

#### REFERENCES

1. SEE PLAN ENTITLED 'PLAN OF LAND 725 SUMMER STREET FRANKLIN, MASSACHUSETTS' DATED NOVEMBER 25, 2020 FILED IN THE NORFOLK REGISTRY OF DEEDS IN PLAN BOOK 627 PAGE 70.
2. SEE PLAN ENTITLED 'SUMMER HEIGHTS DEFINITIVE SUBDIVISION' PLAN BOOK 447 PLAN NO. 270
3. SEE STATE HIGHWAY LAYOUT NO. 5495.
4. SEE LAND COURT CASE NO. 16906 (A,D,E,G,&Q)
5. SEE A930 COUNTY LAYOUT OF SUMMER STREET PLAN BOOK 112 PLAN NO. 605.

**RURAL RESIDENTIAL I**  
FRANKLIN ZONING BYLAW SECTION 185  
ATTACHMENT 9; LAST AMENDED  
03-13-2019 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

4. WITHIN OPEN SPACE DEVELOPMENTS, THE LOT WIDTH WHICH MUST BE MET FOR INDIVIDUAL LOTS SHALL NOT BE LESS THAN 1/3 THOSE REQUIRED WITHIN THE UNDERLYING DISTRICT

**NOTES**

1. CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
2. "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233), EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

#### LEGEND

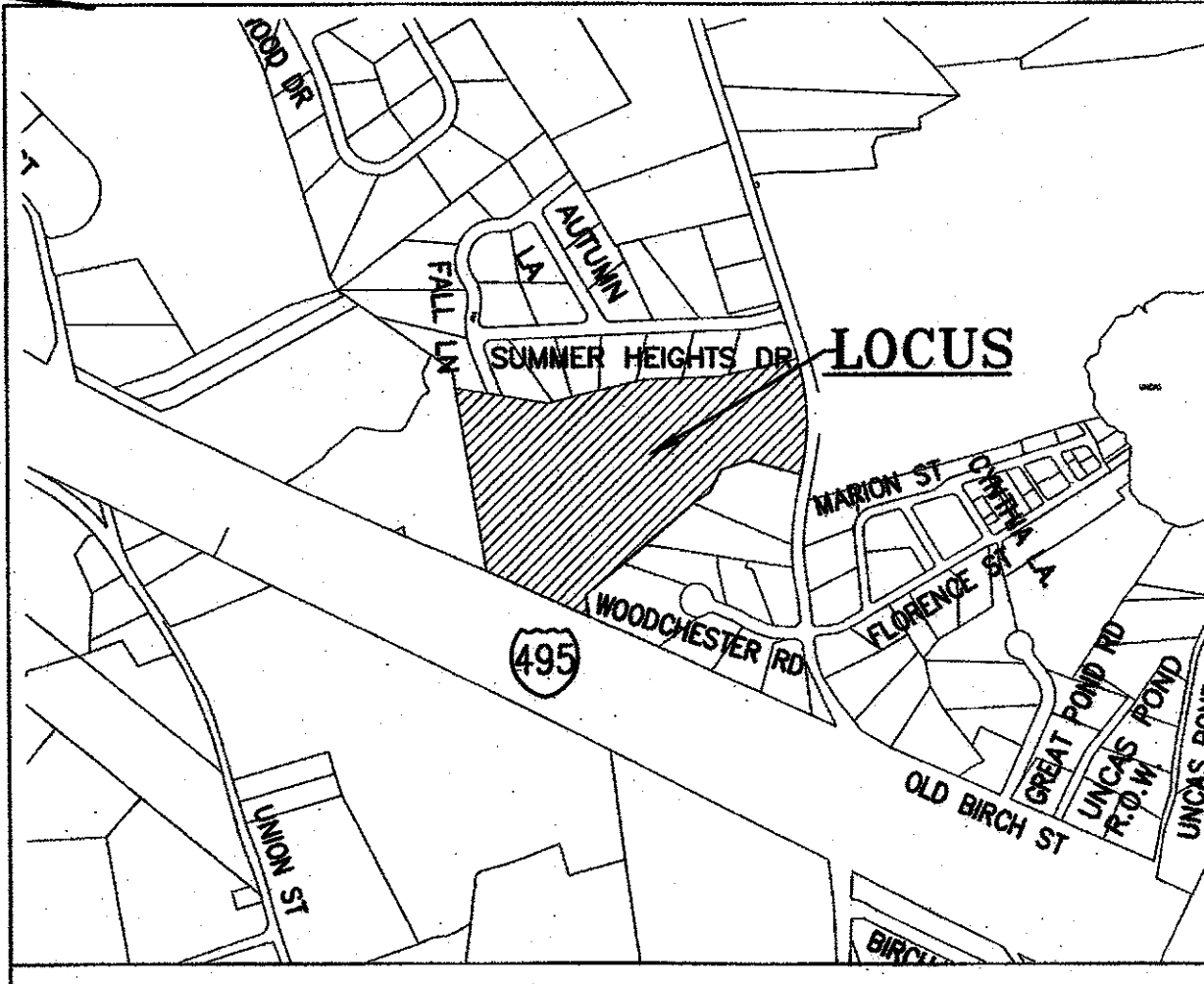
⊞	CATCH BASIN	☆	LIGHT POLE
⊙	DRAIN MANHOLE	⊙	UTILITY POLE
⊙	ELECTRIC MANHOLE	•	GUY WIRE
⊙	SEWER MANHOLE	—	SIGN
○	MANHOLE	•	WETFLAG
⊙	GAS VALVE	⊙	UTILITY POLE
⊙	GAS SHUT OFF VALVE	⊙	PROP. STREET LIGHTING
⊙	WATER VALVE		
⊙	WATER SHUT OFF VALVE	x 000.0	SPOT ELEVATION
⊙	FIRE HYDRANT		RIPRAP
— 000 —	EXISTING CONTOUR		
— D —	EXISTING DRAIN LINE		
— W —	EXISTING WATER LINE		

