



Amy Love <alove@franklinma.gov>

Amego - 704 Washington

1 message

Edward V. Cannon <evc@ddcrwlaw.com>

Wed, Dec 21, 2022 at 3:08 PM

To: Amy Love <alove@franklinma.gov>

Cc: John Randall <jrandall@amegoinc.org>, William Masiello <bill@masielloarchitect.com>

Hi Amy,

Can we please continue the Amego matter currently on for Jan. 9th to the Board's next meeting on Jan. 23rd?

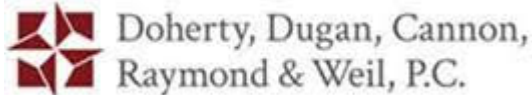
We'll make sure that all revised materials are submitted to you by Jan. 11th.

Thanks!

Best wishes to you and your family for a Happy Holiday Season.

Ted

Edward V. Cannon, Jr., Esq.



124 Grove Street, Suite 220
Franklin, MA 02038

WEB: <https://ddcrwlaw.com>

TEL: 508-541-3000 x218

FAX: 508-541-3008

MOB: 508-735-8852

EVC@ddcrwlaw.com

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FRANKLIN PLANNING & COMMUNITY DEVELOPMENT

355 EAST CENTRAL STREET, ROOM 120
FRANKLIN, MA 02038-1352
TELEPHONE: 508-520-4907
FAX: 508-520-4906

MEMORANDUM

TO: JAMIE HELLEN, TOWN ADMINISTRATOR
FROM: BRYAN W. TABERNER, AICP, DIRECTOR
**RE: PROPOSED ZONING MAP AMENDMENT 22-887, ON AND NEAR
LINCOLN STREET AND LINCOLNWOOD DRIVE**
CC: AMY LOVE, PLANNER
DATE: NOVEMBER 23 2022

The Department of Planning and Community Development (DPCD) is working to amend the Town's existing Zoning Map (Chapter 185, Section 5, of Franklin Town Code) in an area on and near Lincoln Street and Lincolnwood Drive. This proposed Zoning Map change is a small part of a Town Wide multi-year project being implemented by DPCD and other Town staff.

The project will better define the Town's zoning districts by following parcel lines. Where parcels are within two or more zoning districts the subject Zoning Map Amendment will move the Zoning District line so each parcel is only in one zoning district.

As you know the Economic Development Committee discussed the proposed changes at their November 16, 2022 meeting, and recommended sending the proposed zoning map amendment to the full Council for further consideration.

Attached are the following:

- A list of parcels proposed for rezoning;
- Bylaw Zoning Amendment 22-887; and
- A diagram with two maps: one showing the current zoning in the area, and one showing proposed Zoning Map changes.

If Council members support the proposed zoning map changes, I request the Town Council vote to refer the Zoning Map Amendment to the Planning Board for a Public Hearing. Please let me know if you have questions or require additional information.

