

Town of Franklin



Planning Board

Due to the growing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual Planning Board Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).

Please click on the link <https://us02web.zoom.us/j/82517654322> or call on your phone at 312-626-6799, meeting # 82517654322.

April 5, 2021

- | | | |
|---------|---|--|
| 7:00 PM | Commencement/General Business | |
| 7:05 PM | <u>PUBLIC HEARING</u> – <i>Continued</i>
Site Plan – 27 Forge Parkway
Site Plan Modification
TO BE CONTINUED | <i>Adv. Feb. 8 & Feb. 15, 2021</i>
<i>Abutter Feb. 5, 2021</i> |
| 7:05 PM | <u>PUBLIC HEARING</u> - <i>Continued</i>
Olam Estates – 900 Washington St
Definitive Subdivision
TO BE CONTINUED | <i>Adv.: Jan. 25 & Feb. 1, 2021</i>
<i>Abuts: Jan. 22, 2021</i> |
| 7:10 PM | <u>PUBLIC HEARING</u> - <i>Continued</i>
515 West Central Street
Site Plan | <i>Adv.: Nov. 2 & Nov. 9, 2020</i>
<i>Abuts: Nov. 2, 2020</i> |

GENERAL BUSINESS:

- A: **Final Form H:** 45 Forge Parkway – YMCA
- B: **81-P ANR:** Prospect Street
- C: **Street Acceptance:** Brandywine Drive & Charles Drive from Station 0+00 to Station 2+51.71
- D: **Discussion:** Countryside Estates - sidewalk

This agenda is subject to change. Last updated: March 31, 2021
The next meeting of the Planning Board is scheduled for April 26, 2021.

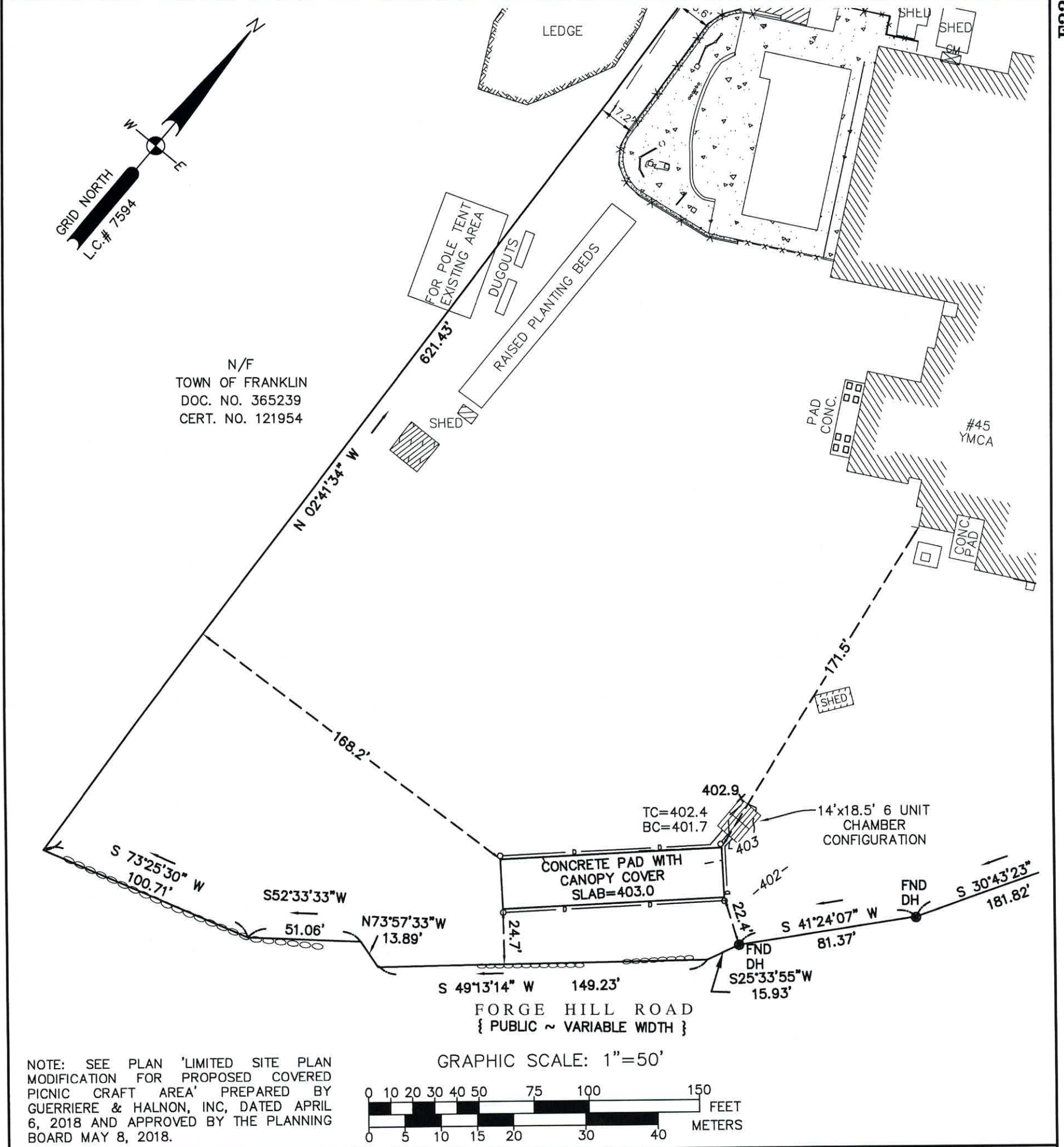
THE BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

F2341



NOTE: SEE PLAN 'LIMITED SITE PLAN MODIFICATION FOR PROPOSED COVERED PICNIC CRAFT AREA' PREPARED BY GUERRIERE & HALNON, INC, DATED APRIL 6, 2018 AND APPROVED BY THE PLANNING BOARD MAY 8, 2018.

<p>CERTIFICATION</p> <p>I CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND SURVEY AND THAT THE FEATURES AND IMPROVEMENTS ARE LOCATED ON THE LOT AS SHOWN HEREON.</p> <p style="text-align: right; color: blue;">3/25/2021</p> <div style="text-align: center;"> <p style="color: blue; font-family: cursive;">Robert E. Constantine, II</p> </div>	<p>OWNER</p> <p>HOCKOMOCK AREA YMCA C/O KEVIN DIONNE 45 FORGE HILL ROAD FRANKLIN, MA 02038</p>	<p style="text-align: center;">HOCKOMOCK AREA YMCA</p> <hr/> <p style="text-align: center;">SITE AS-BUILT FOR 45 FORGE HILL ROAD FRANKLIN MASSACHUSETTS</p> <p style="text-align: center;">DATE: MARCH 24, 2021</p> <hr/> <div style="display: flex; align-items: center;"> <div> <p style="font-size: 24pt; font-weight: bold; margin: 0;">Guerriere & Halnon, Inc.</p> <p style="font-size: 12pt; margin: 0;">ENGINEERING & LAND SURVEYING</p> </div> </div> <p style="font-size: 10pt; margin: 0;">55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921 www.gandhengineering.com</p>
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F2341

SITE PLAN OF LAND

FORM H
ENGINEER'S CERTIFICATE OF COMPLETION
(to be executed by developer's engineer)

Site Plan known as Limited Site Plan Modification for Proposed Covered Picnic Craft Area

I hereby certify that all improvements required for the above referenced site plan have been completed in all respects in accordance with the Town of Franklin zoning requirements and the approved plans entitled Limited Site Plan Modification for Proposed Covered Picnic Craft Area prepared by Guerriere & Halnon, Inc. and dated **April 6, 2018, as approved by the said Planning Board on May 8, 2018. ** Revised thru May 8, 2018

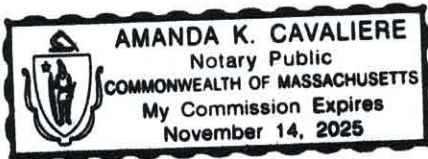
Signed this 25th day of March, 2021
By Dale MacKinnon Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS. March 25, 2021

On this 25th day of March, 2021, before me, the undersigned notary public, personally appeared Dale MacKinnon (name of engineer), proved to me through satisfactory evidence of identification, which were MA License to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of notary)
Notary Public:
My Commission Expires: Nov. 14, 2025





TOWN OF FRANKLIN - SITE OBSERVATION REPORT

45 Forge Hill Road

Report No.:	4831 74 - 4	Date:	March 31, 2021	Arrive:	10:15 AM
Observer:	Matt Crowley, PE	Weather:	Cloudy, 55°	Leave:	10:30 AM
Owner:	YMCA	Contractor:	Unknown		
	45 Forge Hill Road				
	Franklin, MA 02038				

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Completion**

OBSERVATIONS

Observation Requested By: Amanda Cavaliere – Guerriere and Halnon, Inc.

Met/walked site with: N/A

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Completion. The required Form H and as-built plan, both dated March 25, 2021, were provided by email. BETA’s site walk and review of the Approved Plans confirmed the site to be constructed in general conformance with the Approved Plans and approved field changes. BETA notes that while the approved plans do not indicate the method for restoring disturbed surfaces, it is anticipated that loam and seed will be applied when conditions are suitable for growing grass.



Installed concrete pad with canopy



Typical roof leader directed to subsurface infiltration system



Disturbed area that is anticipated to have loam and seed installed during the grass growing season.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: March 31, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 45 Forge Hill - YMCA
Final Form H

General

1. The Planning Board approved a Limited Site Plan Modification on May 7, 2018 allowing the applicant to install a covered concrete slab to be used as a picnic area.
2. The Applicant has provided a Final Form H and Final As-Built plan.
3. BETA has provided an onsite report with pictures.



1935 COLO LAKE ST.

PARCEL 1A
 BELLINGHAM=1,290,814± S.F.
 FRANKLIN=97,735± S.F.
 +
 1,388,549± S.F.
 OR
 31.876± ACRES

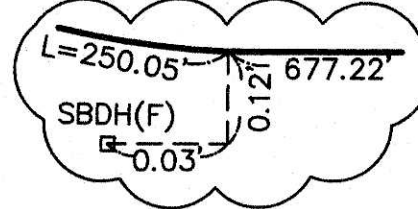
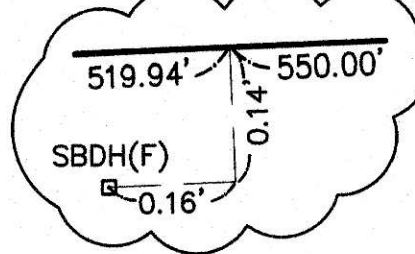
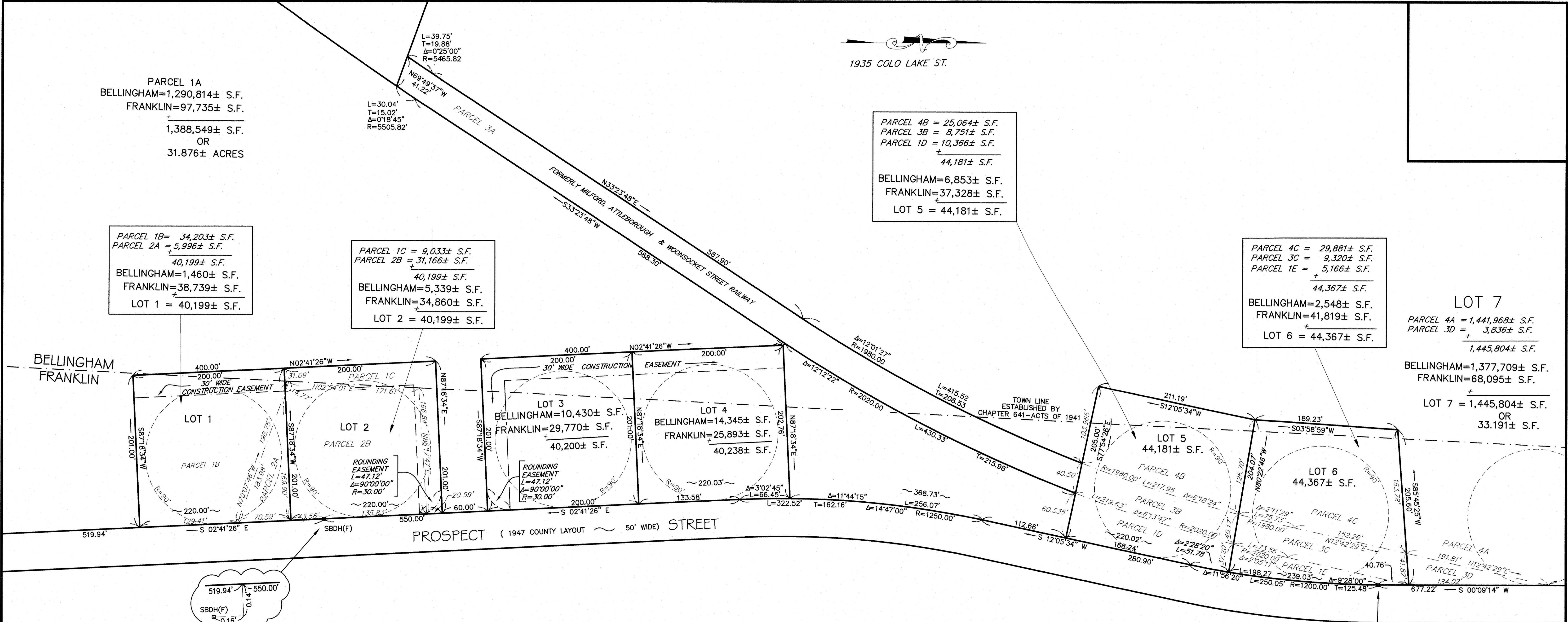
PARCEL 4B = 25,064± S.F.
 PARCEL 3B = 8,751± S.F.
 PARCEL 1D = 10,366± S.F.
 +
 44,181± S.F.
 BELLINGHAM=6,853± S.F.
 FRANKLIN=37,328± S.F.
 +
 LOT 5 = 44,181± S.F.

