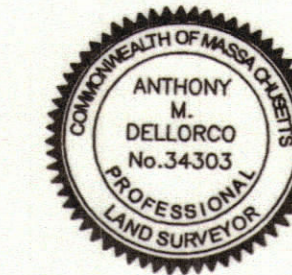
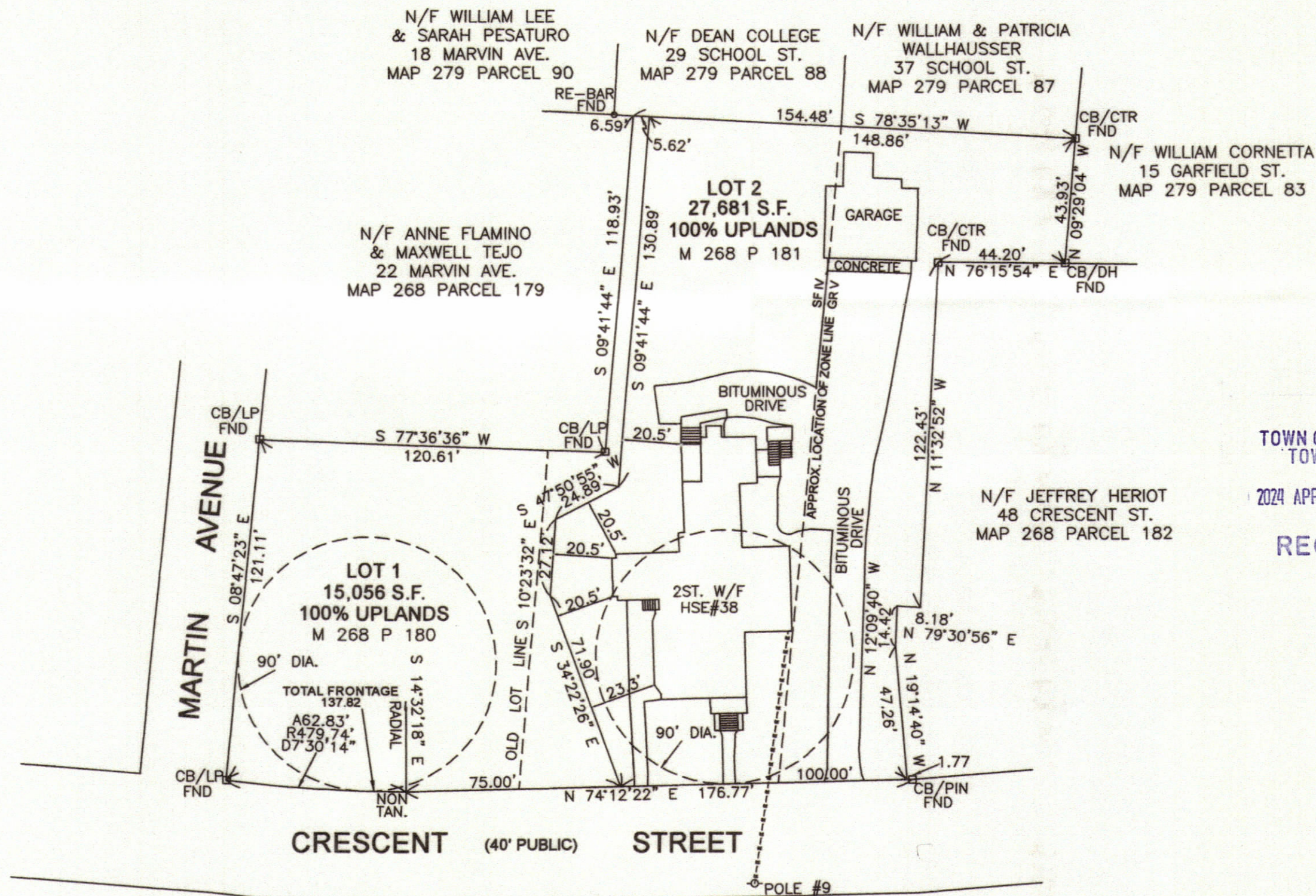


ZONE SF IV
 AREA 15,000 S.F.
 FRONTAGE 100'
 DEPTH 100'
 DIAMETER CIRCLE 90'
 SETBACK 30'
 SIDEYARD 20'
 REARYARD 20'
 LOT COVERAGE
 STRUCTURES 30%
 STRUCT. & PAVING 35%

ZONE GR V
 AREA 10,000 S.F.
 FRONTAGE 100'
 DEPTH 100'
 DIAMETER CIRCLE 90'
 SETBACK 20'
 SIDEYARD 15'
 REARYARD 20'
 LOT COVERAGE
 STRUCTURES 30%
 STRUCT. & PAVING 35%
 NOT WITHIN THE W.R.D.

