

"BALSAM ESTATES"

Preliminary Subdivision Plan of Land Franklin, Massachusetts

TOWN OF FRANKLIN
TOWN CLERK

2023 SEP -5 P 3:40

RECEIVED

SEPTEMBER 5, 2023

ABUTTERS WITHIN 300'

Abutters List
Date: July 17, 2023
Subject Property ID: 242_027
Search Distance : 300 Feet

242_034
MAGLIARI FELICE N.
MAGLIARI SHELBY
14 MADISON AVE
FRANKLIN, MA 02038

242_029
COLE MARK D
COLE SUSAN M
25 KIMBERLEE AV
FRANKLIN, MA 02038

234_012
TOWN OF FRANKLIN
355 EAST CENTRAL ST
FRANKLIN, MA 02038

235_142
KATHLEEN LABASTIE TRUST
469 MAPLE ST
FRANKLIN, MA 02038

242_028
LECHTER JOSH & ERIN
35 KIMBERLEE AV
FRANKLIN, MA 02038

242_038
MARINO DARREN
MARINO ROSEANNE
26 MADISON AVE
FRANKLIN, MA 02038

242_026
BRADY CHRISTOPHER B
BRADY LISA B
35 KIMBERLEE AV
FRANKLIN, MA 02038

242_025
KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038

242_037
GRIFFINSEAN & KARLY
22 MADISON AVE
FRANKLIN, MA 02038

242_036
WROBLESKI KENT
18 MADISON AVE
FRANKLIN, MA. 02038

242_035
WROBLESKI KENT &
BETRO KENDRE
18 MADISON AVE
FRANKLIN, MA 02038

242_024
GROVE PHILIP H
GROVE DARLENE A
28 KIMBERLEE AVE
FRANKLIN, MA 02038

242_047
LATOIR MATTHEW DENIS
LATOIR CAITLIN ELIZABETH
25 MADISON AVE
FRANKLIN, MA 02038

242_033
GRADY KEVIN T
GRADY SUZANNE M
10 MADISON AVE
FRANKLIN, MA 02038

242_048
CEDARHOLM MATTHEW R
CEDARHOLM TARA A
21 MADISON AV
FRANKLIN, MA 02038

242_030
MORANDI JEFFREY & DEBORA
21 KIMBERLEE AVE
FRANKLIN, MA 02038

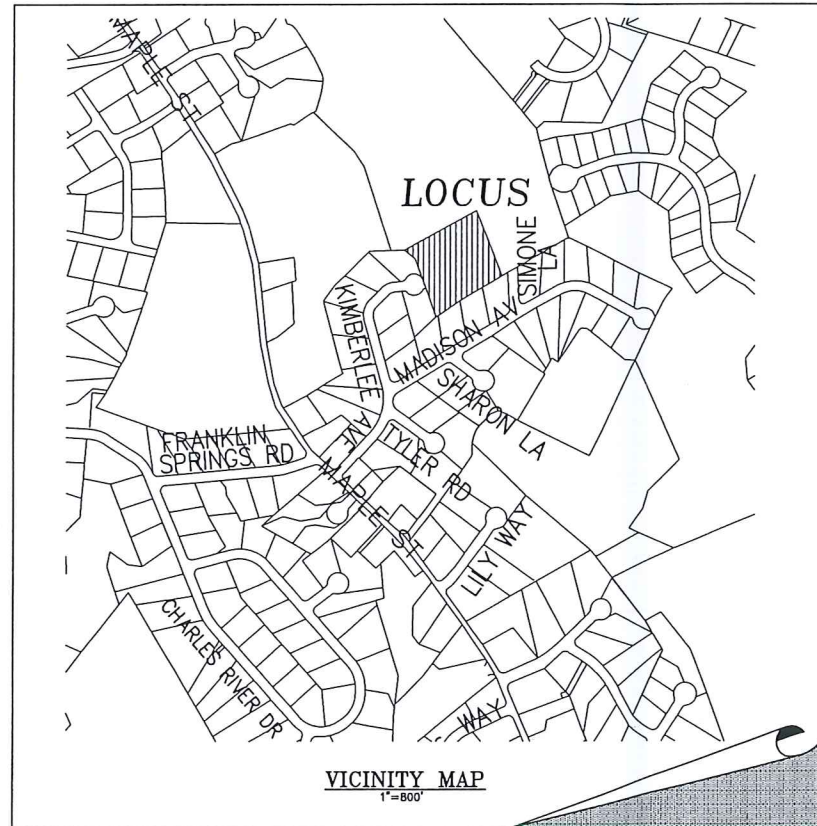
242_032
THOMAS POWDERLY LIVING
TRUST
6 MADISON AVE
FRANKLIN, MA 02038

242_049
JONES EUGENE P
JONES LISA A
17 MADISON ST
FRANKLIN, MA 02038

242_050
MAHONEY FAMILY LIVING TRUST
11 MADISON AV
FRANKLIN, MA 02038

242_031
MONISHA KALLIANPUR REVOC
TRUST
4 MADISON AVE
FRANKLIN, MA 02038

242_053
O'BRIEN DAVID S
O'BRIEN LISA A
5 MADISON AV
FRANKLIN, MA 02038

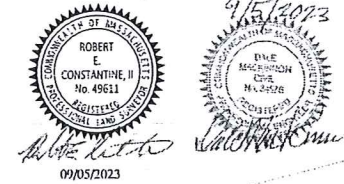


INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. LOTTING PLAN
4. SITE DEVELOPMENT PLAN

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY



OWNER
LORENA R. FITZGERALD
441 MAPLE STREET
FRANKLIN, MA 02039
A.M. 242 LOT 27
DEED BK. 35754 PG. 562

APPLICANT
JOEL D'ERRICO
72 DEERVIEW WAY
FRANKLIN, MA 02038

"BALSAM ESTATES"
PRELIMINARY
SUBDIVISION
PLAN OF LAND
FRANKLIN
MASSACHUSETTS

COVER
SEPTEMBER 5, 2023

DATE	REVISION DESCRIPTION

Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondengineering.com

SHEET 1 OF 4 JOB NO. F4631

REGISTRY USE ONLY
F4631

G:\CD\Franklin\F4631\DWG\F4631-SITE.dwg, 9/5/2023 12:52:36 PM, [NAME]

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.

