

TOWN OF FRANKLIN
INSPECTION DEPARTMENT
Building Inspection – Division of Wires – Division of Gas
Division of Plumbing
MUNICIPAL BUILDING – 355 East Central Street
Franklin, Massachusetts 02038

Lloyd (Gus) Brown
Building Commissioner

Telephone: 508-520-4926
FAX: 508-520-4906

ZONING REVIEW

APPLICANT: Shala Ranieri

LOCATION: 10 Margaret's Cove

ZONING DISTRICT: Single Family 111

TYPE OF PROJECT: Patio, Shed and Driveway

DATE: 10/20/2021 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185-40 D (I) (i)

REASON FOR DENIAL: Applicant is seeking to make improvements to their property that increase the total impervious coverage area to 35.0 % where 15 % is allowed. The building permit is denied without a Special Permit from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE_____

ZONING OFFICIAL SIGNATURE LAB 10/20/2021 DATE

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

RECEIVED
TOWN OF FRANKLIN

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

OCT 20 2021

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

TOWN OF FRANKLIN
TOWN CLERK
2021 OCT 20 P 3:45
RECEIVED

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: ☒ Variance: _____ Appeal: _____

PETITIONER: Shala Ranieri

PETITIONER'S ADDRESS: 10 Margarets Cove, Franklin, MA 02038 PHONE: (508) 837-1664

LOCATION OF PROPERTY: 10 Margaret's Cove

TYPE OF OCCUPANCY: Single Family Dwelling ZONING DISTRICT: Single Family Res. III

ASSESSORS MAP & PARCEL: Map 237 Parcel 012

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Other: Water Resource District Special Permit	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Single family dwelling with impervious area in excess of 15% in Water Resource District. See attached narrative.

SECTIONS OF ZONING ORDINANCE CITED:

Article V Section 185-40 D (I) (I)

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the ZBA pursuant to Zoning Bylaw section 185-45 (D)
must attach a statement concerning the reasons for the appeal

Original Signature(s):

Shala Ranieri
(Petitioner(s)/Owner)

Shala Ranieri

(Print Name)

Address: 10 Margarets Cove, Franklin, MA 02038

Tel. No.: (508) 837-1664

E-Mail Address: shala_ranieri@tjx.com

Date:

10/14/21

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.

I/We Shala Ranieri _____
(OWNER)

Address: 10 Margarets Cove, Franklin, MA 02038

State that I/We own the property located at 10 Margarets Cove,
which is the subject of this zoning application.

The record title of this property is in the name of Shala Ranieri

*Pursuant to a deed of duly recorded in the date 9/15/20, Norfolk
County Registry of Deeds at Book 38359, Page 19; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Shala Ranieri
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

Municipal Building
355 East Central Street
Franklin, MA 02038
508-520-4926

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Shala Ranieri PRESENT USE/OCCUPANCY: Single Family Dwelling

LOCATION: 10 Margaret's Cove ZONE: Single Family Res III

PHONE: (508) 837-1664 REQUESTED USE/OCCUPANCY: Single Family Dwelling

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>Lot Area:</u>		32,685 SF	Same	20,000 SF	(min.)
<u>Continuous Frontage:</u>		211 FT	Same	125 FT	(min.)
<u>Size of Lot:</u>	Width	> 112.5 FT	Same	112.5 FT	(min.)
	Depth	161 FT	Same	160 FT	(min)
<u>Setbacks in Feet:</u>	Front	47.6 FT	Same	40 FT	(min.)
	Rear	69.7 FT	Same	30 FT	(min.)
	Left Side	37.0 FT	Same	25 FT	(min.)
	Right Side	62.0 FT	Same	25 FT	(min.)
<u>Building Height:</u>	Stories	2	Same	3	(max.)
	Feet	< 35 FT	Same	35 FT	(max.)
<u>NO. of Dwelling Units:</u>		1	1	1	(max.)
<u>NO. of Parking Spaces:</u>		N/A	N/A	N/A	(min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Existing wood frame single family dwelling. Sole occupier of Lot.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.



**ZBA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria in accordance with Zoning Bylaw Section 185-45(D)(2)(a) referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits for which additional criteria must be met under the Zoning Bylaw.

