

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: January 17, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 81-P ANR – Oxford Road

General

1. The applicant has submitted a Form A application for 81-P Plan Review to accompany the plan of land for Prospect Street dated November 6, 2023 and submitted to DPCD on January 10, 2024.
2. The site is located in the Rural Residential I Zoning District, requiring 40,000 sq/ft lot size and 175' frontage.
3. The Applicant is proposing to create three buildable lots as shown on the Plan of Land that are Lots 187, 188, & 189.

ANR Summary

- Applicants meets all requirements for an 81-P Approval not required.

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

FORM A

TOWN OF FRANKLIN APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
TOWN CLERK NOT TO REQUIRE APPROVAL (81-p)

2024 JAN 10 P 1:13

January 8, 2024

RECEIVED
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: The Estate of E. Maribelle Heno, Vernon Heno
Address of Applicant: 398 Prospect Street
Phone No.: 508-528-7207 Email: lvheno9@gmail.com
2. Name of Owner (if not the Applicant): See Personal Representatives for the Estate listed below.
Address of Owner: _____
Phone No.: _____ Email: _____
3. Name of Engineer: GLM Engineering Consultants, Inc. Certificate No. 51895
4. Deed of Property recorded in Land Court with Norfolk Registry, Book 260, Page 95
5. Location and Description of Property: Property on the northerly corner of Prospect Street and Oxford Drive.
6. Assessor's Map & Lot: 292-006-000-000
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 lots 187,188, and 189
 - b) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely Prospect St and Oxford Dr, 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: _____

Vernon Heno
Signature of Applicant

Vernon Heno
Print Name of Applicant

Susan D. Griffin
Signature Owner

Susan D. Griffin
Print Name of Owner

Esther Capoccia
Signature Owner

Esther Capoccia
Print Name of Owner

Personal Representatives for the Estate of E. Maribelle Heno:
Susan D. Griffin Esther Capoccia
404 Prospect Street 44 Fox Run Road
Franklin, MA 02038 Bellingham, MA 02019

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: Subdivision of Lot 154 As Shown on Land Court Plan 7594-2, Franklin, MA

Date of Plan: 11/6/2023 Assessor's Information: 292-006-000-000

Prepared by: GLM Engineering Consultants, Inc, 19 Exchange Street Holliston, MA 01746 (508-429-1100)

Applicant Name & Address: Vernon Heno, 398 Prospect Street, Franklin, MA 02038

SECTION B:

Name of Record Owner(s): Estate of E. Maribelle Heno

Personal Representatives for the Estate:

~~Address of Record Owner(s):~~ Susan D. Griffin, 404 Prospect Street, Franklin, MA 02038

Esther Capoccia, 44 Fox Run Road, Bellingham, MA 02019

****Attach Property Deed matching the owner name's listed above.**

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

Executed as a sealed instrument this 9th day of January, 20 24

Vernon C Heno
Signature of Applicant

Vernon Heno
Print name of Applicant

Susan D. Griffin
Signature of ~~Owner~~ Personal Representative

Susan D. Griffin
Print name of ~~Owner~~ Personal Representative

Esther Capoccia
Signature of Personal Representative

Esther Capoccia
Print name of Personal Representative

COMMONWEALTH OF MASSACHUSETTS

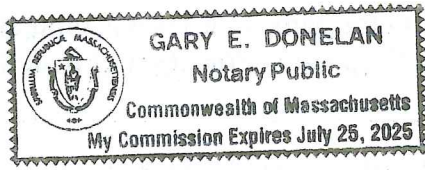
Norfolk ss.

20 24

On this 9th day of January, 20 24, before me, the undersigned notary public, personally appeared Vernon Heno, Esther Capoccia + Susan D. Griffin (name of owner), proved to me through satisfactory evidence of identification, which were MDLs to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)

Notary Public:
My Commission Expires: 7-25-2025



TOWN OF FRANKLIN
TOWN CLERK
2024 JAN 10 P 1:14
RECEIVED

ALL LINES MEASURED BY EDM
NICON NIVO TOTAL STATION
(DIST: ± (3mm + 2ppm*D)
(ANGLE ± 2")

UNADJUSTED TRAVERSE:
PRECISION 1:69064 LINEAR E.O. = 0.056'
DIRECTIONAL E.O.C. = S 64-14-36 E

ALL DRILL HOLES SHOWN ARE AT CENTERLINE
OF STONE WALL.

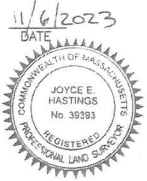
ALL FIELD TRAVERSE AND FIELD LOCATIONS WERE DONE
WITH REDUNDANT MEASUREMENTS BY DOUBLING ANGLES
AND MEASURING DISTANCES TWICE.

ALL DOUBLED ANGLES MEASURED CHECK WITHIN 5 SECONDS.

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN
ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006
BETWEEN SET. 30, 2022 AND MARCH 21, 2023

I CERTIFY THAT OF THE DATE OF THIS SURVEY, THE
MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND
AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY
THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE
BEEN SET IN ACCORDANCE WITH THE LAND COURT
INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

Joyce E. Hastings
JOYCE E. HASTINGS P.L.S.