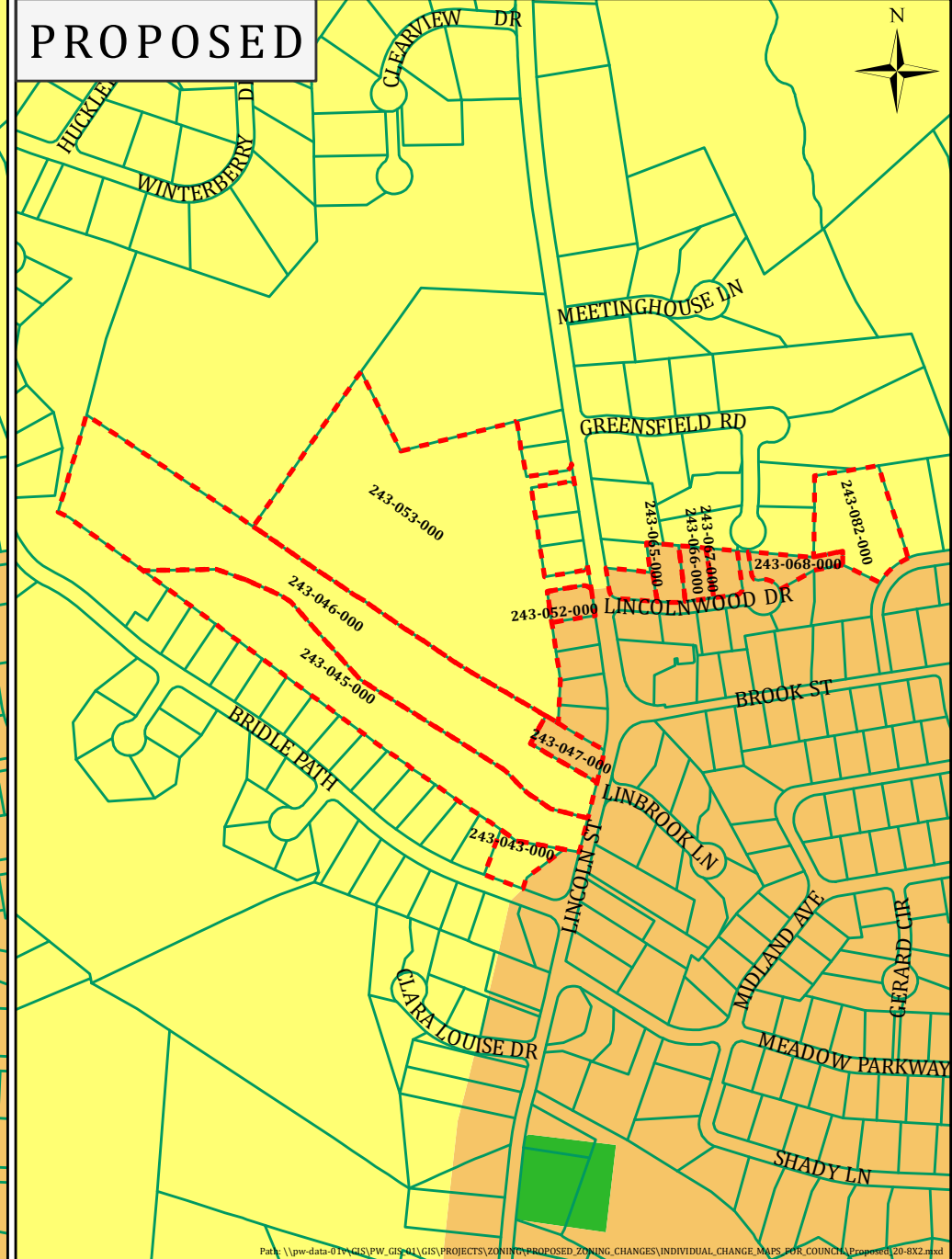
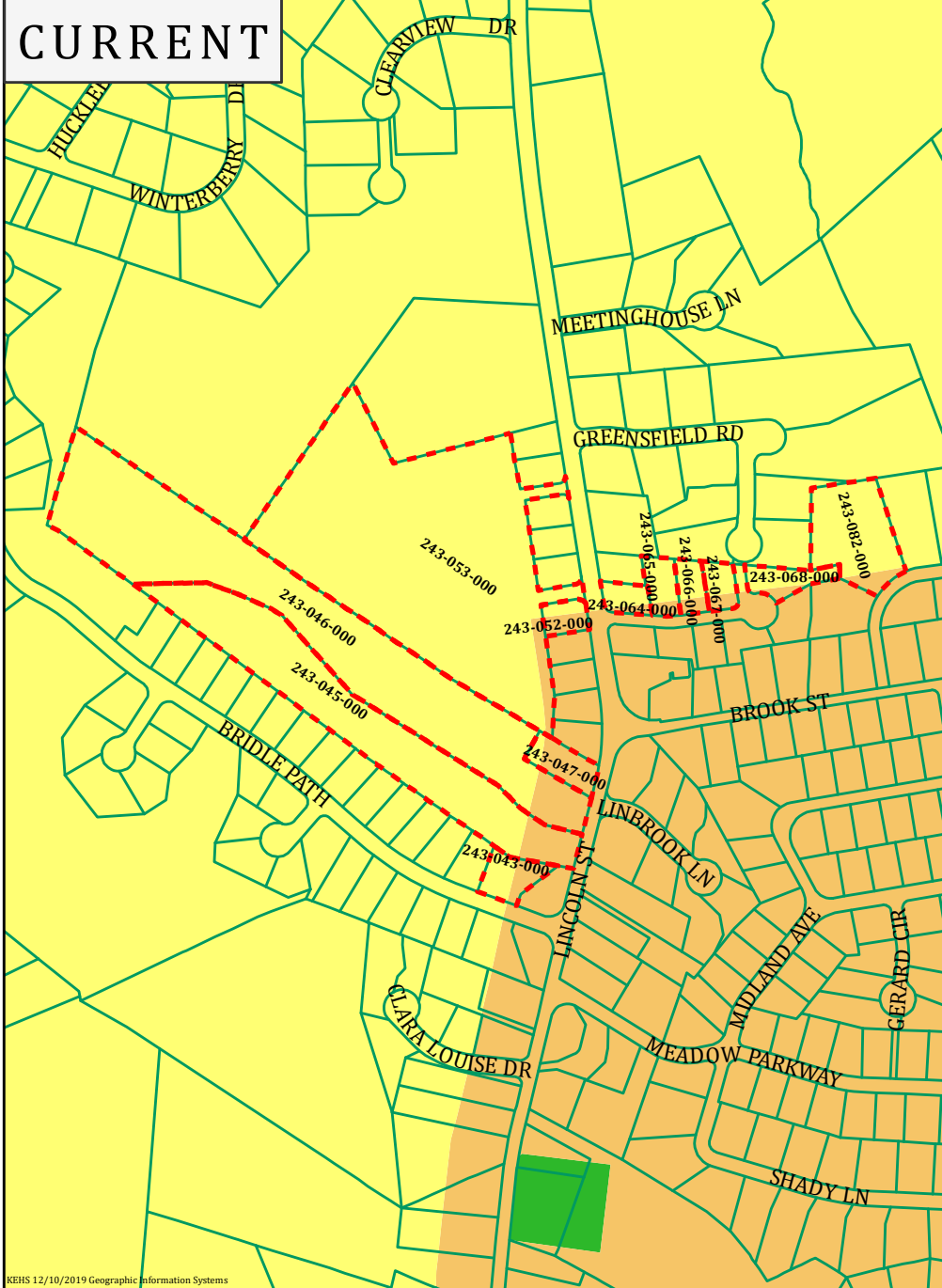
Proposed Zoning Map Changes

