

PLAN OF LAND FRANKLIN & BELLINGHAM MASSACHUSETTS

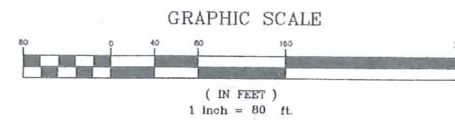
(NORFOLK COUNTY)
SCALE: 1"=80' SEPT. 18, 2023

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

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

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



TOWN OF FRANKLIN
TOWN CLERK
2023 SEP 26 P 1:20
RECEIVED



DATE: _____

DATE: _____

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

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

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-MIDCO 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

- FILED AS 30, PL. BK. 713
- FILED AS 81, PL. BK. 706
- FILED AS 80, PL. BK. 706
- PLAN No. 712 OF 1985
- PLAN No. 425 OF 1960
- 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 081
- 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

OWNER OF RECORD:

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

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'

ZONING:

BELLINGHAM: AGRICULTURE
FRANKLIN: RURAL RESIDENTIAL I

DEED REFERENCE:

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

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.

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

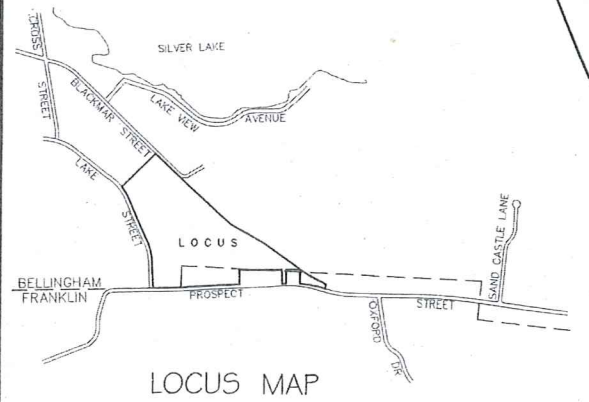
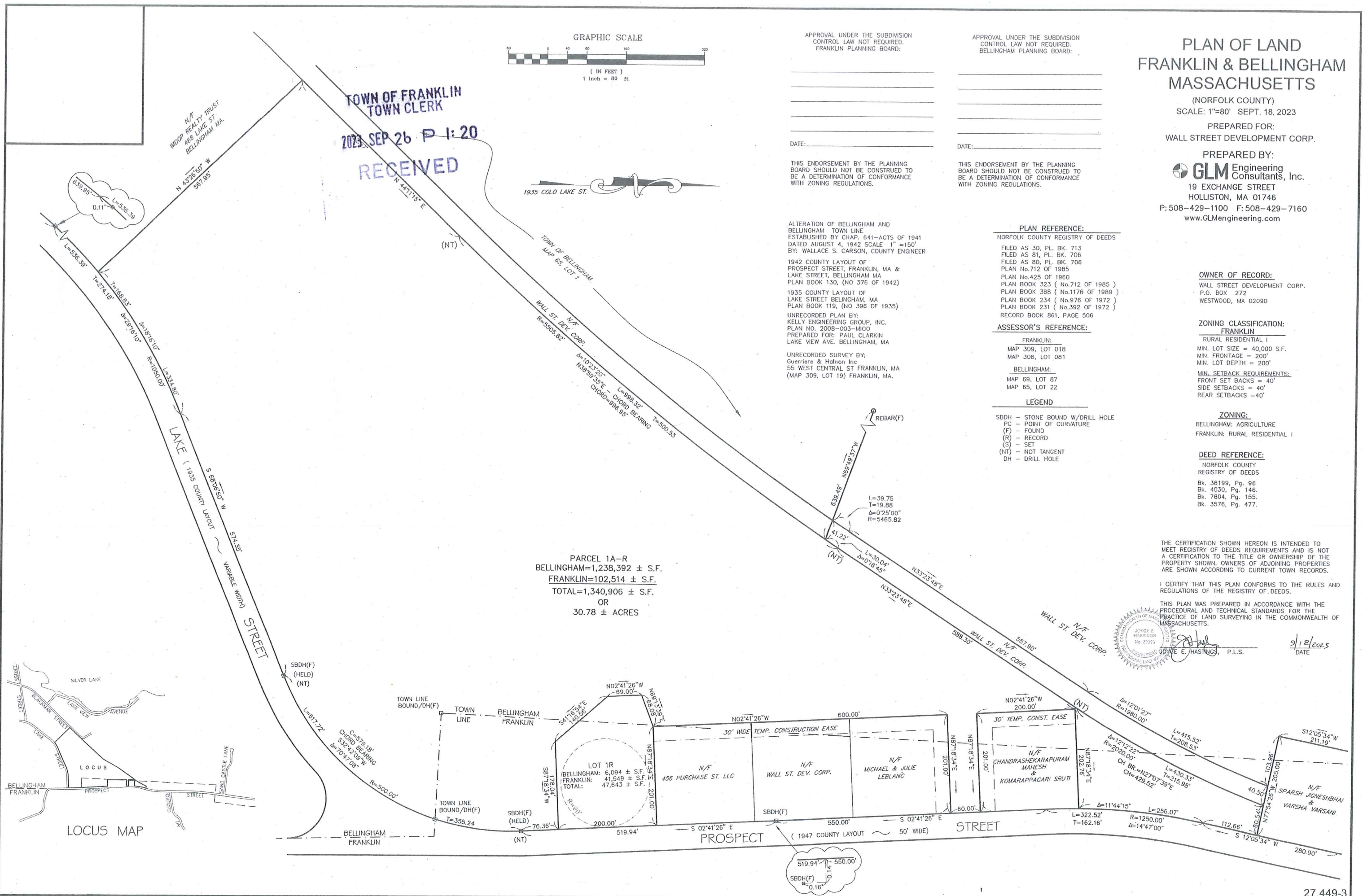
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS, P.L.S.

9/18/2023
DATE

PARCEL 1A-R
BELLINGHAM=1,238,392 ± S.F.
FRANKLIN=102,514 ± S.F.
TOTAL=1,340,906 ± S.F.
OR
30.78 ± ACRES



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: 81-P ANR – Prospect Street

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 September 18, 2023 and submitted to DPCD on September 26, 2023.
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 one buildable lot.

ANR Summary

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

PLANNING BOARD
FRANKLIN, MASSACHUSETTS

TOWN OF FRANKLIN
TOWN CLERK

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

2023 SEP 26 1P 1:22

September 26, 2023

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: Wall Street Development Corp.
Address of Applicant: P.O. Box 272, Westwood, MA 02096
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.
4. Deed of Property recorded in _____ with Norfolk Registry, Book 38199 Page 86
5. Location and Description of Property: Prospect Street
6. Assessor's Map & Lot: 309-018, 308-081
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
Signature of Applicant

Louis Petrozzi
Print Name of Applicant

Louis Petrozzi
Signature Owner

Louis Petrozzi
Print Name of Owner

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, MASS

Date of Plan: 9/18/23 Assessor's Information: _____

Prepared by: GLM ENGINEERING CONSULTANTS, INC

Applicant Name & Address: Wall Street Development Corp

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 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):

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:

Louis Petrozzi 100%

*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 26th day of September 2023

Louis Petrozzi
Signature of Applicant

Louis Petrozzi
Print name of Applicant

Signature of Owner

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2023

On this 26 day of September 2023, before me, the undersigned notary public, personally appeared Louis Petrozzi (name of owner), proved to me through satisfactory evidence of identification, which were Massachusetts license 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: March 31, 2028