



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

355 EAST CENTRAL STREET, ROOM 120

FRANKLIN, MA 02038-1352

TELEPHONE: 508-520-4907

FAX: 508-520-4906

### **MEMORANDUM**

**DATE:** May 3, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Union Meadows Drive (Union Meadows Estates)  
Final Bond Release

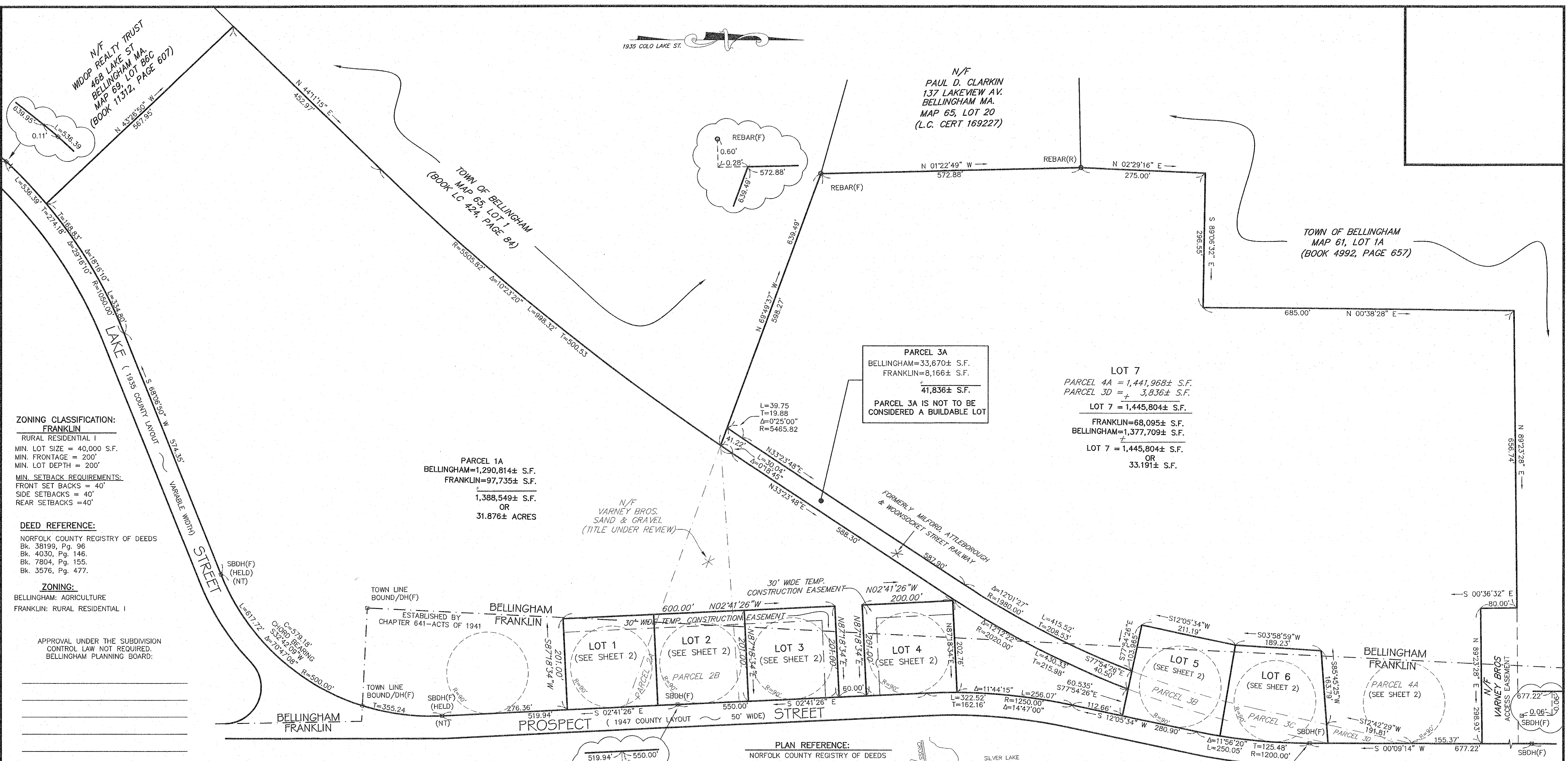
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The Planning Board is currently retaining a bond in the amount of \$2,002 until the Town Council accepted the roadway and filed with the Registry of Deeds.

The Town Council voted to accept the roadway and the Town Attorney filed with the Registry of deeds.

The applicant has requested a refund of the bond posted.

DCPD recommends releasing the final \$2,002 bond.



**ZONING CLASSIFICATION:**  
**FRANKLIN**  
 RURAL RESIDENTIAL I  
 MIN. LOT SIZE = 40,000 S.F.  
 MIN. FRONTAGE = 200'  
 MIN. LOT DEPTH = 200'  
**MIN. SETBACK REQUIREMENTS:**  
 FRONT SET BACKS = 40'  
 SIDE SETBACKS = 40'  
 REAR SETBACKS = 40'

**DEED REFERENCE:**  
 NORFOLK COUNTY REGISTRY OF DEEDS  
 Bk. 38199, Pg. 96  
 Bk. 4030, Pg. 146  
 Bk. 7804, Pg. 155  
 Bk. 3576, Pg. 477.

**ZONING:**  
 BELLINGHAM: AGRICULTURE  
 FRANKLIN: RURAL RESIDENTIAL I

APPROVAL UNDER THE SUBDIVISION  
 CONTROL LAW NOT REQUIRED.  
 BELLINGHAM PLANNING BOARD:

DATE: \_\_\_\_\_

THIS ENDORSEMENT BY THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.  
 FRANKLIN PLANNING BOARD:

DATE: \_\_\_\_\_

THIS ENDORSEMENT BY THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

**DEED REFERENCE:**  
 NORFOLK COUNTY REGISTRY OF DEEDS  
 Bk. 38199, Pg. 96  
 Bk. 4030, Pg. 146  
 Bk. 7804, Pg. 155  
 Bk. 3576, Pg. 477.

**ASSESSOR'S REFERENCE:**  
**FRANKLIN:**  
 MAP 309, LOT 018  
 MAP 308, LOT 079  
**BELLINGHAM:**  
 MAP 69, LOT 87  
 MAP 65, LOT 22

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

*Joyce E. Hastings*  
 JOYCE E. HASTINGS, P.L.S.  
 4/16/2021

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN RECORDS.