An Area On Or Near Lincoln Street, and Lincolnwood Drive
From Rural Residential II & Single Family Residential III, To Rural Residential II or Single Family Residential III

- Commercial II
- Rural Residential II
- Single-Family III
- Area of Proposed Change
- Parcel Line

22-887

0 375 750 1,500 Feet



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: December 29, 2022
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Prospect Street
Scenic Road Permit

The DPCD has reviewed the above referenced Scenic Road Permit application for the Monday, January 9, 2023 Planning Board meeting and offers the following commentary:

General:

1. §170-53 of the Town Code, requires that any tree removal within a Scenic Road must seek a permit through the Planning Board.
2. The applicant is proposing to remove 2 trees in order to access the drainage basin along Prospect Street.

Comments:

The Planning Board will need to take a vote if they are in agreement of issuing a permit to remove the trees.

**FORM S:
APPLICATION FOR SCENIC ROAD WORK PERMIT**

1. Name and Address of Petitioner: JOEL D'ERRICO
72 DEER VIEW WAY
FRANKLIN

Telephone Number: 508-439-0022

2. Check off the reason(s) which require a Work Permit under MGL Ch. 40, Section 15C (Scenic Roads Act):

Cutting or removal of trees within a designated Scenic Road

2 4 inch PINES

Tearing down or destruction of stone walls or portions thereof within a Scenic Road

Describe the work proposed and any changes to tree(s) and/or stone wall(s) within the designated Scenic Road:

Cutting 2 PINES AS MARKED
FOR MUNICIPAL ACCESS TO BASIN
NO WALLS TO BE INVOLVED OR REMOVED.

3. Location of Tree(s) and/or Stone Wall(s): (attach street map with locations marked)

Name of Scenic Road: _____

Verified by: _____

Tree(s) or Stone Wall(s) to be removed: 2 PINES 4 1/2"

NO WALLS.

