



TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

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

September 8, 2021

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

RE: Definitive 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:

1. 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, a Street Excavation Permit, and a Public Way Access Permit.
2. Fall Lane is a Town accepted roadway.
3. The proposed plan calls for wells and septic systems to be utilized for each house lot.
4. The applicant is requesting a waiver to install no sidewalks. In the past the board has granted waivers for one sidewalk for the substitution of vertical granite curb over sloped granite edging. We note that the existing section of Fall Lane as well as the rest of the original subdivision has sloped granite edging installed with one asphalt sidewalk.
5. Based on the data from test hole #4, it appears a corner of the drainage basin may be in ledge. Although infiltration is being attributed to the entire basin footprint.
6. The drainage basin access is not adequate. The unpaved access road which crosses the adjacent property is proposed at a 14% slope. Additionally, the sediment forebay is at the bottom of a 15 foot wall below the roadway with no way of accessing it for maintenance.
7. The proposed drainage basin also does not have the minimum setbacks of 20 feet from the maximum water elevation to the property line, and the toe of the basin's berm embankment is within 10 feet of the nearest property line.
8. The emergency spillway elevation will experience an overflow during the 100 year storm event. The spillway should be designed so that it can contain the 100 year storm.

9. The designer should verify that breakout from the roof infiltration system for Lot 2-3 will not cause breakout due to the close proximity to the proposed slope.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'M Maglio', written in a cursive style.

Michael Maglio, P.E.
Town Engineer



September 8, 2021

Mr. Anthony Padula, Chairman
355 East Central Street
Franklin, MA 02038

**Re: Eastern Wood Estates
Definitive Subdivision Plan Peer Review**

Dear Mr. Padula:

BETA Group, Inc. has reviewed documents for the project entitled “Eastern Wood Estates” located at 725 Summer Street in Franklin, Massachusetts. This letter is provided to outline findings, comments, and recommendations.

BASIS OF REVIEW

The following documents were received by BETA and will form the basis of the review:

- Plans (11 sheets) entitled: ***Definitive Subdivision Plan of Land Eastern Wood Estates*** dated August 17, 2021, prepared by Guerriere & Halnon, Inc. of Franklin, MA.
- ***Stormwater Report***, dated August 12, 2021, prepared by Guerriere & Halnon, Inc. of Franklin, MA.
- Definitive Subdivision Submittal, including:
 - Cover Letter
 - Form C
 - Certificate of Ownership
 - Form R
 - 300-foot Abutters Map

Review by BETA includes the above items along with the following, as applicable:

- Site Visit
- ***Zoning Chapter 185 From the Code of the Town of Franklin***, current through October 2019
- ***Zoning Map of the Town of Franklin, Massachusetts***, attested to April 30, 2019
- ***Stormwater Management Chapter 153 From the Code of the Town of Franklin***, Adopted May 2, 2007
- ***Subdivision Regulations Chapter 300 From the Code of the Town of Franklin***, current through January 1, 2016
- ***Wetlands Protection Chapter 181 From the Code of the Town of Franklin***, dated August 20, 1997
- ***Town of Franklin Best Development Practices Guidebook***, dated September 2016

INTRODUCTION

The project site includes an 18.953± acre parcel (#315-037) located at 725 Summer Street in the Town of Franklin (the “Site”). The Site is located within the Rural Residential I Zoning District. Surrounding lots are also within this district. The Site borders the north side of Interstate Route 495.

The existing Site predominantly consists of woodlands with a two-story residence located in the easternmost portion of the Site near Summer Street. A driveway extends north from the residence, through abutting Lot 315-037-001, and connects to Summer Street. Additional site features associated with the residence include a septic system, lawn areas, and a shed. An 80' wide New England Power Company easement and associated power lines runs longitudinally across the western side of the Site.

The Site includes several high elevation areas within the center of the Site from which topography is graded to the northwest, south, and east. An isolated wetland is present in a low point of the Site near its southwestern corner. The Site is not located within a FEMA mapped 100-year floodplain, a wellhead protection area, an NHESP-mapped estimated habitat of rare or endangered species, or any other critical area. NRCS soil maps indicate the presence of Hollis-Rock outcrop-Charlton complex with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential).

The project proposes to subdivide the Site into five separate lots, a parcel for drainage, and will result in the construction of four new single-family residences with associated driveways, septic systems, subsurface stormwater infiltration systems, and water wells. One lot will be used for the existing residence which shall remain and be unaltered under the submittal. Fall Lane is proposed to be extended by approximately 350 feet and will be 26' wide in a 56' wide Right-of-Way. Additional site features include electric conduits and streetlights. Stormwater management is proposed via a closed drainage system consisting of catch basins and drainage manholes which will discharge into an infiltration basin. Runoff from roofs will be managed via four subsurface infiltration systems. All modifications are situated in the western side of the Site and will require tree clearing and grading.