PROPOSED LOT COVERAGE FOR LOT 2
 STRUCTURES 15.4%
 STRUCT. & PAVING 34.8%



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Anthony M. Dellorco

DATE: MARCH 19, 2024

APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED.

DATE APPROVED: _____

TOWN OF FRANKLIN PLANNING BOARD

"PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE FRANKLIN ZONING BY-LAWS."

NOTE: PROPERTY SHOWN ON THIS PLAN IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

TOWN OF FRANKLIN
 TOWN CLERK

2024 APR 24 P 2:50

RECEIVED

PLAN OF LAND

IN

FRANKLIN, MA.

SCDALE: 1"=40' MARCH 19, 2024

OWNER: GRANT-RIORDAN REALTY TRUST
 38 Crescent Street
 Franklin, Ma. 02038

COLONIAL ENGINEERING INC.
 11 AWL STREET MEDWAY, MA.
 508-533-1644



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 – Crescent St and Martin Ave

General

1. The applicant has submitted a Form A application for 81-P Plan Review to accompany the plan of land dated March 19, 2024 and submitted to DPCD on April 24, 2024.
2. The site is located in the Single Family IV Zoning District, requiring 15,000 sq/ft lot size and 100' frontage.
3. The Applicant is proposing to create one buildable lot as shown on the Plan of Land and known "Lot 1".

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

2024 APR 24 P 2: 50

RECEIVED

Apr 24, 2024

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

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: Edward S. Grant, III and Pamela Grant Riordan, Trustees of the Grant-Riordan Realty Trust
Address of Applicant: 38 Crescent Street, Franklin, MA 02038
Phone No.:508-954-9534 Email: jj.riordan@yahoo.com
2. Name of Owner (if not the Applicant): Edward S. Grant, III and Pamela Grant Riordan, Trustees of the Grant-Riordan Realty Trust
Address of Owner:38 Crescent Street, Franklin, MA 02038
Phone No.:508-954-9534 Email: jj.riordan@yahoo.com
3. Name of Engineer:Anthony M. Dallorco
4. Deed of Property recorded in Norfolk Co. with Norfolk Registry, Book 5704, Page 25
5. Location and Description of Property:SFR at Corner of Martin Ave and Crescent Street
6. Assessor's Map & Lot:268-180, 268-181
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 Crescent Street and Martin Avenue
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely Crescent St. and Martin Ave.
 - 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: _____

[Signature]
Signature of Applicant

JOHN J. RIORDAN
Print Name of Applicant

[Signature]
Signature Owner

JOHN J. RIORDAN
Print Name of Owner

[Signature]
PAMELA GRANT RIORDAN

[Signature]
PAMELA GRANT RIORDAN

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 in Franklin, MA

Date of Plan: March 19, 2024 Assessor's Information: 268-180, 268-181

Prepared by: Colonial Engineering, Inc. 11 Awl St, Medway, MA

Applicant Name & Address: *John T. Riordan*
~~Edward S. Grant, III~~ and Pamela Grant Riordan,

Trustees of the Grant-Riordan Realty Trust

SECTION B:

Name of Record Owner(s): *John T. Riordan*
~~Edward S. Grant, III~~ and Pamela Grant Riordan, Trustees of the Grant-Riordan Realty Trust

Address of Record Owner(s): 38 Crescent 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):

Edward S. Grant, III and Pamela Grant Riordan
John T. Riordan

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

Edward S. Grant, III and Pamela Grant Riordan
John T. Riordan

*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:

