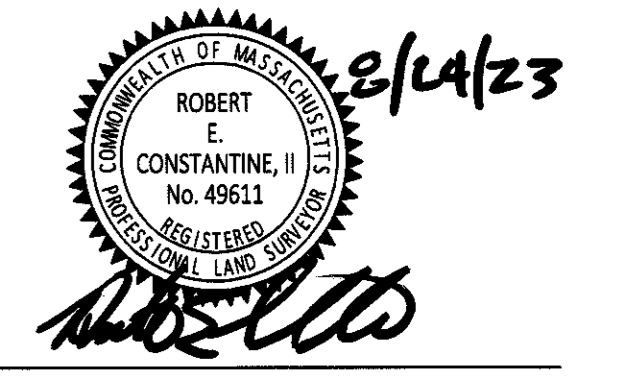


REGISTRY USE ONLY
F4616

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
FRANKLIN PLANNING BOARD

DATE: _____

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



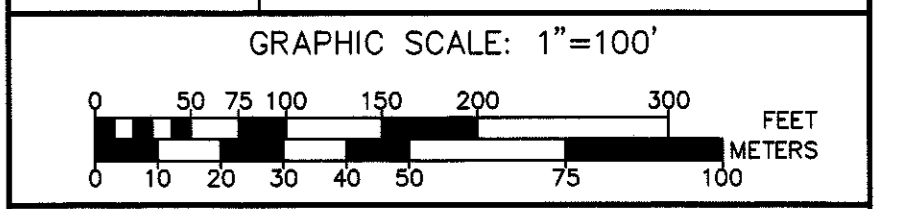
OWNER
COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF RECREATION AND CONSERVATION
DEED BOOK 2080 PAGE 439
A.M. 288 LOT 008

APPLICANT
TOWN OF FRANKLIN DPW
257 FISHER STREET
FRANKLIN, MA 02038

**PLAN OF LAND
BEAVER STREET
TRANSFER STATION
FRANKLIN
MASSACHUSETTS**

AUGUST 24, 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.gandhengineering.com

PLAN PURPOSE:
THE PURPOSE OF THIS PLAN IS TO DEPICT PARCEL A AND REMAINING LAND OF COMMONWEALTH OF MASSACHUSETTS.

RURAL RESIDENTIAL I
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED 3-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	180'
MINIMUM YARDS	
FRONT	40'
SIDE	40'
REAR	40'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25

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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.

**TOTAL LOT AREA
AREA=24.0±AC**

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF RECREATION AND CONSERVATION
A.M. 288 LOT 8
**REMAINING LAND
AREA=15.5±AC**

**MINE BROOK
RESERVOIR**

NOTE:
LIMIT OF CLAIM IS THE FLOW LINE AT CONTOUR ELEVATION 230.00 ABOVE MEAN SEA LEVEL (NAVD29) FROM PLAN 1174 OF 1966

EXISTING TOWN OF FRANKLIN "TRANSFER STATION" A.M. 277 LOT 6 AREA=19.3±AC

PARCEL A
TO BE ACQUIRED BY THE TOWN OF FRANKLIN
AREA=204,116±SF (4.7±AC)

PLAN REFERENCE:
PLAN 731 OF 1940
PLAN 1174 OF 1966
PLAN 328 OF 1969

- SB-EPLP (F) STONE BOUND WITH ESCUTCHEON PIN IN LEAD PLUG FOUND
- CBDH (F) CONCRETE BOUND WITH DRILL HOLE FOUND
- CBND (F) CONCRETE BOUND FOUND
- IR (S) IRON ROD SET
- CHB= CHORD BEARING
- CHD= CHORD DISTANCE

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: October 30, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – Beaver St

General

1. The applicant has resubmitted a Form A application for 81-P Plan Review to accompany the plan of land for Beaver Street Transfer Station dated August 24, 2023 and submitted to DPCD on October 19, 2023.
2. The Town of Franklin is proposing to combine Parcel A with it's existing Land.