PARCEL 1B = 34,203± S.F.
 PARCEL 2A = 5,996± S.F.
 +
 40,199± S.F.
 BELLINGHAM=1,460± S.F.
 FRANKLIN=38,739± S.F.
 +
 LOT 1 = 40,199± S.F.

PARCEL 1C = 9,033± S.F.
 PARCEL 2B = 31,166± S.F.
 +
 40,199± S.F.
 BELLINGHAM=5,339± S.F.
 FRANKLIN=34,860± S.F.
 +
 LOT 2 = 40,199± S.F.

PARCEL 4C = 29,881± S.F.
 PARCEL 3C = 9,320± S.F.
 PARCEL 1E = 5,166± S.F.
 +
 44,367± S.F.
 BELLINGHAM=2,548± S.F.
 FRANKLIN=41,819± S.F.
 +
 LOT 6 = 44,367± S.F.

LOT 7
 PARCEL 4A = 1,441,968± S.F.
 PARCEL 3D = 3,836± S.F.
 +
 1,445,804± S.F.
 BELLINGHAM=1,377,709± S.F.
 FRANKLIN=68,095± S.F.
 +
 LOT 7 = 1,445,804± S.F.
 OR
 33.191± S.F.



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. BELLINGHAM PLANNING BOARD:

DATE: _____

THIS ENDORSEMENT BY THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. FRANKLIN PLANNING BOARD:

DATE: _____

THIS ENDORSEMENT BY THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

PLAN REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 PLAN No.712 OF 1985
 PLAN No.425 OF 1960
 PLAN BOOK 323 (No.712 OF 1985)
 PLAN BOOK 388 (No.1176 OF 1989)
 PLAN BOOK 234 (No.976 OF 1972)
 PLAN BOOK 231 (No.392 OF 1972)
 RECORD BOOK 861. PAGE 506

ALTERATION OF BELLINGHAM AND BELLINGHAM TOWN LINE ESTABLISHED BY CHAP. 641-ACTS OF 1941 DATED AUGUST 4, 1942 SCALE 1" = 150' BY: WALLACE S. CARSON, COUNTY ENGINEER

1942 COUNTY LAYOUT OF PROSPECT STREET, FRANKLIN MA & LAKE STREET, BELLINGHAM MA PLAN BOOK 130, (NO 376 OF 1942)
 1935 COUNTY LAYOUT OF LAKE STREET BELLINGHAM MA PLAN BOOK 119, (NO 396 OF 1935)

UNRECORDED PLAN BY: KELLY ENGINEERING GROUP, INC. PLAN NO. 2008-003-MIOO PREPARED FOR: PAUL CLARKIN LAKE VIEW AVE. BELLINGHAM MA

UNRECORDED SURVEY BY: Guerriere & Halnon Inc 55 WEST CENTRAL ST FRANKLIN MA (MAP 309, LOT 19) FRANKLIN MA.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



Joyce E. Hastings P.L.S.

3/30/2021 DATE

ZONING:
 BELLINGHAM: AGRICULTURE
 FRANKLIN: RURAL RESIDENTIAL I

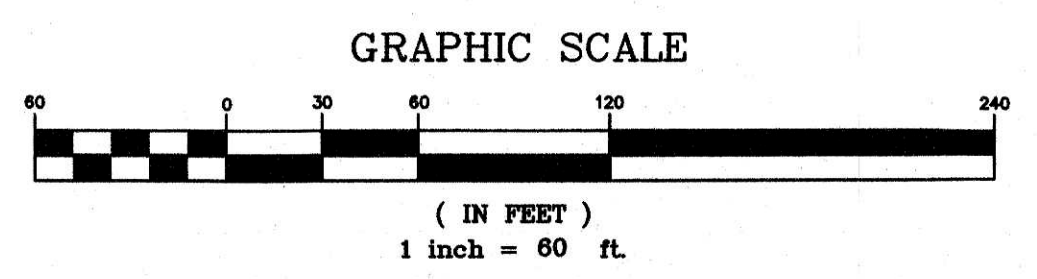
ZONING CLASSIFICATION:
 FRANKLIN
 RURAL RESIDENTIAL I
 MIN. LOT SIZE = 40,000 S.F.
 MIN. FRONTAGE = 200'
 MIN. LOT DEPTH = 200'
MIN. SETBACK REQUIREMENTS:
 FRONT SET BACKS = 40'
 SIDE SETBACKS = 40'
 REAR SETBACKS = 40'

DEED REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 Bk. 38199, Pg. 96
 Bk. 4030, Pg. 146
 Bk. 7804, Pg. 155
 Bk. 3576, Pg. 477

ASSESSOR'S REFERENCE:
 FRANKLIN:
 MAP 309, LOT 018
 MAP 308, LOT 079
 BELLINGHAM:
 MAP 69, LOT 87
 MAP 65, LOT 22

OWNER OF RECORD:
 VARNEY BROS SAND + GRAVEL
 PO BOX 94
 BELLINGHAM, MA
 FRAMINGHAM, MA 01702
 PARCELS 1A-1E, 4A-4C
 AND LOTS 3 AND 4
 V.F.W OF THE U.S., INC
 940 SOUTH MAIN ST.
 BELLINGHAM, MA
 PO BOS 101
 BELLINGHAM, MA.
 PARCELS 2A AND 2B
 WALL STREET DEVELOPMENT CORP.
 PO BOX 272, WESTWOOD, MA
 PARCELS 3A-3D

LEGEND
 SBDH - STONE BOUND W/DRILL HOLE
 PC - POINT OF CURVATURE
 (F) - FOUND
 (R) - RECORD
 (S) - SET
 (NT) - NOT TANGENT
 DH - DRILL HOLE

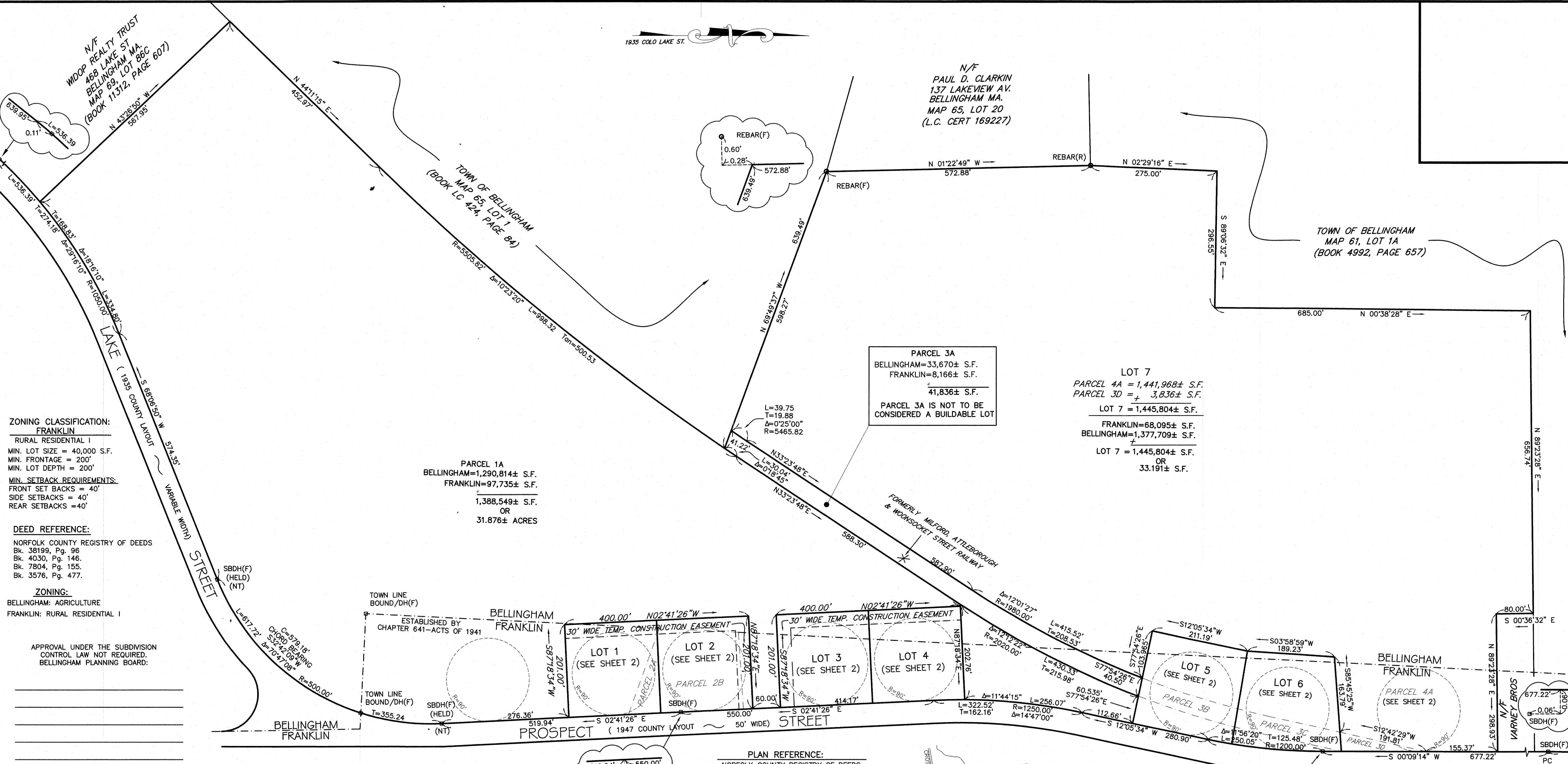


**PLAN OF LAND
 FRANKLIN & BELLINGHAM
 MASSACHUSETTS**

(NORFOLK COUNTY)
 SCALE: 1"=60' FEBRUARY 26, 2021
 PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.

PREPARED BY:

 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100 F: 508-429-7160
 www.GLMengineering.com
 JOB #: 16590ANR.DWG



ZONING CLASSIFICATION:
FRANKLIN
RURAL RESIDENTIAL I
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 200'
MIN. LOT DEPTH = 200'
MIN. SETBACK REQUIREMENTS:
FRONT SET BACKS = 40'
SIDE SETBACKS = 40'
REAR SETBACKS = 40'

DEED REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
Bk. 38199, Pg. 96
Bk. 4030, Pg. 146
Bk. 7804, Pg. 155
Bk. 3576, Pg. 477.

ZONING:
BELLINGHAM: AGRICULTURE
FRANKLIN: RURAL RESIDENTIAL I

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. BELLINGHAM PLANNING BOARD:

DATE: _____
THIS ENDORSEMENT BY THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. FRANKLIN PLANNING BOARD:

DATE: _____
THIS ENDORSEMENT BY THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

OWNER OF RECORD:
VARNEY BROS SAND + GRAVEL
PO BOX 94
BELLINGHAM MA
FRAMINGHAM, MA 01702
PARCELS 1A-1E, 4A-4C
AND LOTS 3 AND 4

V.F.W OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOS 101
BELLINGHAM, MA
PARCELS 2A AND 2B

WALL STREET DEVELOPMENT CORP.
P.O. BOX 272, WESTWOOD, MA
PARCELS 3A-3D

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

DEED REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
Bk. 38199, Pg. 96
Bk. 4030, Pg. 146
Bk. 7804, Pg. 155
Bk. 3576, Pg. 477.