Specimen of Tree	Diameter of Tree	Length of Stone Wall	Height of Stone Wall
<i>Example: Oak</i>	14"	75' across from pole 72/3 on south side of road	

Photographs of all stonewalls and trees within the proposed work area:

- Attached
- Not Attached

4. Who would be cutting the tree(s) and/or altering stone wall(s)?

5. Required Notice:

Attached

Not Attached

Copies of certified mail, return receipts of Copies of Abutter notice, mailed 14 days in advance of Public Hearing, Copies of Legal Advertisement published at least once in each of two successive weeks of which the first appeared at least 14 days prior to the Public Hearing.

6. Check off and describe all proposed Restoration, Mitigation and Compensatory Actions (attach a street map with locations marked):

Planting of replacement tree(s):

Quantity: _____ **NA** _____
Caliper (inches): _____
Specimen: _____

Reconstruction of stone wall(s):

Length (feet): _____ **NO WALLS INVOLVED** _____
Other (describe): _____

Measures to be taken to prevent erosion and ensure no off-site tracking of materials onto adjacent public and/or private ways.

Grading + Stone Dust Gravel



APPROX 12' OR LESS
IN WIDTH.

HERITAGE DESIGN GROUP
 PLANNERS • SURVEYORS • ENGINEERS
 10 RIVER ROAD, SUITE 101
 LORRDGE, MASSACHUSETTS 01669
 TEL: 508-278-7771 FAX: 508-278-9494

ASSESSORS INFORMATION:
 MAP 20, LOTS 15, 16-1, 16
 CONVENTIONAL DEVELOPMENT REQUIREMENTS:
 ZONE: RURAL RESIDENTIAL 1
 MINIMUM AREA: 40,000 SF
 MINIMUM FRONT YARD: 200'
 MINIMUM DEPTH: 200'
 MINIMUM WIDTH (MIN. CIRCLE DIA.): 180'
 MINIMUM FRONT YARD: 40'
 MINIMUM SIDE YARD: 40'
 MINIMUM REAR YARD: 40'
 TOTAL AREA: 14,424 ACRES

ALL LOTS TO BE SERVED BY INDIVIDUAL SUBSISTERS TO BE SERVED BY INDIVIDUAL WELLS.
 APPROVAL BY SUBDIVISION CONTROL LAW OFFICER:
James B. Chilton
 DATE: *11/17/01*

LEGEND
 EXISTING DATUM
 EXISTING CATCH BASIN
 EXISTING DRAIN MANHOLE
 EXISTING SEWER MANHOLE
 EXISTING HYDRANT
 EXISTING UTILITY POLE
 EXISTING TREE
 EXISTING CONTOURS
 PROPOSED CONTOURS
 PROPOSED CATCH BASIN
 PROPOSED DRAIN MANHOLE
 PROPOSED DRAINAGE LINE
 PROPOSED FIRE HYDRANT
 PROPOSED CONCRETE MONUMENT
 PROPOSED RP-RAP
 PROPOSED MURALS & SILT FENCE

NO.	DATE	DESCRIPTION
1	10/17/01	PLANNING COMMENTS
2	10/27/01	GENERAL
3	10/27/01	MOVE DRAIN #1
4	10/27/01	REVISIONS
5	11/17/01	GENERAL REVISIONS
6	11/17/01	NOI
7	11/17/01	BY

"COUNTRYSIDE ESTATES"
 DEFINITIVE SUBDIVISION PLAN
 PREPARED FOR
 JOEL D'ERRICO
 IN
 FRANKLIN, MASSACHUSETTS 02038
 SCALE: 1"=40' DATE: SEPTEMBER 16, 2002