FINDINGS, COMMENTS, AND RECOMMENDATIONS

GENERAL

- G1. Evaluate the need for the retaining wall proposed at STA 2+50 LT. An outcropping of ledge appears to be located in this area. If a retaining wall is required, BETA recommends for it to be located outside of the right-of-way.
- G2. A retaining wall, approximately 19' in height, is proposed between the roadway and adjacent infiltration basin. The designer should evaluate alternatives to reducing the height of the wall or relocating it to private property. If the wall is to remain in Parcel A the developer should work with the Town to select a limited number of acceptable wall designs/manufacturers.
- G3. Review and revise wooden guardrail detail to be crashworthy, as defined by the AASHTO *Roadside Design Guide*, for the roadway application adjacent to the retaining wall with significant height.

ZONING

The Site is located within the Rural Residential (RRI) Zoning District. The proposed Site is a residential subdivision with single family residential uses, which are permitted by right in this zoning district.

SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS (§185 ATTACHMENT 9)

Each proposed lot meets the requirements for lot area, depth, frontage, width; front and side yards; and impervious coverage.

SUBDIVISION REGULATIONS

§300-8 DEFINITIVE PLAN

- S1. Provide information to verify compliance with §300-12.A regarding potable water quality and quantity (§300-8.A.1(g)).
- S2. Provide the existing widths of Summer Street and Fall Lane on the plans (§300-8.B.(2(i))).
- S3. Revise roadway plan and profile as follows: (§300-8.C(1)).
 - a. Show existing center-line profile as a fine, continuous line.
 - b. Show proposed left-side line as black dots.
 - c. Show exiting center-line profile for at least 100 feet beyond the end of the cul-de-sac.

§300-10 STREETS

Access to the Site is proposed via a 400' ± extension to Fall Lane ("Fall Lane Extension"), resulting in a total dead-end roadway length of 600'. The extension will be a paved, 26' wide roadway ending in a 90' diameter cul-de-sac. The proposed right-of-way for Fall Lane Extension is a minimum of 56' wide and is 120' at the cul-de-sac. For the proposed 4 dwelling units it services, Fall Lane Extension is classified as a Minor Street. Proposed curbing is Type SB sloped granite, which is consistent with the surrounding subdivision roadways.

A driveway is provided for each residence which will connect to Fall Lane Extension, except for Lot 2A which will continue to achieve access from Summer Street (no modifications proposed). Parking for proposed residences is provided via driveways, each of which is a minimum of 12' wide. A T-shaped turnaround area is located at the end of each driveway to improve maneuverability.

A 20' wide access easement is proposed to allow the driveway for Lot 2-4 to pass through Lot 2-3.

- P1. Clarify the type of proposed pavement work between the northerly limit of work and the limit of existing pavement on Fall Lane.
- P2. Provide vertical scale on roadway profile.
- P3. Evaluate the volume of cut and fill for the development §300-10.D.(1). Earth removal of greater than 1,000 cubic yards of material requires a special permit by the Board of Appeals (§185-23).
- P4. Indicate proposed grade for the steep section of Fall Lane Extension to verify compliance with §300-10.D(2).
- P5. Revise grading plan such that proposed right-of-way grades are not more than 5 ft above or below existing grades, such as near STA 2+50 to 3+50 RT and STA 4+50 (§300-10.D(5)), or request a waiver.
- P6. Evaluate the need for subdrains on the high side of the roadway between STA 3+50 and STA 5+50 through soil borings (§300-10.D(5)). If soil borings have not been performed in proximity to this area, BETA recommends that subdrains be installed as a conservative measure.
- P7. Provide detail for driveways, indicating that the portion of the driveway within the right-of-way must be constructed to the same specifications as the roadway (§300-10.G(2)) and shall be a minimum width of 16' at the gutter line (§300-10.G(3)).

- P8. The proponent has requested a waiver from §300-10.G(6), which requires that driveways serving a premises must be through the required frontage of the serviced lot, except in the case of a common driveway, which is not proposed. BETA notes the proposed driveway easement will effectively segregate approximately 20,000 sq. ft. of area from Lot 2-3 and result in an uninterrupted frontage of approximately 90 feet. At a minimum, the designer should evaluate options to place the driveway easement as close to the lot line as possible.
- P9. Revise Sloped Granite Curb detail to indicate required setting angle between 45° and 60° (§300-10.H(2)).
- P10. Provide four-foot transition pieces at all driveway entrances (§300-10.G(4(b))) or revise Transition Curb Detail, as applicable.

§300-11 STORMWATER MANAGEMENT

Stormwater management is proposed via catch basins, drainage manholes, subsurface recharge structures on private lots, and an infiltration basin. Refer to the Stormwater Management section below for additional details.

