 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-096
Property Address: 24 SPRUCE POND RD

Mailing Address: BLAINE VALERIE I L/E BLAINE LOUIS P
24 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-097
Property Address: 25 SPRUCE POND RD

Mailing Address: NARDONE MARILYN
25 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-098
Property Address: 26 SPRUCE POND RD

Mailing Address: MCNAMARA EDWARD P & DEBRA L 26
SPRUCE POND RD REALTY TRUST
26 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-099
Property Address: 27 SPRUCE POND RD

Mailing Address: MCVANE MARILYN F
27 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-045-000
CAMA Number: 303-045-000-100
Property Address: 28 SPRUCE POND RD

Mailing Address: MACKLIN KENNETH P
28 SPRUCE POND RD
FRANKLIN, MA 02038

Parcel Number: 303-046-000
CAMA Number: 303-046-000-000
Property Address: 700 UNION ST

Mailing Address: MANI JKL FRANKLIN LLC
18 WILLOW PARK
WELLESLEY, MA 02481

Parcel Number: 303-048-000
CAMA Number: 303-048-000-000
Property Address: 466 KING ST

Mailing Address: HOTEL BUILDING CORPORATION ATTN:
TAGE
PO BOX 386
WESTON, MA 02493



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Franklin, MA
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Parcel Number: 303-049-000
CAMA Number: 303-049-000-000
Property Address: 470-490 KING ST

Mailing Address: KING PROPERTY HOLDINGS LLC
63 CENTRE STREET
DOVER, MA 02030-2404

Parcel Number: 314-005-000
CAMA Number: 314-005-000-000
Property Address: 750 UNION ST

Mailing Address: 750 REALTY MEDICAL LLC C/O ROGER
KALDAWY
9 TRAILSIDE WAY
NORFOLK, MA 02056

Parcel Number: 314-014-000
CAMA Number: 314-014-000-000
Property Address: 755 UNION ST

Mailing Address: MILFORD WHITINSVILLE REG HOSP
DIRECTOR OF FISCAL SERVICES
14 PROSPECT ST
MILFORD, MA 01757

Parcel Number: 314-015-000
CAMA Number: 314-015-000-000
Property Address: 735 UNION ST

Mailing Address: 735 UNION FRANKLIN LLC JHM LLC
735 UNION ST
FRANKLIN, MA 02038

Parcel Number: 314-016-000
CAMA Number: 314-016-000-000
Property Address: 725 UNION ST

Mailing Address: 4SQ FRANKLIN REALTY LLC
83 HARTWELL AVE
LEXINGTON, MA 02421



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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, August 7, 2023 and again on August 14, 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, August 21, 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 prepared by J.K. Holmgren Engineering, LLC, Brockton, MA, and submitted to the Department of Planning & Community Development on July 27, 2023, by 4 Sq. Franklin Realty, LLC, Lexington, MA.

The property is located in the Commercial II Zoning District (Assessors Map 314, Lot 16). The applicant is proposing to construct a second “exit only” egress onto Union Street. The applicant is applying for one (1) Special Permit under Chapter 185-21: Parking, Loading and Driveway Requirements.

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