185-45(D)(2)(A) **BOARD OF APPEALS:** TO HEAR AND DECIDE APPLICATIONS FOR SPECIAL PERMITS UPON WHICH THE BOARD IS EMPOWERED TO ACT UNDER THIS CHAPTER. SPECIAL PERMITS SHALL BE GRANTED BY THE BOARD OF APPEALS ONLY UPON ITS WRITTEN DETERMINATION THAT THE PROPOSED USE WILL NOT HAVE ADVERSE EFFECTS WHICH OVERBALANCE ITS BENEFICIAL EFFECTS ON EITHER THE NEIGHBORHOOD OR THE TOWN, IN VIEW OF THE PARTICULAR CHARACTERISTICS OF THE SITE AND OF THE PROPOSAL IN RELATION TO THAT SITE. THIS DETERMINATION SHALL BE IN ADDITION TO THE FOLLOWING SPECIFIC FINDINGS:

(1) **Proposed project addresses or is consistent with neighborhood or Town need.**

Proposed project is a single family home on an existing lot located in a Single Family Residence III zoning district.

(2) **Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.**

Proposed project is a single family home on an existing Lot located in a Single Family Residence III District with ample parking on Lot.

(3) **Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.**

Exiting Lot is located in an approved subdivision which is currently under construction.

(4) **Neighborhood character and social structure will not be negatively impacted.**

Proposed project is a single family home on an existing lot located within a Single Family Residence III Zone in keeping in character with the surrounding neighborhood.

(5) **Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.**

No wetland resource areas, buffer zones, or habitat exist on the existing lot.
Please refer to attached letter for information relative to Water Resource District.

(6) **Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.**

Proposed project is a single family home on an existing lot located within a Single Family Residence III Zone in keeping in character with the surrounding neighborhood.

(7) **Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.**

Exiting Lot is located in an approved subdivision which is currently under construction.



October 12, 2021

Town of Franklin
Zoning Board of Appeals
355 East Central Street
Franklin, MA 02038

Re: 10 Margaret's Cove
Special Permit for Impervious Cover in Water Resources District

Dear Members of the Board:

Strong Point Engineering Solutions, LLC. (SPES) is pleased to provide this letter on behalf of the Applicant, Ms. Shala Ranieri, to accompany an application for a Special Permit for impervious cover within a Water Resource District. The total proposed impervious cover for the single family dwelling located at 10 Margaret's Cove exceeds the 15% impervious area requirement allowed by right in the Water Resource District.

The Zoning Board of Appeals previously issued a Special Permit to the builder of the lot to allow impervious coverage of up to 22.8% prior to construction of the lot. The current homeowner seeks to make improvements to the lot including expanding the existing driveway and proposed pool patio area, and installing a shed. The current proposal will exceed the amount of impervious area previously allowed by the ZBA.

As part of the previous application, the home builder installed rooftop runoff collection and infiltration systems on the lot to provide enhanced recharge of clean runoff on the lot.

Under existing conditions the house, driveway, walks, and pool result in 20.8% impervious coverage to the lot which is under the 22.8% previously approved.

The existing driveway is proposed to be widened by 9 feet which results in an additional 2.8% impervious cover to the lot. As depicted on the approved subdivision plans for the development, the majority of stormwater runoff from the proposed lot is directed to the closed drainage system in Margaret's Cove where it is captured and discharged to a stormwater infiltration basin located to the west of the subject lot. That basin is designed to infiltrate stormwater runoff from the proposed project roadway and lots.

The proposed shed and patio account for a total of 11.0% additional impervious coverage to the lot. Stormwater runoff from the proposed shed and patio areas is considered to be clean and will be directed to the flat, pervious surface of the lawn area. A retaining wall has recently been installed along the perimeter of the rear yard to allow the yard to be graded such that it will direct stormwater runoff toward the paved surface of Margaret's Cove as intended by the approved subdivision design. The shallow grade and vegetative treatments of the lawn area will provide for increased contact time allowing the majority of the stormwater runoff to be recharged through the ground surface. Once the natural recharge capacity of the area is met, any additional stormwater runoff will flow toward the paved surface of Margaret's Cove where it will be incorporated into the closed drainage system and ultimately the stormwater infiltration basin located just west of the subject parcel.

STRONG POINT ENGINEERING SOLUTIONS, INC.

