

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 1 AS SHOWN ON THE APPROVED SUBDIVISION PLAN ENTITLED "DEFINITIVE SUBDIVISION - COUTU STREET EXTENSION" DATED JANUARY 26, 2006 AND REVISED 3-07-06 AND 6-13-06.

REFERENCE CERTIFICATE OF VOTE - DEFINITIVE SUBDIVISION - COUTU STREET EXTENSION CONDITIONS OF APPROVAL 1 THROUGH 13.

THE APPLICANT IS PROPOSING TO MODIFY CONDITION OF APPROVAL #12 - NO FURTHER SUBDIVISION WILL BE ALLOWED - SITE WILL REMAIN A 2-LOT SUBDIVISION ALLOWING ONE (1) BUILD ABLE LOT AND ONE (1) DRAINAGE LOT.

FOR REGISTRY USE ONLY

NO PROPOSED CONSTRUCTION OR ALTERATION OF THE COUTU STREET ROADWAY OR THE DRAINAGE SYSTEM ARE PROPOSED.

WAIVERS - DEFINITIVE SUBDIVISION PLAN - COUTU STREET EXTENSION - CERTIFICATE OF VOTE DATED MARCH 27, 2006.

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



ANDREW C. MURPHY P.L.S. #35042



CARLOS A. QUINTAL P.E. #30812

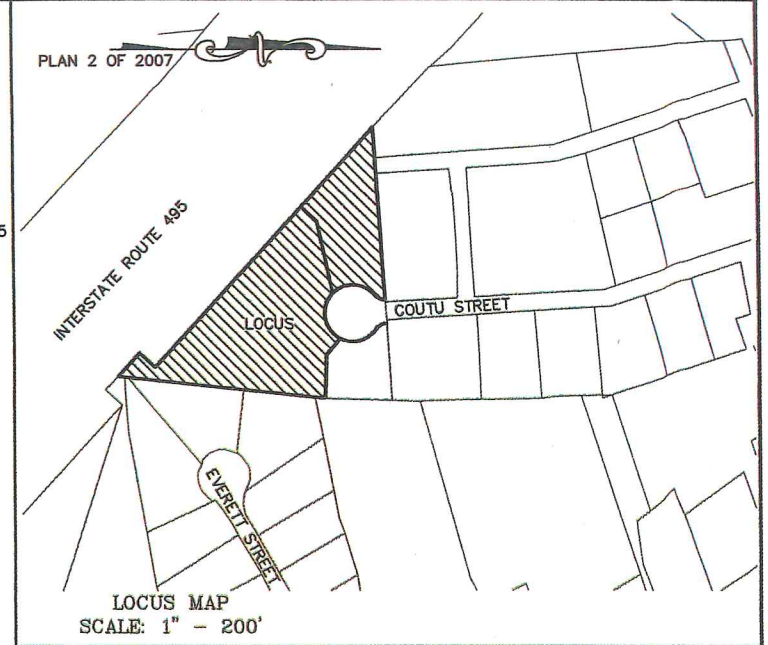
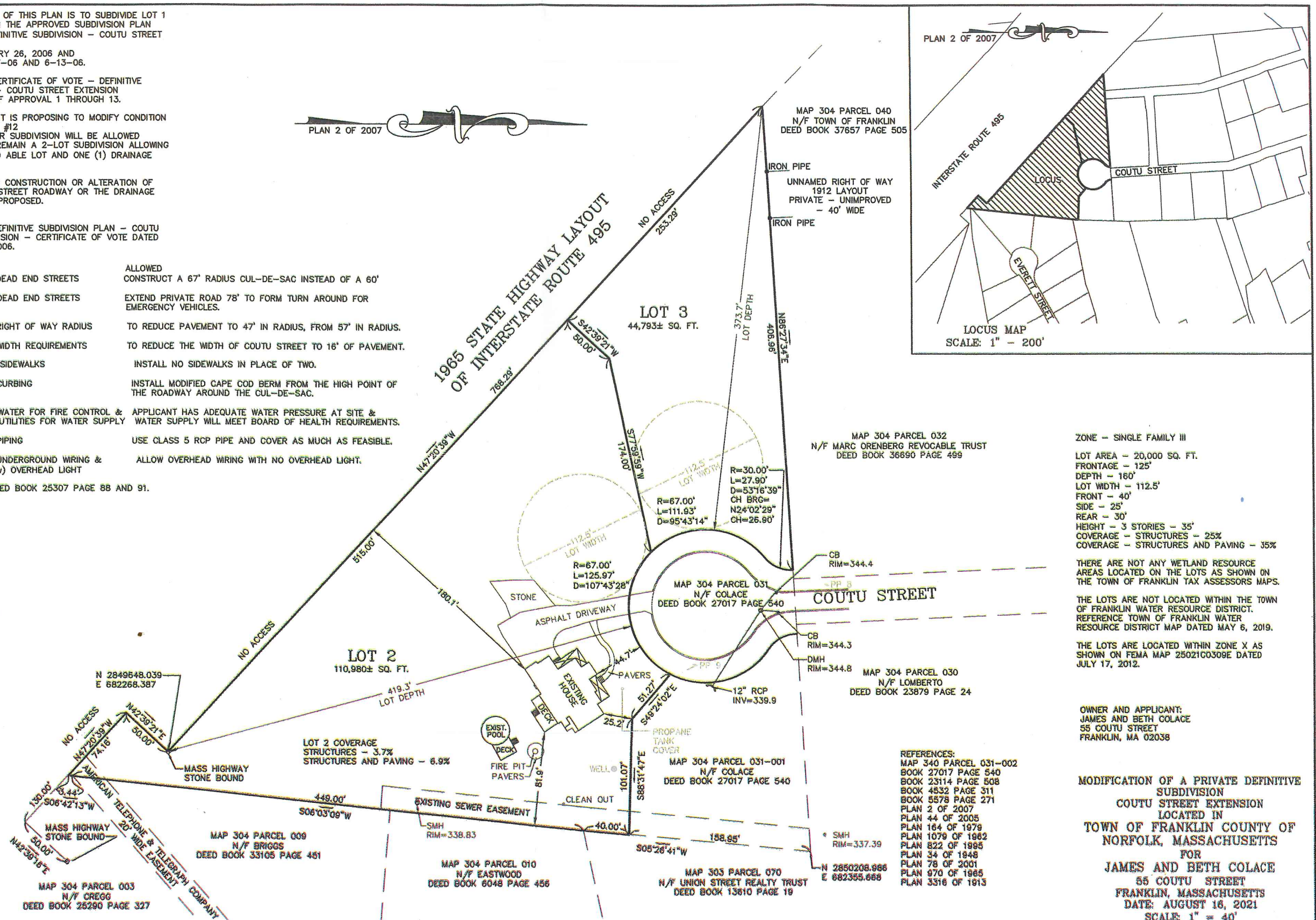
- | | |
|--|--|
| SECTION 300-10.E.(1) DEAD END STREETS | ALLOWED CONSTRUCT A 67' RADIUS CUL-DE-SAC INSTEAD OF A 60' |