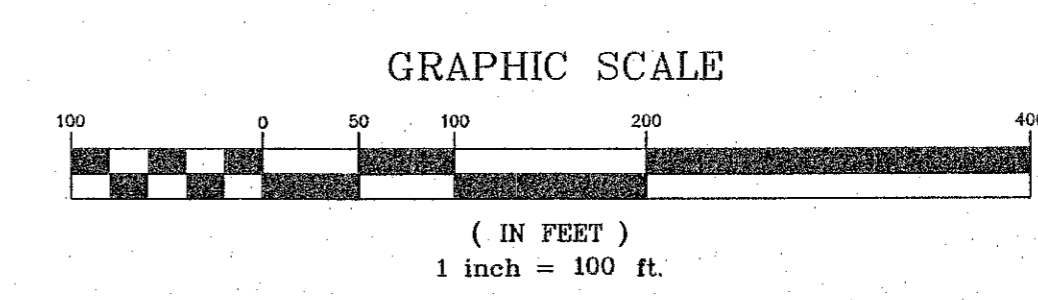
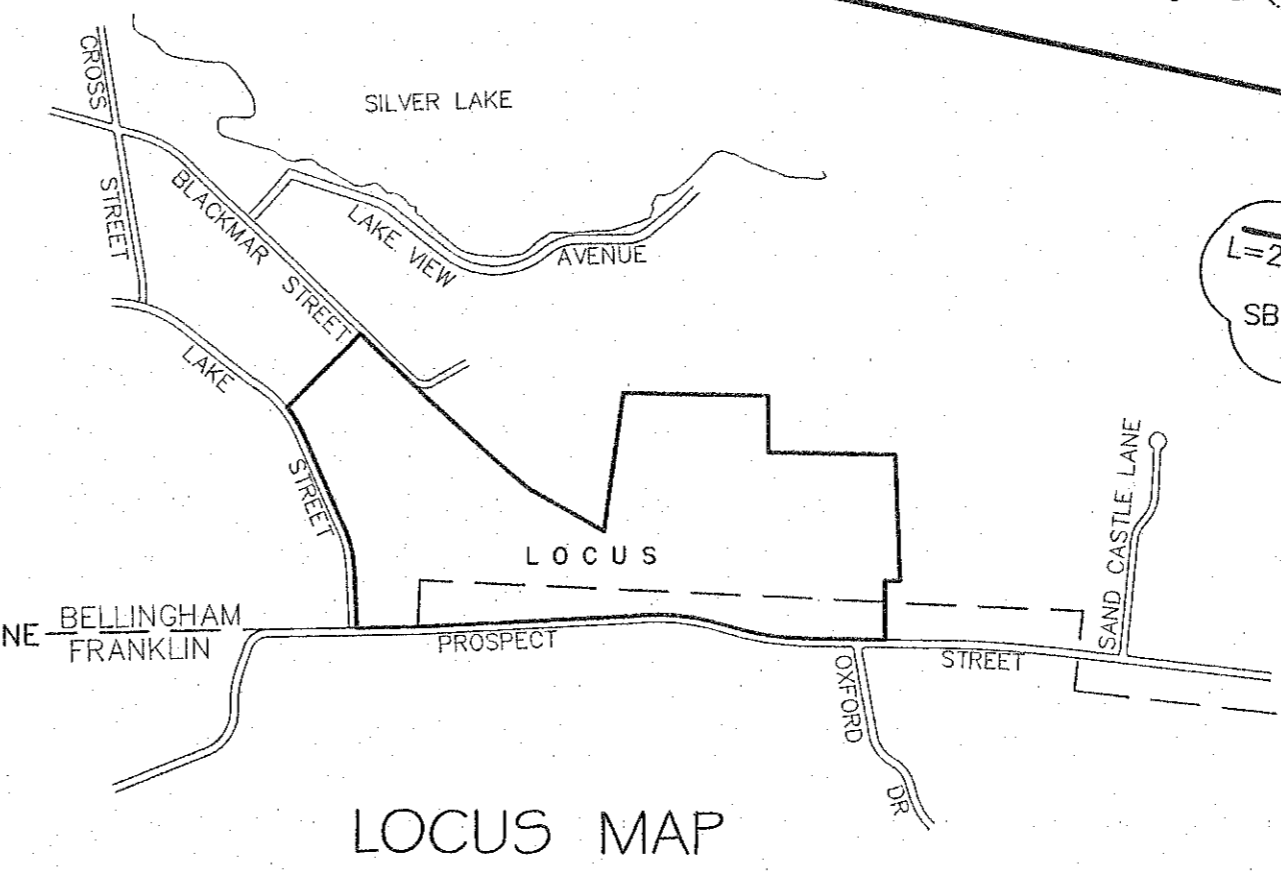
**OWNER OF RECORD:**  
 VARNEY BROS SAND + GRAVEL  
 PO BOX 94  
 FRAMINGHAM, MA 01702  
 PARCELS 1A-1E, 4A-4C AND LOTS 3 AND 4  
 V.F.W OF THE U.S., INC  
 940 SOUTH MAIN ST.  
 BELLINGHAM, MA  
 P.O. BOS 101  
 BELLINGHAM, MA  
 PARCELS 2A AND 2B  
 WALL STREET DEVELOPMENT CORP.  
 P.O. BOX 272, WESTWOOD, MA  
 PARCELS 3A-3D

ALTERATION OF BELLINGHAM AND BELLINGHAM TOWN LINE ESTABLISHED BY CHAP. 641-ACTS OF 1941 DATED AUGUST 4, 1942 SCALE 1" = 150' BY: WALLACE S. CARSON, COUNTY ENGINEER  
 1942 COUNTY LAYOUT OF PROSPECT STREET, FRANKLIN, MA & LAKE STREET, BELLINGHAM MA PLAN BOOK 130, (NO 376 OF 1942)  
 1935 COUNTY LAYOUT OF LAKE STREET BELLINGHAM, MA PLAN BOOK 119, (NO 396 OF 1935)  
 UNRECORDED PLAN BY: KELLY ENGINEERING GROUP, INC. PLAN NO. 2008-003-MIOO PREPARED FOR: PAUL CLARKIN LAKE VIEW AVE. BELLINGHAM, MA  
 UNRECORDED SURVEY BY: Guerriere & Holton Inc 55 WEST CENTRAL ST FRANKLIN, MA (MAP 309, LOT 19) FRANKLIN, MA.