#### LIST OF ABUTTERS

MAP	LOT	NAME
314	10	TOWN OF FRANKLIN
314	11	GEM TRUST- GARY MERCER TR.
315	2	CAMP HAJASTAN OF THE ARMENIAN
315	3	DAVID AND DIANE BLANCHARD
315	4	RENKAS INVESTMENT TRUST
315	6	OWNER UNKNOWN
315	7	SHIGEMOTO FAMILY TRUST
315	32	KURT CUSACK
315	33	MARK & MARY BETH GOODFELLOW
315	34	MICHAEL & ELIZABETH CANESI
315	35	JOSEPH & BRENDA BROWN
315	38	THOMAS & LAURA KANDLER
315	39	MICHAEL & MAURA DOIRON
315	40	RANDY & CHRISTA WERTZ
315	41	DAVID & DIANE BEAUCHESE
315	42	UTPAL & URJITA JHURMARWALA
315	43	JEFFERY & KERRI WILSON
315	44	MARK WALKER
315	45	BASSEL & FETOUN ISREB
315	46	PETER & VIRGINIA GAVRILLES
315	55	BRIAN & CARRIE CURRERI
315	58	BRIAN & MEGAN CONCANNON
315	59	JEN & ANNA CHEN
315	60	JOSHUA & RACHEL FLUM
315	61	CHARLES BAILEY III
318	1	MARK & MARGARET MAIETTA
318	37	IAN & MARSSA PANZICA
318	38	SUMMIT REALTY TRUST

#### NOTES

1. THIS SITE IS NOT IN A FLOOD HAZARD ZONE PER FEMA FLOOD MAP 25021C0308E, EFFECTIVE DATE 2/17/2012.
2. REFER TO FRANKLIN ASSESSORS MAP 315 LOT 37.
3. THIS SITE IS NOT IN A WATER RESOURCE DISTRICT.
4. ALL REFERENCED DEEDS AND PLANS ARE ON RECORD AT THE NORFOLK REGISTRY OF DEEDS.
5. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM AREA.
6. THE TOPOGRAPHY WAS TAKEN FROM TOWN OF FRANKLIN GIS AND ARE NOT THE RESULT OF AN ON THE GROUND SURVEY.



**VICINITY MAP**  
SCALE 1"=800'

**OWNER**  
KYLE MONAMARA  
14 BREAKNECK HILL ROAD  
LINCOLN, RI 02865  
BOOK 38469 PAGE 40  
ASSESSOR MAP 315 LOT 37

**APPLICANT**  
NORTHEAST DEVELOPMENT GROUP  
418 OLD RIVER ROAD  
MANVILLE, RI 02838

**PRELIMINARY SUBDIVISION**  
PLAN OF LAND  
EASTERN WOOD ESTATES  
725 SUMMER STREET  
IN  
FRANKLIN, MA  
SCALE: 60 FEET TO AN INCH  
DATE: DECEMBER 1, 2020

NO	DATE	INITIAL	SUBMITTAL	INIT

GRAPHIC SCALE: 1"=60'  
0 50 75 100 150 200 FEET  
0 5 10 15 20 30 40 50 60 METERS

**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING  
333 WEST STREET PH. (508) 473-6630  
MILFORD, MA 01757 FX. (508) 473-8243  
www.gandhengineering.com