TOPOGRAPHIC / UTILITY PLAN
 SHEET NO. TU1 OF TU2

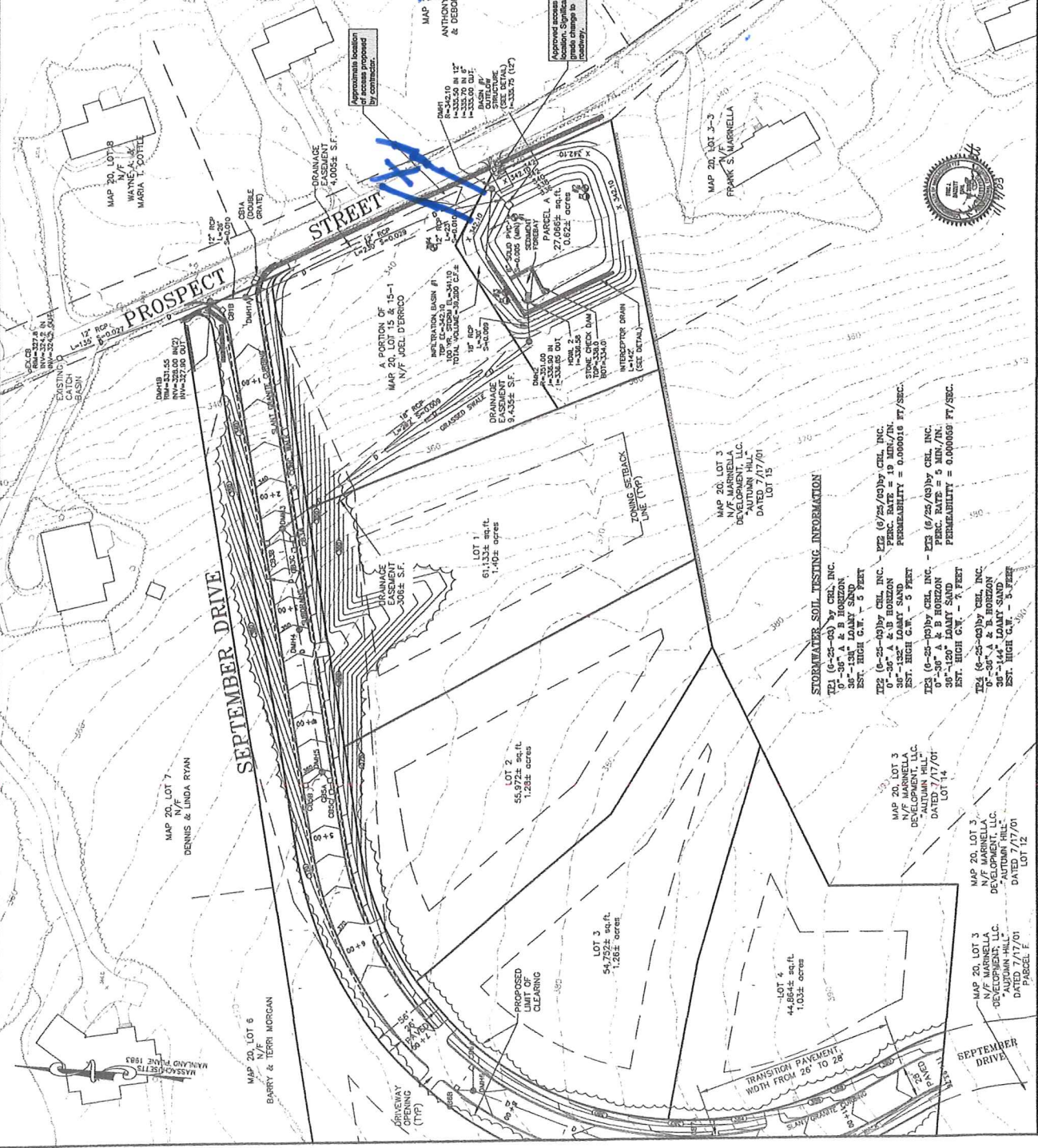
STREET CLASSIFICATION:
 Countryside Drive - Minor Street
 Prospect Street - Major Street

THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF FRANKLIN, DATED FEBRUARY 17, 1982 DOES NOT SHOW A ZONE A FLOOD AREA OR ELEVATION AT OR NEAR THE SUBJECT PROPERTY.

TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PHOTOGRAPHY BY H. SELLS, INC. BASED ON PHOTOGRAPHY DATED NOVEMBER 24, 2000.

TOPOGRAPHIC ELEVATIONS AREA BASED ON THE N.C.V.D. OF 1939. THE ELEVATION FROM R.M.S. LETTERS "P" AND "E" OF THE WORD OPEN ON TOP OF FIRE HYDRANT ON THE EAST SIDE OF LAKE ALONG LAKE STREET FROM THE NORTH INTERSECTION WITH PULASKI BOULEVARD. ELEVATION = 213.18 FEET (N.C.V.D. 29).

