

"BALSAM ESTATES"

Preliminary Subdivision Plan of Land Franklin, Massachusetts

SEPTEMBER 5, 2023

ABUTTERS WITHIN 300'

Abutters List
Date: July 17, 2023
Subject Property ID: 242_027
Search Distance : 300 Feet

242_034
MAGLIARI FELICE N.
MAGLIARI SHELBY
14 MADISON AVE
FRANKLIN, MA 02038

242_029
COLE MARK D
COLE SUSAN M
25 KIMBERLEE AV
FRANKLIN, MA 02038

234_012
TOWN OF FRANKLIN
355 EAST CENTRAL ST
FRANKLIN, MA 02038

235_142
KATHLEEN LABASTIE TRUST
469 MAPLE ST
FRANKLIN, MA 02038

242_028
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35 KIMBERLEE AV
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MARINO ROSEANNE
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BRADY LISA B
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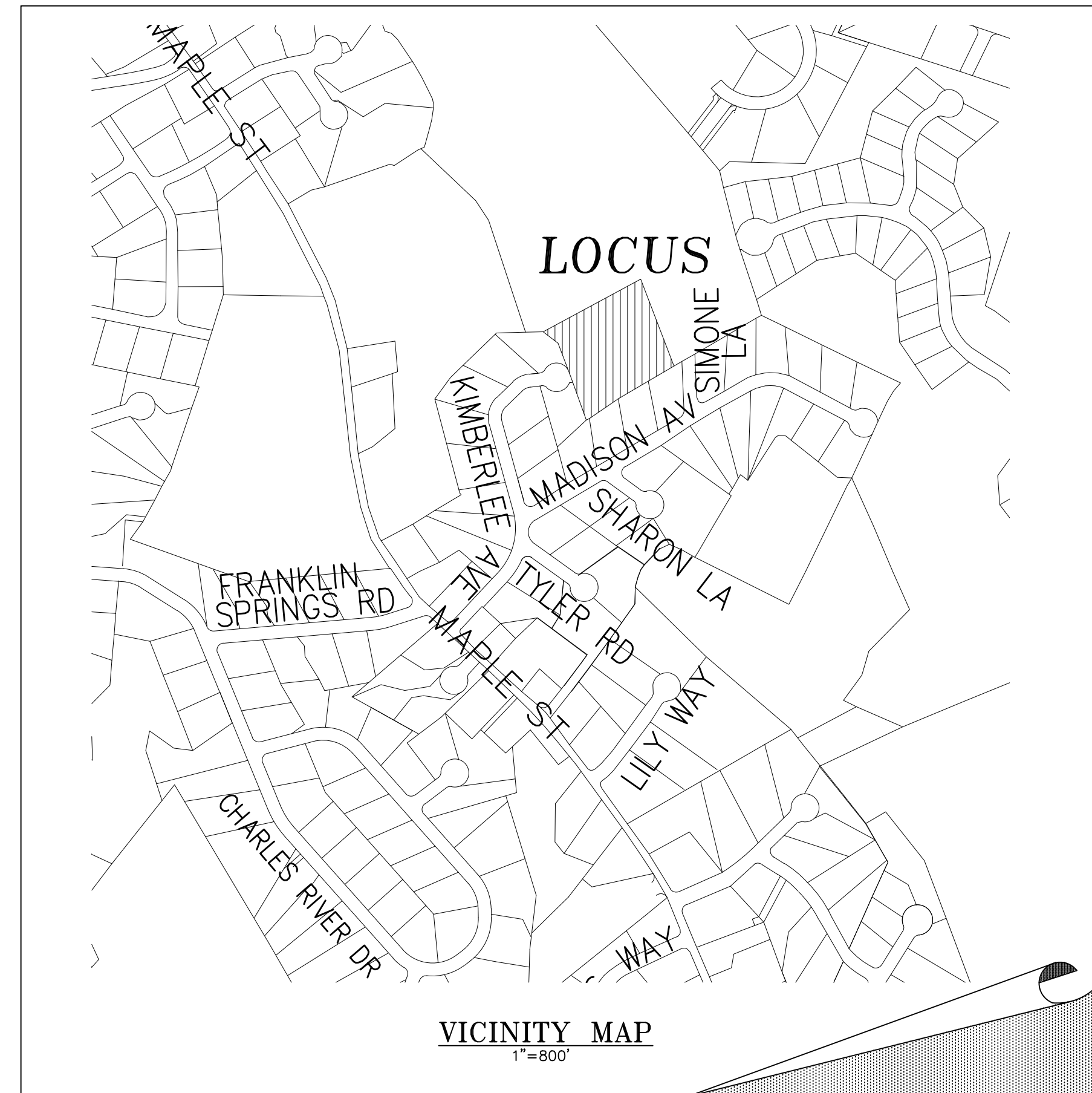
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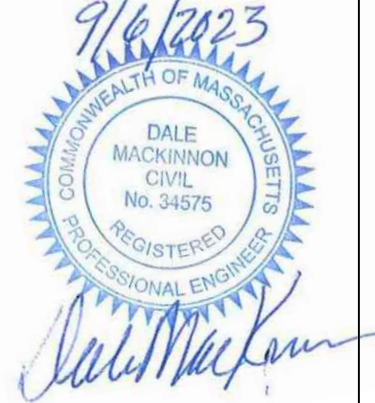
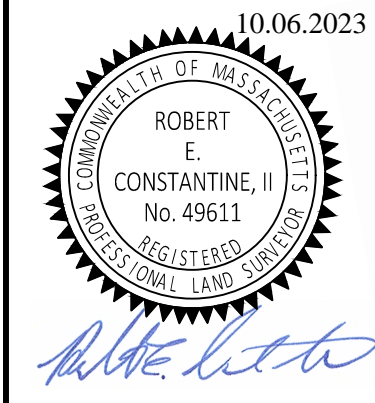
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INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. LOTTING PLAN
4. SITE DEVELOPMENT PLAN



F4631

LEGAL NOTES

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CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

LORENA R. FITZGERALD
441 MAPLE STREET
FRANKLIN, MA 02039

A.M. 242 LOT 27
DEED BK. 35754 PG. 562

APPLICANT

JOEL D'ERRICO
72 DEERVIEWAY
FRANKLIN, MA 02038

**PRELIMINARY
SUBDIVISION
PLAN OF LAND
BALSAM ESTATES
FRANKLIN
MASSACHUSETTS**

COVER

SEPTEMBER 5, 2023

DATE	REVISION DESCRIPTION
10.06.2023	PER COMMENTS.

**Guerriere &
Halon, Inc.**
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondhengineering.com

SHEET
1 OF 4

JOB NO.
F4631

PLAN REFERENCES

FOUND AT THE NORFOLK COUNTY REGISTRY OF DEEDS

1. RECORDED PLAN NO. 97 OF 1990 PLAN BOOK 389 ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., PREPARED FOR: HENRY D. LABASTIE, SCALE 1"=120', DATED FEBRUARY 1, 1990; PREPARED BY CLAYTON T. RYAN, JR., PLS.
2. RECORDED LAND COURT PLAN MARKED 38163C ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., BEING A SUBDIVISION OF PART OF L.C. CASE #38163A, PREPARED FOR MAPLECREST DEVELOPMENT CORPORATION, SCALE 40 FT TO AN INCH, DATE AUGUST 25, 1995, PREPARED BY GUERRIERE & HALNON, INC., FRANKLIN, MASSACHUSETTS."
3. RECORDED PLAN NO. 120 OF 2002 PLAN BOOK 493 ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS" PREPARED FOR LORENA FITZGERALD SCALE 1"=40' DATED AUGUST 29, 2001, PREPARED BY WILLIAM ROSSETTI, PLS.

