

1' Abutters List Report

Franklin, MA
March 04, 2021

Subject Parcel:

Parcel Number: 218-104-000
CAMA Number: 218-104-000-000
Property Address: BRANDYWINE RD

Mailing Address: MARINELLA DEVELOPMENT, LLC
PO BOX 411
FRANKLIN, MA 02038

Abutters:

Parcel Number: 216-050-000
CAMA Number: 216-050-000-000
Property Address: 70 CHARLES DR

Mailing Address: KUDISH BRIAN H KUDISH DEBRA S
70 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 216-051-000
CAMA Number: 216-051-000-000
Property Address: 74 CHARLES DR

Mailing Address: RUSSO JR WAYNE RUSSO HEATHER
74 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 216-052-000
CAMA Number: 216-052-000-000
Property Address: 77 BRANDYWINE RD

Mailing Address: MARINO KATHLEEN MARINO JOSEPH W
77 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 216-053-000
CAMA Number: 216-053-000-000
Property Address: 73 BRANDYWINE RD

Mailing Address: MANNING COLLEEN A
73 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 216-054-000
CAMA Number: 216-054-000-000
Property Address: 69 BRANDYWINE RD

Mailing Address: WOODWARD ANDREW B AMY B TRS
ANDREW & AMY WOODWARD LIV TR
69 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 216-055-000
CAMA Number: 216-055-000-000
Property Address: 65 BRANDYWINE RD

Mailing Address: QUINN MATTHEW J QUINN ABBY E
65 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 216-056-000
CAMA Number: 216-056-000-000
Property Address: 61 BRANDYWINE RD

Mailing Address: BRYAN HEIDI C BRYAN MICHAEL J
61 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 216-057-000
CAMA Number: 216-057-000-000
Property Address: 57 BRANDYWINE RD

Mailing Address: CHENG MICHAEL & TINA M
57 BRANDYWINE ROAD
FRANKLIN, MA 02038

Parcel Number: 216-058-000
CAMA Number: 216-058-000-000
Property Address: 53 BRANDYWINE RD

Mailing Address: LI XIA YAN SHU
53 BRANDYWINE RD
FRANKLIN, MA 02038

Parcel Number: 216-059-000
CAMA Number: 216-059-000-000
Property Address: 49 BRANDYWINE RD

Mailing Address: BERRY TARA TYLER BERRY JACOB
ALBERT
49 BRANDYWINE RD
FRANKLIN, MA 02038

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Parcel Number: 216-060-000 CAMA Number: 216-060-000-000 Property Address: 45 BRANDYWINE RD	Mailing Address: KUCICH JENNIFER KUCICH ROBERT 45 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-061-000 CAMA Number: 216-061-000-000 Property Address: 41 BRANDYWINE RD	Mailing Address: PIKE JOHN D 41 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-062-000 CAMA Number: 216-062-000-000 Property Address: 37 BRANDYWINE RD	Mailing Address: VOZELLA ANTHONY J VOZELLA COLLEEN E 37 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-063-000 CAMA Number: 216-063-000-000 Property Address: 33 BRANDYWINE RD	Mailing Address: HAMILTON JENNIFER L 33 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-064-000 CAMA Number: 216-064-000-000 Property Address: 29 BRANDYWINE RD	Mailing Address: TOMAINO ANGELO P TOMAINO CONCETTINA 29 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-065-000 CAMA Number: 216-065-000-000 Property Address: 25 BRANDYWINE RD	Mailing Address: TAYLOR SCOTT NOLAN TAYLOR ASHLEY ANNE 25 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-066-000 CAMA Number: 216-066-000-000 Property Address: 21 BRANDYWINE RD	Mailing Address: LANDERS CONNOR LANDERS ASHLEY 21 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-067-000 CAMA Number: 216-067-000-000 Property Address: 28 BRANDYWINE RD	Mailing Address: SONG HAN JIN WENJIE 28 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-068-000 CAMA Number: 216-068-000-000 Property Address: 32 BRANDYWINE RD	Mailing Address: ZAKI MAGED A ZAKI MARY E 32 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-069-000 CAMA Number: 216-069-000-000 Property Address: 36 BRANDYWINE RD	Mailing Address: ROGERS MICHAEL ROGERS MEGAN 36 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-070-000 CAMA Number: 216-070-000-000 Property Address: 40 BRANDYWINE RD	Mailing Address: DURKIN BRIAN J 40 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-071-000 CAMA Number: 216-071-000-000 Property Address: 46 BRANDYWINE RD	Mailing Address: HENDER RICHARD J JR HENDER KIM A 46 BRANDYWINE RD FRANKLIN, MA 02038