SHEET 1 OF 1 F-4410



**Preliminary Subdivision Plan  
for  
Eastern Wood Estates  
725 Summer Street  
Franklin, MA.**

**Date: December 4, 2020**

**Owner/Applicant:  
Kyle McNamara  
418 Old River Road  
Lincoln, RI 02838**



**Guerriere &  
Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

**55 West Central Street  
Franklin, MA. 02038  
Tel.: 508-528-3221**



**Guerriere &  
Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

**Whitinsville Office**  
1029 Providence Road  
Whitinsville, MA 01588-2121  
Phone: (508) 234-6834  
Fax: (508) 234-6723

**Milford Office**  
333 West Street  
P.O. Box 235  
Milford, MA 01757-0235  
Phone: (508) 473-6630  
Fax: (508) 473-8243

**Franklin Office**  
55 West Central Street  
Franklin, MA 02038-3807  
Phone (508) 528-3221  
Fax (508) 528-7921

F-4410

December 4, 2020

Town of Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

Re: **Preliminary Subdivision Plan – Eastern Wood Estates**  
725 Summer Street, Franklin, Massachusetts

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Preliminary Subdivision Plan in accordance with the Town of Franklin Chapter 300 Subdivision of Land Article III Plan Submission and Approval Procedures §300-7 Submittal Requirements. We have provided one original and one copy of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Form B – Application for Approval of a Preliminary Plan;
- Certificate of Ownership;
- Certified Abutters List;
- (6) Sets of 11"x17" prints of Preliminary Subdivision Plan;
- (2) Sets of 24"x36" prints of Preliminary Subdivision Plan;
- Preliminary Plan Filing Fee - \$1,200.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,  
**Guerriere & Halnon, Inc.**

Amanda Cavaliere  
Franklin Office Manager  
Enclosures

**FORM B**  
**APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN**

To the Planning Board of Franklin:

The undersigned herewith submits the accompanying Preliminary Plan of a Subdivision entitled Eastern Wood Estates for approval under the provisions of the Subdivision Control Law and your Rules and Regulations covering the subdivision of land.

1. Name of Applicant: Kyle McNamara  
Address of Applicant: 418 Old River Road, Lincoln RI 02838  
Phone No.: 401-222-9203 Email: nergrou1@gmail.com
2. Name of Owner (if not the Applicant): Kyle McNamara  
Address of Owner: 418 Old River Road, Lincoln RI 02838  
Phone No.: 401-222-9203 Email: nergrou1@gmail.com
3. Name of Engineer: Guerriere & Halnon Inc  
Address of Engineer: 55 West Central Street, Franklin MA 02038  
Phone No.: 508-234-6834 Email: ACavaliere@gandhengineering.com
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 38469, Page 40, (or Certificate of Title No. 203621)
5. Location and Description of Property: 725 Summer St  
Assessor's Map & Lot: Map 315, Lot 37

6. No. of Lots: 10

  
Signature of Applicant

Signature of Owner

Kyle McNamara

Print Name of Applicant

Kyle McNamara

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 Plan of Land " Eastern Wood Estates"

Date of Plan: \_\_\_\_\_ Assessor's Information: Map 315, Lot 37

Prepared by: Guerriere & Halnon Inc

Applicant Name & Address: Kyle McNamara, 418 Old River Road, Lincoln RI 02838

### SECTION B:

Name of Record Owner(s): Kyle McNamara

Address of Record Owner(s): 418 Old River Road, Lincoln RI 02838

**\*\*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:

\_\_\_\_\_



day of 20

~~Signature of Applicant~~

Kyle McNamara

Print name of Applicant

~~Signature of Owner~~

Kyle McNamara

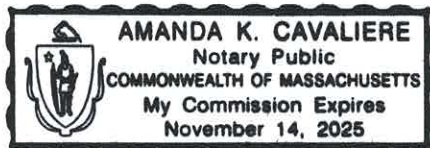
Print name of Owner

## COMMONWEALTH OF MASSACHUSETTS

Norfolk SS.

20 20

On this 25th day of November, 2020, before me, the undersigned notary public, personally appeared Byle McNamee (name of owner), proved to me through satisfactory evidence of identification, which were Ri license to be the person whose name is signed on the preceding document in my presence.



