

## Town of Franklin



## Planning Board

February 24, 2020

To The Franklin Town Council:

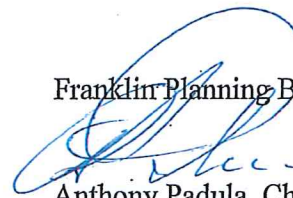
Re: Certification, for the Purpose of Municipal Acceptance, of  
Subdivision Street Layout and Construction

Dear Council Members,

In accordance with the provisions of 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", the Franklin Planning Board hereby certifies to the Franklin Town Council that the following named roads shown on the Planning Board approved definitive subdivision plan for Cobblestone Woods Subdivision have been laid out and constructed in accordance with the Board's rules and regulations in effect at the time of the definitive plan's approval and as shown on the approved definitive plan:

Baron Road  
Cobblestone Drive  
Woodstock Circle

Franklin Planning Board, by:



Anthony Padula, Chairman

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4949  
[www.franklinma.gov](http://www.franklinma.gov)

OFFICE OF THE TOWN ADMINISTRATOR

January 5, 2021

**Re: Notice of Town Council Public Hearing on Accepting Baron Road, from Station 0+00 to Station 28+05.14, as shown on street acceptance plan, Cobblestone Drive and Woodstock Circle as Public Ways**

Dear Resident,

As provided in 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", the Franklin Town Council will hold a public hearing on Wednesday, January 20, 2021 at 7:10 p.m. in the Council Chambers located on the second floor of the Franklin Municipal Building, 355 East Central Street to determine whether it is in the public interest to accept Baron Road, from Station 0+00 to Station 28+05.14, as shown on street acceptance plan, Cobblestone Drive and Woodstock Circle as public ways. The Town's acceptance of a street as a public way is a legal requirement for the Town to perform maintenance and repair work. As an abutter, you are hereby notified that you have a right to attend the public hearing and to speak either in favor or in opposition to the Town's acceptance of the named streets as public ways. Following the close of the public hearing, the Town Council will vote on an order of acceptance.

PLEASE NOTE: Due to ongoing COVID-19 restrictions, the public will not be permitted to physically attend; the Town Council meeting, including the public hearing, will be remote/virtual for all public access and participation. Please consult the Town website ([Franklinma.gov](http://Franklinma.gov)) for information and instructions for access and participation.

If you have any questions, you may contact the Town Administrator's office at 508-520-4949.

Very truly yours,

  
Jamie Hellen  
Franklin Town Administrator

JH:ce



**TOWN OF FRANKLIN  
RESOLUTION 21-07**

**ORDER OF ACCEPTANCE OF:  
BARON ROAD, COBBLESTONE DRIVE & WOODSTOCK CIRCLE  
AS PUBLIC WAYS AND RELATED DRAINAGE 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,** Baron Road, Cobblestone Drive and Woodstock Circle are laid-out and constructed roads in a residential subdivision shown on a definitive subdivision plan known as Cobblestone Woods approved by the Town of Franklin Planning Board and recorded at Norfolk County Registry of Deeds in Plan Book 343 as Plan No. 1389 of 1986,

**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 Baron Road, Cobblestone Drive and Woodstock Circle all shown on the above-referenced definitive subdivision plan and also shown on the street acceptance plan entitled "Street Layout and Acceptance Plan for Cobblestone Woods Baron Rd./Cobblestone Dr./Woodstock Circle prepared for Town of Franklin, Massachusetts" prepared by GCG Associates, Inc., Wilmington, Massachusetts, and dated September 30, 2019 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:

Baron Road, from Station 0+00 to Station 28+05.14, as shown on said street acceptance plan

Cobblestone Drive, for its entire length

Woodstock Circle, for its entire length

Together with ownership of the following drainage

easements shown on above-referenced street acceptance plan:

Drainage Easements

Twenty-foot wide drainage easements between Lots 19 and 20 and Lots 23 and 24 and across rear portions of Lots 19, 20 and 21

Thirty-foot wide drainage easements between Lots 28 and 29 and Lots 39 and 40 and across easterly portion of Lot 36 side and rear portions of Lot 36 side and rear portions of Lots 37 and 38, and rear portion of Lot 39