- S4. Provide required 20' setback between the maximum pond water surface and the northern property line. Also provide the required 10' setback between the toe of pond berm embankment and the property line (§300-11.A.(7)).
- S5. Label individual pipe segments that will have cover less than 42", requiring Class V RCP (§300-11.B.(2)(a)).
- S6. Include notes and details for handling stormwater following placement of binder course. All catchment structures and mitigation features must be fully operational at the time of paving and an edge treatment such as curb or temporary berm must be installed. Using straw bales/crushed stone as noted in the Erosion Control Phasing will not be acceptable to the Board.

§300-12 UTILITIES

Proposed public utilities include drainage and electric, including street lighting. Residential lots are proposed to be serviced by private well and septic systems. BETA defers to the DPW on the feasibility on providing public water supply and to the Fire Chief on water supply for fire safety.

- S7. Provide information on if adequate testing has been done to determine that proposed well and septic systems can be constructed to applicable local and state standards.
- S8. In coordination with the DPW, revise Light Pole detail to conform to the latest Town Standards including LED, 3,000K, 3,000 lumen luminaires set on 6' long steel gray arm.
- S9. Recommend for the Board to discuss lighting on the proposed roadway. BETA notes that four light fixtures, including the existing fixture at the intersection of Summer Heights Drive, will be located on the 600' long roadway, whereas the surrounding neighborhood has light fixtures located at intersections and cul-de-sacs only.
- S10. Clarify how proposed electric conduit will interconnect to offsite power source.

§300-13 OTHER IMPROVEMENTS

- S11. The applicant has requested a waiver from §300-13.A.(1) and proposes no sidewalks along the roadway. BETA notes that one sidewalk is generally provided within the nearby neighborhood

(west side of Fall Lane, Summer Heights Drive). BETA also notes the Board typically requires the installation of vertical granite curb when granting this waiver for sidewalks; however, the surrounding roadways currently have sloped granite curb.

- S12. Provide bounds at easement boundaries (§300-13.D.(1)).
- S13. Revise planting legend to clarify that any trees beyond those listed must be in accordance with the approved trees in the subdivision regulations (§300-13.E.(2)(c)).
- S14. Clarify need for proposed arborvitae within the right-of-way. If they are for the benefit of screening for #122 Summer Heights Drive, consider relocating them to the private lot.
- S15. Provide a street sign at the intersection of Summer Heights Drive and Fall Lane (§300-13.F.(1)).

STORMWATER MANAGEMENT

The project proposes disturbance of more than one acre of land and thus is required to comply with Chapter 153: Stormwater Management. Comments regarding the project's conformance to §153 are provided in the following sections, where applicable.

GENERAL

- SW1. Revise HydroCAD model to include the grate for the outlet control structure. Also, the emergency spillway elevation should be above the 100-year peak elevation. As currently modeled, the spillway is not used for emergencies but rather is necessary for the regular function of the basin.
- SW2. Identify full extent of existing tree line on the watershed plans.
- SW3. Clarify extent of area modelled as "brush" in the HydroCAD model.
- SW4. Review HydroCAD model for basin to confirm that the area used for the 404' elevation matches that shown on the plans. Provide labels on basin contours for clarity.
- SW5. Provide an impervious material, such as a curb, through the depth of the emergency spillway to prevent premature seepage through the spillway material.
- SW6. Clarify the need for a cast-in-place outlet control structure. Suitable precast structures should be readily available.
- SW7. Provide details for the steel safety grating and metal trash rack proposed for the outlet control structure.
- SW8. Provide AASHTO or USDA soil classification for proposed low permeability fill.
- SW9. Revise pipe calculations to correct upper end invert for DMH-1 to match plans (419.10).
- SW10. Provide model number on Cultec chamber detail.
- SW11. Recommend replacing the broken inlet stone at the existing catch basin at the corner of Summer Heights Drive and Fall Lane.

No untreated stormwater (Standard Number 1): *No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

An isolated wetland is located on the southern side of the Site. Though no outfalls are proposed to this wetland, proposed grading will concentrate runoff to this area.

In addition, an outfall is proposed that will discharge runoff from the infiltration basin. A headwall and riprap apron are proposed to control erosion.

SW12. Provide rip rap sizing calculations and designate proposed stone size at outfalls.

SW13. Evaluate if any permanent or temporary erosion control measures are required in the swale located east of the Lot 2-3 residence.

Post-development peak discharge rates (Standard Number 2): *Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.*

The project proposes an increase in impervious area due to a new roadway, driveways, and houses. The project intends to mitigate increases in peak discharge rate via an infiltration basin as well as roof recharge structures. Models are provided for the 2, 10, 25, and 100-year storm events.

SW14. Provide an analysis point for the isolated wetlands. All freshwater wetlands are regulated by the Town's Bylaws.

SW15. Model the proposed infiltration basin as "water surface" to avoid "double-counting" the infiltration that will occur in this area.

SW16. Field review of the project area and review of aerial photography generally indicates a full tree canopy with understory growth. Revise woodlands "fair" to "good."