Armando R. Cavallero  
(Official signature and seal of notary)

(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14, 2025

Property Address: 725 Summer St. + Lot A Franklin MA. LAND COURT

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA  
OFFICIAL  
CERTIFY  
COPY  
William P. O'Donnell  
WILLIAM P. O'DONNELL, REGISTER

Doc#: 1,458,021 10-14-2020 12:02  
Ct#: 203621  
Norfolk County Land Court

NOT  
BK 38469 Pg 40 #110696  
10-14-2020 @ 12:20p  
OFFICIAL  
COPY  
MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 10-14-2020 @ 12:20pm  
Ct#: 687 Doc#: 110696  
Fee: \$2,964.00 Cons: \$650,000.00

Property Address:  
725 Summer Street  
and Lot A1 Summer Street  
Franklin, Massachusetts 02038

### QUITCLAIM DEED

We, **VALENTINA PASQUANTONIO WEBER and DAVID C. WEBER**, being married to each other, both with a mailing address of 59 Red Acre Road, Stow, Massachusetts, 01775

for consideration paid, and in full consideration of **SIX HUNDRED FIFTY THOUSAND (\$650,000.00) and 00/100 DOLLARS**

Grant to **KYLE MCNAMARA**, with a mailing address of 14 Breakneck Hill Road, Lincoln, Rhode Island 02865

with quitclaim covenants

Land, with improvements thereon, situated on the westerly side of Summer Street, in Franklin, Norfolk County, Massachusetts, to wit:

Parcel 1: being more particularly shown as Assessor's Map 315, Lot 37, Area = 967,846 + SF (22.22 + acres) on a plan entitled, Plan of Land 725 Summer Street Franklin, Massachusetts, dated November 25, 2013, prepared by Guerriere & Halnon, Inc., filed with the Norfolk County Registry of Deeds as Plan No. 70 in Plan Book 627. Meaning an intending to convey all of the grantor's right, title and interest in the property conveyed by Deed of Valentina Pasquantonio Weber dated October 16, 2015 recorded with Norfolk County Registry of Deed in Book 33569, Page 528.

Parcel 2: being more particularly shown as Lot A1 on a plan drawn by Kenneth E. McIntyre, C.E., dated Oct. 19, 1940 filed with the Norfolk District of the Land Registration Office as Plan No. 16906D. Meaning an intending to convey all of the grantor's right, title and interest in the property conveyed by Deed of M. Valentina Weber dated October 5, 2015 and filed with the Norfolk District of the Land Court as Document No. 1,339,585 with Certificate No. 26683.

The undersigned grantors do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under oath that there are no other person or persons entitled to any homestead rights other than those executing this deed.

NOT  
AN  
OFFICIAL

NOT  
AN  
OFFICIAL

Witness our hands and seal this day, October 2nd Y, 2020.

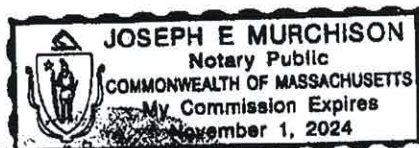
  
VALENTINA PASQUANTONIO WEBER

David C Heber  
DAVID C. WEBER

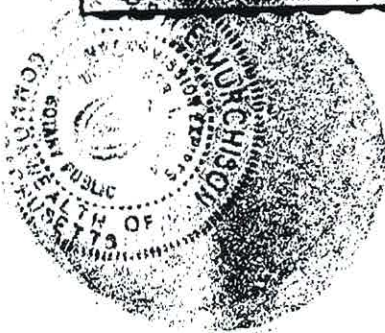
## Commonwealth of Massachusetts

Middlesex ss.

On this day, October 2nd, 2020, before me, the undersigned notary public, personally appeared **VALENTINA PASQUANTONIO WEBER and DAVID C. WEBER**, proved to me through satisfactory evidence of identification, being (check whichever applies):  
X Driver's License or other state or federal governmental document bearing a photographic image, \_\_\_\_\_ Oath or Affirmation of a credible witness known to me who knows the above signatory, or \_\_\_\_\_ My Own personal knowledge of the identity of the signatory, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily, for its stated purpose.