RURAL RESIDENTIAL II

FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
03-13-2019 BY AMENDMENT 19-831

MINIMUM LOT AREA 30,000 SF
MINIMUM LOT FRONTAGE 150'
MINIMUM LOT DEPTH 200'
MINIMUM LOT WIDTH 135'4"

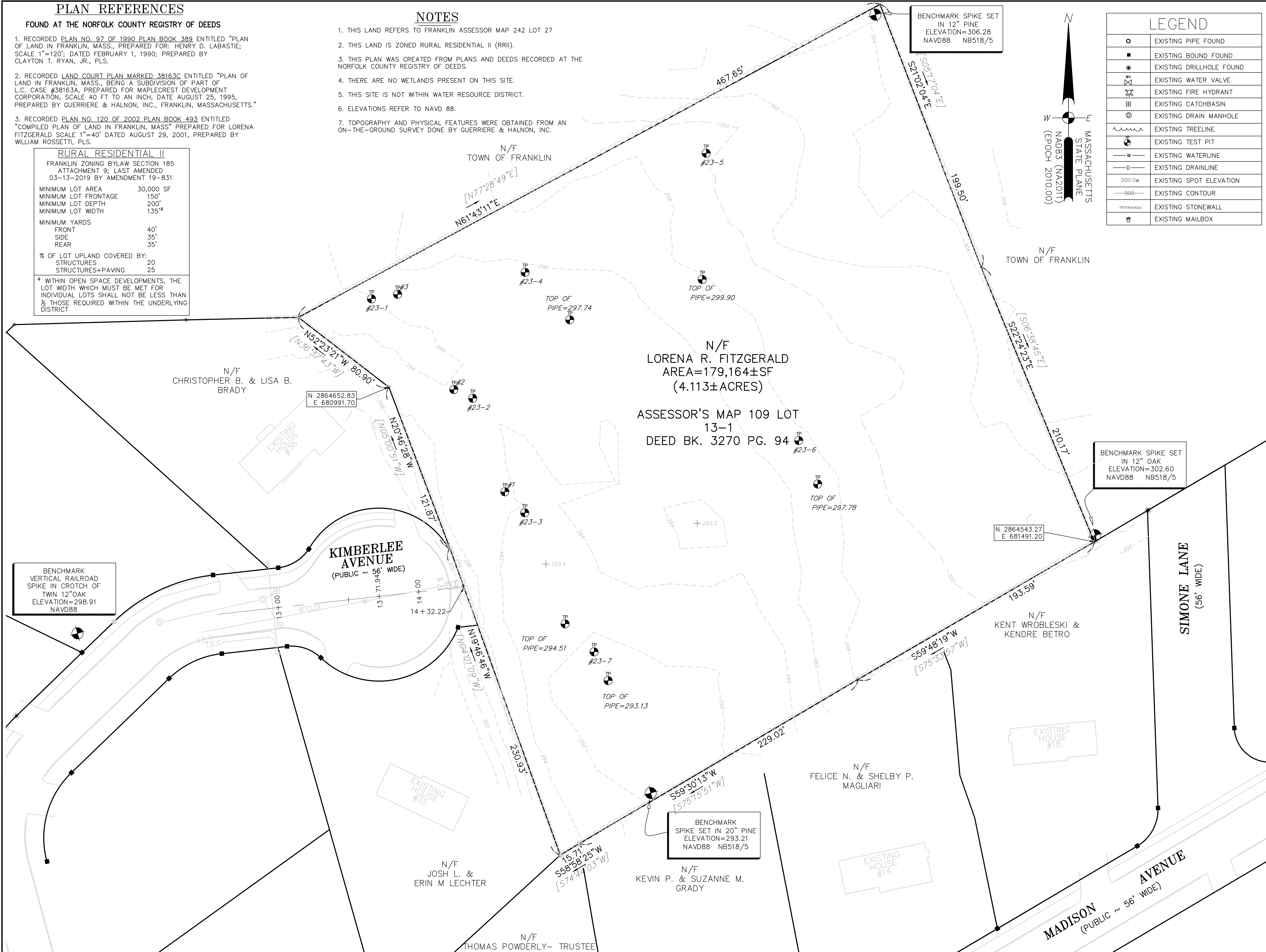
MINIMUM YARDS
FRONT 40'
SIDE 35'
REAR 35'

% OF LOT UPLAND COVERED BY:
STRUCTURES 20
STRUCTURES+PAVING 25

4 WITHIN OPEN SPACE DEVELOPMENTS, THE LOT WIDTH WHICH MUST BE MET FOR INDIVIDUAL LOTS SHALL NOT BE LESS THAN 1/2 THOSE REQUIRED WITHIN THE UNDERLYING DISTRICT

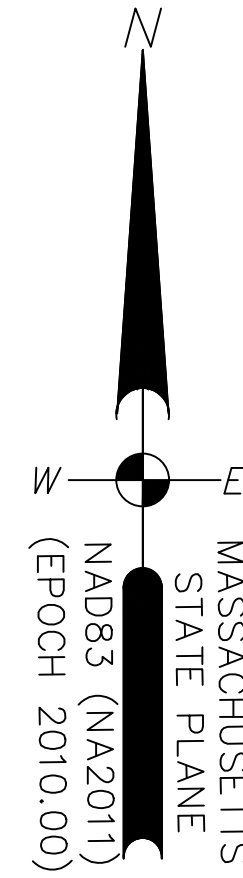
NOTES

1. THIS LAND REFERS TO FRANKLIN ASSESSOR MAP 242 LOT 27
2. THIS LAND IS ZONED RURAL RESIDENTIAL II (RRII).
3. THIS PLAN WAS CREATED FROM PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. THERE ARE NO WETLANDS PRESENT ON THIS SITE.
5. THIS SITE IS NOT WITHIN WATER RESOURCE DISTRICT.
6. ELEVATIONS REFER TO NAVD 88.
7. TOPOGRAPHY AND PHYSICAL FEATURES WERE OBTAINED FROM AN ON-THE-GROUND SURVEY DONE BY GUERRIERE & HALNON, INC.



LEGEND

○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING CATCHBASIN
⊕	EXISTING DRAIN MANHOLE
—	EXISTING TREELINE
—	EXISTING TEST PIT
—	EXISTING WATERLINE
—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
000	EXISTING CONTOUR
—	EXISTING STONEWALL
⊕	EXISTING MAILBOX



10.06.2023

ROBERT E. CONSTANTINE, II
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 49611

DALE MACDONALD
REGISTERED PROFESSIONAL ENGINEER
No. 34875

F4631

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PRELIMINARY SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS

EXISTING CONDITIONS

SEPTEMBER 5, 2023

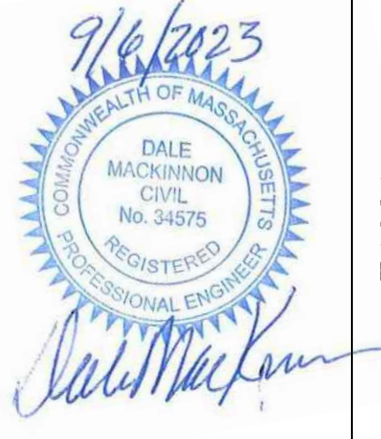
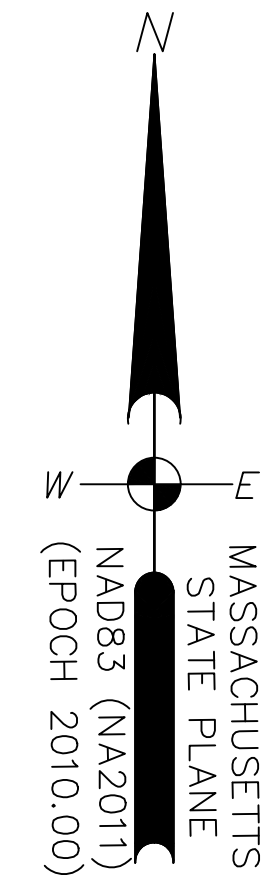
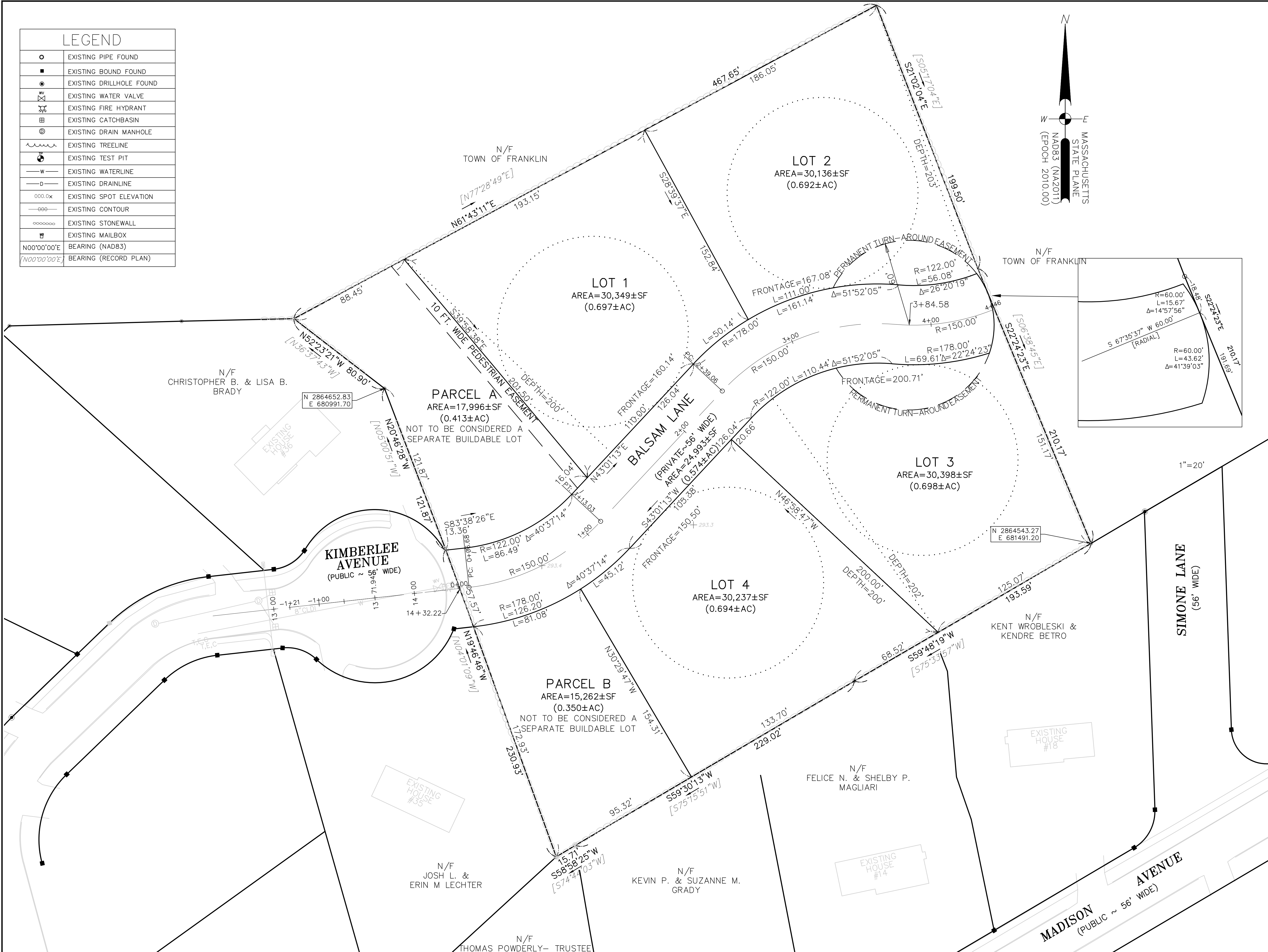
DATE	REVISION DESCRIPTION
10.06.2023	PER COMMENTS.

GRAPHIC SCALE: 1"=30'

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
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LEGEND	
○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊞	EXISTING CATCHBASIN
⊙	EXISTING DRAIN MANHOLE
~	EXISTING TREELINE
⊕	EXISTING TEST PIT
—w—	EXISTING WATERLINE
—d—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
-----	EXISTING STONEWALL
⊞	EXISTING MAILBOX
N00°00'00"E	BEARING (NAD83)
[N00°00'00"E]	BEARING (RECORD PLAN)



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DEED BK. 35754 PG. 562

APPLICANT

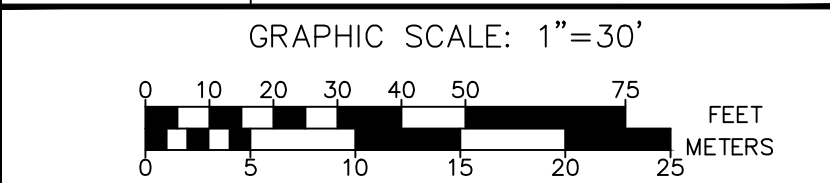
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PRELIMINARY SUBDIVISION PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS

LOTTING

SEPTEMBER 5, 2023

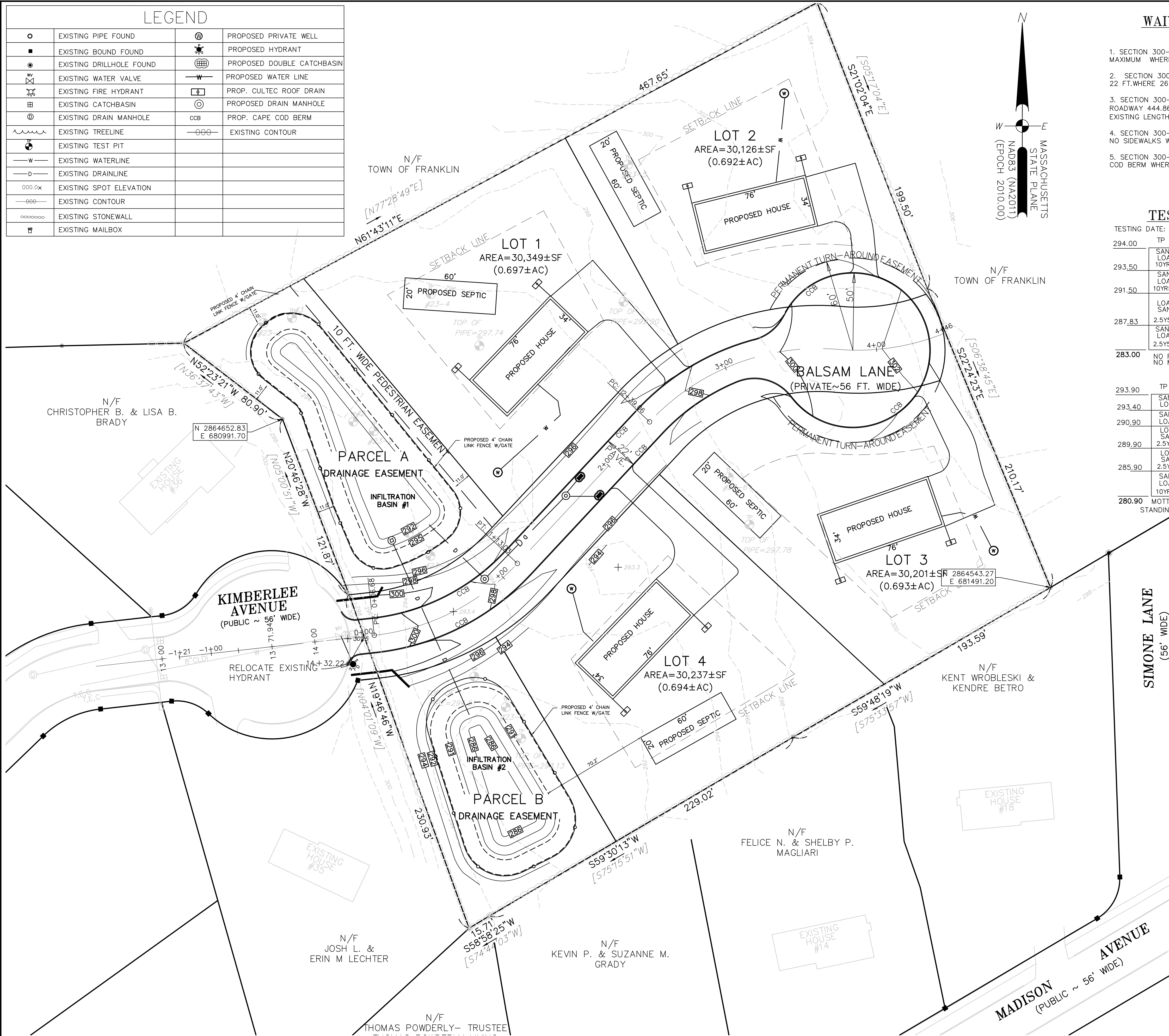
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LEGEND