ASSESSOR'S REFERENCE:
FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22

ALTERATION OF BELLINGHAM AND BELLINGHAM TOWN LINE ESTABLISHED BY CHAP. 641-ACTS OF 1941 DATED AUGUST 4, 1942 SCALE 1"=150' BY: WALLACE S. CARSON, COUNTY ENGINEER

1942 COUNTY LAYOUT OF PROSPECT STREET, FRANKLIN, MA & LAKE STREET, BELLINGHAM MA PLAN BOOK 130, (NO 376 OF 1942)

1935 COUNTY LAYOUT OF LAKE STREET BELLINGHAM, MA PLAN BOOK 119, (NO 396 OF 1935)

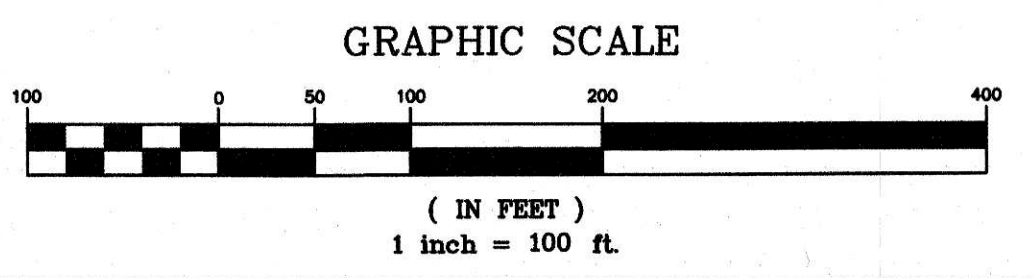
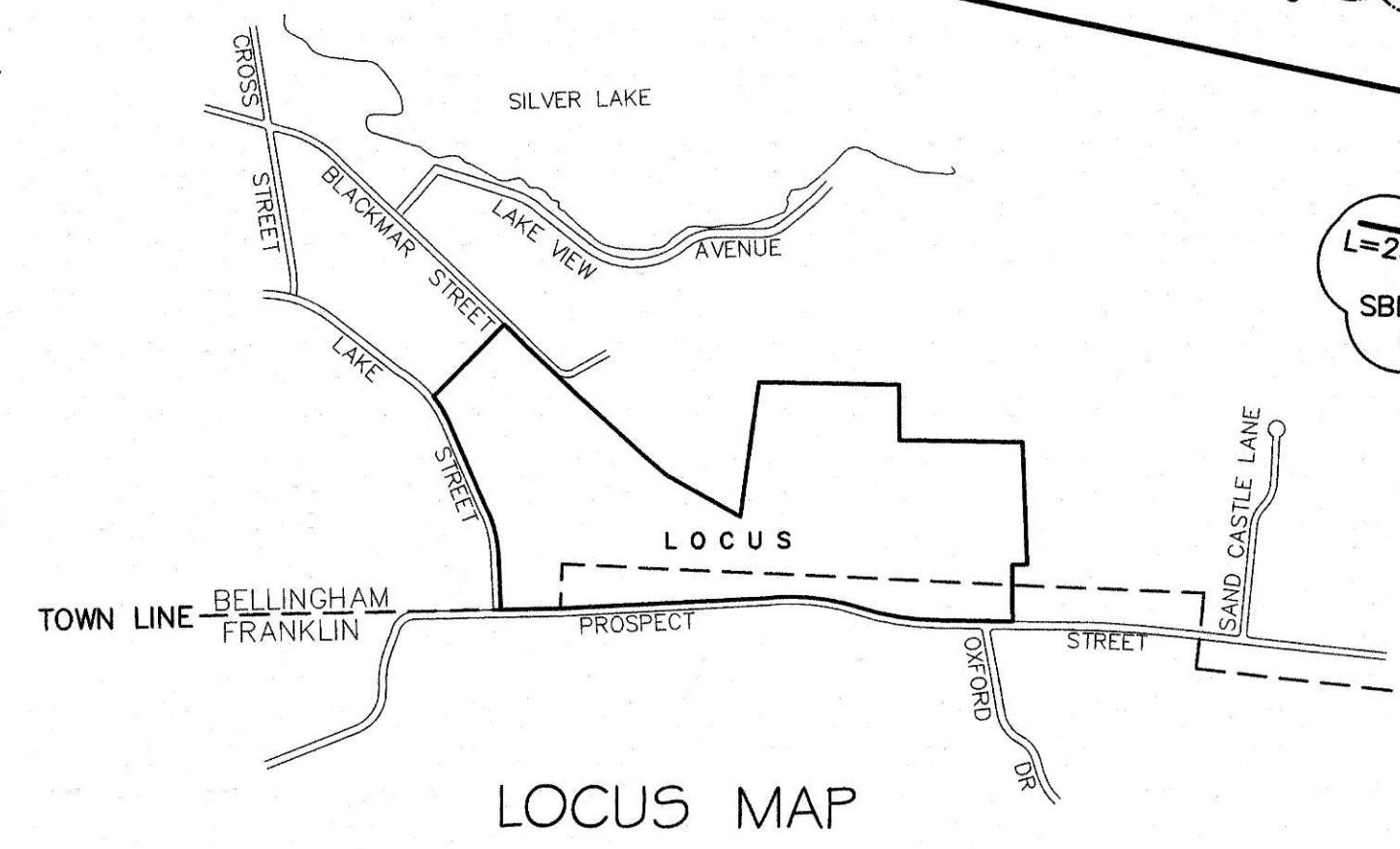
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UNRECORDED SURVEY BY: Guerriere & Holton Inc 55 WEST CENTRAL ST FRANKLIN, MA (MAP 309, LOT 19) FRANKLIN, MA.

PLAN REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
PLAN No.712 OF 1985
PLAN No.425 OF 1960
PLAN BOOK 323 (No.712 OF 1985)
PLAN BOOK 388 (No.1176 OF 1989)
PLAN BOOK 234 (No.976 OF 1972)
PLAN BOOK 231 (No.392 OF 1972)
RECORD BOOK 861. PAGE 506

ASSESSOR'S REFERENCE:
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LEGEND
SBDH - STONE BOUND W/DRILL HOLE
PC - POINT OF CURVATURE
(F) - FOUND
(R) - RECORD
(S) - SET
(NT) - NOT TANGENT
DH - DRILL HOLE



**PLAN OF LAND
FRANKLIN & BELLINGHAM
MASSACHUSETTS**

(NORFOLK COUNTY)
SCALE: 1"=100' FEBRUARY 26, 2021
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.

PREPARED BY:
GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com
JOB #: 16590WD/16590ANR-2.DWG



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: March 30, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – Prospect St

The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, April 5, 2021 Planning Board meeting and offers the following commentary:

General

1. The applicant has submitted a Form A application for 81-P Plan Review to accompany the plan of land for Franklin & Bellingham located on Prospect Street, dated February 26, 2021.
2. The purpose of the plan is to create 6 buildable lots.
3. The above application shows the land known on Assessors Map 309 Lot 018 and Map 308 Lot 079.

ANR Summary

- The lots shown on the plan are conforming to zoning.

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

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

MARCH 29, 2021

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: Wall Street Development Corp.
Address of Applicant: P.O. Box 272 Westwood, MA 02090
Phone No.: 617-922-8700 Email: 104@wallstreetdevelopment.com
2. Name of Owner (if not the Applicant): SAME
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: GLM ENGINEERING CONSULTANTS, INC.
4. Deed of Property recorded in _____ with Norfolk Registry, Book 38899, Page 440
5. Location and Description of Property: VACANT LAND
6. Assessor's Map & Lot: N/A
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 Prospect Street, 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: _____

Lucas Petrucci
Signature of Applicant

Lucas Petrucci
Signature Owner

Wall Street Development Corp.
Print Name of Applicant

Wall Street Development Corp
Print Name of Owner

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

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

MARCH 29, 20 21

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: Wall Street Development Corp.
Address of Applicant: P.O. Box 272, Westwood, MA 02090
Phone No.: 617-922-8700 Email: lou@wallstreetdevelopment.com
2. Name of Owner (if not the Applicant): V.F.W. Bellingham Post 7272
Address of Owner: 940 S. Main Street, Bellingham, MA 02019
Phone No.: _____ Email: _____
3. Name of Engineer: GLM Engineering Consultants, Inc.
4. Deed of Property recorded in 1968 with Norfolk Registry, Book 4499, Page 544
5. Location and Description of Property: Prospect Street
6. Assessor's Map & Lot: 309-019-000-000
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 Prospect Street, 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: _____

Louis Petrozzi, Pres.
Signature of Applicant

Patrick Pisani 2/15/21
Signature Owner

Wall Street Development Corp.
Print Name of Applicant
Louis Petrozzi, President

V.F.W. - Bellingham Post
Print Name of Owner
Patrick Pisani, Commander

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

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

March 29, 20 21

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: Wall Street Development Corp.
Address of Applicant: P.O. Box 272, Westwood, MA 02090
Phone No.: 617-922-8700 Email: lou@wallstreetdevelopment.com
2. Name of Owner (if not the Applicant): VARNEY BROS. SAND + GRAVEL, INC.
Address of Owner: P.O. Box 94, Bellingham, MA 02019
Phone No.: 508-966-1313 Email: VARNEY@VARNEYPROPERTIES.COM
3. Name of Engineer: GLM ENGINEERING CONSULTANTS, INC.
4. Deed of Property recorded in _____ with Norfolk Registry, Book _____, Page _____
5. Location and Description of Property: Prospect Street
6. Assessor's Map & Lot: 309-018-000-000 and 309-019-000-000
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 Prospect Street, 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: _____

Signature of Applicant

Signature Owner

Wall Street Development Corp.
Print Name of Applicant
Louis Petrozzi, President

VARNEY BROS. SAND + GRAVEL, INC.
Print Name of Owner
Elizabeth Varney, President

14855

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WALL STREET DEVELOPMENT CORP.

P.O. BOX 272
WESTWOOD, MA 02090-0272
TEL. (781) 440-0306

Needham Bank

53-7353/2113

3/28/2021

PAY TO THE ORDER OF Franklin - Town of

\$ **350.00

DOLLARS

Three Hundred Fifty and 00/100*****

Franklin - Town of
355 East Central Street
Franklin, MA 02038



Shirley Peters
AUTHORIZED SIGNATURE

MEMO

Varney Property - ANR Plan

⑆0⑆4855⑆⑆2⑆⑆373539⑆

5902597⑆⑆⑆

Security features. Details on back.



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 Franklin & Bellingham, Massachusetts

Date of Plan: February 26, 2021 Map/Parcel#: 309-018-000-000

Map/Parcel#: 308-079-000-000

Prepared by: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746

Applicant Name & Address: Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090

SECTION B:

Name of Record Owner(s): Varney Bros. Sand & Gravel, Inc.

Address of Record Owner(s): P.O. Box 94, Bellingham, MA 02019

****Attach Property Deed matching the owner's name 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):

See Attached.

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

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

Executed as a sealed instrument this _____ day of March, 2021.

Russ Petruszi, Pres.
Signature of Applicant

Wall Street Development Corp.
Print Name of Applicant

[Signature]
Signature of Owner

Varney Bros. Sand & Gravel, Inc.
Print Name of Owner

***Must be Notarized on back page

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

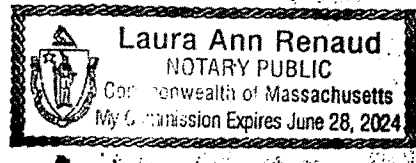
March 22 2021

On this 22 day of March, 2021, before me, the undersigned notary public, personally appeared ELIZABETH ANN YARNEY (name of owner), proved to me through satisfactory evidence of identification, which were MA LICENSE to be the person whose name is signed on the preceding document in my presence.

Laura Ann Renaud
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 6-28-24



Corporations Division

Business Entity Summary

ID Number: 042134961

[Request certificate](#)

[New search](#)

Summary for: **VARNEY BROS. SAND & GRAVEL, INC.**

The exact name of the Domestic Profit Corporation: VARNEY BROS. SAND & GRAVEL, INC.

Entity type: Domestic Profit Corporation

Identification Number: 042134961

Date of Organization in Massachusetts:
12-31-1951

Last date certain:

Current Fiscal Month/Day: 12/31

Previous Fiscal Month/Day: 12/31

The location of the Principal Office:

Address: 79 HARTFORD AVE.

City or town, State, Zip code, BELLINGHAM, MA 02019 USA
Country:

The name and address of the Registered Agent:

Name: JON R. VARNEY

Address: 79 HARTFORD AVE.

City or town, State, Zip code, BELLINGHAM, MA 02019 USA
Country:

The Officers and Directors of the Corporation:

Title	Individual Name	Address
PRESIDENT	ELIZABETH A. VARNEY	1335 WALNUT ST. NEWTON, MA 02461 USA
TREASURER	ELIZABETH A. VARNEY	1335 WALNUT ST. NEWTON, MA 02461 USA
SECRETARY	BARTHOLOMEW P. MOLLOY	20 YORK WAY, WESTWOOD, MA 02090 USA
DIRECTOR	JANE W. ELLIS	79 BATES ST. MENDON, MA 01756 USA
DIRECTOR	BARTHOLOMEW P. MOLLOY	20 YORK WAY WESTWOOD, MA 02090 USA
DIRECTOR	ELIZABETH A. VARNEY	1335 WALNUT ST. NEWTON, MA 02461 USA
DIRECTOR	JON R. VARNEY	78 BELLINGHAM ST. MENDON, MA 01756 USA

Business entity stock is publicly traded:

The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:



NOT CANCELLED
 ANNUAL RECORDS
 JUNE 25 1957
 OFFICE OF THE REGISTER OF DEEDS
 COMMONWEALTH OF MASSACHUSETTS
 REC'D
 180
 H E F I C I A L
 C O P Y

3576
 477

Witness my hand and seal this 24th day of June, 19 57.

Zella M. Chase

The Commonwealth of Massachusetts

Norfolk ss. June 24, 19 57.

Then personally appeared the above-named Zella M. Chase

and acknowledged the foregoing instrument to be her act and deed, before me

P. Joseph Kenney
 P. Joseph Kenney, Notary Public
 My commission expires October 13, 19 62.

Recorded July 25, 1957 at 3h. 22m. P.M.

