



# TOWN OF FRANKLIN

## DEPARTMENT OF PUBLIC WORKS

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

October 17, 2022

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

**RE: Definitive Subdivision – Prospect Hill**

Dear Mr. Chairman and Members:

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

1. The proposed roadway in Franklin will be approximately 150 feet long from a proposed intersection with Prospect St to the Bellingham town line. The proposed roadway will extend into Bellingham and will be a total of 1600 feet long, exceeding the 600 foot maximum roadway length for a cul-de-sac.

While all 10 homes will be located in Bellingham, we feel the overall length of the roadway should be still be taken into consideration for safety reasons.

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

Sincerely,

Michael Maglio, P.E.  
Town Engineer



Amy Love <alove@franklinma.gov>

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## Prospect Hill Estates

1 message

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**Cathleen Liberty** <cliberty@franklinma.gov>  
To: Amy Love <alove@franklinma.gov>

Thu, Oct 13, 2022 at 10:27 AM

Hi Amy, as the Health Director for the board of health, I do not have any comments on the subdivision plans for Prospect Hill Estates.

Thanks  
Cathleen  
**Cathleen Liberty, MPH**

**Director of Public Health  
Town of Franklin  
355 E Central St  
Franklin, MA 02038**

**Phone: 508-520-4905  
Fax: 508-520-4989**

**"Efforts and courage are not enough without purpose and direction" JFK**

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# 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 28, 2022  
**TO:** Franklin Planning Board  
**FROM:** Department of Planning and Community Development  
**RE:** Prospect Hill  
Definitive Subdivision Plan

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#### General:

1. The Applicants have submitted a Subdivision Plan to create 19 lots and a roadway.
2. The access to the subdivision is in Franklin, with no buildable lots in Franklin.
3. The Planning Board has a Subdivision Regulation Section 300-10.B(4)(b) that states:
  - Roads shall not provide access to undeveloped land in other towns.

#### Overview:

1. The Planning Board reviewed this plan in June 2021, and submitted a letter to the Town of Bellingham – see attached.
2. The Applicant is requesting a waiver from Section 300-10.B(4)(b).
3. Mike Maglio, Town Engineer has provided a review letter.
4. BETA was not asked to review the plan.

## Town of Franklin



## Planning Board

June 22, 2021

Bellingham Planning Board  
Town of Bellingham  
10 Mechanic Street  
Bellingham, MA 02019

### **RE: Prospect Farms Estates**

Dear Bellingham Planning Board:

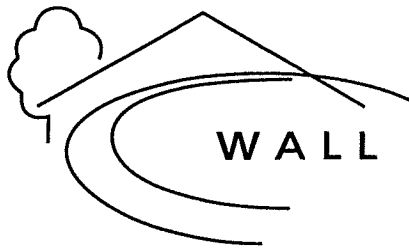
The Franklin Planning Board has received a Public Hearing notice for Prospect Farms Estates. The proposed subdivision plan is showing both egresses located in Franklin. The Board wants to bring to your attention a Subdivision by-law that Franklin has implemented. Section 300-10.B(4)(b) states "Roads shall not provide access to undeveloped land in other towns". The Planning Board is also concerned about which Town is responsible for services (Fire, police Etc.) that will attend to the proposed subdivision. The Preliminary plan fails to provide roadway detail. If the roadway is to become a public accepted roadway, the Applicant is required to file a Definitive Subdivision plan with the Franklin Planning Board.

Thank you for your time and consideration of the concerns expressed by the Board.

Sincerely,



Anthony Padula, Chairman  
Franklin Planning board



**WALL STREET DEVELOPMENT CORP.**  
REAL ESTATE DEVELOPERS

October 4, 2022

Ms. Amy Love, Town Planner  
Town of Franklin - Department of Planning and Community Development  
355 East Central Street  
Franklin, MA 02038

RE: Definitive Subdivision Plan – Prospect Hill Estates

Dear Amy,

Wall Street Development Corp. ("Wall Street") hereby submits an application for Definitive Subdivision Approval for the plan entitled "Prospect Hill Estates" off Prospect Street. Also, included with the application are the following documents:

1. Form C – Application for Approval of Definitive Plan;
2. Certificate of Ownership;
3. Form R – Subdivision Waiver Request Form;
4. Stormwater Report;
5. Certified Abutters List;
6. Traffic Report;
7. One (1) full size (24"x36") plan set;
8. Six (6) 11"x17" plan sets; and
9. Filing Fee - \$800.00

Thank you for your attention in this matter. Let me know if any additional information is required to complete the application for subdivision approval. Feel free to contact me at 617-922-8700 or by email at [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com).

Sincerely,

**WALL STREET DEVELOPMENT CORP.**

*Louis Petrozzi*  
Louis Petrozzi, President

cc. Rob Truax – GLM Engineering Consultants, Inc.  
Jay Talerman, Esq. – Mead, Talerman & Costa LLC

P.O BOX 272, WESTWOOD, MA 02090  
TEL. 781 440 0306 CELL. 617 922 8700  
EMAIL [Lou@wallstreetdevelopment.com](mailto:Lou@wallstreetdevelopment.com)  
[www.wallstreetdevelopment.com](http://www.wallstreetdevelopment.com)



# 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 "Prospect Hill 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: 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.  
Address of Engineer: 19 Exchange Street, Holliston, MA 01746  
Phone No.: 508-429-1100 Email: robert.truax@glm engineering.com
  
4. Deed of Property recorded with Norfolk Registry of Deeds in Book 39961, Page 49, (or Certificate of Title No. \_\_\_\_\_)
  
5. Location and Description of Property: Prospect Street

Assessor's Map & Lot: Map 309, Parcel 019

6. No. of Lots: 0

  
Signature of Applicant

Wall Street Development Corp.  
Print Name of Applicant

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
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:

Type of Plan (circle one)      ANR 81-P      Preliminary Subdivision  
Definitive Subdivision.      Site Plan      Special Permit

Title of Plan:              Definitive Subdivision Plan "Prospect Hill Estates"

Date of Plan: July 12, 2022                      Map/Parcel#: Map 309, Parcel 018-000-000

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): 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 5<sup>th</sup> day of October, 2022.