**PLAN REFERENCE:**  
 NORFOLK COUNTY REGISTRY OF DEEDS  
 PLAN No.712 OF 1985  
 PLAN No.425 OF 1980  
 PLAN BOOK 323 (No.712 OF 1985)  
 PLAN BOOK 388 (No.1176 OF 1989)  
 PLAN BOOK 234 (No.976 OF 1972)  
 PLAN BOOK 231 (No.392 OF 1972)  
 RECORD BOOK 861, PAGE 506

**ASSESSOR'S REFERENCE:**  
**FRANKLIN:**  
 MAP 309, LOT 018  
 MAP 308, LOT 079  
**BELLINGHAM:**  
 MAP 69, LOT 87  
 MAP 65, LOT 22

**LEGEND**  
 SBDH - STONE BOUND W/DRILL HOLE  
 PC - POINT OF CURVATURE  
 (F) - FOUND  
 (R) - RECORD  
 (S) - SET  
 (NT) - NOT TANGENT  
 DH - DRILL HOLE



**PLAN OF LAND FRANKLIN & BELLINGHAM MASSACHUSETTS**

(NORFOLK COUNTY)  
 SCALE: 1"=100' APRIL 16, 2021  
 PREPARED FOR:  
 WALL STREET DEVELOPMENT CORP.

PREPARED BY:  
**GLM** Engineering Consultants, Inc.  
 19 EXCHANGE STREET  
 HOLLISTON, MA 01746  
 P: 508-429-1100 F: 508-429-7160  
 www.GLMengineering.com  
 JOB #: 16590WD/16590ANR-2.DWG

PARCEL 1A  
 BELLINGHAM=1,290,814± S.F.  
 FRANKLIN=97,735± S.F.  
 +  
 1,388,549± S.F.  
 OR  
 31.876± ACRES

1935 COLO LAKE ST.

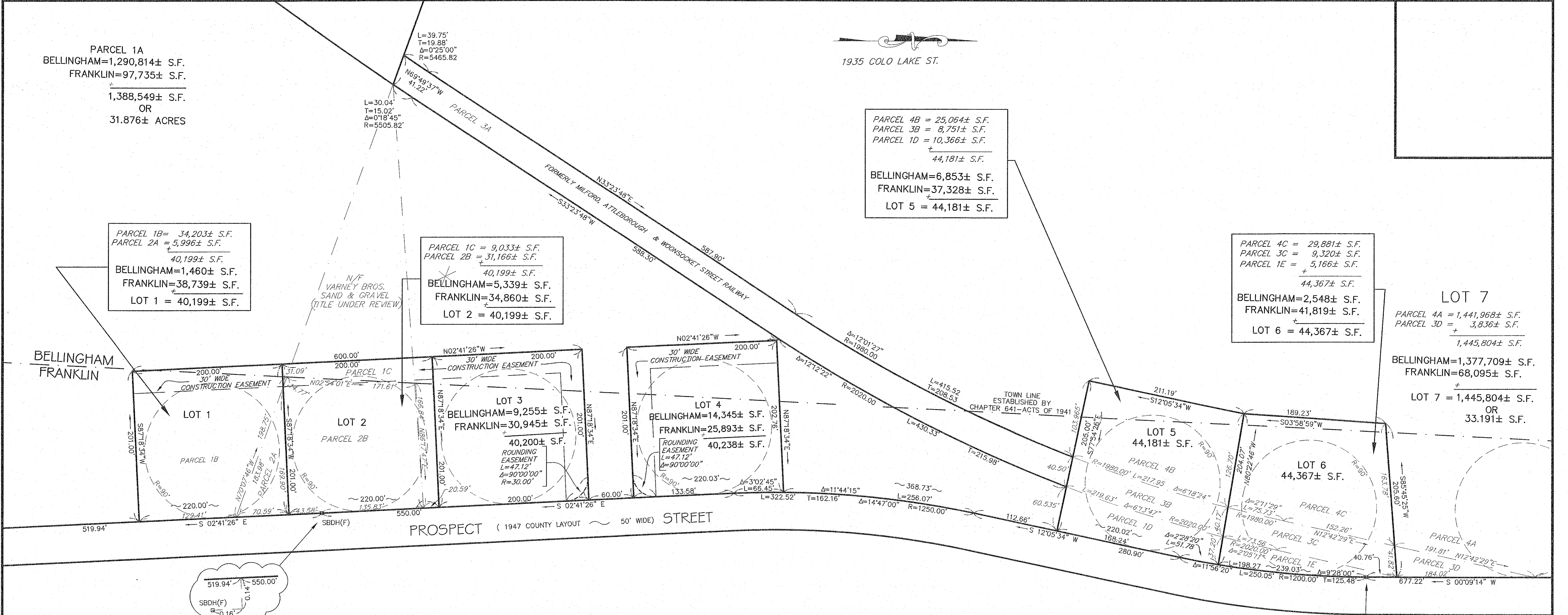
PARCEL 4B = 25,064± S.F.  
 PARCEL 3B = 8,751± S.F.  
 PARCEL 1D = 10,366± S.F.  
 +  
 44,181± S.F.  
 BELLINGHAM=6,853± S.F.  
 FRANKLIN=37,328± S.F.  
 +  
 LOT 5 = 44,181± S.F.

PARCEL 1B = 34,203± S.F.  
 PARCEL 2A = 5,996± S.F.  
 +  
 40,199± S.F.  
 BELLINGHAM=1,460± S.F.  
 FRANKLIN=38,739± S.F.  
 +  
 LOT 1 = 40,199± S.F.

PARCEL 1C = 9,033± S.F.  
 PARCEL 2B = 31,166± S.F.  
 +  
 40,199± S.F.  
 BELLINGHAM=5,339± S.F.  
 FRANKLIN=34,860± S.F.  
 +  
 LOT 2 = 40,199± S.F.

PARCEL 4C = 29,881± S.F.  
 PARCEL 3C = 9,320± S.F.  
 PARCEL 1E = 5,166± S.F.  
 +  
 44,367± S.F.  
 BELLINGHAM=2,548± S.F.  
 FRANKLIN=41,819± S.F.  
 +  
 LOT 6 = 44,367± S.F.

LOT 7  
 PARCEL 4A = 1,441,968± S.F.  
 PARCEL 3D = 3,836± S.F.  
 +  
 1,445,804± S.F.  
 BELLINGHAM=1,377,709± S.F.  
 FRANKLIN=68,095± S.F.  
 +  
 LOT 7 = 1,445,804± S.F.  
 OR  
 33.191± S.F.