That I Ellsworth R. Crooks
 of Bellingham, Norfolk County, Massachusetts,
 for consideration paid, grant to Varney Bros. Sand and Gravel, Inc,
 of Bellingham Massachusetts

with quitclaim covenants
 the land in said Bellingham described as follows: being all the premises described in deed of Almira E. Chilson, as administratrix of the estate of Whipple O. Chilson, to said Judson E. Camp, dated June 5, 1893 recorded with with Norfolk Deeds Book 721, Page 178, and described in said deed as follows: A certain parcel of land situated in the southerly part of said Bellingham, containing 43 acres and 65 sq. rods and bounded and described as follows, viz. Beginning at the N.E. corner of the granted premises at a stake and stones of Wm. and Mayhew Darling and Prospect St. thence by and upon said St. S. 12° W. 580 ft S. 22° W 308 ft. S. 21° W. 204 ft S. 9° W 582 ft. and S. 5° W 132 Ft. to a stake and stones at land of Joel A. and Geo. A. Crooks, thence in westerly direction on said Crooks land N. 60° W. 1260 ft. to a stake and stones at land of Geo A. Crooks land N. 10° 30' E. 573ft thence in same general direction on land of Wm. and Mayhew Darling N 8° 30' E 275 ft on land of said Wm. and Mayhew Darling to a stake and stones at a corner of land of Edwin Darling: thence on land of said Edwin Darling S 77° E. 315 ft. to a corner; thence still on said Edwin Darling land N. 12° 45' E. 685 ft. to a stake and stones at a corner of land of said Wm. and Mayhew Darling thence on said Wm. and Myhew Darling S. 78° 30' E. 956 ft. to the stake and stones at the point of departure. Meaning to convey all of the above parcel with the exception of land conveyed to the Woonsocket, Milford and Attleboro St. Railway Company by Judson E. Camp, and a small parcel sold by Ellsworth R. Crooks to Hugh Wilson Book 2832 P. 315. Property also subject to easements granted to the Town of Franklin for drainage purposes. This property is partly in Bellingham and Franklin Mass. due to change in Town lines between Franklin and Bellingham. For my title see Probate Court Records Norfolk, Book 424 Page 84.

3576
478



NOT A N CANCELLED DEEDS & FINANCIAL OFFICIAL COPY
COMMONWEALTH OF MASSACHUSETTS
A L 25 57
JUL 25 1957
159

Corona Crooks husband of said grantor,
Ellsworth R. Crooks wife
release to said grantees all rights of ~~the grantor~~ and other interests therein.
dower and homestead

Witness their hand and seal this 8th day of September 19 56

Ellsworth R. Crooks
Corona Crooks

The Commonwealth of Massachusetts

Norfolk SS. September 8 19 56

Then personally appeared the above named Ellsworth R. Crooks and Corona Crooks

and acknowledged the foregoing instrument to be their free act and deed, before me

L. O. Anderson Stearns
Notary Public - ~~XXXXXXXXXX~~

My commission expires December 27 1957

Recorded July 25, 1957 at 3h.22m. P.M.

We, JAMES J. WHITE, SR., and VIOLE M. WHITE (husband and wife),

of New Haven, in the State of Connecticut, ~~XXXXXXXXXX~~

~~XXXXXXXXXX~~, for consideration paid, grant to JOSEPH J. WOODMAN

of Bellingham, Massachusetts,

with warranty covenants,

the land in BELLINGHAM, Norfolk County, Massachusetts, described as follows:
(Description and encumbrances, if any)

Those certain parcels of land laid out and designated as lots numbered 132, 133, 134, and 166, 167, on a plan of land entitled "Charles River Grove", dated March 1919, and recorded with the Norfolk Registry of Deeds, Plan Book 89, Plan 4344, to which reference may be had for a more particular description.

Meaning to convey and hereby conveying the same premises conveyed to these grantors by deed of Florence Woodman, dated August 11, 1956, and recorded Book 3497, Page 200.

NOT 4030 NOT

146 OFFICIAL COPY OFFICIAL COPY

Charles E. Spooner, Jr. and Howard C. Abbott

EXECUTOR Under the WILL of -

Will L. Crooks, late of Eellingham, Norfolk County, Massachusetts, deceased by power conferred by said will (Norfolk Probate No. 152750) by license from said Norfolk Probate Court dated April 24, 1962

for Seven Thousand (\$7,000.00) and every other power, Dollars paid, grant to Varney Eros. Sand & Gravel, Inc., a Massachusetts corporation with a principal place of business in Eellingham, Massachusetts the land in the southerly part of said Eellingham lying southeast of the M. A. & W. St. R'y and bounded as follows; beginning at the southeast corner at land of George Christie and running S. 63° 7' E. 25 rods 2 links to a stake; thence westerly on land of said George Christie to said Street Railway; thence along land of said Railway to land of Judson E. Camp, formerly owned by Whipple C. Chilson; thence 62° E. on land of said Camp to a corner of the wall on Prospect Street; thence S. 7° 45' E. on said wall 35 rods more or less, to a point opposite a stone bound on the line between the towns of Eellingham and Franklin; thence southwesterly partly on a ditch 30 rods, more or less to the east side of saw mill trench; thence westerly across said trench to the trunk wall on west side of same; thence southwest on said bank, back of saw-mill to a stone bridge on Lake St. thence southwest on said street 60 rods, more or less to the first mentioned corner. Also the Mill privilege for a description of which reference is made to a deed recorded in Dedham Apr. 30th 1860 Lib. 287 folio 50.

Also a tract of land adjoining the last mentioned tract, situated on the west side of Prospect St. and north side of Lake St. containing three acres more or less, bounded as follows: beginning at the stone bound between Eellingham & Franklin on Prospect St. at the northeast corner, thence running westerly partly on a ditch 32 rods to the east side of the dam; thence 4 rods and 30 links on the trench to a small white oak tree; thence southerly 10 rods and 4 links to Lake Street thence easterly on said St. to Prospect St. thence northerly on Prospect St. to the first mentioned bound.

Excepting therefrom the land conveyed to Chester F. Crooks et ux by Will L. Crooks by deed duly recorded with Norfolk Deeds Book 3733, Page 370. Also any land taken for the relocation of Lake Street. A portion of the aforesaid land is now situated in Franklin as a result of relocation of the town line.



Witness our hand and seal this 29th day of October 1962

Charles E. Spooner, Jr.
Howard C. Abbott
Executors u/w Will L. Crooks

The Commonwealth of Massachusetts

Norfolk ss. October 29, 1962

Then personally appeared the above named Howard C. Abbott

and acknowledged the foregoing instrument to be his free act and deed, before me

Laura B. Cataldo
Notary Public

My commission expires Jan 19 1963



Recorded Nov. 2, 1962 at 2h. 14m. P.M.

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 Franklin & Bellingham, Massachusetts

Date of Plan: February 26, 2021 Map/Parcel#: N/A

Prepared by: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746

Applicant Name & Address: Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090

SECTION B:

Name of Record Owner(s): Wall Street Development Corp.

Address of Record Owner(s): P.O. Box 272, Westwood, MA 02090

****Attach Property Deed matching the owner's name 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):

Louis Petrozzi, President & Treasurer

*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:

Massachusetts - 1995

Executed as a sealed instrument this 25th day of March, 2021.

Louis Petrozzi
Signature of Applicant

Wall Street Development Corp.
Print Name of Applicant

Louis Petrozzi, Pres
Signature of Owner

Wall Street Development Corp.
Print Name of Owner

COMMONWEALTH OF MASSACHUSETTS

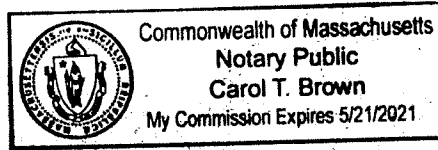
Norfolk, SS.

March ~~25~~th, 2021

On this 25th day of March, 2021, before me, the undersigned notary public, personally appeared Louis Petrozzi, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his own free act and deed, as President and Treasurer for Wall Street Development Corp., a corporation and who swore or affirmed that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Notary Public: Carol T. Brown
Printed Name: _____

My Commission Expires: _____



QUITCLAIM DEED

I, Walter H. Sawyer, Jr., Personal Representative of the Estate of Constance C. Sawyer, Norfolk Probate Court Docket No. NO20P2282EA, of North Smithfield, Rhode Island conferred by Power of Sale in Will allowed by Norfolk Probate Court, Docket No. NO20P2282EA, dated January 8, 2021 and every other power for consideration paid of Twelve Thousand Five Hundred Dollar and No Cents (\$12,500.00), grants to Wall Street Development Corp. a Massachusetts corporation with an address at P.O. Box 272, Westwood, Massachusetts, with QUITCLAIM COVENANTS, the land in the Town of Bellingham and Franklin, Norfolk County, Commonwealth of Massachusetts described as follows:

All my right, title and interest in a certain piece or parcel of land in Bellingham and Franklin, in the county of Norfolk forty (40) feet in width, bounded and described as follows, viz:

Beginning at a point in the division line between land formerly of J.A. C.F. & C.A. Crooks and land formerly of Judson E. Camp and running by a curve to the left of five thousand four hundred and sixty five and eighty two hundredths (5465.82) feet radius forty (40) feet;

thence north 45° 06' 40", east by a tangent five hundred and eighty eight and three tenths (588.3) feet;

thence by a curve to the left of one thousand nine hundred and eighty (1980) feet radius seven hundred and nine (709) feet;

thence north 24° 58' 28" east by a tangent three hundred and ninety eight and four hundredths (389.04) feet to a point on the westerly side line of the highway between Woonsocket and Franklin;

thence turning and running south 12° 06' west along said westerly line one hundred and eighty five and five hundredths (185.05) feet;

thence south 24° 35' 20" west two hundred and seventeen and thirty six hundredths (217.36) feet;

thence by a curve to the right of two thousand and twenty (2020) radius seven hundred and twenty three and thirty three hundredths (723.33) feet;

thence south 45° 06' 40" west by a tangent five hundred and eighty eight and three tenths (588.3) feet;

thence by a curve, to the right of five thousand five hundred and five and eighty two hundredths (5505.82) feet radius thirty (30) feet to a point on the division line between land formerly of J.A. C.F. and C.A. Crooks, and land formerly of Judson E. Camp;

Re: Land off South Maple Street, Bellingham, MA 02019
and land off Prospect Street, Franklin, MA 02038

thence north 58° west along said division line forty one and five hundredths (41.05) feet to the point of beginning and containing sixty five thousand eight hundred and eighty six (65,886) square feet +/- of land. All as shown on a plan entitled "Land conveyed by S.C. Camp Bellingham, Mass. Scale 1=100' " dated July 18, 1899 drawn by Hodges and Harrington Civil Engineers 60 State St. Boston and recorded with the Norfolk Registry of Deeds in Book D0861, Page 506.

Being the same premises conveyed to Ellsworth R. Crooks by Treasurer's deed of the Town of Bellingham dated January 11, 1945 and recorded with Norfolk Registry of Deeds in Book 2526, page 128. Excepted therefrom conveyance to Varney Bros. Sand and Gravel, Inc., by Ellsworth R. Crooks recorded with Norfolk Registry of Deeds in Book 3576, page 477. See also Norfolk County Probate records Estate of Ellsworth R. Crooks Docket No. 83F1397A1 and Estate of Constance C. Sawyer Docket No. 20P2282EA.

WITNESS my hand and seal this 14th day of JANUARY, 2021.

Walter H Sawyer Jr
Walter H, Sawyer, Jr., Personal Representative
of the Estate of Constance C. Sawyer and not
individually

STATE OF RHODE ISLAND

Providence, ss

1/14/2021

On this 14th day of JANUARY, 2021, before me, the undersigned notary public, personally appeared Walter H, Sawyer, Jr., who proved to me through satisfactory evidence of identification which was his Driver's License, to be the persons whose name are signed on the preceding or attached document, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Paul P. Baillargeon
PAUL P. BAILLARGEON
NOTARY PUBLIC
STATE OF RHODE ISLAND
COMMISSION EXPIRES 06-18-2021
Expiration DATE
06-18-2021

Return To:

QUITCLAIM DEED

I, Bertine C. Galipeau of 60 North Road, Montgomery, Massachusetts ("Grantor"), for consideration paid and in full consideration of Ten Thousand Dollar and No Cents (\$10,000.00), grants to Wall Street Development Corp. a Massachusetts corporation with an address at P.O. Box 272, Westwood, Massachusetts, with QUITCLAIM COVENANTS, the land in the Town of Bellingham and Franklin, Norfolk County, Commonwealth of Massachusetts described as follows:

All my right, title and interest in a certain piece or parcel of land in Bellingham and Franklin, in the county of Norfolk forty (40) feet in width, bounded and described as follows, viz:

Beginning at a point in the division line between land formerly of J.A. C.F. & C.A. Crooks and land formerly of Judson E. Camp and running by a curve to the left of five thousand four hundred and sixty five and eighty two hundredths (5465.82) feet radius forty (40) feet;

thence north 45° 06' 40", east by a tangent five hundred and eighty eight and three tenths (588.3) feet;

thence by a curve to the left of one thousand nine hundred and eighty (1980) feet radius seven hundred and nine (709) feet;

thence north 24° 58' 28" east by a tangent three hundred and ninety eight and four hundredths (389.04) feet to a point on the westerly side line of the highway between Woonsocket and Franklin;

thence turning and running south 12° 06' west along said westerly line one hundred and eighty five and five hundredths (185.05) feet;

thence south 24° 35' 20" west two hundred and seventeen and thirty six hundredths (217.36) feet;

thence by a curve to the right of two thousand and twenty (2020) radius seven hundred and twenty three and thirty three hundredths (723.33) feet;

thence south 45° 06' 40" west by a tangent five hundred and eighty eight and three tenths (588.3) feet;

thence by a curve, to the right of five thousand five hundred and five and eighty two hundredths (5505.82) feet radius thirty (30) feet to a point on the division line between land formerly of J.A. C.F. and C.A. Crooks, and land formerly of Judson E. Camp;

thence north 58° west along said division line forty one and five hundredths (41.05) feet to the point of beginning and containing sixty five thousand eight hundred and eighty six (65,886) square feet +/- of land. All as shown on a plan entitled "Land conveyed by S.C. Camp

Property address: Land off of South Maple Street, Bellingham, MA
02019 and land off of Prospect Street, Franklin,
MA 02038

Bellingham, Mass. Scale 1=100' " dated July 18, 1899 drawn by Hodges and Harrington Civil Engineers 60 State St. Boston and recorded with the Norfolk Registry of Deeds in Book D0861, Page 506.