  
Signature of Applicant

Wall Street Development Corp.  
Print Name of Applicant

  
Signature of Owner

Wall Street Development Corp.  
Print Name of Owner

COMMONWEALTH OF MASSACHUSETTS

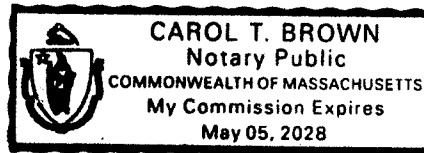
Norfolk, SS.

October 5<sup>th</sup>, 2022

On this 5<sup>th</sup> day of October, 2022, 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: \_\_\_\_\_





RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

CERTIFY

*Hollis P. O'Donnell* NOT  
WILLIAM P. O'DONNELL, REGISTER A N

**SEE PLAN FILED IN**  
C O P Y

PLAN BOOK 706 PAGE 79

Bk 39961 Pg 49 #132027  
10-14-2021 @ 03:42p  
N O T

A N  
O F F I C I A L  
C O P Y

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 10-14-2021 @ 03:42pm  
Ct1#: 858 Doc#: 132027  
Fee: \$5,472.00 Cons: \$1,200,000.00

**QUITCLAIM DEED**

Property Address: Land Off Prospect St., Bellingham and Franklin, MA

VARNEY BROS. SAND & GRAVEL, INC., a Massachusetts corporation, with an address at 79 Hartford Ave., Bellingham, Massachusetts 02019 ("Grantor"), for CONSIDERATION paid in the amount of One Million Two Hundred Thousand (\$1,200,000.00) Dollars, GRANTS to WALL STREET DEVELOPMENT CORP. P.O. Box 272, Westwood, Massachusetts 02090 ("Grantee"),

with QUITCLAIM COVENANTS, certain parcels of land situated in Bellingham and Franklin with the structures thereon shown as Lots A, B, and C on a plan entitled "Plan of Land Franklin & Bellingham Massachusetts (Norfolk County)" prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746 dated September 20, 2021 and recorded with Norfolk Deeds herewith as Plan No. 79 of 2021, Plan Book 706 ("Plan"). Said Lot A containing 26.642 +/- acres more or less; Said Lot B containing 5.651 +/- acres of land more or less; and said Lot C containing 34.914 +/- acres of land more or less all according to said Plan.

Said premises are conveyed subject to and with the benefit of recorded easements, restrictions and reservations of record including, but not limited to a Town of Bellingham Access and Utility Easement as shown on said Plan.

Meaning and intending to convey all of Grantor's interest in property as described in deeds dated October 29, 1962 and recorded with Norfolk Registry of Deeds in Book 4030, Page 146 and Book 4030, Page 147, and a deed from Ellsworth R. Crooks dated September 8, 1956 and recorded with Norfolk Registry of Deeds in Book 3576, Page 477.

The Premises conveyed hereby does not constitute all or substantially all of the assets of the Grantor and the conveyance is in the ordinary course of business of Varney Bros. Sand & Gravel, Inc.

NOT AN OFFICIAL COPY EXECUTED as a Sealed instrument this 13 day of October, 2021. NOT AN OFFICIAL COPY

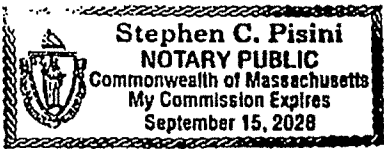
VARNEY BROS. SAND & GRAVEL, INC.

[Signature]
By: Elizabeth A. Varney
Title: President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 13th day of October, 2021, before me, the undersigned notary public, personally appeared Elizabeth A. Varney, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as her own free act and deed, as President and Treasurer for Varney Bros. Sand & Gravel, Inc., a corporation and who swore or affirmed that the contents of the document are truthful and accurate to the best of her knowledge and belief.



[Signature]
Stephen C. Pisini
Notary Public
My Commission Expires: Sept. 15, 2028

Form R:  
Franklin Planning Board  
Subdivision Waiver Request

Prepared by: Wall Street Development Corp.

Signed: *Amis Poterzi*

Subdivision: Prospect Hill Estates dated July 12, 2022

Date: October 4, 2022

Nature of Waiver:

The proposed subdivision plan shows that no lots are proposed to be subdivided in the town of Franklin and therefore, does not meet the definition of a subdivision. All of the lots subdivided will be situated in Bellingham. Access to the proposed lots in Bellingham will be via a 60-foot access/utility easement from Prospect Street over the portion of land situated in Franklin between Prospect Street and the Franklin/Bellingham town line.

Subdivision Rules and Regulation Reference:

Section 300-10.B(4)(b) stating "Roads shall not provide access to undeveloped land in other towns."