○	EXISTING PIPE FOUND	⊕	PROPOSED PRIVATE WELL
■	EXISTING BOUND FOUND	⊕	PROPOSED HYDRANT
●	EXISTING DRILLHOLE FOUND	⊕	PROPOSED DOUBLE CATCHBASIN
⊕	EXISTING WATER VALVE	—W—	PROPOSED WATER LINE
⊕	EXISTING FIRE HYDRANT	⊕	PROP. CULTEC ROOF DRAIN
⊕	EXISTING CATCHBASIN	⊕	PROPOSED DRAIN MANHOLE
⊕	EXISTING DRAIN MANHOLE	ccb	PROP. CAPE COD BERM
—	EXISTING TREELINE	—○○○—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
○○○.0x	EXISTING SPOT ELEVATION		
—○○○—	EXISTING CONTOUR		
○○○○○○	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		



WAIVERS REQUESTED

- SECTION 300-10 (D) GRADES (1)(2)(3) CUT/FILL. FILL TO EXCEED 5' MAXIMUM WHERE A MAXIMUM OF 5 FT. IS REQUIRED.
- SECTION 300-10 STREETS (C)(1). TO REDUCE PAVEMENT WIDTH TO 22 FT. WHERE 26 FT. IS REQUIRED.
- SECTION 300-10 (E) DEAD END STREETS (4) TO EXTEND THE ROADWAY 444.86' BEYOND THE EXISTING KIMBERLEE AVE WHICH HAS AN EXISTING LENGTH OF 1371.94' WHERE 600 FT MAXIMUM IS REQUIRED.
- SECTION 300-13 OTHER IMPROVEMENTS A SIDEWALKS(1). TO INSTALL NO SIDEWALKS WHERE TWO SIDEWALKS ARE REQUIRED.
- SECTION 300-10 STREETS (H) CURBING. TO ALLOW MODIFIED CAPE COD BERM WHERE SLANT GRANITE CURB IS REQUIRED.

TESTING INFORMATION

TESTING DATE: JULY 27, 2023 SOIL EVALUATOR: MICHAEL HASSETT

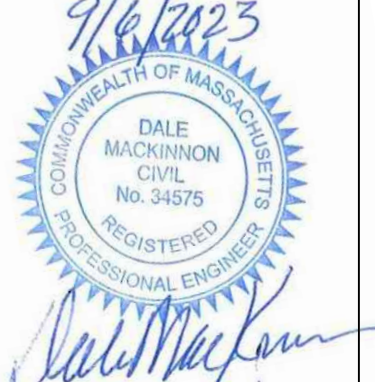
TP 23-1	TP 23-2
294.00 SANDY LOAM 10YR3/2 A 0"-6"	294.50 SANDY LOAM A 0"-6"
293.50 SANDY LOAM 10YR5/6 B 6"-30"	292.50 FINE LOAMY SAND 2.5Y5/2 C-1 24"-56"
291.50 LOAMY SAND 2.5Y5/3 C-1 30"-74"	289.83 GRAVELLY LOAMY SAND 2.5Y5/3 C-2 56"-96"
287.83 SANDY LOAM 2.5Y5/4 C-2 74"-132"	286.50 SANDY LOAM 10YR5/4 C-3 96"-136"
283.00 NO REFUSAL NO MOTTLES	283.17 NO REFUSAL

TP 23-3	TP 23-4
293.90 SANDY LOAM A 0"-6"	295.80 SANDY LOAM A 0"-6"
293.40 SANDY LOAM B 6"-36"	295.30 SANDY LOAM A 0"-6"
290.90 LOAMY SAND 2.5Y5/2 C-1 36"-48"	292.80 SANDY LOAM B 6"-36"
289.90 LOAMY SAND 2.5Y5/3 C-2 48"-96"	LOAMY SAND 36"-132"
285.90 SANDY LOAM 10YR5/4 C-3 96"-156"	284.80 NO REFUSAL NO MOTTLES
280.90 MOTTLES @ 48" STANDING WATER @ 132"	

TP 23-5
299.80 SANDY LOAM 10YR3/3 A 0"-6"
299.30 SANDY LOAM 10YR5/6 B 6"-36"
296.80 LOAMY SAND 36"-120"
ANGULAR ROCKS C
289.80 NO REFUSAL NO MOTTLES

TP 23-6
297.50 SANDY LOAM A 0"-6"
297.00 SANDY LOAM B 6"-30"
295.00 SAND 2.5Y4/3 C-1 30"-54"
293.00 LOAMY SAND 54"-105"
288.75 NO REFUSAL NO MOTTLES

TP 23-7
291.80 SANDY LOAM A 0"-6"
291.30 SANDY LOAM B 6"-36"
288.80 LOAMY SAND 36"-78"
285.30 LOAMY SAND W/ GRAVEL 78"-128"
281.13



F4631

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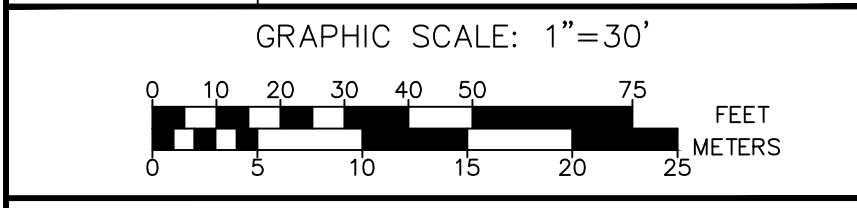
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"BALSAM ESTATES"

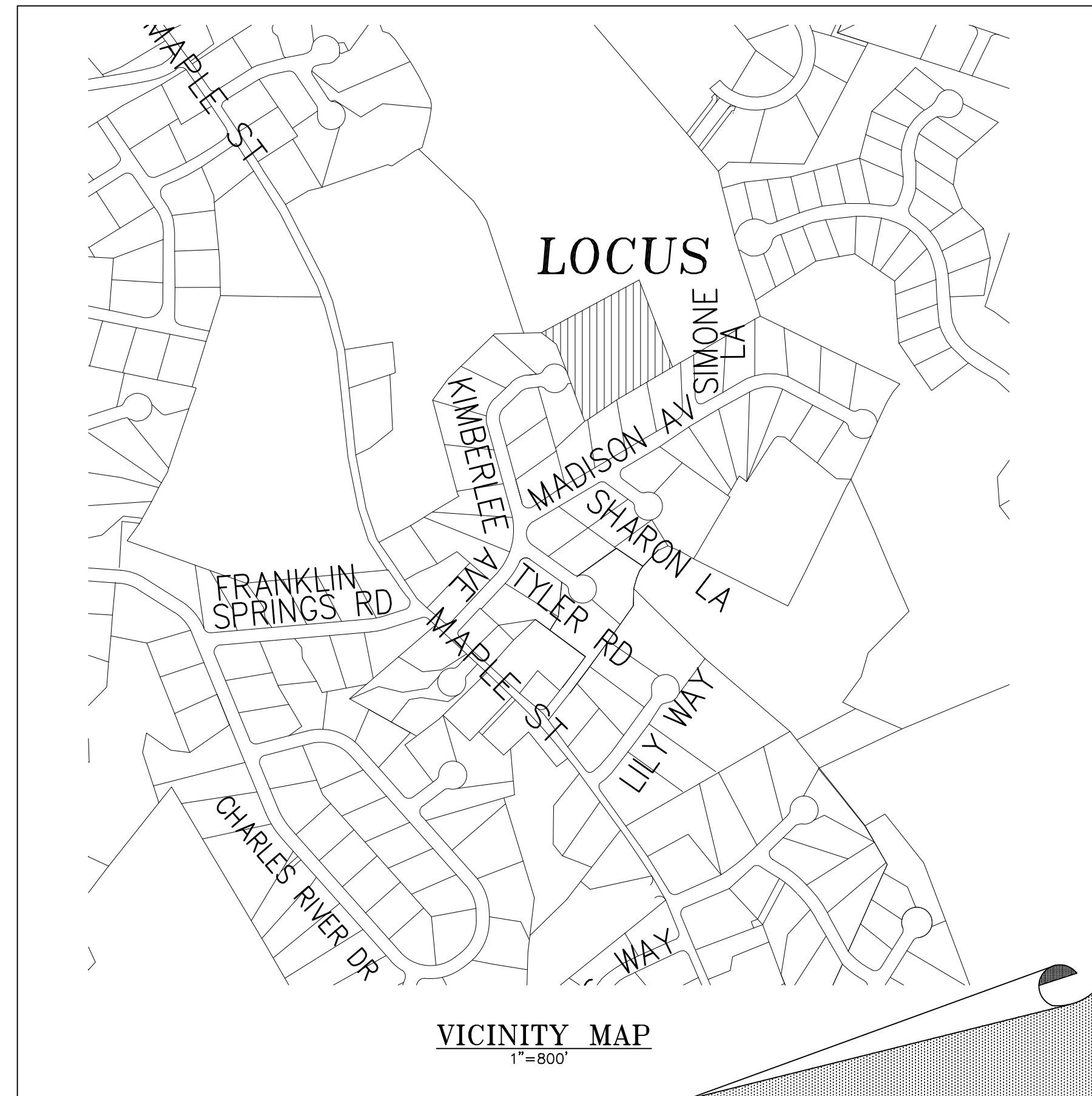
Preliminary Subdivision (Minimal Waivers) Plan of Land Franklin, Massachusetts