Being the same premises conveyed to Ellsworth R. Crooks by Treasurer's deed of the Town of Bellingham dated January 11, 1945 and recorded with Norfolk Registry of Deeds in Book 2526, page 128. Excepted therefrom conveyance to Varney Bros. Sand and Gravel, Inc., by Ellsworth R. Crooks recorded with Norfolk Registry of Deeds in Book 3576, page 477. See also Norfolk County Probate records Estate of Ellsworth R. Crooks Docket No. 83F1397A1 and Estate of Corona Crooks Docket No. 20P1129EA.

Grantor, Bertine C. Galipeau, hereby releases and relinquishes any and all rights of homestead in the within premises and further state under the pains and penalties of perjury that no other person have the right to claim homestead benefits in said property.

WITNESS my hand and seal this 2nd day of July, 2020.

Bertine C. Galipeau
Bertine C. Galipeau

COMMONWEALTH OF MASSACHUSETTS

Hampden SS

July 2, 2020

On this 2nd day of July 2020, before me, the undersigned notary public, personally appeared Bertine C. Galipeau, who proved to me through satisfactory evidence of identification which was her Driver's License, to be the persons whose name are signed on the preceding or attached document, and acknowledged the foregoing to be signed by him^(her) voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his^(her) knowledge and belief.

Marie Theresa Jaworski
My Commission Expires
July 19, 2024

Return To: Louis Petrozzi
P.O. Box 272
Westwood, MA 02090

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 Franklin & Bellingham, Massachusetts

Date of Plan: February 26, 2021 Map/Parcel#: 309-019-000-000

Prepared by: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746

Applicant Name & Address: Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090

SECTION B:

Name of Record Owner(s): V.F.W. – Bellingham Post No. 7272

Address of Record Owner(s): 940 South Main Street, Bellingham, MA 02019

****Attach Property Deed matching the owner’s name 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): The Corporation Officers are:

Patrick Pisani , Commander and President, 288 Blackstone St., Bellingham, MA, 02019

Richard R. Hayward, Treasurer, 34 Lakeshore Drive, Bellingham, MA , 02019

Steven G. Shea, Clerk, 1140 S. Main Street, Bellingham, MA, 02019

Marvin C. Ludwig, Director, 118 Glendale Ave., Woonsocket, RI 02895

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: The Corporation is a non- profit entity with its members as its shareholders

*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: Date of Incorporation is 01-17-1972

Executed as a sealed instrument this 12th day of March, 2021.

Paul Petrucci, Pres
Signature of Applicant

Wall Street Development Corp.
Print Name of Applicant

V.F.W. – Bellingham Post No. 7272

Patrick Pisani
Signature of Owner

PATRICK PISANI
Print Name of Owner

***Must be Notarized on back page

COMMONWEALTH OF MASSACHUSETTS

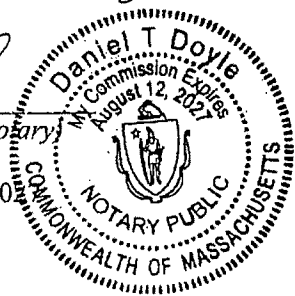
Worcester ss.

March 12th, 2021

On this 12th day of March, 2021, before me, the undersigned notary public, personally appeared Patrick Pisani, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)

Notary Public: Daniel T Doyle
My Commission Expires: 8-12-20



COMMONWEALTH OF MASSACHUSETTS

_____ ss.

March __, 2021

On this _____ day of March, 2021, before me, the undersigned notary public, personally appeared _____ (name of owner), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.

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



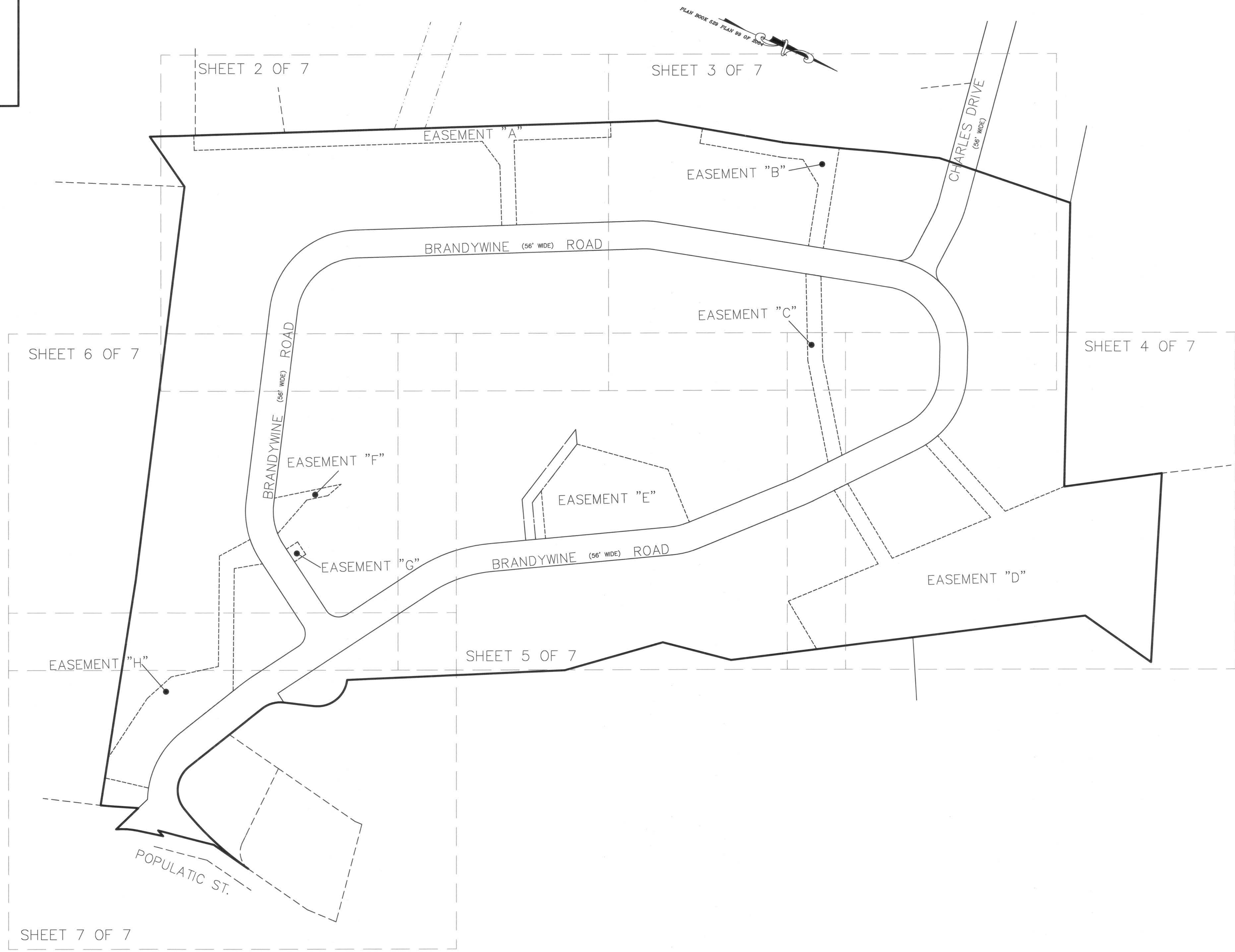
FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: March 31, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Street Acceptance – Brandywine and Charles Drive

-
1. Attached are final as-builts for Brandywine Drive & Charles Drive from Station 0+00 to Station 2+51.71.
 2. This roadway and subdivision was approved by the ZBA under Mass Chapter 40B Law.
 3. The Laws require that the Planning Board recommend all street acceptances to the Town Council prior to the Town Council accepting the roadway.
 4. The Planning Board should vote on the roadway recommendation.

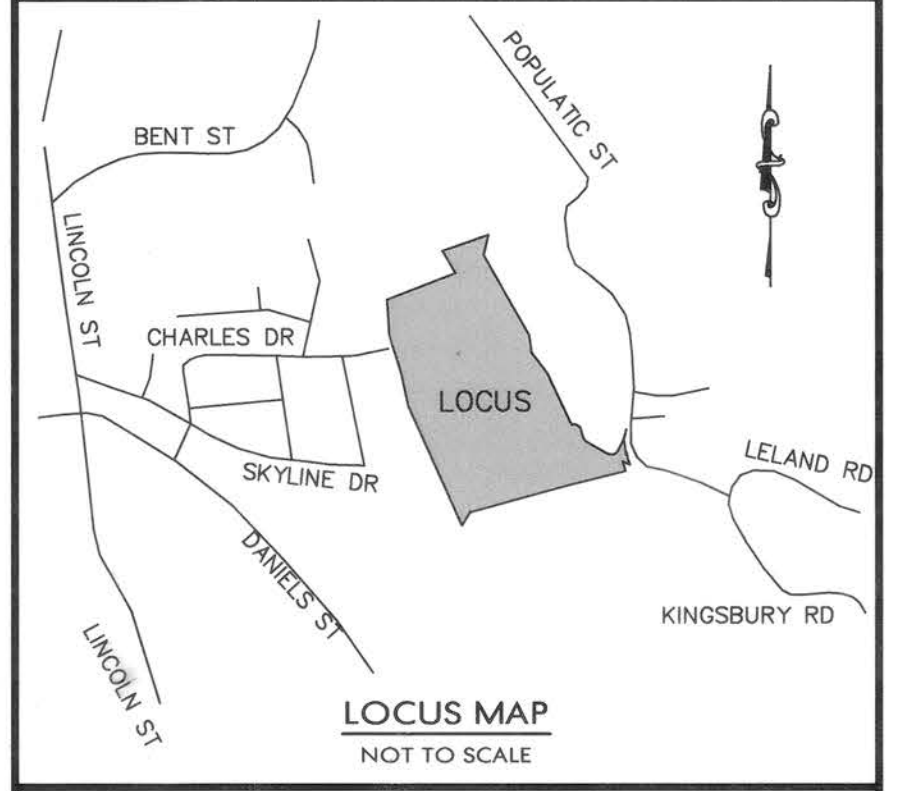


HERITAGE DESIGN GROUP
 PLANNERS • SURVEYORS • ENGINEERS
 LANDSCAPE ARCHITECTS
 ONE MAIN STREET
 WHITINSVILLE, MASSACHUSETTS 01588
 TEL 508-266-2066 - FAX 508-266-2067
 A LIMITED LIABILITY COMPANY

OWNER OF RECORD
 MARINELLA DEVELOPMENT, L.L.C.
 28 TIA PLACE
 FRANKLIN, MA 02038

APPLICANT
 MARINELLA DEVELOPMENT, L.L.C.
 28 TIA PLACE
 FRANKLIN, MA 02038

NOTE:
 REFERENCE MADE TO AGREEMENT FOR JUDGMENT, RE:
 COMPREHENSIVE PERMIT (G.L. CHAPTER 40B) FOR
 BRANDYWINE VILLAGE OFF POPULATIC STREET,
 FRANKLIN, RECORDED AT THE NORFOLK COUNTY
 REGISTRY OF DEEDS IN BOOK 20979 PAGE 238.
 PLAN NO. 99 OF 2004 IN PLAN BOOK 529



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRARS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

W. Robert Knapik
 W. ROBERT KNAPIK, PLS NO. 38383
 12.12.2016
 DATE

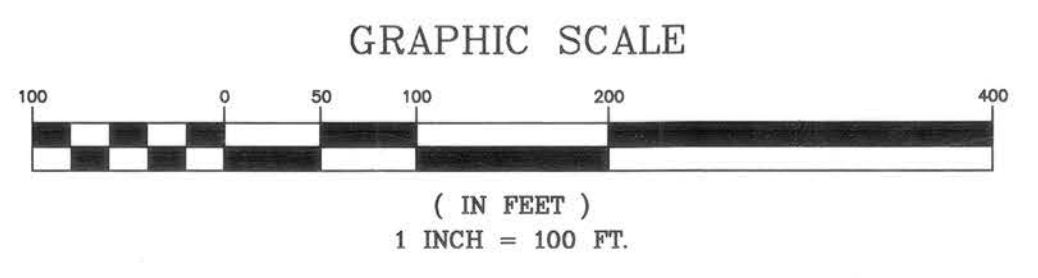


**BRANDYWINE VILLAGE,
 STREET ACCEPTANCE
 PLAN OF LAND**
 In The Town Of
 Franklin, Massachusetts
 Prepared By
 Heritage Design Group, LLC
 1 Main Street
 Whitinsville, MA 01588

SCALE: 1"=30' DATE: OCTOBER 14, 2016
 REVISED: NOVEMBER 11, 2016

JOB NUMBER: 2005-178 DRAWING FILE NAME: 2005-178.DWG
 DRAWN BY: TAB CHECKED BY: M.J.L.