Section 300-10.B(4)(d) which states "Road right-of-way, including cul de sacs, will be setback at least 25-feet from Town lines."

Reason the waiver is requested:

No lots are being subdivided in the town of Franklin

Alternatives to granting the waiver:

Alternative access right-of-way constructed to Lake Street with traffic channeled to Lake Street/Prospect Street intersection

Impact of waiver denial on the project:

No Impact

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

There are no lots proposed to be subdivided in the town of Franklin, therefore, the use of land situated in Franklin does not meet the definition of a subdivision. The proposed access/utility easement will be privately maintained by a homeowners association to be formed resulting no services required by the town of Franklin.

MP 1320

Needham Bank

53-7353/2113

10/4/2022



**WALL STREET DEVELOPMENT CORP.**

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

\$ \*\*800.00

DOLLARS

Security features. Details on back.

\*\*\*\*\*  
Eight Hundred and 00/100 \*\*\*\*\*

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



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

MEMO

Prospect Hill Subdivision - Application Fee

⑆00⑆320⑆ ⑆2⑆3373539⑆ 59⑆693504⑆



## TOWN OF BELLINGHAM

*Assessment Administration Office*  
Municipal Center - 10 Mechanic Street  
Bellingham, Massachusetts 02019  
508-657-2862 \* FAX 508-657-2894  
Email: [Assessors@bellinghamma.org](mailto:Assessors@bellinghamma.org)  
[www.bellinghamma.org](http://www.bellinghamma.org)

February 10, 2022

**THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO  
THE PROPERTY OWNERS:**

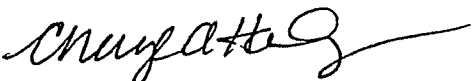
**ABUTTER TO ABUTTER WITHIN 300 FEET OF THE FOLLOWING CONTIGUOUS  
PARCELS: MAP 65 PARCELS 19/20/22 & MAP 69 PARCEL 87**

Property Address(es):           107 Lakeview Ave. (65-19)  
  137 Lakeview Ave. (65-20)  
  South Maple St. (65-22)  
  Lake St. (69-87)  
  Bellingham, MA 02019

Requested by:                     Wall Street Development Corp.  
  PO Box 272  
  Westwood, MA 02090

ABUTTERS ATTACHED

Certified:

  
Cheryl A. Hanly, Assessment Technician, MAA

ARCAND, ROLAND JR  
522 GATEHOUSE LN  
FRANKLIN, MA 02038

HALLORAN, MARY S  
521 LAKE ST  
BELLINGHAM, MA 02019

PETIT, THEODORE E JR  
BAEDEKER, DIANE J  
519 LAKE ST  
BELLINGHAM, MA 02019

ARIZAN, GABRIELA  
89 LAKEVIEW AV  
BELLINGHAM, MA 02019

KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

PETRIN, ELPHEGE  
LAFONTAINE, THERESA  
281 AVENUE A  
WOONSOCKET, RI 02895

BAJRUSHI, AGBI &  
BRESNAHAN, HOPE  
525 LAKE ST  
BELLINGHAM, MA 02019

KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

PETRIN, ELPHEGE  
LAFONTAINE, THERESA  
281 AVENUE A  
WOONSOCKET, RI 02895

CADORET, KATHERINE L &  
CADORET II, STEVEN M  
107 LAKEVIEW AV  
BELLINGHAM, MA 02019

KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

CLARKIN, PAUL D  
137 LAKEVIEW AV  
BELLINGHAM, MA 02019

KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

CLUNE, RICHARD J JR & JIL  
523 LAKE ST  
BELLINGHAM, MA 02019

LEGENZA, MICHAEL W + LIND  
517 LAKE ST  
BELLINGHAM, MA 02019

QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

DICK, FRANCIS & LINDSAY  
295 PROSPECT ST  
FRANKLIN, MA 02038

MARTINEAU, ERNEST  
C/O LEONA M TULUMELLO  
2617 POTOMAC DR  
FLOWER MOUND, TX 75028

QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

DUGAN, KATHRYN & WILLIAM  
515 LAKE ST  
BELLINGHAM, MA 02019

MARTINEAU, ERNEST  
C/O LEONA M TULUMELLO  
2617 POTOMAC DR  
FLOWER MOUND, TX 75028

RAMOS, ANDRE DE OLIVEIRA  
FRAGA, SAMANTA KALLINY  
97 LAKEVIEW AV  
BELLINGHAM, MA 02019

ESTATE OF GERALD BURKE  
ATTN: CYNTHIA JEAN BURKE  
PO BOX 1169  
S CHATHAM, MA 02659-1169

MOREAU, THOMAS E JR  
REEN, AMIE E  
513 LAKE ST  
BELLINGHAM, MA 02019

SCORNAVACCA JEFFREY & LYN  
69 LAKEVIEW AV  
BELLINGHAM, MA 02019

GETTY, HELEN R  
5 DOREEN WAY  
PLAINVILLE, MA 02762

PARENTEAU NORMAND H  
DAY MURIEL  
55 LAKEVIEW AVE  
BELLINGHAM, MA 02019

SOUTH CENTER REALTY LLC  
120 QUARRY BD  
MILFORD, MA 01757

TAYLOR, BRIAN  
472 LAKE ST  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM CONCOM  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
CONSERVATION COMMISSION  
10 MECHANIC ST  
BELLINGHAM, MA 02019