340 Manley Street Unit 2, West Bridgewater, Massachusetts 02379 tel (508) 682-0229

The following table provides a tabulation of the proposed impervious areas and their percent coverages:

Description	Area (%)	Comments
Total Lot Area =	32,685 SF	
Previously Approved Impervious Coverage=	7,450 SF (22.8%)	
Existing Impervious Surface =	6,795 SF (20.8%)	<i>Previously Mitigated</i>
Proposed Driveway Expansion =	910 SF (2.8%)	<i>Directed to Infiltration Basin West of the Site</i>
Proposed Shed and Patio Expansion =	3,580 SF (11.0%)	<i>Directed to Grassed Area and Infiltration Basin West of the Site.</i>
Total Proposed Impervious Area Requested =	11,285 SF (34.5%)	<i>35.0% Requested</i>

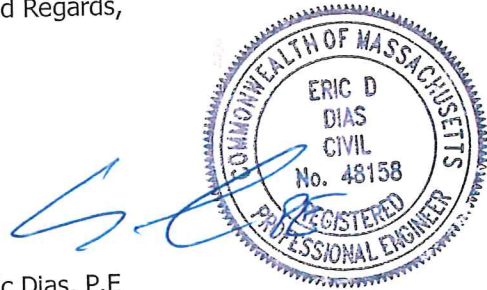
It should be noted that while the proposed impervious area does exceed that allowed under the Water Resource District, it does comply with the maximum allowed in the underlying zoning district (35%) which is the maximum coverage allowance being requested.

Based on the above, it is the opinion of this office that further mitigation and/or recharge of stormwater runoff from additionally proposed impervious surfaces is not warranted in this case and instead the design of the subdivision project meets the intent of residential development within the Water Resource District.

On behalf of the Applicant, we respectfully request that this matter be heard at the next available public hearing of the Zoning Board of Appeals.

If you have any questions or wish to discuss this matter further, please feel free to contact our office at (508) 682-0229 at your leisure.

Kind Regards,



Eric Dias, P.E
President/Owner



(Page 1 of 2)
Return to: Gilmore, Rees & Carlson, PC
1000 Franklin Village Drive
Franklin, MA 02038

NOT
A N
O F F I C I A L
C O P Y

NOT
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

WHITMAN HOMES, INC., a Massachusetts corporation with a mailing address of 1200
Turnpike Street, Canton, Massachusetts 02021,

For full consideration paid in the amount of Three Hundred Fifteen Thousand (\$315,000.00)
Dollars,

Grants to SHALA RANIERI, of 19 Mary Ellen Lane, Franklin, Massachusetts 02038,

WITH QUITCLAIM COVENANTS:

That certain parcel of land together with any buildings and improvements thereon, shown as
Lot 73A, on a plan entitled "Definitive Subdivision Modification, "Mine Brook Estates",
Franklin, Massachusetts", prepared by Guerriere & Hanlon, Inc. and recorded in the Norfolk
County Registry of Deeds in Plan Book 688, Page 6, which Plan may be referred to for a
more particular legal description of the premises herein conveyed.

Said Lot contains 32,685 square feet, more or less, according to said Plan.

The Premises are conveyed subject to a Declaration of Restrictive Covenants for Lot 73A
Minebrook Estates dated September 9, 2020 and recorded herewith.

The Premises are conveyed together with the right to use in common with others the private
road extension known as Margaret's Cove, which road extension may become a public way
if and when accepted by the Town of Franklin, however notwithstanding such, no fee in the
right of way is conveyed herewith.

Subject to and with the benefit of all easements, agreements, restrictions, covenants and other
matters of record, in so far as the same are in force and applicable.

Subject to all real estate taxes for the current fiscal year and for all future fiscal years which
are not yet due and payable, all of which the Grantee, by acceptance hereof, agrees to pay.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 09-17-2020 @ 02:50pm
Ctl#: 838 Doc#: 98105
Fee: \$1,436.40 Cons: \$315,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

LOCUS: 10 Margarets Cove, (Lot 73A), Franklin, Norfolk County, MA

N O T

N O T

Being a portion of the premises conveyed by Deed of Margaret C. Ranieri and Catherine Miller, Trustees of The Ranieri Trust to Whitman Homes, Inc. dated as of December 3, 2019 and recorded on December 31, 2019 with the Norfolk County Registry of Deeds at Book 37493 Page 424.

This conveyance does not constitute all or substantially all of the assets of Whitman Homes, Inc.

Executed and delivered as a sealed instrument this 15th day of September, 2020.

WHITMAN HOMES, INC.