| SECTION 300-10.E.(4) DEAD END STREETS | EXTEND PRIVATE ROAD 78' TO FORM TURN AROUND FOR EMERGENCY VEHICLES. |
| SECTION 300-10.C.(1) RIGHT OF WAY RADIUS | TO REDUCE PAVEMENT TO 47' IN RADIUS, FROM 57' IN RADIUS. |
| SECTION 300-10.C.(1) WIDTH REQUIREMENTS | TO REDUCE THE WIDTH OF COUTU STREET TO 16' OF PAVEMENT. |
| SECTION 300-13.A. SIDEWALKS | INSTALL NO SIDEWALKS IN PLACE OF TWO. |
| SECTION 300-10.H.(1) CURBING | INSTALL MODIFIED CAPE COD BERM FROM THE HIGH POINT OF THE ROADWAY AROUND THE CUL-DE-SAC. |
| SECTION 300-10.D.(5) WATER FOR FIRE CONTROL & UTILITIES FOR WATER SUPPLY | APPLICANT HAS ADEQUATE WATER PRESSURE AT SITE & WATER SUPPLY WILL MEET BOARD OF HEALTH REQUIREMENTS. |
| SECTION 300-11.B.(2) PIPING | USE CLASS 5 RCP PIPE AND COVER AS MUCH AS FEASIBLE. |
| SECTION 300-12.C.(1) UNDERGROUND WIRING & 300-12.C.(2)(w) OVERHEAD LIGHT | ALLOW OVERHEAD WIRING WITH NO OVERHEAD LIGHT. |
- REFERENCE DEED BOOK 25307 PAGE 88 AND 91.

NOTES:
 1. SURVEY WAS COMPLETED ON JULY 26, 2021.
 2. ELEVATIONS REFER TO NAVD83. ELEVATIONS SHOWN HEREON ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO USE.
 3. MASSACHUSETTS STATE PLANE COORDINATES TAKEN FROM PLAN 2 OF 2007 AND REFER TO NAD83.