ANR Summary

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

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

FORM A

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

TOWN OF FRANKLIN
TOWN CLERK

2023 OCT 19 P 2:54

_____, 20____

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: TOWN OF FRANKLIN
Address of Applicant: 355 EAST CENTRAL ST
Phone No.: _____ Email: _____
2. Name of Owner (if not the Applicant): COMM. OF MASSACHUSETTS, DEPT OF RECREATION & CONSERVATION
Address of Owner: BOSTON, MASS
Phone No.: _____ Email: _____
3. Name of Engineer: GUERNIERE & HALNON, INC
4. Deed of Property recorded in 1935 with Norfolk Registry, Book 2080 Page 439
5. Location and Description of Property: BEAVER ST TRANSFER STATION
6. Assessor's Map & Lot: MAP 288, LOT 008
7. Reasons approval is not required (check as applicable):
 - a) Every lot shown has the area and frontage required by the Zoning By-Law on a way as defined by the Subdivision Regulations _____
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
 - c) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions _____; or
 - d) a private way in existence on March 12, 1954, the date when the subdivision control law became effective in the Town of Franklin having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
 - e) Other: _____

Signature of Applicant


Signature Owner

TOWN OF FRANKLIN
Print Name of Applicant

COMMONWEALTH OF MASSACHUSETTS
Print Name of Owner

Owner

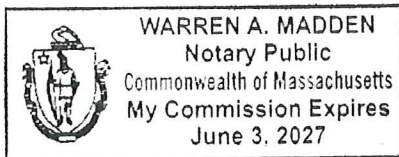
COMMONWEALTH OF MASSACHUSETTS acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance

By: 
Paul M. Crowley, Deputy Commissioner

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 5th day of October, 2023, before me, the undersigned notary public, personally appeared Paul M. Crowley, proved to me through satisfactory evidence of identification, who was personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily, in her capacity as Commissioner of the Division of Capital Asset Management and Maintenance, for its stated purpose.



Warren A. Madden
Notary Public Warren A. Madden

My Commission Expires June 3, 2027

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: PLANOFLAND BEAVER ST TRANSFER STATION

Date of Plan: 8/24/2023 Assessor's Information: M 288 L 008

Prepared by: GUERRIERE & HALNON, INC.

Applicant Name & Address: TOWN OF FRANKLIN

SECTION B:

Name of Record Owner(s): COMMONWEALTH OF MASSACHUSETTS

Address of Record Owner(s): BOSTON, MA

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

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

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

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

Executed as a sealed instrument this 19th day of October 20 23

[Signature]

Signature of Applicant

TOWN OF FRANKLIN

Print name of Applicant

Signature of Owner

COMMONWEALTH OF MASSACHUSETTS

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

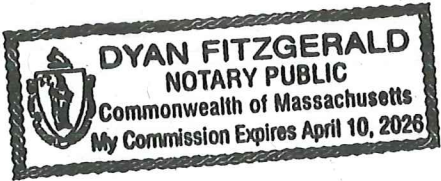
2023

On this 19 day of October 2023, before me, the undersigned notary public, personally appeared Kimie Hellen (name of owner), proved to me through satisfactory evidence of identification, which were personally known to be the person whose name is signed on the preceding document in my presence.

[Signature]

(Official signature and seal of notary)

Notary Public:
My Commission Expires April 10, 2026



Owner

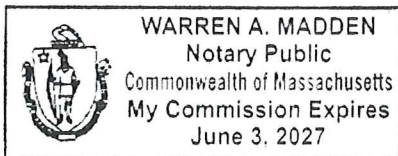
COMMONWEALTH OF MASSACHUSETTS acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance

By: 
Paul M. Crowley, Deputy Commissioner

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 5th day of October, 2023, before me, the undersigned notary public, personally appeared Paul M. Crowley, proved to me through satisfactory evidence of identification, who was personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily, in her capacity as Commissioner of the Division of Capital Asset Management and Maintenance, for its stated purpose.



Warren A. Madden
Notary Public Warren A. Madden

My Commission Expires June 3, 2027