VARNEY BROS SAND + GRAVEL  
PO BOX 94  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
CONSERVATION COMMISSION  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

WALL STREET DEVELOPMENT C  
PO BOX 272  
WESTWOOD, MA 02090

TOWN OF BELLINGHAM  
SANITARY LAND FILL  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

WALL STREET DEVELOPMENT C  
PO BOX 272  
WESTWOOD, MA 02090

TOWN OF BELLINGHAM  
CONSERVATION COMMISSION  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

WIDOP REALTY TRUST  
IGOE, DONNA T  
468 LAKE ST  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
ACCESS TO LANDFILL  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
CONSERVATION COMMISSION  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
CONSERVATION COMMISSION  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
CONSERVATION  
10 MECHANIC STREET  
BELLINGHAM, MA 02019



# 300 foot Abutters List Report

Bellingham, MA  
December 14, 2021

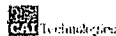
## Subject Properties:

Parcel Number: 0065-0019-0000 CAMA Number: 0065-0019-0000 Property Address: 107 LAKEVIEW AV	Mailing Address: CADORET, KATHERINE L & CADORET II, STEVEN M 107 LAKEVIEW AV BELLINGHAM, MA 02019
Parcel Number: 0065-0020-0000 CAMA Number: 0065-0020-0000 Property Address: 137 LAKEVIEW AV	Mailing Address: CLARKIN, PAUL D 137 LAKEVIEW AV BELLINGHAM, MA 02019
Parcel Number: 0065-0022-0000 CAMA Number: 0065-0022-0000 Property Address: SOUTH MAPLE ST	Mailing Address: WALL STREET DEVELOPMENT CORP PO BOX 272 WESTWOOD, MA 02090
Parcel Number: 0069-0087-0000 CAMA Number: 0069-0087-0000 Property Address: LAKE ST	Mailing Address: WALL STREET DEVELOPMENT CORP PO BOX 272 WESTWOOD, MA 02090

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## Abutters:

Parcel Number: 0061-001A-0000 CAMA Number: 0061-001A-0000 Property Address: 119 SOUTH MAPLE ST	Mailing Address: TOWN OF BELLINGHAM ACCESS TO LANDFILL 10 MECHANIC STREET BELLINGHAM, MA 02019
Parcel Number: 0064-0212-000B CAMA Number: 0064-0212-000B Property Address: CELESTIAL CR	Mailing Address: SOUTH CENTER REALTY LLC 120 QUARRY BD MILFORD, MA 01757
Parcel Number: 0065-0001-0000 CAMA Number: 0065-0001-0000 Property Address: LAKEVIEW AV	Mailing Address: TOWN OF BELLINGHAM CONSERVATION COMMISSION 10 MECHANIC STREET BELLINGHAM, MA 02019
Parcel Number: 0065-0006-0000 CAMA Number: 0065-0006-0000 Property Address: 89 LAKEVIEW AV	Mailing Address: ARIZAN, GABRIELA 89 LAKEVIEW AV BELLINGHAM, MA 02019
Parcel Number: 0065-0007-0000 CAMA Number: 0065-0007-0000 Property Address: LAKEVIEW AV	Mailing Address: TOWN OF BELLINGHAM CONCOM 10 MECHANIC STREET BELLINGHAM, MA 02019
Parcel Number: 0065-0008-0000 CAMA Number: 0065-0008-0000 Property Address: 97 LAKEVIEW AV	Mailing Address: RAMOS, ANDRE DE OLIVEIRA FRAGA, SAMANTA KALLINY 97 LAKEVIEW AV BELLINGHAM, MA 02019



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.

12/14/2021

Page 1 of 4

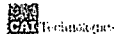




# 300 foot Abutters List Report

Bellingham, MA  
December 14, 2021

Parcel Number: 0065-0009-0000 CAMA Number: 0065-0009-0000 Property Address: LAKEVIEW AV	Mailing Address: TOWN OF BELLINGHAM CONSERVATION COMMISSION 10 MECHANIC STREET BELLINGHAM, MA 02019
Parcel Number: 0065-0011-0000 CAMA Number: 0065-0011-0000 Property Address: LAKEVIEW AV	Mailing Address: MARTINEAU, ERNEST C/O LEONA M TULUMELLO 2617 POTOMAC DR FLOWER MOUND, TX 75028
Parcel Number: 0065-0012-0000 CAMA Number: 0065-0012-0000 Property Address: LAKEVIEW AV	Mailing Address: MARTINEAU, ERNEST C/O LEONA M TULUMELLO 2617 POTOMAC DR FLOWER MOUND, TX 75028
Parcel Number: 0065-0013-0000 CAMA Number: 0065-0013-0000 Property Address: LAKEVIEW AV	Mailing Address: TOWN OF BELLINGHAM 10 MECHANIC STREET BELLINGHAM, MA 02019
Parcel Number: 0065-0014-0000 CAMA Number: 0065-0014-0000 Property Address: LAKEVIEW AV	Mailing Address: QUARRY DEVELOPMENT LLC 180 MAIN ST BLACKSTONE, MA 01504
Parcel Number: 0065-0015-0000 CAMA Number: 0065-0015-0000 Property Address: LAKEVIEW AV	Mailing Address: QUARRY DEVELOPMENT LLC 180 MAIN ST BLACKSTONE, MA 01504
Parcel Number: 0065-0017-0000 CAMA Number: 0065-0017-0000 Property Address: LAKEVIEW AV	Mailing Address: QUARRY DEVELOPMENT LLC 180 MAIN ST BLACKSTONE, MA 01504
Parcel Number: 0065-007A-0000 CAMA Number: 0065-007A-0000 Property Address: LAKEVIEW AV	Mailing Address: TOWN OF BELLINGHAM CONSERVATION COMMISSION 10 MECHANIC ST BELLINGHAM, MA 02019
Parcel Number: 0065-009A-0000 CAMA Number: 0065-009A-0000 Property Address: LAKEVIEW AV	Mailing Address: QUARRY DEVELOPMENT LLC 180 MAIN ST BLACKSTONE, MA 01504
Parcel Number: 0065-022A-0000 CAMA Number: 0065-022A-0000 Property Address: MAPLE ST	Mailing Address: TOWN OF BELLINGHAM SANITARY LAND FILL 10 MECHANIC STREET BELLINGHAM, MA 02019
Parcel Number: 0069-0030-0000 CAMA Number: 0069-0030-0000 Property Address: LAKEVIEW AV	Mailing Address: GETTY, HELEN R 5 DOREEN WAY PLAINVILLE, MA 02762
Parcel Number: 0069-0031-0000 CAMA Number: 0069-0031-0000 Property Address: VEKEMAN ST	Mailing Address: TOWN OF BELLINGHAM CONSERVATION COMMISSION 10 MECHANIC STREET BELLINGHAM, MA 02019