PLAN REFERENCES

- FOUND AT THE NORFOLK COUNTY REGISTRY OF DEEDS
1. RECORDED PLAN NO. 97 OF 1990 PLAN BOOK 389 ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., PREPARED FOR: HENRY D. LABASTIE; SCALE 1"=120'; DATED FEBRUARY 1, 1990; PREPARED BY CLAYTON T. RYAN, JR., PLS.
 2. RECORDED LAND COURT PLAN MARKED 38163C ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., BEING A SUBDIVISION OF PART OF L.C. CASE #38163A, PREPARED FOR MAPCREST DEVELOPMENT CORPORATION, SCALE 40 FT TO AN INCH, DATE AUGUST 25, 1995, PREPARED BY GUERRIERE & HALNON, INC., FRANKLIN, MASSACHUSETTS."
 3. RECORDED PLAN NO. 120 OF 2002 PLAN BOOK 493 ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS" PREPARED FOR LORENA FITZGERALD SCALE 1"=40' DATED AUGUST 29, 2001, PREPARED BY WILLIAM ROSSETTI, PLS.

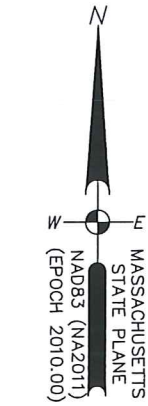
NOTES

1. THIS LAND REFERS TO FRANKLIN ASSESSOR MAP 242 LOT 27
2. THIS LAND IS ZONED RURAL RESIDENTIAL II (RRII).
3. THIS PLAN WAS CREATED FROM PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. THERE ARE NO WETLANDS PRESENT ON THIS SITE.
5. THIS SITE IS NOT WITHIN WATER RESOURCE DISTRICT.
6. ELEVATIONS REFER TO NAVD 88.
7. TOPOGRAPHY AND PHYSICAL FEATURES WERE OBTAINED FROM AN ON-THE-GROUND SURVEY DONE BY GUERRIERE & HALNON, INC.

BENCHMARK SPIKE SET
IN 12" PINE
ELEVATION=306.28
NAVD88 NB518/5

LEGEND

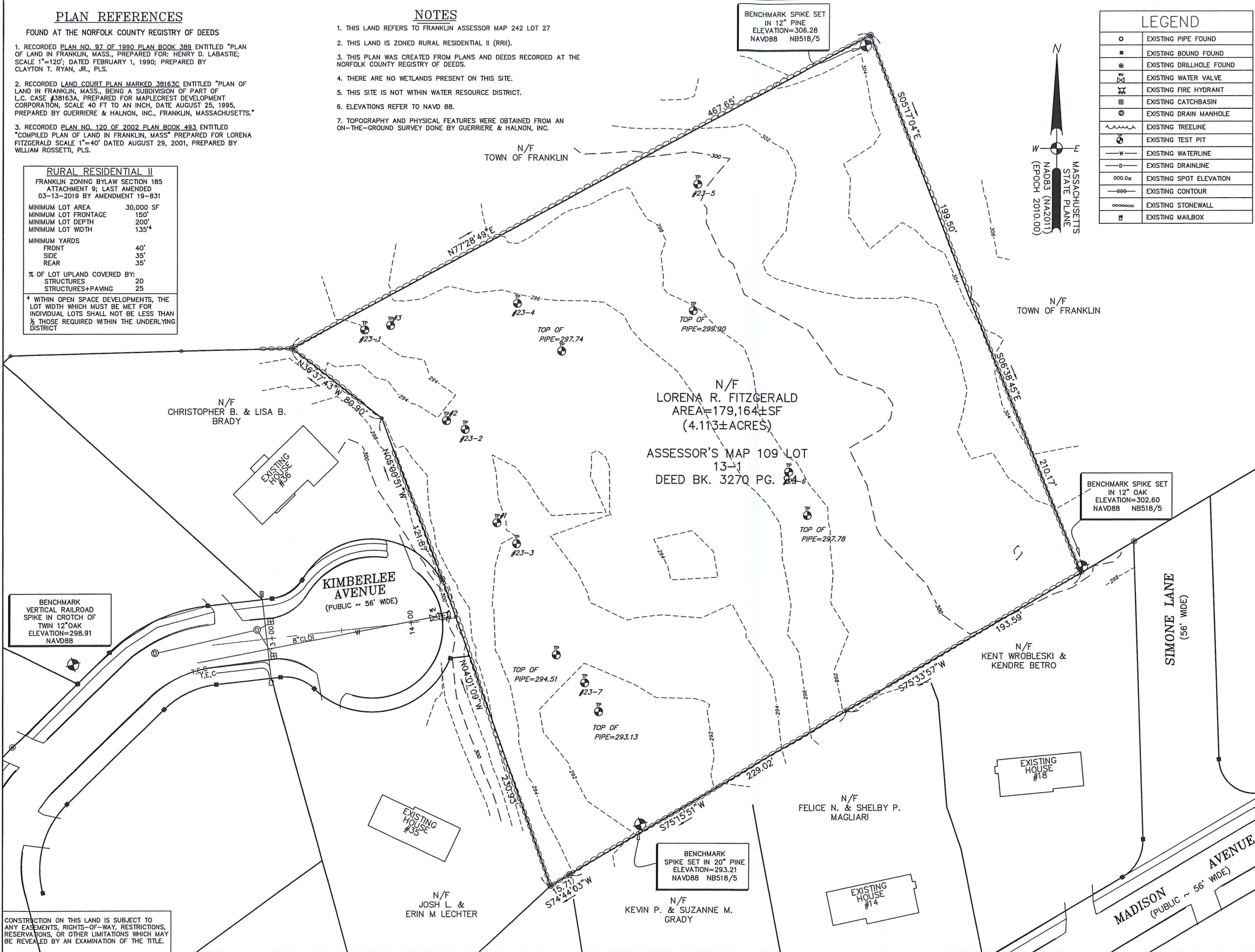
○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
⊙	EXISTING DRILLHOLE FOUND
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊞	EXISTING CATCHBASIN
⊚	EXISTING DRAIN MANHOLE
~	EXISTING TREELINE
⊖	EXISTING TEST PIT
—W—	EXISTING WATERLINE
—D—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR
⊞	EXISTING STONEWALL
⊞	EXISTING MAILBOX