- 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**



# BARON, COBBLESTONE & WOODSTOCK ABUTTERS TO 235-042-000-000

Franklin, MA

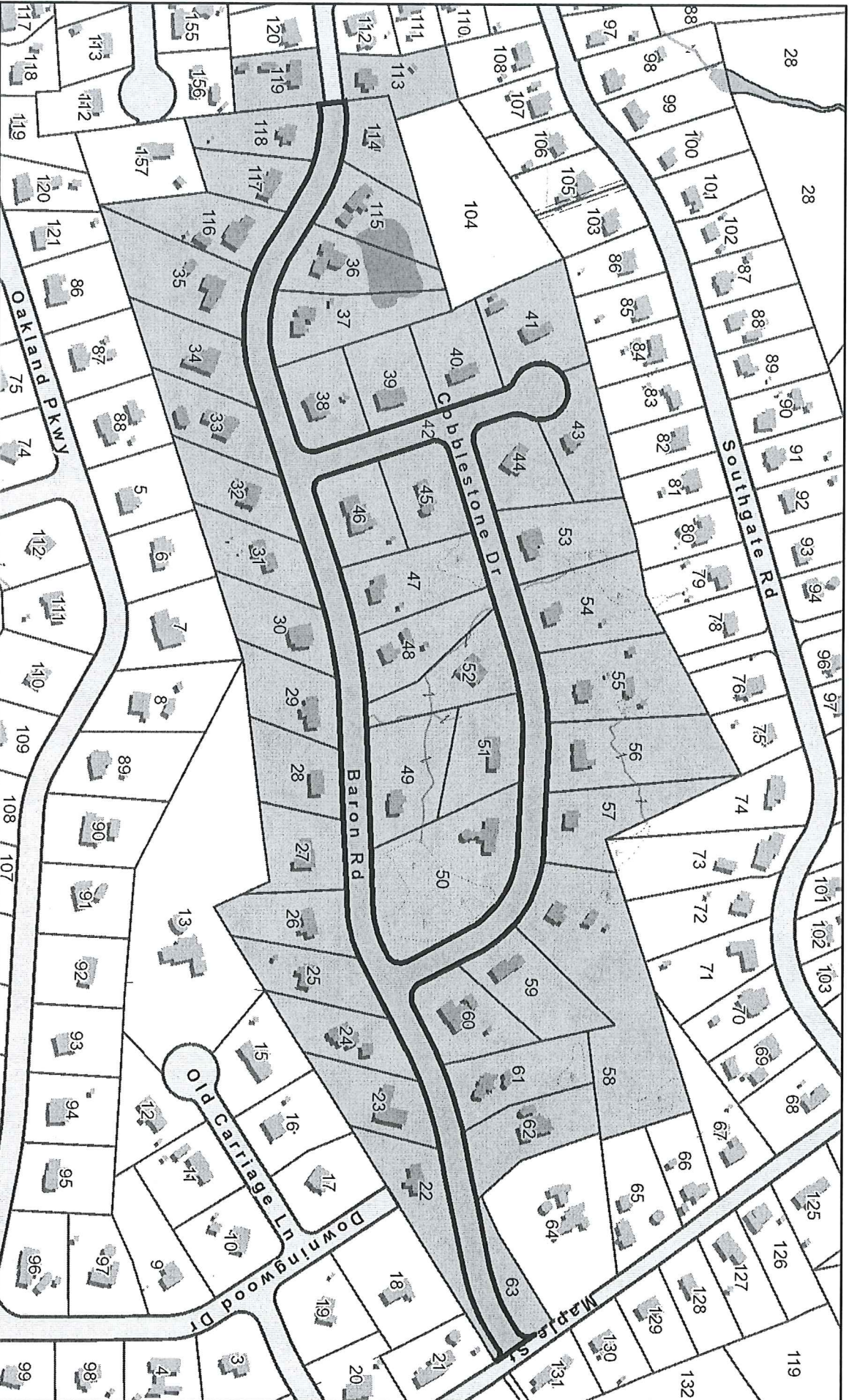
1 inch = 300 Feet



January 3, 2021



Franklin, Massachusetts



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



# 1 foot Abutters List Report

Franklin, MA  
January 03, 2021

## Subject Property:

Parcel Number: 235-042-000  
CAMA Number: 235-042-000-000  
Property Address: BARON RD

Mailing Address: MARGUERITE BUILDING CORP  
PO BOX 1990  
N FALMOUTH, MA 02556

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## Abutters:

Parcel Number: 235-022-000  
CAMA Number: 235-022-000-000  
Property Address: 45 BARON RD

Mailing Address: CHANDLER THOMAS E CHANDLER KIM  
45 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 235-023-000  
CAMA Number: 235-023-000-000  
Property Address: 43 BARON RD

Mailing Address: COHEN LONNIE COHEN CAROL A  
43 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 235-024-000  
CAMA Number: 235-024-000-000  
Property Address: 41 BARON RD

Mailing Address: MARINI ROBERT C JR MARINI SANDRA  
J  
41 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 235-025-000  
CAMA Number: 235-025-000-000  
Property Address: 39 BARON RD

Mailing Address: TAMSETT THOMAS J TAMSETT  
KATHERINE E  
39 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 235-026-000  
CAMA Number: 235-026-000-000  
Property Address: 37 BARON RD

Mailing Address: YANG XIAOWEI ZHIYING LIU  
37 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 235-027-000  
CAMA Number: 235-027-000-000  
Property Address: 35 BARON RD

