

REFERENCES:
 MAP 229 PARCELS 22, 22-001 AND 23
 DEED BOOK 36117 PAGE 437
 DEED BOOK 36837 PAGE 363
 DEED BOOK 40308 PAGE 245
 DEFINITIVE SUBDIVISION PLAN SMITS ESTATE - PLAN 91 OF 2005
 CERTIFICATE OF VOTE SMITS ESTATES DATED 8/5/2004
 PLAN 563 OF 1972
 PLAN 29446D
 PLAN 296 OF 2000
 PLAN 435-1997
 PLAN 796 OF 1969

OWNER AND APPLICANT
 SMITSVILLE FARM, LLC
 PO BOX 121
 WRENTHAM, MA 02093

ZONING: RRI
 AREA: 40,000 SQ. FT.
 FRONTAGE: 200'
 DEPTH: 200'
 LOT WIDTH: 180' DIA. CIRCLE
 SETBACKS:
 FRONT - 40'
 SIDE - 40'
 REAR - 40'
 COVERAGE - STRUCTURES - 20%
 STRUCTURES AND PAVING - 25%

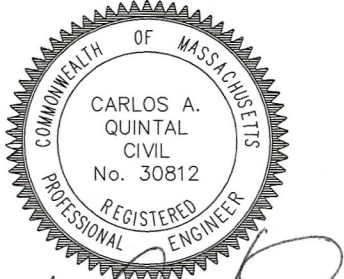
THE SITE IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.
 THE SITE NOT IS LOCATED WITHIN A FLOOD ZONE X AS SHOWN ON MAP 25021C0307E DATED JULY 17, 2012

DEPARTURES FROM THE APPROVED PLAN:
 1. ASPHALT PAVEMENT WIDTH INCREASED TO 20 FEET.
 2. ROADWAY PAVED TO STATION 2+66.
 3. CHECK DAMS WERE CONSTRUCTED WITH STONE.
 4. VERTICAL GRANITE CURB WAS INSTALLED AT THE ENTRANCE.