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. BELLINGHAM PLANNING BOARD:

DATE: \_\_\_\_\_

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DATE: \_\_\_\_\_

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JOYCE HASTINGS, P.L.S.  
 DATE: 4/16/2021

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 PLAN No.712 OF 1985  
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 PLAN BOOK 388 ( No.1176 OF 1989 )  
 PLAN BOOK 234 ( No.976 OF 1972 )  
 PLAN BOOK 231 ( No.392 OF 1972 )  
 RECORD BOOK 861, PAGE 506

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 FRANKLIN: RURAL RESIDENTIAL I

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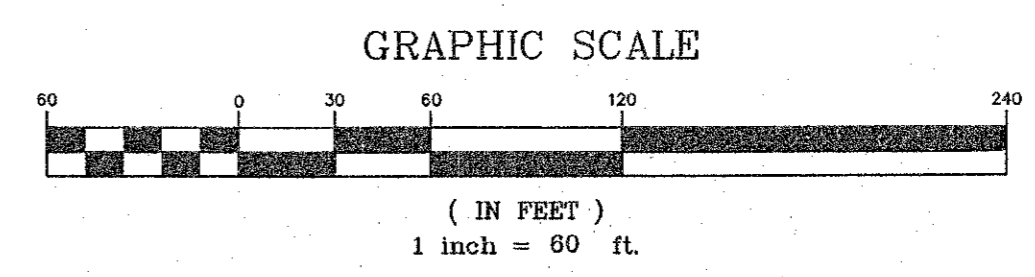
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 V.F.W OF THE U.S., INC  
 940 SOUTH MAIN ST.  
 BELLINGHAM, MA  
 PO BOS 101  
 BELLINGHAM, MA.  
 PARCELS 2A AND 2B  
 WALL STREET DEVELOPMENT CORP.  
 PO BOX 272, WESTWOOD, MA  
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 DH - DRILL HOLE

**PLAN OF LAND  
 FRANKLIN & BELLINGHAM  
 MASSACHUSETTS**

(NORFOLK COUNTY)  
 SCALE: 1"=60' APRIL 16, 2021  
 PREPARED FOR:  
 WALL STREET DEVELOPMENT CORP.

PREPARED BY:  
**GLM** Engineering  
 Consultants, Inc.  
 19 EXCHANGE STREET  
 HOLLISTON, MA 01746  
 P: 508-429-1100 F: 508-429-7160  
 www.GLMengineering.com  
 JOB #: 16590ANR.DWG



PLANNING BOARD  
FRANKLIN, MASSACHUSETTS

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

MARCH 29, 2021

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: Wall Street Development Corp.  
Address of Applicant: P.O. Box 272 Westwood, MA 02090  
Phone No.: 617-922-8700 Email: lou@wallstreetdevelopment.com
2. Name of Owner (if not the Applicant): SAME  
Address of Owner: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: GLM ENGINEERING CONSULTANTS, INC. 38899 440
4. Deed of Property recorded in \_\_\_\_\_ with Norfolk Registry, Book 38199, Page 96
5. Location and Description of Property: VACANT LAND
6. Assessor's Map & Lot: N/A
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 Prospect Street, 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: \_\_\_\_\_

*Louis Petroszi*  
Signature of Applicant

*Louis Petroszi*  
Signature Owner

Wall Street Development Corp.  
Print Name of Applicant

Wall Street Development Corp  
Print Name of Owner

PLANNING BOARD  
FRANKLIN, MASSACHUSETTS

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

MARCH 29, 20 21

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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: Wall Street Development Corp.  
Address of Applicant: P.O. Box 272, Westwood, MA 02090  
Phone No.: 617-972-8700 Email: lou@wallstreetdevelopment.com
2. Name of Owner (if not the Applicant): V.F.W. Bellingham Post 7272  
Address of Owner: 940 S. MAIN STREET, Bellingham, MA 02019  
Phone No.: \_\_\_\_\_ Email: \_\_\_\_\_
3. Name of Engineer: GLM ENGINEERING CONSULTANTS, INC.
4. Deed of Property recorded in 1968 with Norfolk Registry, Book 4499 Page 544
5. Location and Description of Property: Prospect Street
6. Assessor's Map & Lot: 309-019-000-000
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 Prospect Street, 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: \_\_\_\_\_

Louis Petrozzi, Pres.  
Signature of Applicant

Patrick Pisani 2/15/21  
Signature Owner

Wall Street Development Corp.  
Print Name of Applicant  
Louis Petrozzi, President

V.F.W. - Bellingham Post  
Print Name of Owner  
PATRICK PISANI, COMMANDER

PLANNING BOARD  
FRANKLIN, MASSACHUSETTS

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


March 29, 2021

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: Wall Street Development Corp.  
Address of Applicant: P.O. Box 272, Westwood, MA 02090  
Phone No.: 617-922-8700 Email: lou@wallstreetdevelopment.com
2. Name of Owner (if not the Applicant): Varney Bros. Sand + Gravel, Inc.  
Address of Owner: P.O. Box 94, Bellingham, MA 02019  
Phone No.: 508-966-1313 Email: lvarney@varneyproperties.com
3. Name of Engineer: GLM Engineering Consultants, Inc.
4. Deed of Property recorded in \_\_\_\_\_ with Norfolk Registry, Book \_\_\_\_\_, Page \_\_\_\_\_
5. Location and Description of Property: Prospect Street
6. Assessor's Map & Lot: 309-018-000-000 and 308-079-000-000
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 Prospect Street, 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

Wall Street Development Corp.  
Print Name of Applicant  
Louis Petrozzi, President

VARNEY BROS. SAND + GRAVEL, INC  
Print Name of Owner  
Elizabeth Varney, President

14944

**WALL STREET DEVELOPMENT CORP.**

P.O. BOX 272  
WESTWOOD, MA 02090-0272  
TEL. (781) 440-0306

Needham Bank

53-7353/2113

4/29/2021

PAY TO THE ORDER OF Franklin - Town of

\$ \*\*350.00

Three Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

Franklin - Town of  
355 East Central Street  
Franklin, MA 02038



Security features. Details on back.



*Susan Petroski*  
AUTHORIZED SIGNATURE

MEMO

Varney Property -Revised ANR Plan

⑆0⑆14944⑆ ⑆211373539⑆

590259711⑆

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: Plan of Land Franklin & Bellingham, Massachusetts

Date of Plan: Jul 16, 2021 Map/Parcel#: 309-018-000-000  
Map/Parcel#: 308-079-000-000

Prepared by: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746

Applicant Name & Address: Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090

SECTION B:

Name of Record Owner(s): Varney Bros. Sand & Gravel, Inc.  
Address of Record Owner(s): P.O. Box 94, Bellingham, MA 02019

**\*\*Attach Property Deed matching the owner's name 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):  
See Attached.

\*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 \_\_\_\_\_ day of March, 2021.

