

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:** Scott & Cassie Savard

**LOCATION:** 11 Maple Street

**ZONING DISTRICT:** SFR 1V

**TYPE OF PROJECT:** Construction of a Front Porch, a 2 Car Garage with a Room Above and an Addition off the Back of the Home.

**DATE:** 06/22/2021 **DENY**

**VARIANCE**

**ZONING BY LAW SECTIONS:** 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements.

**REASON FOR DENIAL:** Applicant is seeking to construct a porch that is 24.7' from the front yard setback where 30' is required. A two car garage that is 12.9' from the left side yard setback where 20' is required. An addition in the rear of the home that is 19.4' from the rear setback where 20' is required. The building permit is denied without a Variance from the ZBA.

**APPEAL OF DENIAL OPTIONS:**

**ZONING BOARD OF APPEALS**

**APPLICANT SIGNATURE**

**DATE**

**ZONING OFFICIAL SIGNATURE LAB**

**DATE 06/22/2021**

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

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

**RECEIVED  
TOWN OF FRANKLIN**

**JUN 22 2021**

TOWN OF FRANKLIN  
TOWN CLERK

2021 JUN 22 P 2:13

**ZBA APPLICATION FORM**

**ZONING BOARD OF APPEALS**

**GENERAL INFORMATION**

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

Special Permit: \_\_\_\_\_ Variance:   X   Appeal: \_\_\_\_\_

PETITIONER: Scott Savard and Cassie Savard

PETITIONER'S ADDRESS: 11 Maple St Franklin Ma 02038 PHONE: 508-397-9747

LOCATION OF PROPERTY: 11 Maple St Franklin Ma 02038

TYPE OF OCCUPANCY: 101 - One Family - Residential ZONING DISTRICT: SF4 - Single Family IV

ASSESSORS MAP & PARCEL: Parcel ID: 268-015-000-000 Old Parcel ID: -084042

REASON FOR PETITION: DEV-BLDR LOT 29 PLAN. Map 268 Lot 15

<u>  X  </u> Additions	<u>                    </u> New Structure
<u>          </u> Change in Use/Occupancy	<u>                    </u> Parking
<u>          </u> Conversion to Addi'l Dwelling Unit's	<u>                    </u> Sign
<u>          </u> Dormer	<u>                    </u> Subdivision
<u>          </u> Other: <u>                                    </u>	

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

The proposal includes an addition to the existing structure of 11 Maple Street. The addition will be on the left side of the home when looking at the property from the street and will include a two car garage on the basement level, an addition to floor one which would expand the living space and an addition to floor two which would add a bedroom and bathroom.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article 185 Section Attachment 9

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):

*Scott Savard Cassie Savard*  
(Petitioner(s)/Owner)

Scott Savard Cassie Savard

(Print Name)

Address: 11 Maple St Franklin MA 02038

Tel. No.: 508-397-9747

E-Mail Address: scottsavard6@gmail.com

Date: 5/12/2021

**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 Scott Savard and Cassie L Cody (Savard)  
(OWNER)

Address: 11 Maple St Franklin Ma 02038

State that I/We own the property located at 11 Maple St Franklin Ma 02038,  
which is the subject of this zoning application.

The record title of this property is in the name of Scott Savard and Cassie L Cody (Savard)

\*Pursuant to a deed of duly recorded in the date 08-13-2013, Norfolk  
County Registry of Deeds at Book 811, Page 162; or  
Dedham Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.



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**

**SUPPORTING STATEMENT FOR A VARIANCE**

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

With an expected second child being born in a few months, our family will be seeking the assistance of our parents/in-laws to help with childcare at our home. One of which is a paraplegic and is currently is unable to access the inside of our home due to the way our home is situated on a hill and requires numerous steps to access all entries to our home. By adding the garage this will allow easy entry to the interior of our home. Also, due to the current state of Franklin Real Estate, it is more financially practical and feasible for our family to stay in our current home, with the addition, than it is to find a new home in Franklin.

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the shape and size of the lot. Due to the size and shape of the lot, we are seeking relief from a literal enforcement of the zoning bylaw.

- C) Desirable relief may be granted without either:

- 1) Substantial detriment to the public good for the following reasons:

No substantial detriment to the public good is anticipated with this projects. The addition is proposed on the left side of the home which would allow us to eliminate the long driveway next to the yard of our neighbors, creating more space between our driveway and their home.

- 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

Granting the requested variance will not nullify or substantially derogate from the intent of the Zoning Bylaw and will enhance the remains consistent with the overall characteristics within the neighborhood.