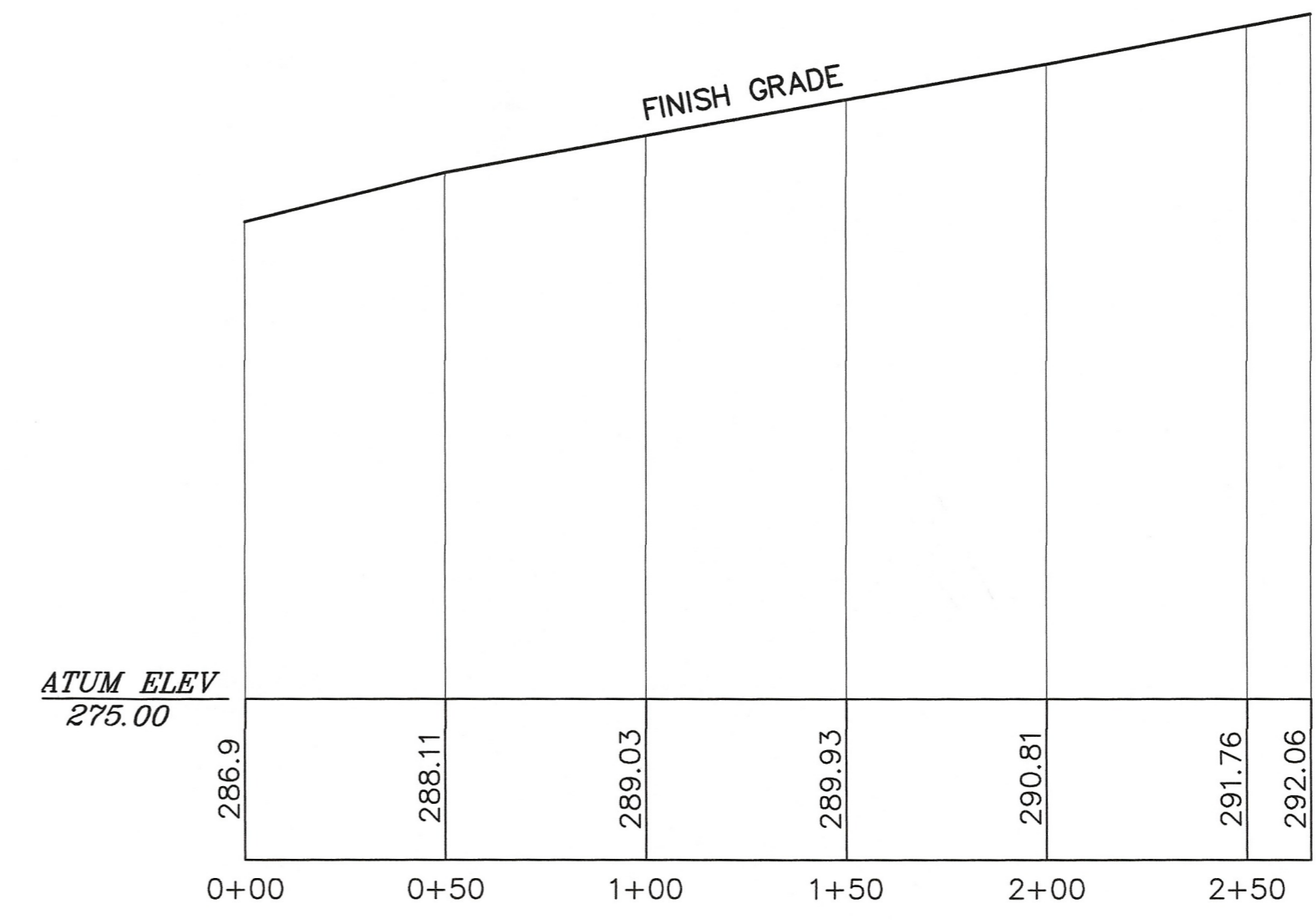
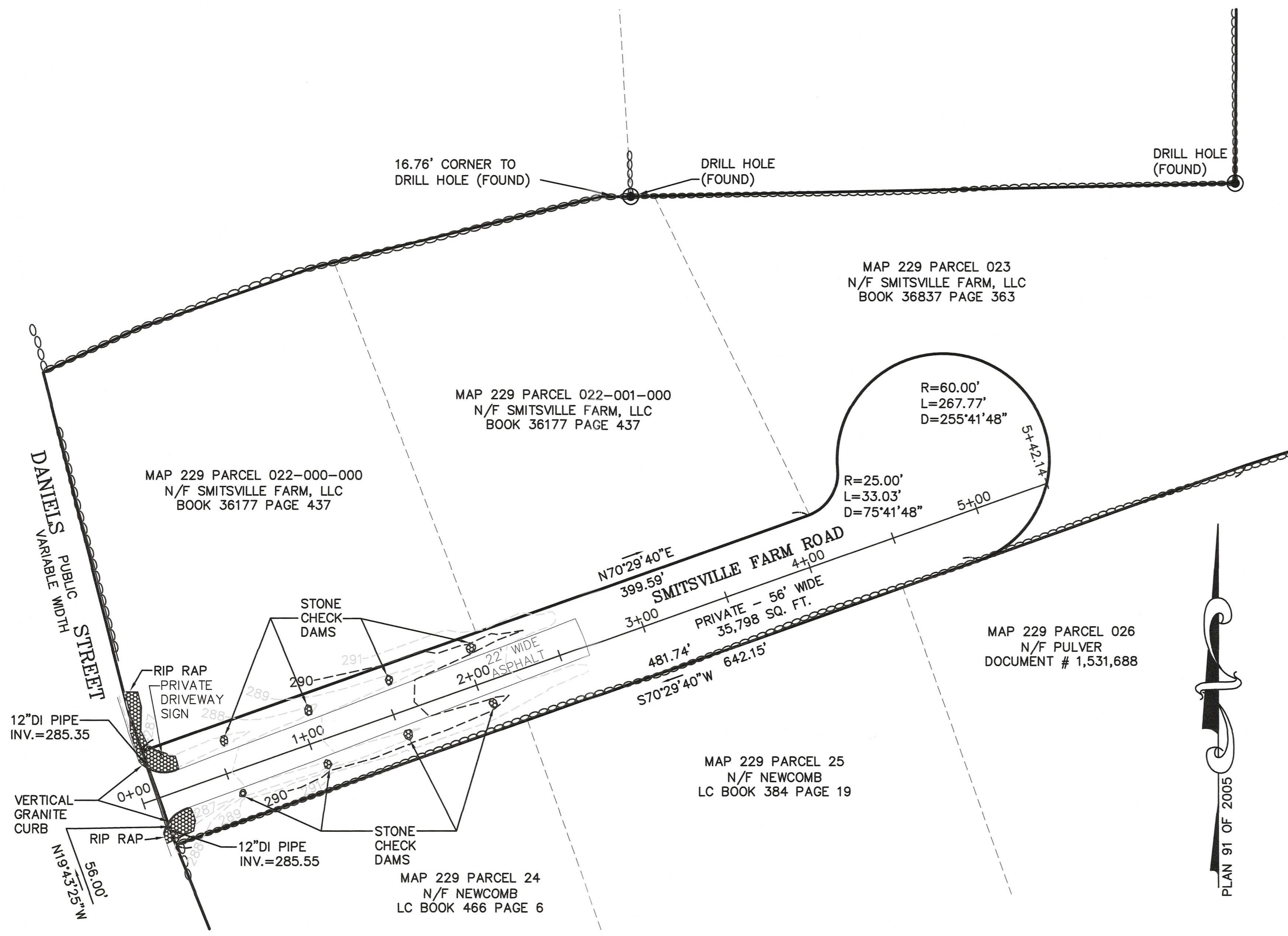
WAIVERS - DEFINITIVE SUBDIVISION PLAN:
 SECTION ALLOWED
 300-10 C.1 WIDTH REQUIREMENTS - ALLOW A REDUCED PAVEMENT WIDTH OF 15 FT.
 300-10 E DEAD END STREETS - NOT TO CONSTRUCT A PAVED CUL-DE-SAC LOCATED OVER THE PROPOSED LOTS
 300-11.A.3 DRAINAGE STRUCTURES - NOT TO CONSTRUCT ANY SIDEWALKS
 300-13.A SIDEWALKS - NOT TO CONSTRUCT A ROADWAY WITH NO STREELIGHTS
 300-12.C.2 STREETLIGHTS - NOT TO CONSTRUCT CURBING EXCEPT AT THE ENTRANCE OF THE ROADWAY.
 300-10.H CURBING