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Parcel Number: 216-072-000 CAMA Number: 216-072-000-000 Property Address: 50 BRANDYWINE RD	Mailing Address: DESAI ASHISH Y SHAH GAURANGI C 50 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-073-000 CAMA Number: 216-073-000-000 Property Address: 54 BRANDYWINE RD	Mailing Address: GORGAS DAVID S & LISA J TRS GORGAS REALTY TRUST 54 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-074-000 CAMA Number: 216-074-000-000 Property Address: 58 BRANDYWINE RD	Mailing Address: JOYCE THOMAS J JOYCE CAROL A 58 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-075-000 CAMA Number: 216-075-000-000 Property Address: 70 BRANDYWINE RD	Mailing Address: TEIXEIRA HUGO TEIXEIRA CATHRYN 70 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-076-000 CAMA Number: 216-076-000-000 Property Address: 76 BRANDYWINE RD	Mailing Address: HAGY JAMES DIXON III HAGY MELISSA CAROL EDERINGTON 76 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-077-000 CAMA Number: 216-077-000-000 Property Address: 88 BRANDYWINE RD	Mailing Address: BYRNE GERALD J III BYRNE ROBIN L 88 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-078-000 CAMA Number: 216-078-000-000 Property Address: 92 BRANDYWINE RD	Mailing Address: AGARWAL MONA KUMAR RAJEEV 92 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-079-000 CAMA Number: 216-079-000-000 Property Address: 96 BRANDYWINE RD	Mailing Address: KAMATH ARAVIND M KAMATH VANDANA M 96 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-080-000 CAMA Number: 216-080-000-000 Property Address: 100 BRANDYWINE RD	Mailing Address: CAUTILLO ROBERT JOSEPH CAUTILLO SARA THERESA 100 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-081-000 CAMA Number: 216-081-000-000 Property Address: 106 BRANDYWINE RD	Mailing Address: JAMES TYECHIA M 106 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-082-000 CAMA Number: 216-082-000-000 Property Address: 110 BRANDYWINE RD	Mailing Address: PALMER TODD PALMER SUSAN 110 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-083-000 CAMA Number: 216-083-000-000 Property Address: 105 BRANDYWINE RD	Mailing Address: CROSS RYAN R CROSS DINA P 105 BRANDYWINE RD FRANKLIN, MA 02038

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Parcel Number: 216-084-000 CAMA Number: 216-084-000-000 Property Address: 101 BRANDYWINE RD	Mailing Address: GUJAR SURYAPRAKASH GUJAR SMITA 101 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-085-000 CAMA Number: 216-085-000-000 Property Address: 97 BRANDYWINE RD	Mailing Address: REGAN CHRISTINE L 97 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-086-000 CAMA Number: 216-086-000-000 Property Address: 93 BRANDYWINE RD	Mailing Address: WASEF GIRGIS EAZAK MERVAT 93 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-087-000 CAMA Number: 216-087-000-000 Property Address: 89 BRANDYWINE RD	Mailing Address: BALZARINI ANTHONY BALZARINI RENEE 89 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-088-000 CAMA Number: 216-088-000-000 Property Address: 85 CHARLES DR	Mailing Address: BIRD JOSEPH A BASSMA MARY ANN 85 CHARLES DR FRANKLIN, MA 02038
Parcel Number: 216-097-000 CAMA Number: 216-097-000-000 Property Address: 11 BRANDYWINE RD	Mailing Address: BROWN CATHERINE 11 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 216-098-000 CAMA Number: 216-098-000-000 Property Address: 7 BRANDYWINE RD	Mailing Address: SEEKAMP PAUL M SEEKAMP AMY M 7 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-078-000 CAMA Number: 218-078-000-000 Property Address: 157 BRANDYWINE RD	Mailing Address: FOGARTY JOHN F 157 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-079-000 CAMA Number: 218-079-000-000 Property Address: 161 BRANDYWINE RD	Mailing Address: CHAPSKI JEFFREY A CHAPSKI NANCY A 161 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-080-000 CAMA Number: 218-080-000-000 Property Address: 153 BRANDYWINE RD	Mailing Address: LANGIS JOHN P LANGIS SALLY A 153 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-081-000 CAMA Number: 218-081-000-000 Property Address: 149 BRANDYWINE RD	Mailing Address: MILLER DARREN E MILLER JENNIFER F 149 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-082-000 CAMA Number: 218-082-000-000 Property Address: 145 BRANDYWINE RD	Mailing Address: HUTCHINSON ERIK N HUTCHINSON ALEXANDRIA K 145 BRANDYWINE RD FRANKLIN, MA 02038