Notary Public Joseph Murchison  
My commission expires: Nov. 1st 2024



**RETURN TO**  
**Glenn J. Andreoni, Inc.**  
**628 George Washington Highway**  
**Lincoln, RI 02865**



**Town of Franklin – Board of Assessors**

355 East Central St  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

**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 1-1-17)

Date of Request 10 / 20 / 2020

Assessors Parcel ID # (12 digits) 315-036-000-000  
315-037-000-000

Property Street Address 725 SUMMER ST

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 KYLE McNAMARA nergroup1@gmail.com

Property Owner's Mailing Address 418 OLD RIVER RD

Town/City LINCOLN State RI Zip Code 02838

Property Owner's Telephone # 401 - 222 - 9203

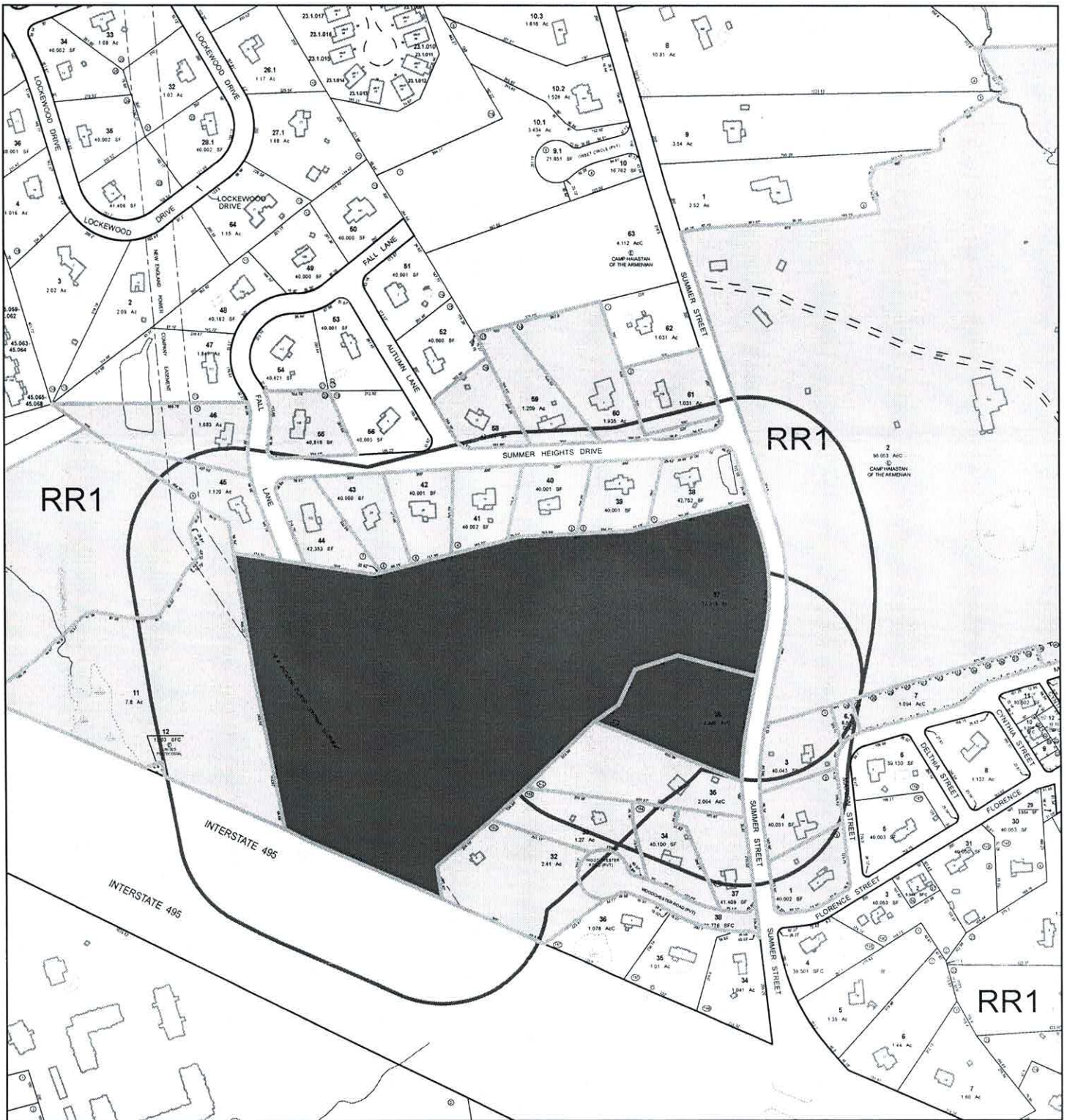
Requestor's Name (if different from Owner) —

Requestor's Address —

Requestor's Telephone # — - — - —

Office Use Only: Date Fee Paid — / — / — Paid in Cash \$ —

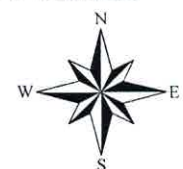
Paid by Check \$ — Check # — Town Receipt # —



**725 SUMMER ST [PID 315-036 & 315-037] - 300' ABUTTERS**  
 Town of Franklin

0 400 800  
 Feet

10/21/2020





# 300' Abutters List Report

Franklin, MA

October 21, 2020

## Subject Parcel:

Parcel Number: 315-036-000  
CAMA Number: 315-036-000-000  
Property Address: SUMMER ST