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

TOWN OF FRANKLIN  
TOWN CLERK

2021 JUL -1 P 2:54

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ZONING BOARD OF APPEALS

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

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

TOWN OF FRANKLIN  
TOWN CLERK

2021 JUL -1 P 2:54

APPLICANT: Scott Savard and Cassie Savard PRESENT USE/OCCUPANCY: 101 - One Family - Residential

LOCATION: 11 Maple St Franklin Ma 02038 ZONE: SF4 - Single Family IV

PHONE: 508-397-9747 REQUESTED USE/OCCUPANCY: 101 - One Family - Residential

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>Lot Area:</u>		10,455 sqft	10,455 sqft	15,000 sqft	(min.)
<u>Continuous Frontage:</u>		101.37 ft	101.37 ft	100 ft	(min.)
<u>Size of Lot:</u>	Width	104.16 ft	104.16 ft	90 ft	(min.)
	Depth	100.67 ft	100.67 ft	100 ft	(min)
<u>Setbacks in Feet:</u>	Front	31.6' ft	24.7' ft	30 ft	(min.)
	Rear	23.5 ft	19.4 ft		(min.)
	Left Side	37.5 ft	12.9 ft	20 ft	(min.)
	Right Side	31 ft	31 ft	20 ft	(min.)
<u>Building Height:</u>	Stories	2 Stories	3 Stories	3 Stories	(max.)
	Feet	27' ft	32' 8" ft	35 ft	(max.)
<u>NO. of Dwelling Units:</u>		1	1	1	(max.)
<u>NO. of Parking Spaces:</u>		3/—	4/—	2/—	(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.

The proposed additional will consist of a concrete base and wood frame.



MASSACHUSETTS QUITCLAIM DEED

A N

A N

MASSACHUSETTS STATE EXCISE TAX  
Norfolk County Land Court  
Date: 08-13-2013 @ 12:13pm  
Doc#: 1291058  
A N Fee: \$1,425.00 Cons: \$312,400.00

We, David G. St. Amant and Susan R. St. Amant, a married couple, of 11 Maple Street,  
Franklin, Massachusetts 02038, Y

C O P Y

For consideration paid, and in full consideration of THREE HUNDRED TWELVE THOUSAND  
FOUR HUNDRED AND 00/100 Dollars (U.S. \$312,400.00)

grant to

Scott Savard and Cassie L. Cody as joint tenants and not as tenants in common,  
of 11 Maple Street Franklin, Massachusetts 02038

with quitclaim covenants

A certain parcel of land situated in Franklin in the County of Norfolk and  
Commonwealth of Massachusetts, bounded and described as follows:

Westerly by the Easterly line of Maple Street, one hundred one and 37/100 (101.37) feet;

Northerly by lot numbered 30, as shown on plan hereinafter referred  
to, one hundred eleven and 12/100 (111.12) feet;

Southeasterly by lot numbered 1, as shown on said plan, one hundred  
thirty-four and 65/100 (134.65) feet; and

Southwesterly by lot A, as indicated on said plan, sixty-seven and 05/100 (67.05) feet.

Said parcel is shown as lot numbered 29 on a plan drawn by A. Schuyler Clapp, Civil Engineer,  
dated December 30, 1926, as approved by the Land Court, filed in the Land Registration Office  
as No. 1858D, a copy of a portion of which is filed in Norfolk Registry District with Certificate  
No. 10011 Vol. 51.

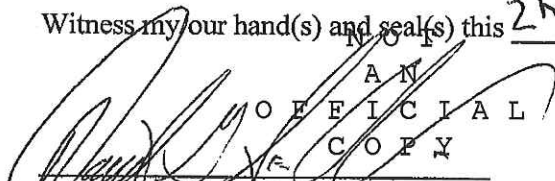
This conveyance is made subject to and with the benefit of restrictions and easements of record  
so far as now in force and applicable.


The signatories to this document hereby waive and release any and all rights of homestead to the  
subject property.

Meaning and intending to convey and hereby conveying the same premises described in  
Certificate of Title No. 162162, Book 811, Page 162.

Property + Grantee — 11 Maple Street Franklin, Massachusetts 02038

Witness my hand(s) and seal(s) this 2nd day of August, 2013.

  
David G. St. Amand

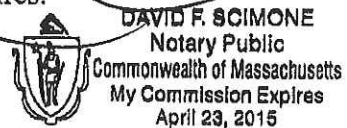
  
Susan R. St. Amand

COMMONWEALTH OF MASSACHUSETTS

Middlesex South, ss.