RURAL RESIDENTIAL II
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
03-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA	30,000 SF
MINIMUM LOT FRONTAGE	150'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	135' ⁴
MINIMUM YARDS	
FRONT	40'
SIDE	35'
REAR	35'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25

⁴ WITHIN OPEN SPACE DEVELOPMENTS, THE LOT WIDTH WHICH MUST BE MET FOR INDIVIDUAL LOTS SHALL NOT BE LESS THAN 1/2 THOSE REQUIRED WITHIN THE UNDERLYING DISTRICT



APPROVED DATE: _____

FRANKLIN PLANNING BOARD

BEING A MAJORITY



OWNER

LORENA R. FITZGERALD
441 MAPLE STREET
FRANKLIN, MA 02039

A.M. 242 LOT 27
DEED BK. 35754 PG. 562

APPLICANT

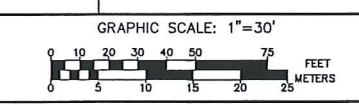
JOEL D'ERRICO
72 DEERVIEWAY
FRANKLIN, MA 02038

PRELIMINARY
SUBDIVISION
PLAN OF LAND
BALSAM ESTATES
FRANKLIN
MASSACHUSETTS

EXISTING CONDITIONS

AUGUST, 2023

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondengineering.com

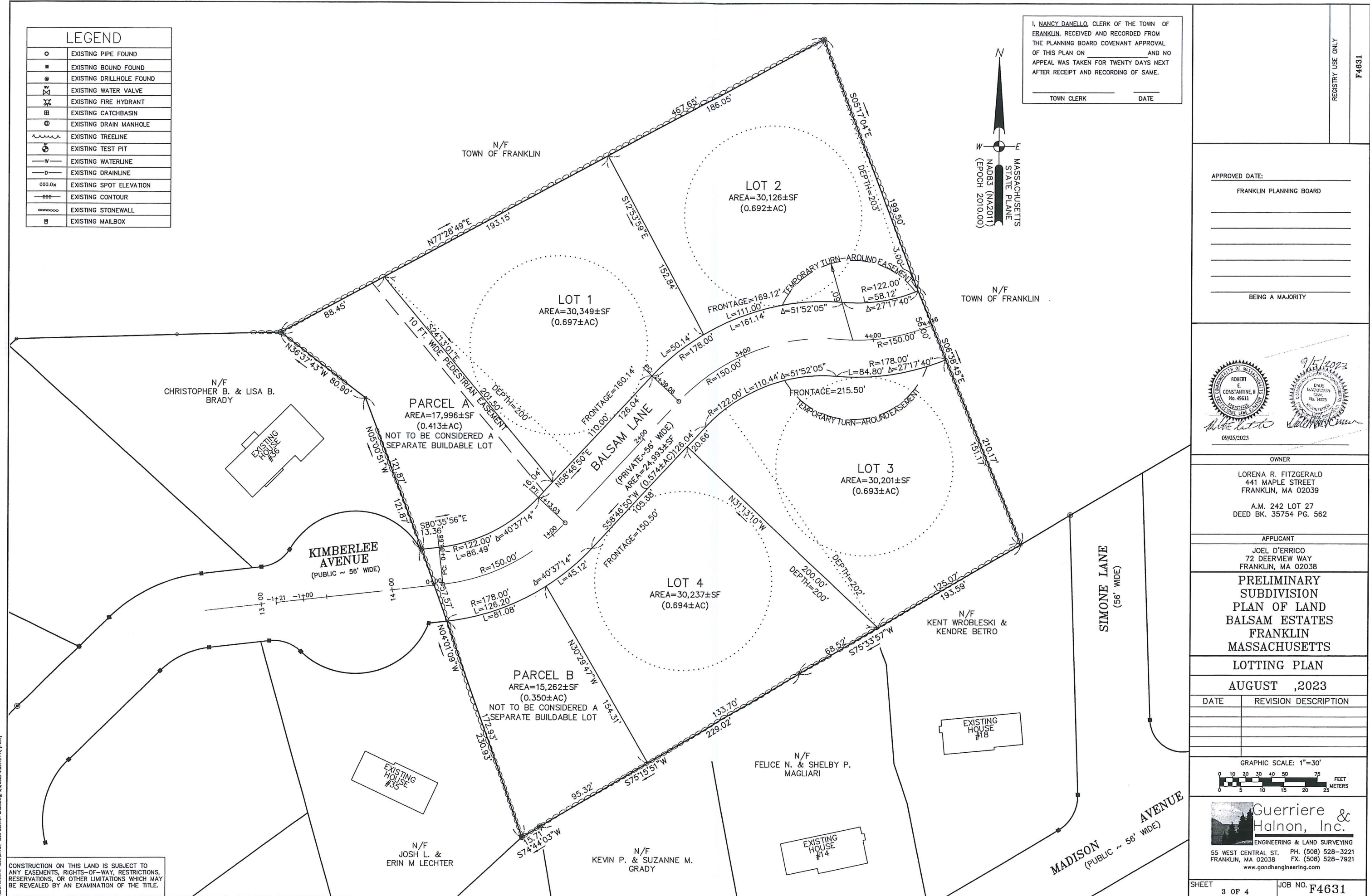
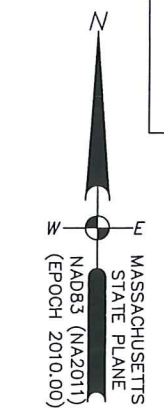
G:\CD\Franklin\4031\DWG\F4631_SURVEY_BASE.dwg, 9/12/2023 1:55:41 PM, [M01]