ELEVATIONS REFER TO THE FOLLOWING BENCH MARKS:
 SPIKE SET IN POLE #23 ON PROSPECT ST. ELEVATION = 330.27 (NOVD 29)
 SPIKE SET IN POLE #24 ON PROSPECT ST. ELEVATION = 329.77 (NOVD 29)



STORMWATER SOIL TESTING INFORMATION
 T21 (6-25-03) by CHL, INC.
 0'-30" A & B HORIZON
 EST. HIGH C.V. - 5 FEET
 PERMEABILITY = 0.000016 FT./SEC.

T22 (6-25-03) by CHL, INC.
 0'-30" A & B HORIZON
 EST. HIGH C.V. - 5 FEET
 PERMEABILITY = 0.000016 FT./SEC.

T23 (6-25-03) by CHL, INC.
 0'-30" A & B HORIZON
 EST. HIGH C.V. - 5 FEET
 PERMEABILITY = 0.000016 FT./SEC.

T24 (6-25-03) by CHL, INC.
 0'-30" A & B HORIZON
 EST. HIGH C.V. - 5 FEET
 PERMEABILITY = 0.000016 FT./SEC.

MAP 20, LOT 3
 N/F MARNELLA
 DEVELOPMENT, LLC.
 AUTUMN HILL
 DATED 7/17/01
 LOT 12

MAP 20, LOT 3
 N/F MARNELLA
 DEVELOPMENT, LLC.
 AUTUMN HILL
 DATED 7/17/01
 LOT 12

MAP 20, LOT 3
 N/F MARNELLA
 DEVELOPMENT, LLC.
 AUTUMN HILL
 DATED 7/17/01
 LOT 12

MAP 20, LOT 3
 N/F MARNELLA
 DEVELOPMENT, LLC.
 AUTUMN HILL
 DATED 7/17/01
 LOT 12



Amy Love <alove@franklinma.gov>

Re: Abutters List

1 message

Joel D'Errico <joelwderrico@gmail.com>
To: Amy Love <alove@franklinma.gov>

Mon, Dec 19, 2022 at 10:45 AM

Hi Amy,

If you could kindly inform the Board that the purpose of the 12' opening off Prospect St is to allow DPW access to the drainage basin over time

Thanks Joel

On Mon, Dec 19, 2022 at 9:39 AM Amy Love <alove@franklinma.gov> wrote:

Today or tomorrow is fine.

Thanks

[Amy Love, Town Planner II](#)

[Town of Franklin](#)

[355 East Central](#)

[Franklin, MA 02038](#)

[508-520-4907](#)

On Mon, Dec 19, 2022 at 9:38 AM Joel D'Errico <joelwderrico@gmail.com> wrote:

You could ask tues am if you don't see it today

Thanks

J

On Mon, Dec 19, 2022 at 9:37 AM Joel D'Errico <joelwderrico@gmail.com> wrote:

Sorry about this...

On Mon, Dec 19, 2022 at 9:14 AM Amy Love <alove@franklinma.gov> wrote:

Perfect - Thank you

[Amy Love, Town Planner II](#)

[Town of Franklin](#)

[355 East Central](#)

[Franklin, MA 02038](#)

[508-520-4907](#)

On Mon, Dec 19, 2022 at 9:13 AM Joel D'Errico <joelwderrico@gmail.com> wrote:

Hi Amy you might see it today

Joel

On Mon, Dec 19, 2022 at 8:51 AM Joel D'Errico <joelwderrico@gmail.com> wrote:

I will see them right now

On Mon, Dec 19, 2022 at 8:40 AM Amy Love <alove@franklinma.gov> wrote:

300

[Amy Love, Town Planner II](#)

[Town of Franklin](#)

[355 East Central](#)

[Franklin, MA 02038](#)

[508-520-4907](#)