STREET ACCEPTANCE PLAN
 SHEET 1 OF 7



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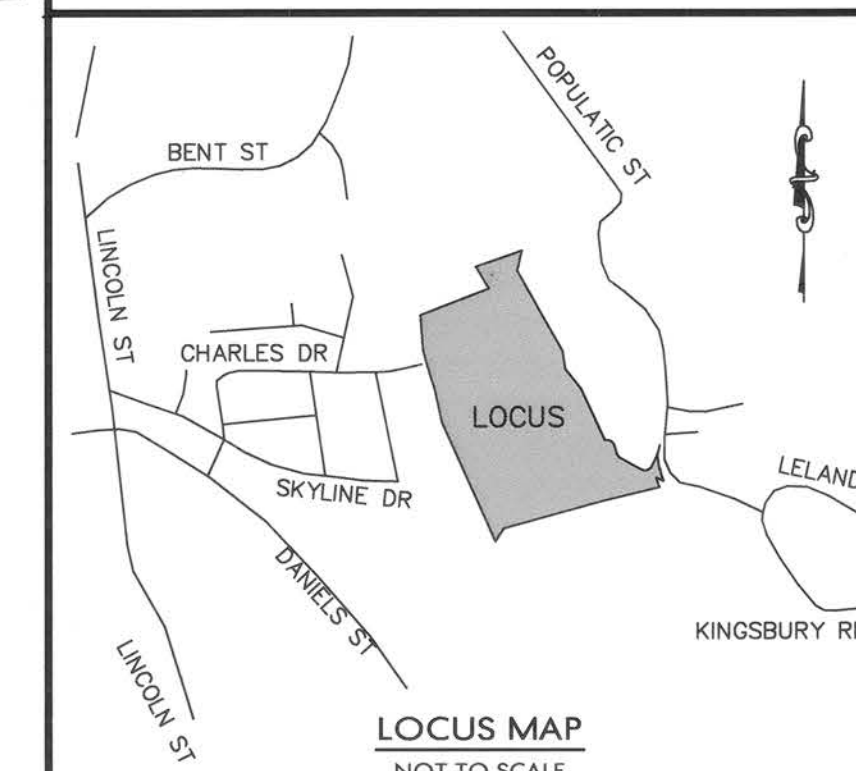
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A LIMITED LIABILITY COMPANY

OWNER OF RECORD
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28 TIA PLACE
FRANKLIN, MA 02038

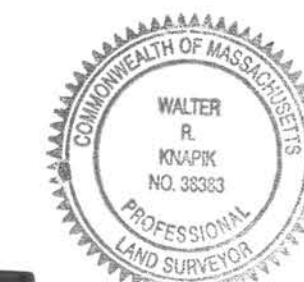
APPLICANT
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REGISTRY OF DEEDS IN BOOK 20979 PAGE 238.
PLAN NO.99 OF 2004 IN PLAN BOOK 529



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W. Robert Knapik
W. ROBERT KNAPIK, PLS NO. 38383

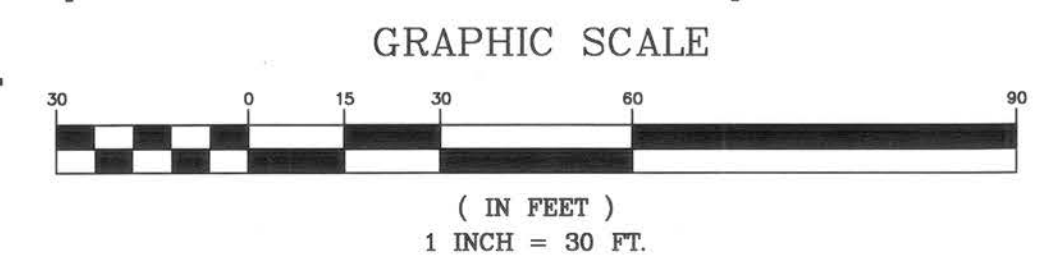
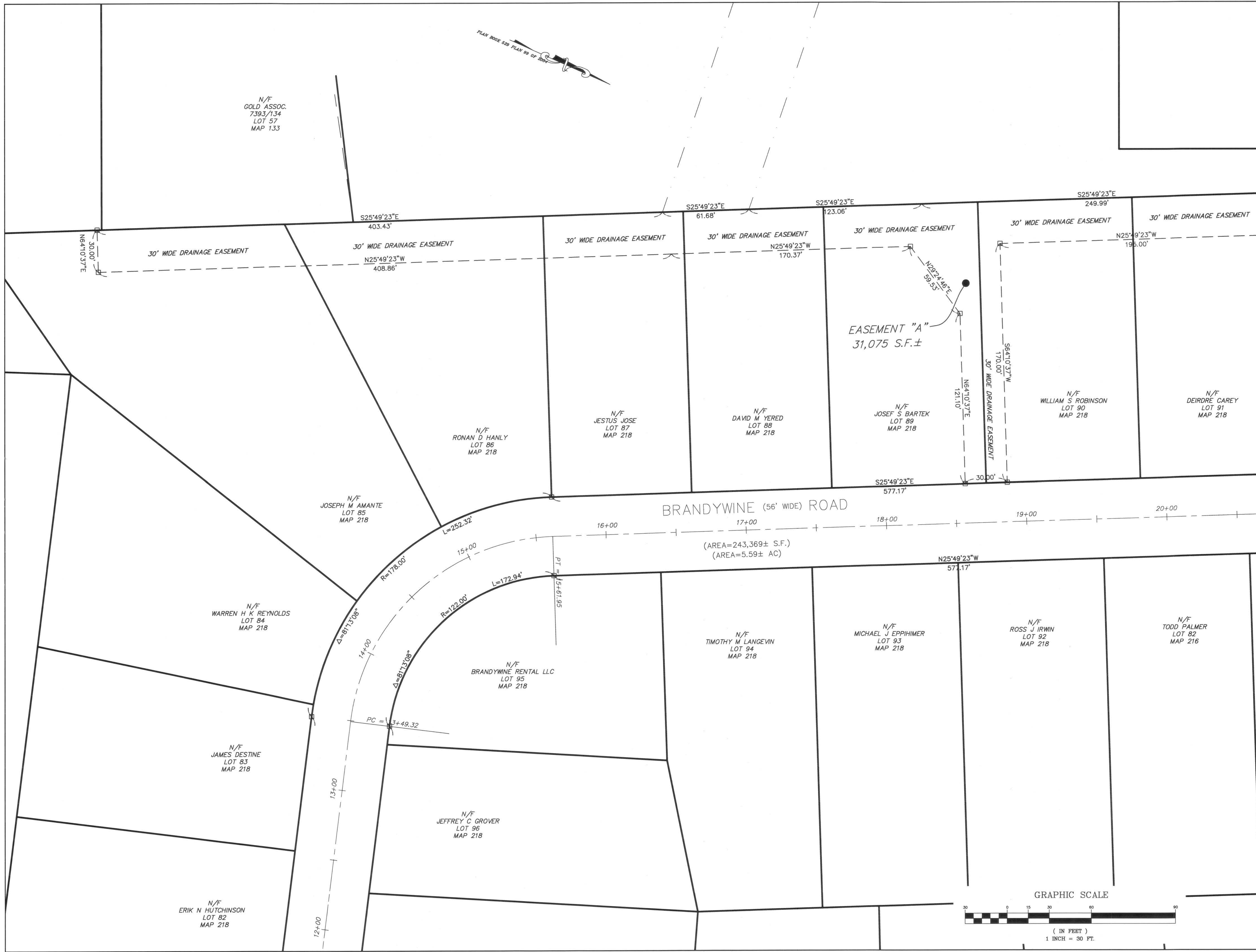
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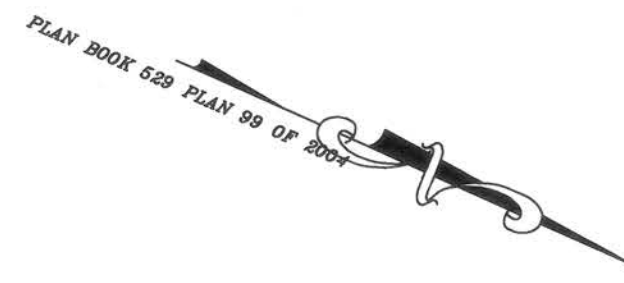
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STREET ACCEPTANCE PLAN
SHEET 2 OF 7





HERITAGE DESIGN GROUP

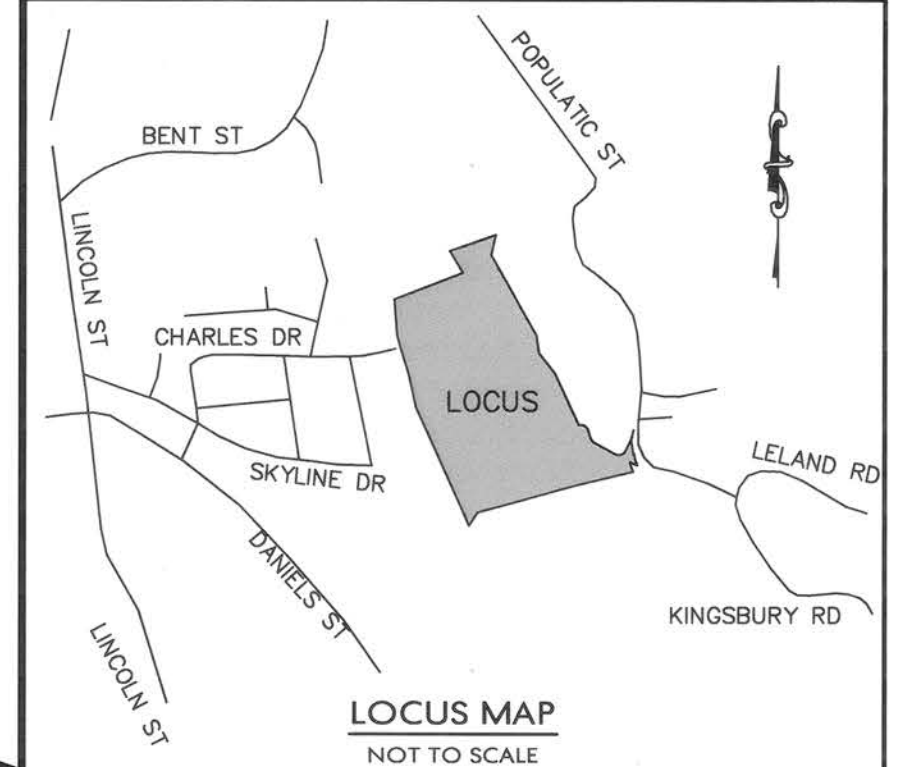
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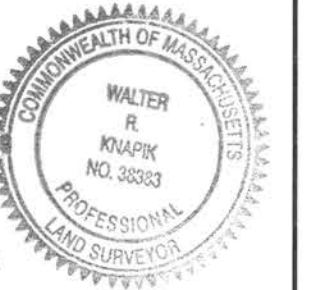
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W. Robert Knapik
W. ROBERT KNAPIK, PLS NO. 38383

12.12.2006

DATE

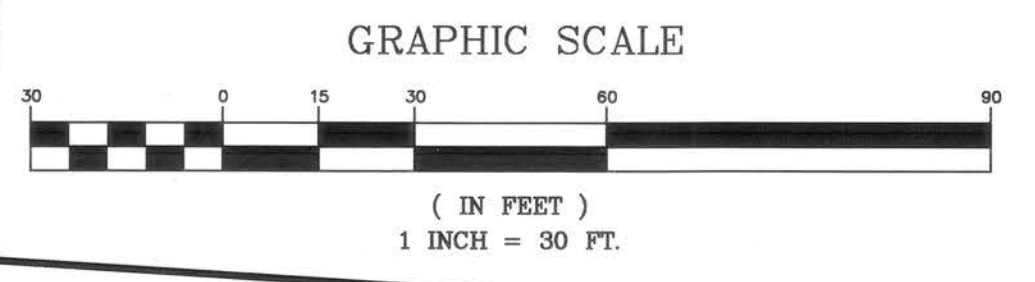
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STREET ACCEPTANCE PLAN
SHEET 3 OF 7