By:

Richard P. Whittington, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 15th day of September, 2020, before me, the undersigned notary public, personally appeared Richard P. Whittington, as President and Treasurer aforesaid, proved to me through satisfactory evidence of identification, which was/were [] Mass. driver's license(s) or [✓] personal knowledge or [] personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily in said capacities for its stated purpose on behalf of WHITMAN HOMES, INC..

Vera D. Cruickshank-Blye
Notary Public

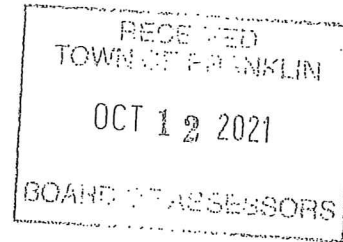
My Commission Expires:



VERA D. CRUICKSHANK-BLYE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 25, 2024

Town of Franklin – Board of Assessors

355 East Central St
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923



Abutters List Request Form

Please Note: A \$25.00 Fee PER PARCEL is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request 10 / 12 / 2021

Assessors Parcel ID # (12 digits) 237 - 012 - 000 - 000 ✓

Property Street Address 10 MARGARETS COVE ✓

Distance Required From Parcel # listed above (Circle One) 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner SHALA RANTIER

Property Owner's Mailing Address 10 MARGARETS COVE

Town/City FRANKLIN State MA Zip Code 02038

Property Owner's Telephone # 508 - 837 - 1664

Requestor's Name (if different from Owner) ERIC DIAS (STRONG POINT ENG)

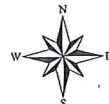
Requestor's Address 340 MANLEY ST, W. BRIDGEWATER, MA 02379