Recharge to groundwater (Standard Number 3): *Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.*

NRCS soil maps indicate the presence of Hollis-Rock outcrop-Charlton complex with a Hydrologic Soil Group (HSG) rating of D (very low infiltration potential). Four test pits have been completed at the Site in the area of the proposed infiltration basin. Test pit logs generally indicate the presence of Loamy Sand beneath proposed basin elevations. No groundwater was detected in any of the test pits, which were completed to depths between 0' and 7' below the proposed basin bottom.

The project proposes an infiltration basin to provide recharge volume in excess of that which is required. Additional recharge is proposed in the form of four subsurface infiltration systems which will collect runoff from each building roof. A Rawls rate of 2.41 in/hr, consistent with loamy sand and HSG A, has been used for the design of the infiltration basin.

SW17. Clarify the extent of soil evaluations done at the site, whether for stormwater, septic, or potable water. Test Pits indicate sandy loam and loamy sand, and an exfiltration rate of 2.41 in/hr has been used for the HydroCAD model, which is inconsistent with the HSG D conditions mapped in the NRCS soil survey. In accordance with Volume 3, Chapter 1, Page 9 of the *MA Stormwater Handbook*, provide additional soil survey within areas subject to alteration, particularly impervious surfaces, and revise HSG cover type as necessary.

SW18. Clarify if the extent of refusal encountered at elevation 399.5' in TP-4 was evaluated. No exfiltration credit should be taken in the area of refusal. If refusal extends northward from the test pit, then the basin design may require modification.

80% TSS Removal (Standard Number 4): *For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids (TSS).*

The project proposes to direct runoff from the roadway and driveways to an infiltration basin for treatment. The treatment train consists of deep sump catch basins, a sediment forebay, and the basin itself to provide the required TSS removal and pretreatment. The basin has been sized to provide water quality volume in excess of what is required for the Stormwater Standards and Town Bylaw (MS4).

A long-term pollution prevention plan was included as part of the O&M Plan. Comments on this plan are provided under Standard 8.

Higher Potential Pollutant Loads (Standard Number 5): *Stormwater discharges from Land Uses with Higher Potential Pollutant Loads require the use of specific stormwater management BMPs.*

The project is not a land use with a higher potential pollutant load – standard not applicable.

Critical Areas (Standard Number 6): *Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.*

The project does not propose discharges to critical areas – standard not applicable.

Redevelopment (Standard Number 7): *Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.*

The project is not a redevelopment – standard not applicable.

Construction Period Erosion and Sediment Controls (Standard Number 8): *Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.*

The project as currently depicted will disturb more than one acre of land; therefore, a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP) are required. The project proposes the use of erosion control barrier (mulch sock), catch basin inlet protection, straw bale dikes, and a stabilized construction entrance. A draft Construction Period Pollution Prevention Plan was included in the Stormwater Report.

SW19. Revise proposed straw bale dike. Per the *Best Development Practices Guidebook*, straw bales are not permitted in the Town of Franklin.

Operations/maintenance plan (Standard Number 9): *A Long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

A Long-Term Operation and Maintenance (O&M) Plan has been provided.

SW20. Provide greater detail on inspection and maintenance of infiltration basins. Indicate specific maintenance activities as described in the *MA Stormwater Handbook*, Volume 2, Chapter 2, Pages 87 and 92. Increase inspection frequency to include inspection/cleaning of pretreatment devices after every major storm event.

SW21. Provide description of public safety features.

SW22. Provide an estimated operations and maintenance budget.

SW23. Remove reference in the O&M plan that states the Site will be serviced by municipal sewer.

Illicit Discharges (Standard Number 10): *All illicit discharges to the stormwater management systems are prohibited.*

An Illicit Discharge Compliance Statement was included in the Stormwater Management Report.

Mr. Anthony Padula, Chairman

September 8, 2021

Page 8 of 8

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.



Matthew J. Crowley, PE
Senior Project Manager



Stephen Borgatti, PE
Engineer

cc: Amy Love, Planner



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 7, 2021
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Eastern Woods
Definitive Subdivision Plan

The DPCD has conducted a review for the above referenced Preliminary Subdivision Application for the Monday, September 13, 2021 Planning Board meeting and offers the following commentary:

General:

1. The applicant had submitted a preliminary plan for a Conventional Subdivision in December 2020.
2. The Planning Board has 90 days for a decision, on which day is November 28, 2021. The Applicant can provide a written extension to the Planning Board to extend this deadline.
3. 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
4. The Definitive plans indicates the development will be serviced by private water and individual on-site subsurface sewage disposal systems.

Waiver Request:

- **§300.13.A.(1) - Sidewalks. Location:** To allow no sidewalks to be constructed
- **§300.10.G.(6) – Driveways:** To allow access through the required frontage of a serviced lot

Comments:

1. The Applicant is proposing to construct 4 single-family homes with a drainage lot and roadway.
2. The Applicant is required to file with the Conservation Commission.
3. Letters have been received from Town Engineer, BETA, Conservation and Fire.
4. DPCD defers to DPW and BETA to comment on drainage and roadway layout.



