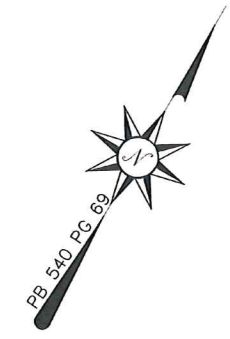


LOCUS PLAN
NOT TO SCALE

TOWN OF FRANKLIN
TOWN CLERK
2024 APR 30 A 9:12
RECEIVED

REGISTRY USE

CRAWFORD LAND SURVEYING
WESTPORT, MASSACHUSETTS
TEL: (508) 439-9025
MASSACHUSETTS • RHODE ISLAND • CONNECTICUT • NEW HAMPSHIRE

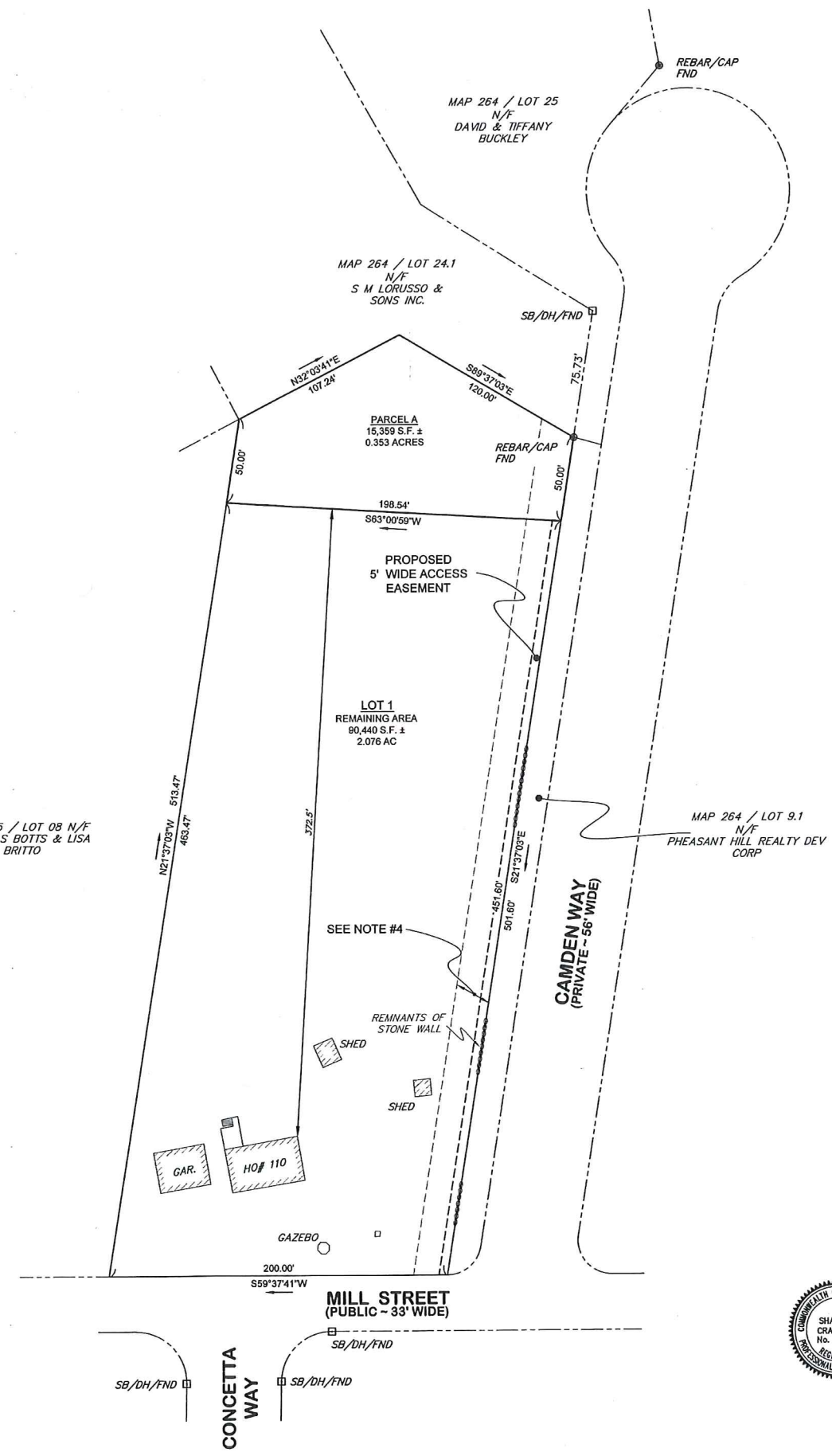


REFERENCES

1. PLAN OF LAND IN FRANKLIN, MA, BELONGING TO ERNEST & SUSAN COLLAMATI RECORDED IN NORFOLK REGISTRY OF DEEDS PLAN BOOK 261 PG 462B.
2. MILL ESTATES DEFINITIVE SUBDIVISION IN FRANKLIN, MA, PREPARED BY GUERRIERE & HALNON, INC. DATED 5/24/24 RECORDED IN NORFOLK REGISTRY OF DEEDS PLAN BOOK 540 PG 69.
3. PLAN OF LAND IN MILL ESTATES IN FRANKLIN, MA, PREPARED BY GUERRIERE & HALNON, INC. DATED 4/25/11 RECORDED IN NORFOLK REGISTRY OF DEEDS PLAN BOOK 619 PG 68.

NOTES

1. PARCEL A TO BE CONSIDERED A NON-BUILDABLE LOT.
2. SITE IS ZONED RURAL RESIDENT I
3. 5' WIDE ACCESS EASEMENT IS FOR FOOT TRAFFIC ONLY.
4. SAID PARCEL A AND LOT 1 MAY BE SUBJECT TO A 20' WIDE ROW OF RECORD, RECORDED IN THE NORFOLK REGISTRY OF DEEDS BK 5422, PG 353.



PARCEL DATA	
MAP 265 / LOT 9	N/F
STEPHANIE LUTZ	DEED BK 30744 / PG 524
AREA: 105,800 S.F. ±	OR 2.43 ACRES

FRANKLIN PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: _____
*NO DETERMINATION AS TO THE COMPLIANCE
WITH THE ZONING BY-LAW REQUIREMENTS HAS BEEN
MADE OR INTENDED BY THE ABOVE ENDORSEMENT*

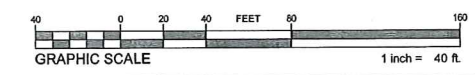
CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Shawn L. Crawford
SHAWN L. CRAWFORD, P.L.S. 48655
DATE: 4/26/24



REV.	DATE	DESCRIPTION	DRAWN

PLAN OF LAND
MAP 265 / LOT 9
PREPARED FOR
DAVID AND TIFFANY BUCKLEY
IN
FRANKLIN, MASSACHUSETTS

DATE:	4/23/24	SCALE:	1" = 20'
CHECKED BY:	SLC	DRAWN:	SLC
JOB NO.:	24001	FILE NAME:	BUCKLEY
REF. NO.:			
SHEET NO.:	1	OF	1

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: May 1, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – 110 Mill Street

General

1. The applicant has submitted a Form A application for 81-P Plan Review to accompany the plan of land dated April 23, 2024 and submitted to DPCD on April 30, 2024.
2. The Applicant is proposing to create a non-buildable lot as shown on the Plan of Land and known as "Parcel A".

ANR Summary

- Applicants meets all requirements for an 81-P Approval not required.

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL (81-p)

TOWN OF FRANKLIN
TOWN CLERK