On this 2nd day of August, 2013, before me, the undersigned notary public, personally appeared David G. St. Amand and Susan R. St. Amand, proved to me through satisfactory evidence of identification, which was/were ☒ Mass. driver's license(s) or [ ] \_\_\_\_\_, to be the person(s) who signed the preceding or attached document voluntarily in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public:  
My Commission Expires:







GENERAL CONCEPT AND MEASUREMENTS FOR RESIDENTIAL ADDITION



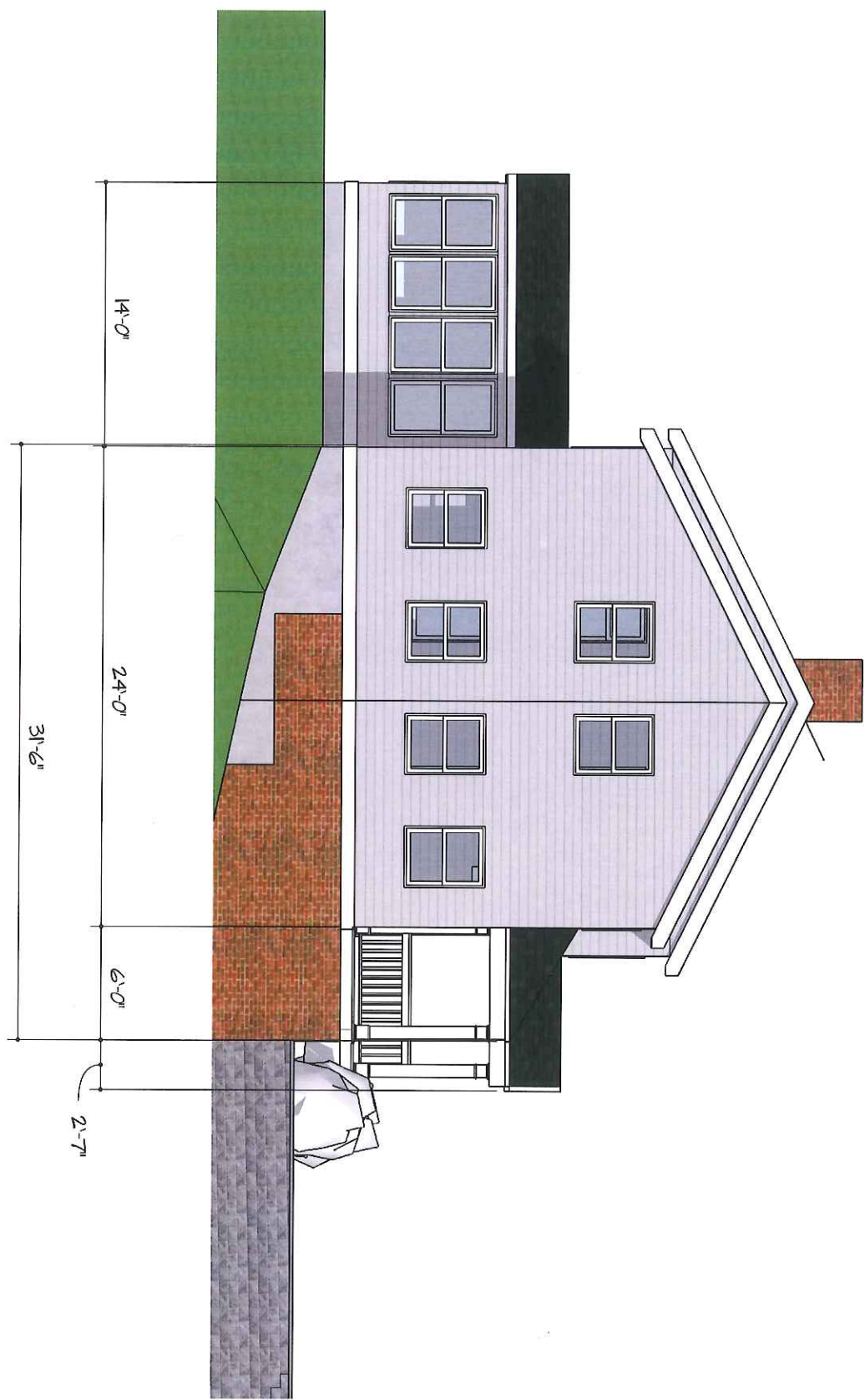
ALL IN MEDIA LLC  
24 Newlin Drive  
Northwood NH 03261  
603.570.1707  
Matt@allinmedia.com Residential Addition