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12/14/2021

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# 300 foot Abutters List Report

Bellingham, MA  
December 14, 2021

Parcel Number: 0069-0034-0000  
CAMA Number: 0069-0034-0000  
Property Address: LAKEVIEW AV

Mailing Address: PETRIN, ELPHEGE LAFONTAINE,  
THERESA  
281 AVENUE A  
WOONSOCKET, RI 02895

Parcel Number: 0069-0035-0000  
CAMA Number: 0069-0035-0000  
Property Address: CROOKS AV

Mailing Address: VARNEY BROS SAND + GRAVEL  
PO BOX 94  
BELLINGHAM, MA 02019

Parcel Number: 0069-0037-0000  
CAMA Number: 0069-0037-0000  
Property Address: LAKEVIEW AV

Mailing Address: PETRIN, ELPHEGE LAFONTAINE,  
THERESA  
281 AVENUE A  
WOONSOCKET, RI 02895

Parcel Number: 0069-0038-0000  
CAMA Number: 0069-0038-0000  
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

Parcel Number: 0069-0039-0000  
CAMA Number: 0069-0039-0000  
Property Address: LAKEVIEW AV

Mailing Address: TOWN OF BELLINGHAM  
CONSERVATION COMMISSION  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

Parcel Number: 0069-0042-0000  
CAMA Number: 0069-0042-0000  
Property Address: LAKEVIEW AV

Mailing Address: ARCAND, ROLAND JR  
522 GATEHOUSE LN  
FRANKLIN, MA 02038

Parcel Number: 0069-0043-0000  
CAMA Number: 0069-0043-0000  
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

Parcel Number: 0069-0044-0000  
CAMA Number: 0069-0044-0000  
Property Address: LAKEVIEW AV

Mailing Address: ESTATE OF GERALD BURKE ATTN:  
CYNTHIA JEAN BURKE  
PO BOX 1169  
S CHATHAM, MA 02659-1169

Parcel Number: 0069-0045-0000  
CAMA Number: 0069-0045-0000  
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

Parcel Number: 0069-0088-0000  
CAMA Number: 0069-0088-0000  
Property Address: 525 LAKE ST

Mailing Address: BAJRUSHI, AGBI & BRESNAHAN, HOPE  
525 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-022+-0000  
CAMA Number: 0069-022+-0000  
Property Address: 55 LAKEVIEW AV

Mailing Address: PARENTEAU NORMAND H DAY MURIEL  
55 LAKEVIEW AVE  
BELLINGHAM, MA 02019

Parcel Number: 0069-025+-0000  
CAMA Number: 0069-025+-0000  
Property Address: 69 LAKEVIEW AV

Mailing Address: SCORNAVACCA JEFFREY & LYNN A  
69 LAKEVIEW AV  
BELLINGHAM, MA 02019