LEGEND

○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
⊙	EXISTING DRILLHOLE FOUND
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING CATCHBASIN
⊕	EXISTING DRAIN MANHOLE
—	EXISTING TREELINE
⊕	EXISTING TEST PIT
—	EXISTING WATERLINE
—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—	EXISTING CONTOUR
—	EXISTING STONEWALL
⊕	EXISTING MAILBOX

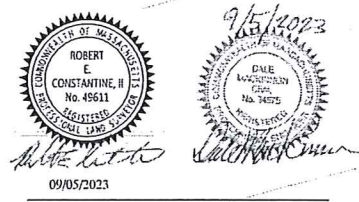
I, NANCY DANIELLO, CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK DATE



APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

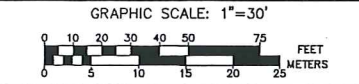


OWNER
LORENA R. FITZGERALD
441 MAPLE STREET
FRANKLIN, MA 02039
A.M. 242 LOT 27
DEED BK. 35754 PG. 562

APPLICANT
JOEL D'ERRICO
72 DEERVIEW WAY
FRANKLIN, MA 02038

PRELIMINARY SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS LOTTING PLAN

AUGUST ,2023	
DATE	REVISION DESCRIPTION

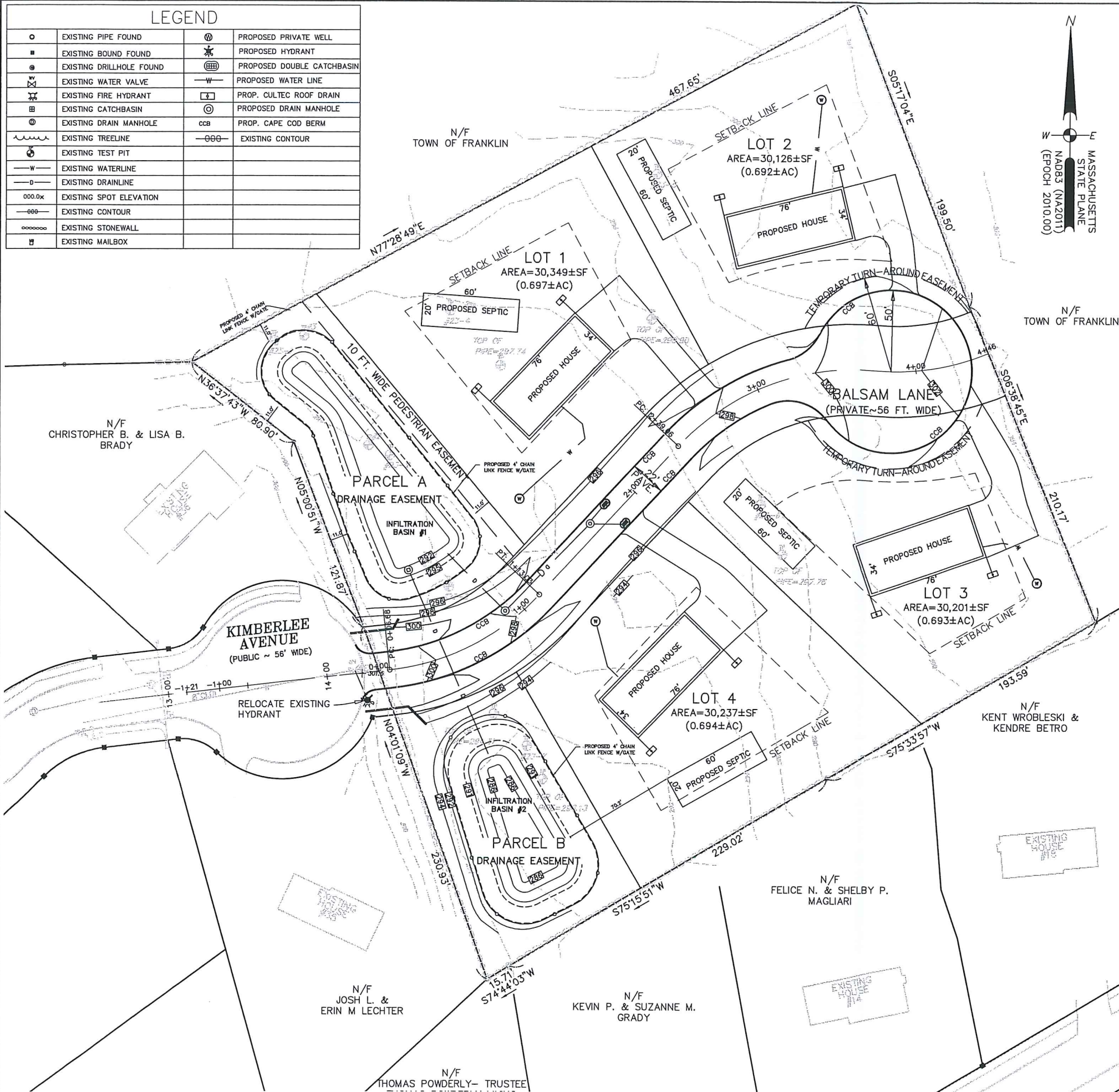


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LEGEND

○	EXISTING PIPE FOUND	⊕	PROPOSED PRIVATE WELL
■	EXISTING BOUND FOUND	⊕	PROPOSED HYDRANT
⊕	EXISTING DRILLHOLE FOUND	⊕	PROPOSED DOUBLE CATCHBASIN
⊕	EXISTING WATER VALVE	—W—	PROPOSED WATER LINE
⊕	EXISTING FIRE HYDRANT	⊕	PROP. CULTEC ROOF DRAIN
⊕	EXISTING CATCHBASIN	⊕	PROPOSED DRAIN MANHOLE
⊕	EXISTING DRAIN MANHOLE	⊕	PROP. CAPE COD BERM
—	EXISTING TRELIN	—000—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
000.0x	EXISTING SPOT ELEVATION		
—000—	EXISTING CONTOUR		
⊕	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		



WAIVERS REQUESTED

- SECTION 300-10 (D) GRADES (1)(2)(3) CUT/FILL. FILL TO EXCEED 5' MAXIMUM WHERE A MAXIMUM OF 5 FT. IS REQUIRED.
- SECTION 300-10 STREETS (C)(1) TO REDUCE PAVEMENT WIDTH TO 22 FT. WHERE 26 FT. IS REQUIRED.
- SECTION 300-10 (E) DEAD END STREETS (4) TO EXTEND ROADWAY 446'± BEYOND EXISTING KIMBERLEE AVE HAVING A LENGTH OF 1400 FT. WHERE 600 FT. MAXIMUM IS REQUIRED.
- SECTION 300-13 OTHER IMPROVEMENTS A SIDEWALKS(1) TO INSTALL NO SIDEWALKS WHERE TWO SIDEWALKS ARE REQUIRED.
- SECTION 300-10 STREETS (H) CURBING TO ALLOW MODIFIED CAPE COD BERM WHERE SLANT GRANITE CURB IS REQUIRED.