OCTOBER 6, 2023

ABUTTERS WITHIN 300'

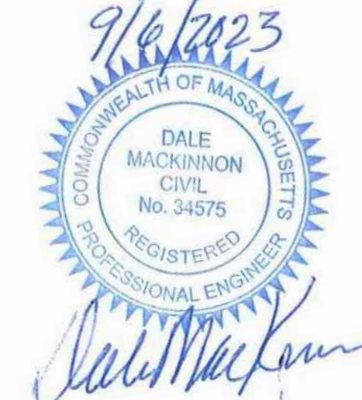
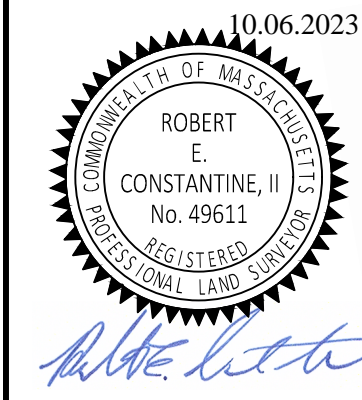
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PRELIMINARY SUBDIVISION
(MINIMAL WAIVERS)
PLAN OF LAND
BALSAM ESTATES
FRANKLIN MASSACHUSETTS

COVER

OCTOBER 6, 2023

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SHEET

1 OF 4

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PLAN REFERENCES

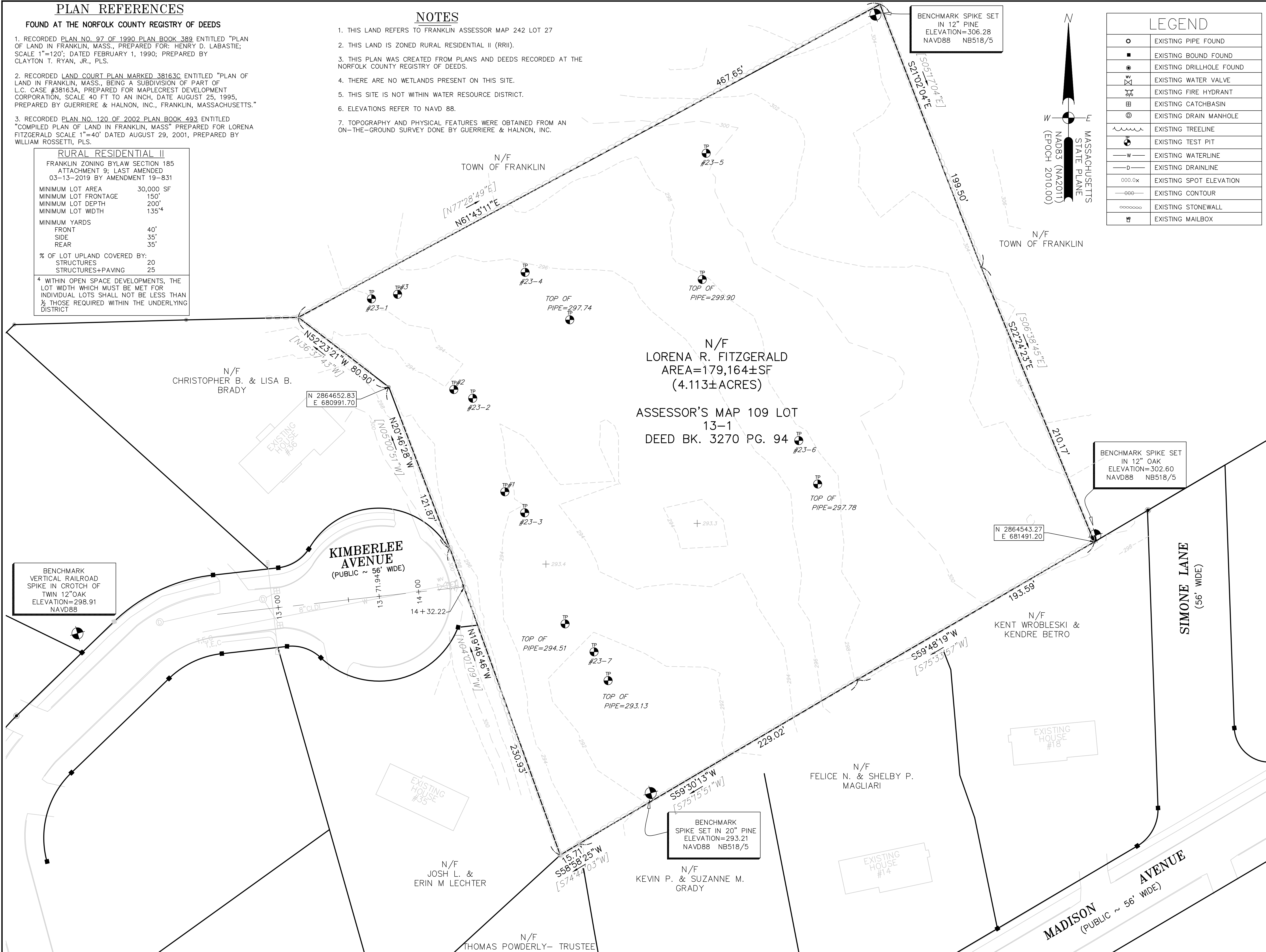
FOUND AT THE NORFOLK COUNTY REGISTRY OF DEEDS

1. RECORDED PLAN NO. 97 OF 1990 PLAN BOOK 389 ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., PREPARED FOR: HENRY D. LABASTIE, SCALE 1"=120', DATED FEBRUARY 1, 1990; PREPARED BY CLAYTON T. RYAN, JR., PLS.
2. RECORDED LAND COURT PLAN MARKED 38163C ENTITLED "PLAN OF LAND IN FRANKLIN, MASS., BEING A SUBDIVISION OF PART OF L.C. CASE #38163A, PREPARED FOR MAPLECREST DEVELOPMENT CORPORATION, SCALE 40 FT TO AN INCH, DATE AUGUST 25, 1995, PREPARED BY GUERRIERE & HALNON, INC., FRANKLIN, MASSACHUSETTS."
3. RECORDED PLAN NO. 120 OF 2002 PLAN BOOK 493 ENTITLED "COMPILED PLAN OF LAND IN FRANKLIN, MASS" PREPARED FOR LORENA FITZGERALD SCALE 1"=40' DATED AUGUST 29, 2001, PREPARED BY WILLIAM ROSSETTI, PLS.