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12/14/2021

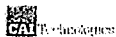
Page 3 of 4



# 300 foot Abutters List Report

Bellingham, MA  
December 14, 2021

Parcel Number: 0069-028C-0000 CAMA Number: 0069-028C-0000 Property Address: LAKEVIEW AV	Mailing Address: KOBACK, THOMAS S 56 DIVISION ST WOONSOCKET, RI 02895
Parcel Number: 0069-086B-0000 CAMA Number: 0069-086B-0000 Property Address: 472 LAKE ST	Mailing Address: TAYLOR, BRIAN 472 LAKE ST BELLINGHAM, MA 02019
Parcel Number: 0069-086C-0000 CAMA Number: 0069-086C-0000 Property Address: 468 LAKE ST	Mailing Address: WIDOP REALTY TRUST IGOE, DONNA T 468 LAKE ST BELLINGHAM, MA 02019
Parcel Number: 0069-088A-0000 CAMA Number: 0069-088A-0000 Property Address: 523 LAKE ST	Mailing Address: CLUNE, RICHARD J JR & JILL 523 LAKE ST BELLINGHAM, MA 02019
Parcel Number: 0069-088B-0000 CAMA Number: 0069-088B-0000 Property Address: 521 LAKE ST	Mailing Address: HALLORAN, MARY S 521 LAKE ST BELLINGHAM, MA 02019
Parcel Number: 0069-088C-0000 CAMA Number: 0069-088C-0000 Property Address: 519 LAKE ST	Mailing Address: PETIT, THEODORE E JR BAEDEKER, DIANE J 519 LAKE ST BELLINGHAM, MA 02019
Parcel Number: 0069-088D-0000 CAMA Number: 0069-088D-0000 Property Address: 517 LAKE ST	Mailing Address: LEGENZA, MICHAEL W + LINDA A 517 LAKE ST BELLINGHAM, MA 02019
Parcel Number: 0069-088E-0000 CAMA Number: 0069-088E-0000 Property Address: 515 LAKE ST	Mailing Address: DUGAN, KATHRYN & WILLIAM P 515 LAKE ST BELLINGHAM, MA 02019
Parcel Number: 0069-088F-0000 CAMA Number: 0069-088F-0000 Property Address: 513 LAKE ST	Mailing Address: MOREAU, THOMAS E JR REEN, AMIE E 513 LAKE ST BELLINGHAM, MA 02019
Parcel Number: 0069-088I-0000 CAMA Number: 0069-088I-0000 Property Address: 295 PROSPECT ST	Mailing Address: DICK, FRANCIS & LINDSAY 295 PROSPECT ST FRANKLIN, MA 02038
Parcel Number: 0072-0025-0000 CAMA Number: 0072-0025-0000 Property Address: 100 CROSS ST	Mailing Address: TOWN OF BELLINGHAM CONSERVATION 10 MECHANIC STREET BELLINGHAM, MA 02019

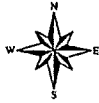


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12/14/2021

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Bellingham, MA

1 inch = 559 Feet

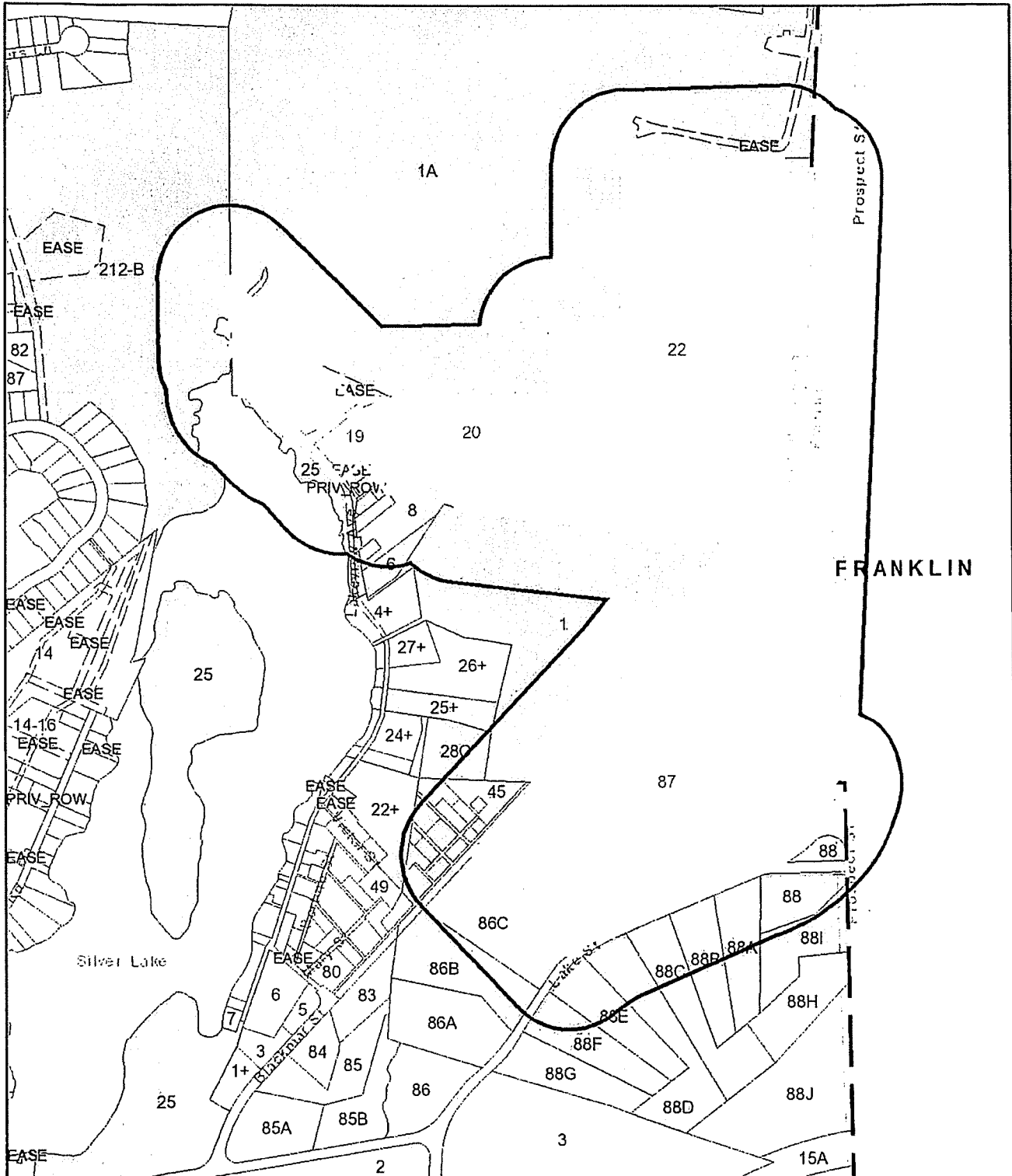


CAI Technologies  
Precision Mapping. Geospatial Solutions.