Requestor's Telephone # 508 - 672 - 0224

Office Use Only: Date Fee Paid 10/12/21 Paid in Cash \$

Paid by Check \$ 25.00 Check # 1853 Town Receipt # 27449

RETURN TO LEEANNE



10 MAEGARETS COVE - 300' ABUTTERS

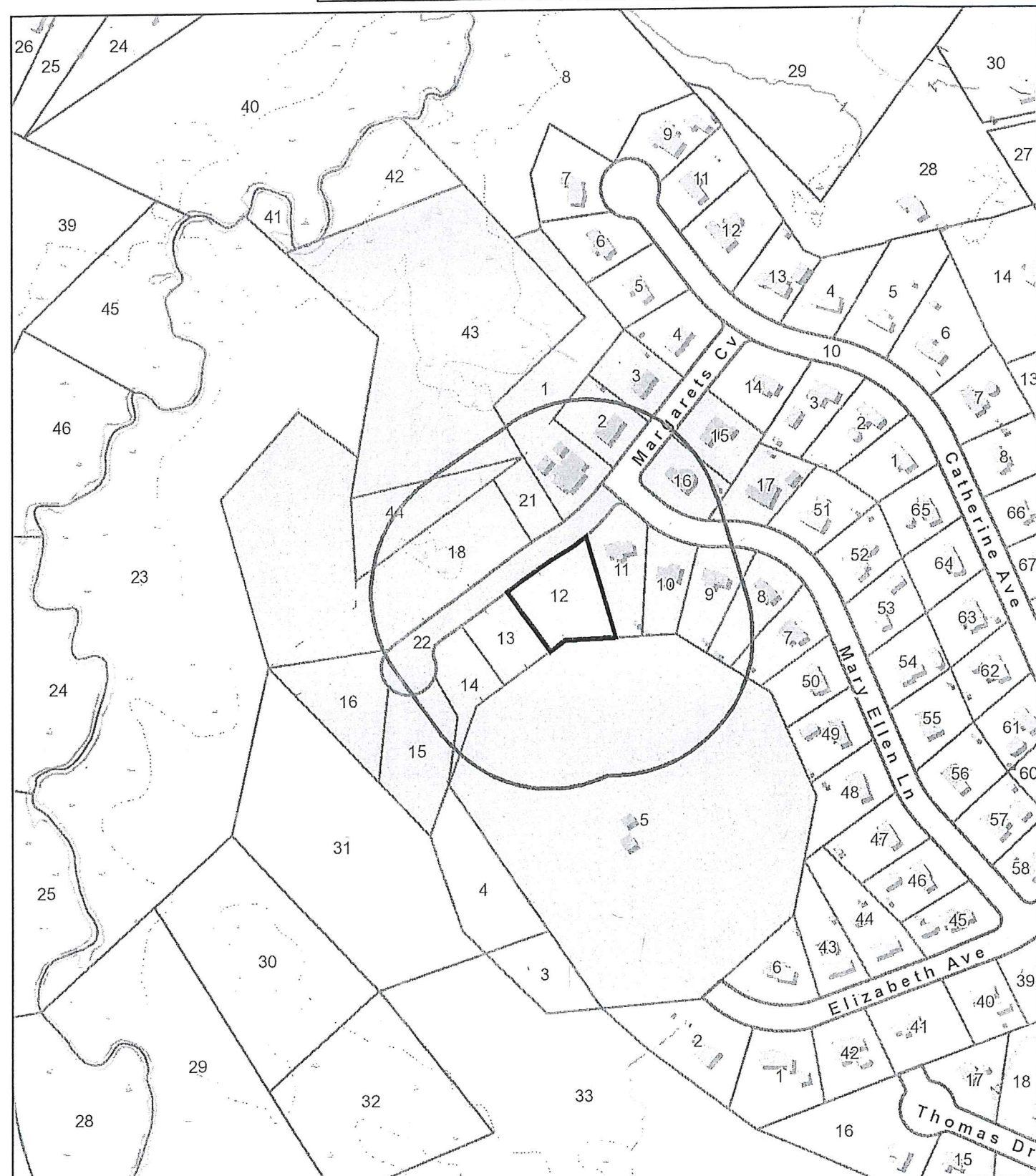
Franklin, MA



1 inch = 300 Feet

October 13, 2021

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA
October 13, 2021

Subject Property:

Parcel Number: 237-012-000
CAMA Number: 237-012-000-000
Property Address: 10 MARGARETS CV

Mailing Address: RANIERI SHALA
10 MARGARETS CV
FRANKLIN, MA 02038

Abutters:

Parcel Number: 224-001-000
CAMA Number: 224-001-000-000
Property Address: 7 MARGARETS CV

Mailing Address: RANIERI DONALD G JR RANIERI
SUZANNE M
7 MARGARETS COVE
FRANKLIN, MA 02038

Parcel Number: 224-002-000
CAMA Number: 224-002-000-000
Property Address: 5 MARGARETS CV

Mailing Address: DULONG TUCKER DULONG SARAH E
5 MARGARETS COVE
FRANKLIN, MA 02038

Parcel Number: 224-003-000
CAMA Number: 224-003-000-000
Property Address: 3 MARGARETS CV

Mailing Address: GILBERT JEFFERY GILBERT CHRISTINE
T
3 MARGARETS COVE
FRANKLIN, MA 02038

Parcel Number: 224-015-000
CAMA Number: 224-015-000-000
Property Address: 4 MARGARETS CV

Mailing Address: KEANE JAMES F JR KEANE JEANNE M
4 MARGARETS COVE
FRANKLIN, MA 02038

Parcel Number: 224-016-000
CAMA Number: 224-016-000-000
Property Address: 19 MARYELLEN LN

Mailing Address: DIBELLA ANTHONY DIBELLA MEGAN
19 MARYELLEN LN
FRANKLIN, MA 02038

Parcel Number: 224-017-000
CAMA Number: 224-017-000-000
Property Address: 17 MARYELLEN LN

Mailing Address: POWERS JOHN D TANIAN-POWERS
LINDA
17 MARYELLEN LN
FRANKLIN, MA 02038

Parcel Number: 224-043-000
CAMA Number: 224-043-000-000
Property Address: MINE BROOK

Mailing Address: UNITED STATES OF AMERICA USA
696 VIRGINIA ROAD
CONCORD, MA 01742

Parcel Number: 224-044-000
CAMA Number: 224-044-000-000
Property Address: MINE BROOK

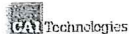
Mailing Address: UNITED STATES OF AMERICA USA
696 VIRGINIA ROAD
CONCORD, MA 01742

Parcel Number: 237-005-000
CAMA Number: 237-005-000-000
Property Address: 21 ELIZABETH AVE

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 237-007-000
CAMA Number: 237-007-000-000
Property Address: 14 MARYELLEN LN