ALEXANDROU ELEFThERIOS
KONTARATOU KALLIOPI
15 SEPTEMBER DR
FRANKLIN, MA 02038

LEWIS STREET REALTY LLC
P. O. BOX 411
FRANKLIN, MA 02038

AL-HASSAN, MOHAMMED ROUFU
IBRAHIM REALTY TRUST
1 BRADY RD EXTENSION
WESTBOROUGH, MA 01581

MAIZELS MICHAEL
MAIZELS, ELIZABETH MAIZEL
31 SEPTEMBER DR
FRANKLIN, MA 02038

BURKKON DESIGN/BUILD LLC
842 UPPER UNION ST SUITE 1B
FRANKLIN, MA 02038

MCGARITY KATELYN
MCGARITY RYAN
217 PROSPECT ST
FRANKLIN, MA 02038

COTTLE WAYNE A & MARIA T
COTTLE FAMILY REVOCABLE T
236 PROSPECT ST
FRANKLIN, MA 02038

MOREHOUSE STEPHEN P
MOREHOUSE BRYNA P
15 OCTOBER DRIVE
FRANKLIN, MA 02038

DERRICO JOEL
72 DEERVIEW WAY
FRANKLIN, MA 02038

PESTANA MARK JOSEPH
PESTANA SUZIE S
19 SEPTEMBER DR
FRANKLIN, MA 02038

JUMES DEAN G
JUMES LAURA F
9 OCTOBER DR
FRANKLIN, MA 02038

STRONG NATHAN I
STRONG HELEN E
216 PROSPECT STREET
FRANKLIN, MA 02038

KELLEHER KATHRYN W
235 PROSPECT ST
FRANKLIN, MA 02038

SULLIVAN SHANE M
SULLIVAN NICOLE M
224 PROSPECT ST
FRANKLIN, MA 02038

KILCOYNE SUSAN H
KILCOYNE JOHN J
23 SEPTEMBER DR
FRANKLIN, MA 02038

VISCONTI ANTHONY P
GERMANO DEBORA
230 PROSPECT ST
FRANKLIN, MA 02038

LAQUERRE PAUL E
LAQUERRE JENNIFER L
225 PROSPECT ST
FRANKLIN, MA 02038

LEWIS STREET REALTY LLC
28 TIA PL
FRANKLIN, MA 02038

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 Friday, December 23, 2022 and again on December 30, 2022

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 at the Town Hall (and can also be attended remotely) on **Monday, January 9, 2023 at 7:15 PM** in the Town Council Chambers of the Franklin Municipal Building, 355 East Central Street, for a Scenic Road application, prepared by Joel D'Errico, Franklin MA.

The proposed scenic road permit includes removing 2 trees on parcel 324-001-000 located on Prospect Street.

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.

Greg Rondeau, Chairman

Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



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

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: January 4, 2023
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Subdivision Rules and Regulations

The following is the wording the Planning Board agreed upon at the December 19, 2022 Planning Board meeting.

Add:

§300-13.E.(2)(d) – If a lot will have an adjacent sidewalk constructed as part of the subdivision development, the sidewalk shall be installed prior to the issuance of an occupancy permit. Sidewalks shall be continuous from the point where the subdivision adjoins an existing public roadway to the furthest point on the front property line of the parcel.



Sponsor: Planning Board

**TOWN OF FRANKLIN
BYLAW AMENDMENT S-22-01
CHAPTER 300, SUBDIVISION OF LAND**

**AN AMENDMENT TO THE TOWN OF FRANKLIN PLANNING BOARD
SUBDIVISION RULES AND REGULATIONS OF THE FRANKLIN TOWN CODE
CHAPTER 300, SUBDIVISION REGULATIONS.**

BE IT ENACTED BY THE FRANKLIN PLANNING BOARD THAT:

The Subdivision Rules and Regulations of the Town of Franklin is hereby amended at §300-13 Other Improvements. General approach. ~~DELETE~~ the following and ADD in its place:

§ 300-13 Other Improvements:

E.(2)(d) –If a lot will have an adjacent sidewalk constructed as part of the subdivision development, the sidewalk shall be installed prior to the issuance of an occupancy permit. Sidewalks shall be continuous from the point where the subdivision adjoins an existing public roadway to the furthest point on the front property line of the parcel.

Roll Call Vote:

Gregory Rondeau	Yes	No
William David	Yes	No
Beth wierling	Yes	No
Rick Power	Yes	No
Jennifer Williams	Yes	No