GENERAL CONCEPT AND MEASUREMENTS FOR RESIDENTIAL ADDITION

GENERAL CONCEPT AND MEASUREMENTS FOR RESIDENTIAL ADDITION



ALL IN MEDIA LLC

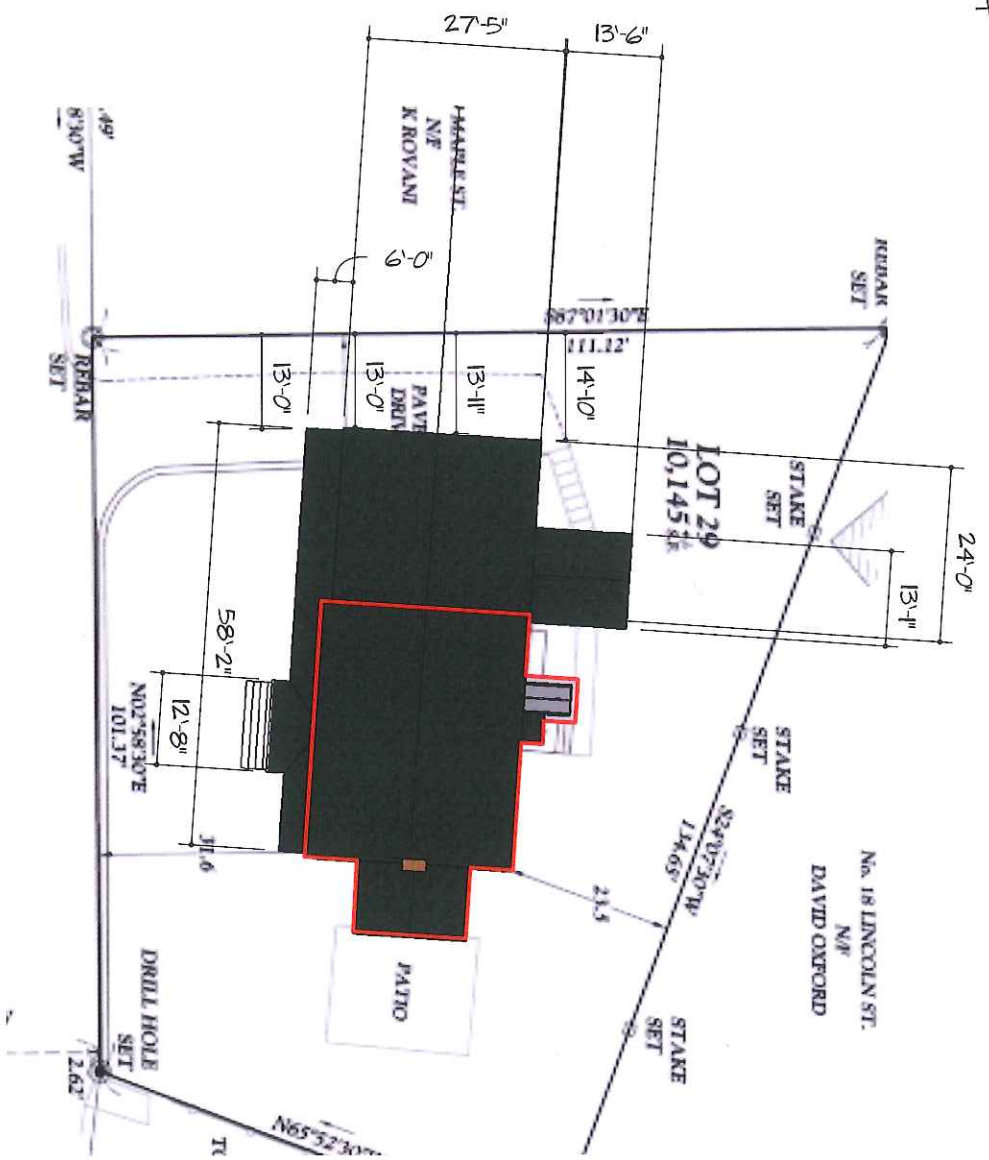
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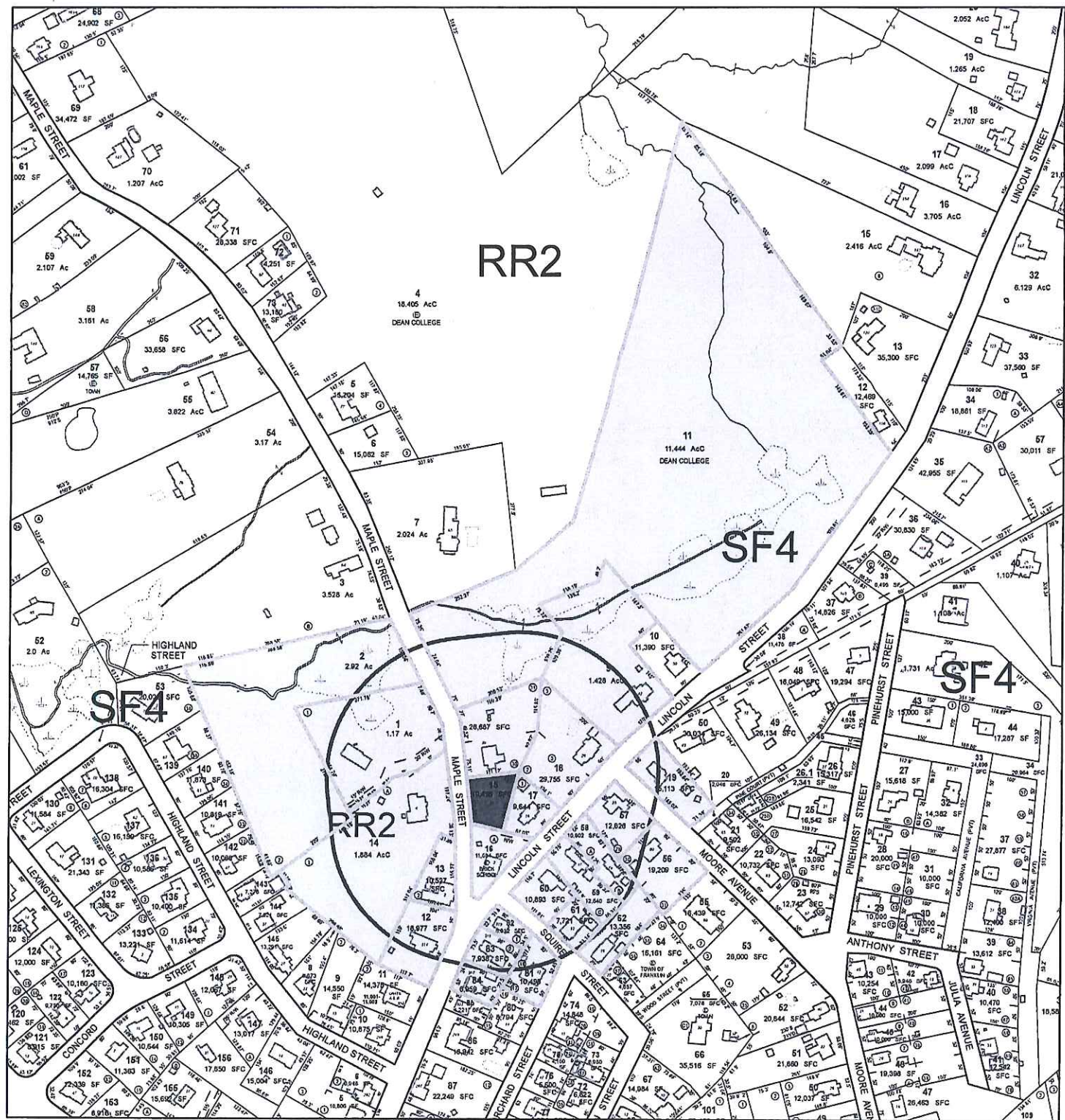