TESTING INFORMATION

TESTING DATE: JULY 27, 2023 SOIL EVALUATOR: MICHAEL HASSETT

TESTING DATE	TP	SOIL TYPE	DEPTH	TESTING DATE	TP	SOIL TYPE	DEPTH
294.00	TP 23-1	SANDY LOAM	0"-6"	294.50	TP 23-2	SANDY LOAM	0"-6"
293.50	SANDY LOAM	10YR3/2	A	294.00	SANDY LOAM	A	6"-24"
291.50	SANDY LOAM	10YR5/6	B	292.50	SANDY LOAM	B	6"-24"
287.83	LOAMY SAND	2.5Y5/3	C-1	289.83	FINE SAND	2.5Y5/2	24"-56"
287.83	SANDY LOAM	2.5Y5/4	C-2	286.50	GRAVELLY LOAMY SAND	2.5Y5/3	56"-96"
283.00	NO REFUSAL	NO MOTTLES		283.17	SANDY LOAM	10YR5/4	96"-136"
293.90	TP 23-3	SANDY LOAM	0"-6"	295.80	TP 23-4	SANDY LOAM	0"-6"
293.40	SANDY LOAM	10YR3/2	A	295.30	SANDY LOAM	A	6"-36"
290.90	SANDY LOAM	10YR5/6	B	292.80	SANDY LOAM	B	6"-36"
289.90	LOAMY SAND	2.5Y5/2	C-1	289.80	LOAMY SAND	36"-120"	C
285.90	LOAMY SAND	2.5Y5/3	C-2	284.80	NO REFUSAL	NO MOTTLES	
280.90	NO REFUSAL	NO MOTTLES		284.80	NO REFUSAL	NO MOTTLES	
299.80	TP 23-5	SANDY LOAM	0"-6"	297.50	TP 23-6	SANDY LOAM	0"-6"
299.30	SANDY LOAM	10YR3/3	A	297.00	SANDY LOAM	A	6"-30"
296.80	SANDY LOAM	10YR5/6	B	295.00	SANDY LOAM	B	6"-30"
289.80	LOAMY SAND	36"-120"	C	293.00	SAND	30"-54"	C-1
289.80	NO REFUSAL	NO MOTTLES		288.75	LOAMY SAND	54"-105"	C-2
297.50	TP 23-6	SANDY LOAM	0"-6"	288.75	NO REFUSAL	NO MOTTLES	
297.00	SANDY LOAM	A	6"-30"	291.80	TP 23-7	SANDY LOAM	0"-6"
295.00	SANDY LOAM	B	6"-30"	291.30	SANDY LOAM	A	6"-36"
293.00	SAND	30"-54"	C-1	288.80	SANDY LOAM	B	6"-36"
288.75	NO REFUSAL	NO MOTTLES		285.30	LOAMY SAND	36"-78"	C-1
291.80	TP 23-7	SANDY LOAM	0"-6"	285.30	LOAMY SAND	78"-128"	C-2
291.30	SANDY LOAM	A	6"-36"	281.13	LOAMY SAND W/ GRAVEL	C-2	

APPROVED DATE: _____
FRANKLIN PLANNING BOARD

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. ANY EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS. REGS. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT (888)DIG-SAFE(7233).

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.

OWNER
LORENA R. FITZGERALD
441 MAPLE STREET
FRANKLIN, MA 02039
A.M. 242 LOT 27
DEED BK. 35754 PG. 562

APPLICANT
JOEL D'ERRICO
72 DEERVIEW WAY
FRANKLIN, MA 02038

PRELIMINARY SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS

SITE DEVELOPMENT

SEPTEMBER 5, 2023

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'
0 10 20 30 40 50 75 FEET
0 5 10 15 20 25 METERS

Guerriere & Halnon, Inc.
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FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 4 OF 4 JOB NO. F4631

C:\CDP\Franklin\F4631\DWG\F4631-SETTLE.dwg, 9/5/2023 12:48:22 PM, [MAN]



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

September 20, 2023

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

RE: Balsam Estates Preliminary Subdivision – Kimberlee Ave

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comments:

1. The proposed subdivision is for four single family lots with private wells and septic systems. There is town water available at the end of Kimberlee Ave, however there is no town sewer in the immediate area.
2. The proposed subdivision would extend the end of Kimberlee Ave an additional 400 feet. Kimberlee Ave is currently 1,430 feet long which already exceeds the 600 foot allowable length for a dead-end street.
3. The end of the roadway extension is shown with a temporary turn-around easement to accommodate the cul-de-sac. The cul-de-sac should be completely within the proposed layout, it is unclear why this would be considered temporary as the adjacent land is Town property and the expectation is that the roadway would not be extended further.
4. The Applicant is requesting a waiver to eliminate the construction of sidewalks along the proposed roadway, however there is an existing sidewalk that ends at the current end of Kimberlee Ave and the Applicant is also proposing a 10 ft wide pedestrian easement to access Town property. It seems that at a minimum, the sidewalk should at least be extended to this pedestrian easement.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Michael Maglio, P.E.
Town Engineer

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: September 19, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Balsam Estates
Preliminary Subdivision Plan

General:

1. The Applicants have submitted a Preliminary Subdivision Plan to create 4 lots and a roadway located at the end of Kimberlee Ave.
2. The application was submitted on September 5, 2023 and the Planning Board has 45 days to render a decision.