Amy Love <alove@franklinma.gov>

Re: Eastern Woods Subdivision

1 message

Jennifer Delmore <jdelmore@franklinma.gov>

Tue, Aug 24, 2021 at 2:56 PM

To: Amy Love <alove@franklinma.gov>

Cc: Gus Brown <gbrown@franklinma.gov>, Michael Maglio <mmaglio@franklinma.gov>, Joseph Barbieri <jbarbieri@franklinma.gov>

Amy,

According to this plan, lots 2-3, and 2-4 have activity within the 100' buffer zone to wetlands, which requires a file with the Conservation Commission. Also, on this plan, it shows the wetland area in a different shape than we have shown on the plan approved under the Order of Resource Area Delineation granted by the Conservation Commission in 2018. I recommend the applicant or the applicant's representative contact me.

Thank you,
Jen

On Mon, Aug 23, 2021 at 10:35 AM Amy Love <alove@franklinma.gov> wrote:

Hi all,

Please find attached the Application for Eastern Woods Subdivision. They are scheduled for the September

 [F-4410_Definitive Subdivision_Intitial Submitta...](#)

13 meeting.

Mike - I will send the Stormwater Report in a separate email.

Thank you

[Amy Love, Town Planner II](#)

[Town of Franklin](#)

[355 East Central](#)

[Franklin, MA 02038](#)

[508-520-4907](#)

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Jennifer Delmore
Conservation Agent
[355 East Central Street](#)
[Franklin, MA 02038](#)
Phone: 508-520-4929
Email: jdelmore@franklinma.gov

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FRANKLIN FIRE DEPARTMENT

To : DPCD

FROM : J. S. BARBIERI, DEPUTY FIRE CHIEF

DATE : 25 AUGUST 2021

RE : DEFINITIVE SUBDIVISION – EASTERN WOOD ESTATES

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

The only item noted is that this proposed development is located in an area of town that does not have any fire hydrants nearby.

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

cc: file



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

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1029 Providence Road
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Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4410

August 20, 2021

Department of Planning & Community Development
Attn: Amy Love
355 E Central Street
Franklin, MA 02038

Re: **Definitive Subdivision – Eastern Wood Estates**

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Definitive Subdivision permit application and plan documents in accordance with the Town of Franklin Submittal Requirements. We have provided one original and 7 copies 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 C – Application for Approval of Definitive Plan;
- Certificate of Ownership;
- Form R – Subdivision Waiver Request Forms
- (2) Stormwater Report;
- Certified Abutters List;
- (2) 24x36 plan sets;
- (6) 11x17 plan sets;
- Filing Fee - \$800.00

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

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

Date: August 19, 2021

**Owner/Applicant:
Northeast Development Group
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**

FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

To the Planning Board of Franklin:

The undersigned, herewith, submits the accompanying definitive plan for the subdivision entitled "EASTERN WOOD ESTATES" for approval under the requirements of the Subdivision Control Law and your rules and regulations covering the subdivision of land.

1. Name of Applicant: NORTH EAST DEVELOPMENT GROUP
Address of Applicant: 418 OLD RIVER RD. LINCOLN, R.I.
Phone No.: 401-222-9203 Email: NERGROUP1@GMAIL.COM

2. Name of Owner (if not the Applicant): KYLE MCNAMARA
Address of Owner: 418 OLD RIVER RD. LINCOLN, R.I.
Phone No.: SAME Email: SAME

3. Name of Engineer: GUERRIERE & HALNON, INC.
Address of Engineer: 55 WEST CENTRAL ST. FRANKLIN, MA.
Phone No.: 508-528-3221 Email: ACAVALIERE@GANDHENGINEER.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: _____

Assessor's Map & Lot: MAP 315 LOT 37

6. No. of Lots: 4



Signature of Applicant

Kyle McNamara

Print Name of Applicant



Signature of Owner

Kyle McNamara

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: DEFINITIVE SUBDIVISION PLAN OF LAND
'EASTERN WOOD ESTATES'
Date of Plan: August 17, 2021 Assessor's Information: MAP 315 LOT 37
Prepared by: GUERRIERE & HALLOW, INC.

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

SECTION B:

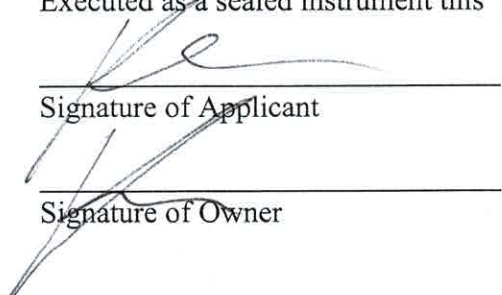
Name of Record Owner(s): KYLE MCNAMARA
Address of Record Owner(s): 418 OLD RIVER ROAD
LINCOLN, RHODE ISLAND 02838

*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 18th day of August 2021



Signature of Applicant

Kyle McNamara

Print name of Applicant

Signature of Owner

Kyle McNamara

Print name of Owner

Norfolk ss.

