

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
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## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**DATE:** December 11, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Balsam Estates  
Preliminary Subdivision Plan

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1. The Applicant, Joel D'Errico, has requested a withdrawal without prejudice. The Planning Board will need to do the following:
  - a. Vote to accept the withdrawal or
  - b. Vote not to accept and vote on the project.

#### 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.

#### Comments:

Members of the Franklin Planning Board  
Gregory Rondeau Chairman  
Beth Wierling Vice Chairman  
Jennifer Williams Clerk  
Jay Mello  
Christopher Stickney

Dec.5,2013

Balsam Estates  
Kimberlee Ave

Dear Members,

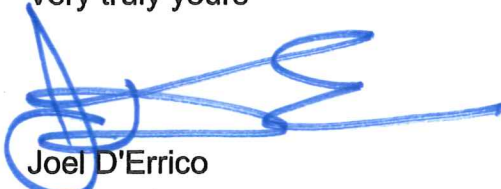
I hereby withdraw my application for this subdivision without prejudice effective immediately . The applicant expects a full board to be heard and vote on said Subdivision Application.

RECEIVED

DEC 5 2023

PLANNING DEPT.

Very truly yours



Joel D'Errico  
Applicant

cc Amy Love Town of Franklin Planner  
Nancy Danello Town Clerk Franklin