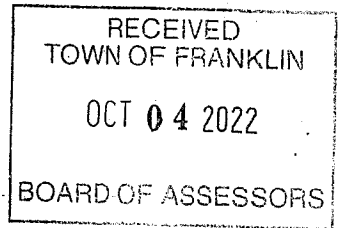
December 14, 2021

0 559 1118 1678

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Data shown on this map 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 map.



Town of Franklin – Board of Assessors  
355 East Central Street  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

### Abutters List Request Form

**Please Note:** A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 10 / 03 / 2022

Assessors Parcel ID # (12 digits) 309 - 018 - 000 - 000

Property Street Address Prospect St.

Distance Required From Parcel # listed above (Circle One): 500 300 100  
(Note: if a distance is not circled, we cannot process your request)

Property Owner Wall Street Development Corp - Lou Petrozz

Property Owner's Mailing Address P.O. Box 222

Town/City Westwood State MA Zip Code 02090

Property Owner's Telephone # 617 - 922 - 8700

Requestor's Name (if different from Owner) SAME

Requestor's Address \_\_\_\_\_

Requestor's Telephone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Office Use Only: Date Fee Paid 10 / 3 / 22 Paid in Cash \$ 25.00

Paid by Check \$ N/A Check # N/A Town Receipt # 30053

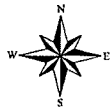
Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals



# PROSPECT ST [309-018-000-000] - 300' ABUTTERS

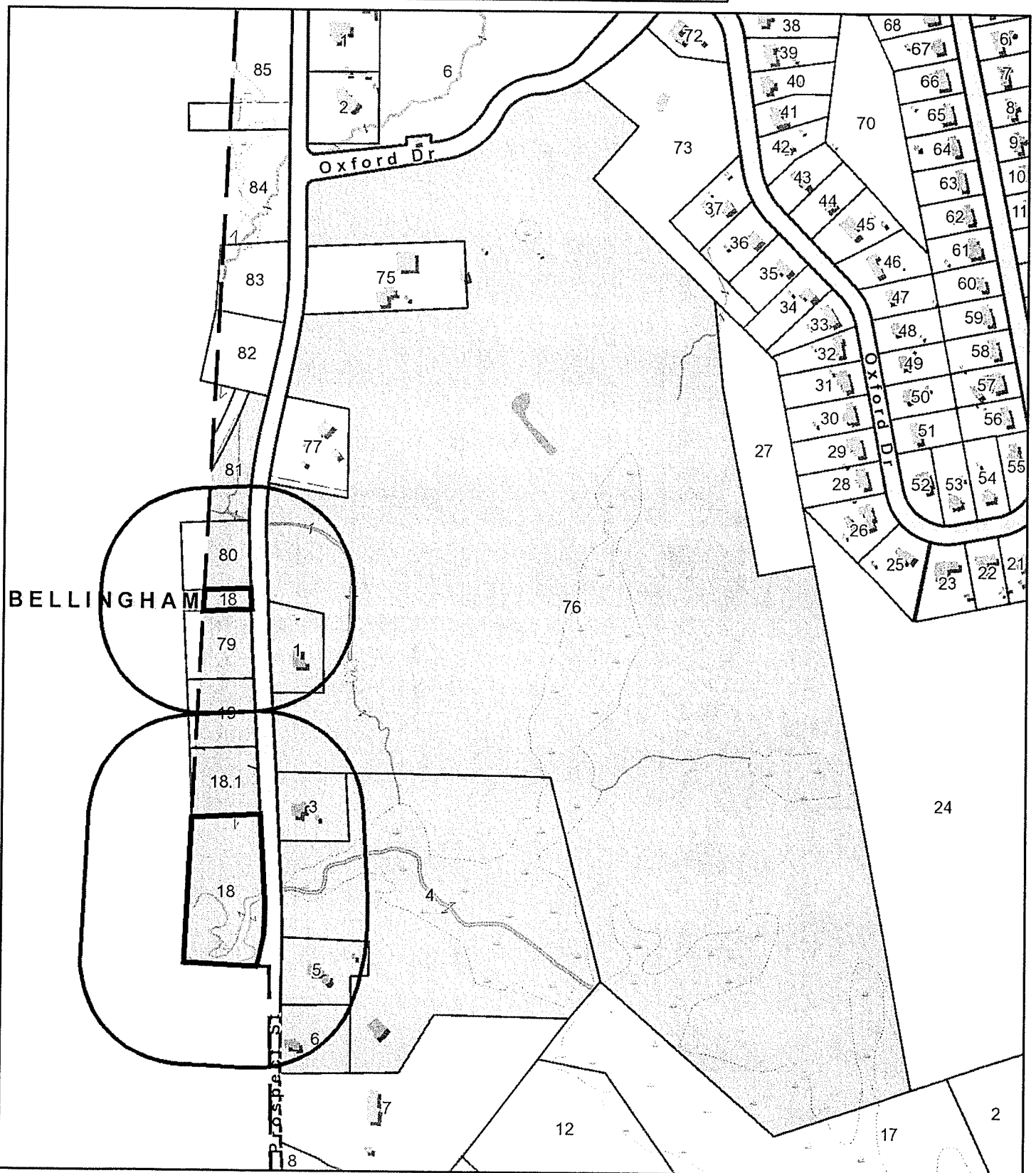
Franklin, MA



October 4, 2022

1 inch = 400 Feet

www.cai-tech.com



This information is believed to be correct but is subject to change and is not warranted.