2021

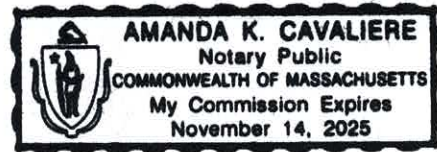
On this 19th day of August 2021, before me, the undersigned notary public, personally appeared Kyle McHamara (name of Applicant), proved to me through satisfactory evidence of identification, which were PI License to be the person whose name is signed on the preceding document in my presence.

Amanda K. Cavaliere

(Official signature and seal of notary)

Notary Public:

My Commission Expires: Nov. 14, 2025



Form R:
Franklin Planning Board
Subdivision Waiver Request

Prepared by: Guerriere & Halnon, Inc.

Signed:

Subdivision: Eastern Woods Estates

Date: 8/19/2021

Nature of Waiver:

To allow no sidewalks where (2) are required.

Subdivision Rules and Regulation Reference:

Section 300-13(A) (1)

Reason the waiver is requested:

See Attached Sheet

Alternatives to granting the waiver:

Provide a sidewalk on one or both sides of Fall Lane Extension.

Impact of waiver denial on the project:

Adds more impervious surface area within a proposed 4-lot subdivision.

Reasons this waiver is in the best interests of the Town and consistent with the intent and purpose of the Subdivision Control Law:

Form R
Franklin Planning Board
Subdivision Waiver Request

Page 2

Reason the waiver is requested:

This waiver is being requested for the following reasons:

- Reduce impervious surface area within a proposed 4-lot subdivision;
- Existing sidewalk on Fall Lane is on the opposite side of the proposed lots, which would require the installation of a crosswalk;
- Proposed street is minor in length to service 4 homes with a cul de sac at the end, which is also on the opposite side of the street from the existing sidewalk off Fall Lane;
- The existing sidewalk ends on the northwestern side of the driveway for 121 Fall Lane. To continue to extend the existing sidewalk would require altering land within the right of way off property, which is currently being maintained by 121 Fall Lane and moving it to the opposite side of the roadway would impact 122 Fall Lane's landscaped area.

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

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

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

NOT
EBook 38469 Page 40 #110696
10-14-2020 @ 12:20p
OFFICIAL
COPY
MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 10-14-2020 @ 12:20pm
Ct1#: 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, 2020.

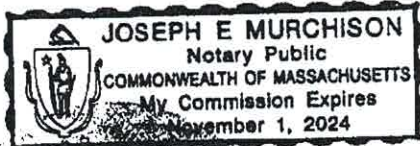
Valentina Pasquantonio Weber
VALENTINA PASQUANTONIO WEBER

David C. Weber
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.



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



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

F-4410

To

Scanned,
put in job file

(Definitive Forms)

RECEIVED
TOWN OF FRANKLIN
AUG 2 2021
BOARD OF ASSESSORS

A

Please Note: A \$25 fee is required with 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 08/02/21