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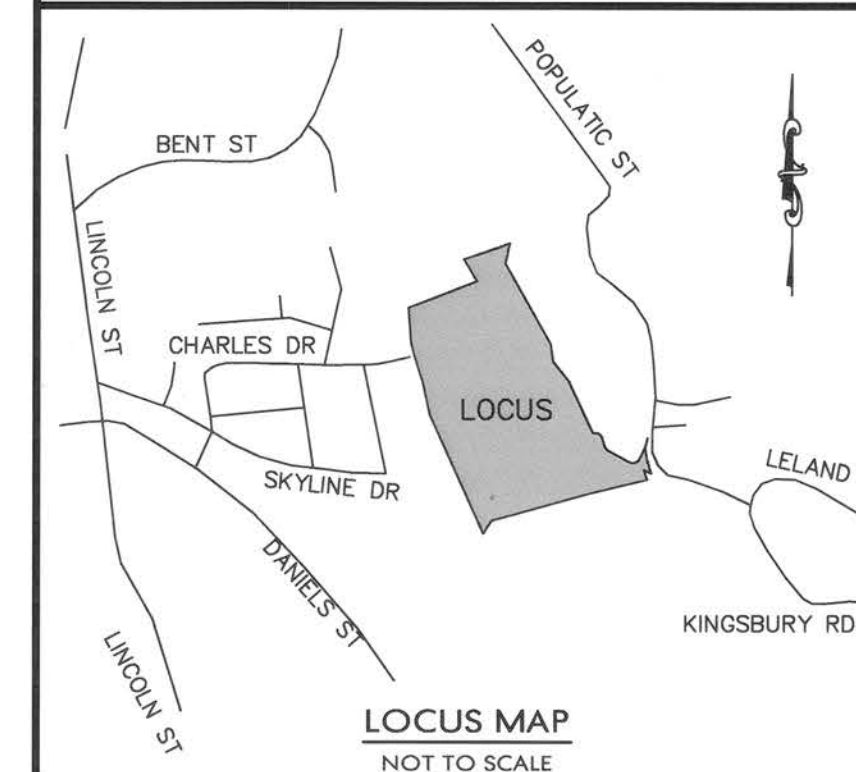
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W. Robert Knapiak
WALTER A. KNAPIAK
NO. 38383
PROFESSIONAL
LAND SURVEYOR

W. ROBERT KNAPIAK, PLS NO. 38383

12.12.2016

DATE

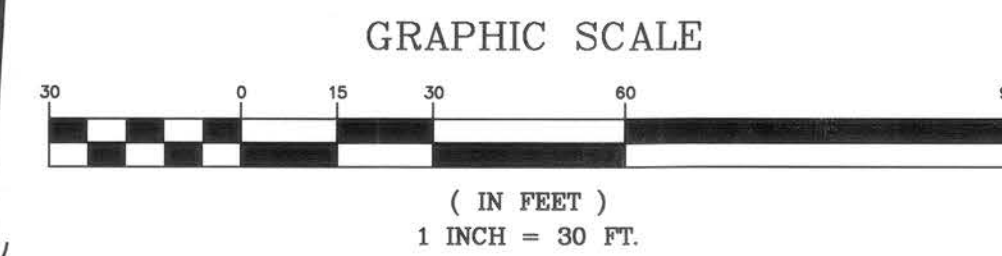
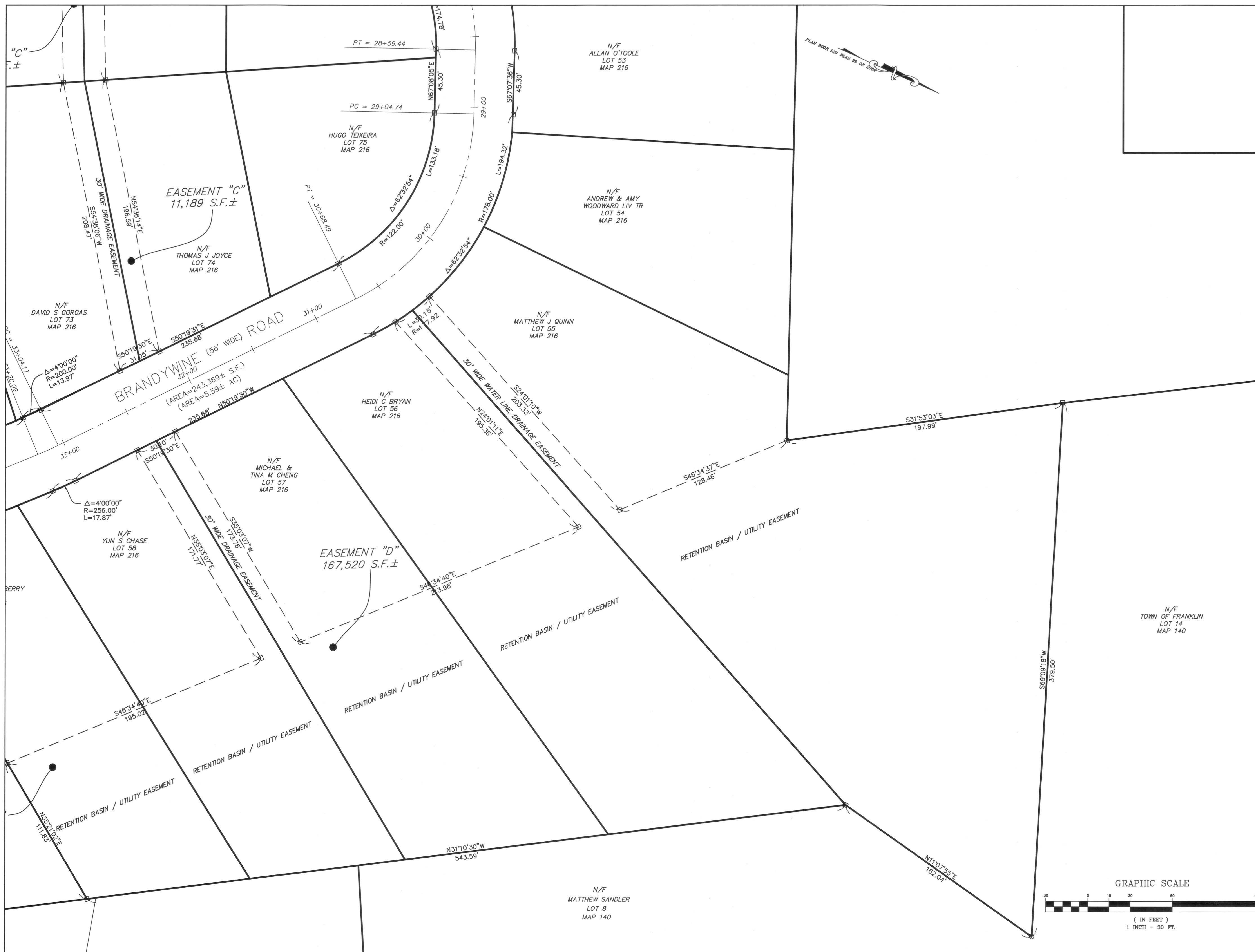
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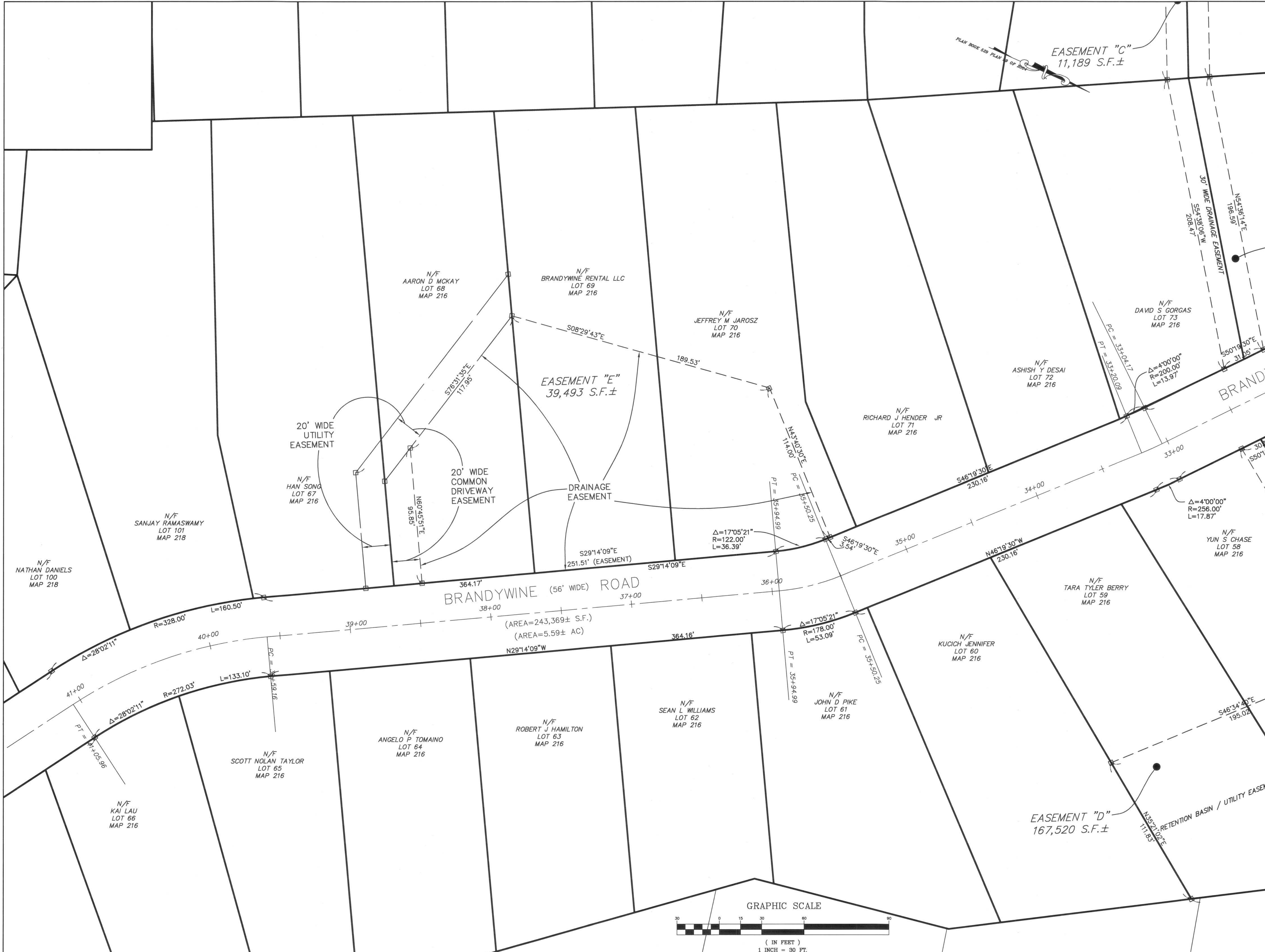
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STREET ACCEPTANCE PLAN
SHEET 4 OF 7





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 28 TIA PLACE
 FRANKLIN, MA 02038

APPLICANT
 MARINELLA DEVELOPMENT, L.L.C.
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LOCUS MAP
 NOT TO SCALE

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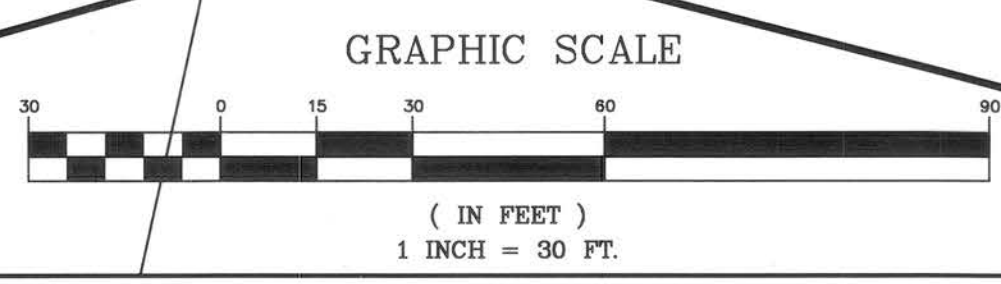
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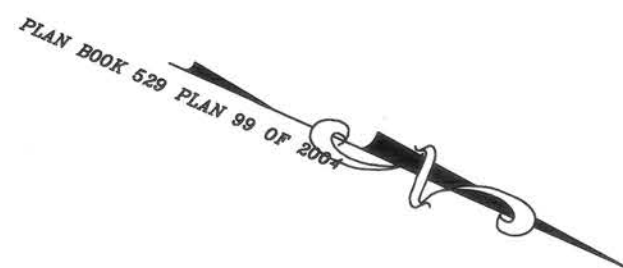
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**STREET ACCEPTANCE PLAN
 SHEET 5 OF 7**