ASSESSOR'S REFERENCE:
292-006-000-000

OWNER OF RECORD:
FLOYD HENO
398 PROSPECT STREET
FRANKLIN, MA 02038

DEED REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
LAND COURT CERTIFICATE No. 51895
(BOOK 260, PAGE 95)

PLAN REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
LAND COURT PLAN No. 7594-13

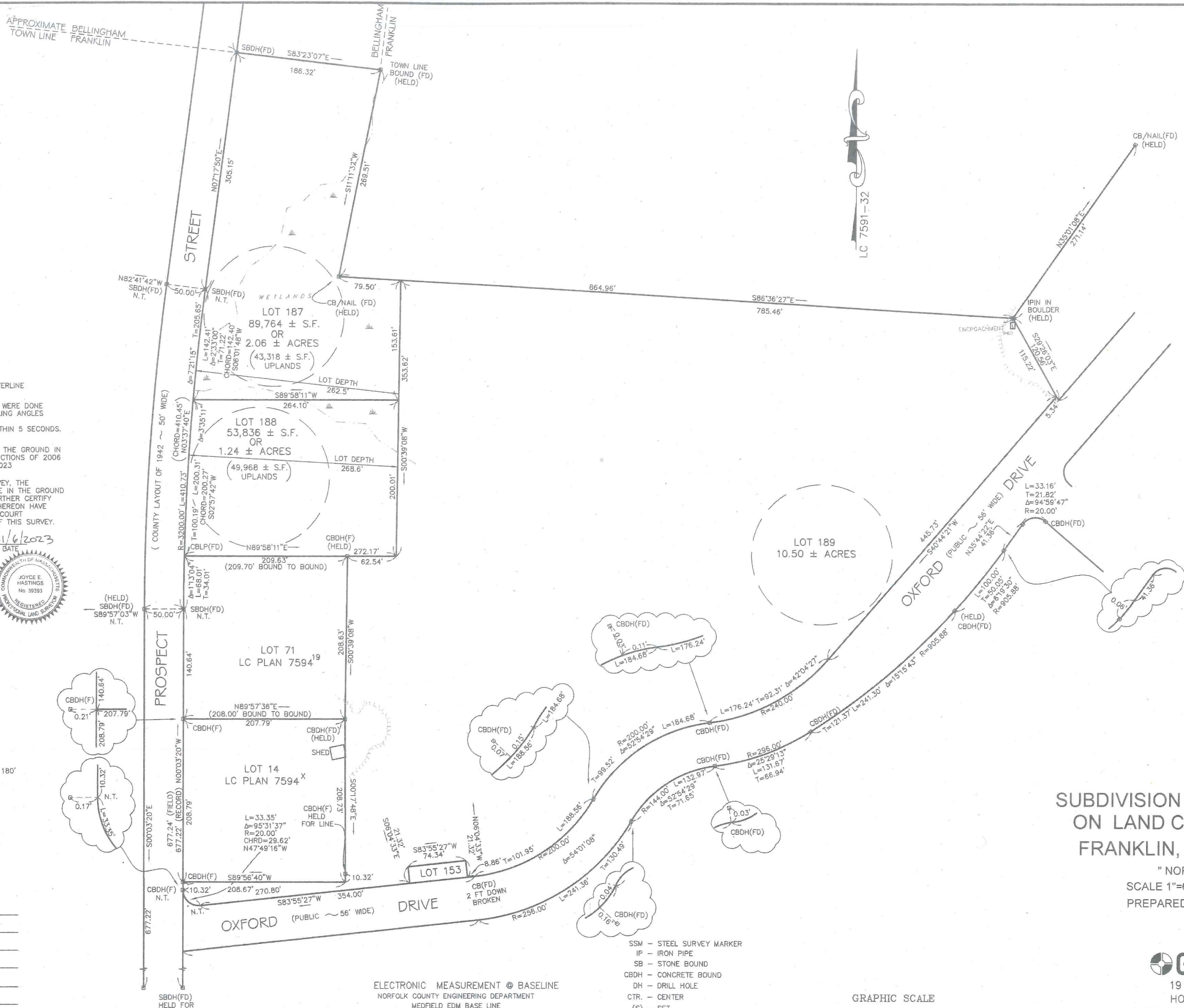
ZONING CLASSIFICATION:
RURAL RESIDENTIAL 1
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 200'
MIN. WIDTH (MIN. CIRCLE DIAMETER) = 180'
MIN. LOT DEPTH = 200'

MIN. SETBACK REQUIREMENTS:
FRONT SET BACK = 40'
SIDE SETBACK = 40'
REAR SETBACK = 40'

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

DATE: _____

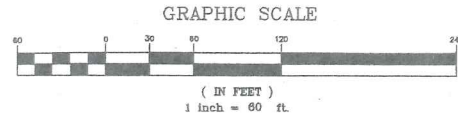
THIS ENDORSEMENT BY THE PLANNING
BOARD SHOULD NOT BE CONSTRUED TO
BE A DETERMINATION OF CONFORMANCE
WITH ZONING REGULATIONS.



ELECTRONIC MEASUREMENT @ BASELINE
NORFOLK COUNTY ENGINEERING DEPARTMENT
MEDFIELD EDM BASE LINE

STA. MHD POINT	PRISM @ MHD POINT	US SURVEY FEET	MEASURED PRE.	MEASURED POST
0+0	150+	492.251'	492.249	492.254'
#7043	#7042	(RECORD)	8/30/22	3/21/23

- SSM - STEEL SURVEY MARKER
- IP - IRON PIPE
- SB - STONE BOUND
- CBDH - CONCRETE BOUND
- DH - DRILL HOLE
- CTR - CENTER
- (S) - SET
- (F) - FOUND
- (R) - RECORD
- N.T. - NON TANGENT



SUBDIVISION OF LOT 154 AS SHOWN
ON LAND COURT PLAN 7594-32
FRANKLIN, MASSACHUSETTS

" NORFOLK COUNTY "
SCALE 1"=60' NOVEMBER 6, 2023
PREPARED FOR: THE ESTATE OF
E. MARIBELLE HENO
398 PROSPECT STREET
FRANKLIN MA.

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com
JOB #: 17371LC.DWG