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 RECEIVED DURING THE 20 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK - FRANKLIN DATE



MAP 304 PARCEL 040
N/F TOWN OF FRANKLIN
DEED BOOK 37657 PAGE 505

IRON PIPE
UNNAMED RIGHT OF WAY
1912 LAYOUT
PRIVATE - UNIMPROVED
- 40' WIDE

MAP 304 PARCEL 032
N/F MARC ORENBERG REVOCABLE TRUST
DEED BOOK 36890 PAGE 499

ZONE - SINGLE FAMILY III

LOT AREA - 20,000 SQ. FT.
FRONTAGE - 125'
DEPTH - 160'
LOT WIDTH - 112.5'
FRONT - 40'
SIDE - 25'
REAR - 30'
HEIGHT - 3 STORIES - 35'
COVERAGE - STRUCTURES - 25%
COVERAGE - STRUCTURES AND PAVING - 35%

THERE ARE NOT ANY WETLAND RESOURCE AREAS LOCATED ON THE LOTS AS SHOWN ON THE TOWN OF FRANKLIN TAX ASSESSORS MAPS.

THE LOTS ARE NOT LOCATED WITHIN THE TOWN OF FRANKLIN WATER RESOURCE DISTRICT. REFERENCE TOWN OF FRANKLIN WATER RESOURCE DISTRICT MAP DATED MAY 6, 2019.

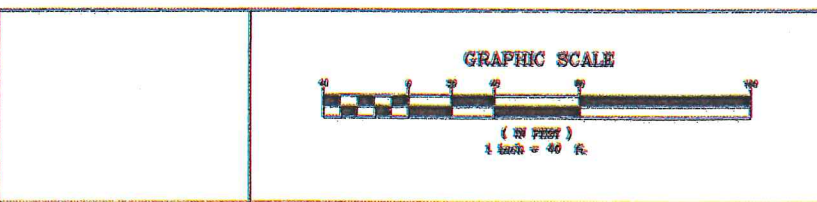
THE LOTS ARE LOCATED WITHIN ZONE X AS SHOWN ON FEMA MAP 2502100309E DATED JULY 17, 2012.

OWNER AND APPLICANT:
JAMES AND BETH COLACE
55 COUTU STREET
FRANKLIN, MA 02038

REFERENCES:
 MAP 340 PARCEL 031-002
 BOOK 27017 PAGE 540
 BOOK 23114 PAGE 508
 BOOK 4532 PAGE 311
 BOOK 5578 PAGE 271
 PLAN 2 OF 2007
 PLAN 44 OF 2005
 PLAN 164 OF 1979
 PLAN 1079 OF 1982
 PLAN 822 OF 1985
 PLAN 34 OF 1948
 PLAN 78 OF 2001
 PLAN 970 OF 1965
 PLAN 3316 OF 1913

MODIFICATION OF A PRIVATE DEFINITIVE SUBDIVISION
 COUTU STREET EXTENSION
 LOCATED IN
 TOWN OF FRANKLIN COUNTY OF
 NORFOLK, MASSACHUSETTS
 FOR
 JAMES AND BETH COLACE
 55 COUTU STREET
 FRANKLIN, MASSACHUSETTS
 DATE: AUGUST 16, 2021
 SCALE: 1" = 40'

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED	
FRANKLIN PLANNING BOARD	
DATE	DATE



NO.	DATE	DESCRIPTION	BY

DATE	INT.
7/26/21	BL
8/16/21	RRG
8/16/21	RRG
8/16/21	RRG
8/16/21	ACM

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 110
 WRENTHAM, MASSACHUSETTS 02093
 508-884-6660 FAX 508-884-6666

DATE: AUG. 16, 2021
 SCALE: 1" = 40'
 PROJECT: UCI147
 SHEET: 1 of 1



FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

DATE: September 21, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Coutu Street Extension
Definitive Subdivision Modification Plan

The DPCD has conducted a review for the above referenced Subdivision Modification Application for the Monday, September 27, 2021 Planning Board meeting and offers the following commentary:

General:

1. The Applicant received approval on March 6, 2006 for a 2- lot subdivision, one buildable lot and one drainage lot.
2. On page 4 of the Certificate of Vote, it states:
 - a. No further subdivision will be allowed
 - b. Site will remain a 2-lot subdivision allowing one buildable lot and one drainage lot

Comments:

1. The Applicant is requesting to modify the Certificate of Vote, and create one additional buildable lot.
2. The Applicant has provided a revised subdivision plan showing the second buildable lot.

FORM C-1
APPLICATION FOR APPROVAL OF MODIFICATION PLAN

To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying modification of a Definitive subdivision entitled: "Modification of a Private Definitive Subdivision – Coutu Street Extension" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

TOWN OF FRANKLIN
2021 AUG 23 A 11:45
RECEIVED

1. Name of Applicant: James and Beth Colace
Address of Applicant: 55 Coutu Street Franklin, MA 02038
Phone No.: 508-863-3606 Email: bethcolace@msn.com

2. Name of Owner (if not the Applicant): Same as Applicant
Address of Owner: _____
Phone No.: _____ Email: _____

3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin Street Suite 11D Wrentham, MA 02093
Phone No.: 508-384-6560 Email: rick@uci850.com

4. Deed reference at Norfolk Registry of Deeds: Book 27017,
Page 540 (or Certificate of Title No.: _____)

5. Location and Description of Property: Lot 1 as Shown on the Coutu Street Extension Subdivision
(Assessor's Map & Lot: 340-031-002)

6. No. of Lots: 2

7. Purpose for modifying the definitive plan: To allow the previous Lot 1 to be subdivided into Lots 2 and 3. No changes to the roadway or utilities is proposed.