April 23, 2024

2024 APR 30 A 9:11

To the Planning Board of the Town of Franklin, Massachusetts:

RECEIVED

The undersigned, believing that the accompanying plan of land in the Town of Franklin does not constitute a subdivision within the meaning of the Subdivision Control Law, for the reason outlined below, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: David Buckley
Address of Applicant: 14 Camden Way Franklin, MA 02038
Phone No.: 617-513-0641 Email: david.a.buckley@icloud.com
2. Name of Owner (if not the Applicant): Stephanie McNeil Lutz & Stephen M. Lutz
Address of Owner: 110 Mill Street Franklin, MA 02038
Phone No.: 508-843-9683 Email: biglaketwp19@protonmailcom
3. Name of Engineer: SHAWN CRAWFORD, PLS
4. Deed of Property recorded in 2012 with Norfolk Registry, Book 30749, Page 524
5. Location and Description of Property: 110 Mill Street, Franklin, MA 02038 2.43 Acre Residential Property
6. Assessor's Map & Lot: 265-009-000-000
7. Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations _____
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
 - e) Other: Creation of non-buildable lot


Signature of Applicant

DAVID BUCKLEY
Print Name of Applicant


Signature Owner

Stephanie McNeil Lutz
Print Name of Owner


Signature Owner

Stephen M. Lutz
Print Name of Owner

CERTIFICATE OF OWNERSHIP

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

SECTION A:

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

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: PLAN OF LAND MAP 265 / Lot 9

Date of Plan: 4/23/24 Assessor's Information: 265-009-000-000

Prepared by: SHAWN CRAWFORD, PLS

Applicant Name & Address: David Buckley: 14 Camden Way, Franklin MA 02038

SECTION B:

Name of Record Owner(s): Stephanie McNeil Lutz & Stephen M. Lutz

Address of Record Owner(s): 110 Mill Street
Franklin, MA 02038

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

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

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

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

Executed as a sealed instrument this 23rd day of APRIL 2024

Signature of Applicant

Shutz

Signature of Owner

Stephen M. Lutz

Signature of Owner

Print name of Applicant

Stephanie C. Lutz

Print name of Owner

Stephen M. Lutz

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

NORFOLK ss.