Luca Petruszi, Pres.  
Signature of Applicant

Wall Street Development Corp.  
Print Name of Applicant

[Signature]  
Signature of Owner

Varney Bros. Sand & Gravel, Inc.  
Print Name of Owner

\*\*\*Must be Notarized on back page



COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

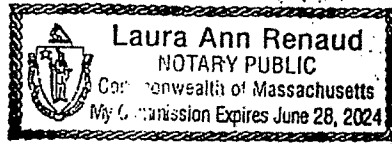
March 22 2021

On this 22 day of March, 2021, before me, the undersigned notary public, personally appeared ELIZABETH ANN YARNEY (name of owner), proved to me through satisfactory evidence of identification, which were MA LICENSE to be the person whose name is signed on the preceding document in my presence.

Laura Ann Renaud  
(Official signature and seal of notary)

Notary Public:

My Commission Expires: 6-28-24



# Corporations Division

## Business Entity Summary

ID Number: 042134961

[Request certificate](#)

[New search](#)

Summary for: VARNEY BROS. SAND & GRAVEL, INC.

<b>The exact name of the Domestic Profit Corporation:</b> VARNEY BROS. SAND & GRAVEL, INC.		
<b>Entity type:</b> Domestic Profit Corporation		
<b>Identification Number:</b> 042134961		
<b>Date of Organization in Massachusetts:</b> 12-31-1951		
<b>Last date certain:</b>		
<b>Current Fiscal Month/Day:</b> 12/31		<b>Previous Fiscal Month/Day:</b> 12/31
<b>The location of the Principal Office:</b>  Address: 79 HARTFORD AVE. City or town, State, Zip code, BELLINGHAM, MA 02019 USA Country:		
<b>The name and address of the Registered Agent:</b>  Name: JON R. VARNEY Address: 79 HARTFORD AVE. City or town, State, Zip code, BELLINGHAM, MA 02019 USA Country:		
<b>The Officers and Directors of the Corporation:</b>		
<b>Title</b>	<b>Individual Name</b>	<b>Address</b>
PRESIDENT	ELIZABETH A. VARNEY	1335 WALNUT ST. NEWTON, MA 02461 USA
TREASURER	ELIZABETH A. VARNEY	1335 WALNUT ST. NEWTON, MA 02461 USA
SECRETARY	BARTHOLOMEW P. MOLLOY	20 YORK WAY, WESTWOOD, MA 02090 USA
DIRECTOR	JANE W. ELLIS	79 BATES ST. MENDON, MA 01756 USA
DIRECTOR	BARTHOLOMEW P. MOLLOY	20 YORK WAY WESTWOOD, MA 02090 USA
DIRECTOR	ELIZABETH A. VARNEY	1335 WALNUT ST. NEWTON, MA 02461 USA
DIRECTOR	JON R. VARNEY	78 BELLINGHAM ST. MENDON, MA 01756 USA
<b>Business entity stock is publicly traded:</b>		
<b>The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:</b>		



NOTICE OF RECORDATION  
 PUBLIC RECORDS  
 COMMONWEALTH OF MASSACHUSETTS  
 JUL 25 1957  
 PUBLIC RECORDS

3576  
 477

Witness my hand and seal this 24th day of June, 19 57.

*Zella M. Chase*

The Commonwealth of Massachusetts

Norfolk

June 24, 19 57.

Then personally appeared the above-named Zella M. Chase

and acknowledged the foregoing instrument to be her act and deed, before me

*Joseph Kenney*  
 Notary Public

My commission expires October 13, 19 62.

Recorded July 25, 1957 at 3h. 22m. P.M.

That I Ellsworth R. Crooks  
 of Bellingham, Norfolk County, Massachusetts,  
 for consideration paid, grant to Varney Bros. Sand and Gravel, Inc.,  
 of Bellingham Massachusetts  
 with collateral covenants

the land in said Bellingham described as follows: being all the premises described in deed of Almira E. Chilson, as administratrix of the estate of Whipple O. Chilson, to said Judson E. Camp, dated June 5, 1893 recorded with with Norfolk Deeds Book 721, Page 178, and described in said deed as follows: A certain parcel of land situated in the southerly part of said Bellingham, containing 43 acres and 65 sq. rods and bounded and described as follows, viz. Beginning at the N.E. corner of the granted premises at a stake and stones of Wm. and Mayhew Darling and Prospect St. thence by and upon said St. S. 12° W. 580 ft S. 22° W 308 ft. S. 21° W. 204 ft S. 9° W 582 ft. and S. 5° W 132 Ft. to a stake and stones at land of Joel A. and Geo. A. Crooks, thence in westerly direction on said Crooks land N. 60° W. 1260 ft. to a stake and stones at land of Geo A. Crooks land N. 10° 30' E. 573 ft thence in same general direction on land of Wm. and Mayhew Darling N 8° 30' E 275 ft on land of said Wm. and Mayhew Darling to a stake and stones at a corner of land of Edwin Darling: thence on land of said Edwin Darling S 77° E. 315 ft. to a corner: thence still on said Edwin Darling land N. 12° 45' E. 685 ft. to a stake and stones at a corner of land of said Wm. and Mayhew Darling thence on said Wm. and Myhew Darling S. 78° 30' E. 956 ft. to the stake and stones at the point of departure. Meaning to convey all of the above parcel with the exception of land conveyed to the Woonsocket, Milford and Attleboro St. Railway Company by Judson E. Camp, and a small parcel sold by Ellsworth R. Crooks to Hugh Wilson Book 2832 P. 315. Property also subject to easements granted to the Town of Franklin for drainage purposes. This property is partly in Bellingham and Franklin Mass. due to change in Town lines between Franklin and Bellingham. For my title see Probate Court Records Norfolk, Book 424 Page 84.

3576  
47 B



NOT A N O T  
CANCELS DEEDS A N  
O P A L  
JUL 25 1957  
159  
C O P Y

Corona Crooks

husband of said grantor,  
wife

Ellsworth R. Crooks

release to said grantees all rights of ~~any and all~~ dower and homestead and other interests therein.

Witness their hand and seal this 8<sup>th</sup> day of September 19 56

*Ellsworth R. Crooks*  
*Corona Crooks*

The Commonwealth of Massachusetts

Norfolk

SS.

September 8

19 56

Then personally appeared the above named Ellsworth R. Crooks and Corona

Grooks

and acknowledged the foregoing instrument to be their free act and deed, before me

*Leo Anderson Stearns*  
Notary Public - ~~XXXXXXXXXX~~

My commission expires December 27 1957

Recorded July 25, 1957 at 3h. 22m. P.M.