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Parcel Number: 218-084-000 CAMA Number: 218-084-000-000 Property Address: 137 BRANDYWINE RD	Mailing Address: REYNOLDS WARREN H K REYNOLDS DEBRA Y 137 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-085-000 CAMA Number: 218-085-000-000 Property Address: 133 BRANDYWINE RD	Mailing Address: AMANTE JOSEPH M AMANTE MELISSA A 133 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-086-000 CAMA Number: 218-086-000-000 Property Address: 129 BRANDYWINE RD	Mailing Address: HANLY RONAN D HANLY CHERYL A 129 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-087-000 CAMA Number: 218-087-000-000 Property Address: 125 BRANDYWINE RD	Mailing Address: JOSE JESTUS 125 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-088-000 CAMA Number: 218-088-000-000 Property Address: 121 BRANDYWINE RD	Mailing Address: YERED DAVID M REZZUTI LISA 121 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-089-000 CAMA Number: 218-089-000-000 Property Address: 117 BRANDYWINE RD	Mailing Address: BARTEK JOSEF S BARTEK CHERYL L 117 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-090-000 CAMA Number: 218-090-000-000 Property Address: 113 BRANDYWINE RD	Mailing Address: ROBINSON WILLIAM S ROBINSON CHRISTINA N 113 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-091-000 CAMA Number: 218-091-000-000 Property Address: 109 BRANDYWINE RD	Mailing Address: CAREY DEIRDRE 109 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-092-000 CAMA Number: 218-092-000-000 Property Address: 114 BRANDYWINE RD	Mailing Address: IRWIN ROSS J IRWIN AMANDA D 114 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-093-000 CAMA Number: 218-093-000-000 Property Address: 118 BRANDYWINE RD	Mailing Address: EPPHIMER MICHAEL J EPPHIMER LOIS A 118 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-094-000 CAMA Number: 218-094-000-000 Property Address: 122 BRANDYWINE RD	Mailing Address: LANGEVIN TIMOTHY M 122 BRANDYWINE RD FRANKLIN, MA 02038

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Parcel Number: 218-096-000 CAMA Number: 218-096-000-000 Property Address: 142 BRANDYWINE RD	Mailing Address: GROVER JEFFREY C GROVER JAMIE L 142 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-097-000 CAMA Number: 218-097-000-000 Property Address: 146 BRANDYWINE RD	Mailing Address: BOWEN JAY D BOWEN ROSEMARY 146 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-098-000 CAMA Number: 218-098-000-000 Property Address: 150 BRANDYWINE RD	Mailing Address: PETERSON DERIC PETERSON ELIZABETH F 150 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-099-000 CAMA Number: 218-099-000-000 Property Address: 16 BRANDYWINE RD	Mailing Address: LARSEN THOMAS N LARSEN SHANNON 16 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-100-000 CAMA Number: 218-100-000-000 Property Address: 20 BRANDYWINE RD	Mailing Address: DANIELS NATHAN DANIELS LAUREN 20 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-101-000 CAMA Number: 218-101-000-000 Property Address: 24 BRANDYWINE RD	Mailing Address: RAMASWAMY SANJAY RAMASWAMY ELIZABETH A 24 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-102-000 CAMA Number: 218-102-000-000 Property Address: 17 BRANDYWINE RD	Mailing Address: SMART JON A SMART HEATHER M 17 BRANDYWINE RD FRANKLIN, MA 02038
Parcel Number: 218-103-000 CAMA Number: 218-103-000-000 Property Address: LAKEVIEW TER	Mailing Address: PRUDENTIAL BUILDERS INC 344 JOHN L DIETSCH BOULEVARD U NORTH ATTLEBOROUGH, MA 02760
Parcel Number: 218-104-000 CAMA Number: 218-104-000-000 Property Address: BRANDYWINE RD	Mailing Address: MARINELLA DEVELOPMENT, LLC PO BOX 411 FRANKLIN, MA 02038
Parcel Number: 218-105-000 CAMA Number: 218-105-000-000 Property Address: BRANDYWINE RD	Mailing Address: POTTS JANET M TR JAY REALTY TRUST 2806 MAPLE BROOK RD BELLINGHAM, MA 02019
Parcel Number: 218-106-000 CAMA Number: 218-106-000-000 Property Address: 107 POPULATIC ST	Mailing Address: PROULX JAMES G JR PROULX ERIN M 107 POPULATIC ST FRANKLIN, MA 02038