Waivers Requested:

1. Section 300-10 (D) grades (1)(2)(3) cut/fill – fill to exceed 5' maximum where a maximum of 5ft is required.
2. Section 300-10 (C)(1) Streets- to reduce pavement width to 22ft where 26 ft is required.
3. Section 300-10 (E) Dead end Streets – to extend the roadway 446' beyond existing Kimberlee Ave having a length of 1,400ft where 600ft maximum is required.
4. Section 300-13 – other Improvements, Sidewalk – to install no sidewalks where two sidewalks are required.
5. Section 300-10 Streets – Curbing – to allow modified cape cod berm where slant granite curb is required.

Comment:

1. Applicant should provide a plan without any waivers.
2. Planning Board will need to make a decision by October 20, 2023.

FORM B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

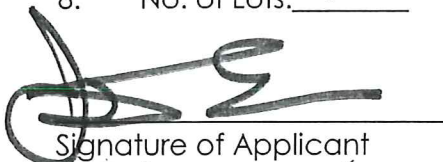
To the Planning Board of Franklin:

TOWN OF FRANKLIN
TOWN CLERK

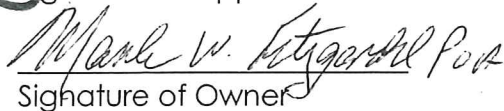
The undersigned herewith submits the accompanying Preliminary Plan of a 2023 SEP 5 P 3:39
Subdivision entitled Balsam Estates for approval under the RECEIVED
provisions of the Subdivision Control Law and your Rules and Regulations covering
the subdivision of land.

1. Name of Applicant: Joel D'Errico
Address of Applicant: 72 Deer View Way, Franklin, MA 02038
Phone No. 508 439 0022 Email: joelwderrico@gmail.com

Lorena R. Fitzgerald Trustee of the
2. Name of Owner (if not the Applicant): Fitzgerald Family Irrevocable Trust
Address of Owner: 656 King Street Apt 112, Franklin MA 02038
Phone No.: _____ Email: _____
3. Name of Engineer: Guerriere & Halnon, Inc.
Address of Engineer: 55 West Central Street, Franklin, MA 02038
Phone No.: 508-528-3221 Email: mhassett@gandhengineering.com
4. Deed of Property recorded with Norfolk Registry of Deeds in
Book 35754 Page 562, (or Certificate of Title No. _____)
5. Location and Description of Property: vacant parcel located easterly side of
Kimberlee Avenue
Assessor's Map & Lot: 242-027-000-000
6. No. of Lots: 4


Signature of Applicant

JOEL D'ERRICO
Print Name of Applicant


Signature of Owner

MARK W FITZGERALD POA
Print Name of Owner

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

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: Preliminary Subdivision Plan of Land Balsam Estates

Date of Plan: September 5, 2023 Assessor's Information: 242-027-000-000

Prepared by: Guerriere & Halnon, Inc.

Applicant Name & Address: Joel D'Errico 72 Deer View Way,
Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Lorena R. Fitzgerald Trustee of the Fitzgerald
Family Irrevocable Trust

Address of Record Owner(s): 656 King Street Apt 112
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:

Fitzgerald Family Irrevocable Trust dated August 22, 2006
Norfolk County Registry of Deeds Bk 24064 Page 423

Executed as a sealed instrument this 16th day of August 2023

[Signature]
Signature of Applicant

JOEL D'ERRICO
Print name of Applicant

Mark W. Fitzgerald POA
Signature of Owner

Mark W. Fitzgerald POA
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

HORFOLK ss.

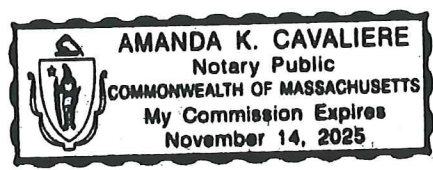
2023

On this 16th day of August 2023, before me, the undersigned notary public, personally appeared Mark W. Fitzgerald (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.

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

Notary Public:

My Commission Expires: Nov 14 2025



Applicants Narrative to the Franklin Planning Board

for

Balsam Estates, Balsam Lane a Private 4 Lot Subdivision off Kimberlee Ave

Dear Members of the Franklin Planning Board,

Guerrierre and Halnon has prepared a Private 4 lot Subdivision for me off Kimberlee Ave that will be a Private Road served by Private Wells. Roadway infrastructure will be completely maintained by the Owners of the 4 Lots in perpetuity. Snowplowing maintenance and street lighting will be paid for by a Homeowners Association that I will form.

Pavement will be 22' wide with Cape Cod Berm No sidewalks will be required.

The property abuts the Maple Hill land recently acquired by Franklin to the North. I will provide a non motorized Pedestrian Easement on the easterly side of Lot A for access to the Open Space from the south. This will serve the neighborhood residents as well as those on Maple St.

The Cul de Sac situated at the end of Kimberlee will remain for Open Space Parking and I will provide the same at the end of Balsam Lane. Utilities will be underground.

In order to show some Community Service I will provide the Franklin Food Pantry with \$10,000.00 per Lot contribution for their Food, Grocery and Perishable items upon your favorable approval for the project. Proof of donation to be supplied.

The following "Private Roads" that have been approved by the board with 2 or more homes are : Cloverleaf; Coutu St; Domenica Way; Doreen's Way;Erna Lane;Great Pond; Uncas Brook;Hambone Farm Road;Homes Ave;Mary Nora;Molly Lane;and Ridgeview to name a few.

I stand ready to provide the Town with any documents required that confirms the private roadway responsibilities by the Home Owners Association.