We, JAMES J. WHITE, SR., and VIGLA M. WHITE (husband and wife),

of New Haven, in the State of Connecticut,

~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~, for consideration paid, grant to JOSEPH J. WOODMAN

of Bellingham, Massachusetts,

with warranty covenants,

the land in BELLINGHAM, Norfolk County, Massachusetts, described as follows:

(Description and encumbrances, if any)

Those certain parcels of land laid out and designated as lots numbered 132, 133, 134, and 166, 167, on a plan of land entitled "Charles River Grove", dated March 1919, and recorded with the Norfolk Registry of Deeds, Plan Book 89, Plan 4344, to which reference may be had for a more particular description.

Meaning to convey and hereby conveying the same premises conveyed to these grantors by deed of Florence Woodman, dated August 11, 1956, and recorded Book 3497, Page 200.

NOT 4030 NOT

OFFICIAL COPY OFFICIAL COPY

Charles E. Spooner, Jr. and Howard C. Abbott

EXECUTOR Under the WILL of -

Will L. Crooks, late of Eellingham, Norfolk County, Massachusetts, deceased by power conferred by said will (Norfolk Probate No. 152750) by license from said Norfolk Probate Court dated April 21, 1962

for Seven Thousand (\$7,000.00) and every other power, Dollars paid, grant to Varney Eros. Sand & Gravel, Inc., a Massachusetts corporation with a principal place of business in Eellingham, Massachusetts the land in the southerly part of said Eellingham lying northeast of the M. A. & W. St. R'y and bounded as follows; beginning at the southeast corner at land of George Christie and running S. 63° 7' E. 25 rods 2 links to a stake; thence westerly on land of said George Christie to said Street Railway; thence along land of said Railway to land of Judson E. Camp, formerly owned by Whipple C. Chilson; thence 62° E. on land of said Camp to a corner of the wall on Prospect Street; thence S. 7° 45' E. on said wall 35 rods more or less, to a point opposite a stone bound on the line between the towns of Eellingham and Franklin; thence southwesterly partly on a ditch 30 rods, more or less to the east side of saw mill trench; thence westerly across said trench to the bank wall on west side of same; thence southwest on said bank, back of saw-mill to a stone bridge on Lake St. thence southwest on said street 60 rods, more or less to the first mentioned corner. Also the Mill privilege for a description of which reference is made to a deed recorded in Dedham Apr. 30th 1860 Lib. 287 folio 50.

Also a tract of land adjoining the last mentioned tract, situated on the west side of Prospect St. and north side of Lake St. containing three acres more or less, bounded as follows: beginning at the stone bound between Eellingham & Franklin on Prospect St. at the northeast corner, thence running westerly partly on a ditch 32 rods to the east side of the dam; thence 4 rods and 30 links on the trench to a small white oak tree; thence southerly 10 rods and 4 links to Lake Street thence easterly on said St. to Prospect St. thence northerly on Prospect St. to the first mentioned bound.

Excepting therefrom the land conveyed to Chester F. Crooks et ux by Will L. Crooks by deed duly recorded with Norfolk Deeds Book 3733, Page 370. Also any land taken for the relocation of Lake Street. A portion of the aforesaid land is now situated in Franklin as a result of relocation of the town line.



Witness our hand and seal this 29th day of October 1962

Charles E. Spooner, Jr.
Howard C. Abbott
Executors u/w Will L. Crooks

City of Massachusetts

Norfolk ss. October 29, 1962

Then personally appeared the above named Howard C. Abbott and acknowledged the foregoing instrument to be his free act and deed, before me

Laura B. Cataldo
Laura B. Cataldo, Notary Public
My commission expires Jan 19 1963



Recorded Nov. 2, 1962 at 2h. 14m. P.M.

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: Plan of Land Franklin & Bellingham, Massachusetts

Date of Plan: April 16, 2021 | Map/Parcel#: N/A

Prepared by: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746

Applicant Name & Address: Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090

SECTION B:

Name of Record Owner(s): Wall Street Development Corp.  
Address of Record Owner(s): P.O. Box 272, Westwood, MA 02090

**\*\*Attach Property Deed matching the owner's name 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):

Louis Petrozzi, President & Treasurer

\*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:

Massachusetts - 1995

Executed as a sealed instrument this 25<sup>th</sup> day of March, 2021.

*Louis Petrozzi*  
Signature of Applicant

Wall Street Development Corp.  
Print Name of Applicant

*Louis Petrozzi, Pres*  
Signature of Owner

Wall Street Development Corp.  
Print Name of Owner

COMMONWEALTH OF MASSACHUSETTS

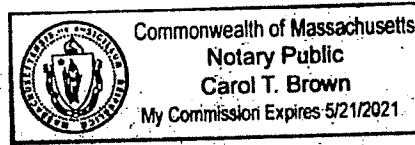
Norfolk, SS.

March 25<sup>th</sup>, 2021

On this 25<sup>th</sup> day of March, 2021, before me, the undersigned notary public, personally appeared Louis Petrozzi, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as his own free act and deed, as President and Treasurer for Wall Street Development Corp., a corporation and who swore or affirmed that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Notary Public: Carol T. Brown  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**QUITCLAIM DEED**

I, Walter H. Sawyer, Jr., Personal Representative of the Estate of Constance C. Sawyer, Norfolk Probate Court Docket No. NO20P2282EA, of North Smithfield, Rhode Island conferred by Power of Sale in Will allowed by Norfolk Probate Court, Docket No. NO20P2282EA, dated January 8, 2021 and every other power for consideration paid of Twelve Thousand Five Hundred Dollar and No Cents (\$12,500.00), grants to Wall Street Development Corp. a Massachusetts corporation with an address at P.O. Box 272, Westwood, Massachusetts, with QUITCLAIM COVENANTS, the land in the Town of Bellingham and Franklin, Norfolk County, Commonwealth of Massachusetts described as follows:

All my right, title and interest in a certain piece or parcel of land in Bellingham and Franklin, in the county of Norfolk forty (40) feet in width, bounded and described as follows, viz:

Beginning at a point in the division line between land formerly of J.A. C.F. & C.A. Crooks and land formerly of Judson E. Camp and running by a curve to the left of five thousand four hundred and sixty five and eighty two hundredths (5465.82) feet radius forty (40) feet;

thence north 45° 06' 40", east by a tangent five hundred and eighty eight and three tenths (588.3) feet;

thence by a curve to the left of one thousand nine hundred and eighty (1980) feet radius seven hundred and nine (709) feet;

thence north 24° 58' 28" east by a tangent three hundred and ninety eight and four hundredths (389.04) feet to a point on the westerly side line of the highway between Woonsocket and Franklin;

thence turning and running south 12° 06' west along said westerly line one hundred and eighty five and five hundredths (185.05) feet;

thence south 24° 35' 20" west two hundred and seventeen and thirty six hundredths (217.36) feet;

thence by a curve to the right of two thousand and twenty (2020) radius seven hundred and twenty three and thirty three hundredths (723.33) feet;

thence south 45° 06' 40" west by a tangent five hundred and eighty eight and three tenths (588.3) feet;

thence by a curve, to the right of five thousand five hundred and five and eighty two hundredths (5505.82) feet radius thirty (30) feet to a point on the division line between land formerly of J.A. C.F. and C.A. Crooks, and land formerly of Judson E. Camp;