Mailing Address: MCNAMARA KYLE  
14 BREAKNECK HILL ROAD  
LINCOLN, RI 02865

## Subject Parcel:

Parcel Number: 315-037-000  
CAMA Number: 315-037-000-000  
Property Address: 725 SUMMER ST

Mailing Address: MCNAMARA KYLE  
14 BREAKNECK HILL ROAD  
LINCOLN, RI 02865

---

## Abutters:

Parcel Number: 314-010-000  
CAMA Number: 314-010-000-000  
Property Address: UNION ST

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

Parcel Number: 314-011-000  
CAMA Number: 314-011-000-000  
Property Address: UNION ST

Mailing Address: MERCER GARY E TR GEM TRUST  
28561 WESTMEATH COURT  
BONITA SPRINGS, FL 34135

Parcel Number: 315-002-000  
CAMA Number: 315-002-000-000  
Property Address: 722 SUMMER ST

Mailing Address: CAMP HAIASTAN OF THE ARMENIAN  
722 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 315-003-000  
CAMA Number: 315-003-000-000  
Property Address: 12 MARION ST

Mailing Address: BLANCHARD DAVID J BLANCHARD  
DIANNE M  
12 MARION ST  
FRANKLIN, MA 02038

Parcel Number: 315-004-000  
CAMA Number: 315-004-000-000  
Property Address: 744 SUMMER ST

Mailing Address: RENKAS RICHARD C & PAULA P, TR  
RENKAS INVESTMENT TRUST  
744 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 315-006-001  
CAMA Number: 315-006-001-000  
Property Address: MARION ST

Mailing Address: OWNER UNKNOWN  
355 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 315-007-000  
CAMA Number: 315-007-000-000  
Property Address: MARION ST

Mailing Address: TOZIAN LEO D TR SHIGEMOTO FAMILY  
TRUST  
475 WEST ST  
WRENTHAM, MA 02093

Parcel Number: 315-032-000  
CAMA Number: 315-032-000-000  
Property Address: 6 WOODCHESTER RD

Mailing Address: CUSACK KURT A  
6 WOODCHESTER RD  
FRANKLIN, MA 02038

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# 300' Abutters List Report

Franklin, MA

October 21, 2020

Parcel Number: 315-033-000  
CAMA Number: 315-033-000-000  
Property Address: 3 WOODCHESTER RD

Mailing Address: GOODFELLOW MARK D GOODFELLOW  
MARY BETH  
3 WOODCHESTER RD  
FRANKLIN, MA 02038

Parcel Number: 315-034-000  
CAMA Number: 315-034-000-000  
Property Address: 1 WOODCHESTER RD

Mailing Address: CANESI MICHAEL P CANESI ELIZABETH  
A  
1 WOODCHESTER RD  
FRANKLIN, MA 02038

Parcel Number: 315-035-000  
CAMA Number: 315-035-000-000  
Property Address: 737 SUMMER ST

Mailing Address: BROWN JOSEPH M BROWN BRENDA  
737 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 315-036-000  
CAMA Number: 315-036-000-000  
Property Address: SUMMER ST

Mailing Address: MCNAMARA KYLE  
14 BREAKNECK HILL ROAD  
LINCOLN, RI 02865

Parcel Number: 315-037-000  
CAMA Number: 315-037-000-000  
Property Address: 725 SUMMER ST

Mailing Address: MCNAMARA KYLE  
14 BREAKNECK HILL ROAD  
LINCOLN, RI 02865

Parcel Number: 315-038-000  
CAMA Number: 315-038-000-000  
Property Address: 4 SUMMER HEIGHTS DR

Mailing Address: KANDLER THOMAS R KANDLER LAURA  
4 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-039-000  
CAMA Number: 315-039-000-000  
Property Address: 8 SUMMER HEIGHTS DR

Mailing Address: DOIRON MICHAEL T DOIRON MAURA M  
8 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-040-000  
CAMA Number: 315-040-000-000  
Property Address: 12 SUMMER HEIGHTS DR

Mailing Address: WERTZ RANDY A WERTZ CHRISTA L  
12 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-041-000  
CAMA Number: 315-041-000-000  
Property Address: 16 SUMMER HEIGHTS DR

Mailing Address: BEAUCHESNE DAVID J DANSEREAU  
DIANA R  
16 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-042-000  
CAMA Number: 315-042-000-000  
Property Address: 20 SUMMER HEIGHTS DR