RURAL RESIDENTIAL II	
FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9; LAST AMENDED 03-13-2019 BY AMENDMENT 19-831	
MINIMUM LOT AREA	30,000 SF
MINIMUM LOT FRONTAGE	150'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	135' ⁴
MINIMUM YARDS	
FRONT	40'
SIDE	35'
REAR	35'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	20
STRUCTURES+PAVING	25
⁴ WITHIN OPEN SPACE DEVELOPMENTS, THE LOT WIDTH WHICH MUST BE MET FOR INDIVIDUAL LOTS SHALL NOT BE LESS THAN 1/2 THOSE REQUIRED WITHIN THE UNDERLYING DISTRICT	

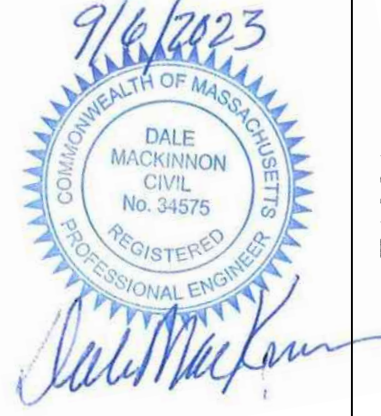
NOTES

1. THIS LAND REFERS TO FRANKLIN ASSESSOR MAP 242 LOT 27
2. THIS LAND IS ZONED RURAL RESIDENTIAL II (RRII).
3. THIS PLAN WAS CREATED FROM PLANS AND DEEDS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS.
4. THERE ARE NO WETLANDS PRESENT ON THIS SITE.
5. THIS SITE IS NOT WITHIN WATER RESOURCE DISTRICT.
6. ELEVATIONS REFER TO NAVD 88.
7. TOPOGRAPHY AND PHYSICAL FEATURES WERE OBTAINED FROM AN ON-THE-GROUND SURVEY DONE BY GUERRIERE & HALNON, INC.



LEGEND

○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊞	EXISTING CATCHBASIN
⊙	EXISTING DRAIN MANHOLE
—	EXISTING TREELINE
⊖	EXISTING TEST PIT
—w—	EXISTING WATERLINE
—d—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
—o—o—o—	EXISTING STONEWALL
⊞	EXISTING MAILBOX



F4631

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE GUARANTEED COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY BE OBSERVED BY CONTRACTORS (IN ACCORDANCE WITH MASS. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

LORENA R. FITZGERALD
441 MAPLE STREET
FRANKLIN, MA 02039

A.M. 242 LOT 27
DEED BK. 35754 PG. 562

APPLICANT

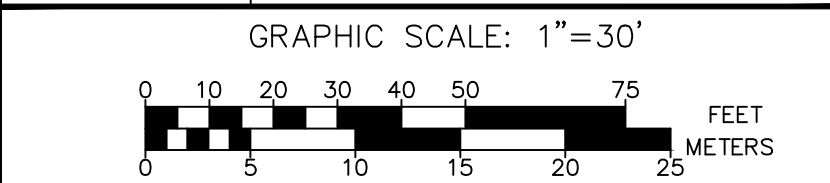
JOEL D'ERRICO
72 DEERVILLE WAY
FRANKLIN, MA 02038