Mailing Address: PATJANE WILLIAM A PATJANE GISELLE
C
14 MARYELLEN LN
FRANKLIN, MA 02038



www.cai-tech.com

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



300 foot Abutters List Report

Franklin, MA
October 13, 2021

Parcel Number: 237-008-000 CAMA Number: 237-008-000-000 Property Address: 16 MARYELLEN LN	Mailing Address: DANAHY MICHAEL DANAHY AMY 16 MARYELLEN LN FRANKLIN, MA 02038
Parcel Number: 237-009-000 CAMA Number: 237-009-000-000 Property Address: 18 MARYELLEN LN	Mailing Address: LYNCH EDWARD C LYNCH ALLYSEN D 18 MARYELLEN LN FRANKLIN, MA 02038
Parcel Number: 237-010-000 CAMA Number: 237-010-000-000 Property Address: 20 MARYELLEN LN	Mailing Address: WARD DAVID D WARD CHRISTINE R 20 MARYELLEN LN FRANKLIN, MA 02038
Parcel Number: 237-011-000 CAMA Number: 237-011-000-000 Property Address: 22 MARYELLEN LN	Mailing Address: SINKS LUCIUS F SINKS STACY B 22 MARYELLEN LN FRANKLIN, MA 02038
Parcel Number: 237-012-000 CAMA Number: 237-012-000-000 Property Address: 10 MARGARETS CV	Mailing Address: RANIERI SHALA 10 MARGARETS CV FRANKLIN, MA 02038
Parcel Number: 237-013-000 CAMA Number: 237-013-000-000 Property Address: 12 MARGARETS CV	Mailing Address: SIMON KIRK D SIMON ELIZABETH F 6 MONTEREY DR FRANKLIN, MA 02038
Parcel Number: 237-014-000 CAMA Number: 237-014-000-000 Property Address: 14 MARGARETS CV	Mailing Address: ST. PETER TRAVIS ST. PETER JENNIFER 14 MARGARETS CV FRANKLIN, MA 02038
Parcel Number: 237-015-000 CAMA Number: 237-015-000-000 Property Address: 16 MARGARETS CV	Mailing Address: WHITMAN HOMES INC 1200 TURNPIKE ST CANTON, MA 02021
Parcel Number: 237-016-000 CAMA Number: 237-016-000-000 Property Address: 17 MARGARETS CV	Mailing Address: KUMAR SUDHA KUMAR THIRUMAL 7 CANTOR LN FRANKLIN, MA 02038
Parcel Number: 237-018-000 CAMA Number: 237-018-000-000 Property Address: 15 MARGARETS CV	Mailing Address: WHITMAN HOMES INC 1200 TURNPIKE ST CANTON, MA 02021
Parcel Number: 237-021-000 CAMA Number: 237-021-000-000 Property Address: 9 MARGARETS CV	Mailing Address: WHITMAN HOMES INC 1200 TURNPIKE ST CANTON, MA 02021
Parcel Number: 237-022-000 CAMA Number: 237-022-000-000 Property Address: MARGARETS CV	Mailing Address: RANIERI DONALD G 438 WEST CENTRAL ST FRANKLIN, MA 02038