Mailing Address: JHURMARWALA UTPAL JHURMARWALA  
URJITA  
20 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-043-000  
CAMA Number: 315-043-000-000  
Property Address: 24 SUMMER HEIGHTS DR

Mailing Address: WILSON JEFFREY D WILSON KERRI  
24 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-044-000  
CAMA Number: 315-044-000-000  
Property Address: 122 FALL LN

Mailing Address: WALKER MARK  
122 FALL LANE  
FRANKLIN, MA 02038

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# 300' Abutters List Report

Franklin, MA  
October 21, 2020

Parcel Number: 315-045-000  
CAMA Number: 315-045-000-000  
Property Address: 121 FALL LN

Mailing Address: ISREB BASSEL ISREB FETOUN  
121 FALL LANE  
FRANKLIN, MA 02038

Parcel Number: 315-046-000  
CAMA Number: 315-046-000-000  
Property Address: 117 FALL LN

Mailing Address: GAVRILLES PETER EVAN GAVRILLES  
CHRISTINE VIRGINIA  
117 FALL LANE  
FRANKLIN, MA 02038

Parcel Number: 315-055-000  
CAMA Number: 315-055-000-000  
Property Address: 116 FALL LN

Mailing Address: CURRERI BRIAN D CURRERI CARRIE W  
116 FALL LN  
FRANKLIN, MA 02038

Parcel Number: 315-058-000  
CAMA Number: 315-058-000-000  
Property Address: 15 SUMMER HEIGHTS DR

Mailing Address: CONCANNON BRIAN R CONCANNON  
MEGAN H  
15 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-059-000  
CAMA Number: 315-059-000-000  
Property Address: 11 SUMMER HEIGHTS DR

Mailing Address: CHEN I-JEN CHEN ANNA Y  
11 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-060-000  
CAMA Number: 315-060-000-000  
Property Address: 7 SUMMER HEIGHTS DR

Mailing Address: FLUM JOSHUA M FLUM RACHEL P  
7 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

Parcel Number: 315-061-000  
CAMA Number: 315-061-000-000  
Property Address: 715 SUMMER ST

Mailing Address: BAILEY III CHARLES F BAILEY  
ANNAMARIA  
715 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 318-001-000  
CAMA Number: 318-001-000-000  
Property Address: 4 FLORENCE ST

Mailing Address: MAIETTA MARK A MAIETTA MARGARET  
M  
4 FLORENCE ST  
FRANKLIN, MA 02038

Parcel Number: 318-037-000  
CAMA Number: 318-037-000-000  
Property Address: 741 SUMMER ST

Mailing Address: PANZICA IAN S PANZICA MARISSA ANN  
741 SUMMER ST  
FRANKLIN, MA 02038

Parcel Number: 318-038-000  
CAMA Number: 318-038-000-000  
Property Address: WOODCHESTER RD

Mailing Address: SUMMIT REALTY TRUST BAKER ROBERT  
1 CROSSING PLAZA  
FRANKLIN, MA 02038

*Kevin M. Doyle, 10-21-2020*

www.cai-tech.com

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FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

BROWN JOSEPH M  
BROWN BRENDA  
737 SUMMER ST  
FRANKLIN, MA 02038

GAVRILLES PETER EVAN  
GAVRILLES CHRISTINE VIRGI  
117 FALL LANE  
FRANKLIN, MA 02038

MERCER GARY E TR  
GEM TRUST  
28561 WESTMEATH COURT  
BONITA SPRINGS, FL 34135

MCNAMARA KYLE  
14 BREAKNECK HILL ROAD  
LINCOLN, RI 02865

CURRERI BRIAN D  
CURRERI CARRIE W  
116 FALL LN  
FRANKLIN, MA 02038

CAMP HIASTAN OF THE ARME  
722 SUMMER ST  
FRANKLIN, MA 02038

KANDLER THOMAS R  
KANDLER LAURA  
4 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

CONCANNON BRIAN R  
CONCANNON MEGAN H  
15 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

BLANCHARD DAVID J  
BLANCHARD DIANNE M  
12 MARION ST  
FRANKLIN, MA 02038

DOIRON MICHAEL T  
DOIRON MAURA M  
8 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

CHEN I-JEN  
CHEN ANNA Y  
11 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

RENKAS RICHARD C & PAULA  
RENKAS INVESTMENT TRUST  
744 SUMMER ST  
FRANKLIN, MA 02038

WERTZ RANDY A  
WERTZ CHRISTA L  
12 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

FLUM JOSHUA M  
FLUM RACHEL P  
7 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