FOR REGISTRY USE ONLY

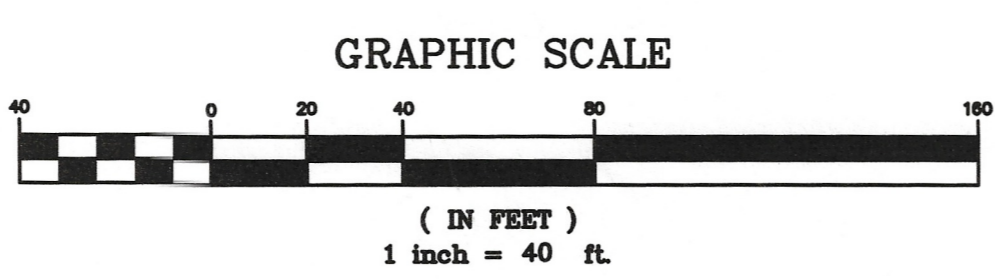
I DECLARE THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



Carlos A. Quintal
 CARLOS A. QUINTAL P.E. #30812



ROADWAY AS-BUILT PLAN
 SMIT ESTATES
 LOCATED IN
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR
 SMITSVILLE FARM, LLC
 PO BOX 121
 WRENTHAM, MASSACHUSETTS
 DATE, APRIL 2, 2024
 SCALE: 1" = 40'



NO.	DATE	DESCRIPTION	BY

DATE	FIELD BY:	INT.
1/18		BL
3/24	CALCS BY:	RRG
3/24	DESIGNED BY:	RRG
3/24	DRAWN BY:	RRG
3/24	CHECKED BY:	CAQ

UNITED CONSULTANTS INC.
 850 FRANKLIN STREET SUITE 11D
 WRENTHAM, MASSACHUSETTS 02093
 508-384-6560 FAX 508-384-6566

DATE	APR. 2, 2024
SCALE	1" = 40'
PROJECT	UC1338-2019
SHEET	1 of 1



TOWN OF FRANKLIN - SITE OBSERVATION REPORT

Smits Estates

Report No.:	4831 103 -3	Date:	April 18, 2024	Arrive:	9:45 AM
Observer:	Matt Crowley, PE	Weather:	Cloudy, ~50°	Leave:	10:15 AM