Very Truly Yours



Joel D'Errico, Applicant 72 Deer View Way Franklin

FAG31

CALL
Joel For
Pickup

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

RECEIVED
TOWN OF FRANKLIN
JUL 25 2023
BOARD OF ASSESSORS

Abutters List Request Form

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

Date of Request 7/25/2023 242-027-006-000

Assessors Parcel ID # (12 digits) 109-013 01

Property Street Address End of Kimberley

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

Property Owner LORENA FITZGERALD

Property Owner's Mailing Address King St

Town/City Franklin State MA Zip Code _____

Property Owner's Telephone # 508-245-9210

Requestor's Name (if different from Owner) JOEL D'ERRICO

Requestor's Address 72 DEERVIEW way

Requestor's Telephone # 508-439-0022

Office Use Only: Date Fee Paid 7/25/23 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 1517 Town Receipt # _____

Please Circle One:

- Administration
- Conservation
- Planning
- Zoning Board of Appeals

MARK
Fitzgerald



KIMBERLEE AVE [242-027-000-000] - 300' ABUTTERS

Franklin, MA

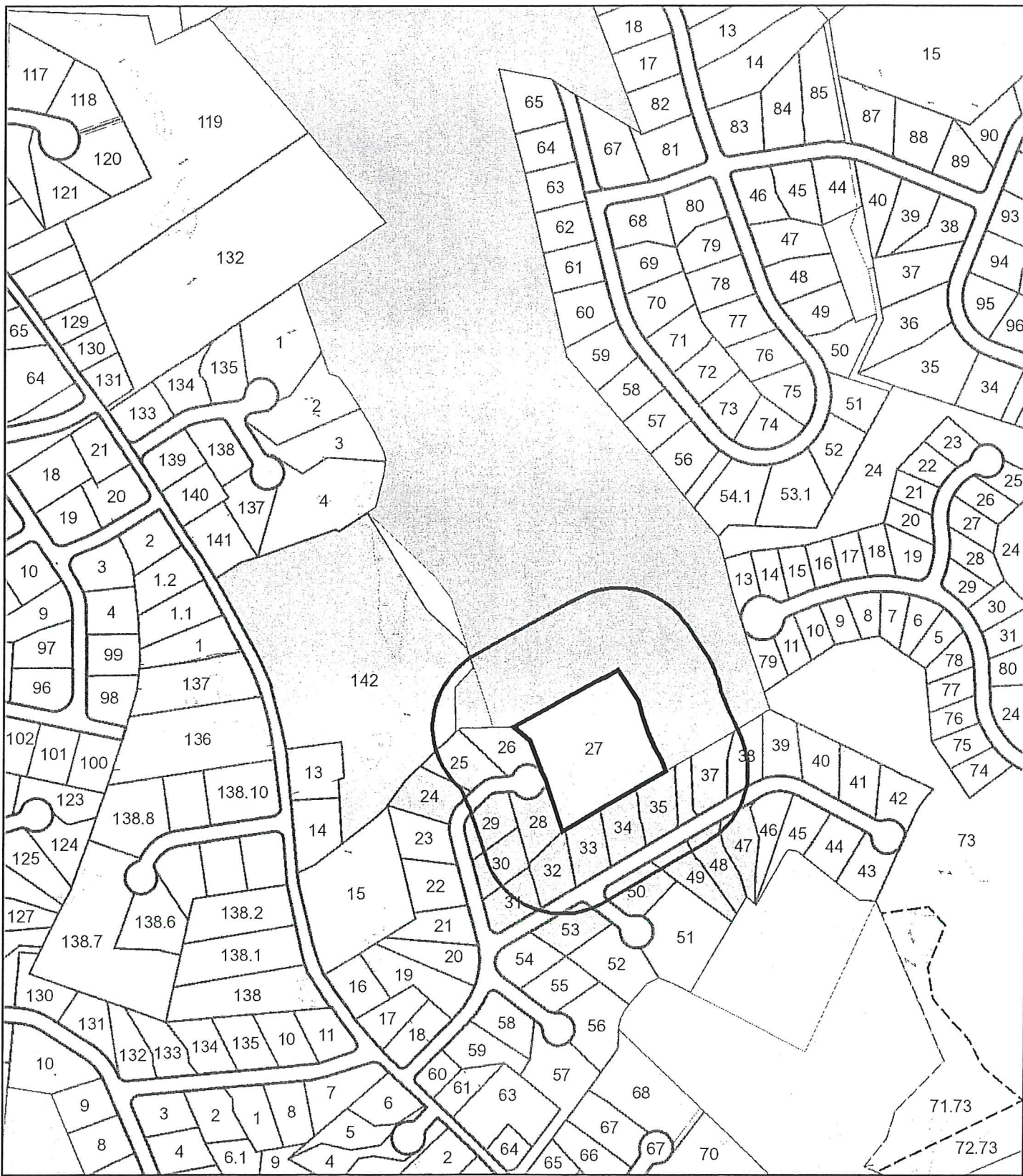
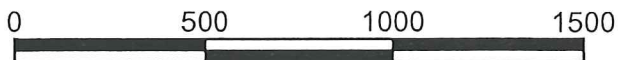


CAI Technologies
Precision Mapping. Versatile Solutions.

August 1, 2023

1 inch = 500 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA
August 01, 2023

Subject Property:

Parcel Number: 242-027-000
CAMA Number: 242-027-000-000
Property Address: KIMBERLEE AVE

Mailing Address: FITZGERALD LORENA R TR
FITZGERALD FAM IRREVOCABLE TR
656 KING ST APT 112
FRANKLIN, MA 02038

Abutters:

Parcel Number: 234-012-000
CAMA Number: 234-012-000-000
Property Address: MAPLE ST

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

Parcel Number: 235-142-000
CAMA Number: 235-142-000-000
Property Address: 469 MAPLE ST

Mailing Address: LABASTIE KATHLEEN A TR KATHLEEN
A LABASTIE TRUST
469 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 242-012-020
CAMA Number: 242-012-020-000
Property Address: 469-B MAPLE ST

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

Parcel Number: 242-024-000
CAMA Number: 242-024-000-000
Property Address: 28 KIMBERLEE AVE

Mailing Address: GROVE PHILIP H GROVE DARLENE A
28 KIMBERLEE AVE
FRANKLIN, MA 02038

Parcel Number: 242-025-000
CAMA Number: 242-025-000-000
Property Address: 32 KIMBERLEE AVE

Mailing Address: KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-026-000
CAMA Number: 242-026-000-000
Property Address: 36 KIMBERLEE AVE