**PRELIMINARY SUBDIVISION
(MINIMAL WAIVERS)
PLAN OF LAND
BALSAM ESTATES
FRANKLIN MASSACHUSETTS**

EXISTING CONDITIONS

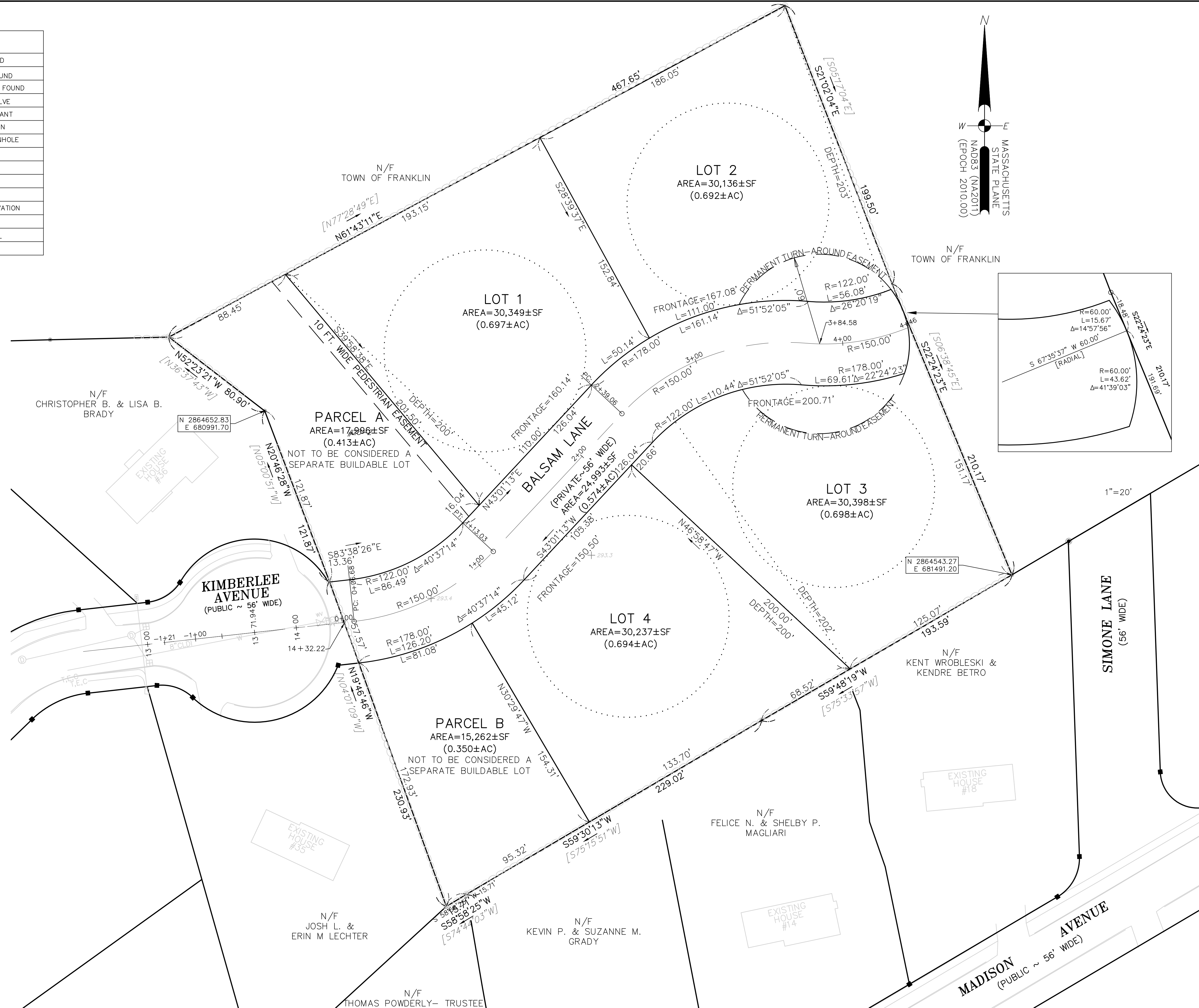
OCTOBER 6, 2023

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gondhengineering.com

LEGEND	
○	EXISTING PIPE FOUND
■	EXISTING BOUND FOUND
●	EXISTING DRILLHOLE FOUND
⊗	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊞	EXISTING CATCHBASIN
⊙	EXISTING DRAIN MANHOLE
~~~~~	EXISTING TREELINE
⊕	EXISTING TEST PIT
—w—	EXISTING WATERLINE
—d—	EXISTING DRAINLINE
000.0x	EXISTING SPOT ELEVATION
—000—	EXISTING CONTOUR
⊞⊞⊞	EXISTING STONEWALL
⊞	EXISTING MAILBOX



10.06.2023

ROBERT E. CONSTANTINE, II  
No. 49611  
REGISTERED PROFESSIONAL LAND SURVEYOR

DALE MCKINNON  
No. 54575  
REGISTERED PROFESSIONAL ENGINEER

F4631

LEGAL NOTES

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OWNER

LORENA R. FITZGERALD  
441 MAPLE STREET  
FRANKLIN, MA 02039

A.M. 242 LOT 27  
DEED BK. 35754 PG. 562

APPLICANT

JOEL D'ERRICO  
72 DEERVIEWAY  
FRANKLIN, MA 02038

PRELIMINARY SUBDIVISION  
(MINIMAL WAIVERS)  
PLAN OF LAND  
BALSAM ESTATES  
FRANKLIN MASSACHUSETTS

LOTTING

OCTOBER 6, 2023

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'

0 10 20 30 40 50 75 FEET  
0 5 10 15 20 25 METERS

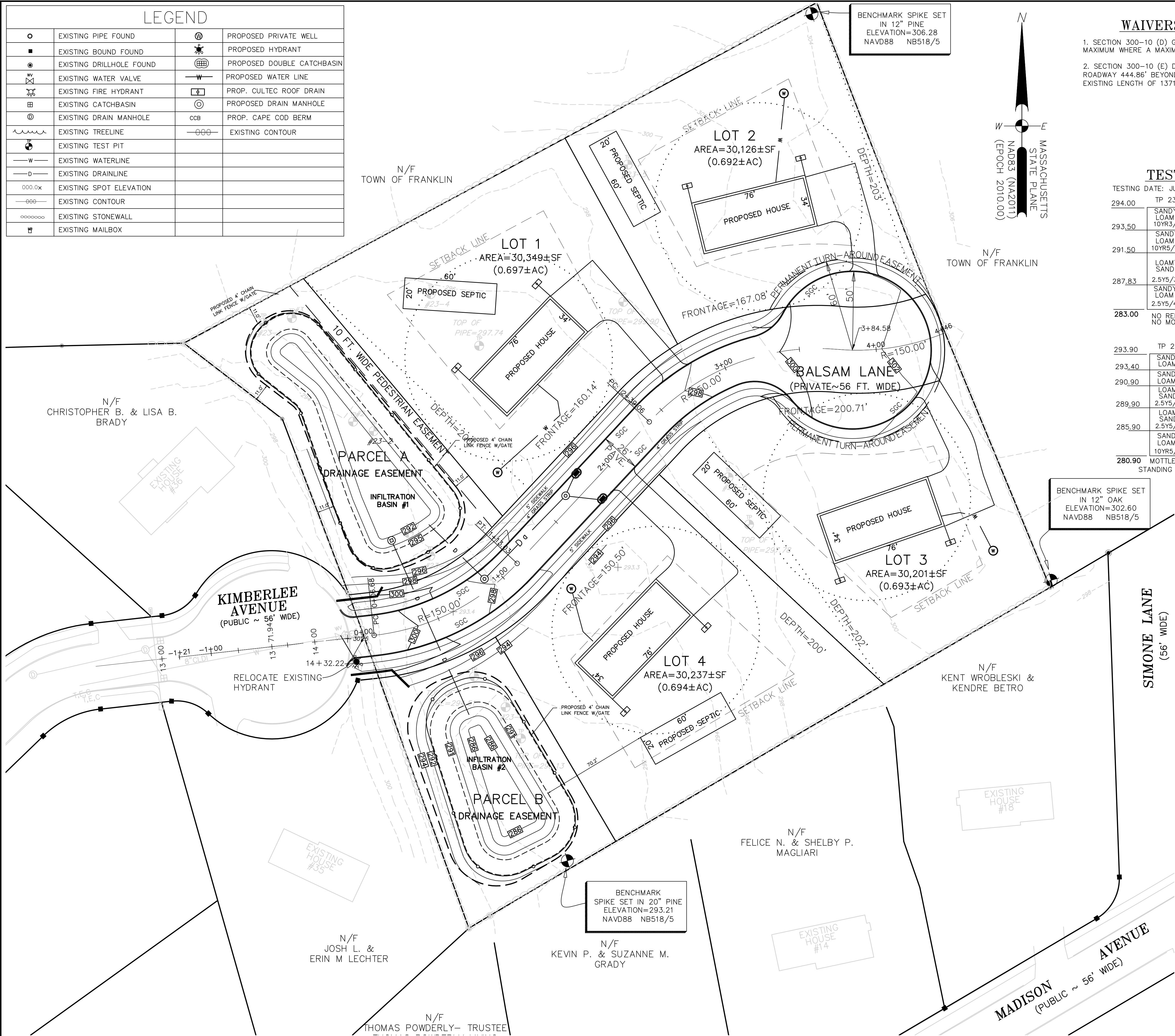
Guerriere & Halon, Inc.  
ENGINEERING & LAND SURVEYING

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**LEGEND**

○	EXISTING PIPE FOUND	⊕	PROPOSED PRIVATE WELL
■	EXISTING BOUND FOUND	⊕	PROPOSED HYDRANT
●	EXISTING DRILLHOLE FOUND	⊕	PROPOSED DOUBLE CATCHBASIN
⊕	EXISTING WATER VALVE	—W—	PROPOSED WATER LINE
⊕	EXISTING FIRE HYDRANT	⊕	PROP. CULTEC ROOF DRAIN
⊕	EXISTING CATCHBASIN	⊕	PROPOSED DRAIN MANHOLE
⊕	EXISTING DRAIN MANHOLE	ccb	PROP. CAPE COD BERM
—	EXISTING TREELINE	—○○○—	EXISTING CONTOUR
⊕	EXISTING TEST PIT		
—W—	EXISTING WATERLINE		
—D—	EXISTING DRAINLINE		
○○○.0x	EXISTING SPOT ELEVATION		
—○○○—	EXISTING CONTOUR		
○○○○○○	EXISTING STONEWALL		
⊕	EXISTING MAILBOX		



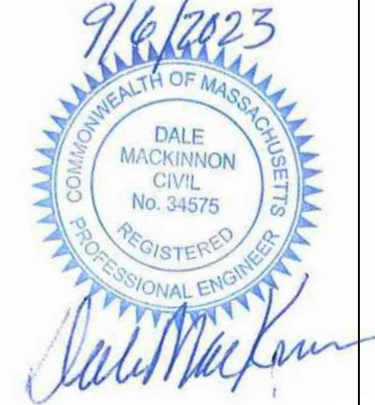
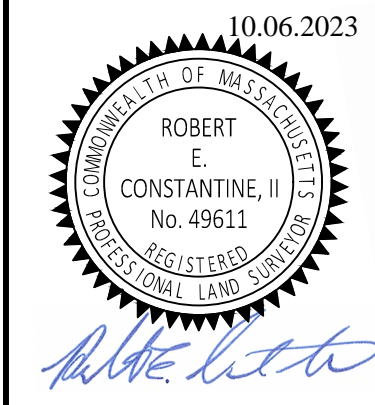
**WAIVERS REQUESTED**

- SECTION 300-10 (D) GRADES (1)(2)(3) CUT/FILL. FILL TO EXCEED 5' MAXIMUM WHERE A MAXIMUM OF 5 FT. IS REQUIRED
- SECTION 300-10 (E) DEAD END STREETS (4) TO EXTEND THE ROADWAY 444.86' BEYOND THE EXISTING KIMBERLEE AVE WHICH HAS AN EXISTING LENGTH OF 1371.94' WHERE 600 FT MAXIMUM IS REQUIRED.

**TESTING INFORMATION**

TESTING DATE: JULY 27, 2023 SOIL EVALUATOR: MICHAEL HASSETT

TESTING DATE	TP	SOIL TYPE	DEPTH	TESTING DATE	TP	SOIL TYPE	DEPTH
294.00	TP 23-1	SANDY LOAM 10YR3/2	0"-6" A	294.50	TP 23-2	SANDY LOAM	0"-6" A
293.50		SANDY LOAM 10YR5/6	6"-30" B	292.50		SANDY LOAM	6"-24" B
291.50		LOAMY SAND 2.5Y5/3	30"-74" C-1	289.83		FINE LOAMY SAND 2.5Y5/2	24"-56" C-1
287.83		SANDY LOAM 2.5Y5/4	74"-132" C-2	286.50		GRAVELLY LOAMY SAND	56"-96" C-2
283.00		NO REFUSAL NO MOTTLES		283.17		SANDY LOAM 10YR5/4	96"-136" C-3
293.90	TP 23-3	SANDY LOAM	0"-6" A	295.80	TP 23-4	SANDY LOAM	0"-6" A
293.40		SANDY LOAM	6"-36" B	295.30		SANDY LOAM	6"-36" B
290.90		LOAMY SAND 2.5Y5/2	36"-48" C-1	292.80		LOAMY SAND	36"-132" C
289.90		LOAMY SAND 2.5Y5/3	48"-96" C-2	284.80		NO REFUSAL NO MOTTLES	
285.90		SANDY LOAM 10YR5/4	96"-156" C-3				
280.90		MOTTLES@48" STANDING WATER@132"					
299.80	TP 23-5	SANDY LOAM 10YR3/3	0"-6" A				
299.30		SANDY LOAM 10YR5/6	6"-36" B				
296.80		LOAMY SAND	36"-120" C				
289.80		ANGULAR ROCKS					
		NO REFUSAL NO MOTTLES					
297.50	TP 23-6	SANDY LOAM	0"-6" A				
297.00		SANDY LOAM	6"-30" B				
295.00		SAND 2.5Y4/3	30"-54" C-1				
293.00		LOAMY SAND	54"-105" C-2				
288.75		NO REFUSAL NO MOTTLES					
291.80	TP 23-7	SANDY LOAM	0"-6" A				
291.30		SANDY LOAM	6"-36" B				
288.80		LOAMY SAND	36"-78" C-1				
285.30		LOAMY SAND W/ GRAVEL	78"-128" C-2				
281.13							



F4631

**LEGAL NOTES**

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 441 MAPLE STREET  
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 A.M. 242 LOT 27  
 DEED BK. 35754 PG. 562

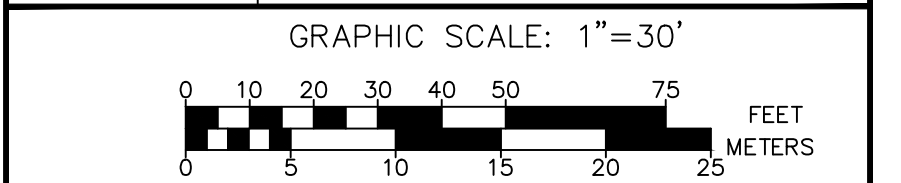
**APPLICANT**  
 JOEL D'ERRICO  
 72 DEERVIEWAY  
 FRANKLIN, MA 02038

**PRELIMINARY SUBDIVISION (MINIMAL WAIVERS) PLAN OF LAND BALSAM ESTATES FRANKLIN MASSACHUSETTS**

**SITE DEVELOPMENT**

**OCTOBER 6, 2023**

DATE	REVISION DESCRIPTION



**Guerriere & Halon, Inc.**  
 ENGINEERING & LAND SURVEYING  
 55 WEST CENTRAL ST. PH. (508) 528-3221  
 FRANKLIN, MA 02038 FX. (508) 528-7921  
 www.gondhengineering.com





# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

October 10, 2023

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

**RE: Balsam Estates Preliminary Subdivision – Kimberlee Ave**

Dear Mr. Chairman and Members:

We have reviewed the revised materials for the subject project and offer the following comments:

1. The Applicant has submitted an alternate plan with fewer waivers, however there is still a waiver request to extend the end of Kimberlee Ave an additional 400 feet. Kimberlee Ave is currently 1,430 feet long which already exceeds the 600 foot allowable length for a dead-end street.
2. The end of the roadway extension has been modified to show a permanent turn-around easement rather than the previously proposed temporary turn-around easement to accommodate the cul-de-sac. We still feel that the cul-de-sac should be completely located within the proposed layout, rather than on an easement on what will become a private homeowner's parcel.

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