Kevin M. Doyle, 10-13-21

DANAHY MICHAEL
DANAHY AMY
16 MARYELLEN LN
FRANKLIN, MA 02038

DIBELLA ANTHONY
DIBELLA MEGAN
19 MARYELLEN LN
FRANKLIN, MA 02038

DULONG TUCKER
DULONG SARAH E
5 MARGARETS COVE
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

GILBERT JEFFERY
GILBERT CHRISTINE T
3 MARGARETS COVE
FRANKLIN, MA 02038

KEANE JAMES F JR
KEANE JEANNE M
4 MARGARETS COVE
FRANKLIN, MA 02038

KUMAR SUDHA
KUMAR THIRUMAL
7 CANTOR LN
FRANKLIN, MA 02038

LYNCH EDWARD C
LYNCH ALLYSEN D
18 MARYELLEN LN
FRANKLIN, MA 02038

PATJANE WILLIAM A
PATJANE GISELLE C
14 MARYELLEN LN
FRANKLIN, MA 02038

POWERS JOHN D
TANIAN-POWERS LINDA
17 MARYELLEN LN
FRANKLIN, MA 02038

RANIERI DONALD G
438 WEST CENTRAL ST
FRANKLIN, MA 02038

RANIERI DONALD G JR
RANIERI SUZANNE M
7 MARGARETS COVE
FRANKLIN, MA 02038

RANIERI SHALA
10 MARGARETS CV
FRANKLIN, MA 02038

SIMON KIRK D
SIMON ELIZABETH F
6 MONTEREY DR
FRANKLIN, MA 02038

SINKS LUCIUS F
SINKS STACY B
22 MARYELLEN LN
FRANKLIN, MA 02038

ST. PETER TRAVIS
ST. PETER JENNIFER
14 MARGARETS CV
FRANKLIN, MA 02038

UNITED STATES OF AMERICA
USA
696 VIRGINIA ROAD
CONCORD, MA 01742

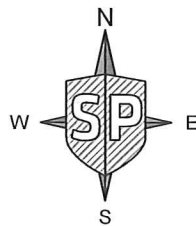
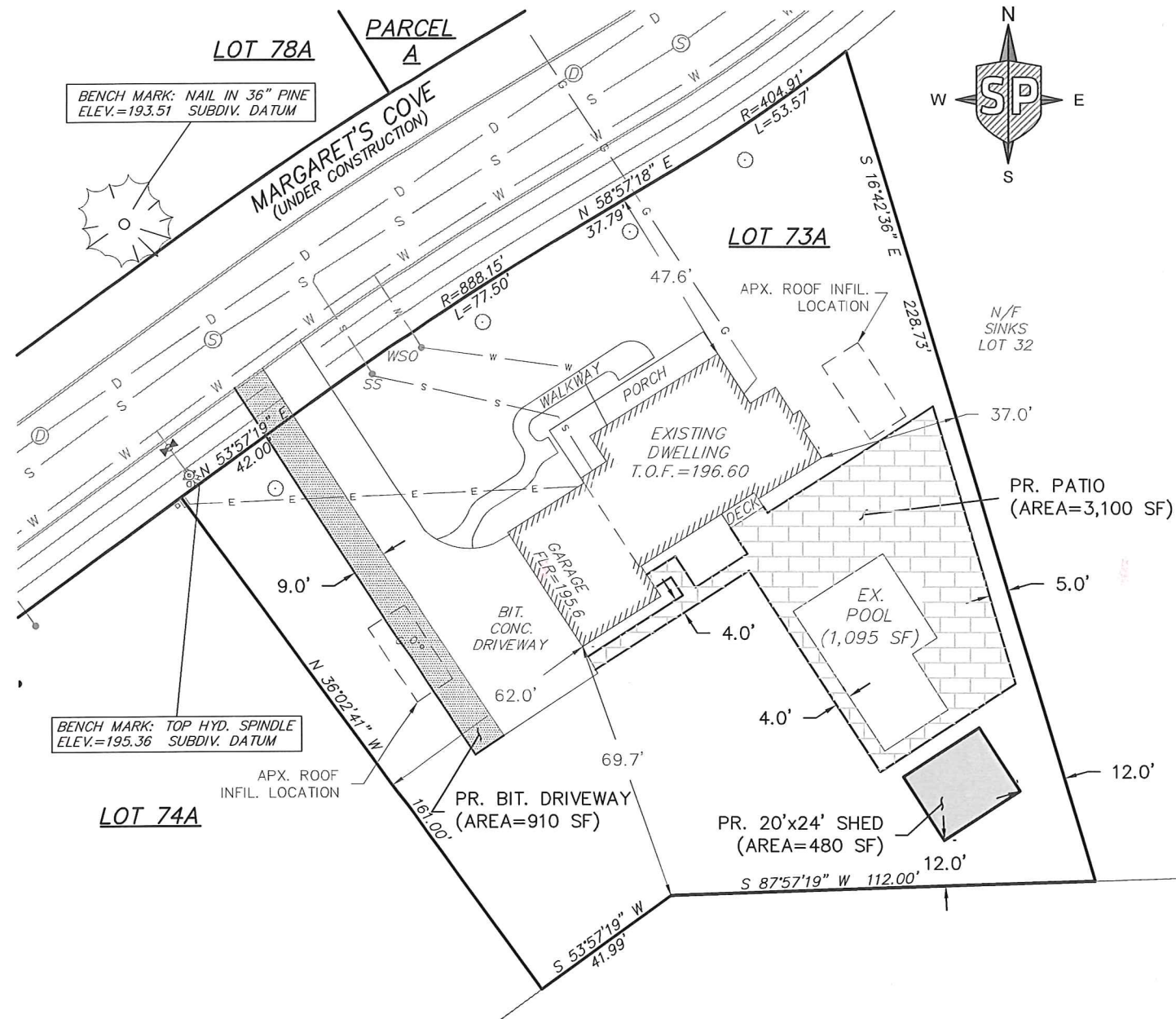
UNITED STATES OF AMERICA
USA
696 VIRGINIA ROAD
CONCORD, MA 01742