Mailing Address: BRADY CHRISTOPHER B BRADY LISA B
36 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-027-000
CAMA Number: 242-027-000-000
Property Address: KIMBERLEE AVE

Mailing Address: FITZGERALD LORENA R TR
FITZGERALD FAM IRREVOCABLE TR
656 KING ST APT 112
FRANKLIN, MA 02038

Parcel Number: 242-028-000
CAMA Number: 242-028-000-000
Property Address: 35 KIMBERLEE AVE

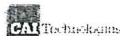
Mailing Address: LECHTER JOSH L LECHTER ERIN M
35 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-029-000
CAMA Number: 242-029-000-000
Property Address: 25 KIMBERLEE AVE

Mailing Address: COLE MARK D COLE SUSAN M
25 KIMBERLEE AV
FRANKLIN, MA 02038

Parcel Number: 242-030-000
CAMA Number: 242-030-000-000
Property Address: 21 KIMBERLEE AVE

Mailing Address: MORANDI JEFFREY S MORANDI
DEBORA R
21 KIMBERLEE AV
FRANKLIN, MA 02038



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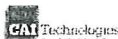
This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
August 01, 2023

Parcel Number: 242-031-000 CAMA Number: 242-031-000-000 Property Address: 4 MADISON AVE	Mailing Address: KALLIANPUR MONISHA TR MONISHA KALLIANPUR REVOC TRST GURUMURTHY, HARSHA 4 MADISON AVE FRANKLIN, MA 02038
Parcel Number: 242-032-000 CAMA Number: 242-032-000-000 Property Address: 6 MADISON AVE	Mailing Address: POWDERLY THOMAS TR THOMAS POWDERLY LIVING TRUST 6 MADISON AVE FRANKLIN, MA 02038
Parcel Number: 242-033-000 CAMA Number: 242-033-000-000 Property Address: 10 MADISON AVE	Mailing Address: GRADY KEVIN & SUZANNE TRS GRADY FAMILY TR 10 MADISON AVE FRANKLIN, MA 02038
Parcel Number: 242-034-000 CAMA Number: 242-034-000-000 Property Address: 14 MADISON AVE	Mailing Address: MAGLIARI FELICE N MAGLIARI SHELBY P 14 MADISON AVE FRANKLIN, MA 02038
Parcel Number: 242-035-000 CAMA Number: 242-035-000-000 Property Address: 18 MADISON AVE	Mailing Address: WROBLESKI KENT BETRO KENDRE 18 MADISON AVE FRANKLIN, MA 02038
Parcel Number: 242-036-000 CAMA Number: 242-036-000-000 Property Address: MADISON AVE	Mailing Address: WROBLESKI KENT 18 MADISON AVE FRANKLIN, MA 02038
Parcel Number: 242-037-000 CAMA Number: 242-037-000-000 Property Address: 22 MADISON AVE	Mailing Address: GRIFFIN SEAN C GRIFFIN KARLY L 22 MADISON AVE FRANKLIN, MA 02038
Parcel Number: 242-038-000 CAMA Number: 242-038-000-000 Property Address: 26 MADISON AVE	Mailing Address: MARINO DARREN MARINO ROSEANNE 26 MADISON AVE FRANKLIN, MA 02038
Parcel Number: 242-047-000 CAMA Number: 242-047-000-000 Property Address: 25 MADISON AVE	Mailing Address: LATOUR MATTHEW DENIS LATOUR CAITLIN ELIZABETH 25 MADISON AV FRANKLIN, MA 02038
Parcel Number: 242-048-000 CAMA Number: 242-048-000-000 Property Address: 21 MADISON AVE	Mailing Address: CEDARHOLM MATTHEW R CEDARHOLM TARA A 21 MADISON AV FRANKLIN, MA 02038
Parcel Number: 242-049-000 CAMA Number: 242-049-000-000 Property Address: 17 MADISON AVE	Mailing Address: JONES EUGENE P JONES LISA A 17 MADISON ST FRANKLIN, MA 02038
Parcel Number: 242-050-000 CAMA Number: 242-050-000-000 Property Address: 11 MADISON AVE	Mailing Address: MAHONEY JOSEPH & JENNIFER TR MAHONEY FAMILY LIV TR 11 MADISON AV FRANKLIN, MA 02038



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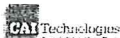
300 foot Abutters List Report

Franklin, MA
August 01, 2023

Parcel Number: 242-053-000
CAMA Number: 242-053-000-000
Property Address: 5 MADISON AVE

Mailing Address: O'BRIEN DAVID S O'BRIEN LISA A
5 MADISON AV
FRANKLIN, MA 02038

Kevin M. Doyle, 8-1-2023



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8/1/2023

Page 3 of 3

BRADY CHRISTOPHER B
BRADY LISA B
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FRANKLIN, MA 02038

KESSLER AMY B
32 KIMBERLEE AV
FRANKLIN, MA 02038

WROBLESKI KENT
18 MADISON AVE
FRANKLIN, MA 02038

CEDARHOLM MATTHEW R
CEDARHOLM TARA A
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FRANKLIN, MA 02038

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MAHONEY FAMILY LIV TR
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MORANDI DEBORA R
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FRANKLIN, MA 02038

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JONES LISA A
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FRANKLIN, MA 02038

O'BRIEN DAVID S
O'BRIEN LISA A
5 MADISON AV
FRANKLIN, MA 02038

KALLIANPUR MONISHA TR
MONISHA KALLIANPUR REVOC
4 MADISON AVE
FRANKLIN, MA 02038

POWDERLY THOMAS TR
THOMAS POWDERLY LIVING TR
6 MADISON AVE
FRANKLIN, MA 02038

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, September 11, 2023 and again on Monday, September 18, 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, September 25, 2023 at 7:00 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Preliminary Subdivision application titled "Balsam Estates" prepared by Guerriere & Halnon, Inc., Franklin, MA, and submitted to the Department of Planning & Community Development on September 5, 2023, by Joel D'Errico, Franklin, MA.

The property is located in the Rural Residential II Zoning District (Assessors Map 242 Lot 27) at the end of Kimberlee Avenue. The applicant is proposing to construct a 4-lot subdivision.

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