Assessors Parcel ID # (12 digits) 315-37-000-000

Property Street Address 725 Summer Street ✓

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

Property Owner's Mailing Address 418 Old River Road

Town/City Lincoln State R.I. Zip Code 02838

Property Owner's Telephone # _____ - _____ - _____

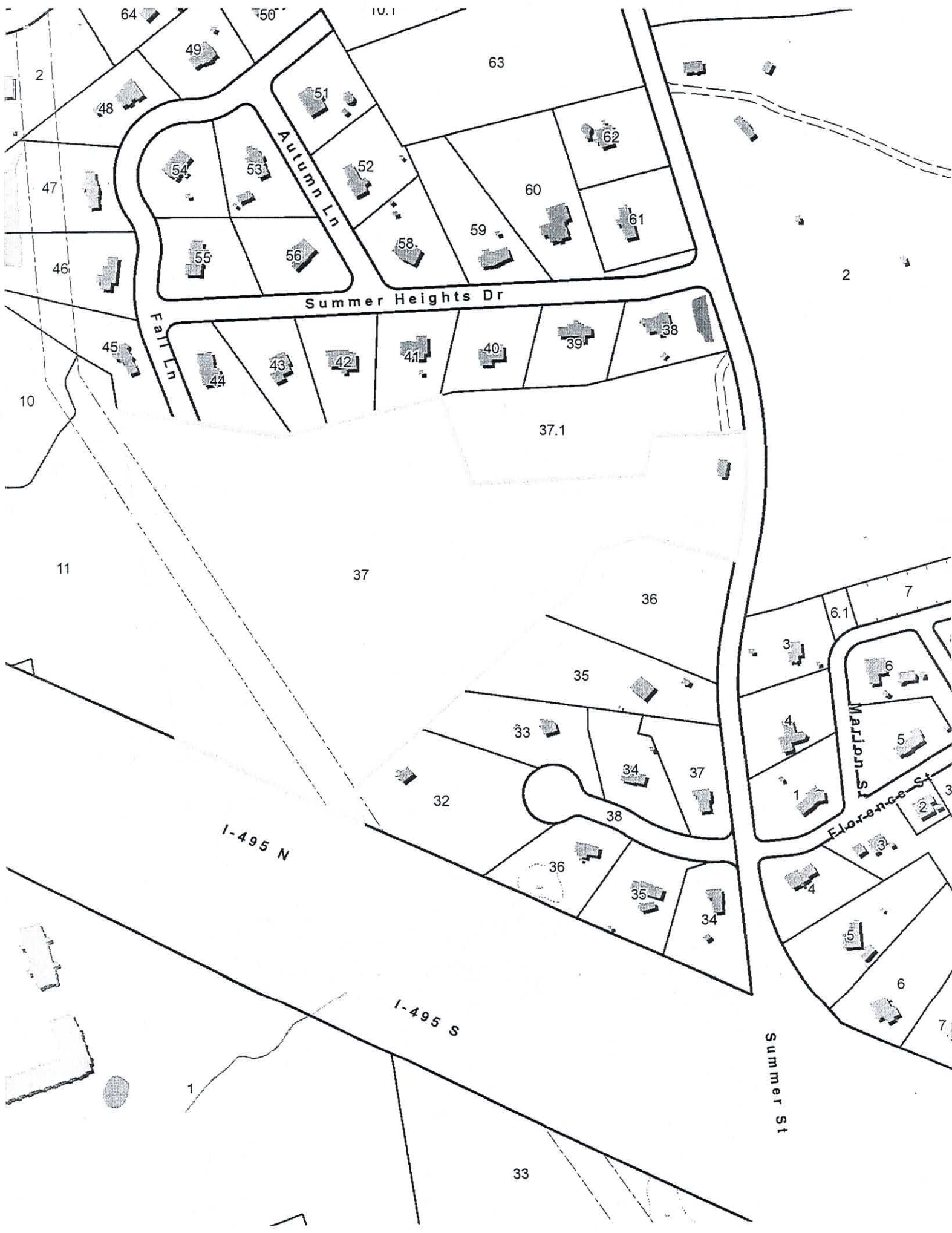
Requestor's Name (if different from Owner) Guerriere & Halnon, Inc.

Requestor's Address 55 West Central Street Franklin, MA.