WARD DAVID D
WARD CHRISTINE R
20 MARYELLEN LN
FRANKLIN, MA 02038

WHITMAN HOMES INC
1200 TURNPIKE ST
CANTON, MA 02021

WHITMAN HOMES INC
1200 TURNPIKE ST
CANTON, MA 02021

WHITMAN HOMES INC
1200 TURNPIKE ST
CANTON, MA 02021



SINGLE FAMILY RESIDENTIAL III

	REQUIRED	PROVIDED
LOT AREA	20,000 SF	32,685 SF
FRONTAGE	125 FT	211 FT
LOT WIDTH	112.5 FT	>112.5 FT
LOT DEPTH	160 FT	161 FT
FRONT YARD	40 FT	47.5 FT
SIDE YARD	25 FT	37.0 FT
REAR YARD	30 FT	69.7 FT
STRUCTURE COVER	25%	9.6%
IMPERVIOUS COVER	35%	34.5%

WATER RESOURCE DISTRICT

	REQUIRED	PREVIOUSLY ALLOWED	CURRENTLY REQUESTED
IMPERVIOUS COVER (MAX.)	15%	22.8%*	35.0%**

* SPECIAL PERMIT PROVIDED
** SPECIAL PERMIT REQUIRED

SITE IMPERVIOUS CALCULATION

TOTAL LOT AREA =	32,685 SF	
APPROVED IMP. COVER =	7,450 SF (22.8%)	
EX. IMP. COVER=	6,795 SF (20.8%)	PREVIOUSLY MITIGATED
PR. DRIVEWAY EXPANSION=	910 SF (2.8%)	TO INFIL. BASIN
PR. SHED AND PATIO EXPANSION=	3,580 SF (11.0%)	TO LAWN AND INFIL. BASIN
TOTAL PR. IMP. AREA =	11,285 SF (34.5%)	35.0% REQUESTED

NOTES:

1. PROPERTY LINE AS SHOWN ON PLAN ENTITLED "DEFINITIVE SUBDIVISION MODIFICATION MINE BROOK ESTATES FRANKLIN MASSACHUSETTS", PREPARED BY OTHERS, LAST REVISED 10/7/19, RECORDED AT THE NORFOLK REGISTRY OF DEEDS IN PLAN BOOK 688 PAGE 6.
2. FOUNDATION AS SHOWN ON PLAN ENTITLED "FOUNDATION AS-BUILT PLAN LOT 73A #10 MARGARET'S COVE FRANKLIN, MA" PREPARED BY KLIM LAND SURVEYING, INC. DATED 10/05/20.
3. AS-BUILT FEATURES SHOWN FROM AN ON THE GROUND SURVEY PERFORMED BY KLIM LAND SURVEYING, INC. ON JUNE 07, 2021 AND RECORDS OF THE SITE WORK CONTRACTOR WHERE APPROPRIATE.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY KNOWN FLOOD AREA AS SHOWN ON FEMA FIRM MAP 25021C0306E, DATED JULY 17, 2012.
5. SPECIAL PERMIT ISSUED BY THE FRANKLIN ZONING BOARD OF APPEALS, DATED 8/31/20, RECORDED IN THE NORFOLK REGISTRY OF DEEDS IN BOOK 38280, PAGE 291.



PROFESSIONAL LAND SURVEYOR FOR
KLIM LAND SURVEYING, INC.



PROFESSIONAL ENGINEER FOR
STRONG POINT ENGINEERING SOLUTIONS, INC.

RECEIVED
TOWN OF FRANKLIN
OCT 20 2021

ZONING BOARD OF APPEALS

PREPARED ON BEHALF OF:

MS. SHALA RANIERI
10 MARGARET'S COVE
FRANKLIN, MASSACHUSETTS

PROJECT: 2108-003

ISSUED: 10/12/21

REV DATE: --

SCALE: 1"=40'

DESIGNED BY: MH

CHECKED BY: ED

STRONGPOINT
ENGINEERING SOLUTIONS, INC.
340 MANLEY STREET, UNIT 2
WEST BRIDGEWATER, MA 02379
(508) 662-0225

340 Manley Street, Unit 2
West Bridgewater, MA
508-662-0224



PROPOSED
SITE LAYOUT
PLAN

C-1