Mailing Address: ANSELMI JOHN M ANSELMI LISA L  
35 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 235-028-000  
CAMA Number: 235-028-000-000  
Property Address: 33 BARON RD

Mailing Address: RINGUETTE ROBERT E RINGUETTE  
NORMA M  
33 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 235-029-000  
CAMA Number: 235-029-000-000  
Property Address: 31 BARON RD

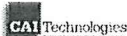
Mailing Address: GIAMPA JOSEPH L GIAMPA JOANNE E  
31 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 235-030-000  
CAMA Number: 235-030-000-000  
Property Address: 29 BARON RD

Mailing Address: KANAVOS, ARTHUR W TR LEBLANC,  
C/O I FRED DICENSO TRUST FRANK  
65 INDUSTRIAL WAY  
WILMINGTON, MA 01887

Parcel Number: 235-031-000  
CAMA Number: 235-031-000-000  
Property Address: 27 BARON RD

Mailing Address: NAMENSON MICHELLE PODOLSKI  
WILLIAM J  
27 BARON RD  
FRANKLIN, MA 02038



www.cai-tech.com

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



# 1 foot Abutters List Report

Franklin, MA  
January 03, 2021

Parcel Number: 235-032-000 CAMA Number: 235-032-000-000 Property Address: 25 BARON RD	Mailing Address: FALLON DAVID J FALLON JULIE B 25 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-033-000 CAMA Number: 235-033-000-000 Property Address: 23 BARON RD	Mailing Address: LEAR KEVIN D LEAR NANCY M 23 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-034-000 CAMA Number: 235-034-000-000 Property Address: 21 BARON RD	Mailing Address: BUA JOSEPH M BUA JEAN A 21 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-035-000 CAMA Number: 235-035-000-000 Property Address: 19 BARON RD	Mailing Address: LATSHAW ROBERT F JR LATSHAW KATHLEEN H 19 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-036-000 CAMA Number: 235-036-000-000 Property Address: 18 BARON RD	Mailing Address: BENSON BRENDA L BENSON HAROLD P 18 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-037-000 CAMA Number: 235-037-000-000 Property Address: 20 BARON RD	Mailing Address: SODBINOW E S SODBINOW MARY BENNER 20 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-038-000 CAMA Number: 235-038-000-000 Property Address: 22 BARON RD	Mailing Address: LA PUMA PETER J HOULIHAN-LA PUMA KELLY A 22 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-039-000 CAMA Number: 235-039-000-000 Property Address: 4 WOODSTOCK CIR	Mailing Address: BAVAR AMIR A BAVAR JENNIFER E 4 WOODSTOCK CIR FRANKLIN, MA 02038
Parcel Number: 235-040-000 CAMA Number: 235-040-000-000 Property Address: 6 WOODSTOCK CIR	Mailing Address: DOYLE TIMOTHY J DOYLE JULIEANNE L 6 WOODSTOCK CIR FRANKLIN, MA 02038
Parcel Number: 235-041-000 CAMA Number: 235-041-000-000 Property Address: 8 WOODSTOCK CIR	Mailing Address: SWENSON THOMAS H SWENSON COLLEEN M 8 WOODSTOCK CIR FRANKLIN, MA 02038
Parcel Number: 235-042-000 CAMA Number: 235-042-000-000 Property Address: BARON RD	Mailing Address: MARGUERITE BUILDING CORP PO BOX 1990 N FALMOUTH, MA 02556
Parcel Number: 235-043-000 CAMA Number: 235-043-000-000 Property Address: 7 WOODSTOCK CIR	Mailing Address: RYAN MICHAEL A CEREGHINO LAURIE R 7 WOODSTOCK CIR FRANKLIN, MA 02038



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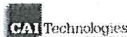
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# 1 foot Abutters List Report