OWNER UNKNOWN  
355 EAST CENTRAL ST  
FRANKLIN, MA 02038

BEAUCHESNE DAVID J  
DANSEREAU DIANA R  
16 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

BAILEY III CHARLES F  
BAILEY ANNAMARIA  
715 SUMMER ST  
FRANKLIN, MA 02038

TOZIAN LEO D TR  
SHIGEMOTO FAMILY TRUST  
475 WEST ST  
WRENTHAM, MA 02093

JHURMARWALA UTPAL  
JHURMARWALA URJITA  
20 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

MAIETTA MARK A  
MAIETTA MARGARET M  
4 FLORENCE ST  
FRANKLIN, MA 02038

CUSACK KURT A  
6 WOODCHESTER RD  
FRANKLIN, MA 02038

WILSON JEFFREY D  
WILSON KERRI  
24 SUMMER HEIGHTS DR  
FRANKLIN, MA 02038

PANZICA IAN S  
PANZICA MARISSA ANN  
741 SUMMER ST  
FRANKLIN, MA 02038

GOODFELLOW MARK D  
GOODFELLOW MARY BETH  
3 WOODCHESTER RD  
FRANKLIN, MA 02038

WALKER MARK  
122 FALL LANE  
FRANKLIN, MA 02038

SUMMIT REALTY TRUST  
BAKER ROBERT  
1 CROSSING PLAZA  
FRANKLIN, MA 02038

CANESI MICHAEL P  
CANESI ELIZABETH A  
1 WOODCHESTER RD  
FRANKLIN, MA 02038

ISREB BASSEL  
ISREB FETOUN  
121 FALL LANE  
FRANKLIN, MA 02038





# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

January 6, 2021

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

**RE: Preliminary Subdivision – Eastern Wood Estates, Summer St**

Dear Mr. Chairman and Members:

We have reviewed the submitted materials for the subject project and offer the following comments knowing that some of these items will be addressed with a definitive subdivision plan:

1. There is no town water available at this location. Town sewer exists in the adjacent subdivision however approval of a Sewer Map Amendment by the Town Council would be required in order to connect. The plan does not indicate how water and sewer will be provided for the proposed homes.
2. The proposed extension of Fall Lane would result in a 600 foot long cul-de-sac, however, we note that the existing Summer Heights Subdivision only has one point of access which is off of Summer St and does not meet current requirements regarding maximum length of dead end streets. Extending Fall Lane would worsen this situation.
3. The preliminary plan does not indicate pavement widths, edge treatments, or sidewalks.
4. A full drainage analysis will be required with submission of a definitive subdivision plan. The stormwater system will be required to comply with the Massachusetts Stormwater Standards and Town requirements.
5. Applications that may need to be filed with the Franklin Department of Public Works include (but are not necessarily limited to) a Soil Erosion and Sediment Control Plan Certification Permit and a Street Excavation Permit.

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

Sincerely,

Michael Maglio, P.E.  
Town Engineer



# *FRANKLIN FIRE DEPARTMENT*

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 7 JANUARY 21

RE : SUBDIVISION – EASTERN WOODS – 725 SUMMER ST.

Thank you for the opportunity to review the above referenced plan.

Access to all of the proposed structures would be easier for the Fire Department if the two proposed dead end cul-de-sacs were connected to make a through street. It is important to note that this proposed development is in an area of Town with no fire hydrants.

Please contact me should you have any question or require any additional information.

cc: file





## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

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

### **MEMORANDUM**

**DATE:** January 5, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Eastern Woods  
Preliminary Subdivision Plan

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The DPCD has conducted a review for the above referenced Preliminary Subdivision Application for the Monday, January 11, 2021 Planning Board meeting and offers the following commentary:

**General:**

1. The applicant has submitted a preliminary plan for a Conventional Subdivision December 7, 2020.
2. The proposal is located within the Rural Residential I zoning district.
  - 40,000 sf of lot area
  - 200' of frontage
  - 180' diameter circle must fit within the lot
3. The preliminary plans do not show the water and sewer details.
4. The Applicant has not requested any waivers.

**DPCD Comment:**

1. The Applicant should show the sidewalks on the plan.
2. The Applicant should provide a list of waivers, if requesting waivers.
3. §300-7 C.5. - Applicant did not provide information on the proposed drainage system.
4. Applicant should show any structures within 300 feet on the plans.

The Plans were submitted on December 7, 2020. The Planning Board has 45 days to submit a decision (January 21, 2021), unless the applicant agrees to an extension. If the Planning Board does not render a decision on January 11, I recommend they request an extension from the applicant.