Sincerely,

Michael Maglio, P.E.  
Town Engineer



# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
www.franklinma.gov

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

**DATE:** October 10, 2023  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Balsam Estates  
Preliminary Subdivision Plan

---

#### General:

1. The Applicants have submitted a Preliminary Subdivision Plan to create 4 lots and a roadway located at the end of Kimberlee Ave.
2. The application was submitted on September 5, 2023 and the Planning Board has until October 20, 2023 to make a decision unless the Applicant provides an extension.

#### Waivers Requested:

1. Section 300-10 (D) grades (1)(2)(3) cut/fill – fill to exceed 5' maximum where a maximum of 5ft is required.
2. Section 300-10 (C)(1) Streets- to reduce pavement width to 22ft where 26 ft is required.
3. Section 300-10 (E) Dead end Streets – to extend the roadway 446' beyond existing Kimberlee Ave having a length of 1,400ft where 600ft maximum is required.
4. Section 300-13 – other Improvements, Sidewalk – to install no sidewalks where two sidewalks are required.
5. Section 300-10 Streets – Curbing – to allow modified cape cod berm where slant granite curb is required.

#### Comments from September 25 meeting:

1. The Planning Board requested a plan without any waivers to be shown for the subdivision.
2. The Planning Board asked that the roadway be constructed per Subdivision rules and regulations.

The Applicant has provided 2 subdivisions plans, once with less waivers and one with the waivers listed above.





# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

[www.gandhengineering.com](http://www.gandhengineering.com)

Est. 1972

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

**Franklin Office**  
55 West Central Street  
Franklin, MA 02038-2101  
(508) 528-3221/Fax (508) 528-7921

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

F-4631

October 5, 2023

Franklin Planning Board  
355 East Central Street  
Franklin, MA. 02038  
Attn: Amy Love

RE: *Comments from Franklin Dept of Planning and Community Development: Balsam Estates Preliminary Subdivision – Kimberlee Ave*

Dear Members of the Commission:

On behalf of our client, Mr. Joel D’Errico, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Franklin Department of Planning and Community Development dated September 19, 2023

DPCD’s findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

1. *Applicant should provide a plan without any waivers.*

**GH: A new plan has been provided**

2. *Planning Board will need to make a decision by October 20, 2023.*

**GH: Acknowledged**

We believe these responses have addressed the concerns expressed by Dept. of Planning and Community Development from their review letter. Should you have any further questions or concerns, please contact our office.

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

Amanda Cavaliere  
Franklin Office Manager





# Guerriere & Halnon, Inc.

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(508) 234-6834/Fax (508) 234-6723

F-4631

October 5, 2023

Franklin Planning Board  
355 East Central Street  
Franklin, MA. 02038  
Attn: Amy Love

RE: *Comments from Franklin DPW: Balsam Estates Preliminary Subdivision – Kimberlee Ave*

Dear Members of the Commission:

On behalf of our client, Mr. Joel D'Errico, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Franklin Department of Public Works  
Dated September 20, 2023

DPW's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

1. *The proposed subdivision is for four single family lots with private wells and septic systems. There is town water available at the end of Kimberlee Ave, however there is no town sewer in the immediate area.*

**GH: It is the applicants intent for the subdivision to remain as private**

2. *The proposed subdivision would extend the end of Kimberlee Ave an additional 400 feet. Kimberlee Ave is currently 1,430 feet long which already exceeds the 600 foot allowable length for a dead-end street.*

**GH: Applicant defers to the Board to further discuss the request for waiver to allow the roadway to extend 446' beyond the existing Kimberlee Ave having a length of 1430 ft. long.**



- 3. The end of the roadway extension is shown with a temporary turn-around easement to accommodate the cul-de-sac. The cul-de-sac should be completely within the proposed layout, it is unclear why this would be considered temporary as the adjacent land is Town property and the expectation is that the roadway would not be extended further.*

**GH: The cul-de-sac has been revised to reflect comments**

- 4. The Applicant is requesting a waiver to eliminate the construction of sidewalks along the proposed roadway, however there is an existing sidewalk that ends at the current end of Kimberlee Ave and the Applicant is also proposing a 10 ft wide pedestrian easement to access Town property. It seems that at a minimum, the sidewalk should at least be extended to this pedestrian easement.*

**GH: The proposed subdivision is to remain private with only containing 4 lots. The applicant would still request a waiver for sidewalks.**

We believe these responses have addressed the concerns expressed by Franklin DPW from their review letter. Should you have any further questions or concerns, please contact our office.

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



Amanda Cavaliere  
Franklin Office Manager