Franklin, MA  
January 03, 2021

Parcel Number: 235-044-000 CAMA Number: 235-044-000-000 Property Address: 5 WOODSTOCK CIR	Mailing Address: HADDAD JONATHAN L HADDAD PAULA J 5 WOODSTOCK CIR FRANKLIN, MA 02038
Parcel Number: 235-045-000 CAMA Number: 235-045-000-000 Property Address: 1 COBBLESTONE DR	Mailing Address: SULLIVAN CHRISTOPHER J SULLIVAN SARAH A 1 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-046-000 CAMA Number: 235-046-000-000 Property Address: 26 BARON RD	Mailing Address: CULLIE EUGENE C CULLIE THERESA A 26 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-047-000 CAMA Number: 235-047-000-000 Property Address: 28 BARON RD	Mailing Address: RICCIO ANTHONY R RICCIO ELIZABETH A 28 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-048-000 CAMA Number: 235-048-000-000 Property Address: 30 BARON RD	Mailing Address: DAVENPORT JOHN B DAVENPORT ELAINE M 30 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-049-000 CAMA Number: 235-049-000-000 Property Address: 34 BARON RD	Mailing Address: ECCHER MARK C O'DONNELL-ECCHER MYRA ELIZABET 34 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-050-000 CAMA Number: 235-050-000-000 Property Address: 15 COBBLESTONE DR	Mailing Address: PARRELLA JOHN L PARRELLA PATRICIA M 15 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-051-000 CAMA Number: 235-051-000-000 Property Address: 7 COBBLESTONE DR	Mailing Address: PACKARD NATHANIEL C PACKARD DEBRA E 7 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-052-000 CAMA Number: 235-052-000-000 Property Address: 5 COBBLESTONE DR	Mailing Address: MCNEILLIE JEFFREY C MCNEILLIE MARION T 5 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-053-000 CAMA Number: 235-053-000-000 Property Address: 4 COBBLESTONE DR	Mailing Address: FREEDMAN DAVID J FREEDMAN MARY LYNN S 4 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-054-000 CAMA Number: 235-054-000-000 Property Address: 6 COBBLESTONE DR	Mailing Address: DRAKE ROBERT W DRAKE LISA S 6 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-055-000 CAMA Number: 235-055-000-000 Property Address: 8 COBBLESTONE DR	Mailing Address: PURDON MICHAEL PURDON RACHEL 8 COBBLESTONE DR FRANKLIN, MA 02038



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# 1 foot Abutters List Report

Franklin, MA  
January 03, 2021

Parcel Number: 235-056-000 CAMA Number: 235-056-000-000 Property Address: 10 COBBLESTONE DR	Mailing Address: DONOVAN MATTHEW W DONOVAN ANNE C 10 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-057-000 CAMA Number: 235-057-000-000 Property Address: 12 COBBLESTONE DR	Mailing Address: LIU JINSONG YANG HUA 12 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-058-000 CAMA Number: 235-058-000-000 Property Address: 14 COBBLESTONE DR	Mailing Address: GILMORE JOHN J GILMORE DEBRA A 14 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-059-000 CAMA Number: 235-059-000-000 Property Address: 16 COBBLESTONE DR	Mailing Address: HARASYMIAK ROMAN M HARASYMIAK ANDREA L 16 COBBLESTONE DR FRANKLIN, MA 02038
Parcel Number: 235-060-000 CAMA Number: 235-060-000-000 Property Address: 40 BARON RD	Mailing Address: GRIFFIN KENNETH C GRIFFIN MARILYN G 40 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-061-000 CAMA Number: 235-061-000-000 Property Address: 42 BARON RD	Mailing Address: DU TRI DU LAURA 42 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-062-000 CAMA Number: 235-062-000-000 Property Address: 44 BARON RD	Mailing Address: KERNS BYRON W KERNS KAREN Z 44 BARON RD FRANKLIN, MA 02038
Parcel Number: 235-063-000 CAMA Number: 235-063-000-000 Property Address: BARON RD	Mailing Address: MARGUERITE BUILDING CORP PO BOX 1990 N FALMOUTH, MA 02556
Parcel Number: 236-113-000 CAMA Number: 236-113-000-000 Property Address: 10 BARON RD	Mailing Address: GASPAR TIMOTHY R GASPAR JENNIFER 10 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-114-000 CAMA Number: 236-114-000-000 Property Address: 14 BARON RD	Mailing Address: WOOD CHARLES R WOOD NANCY E 14 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-115-000 CAMA Number: 236-115-000-000 Property Address: 16 BARON RD	Mailing Address: HURLEY THOMAS R HURLEY MERYL H 16 BARON RD FRANKLIN, MA 02038
Parcel Number: 236-116-000 CAMA Number: 236-116-000-000 Property Address: 17 BARON RD	Mailing Address: KANE JOHN V III KANE MICHELE L 17 BARON RD FRANKLIN, MA 02038



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# 1 foot Abutters List Report

Franklin, MA  
January 03, 2021

Parcel Number: 236-117-000  
CAMA Number: 236-117-000-000  
Property Address: 15 BARON RD

Mailing Address: WHITMORE SCOTT WHITMORE  
KRYSTAL  
15 BARON RD  
FRANKLIN, MA 02038

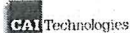
Parcel Number: 236-118-000  
CAMA Number: 236-118-000-000  
Property Address: 13 BARON RD

Mailing Address: BENHAM THOMAS J BENHAM CAROL  
13 BARON RD  
FRANKLIN, MA 02038

Parcel Number: 236-119-000  
CAMA Number: 236-119-000-000  
Property Address: 9 BARON RD

Mailing Address: STANDLEY DANA J STANDLEY CAMILLE  
M  
9 BARON RD  
FRANKLIN, MA 02038

*Kevin M. Doyle, 1-3-21*



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