Re: Land off South Maple Street, Bellingham, MA 02019  
and land off Prospect Street, Franklin, MA 02038



thence north 58° west along said division line forty one and five hundredths (41.05) feet to the point of beginning and containing sixty five thousand eight hundred and eighty six (65,886) square feet +/- of land. All as shown on a plan entitled "Land conveyed by S.C. Camp Bellingham, Mass. Scale 1=100' " dated July 18, 1899 drawn by Hodges and Harrington Civil Engineers 60 State St. Boston and recorded with the Norfolk Registry of Deeds in Book D0861, Page 506.

Being the same premises conveyed to Ellsworth R. Crooks by Treasurer's deed of the Town of Bellingham dated January 11, 1945 and recorded with Norfolk Registry of Deeds in Book 2526, page 128. Excepted therefrom conveyance to Varney Bros. Sand and Gravel, Inc., by Ellsworth R. Crooks recorded with Norfolk Registry of Deeds in Book 3576, page 477. See also Norfolk County Probate records Estate of Ellsworth R. Crooks Docket No. 83F1397A1 and Estate of Constance C. Sawyer Docket No. 20P2282EA.

WITNESS my hand and seal this 14<sup>th</sup> day of JANUARY, 2021.

Walter H Sawyer Jr  
Walter H, Sawyer, Jr., Personal Representative  
of the Estate of Constance C. Sawyer and not  
individually

STATE OF RHODE ISLAND

Providence, SS

1/14/2021

On this 14<sup>th</sup> day of JANUARY, 2021, before me, the undersigned notary public, personally appeared Walter H, Sawyer, Jr., who proved to me through satisfactory evidence of identification which was his Driver's License, to be the persons whose name are signed on the preceding or attached document, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Paul B. Gallager  
PAUL B. GALLAGER  
NOTARY PUBLIC  
STATE OF RHODE ISLAND  
COMMISSION EXPIRES 06-18-2021  
EXPIRATION DATE  
06-18-2021

Return To:

QUITCLAIM DEED

Property address: Land off of South Maple Street, Bellingham, MA  
02019 and land off of Prospect Street, Franklin,  
MA 02038

I, Bertine C. Galipeau of 60 North Road, Montgomery, Massachusetts ("Grantor"), for consideration paid and in full consideration of Ten Thousand Dollar and No Cents (\$10,000.00), grants to Wall Street Development Corp. a Massachusetts corporation with an address at P.O. Box 272, Westwood, Massachusetts, with QUITCLAIM COVENANTS, the land in the Town of Bellingham and Franklin, Norfolk County, Commonwealth of Massachusetts described as follows:

All my right, title and interest in a certain piece or parcel of land in Bellingham and Franklin, in the county of Norfolk forty (40) feet in width, bounded and described as follows, viz:

Beginning at a point in the division line between land formerly of J.A. C.F. & C.A. Crooks and land formerly of Judson E. Camp and running by a curve to the left of five thousand four hundred and sixty five and eighty two hundredths (5465.82) feet radius forty (40) feet;

thence north 45° 06' 40", east by a tangent five hundred and eighty eight and three tenths (588.3) feet;

thence by a curve to the left of one thousand nine hundred and eighty (1980) feet radius seven hundred and nine (709) feet;

thence north 24° 58' 28" east by a tangent three hundred and ninety eight and four hundredths (389.04) feet to a point on the westerly side line of the highway between Woonsocket and Franklin;

thence turning and running south 12° 06' west along said westerly line one hundred and eighty five and five hundredths (185.05) feet;

thence south 24° 35' 20" west two hundred and seventeen and thirty six hundredths (217.36) feet;

thence by a curve to the right of two thousand and twenty (2020) radius seven hundred and twenty three and thirty three hundredths (723.33) feet;

thence south 45° 06' 40" west by a tangent five hundred and eighty eight and three tenths (588.3) feet;

thence by a curve, to the right of five thousand five hundred and five and eighty two hundredths (5505.82) feet radius thirty (30) feet to a point on the division line between land formerly of J.A. C.F. and C.A. Crooks, and land formerly of Judson E. Camp;

thence north 58° west along said division line forty one and five hundredths (41.05) feet to the point of beginning and containing sixty five thousand eight hundred and eighty six (65,886) square feet +/- of land. All as shown on a plan entitled "Land conveyed by S.C. Camp

Bellingham, Mass. Scale 1=100' " dated July 18, 1899 drawn by Hodges and Harrington Civil Engineers 60 State St. Boston and recorded with the Norfolk Registry of Deeds in Book D0861, Page 506.

Being the same premises conveyed to Ellsworth R. Crooks by Treasurer's deed of the Town of Bellingham dated January 11, 1945 and recorded with Norfolk Registry of Deeds in Book 2526, page 128. Excepted therefrom conveyance to Varney Bros. Sand and Gravel, Inc., by Ellsworth R. Crooks recorded with Norfolk Registry of Deeds in Book 3576, page 477. See also Norfolk County Probate records Estate of Ellsworth R. Crooks Docket No. 83F1397A1 and Estate of Corona Crooks Docket No. 20P1129EA.

Grantor, Bertine C. Galipeau, hereby releases and relinquishes any and all rights of homestead in the within premises and further state under the pains and penalties of perjury that no other person have the right to claim homestead benefits in said property.

WITNESS my hand and seal this 2nd day of July, 2020.

Bertine C. Galipeau  
Bertine C. Galipeau

COMMONWEALTH OF MASSACHUSETTS

Hampden SS

July 2, 2020

On this 2<sup>nd</sup> day of July 2020, before me, the undersigned notary public, personally appeared Bertine C. Galipeau, who proved to me through satisfactory evidence of identification which was her Driver's License, to be the persons whose name are signed on the preceding or attached document, and acknowledged the foregoing to be signed by him her voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his her knowledge and belief.