<u>Beth C Colace</u> <u>Jim Colace</u> Signature of Applicant	<u>Beth C Colace</u> <u>Jim Colace</u> Print Name of Applicant
<u>Beth C Colace</u> <u>Jim Colace</u> Signature of Owner	<u>Beth C Colace</u> <u>Jim Colace</u> Print Name of Owner

An Assessor's certified list of all abutters within 300 feet of this subdivision is attached.

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:

Title of Plan: Modification of a Private Definitive Subdivision – Coutu Street Extension

Date of Plan: August 16, 2021 Assessor's Information: 340-031-002

Prepared by: United Consultants, Inc.

Type of Plan: 81-P; Prelim.; Def.; Site Plan
Definitive Subdivision Modification

SECTION B:

Name of Record Owner(s): James and Beth Colace

Address of Record Owner(s): 55 Coutu Street Franklin, MA 02038

*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 20 day of August 2021

Beth C Colace
Jim Colace
Signature of Applicant

Beth C Colace
Jim Colace
Print name of Applicant

Beth C Colace
Jim Colace
Signature of Owner

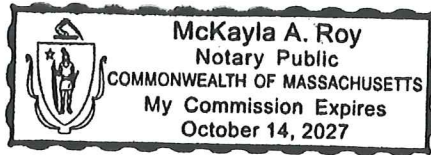
Beth C Colace
Jim Colace
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2021

On this 20 day of August 2021, before me, the undersigned notary public, personally appeared James B Beth Colace (name of Applicant), proved to me through satisfactory evidence of identification, which were valid MA Driver License to be the person whose name is signed on the preceding document in my presence.



McKayla Roy
(Official signature and seal of notary)

Notary Public:

My Commission Expires: October 14, 2027

MCADAMS MARK W
10 PARMENTER WAY
FRANKLIN, MA 02038

NELSON KIMBERLY J
43 COUTU ST
FRANKLIN, MA 02038

GIANETTI RITA M & RONALD
UNION STREET REALY TR
557 UNION ST
FRANKLIN, MA 02038

LOMBERTO MARK D
VENDETTI-LOMBERTO JULIE A
45 COUTU ST
FRANKLIN, MA 02038

CREGG JOHN T
9 PARMENTER WAY
FRANKLIN, MA 02038

COLACE JAMES A
COLACE BETH C
55 COUTU ST
FRANKLIN, MA 02038

GENOA CHARLES J
62 EVERETT ST
FRANKLIN, MA 02038

ORENBERG MARC TR
MARC ORENBERG REVOCABLE T
50 COUTU ST
FRANKLIN, MA 02038

PERELLA ANTHONY D
PERELLA RITA W
64 EVERETT ST
FRANKLIN, MA 02038

DIMARTINO ANTHONY F
44 COUTU ST
FRANKLIN, MA 02038

BRIGGS DALE M
BRIGGS MELISSA L
66 EVERETT ST
FRANKLIN, MA 02038

SHIELS JAMES J JR
22 COUTU ST
FRANKLIN, MA 02038

EASTWOOD RAYMOND P
EASTWOOD DEBRA A
68 EVERETT ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

DEGAETANO GIANNINA FERRAR
61 EVERETT ST
FRANKLIN, MA 02038

RISTAINO EMMA E
RISTAINO PATRICIA
220 WASHINGTON ST
FRANKLIN, MA 02038

MUCCIARONE JUDITH M
51 EVERETT ST
FRANKLIN, MA 02038

GIANETTI ZEFFRO V TR
CURREN, SUSAN G TR ZEFFRO
543 UNION ST
FRANKLIN, MA 02038

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, September 13, 2021 and again on September 20, 2021

FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a Remote and in the Town Council Chambers at the Town Hall for a public hearing on **Monday, September 27, 2021 at 7:10 PM** for a Definitive Subdivision Modification Plan located at 55 Coutu Street in Franklin, MA prepared by United Consultants, Inc. and submitted to the Department of Planning & Community Development, by James and Beth Colace, 55 Coutu Street, Franklin MA.

The property is located in the Single Family III Zoning District (Assessors Map 340 Lot 031-002) on Coutu Street. The applicant is proposing to allow the previous Lot 1 to be subdivided into 2 lots, creating a buildable lot. No change to the roadway or utilities is proposed.

Please note: This will be your only written notice of this public hearing. All future Public Hearings on this matter, 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.

To access files for this project visit the Planning Board website.

Anthony Padula, Chairman