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**TOWN OF FRANKLIN
RESOLUTION 21-20**

**ORDER OF ACCEPTANCE OF
BRANDYWINE ROAD AND PORTION OF
CHARLES DRIVE AS PUBLIC WAYS AND
RELATED DRAINAGE AND UTILITY EASEMENTS**

WHEREAS, The General Court enacted Chapter 163 of the Legislative Acts of 2011 "An Act Providing a Simplified Procedure for Municipal Acceptance of Subdivision Roads in the City Known as the Town of Franklin", (hereinafter: Chapter 163), and

WHEREAS, Brandywine Road and a portion of Charles Drive are laid-out and constructed roads in a residential subdivision shown on a definitive subdivision plan known as Brandywine Village approved by the Town of Franklin Zoning Board of Appeals pursuant to G.L. Chapter 40B and recorded at Norfolk County Registry of Deeds in Plan Book 529 as Plan No. 99 of 2004,

WHEREAS, Town has fully complied with the requirements of Chapter 163 for the municipal acceptance of said roads as public ways; said compliance includes submittal of written certification and plans by the Town of Franklin Planning Board to the Franklin Town Council and the Franklin Town Council's holding of a public hearing this date, after having given prior written notice thereof to the owner of record of each property abutting the roads, as evidenced by the abutters list a true copy of which is attached hereto as "Exhibit A", and notice by newspaper publication,

NOW THEREFORE, BE IT ORDERED THAT:

1. The Town Council of the Town of Franklin determines that it is in the public interest to accept Brandywine Road and a portion of Charles Drive both shown on the above-referenced definitive subdivision plan and also shown on the street acceptance plan entitled "Brandywine Village Street Acceptance Plan of Land in the Town of Franklin, Massachusetts" and prepared by Heritage Design Group, LLC, 1 Main Street, Whitinsville, MA 01588, and dated October 14, 2016, and revised November 11, 2016 to be recorded herewith, as public ways.
2. In accordance with said determination, the Franklin Town Council hereby accepts the following roads shown on said street acceptance plan as public ways with the fee ownership thereof to vest in Town:

Brandywine Road, for its entire length

Charles Drive from Station 0+00 to Station 2+51.71, as shown on above-referenced street acceptance plan

Together with ownership of the following drainage and utility easements shown on above-referenced street acceptance plan:

Easements

NOTE: Map references are to the official Town of Franklin Assessors Maps

“Easement A” Thirty-foot wide drainage easement running between Lots 89 and 90 and running across rear of Lots 85, 86, 87, 88, 89, 90, and 91, all shown on Map 218.

“Easement B” Thirty-foot wide drainage easement running between Lots 86 and 87 and running across rear of Lots 84, 85, and 86, all shown on Map 216.

“Easement C” Thirty-foot wide drainage easement running between Lots 77 and 78 and Lots 74 and 73, all shown on Map 216.

“Easement D” Thirty-foot wide drainage and utility (waterline) easement running between Lots 55 and 56, both shown on Map 216, Thirty-foot wide drainage easement running between Lots 57 and 58, both shown on Map 216 and Retention basin/utility easement located on rear portion of Lots 55, 56, 57, 58 and 59, all shown on Map 216.

“Easement E” Drainage easement located on front portion of Lots 68, 69 and 70, all shown on Map 216.

“Easement F” Drain easement located on westerly side of Lot 99, shown on Map 218.

“Easement G” Drain easement located in a rectangular area at front portion (southerly side) of said Lot 99.

“Easement H” Drainage easement running along northerly side of Lot 78 shown on Map 218, into Recharge Basin Easement located along northerly side of said Lot 78.

3. The Franklin Town Council directs that a true copy of this Order of Acceptance, together with the original above-referenced street acceptance plan, be recorded at Norfolk County Registry of Deeds within thirty (30) days, in accordance with the provisions of Chapter 163.

This Resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2021

VOTED:

UNANIMOUS: _____

YES: _____ **NO:** _____

ABSTAIN: _____

ABSENT: _____

A True Record Attest:

Nancy Danello
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council