Maria Theresa Jaworski  
My Commissioner Expires  
July 19, 2024

Return To: Louis Petrucci  
P.O. Box 272  
Westwood, MA 02090

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: Plan of Land Franklin & Bellingham, Massachusetts

Date of Plan: April 16, 2021 Map/Parcel#: 309-019-000-000

Prepared by: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746

Applicant Name & Address: Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090

SECTION B:

Name of Record Owner(s): V.F.W. – Bellingham Post No. 7272

Address of Record Owner(s): 940 South Main Street, Bellingham, MA 02019

**\*\*Attach Property Deed matching the owner’s name 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): The Corporation Officers are:

Patrick Pisani , Commander and President, 288 Blackstone St., Bellingham, MA, 02019

Richard R. Hayward, Treasurer, 34 Lakeshore Drive, Bellingham, MA , 02019

Steven G. Shea, Clerk, 1140 S. Main Street, Bellingham, MA, 02019

Marvin C. Ludwig, Director, 118 Glendale Ave., Woonsocket, RI 02895

\*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: The Corporation is a non- profit entity with its members as its shareholders

\*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: Date of Incorporation is 01-17-1972

Executed as a sealed instrument this 12<sup>th</sup> day of March, 2021.

*Russ Petrucci, Pres*  
Signature of Applicant

Wall Street Development Corp.  
\_\_\_\_\_  
Print Name of Applicant

V.F.W. - Bellingham Post No. 7272

*Patrick Pisani*  
Signature of Owner

PATRICK PISANI  
\_\_\_\_\_  
Print Name of Owner

\*\*\*Must be Notarized on back page

COMMONWEALTH OF MASSACHUSETTS

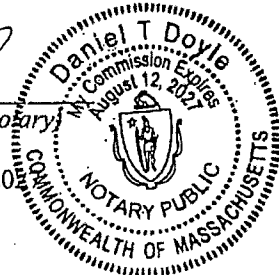
Worcester ss.

March 12<sup>th</sup>, 2021

On this 12<sup>th</sup> day of March, 2021, before me, the undersigned notary public, personally appeared Patrick Pisani, proved to me through satisfactory evidence of identification, which was personal knowledge to be the person whose name is signed on the preceding document in my presence.

*[Signature]*  
(Official signature and seal of notary)

Notary Public: Daniel T Doyle  
My Commission Expires: 8-12-2027



COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_ ss.

March \_\_, 2021

On this \_\_\_\_\_ day of March, 2021, before me, the undersigned notary public, personally appeared \_\_\_\_\_ (name of owner), proved to me through satisfactory evidence of identification, which were \_\_\_\_\_ to be the person whose name is signed on the preceding document in my presence.

\_\_\_\_\_  
(Official signature and seal of notary)  
Notary Public:  
My Commission Expires: \_\_\_\_\_

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QUITCLAIM DEED (INDIVIDUAL) 881

I, Hugh Wilson

of West Dennis, Barnstable County, Massachusetts,  
~~XXXXXX~~ for consideration paid, grant to / Donald Nicholson, Commander of Bellingham V. F. W Post No. 7272  
of South Main Street, Bellingham

of Bellingham, Norfolk County, Massachusetts with quitclaim

the land in said Bellingham and Franklin, Norfolk County, Massachusetts

~~XXXXXXXXXXXXXXXXXXXX~~  
and bounded and described as follows:

A certain parcel of land partly in Bellingham and partly in Franklin, both towns located in Norfolk County, and described as follows:

Beginning at the southeast corner of the granted premises, at land of Willie L. Crooks on Prospect Street; thence running south 54° 45' west six hundred twenty-five (625) feet on line of fence to a point; thence turning and running north 41° east five hundred seventy (570) feet on land of Ellsworth Crooks to said Prospect Street; thence southeasterly on said street two hundred fifty (250) feet to point of beginning. Said parcel being triangular in shape and containing one and three-quarters (1 3/4) acres.

Being the same premises conveyed to me by deed of Ellsworth Crooks by deed dated May 7, 1949 and recorded with Norfolk Registry of Deeds in Book 2832, Page 315.

\*  
SEE pg 2

CANCELLED  
DEEDS & EXCISE  
MAR 8 1968  
NORFOLK

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

Witness my hand and seal this 8th day of JANUARY 19 68

*Hugh Wilson*

The Commonwealth of Massachusetts

Norfolk January 8, 19 68

Then personally appeared the above named Hugh Wilson

and acknowledged the foregoing instrument to be his free act and deed, before me

*Edward M. Kinsman*  
Notary Public - Justice of the Peace

My commission expires Feb. 15 1974

Recorded Mar. 21, 1968 at 10h.51m.A.M.



## **FRANKLIN PLANNING & COMMUNITY DEVELOPMENT**

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

### **MEMORANDUM**

**DATE:** May 3, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** 81-P ANR – Prospect St (Revised)

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The DPCD has reviewed the above referenced 81-P (ANR) application for the Monday, May 10, 2021 Planning Board meeting and offers the following commentary:

#### **General**

1. The applicant has submitted a Form A application for 81-P Plan Review to accompany the plan of land for Franklin & Bellingham located on Prospect Street, dated April 16, 2021.
2. The purpose of the plan is to create 6 buildable lots.
3. The above application shows the land known on Assessors Map 309 Lot 018 and Map 308 Lot 079.

#### **ANR Summary**

- The Planning Board recently approved a similar ANR plan. This plan show the lines moved to a different location than the last plan. The last plan was not filed with the Registry of Deeds.



29 April 2021

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

Benjamin Franklin Classical Charter Public School / 15058

**Site Plan Modification Approval**

Dear Mr. Padula:

On behalf of our client, the Benjamin Franklin Classical Charter Public School, we are submitting the enclosed request for review and approval of minor modifications to the walkway layout at the northern portion of the gymnasium addition.

The modifications consist of minor regrading to coordinate with the existing as-built grades from Phase I. The plaza to the north of the gym has been revised to consist of landscaped areas flanking a 10' wide sloped walkway. These modifications ensure that the finished product will be fully accessible.

We look forward to presenting the proposed modifications to you at the upcoming hearing on 10 May 2021. If you have any questions or concerns that you would like to discuss prior to the hearing, please feel free to reach out by email at [snider@arrowstreet.com](mailto:snider@arrowstreet.com).

Sincerely,

ARROWSTREET

Daniel Snider, AIA  
Associate

Distribution

Anthony Padula  
Amy Love  
Matt Crowley  
Stephen Garvin

Town of Franklin  
Town of Franklin  
BETA Group  
Samiotes Consultants







**FRANKLIN PLANNING & COMMUNITY**  
**DEVELOPMENT**

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

**MEMORANDUM**

**DATE:** May 3, 2021  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Benjamin Franklin Classical Charter Public School  
Field Change

---

**General**

1. The applicant has submitted a cover letter and revised plans showing a field modification for the new gymnasium.
2. As explained in the letter, the applicant had some grading changes to be in line with existing grades from Phase I.