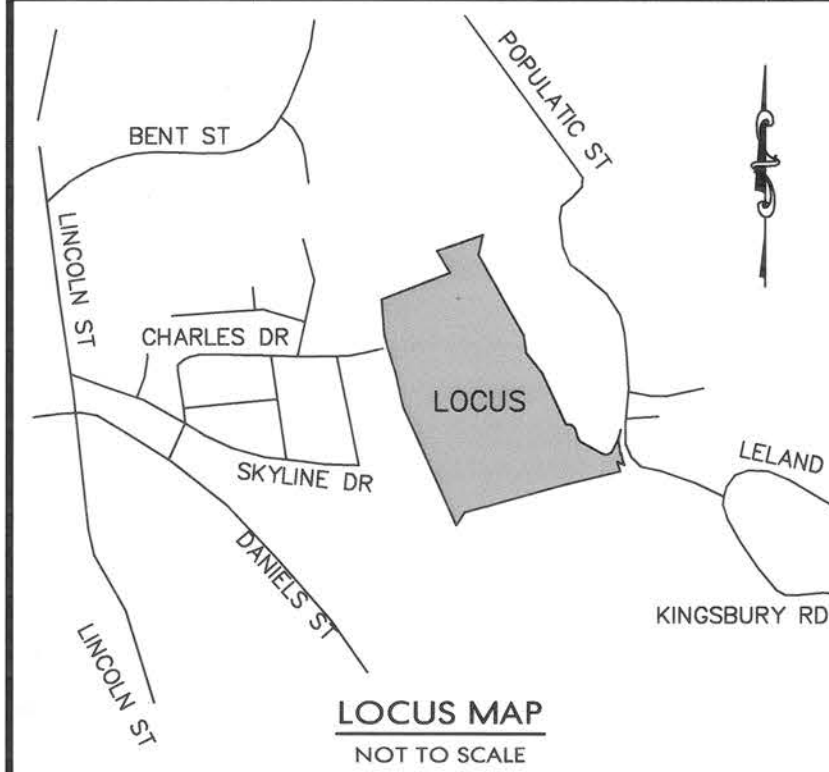
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APPLICANT
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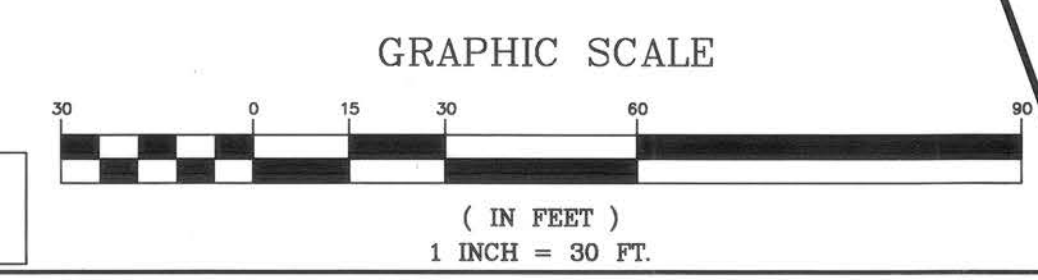
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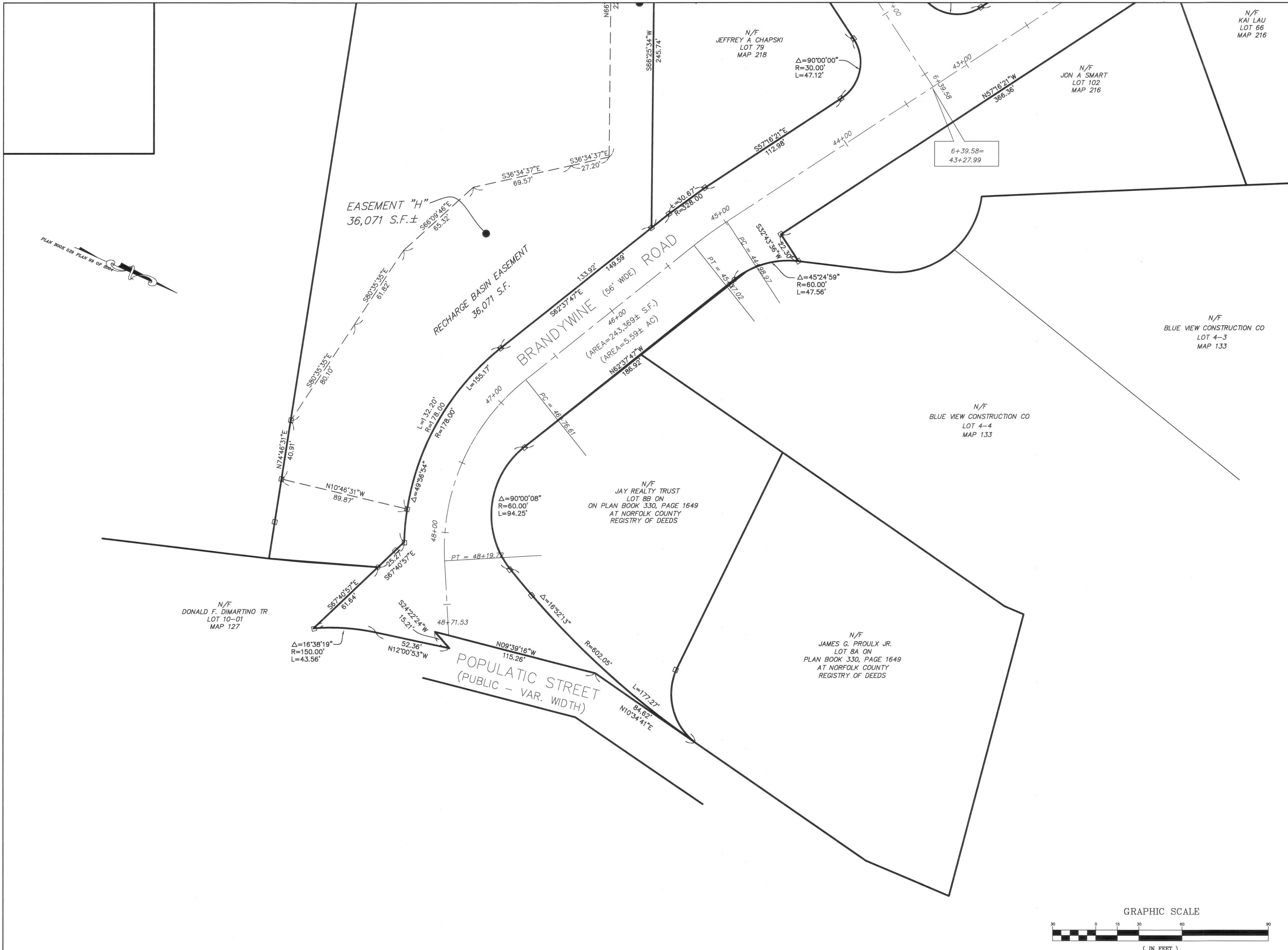
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STREET ACCEPTANCE PLAN
SHEET 6 OF 7



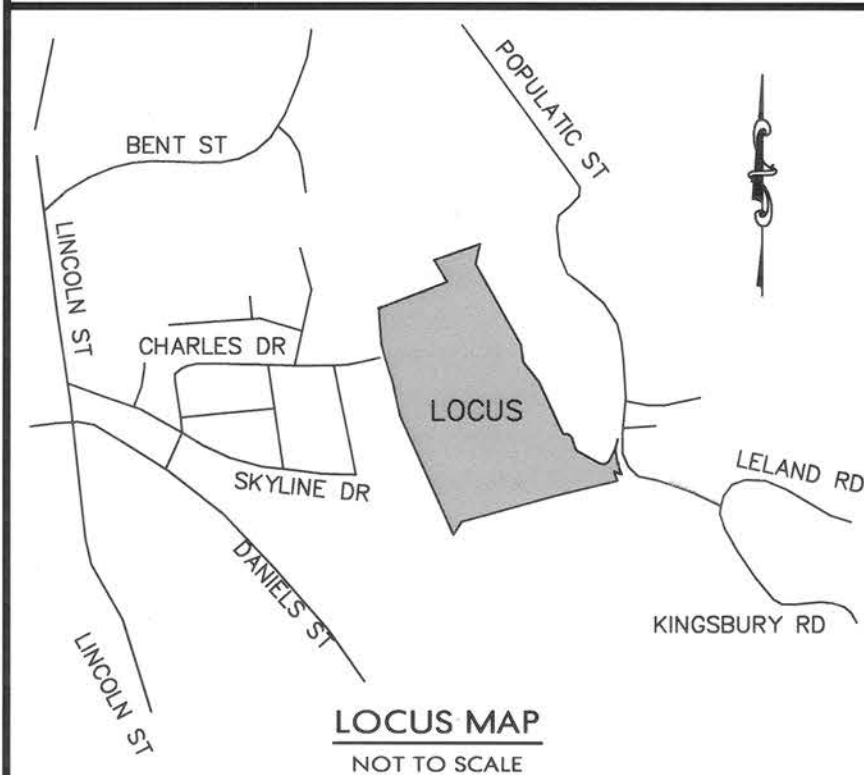


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APPLICANT
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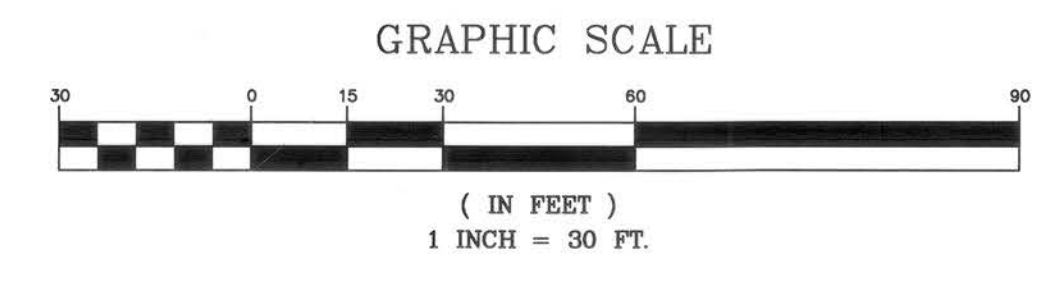
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STREET ACCEPTANCE PLAN
 SHEET 7 OF 7





FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: March 31, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Countryside Estates

The attached email was received via email by a resident's Attorney on Countryside Estates. Amy forwarded the email to all members of the Planning Board.

Chairman Padula asked that this be discussed at tonight's meeting.

Walsh / 10 Countryside Lane

1 message

Michael Robbins <mrobbins@crowleycumplings.com>

Wed, Mar 17, 2021 at 2:04 PM

To: "alove@franklinma.gov" <alove@franklinma.gov>, "apadula@franklinma.gov" <apadula@franklinma.gov>, "jhalligan@franklinma.gov" <jhalligan@franklinma.gov>, "wdavid@franklinma.gov" <wdavid@franklinma.gov>, "rpower@franklinma.gov" <rpower@franklinma.gov>, "grondeau@franklinma.gov" <grondeau@franklinma.gov>, "jwilliams@franklinma.gov" <jwilliams@franklinma.gov>

Dear Planning Board and Town Planner:

I represent Beth and Chris Walsh with regard to their real property located at Countryside Lane.

The issue is that the Seller / Developer Joel D'errico had not installed the sidewalks per the approved site plan prior to the issuance of the certificate of occupancy over **seven** years ago.

It is our understanding that the Developer is now being requiring by the Town to install these sidewalks **seven** years after the sale of the lot to my clients and the other abutting property owners.

In that time the Walshes have installed their driveway, sprinkler systems, stonewalls, hardscapes, planted trees and landscaping all of which will now be disturbed and altered by the installation of these sidewalks.

The Walshes feel strongly that the Developer will install the sidewalk as per the plan and then leave the landowners bearing the costs to the damage to their property.

The Walshes are requesting that either the town to forgo the sidewalk installation or have the town ensure that any and all landscape / hardscape / driveway disturbed areas are professionally restored by the Developer and not release any bond until such work is professionally completed.

We look forward to your attention to this matter.



MICHAEL A. B. ROBBINS
— ATTORNEY AT LAW —
CROWLEY & CUMMINGS

Michael A. Robbins, Esq.,

Crowley & Cummings, LLC

980 Washington St., Suite 123

Dedham, MA 02026

Main office: 781-251-0540

Fax: 781-251-0541

Direct: 508-960-3330

Cell: 508-725-3797

mrobbins@crowleycummins.com

www.mrobbinslaw.com

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-This e-mail message is confidential and is intended only for the named recipient(s). It may contain information that is subject to the attorney client privilege or the attorney work-product doctrine or that is otherwise exempt from disclosure under applicable law. If you have received this e-mail message in error, or are not the named recipient(s), please immediately notify the sender and delete this message from your computer and destroy all copies.

-To comply with IRS regulations, we advise that any discussion of Federal tax issues in this e-mail is not intended or written to be used, and cannot be used, (i) to avoid any penalties imposed under the Internal Revenue Code or (ii) to promote, market or recommend to another party any transaction or matter addressed herein.

-E-mails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor shall create a binding contract in the absence of a fully signed written agreement.

Crowley & Cummings, LLC has earned the Secure Settlements "Trusted and Verified" seal as part of our ongoing commitment to meet and exceed federal regulatory requirements and to maintain the highest professional standards in the industry.



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

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

MEMORANDUM

DATE: March 31, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Public Hearings for April 5, 2021

The following is the status of the public hearings for tonight:

1. 27 Forge Parkway – requested to be continued to May 10
2. Olam Estates – applicant will be requesting to be continued to a later date and will be providing an extension on the decision timeframe.
3. 515 West central St – No new information has been submitted.