Requestor's Telephone # 508 -528- 3221

Office Use Only: Date Fee Paid 8/2/21 Paid in Cash \$ 25.00

Paid by Check \$ _____ Check # _____ Town Receipt # 27440



64

50

10.1

63

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58

59

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Summer Heights Dr

Fall Ln

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37.1

11

37

36

7

6.1

35

3

6

33

4

5

32

34

37

1

2

I-495 N

Marion St
Florence St

38

36

35

34

4

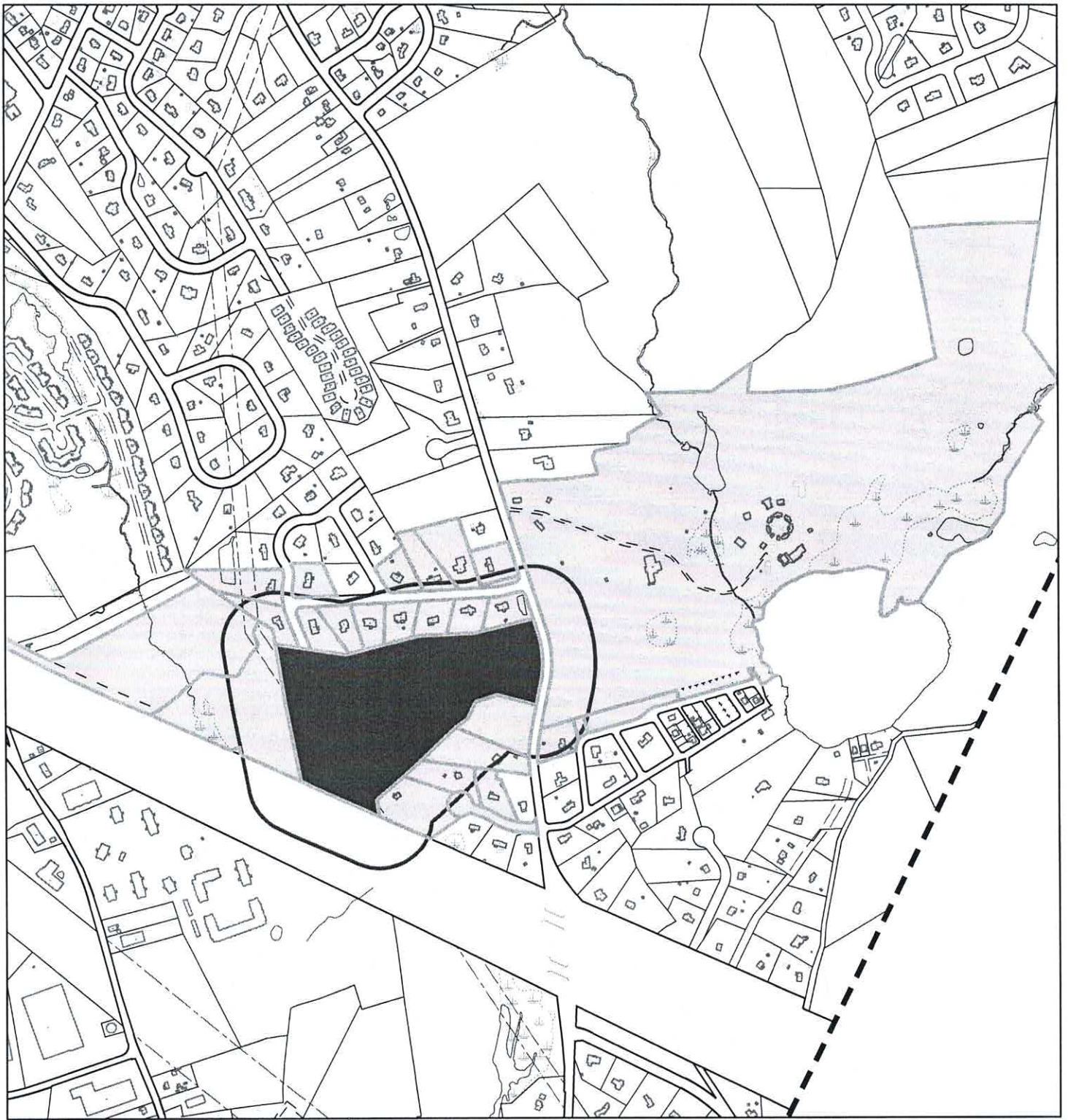
6

I-495 S

Summer St

1

33



725 SUMMER ST - 300' ABUTTERS
Town of Franklin



8/4/2021



300' Abutters List Report

Franklin, MA
August 04, 2021

Subject Parcel:

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

Mailing Address: MCNAMARA KYLE
725 SUMMER ST
FRANKLIN, MA 02038

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: 315-006-001
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

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

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

300' Abutters List Report

Franklin, MA
August 04, 2021

Parcel Number: 315-036-000 CAMA Number: 315-036-000-000 Property Address: SUMMER ST	Mailing Address: MCNAMARA KYLE 725 SUMMER ST FRANKLIN, MA 02038
Parcel Number: 315-037-000 CAMA Number: 315-037-000-000 Property Address: 725 SUMMER ST	Mailing Address: MCNAMARA KYLE 725 SUMMER ST FRANKLIN, MA 02038
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
Parcel Number: 315-045-000 CAMA Number: 315-045-000-000 Property Address: 121 FALL LN	Mailing Address: PATEL BHAVNABEN D PATEL DINESHKUMAR A 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

www.cai-tech.com

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300' Abutters List Report

Franklin, MA
August 04, 2021

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: 318-038-000
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, 8-4-2021

www.cai-tech.com

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FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MCNAMARA KYLE
725 SUMMER ST
FRANKLIN, MA 02038

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

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

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

CONCANNON BRIAN R
CONCANNON MEGAN H
15 SUMMER HEIGHTS DR
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CAMP HIASTAN OF THE ARME
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DOIRON MICHAEL T
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FLUM RACHEL P
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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
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FRANKLIN, MA 02038

TOZIAN LEO D TR
SHIGEMOTO FAMILY TRUST
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WRENTHAM, MA 02093

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GOODFELLOW MARY BETH
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FRANKLIN, MA 02038

WALKER MARK
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CANESI ELIZABETH A
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PATEL DINESHKUMAR A
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FRANKLIN, MA 02038

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BROWN BRENDA
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FRANKLIN, MA 02038

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

Town of Franklin



Planning Board

The following notice will be published in the Milford Daily Newspaper once on Monday, August 30, 2021 and again on September 6, 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 13, 2021 at 7:10 PM** for a Definitive Subdivision Plan located at 725 Summer Street in Franklin, MA prepared by Guerriere & Halnon, Inc. and submitted to the Department of Planning & Community Development, by Kyle McNarmara, 418 Old River road, Lincoln, RI.

The property is located in the Rural Residential I Zoning District (Assessors Map 315 Lot 027) on Summer Street. The applicant is proposing to construct a 5 lot subdivision, including a drainage lot along with a new roadway, landscaping and drainage.

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 records and files for this project, please visit <https://www.franklinma.gov/planning-board>.

Anthony Padula, Chairman

FRANKLIN TOWN OF
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FRANKLIN, MA 02038

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