# 300 foot Abutters List Report

Franklin, MA  
October 04, 2022

## Subject Property:

Parcel Number: 309-018-000  
CAMA Number: 309-018-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

---

## Abutters:

Parcel Number: 308-076-000  
CAMA Number: 308-076-000-000  
Property Address: PROSPECT ST

Mailing Address: HENO FLOYD  
398 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 308-079-000  
CAMA Number: 308-079-000-000  
Property Address: 373 PROSPECT ST

Mailing Address: LEBLANC MICHAEL LEBLANC JULIE  
3 ASHLEY CIR  
FRANKLIN, MA 02038

Parcel Number: 308-080-000  
CAMA Number: 308-080-000-000  
Property Address: 381 PROSPECT ST

Mailing Address: 456 PURCHASE ST LLC  
5 EXCHANGE ST - SUITE 4  
MILFORD, MA 01757

Parcel Number: 308-081-000  
CAMA Number: 308-081-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

Parcel Number: 309-001-000  
CAMA Number: 309-001-000-000  
Property Address: 370 PROSPECT ST

Mailing Address: CAPOCCIA ANTHONY CAPOCCIA  
ESTHER M  
370 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-003-000  
CAMA Number: 309-003-000-000  
Property Address: 348 PROSPECT ST

Mailing Address: ROBBINS BRIAN J  
348 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-004-000  
CAMA Number: 309-004-000-000  
Property Address: 324 PROSPECT ST

Mailing Address: AKOURI GEORGE AKOURI CHRISTEL  
324 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-005-000  
CAMA Number: 309-005-000-000  
Property Address: 326 PROSPECT ST

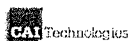
Mailing Address: GEROMINI JOHN & CATHERINE M TRS  
GEROMINI FAMILY REV LIVING TR  
326 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-006-000  
CAMA Number: 309-006-000-000  
Property Address: 322 PROSPECT ST

Mailing Address: MASTROMATTEO-DION GINA  
322 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-018-000  
CAMA Number: 309-018-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090



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This information is believed to be correct but is subject to change and is not warranted.



# 300 foot Abutters List Report

Franklin, MA  
October 04, 2022

Parcel Number: 309-018-001  
CAMA Number: 309-018-001-000  
Property Address: 353 PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

Parcel Number: 309-019-000  
CAMA Number: 309-019-000-000  
Property Address: 365 PROSPECT ST

Mailing Address: WALL ST DEVELOPMENT CORP  
PO BOX 272  
WESTWOOD, MA 02090

*Kevin M. Doyle, 10-4-2021*



[www.cai-tech.com](http://www.cai-tech.com)

This information is believed to be correct but is subject to change and is not warranted.

10/4/2022

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456 PURCHASE ST LLC  
5 EXCHANGE ST - SUITE 4  
MILFORD, MA 01757

AKOURI GEORGE  
AKOURI CHRISTEL  
324 PROSPECT ST  
FRANKLIN, MA 02038

CAPOCCIA ANTHONY  
CAPOCCIA ESTHER M  
370 PROSPECT ST  
FRANKLIN, MA 02038

GEROMINI JOHN & CATHERINE  
GEROMINI FAMILY REV LIVIN  
326 PROSPECT ST  
FRANKLIN, MA 02038

HENO FLOYD  
398 PROSPECT ST  
FRANKLIN, MA 02038

LEBLANC MICHAEL  
LEBLANC JULIE  
3 ASHLEY CIR  
FRANKLIN, MA 02038

MASTROMATTEO-DION GINA  
322 PROSPECT ST  
FRANKLIN, MA 02038

ROBBINS BRIAN J  
348 PROSPECT ST  
FRANKLIN, MA 02038

WALL ST DEVELOPMENT CORP  
PO BOX 272  
WESTWOOD, MA 02090

WALL STREET DEVELOPMENT C  
P.O. BOX 272  
WESTWOOD, MA 02090

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



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

## PLANNING BOARD

The following notice will be published in the Milford Daily Newspaper once on Monday, October 24, 2022 and again on October 31, 2022

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### FRANKLIN PLANNING BOARD PUBLIC HEARING NOTICE

In accordance with the Town of Franklin Zoning By-Laws, the Franklin Planning Board will hold a public hearing in person and remotely on **Monday, November 7, 2022 at 7:05 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Subdivision application titled "Prospect Hill Estates" prepared by GLM Engineering Associates Inc., Holliston, MA, and submitted to the Department of Planning & Community Development on October 5, 2022, by Wall Street Development Corp. Westwood, MA.

The property is located in the Rural Residential I Zoning District (Assessors Map 309 Lot 019) on Prospect Street. The Applicant is proposing to construct an 18-lot subdivision in Bellingham with a proposed roadway access through Franklin.

**Please note: This will be your only written notice of this public hearing. Should the Planning Board vote to continue this Public Hearing, the date and time 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.

Copies of the plan and supporting documentation may be reviewed in the Department of Planning & Community Development during regular office hours or at <https://www.franklinma.gov/planning-board/pages/projects>.

Greg Rondeau, Chairman