Norfolk County Registry of Deeds Book 5650, Page 304 8-21-79

Executed as a sealed instrument this 24 day of April 2024

[Signature]
Signature of Applicant

Print name of Applicant

[Signature]
Signature of Owner

Print name of Owner

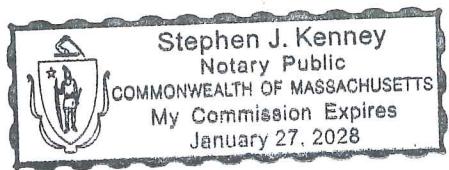
[Signature]
[Signature]

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss. April 24 2024

On this 24 day of April 2024, before me, the undersigned notary public, personally appeared Edward S. Grant, III and Pamela Grant Riordan (name of owner), proved to me through satisfactory evidence of identification, which were a Driver's license to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____



5704

26

S. 9° E. by Martin Avenue 120.13 feet to a stone ^{N. O. T.} bound and land
 now or formerly of Leroy W. Stott; thence turning and
 running ^{O. F. F. I. C. I. A. L.} ^{C. O. P. Y.}
 S. 77° 31' 50" W. by said Stott land 120.65 feet, to said Parcel One;
 thence turning and running
 N. 9° W. by said Parcel One 119 feet, more or less, to Crescent
 Street and the point of beginning.

Being the same premises conveyed to grantor by deed of Archie Varjian,
 Jr. et ux dated July 30, 1965 recorded with Norfolk Deeds, Book 4277,
 Page 335.

Property address: 38 Crescent Street, Franklin, Massachusetts 02038

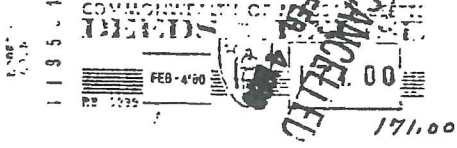
In witness whereof, the said

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
 delivered in its name and behalf by Richard E. Crockford, its President and
 K. Robert Malone, its Treasurer hereto duly authorized, this 31st
 day of January in the year one thousand nine hundred and eighty.

Signed and sealed in presence of

Dean Academy and Junior College

by Richard E. Crockford President
 by K. Robert Malone Treasurer



The Commonwealth of Massachusetts

Norfolk ss January 31, 19 80

Then personally appeared the above named Richard E. Crockford and
 K. Robert Malone
 and acknowledged the foregoing instrument to be the free act and deed of the
 Dean Academy and Junior College
 before me

Neil J. Roche
 NEIL J. ROCHE Notary Public for the State of Massachusetts

My commission expires JUNE 12, 1981

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

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

DEAN ACADEMY AND JUNIOR COLLEGE

CERTIFICATE OF VOTE OF BOARD OF TRUSTEES

I, Richard D. Mann, Secretary of Dean Academy and Junior College, a corporation having its principal place of business in Franklin, Norfolk County, Massachusetts, do hereby certify as follows:

That I am the Secretary of Dean Academy and Junior College and that at a meeting of the Board of Trustees, the governing body of the corporation, which meeting was duly called and held on October 18, 1979, at its corporation offices in said Franklin, a quorum of the Board being present and voting, it was unanimously voted as follows:

"That the corporation shall sell the real estate known as the Varjian House situated at 38 Crescent Street, Franklin, Massachusetts, to Pamela Grant Riordan and Edward S. Grant II, Trustees of Grant-Riordan Realty Trust, or their nominee, for the sum of \$75,000.00: that the President and Treasurer of the corporation are authorized and empowered in the name and on behalf of the corporation to sign, seal and acknowledge any and all papers, deeds and other documents necessary and expedient to effect said sale, and to agree to such terms and conditions as they shall deem necessary and incidental to effect the sale of such real estate: and that the execution of a deed to said real estate to which a certificate of vote is attached shall be conclusively deemed to have been authorized by this vote."

That Richard E. Crockford is the duly elected President of the corporation and that K. Robert Malone is the duly elected Treasurer of the corporation.

That said vote referred to herein has not been amended, altered or rescinded in any respect.

Witness my signature and the seal of the corporation this 31 day of January 1980.

Richard D. Mann



Recorded Feb. 4, 1980 at 9h. 34m. A.M.