Applicant: **Indulia A. & Ann J. Smith**
89 Daniels Street
Franklin, MA

Contractor: **LDS Design Associates**
235 Maple Street
Bellingham, MA

Jared Liberti 774-535-1568

Items Observed: **Conformance Observation – Submitted in conjunction with Applicant’s request for acceptance of Form H – Certificate of Completion**

OBSERVATIONS

Observation Requested By: Jared Liberti

Met/walked site with: N/A

Current Activity on Site: No current activity

Observed Construction: BETA arrived on site to perform a construction observation in conjunction with the Applicant’s request for acceptance of Form H – Certificate of Completion. The Certificate of Completion, dated April 4, 2024, and as-built, dated April 2, 2024, were provided via email. BETA’s site walk confirmed the site to be constructed in general conformance with the Approved Plans with the following exceptions/notations:

- Items included on the “Departures from the Approved Plan” list on the as-built plan. BETA notes the following:
 - The paved roadway width is generally consistent with the total impervious width on the approved plans (pavement plus compacted gravel shoulders).
 - The check dams were constructed with stone instead of earth as discussed at the preconstruction meeting to facilitate drainage in a wet area.
- The area beyond the limits of paving consists of gravel. The applicant should clarify if this area will be restored with loam and seed following construction on Parcel 1.

Site Photos



Roadway entrance with temporary construction fence



Typical granite curbing and ductile iron culvert at site entrance



Typical drainage ditch with stone check dams



Gravel surface located beyond limits of paving

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: April 16, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: Smit Estates
Final Form H

General

1. On October 4, 2004, the Planning Board approved an application for a Private Definitive Subdivision for "Smits Estate" located on Daniel Street and consists of 2 buildable lots with a private roadway.
2. The applicant is requesting acceptance for the above referenced Final Form H for to construct a single family house.
3. BETA has performed an on-site inspection. Please see report attached.

CERTIFICATE OF RELEASE AND COMPLETION

WHEREAS, on 4/4/2024, the town of Franklin, a Massachusetts municipal corporation, acting through its Planning Board, with an address of municipal building, 355 E. Central Street, Franklin, Massachusetts 02038 [hereinafter "board"] received a request for a Certificate of Release and Completion concerning the construction of ways and installation of municipal services in a subdivision owned by Smithsville Farm LLC, with an address of P.O. Box 121 Wrentham MA 02093, [hereinafter "owner"];

WHEREAS, on July 26, 2004, based on the owner's application dated May 12, 2003, and after duly noticed public hearing(s), the board approved a definitive subdivision plan showing 2 lots, which is entitled: Smit Estates by: Franklin Land Surveyors and recorded or registered at the Norfolk county Registry of Deeds as Plan # 91 of 2005;

WHEREAS, the approved definitive subdivision plan shows the division of a parcel of land located at 89 Daniels Street [hereinafter "subdivision"] and further described in a deed or deeds dated 7/30/18 & 5/30/19 and recorded at the Norfolk county Registry of Deeds in Book(s) 36177 & 36837, Page(s) 437 & 363; or is registered in Norfolk County Land Registry as Document No. _____, and noted on Certificate of Title No. _____, in Registration Book _____, Page _____;

NOW THEREFOR, the board has determined that the construction of ways and installation of municipal services:

X have been fully and satisfactorily completed, subject to application for acceptance of the ways and municipal services to the Franklin Town council, and all existing methods for securing construction of ways and installation of municipal services in the subdivision are hereby released.

_____ have not been fully and satisfactorily completed, thus requiring retention of any and all performance guarantees that secure the construction of ways and installation of municipal services, based on the following insufficiencies:

Duly executed as a sealed instrument this _____ day of _____, 20_____, by a majority of the members of the planning board of the town of Franklin.

PLANNING BOARD OF THE TOWN OF FRANKLIN

COMMONWEALTH OF MASSACHUSETTS

_____, SS. _____, 20____

On this _____ day of _____ 20____, before me, the undersigned notary public, personally appeared _____ (*name of document signer*), proved to me through satisfactory evidence of identification, which were _____ to be the person whose name is signed on the preceding document in my presence.

(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____

cc: Town Clerk, Town of Franklin
Treasurer, Town of Franklin