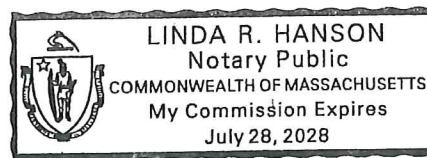
2024

On this 23rd day of APRIL 2024, before me, the undersigned notary public, personally appeared STEPHANIE C. LUTZ and STEPHEN M. LUTZ (name of owner), proved to me through satisfactory evidence of identification, which were M.A. DRIVER'S LICENSE to be the person whose name is signed on the preceding document in my presence.

Linda R. Hanson
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 7/28/2028



Executed as a sealed instrument this 25TH day of APRIL 2024

[Handwritten Signature]

Signature of Applicant

DAVID A. BUCKLEY

Print name of Applicant

Signature of Owner

Print name of Owner

Signature of Owner

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Worcester ss.

April 25
20 24

On this 25th day of April 2024, before me, the undersigned notary public, personally appeared David A. Buckley (name of owner), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person whose name is signed on the preceding document in my presence.

[Handwritten Signature]
(Official signature and seal of notary)
Notary Public: Courtney Cusson
My Commission Expires: May 4, 2029



2

Bk 30749 P524 #148904
12-03-2012 @ 11:59a

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

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

QUITCLAIM DEED

I, **Stephanie McNeil Lutz f/k/a Stephanie Crockett McNeil** with a mailing address of 110 Mill Street, Franklin, Massachusetts 02038, for consideration paid, and in full consideration of less than **ONE HUNDRED DOLLARS AND 00/100 Dollars (U.S. \$100.00)** grant to **Stephanie McNeil Lutz and Stephen M. Lutz**, married to each other, as Husband and Wife, Tenants by the Entirety, with *quitclaim covenants*

The Land in Franklin, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot No. 10 on a plan entitled, "Plan of Land in Franklin, MA. belonging to Ernest and Susan Collamati". Said plan is dated May 9, 1977 and recorded at Norfolk County Registry of Deeds as Plan No. 462B of 3, 1977 in Plan Book 261. Said Lot 10 is further bounded and described as follows:

SOUTHERLY by Mill Street, Two Hundred (200) feet;

EASTERLY by Land of Ruth E. Simpson, Five Hundred One and 60/100 (501.60) feet;

EASTERLY by Land of Plainville Quarry, Inc., and Lorusso & Sons, Inc., one hundred twenty (120) feet;

WESTERLY by Land of Plainville Quarry, Inc., and Lorusso & Sons, Inc., one hundred seven and 24/100 (107.24) feet; and

WESTERLY by Lot No. 9 as shown on said Plan, Five hundred thirteen and 47/100 (513.47)

Containing 2.43 acres according to said Plan.

Premises are conveyed subject to a twenty (20) foot wide right of way over Lot No. 10 recorded with Norfolk County Registry of Deeds Book 5422, Page 353.

Premises are conveyed subject to and together with the terms of two Decisions of the Board of Appeals of the Town of Franklin recorded with Norfolk County Registry of Deeds in Book 7147, Page 703 and in Book 11005, Page 297.

Meaning and intending to convey and hereby conveying the same premises described in a Deed dated May 9, 1996 and recorded with said Deeds in Book 11345, Page 486.

PROPERTY ADDRESS: 110 Mill Street Franklin, Massachusetts 02038

2

Witness my/our hand(s) and seal(s) this 27th day of November, 2012.

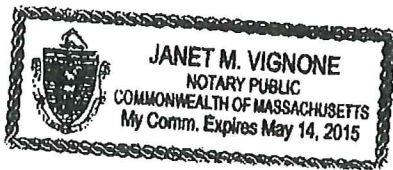
Stephanie McNeil Lutz
Stephanie McNeil Lutz
f/k/a Stephanie Crockett McNeil

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 27th day of November, 2012, before me, the undersigned notary public, personally appeared **Stephanie McNeil Lutz f/k/a Stephanie Crockett McNeil** of 110 Mill Street, Franklin, Massachusetts 02038 and proved to me through satisfactory evidence of identification, which were [] Mass. driver's licenses or [] _____, to be the person(s) whose names are signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public: Janet M. Vignone
My Commission Expires: 5/14/2015



A true copy from Lib. 30749 Fol. 524
in Norfolk County Registry of Deeds
Dedham, MA
Certify: *John P. O'Rourke*
Register