ALL IN MEDIA LLC

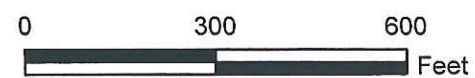


TOP DOWN PLACED ON PLOT  
EXISTING HOME





**11 MAPLE ST - 300' ABUTTERS**  
Town of Franklin



6/17/2021





Franklin, MA  
June 17, 2021

**Subject Parcel:**

Parcel Number:	268-015-000	Mailing Address:	SAVARD SCOTT CODY CASSIE L
CAMA Number:	268-015-000-000		11 MAPLE ST
Property Address:	11 MAPLE ST		FRANKLIN, MA 02038

**Abutters:**

Parcel Number:	261-001-000	Mailing Address:	LINNE JERYL M LINNE MARK R
CAMA Number:	261-001-000-000		48 MAPLE ST
Property Address:	48 MAPLE ST		FRANKLIN, MA 02038

Parcel Number:	261-002-000	Mailing Address:	LINNE JERYL M LINNE MARK R
CAMA Number:	261-002-000-000		48 MAPLE STREET
Property Address:	MAPLE ST		FRANKLIN, MA 02038

Parcel Number:	261-008-000	Mailing Address:	ROVANI KAREN E ROVANI MARC
CAMA Number:	261-008-000-000		39 MAPLE ST
Property Address:	39 MAPLE ST		FRANKLIN, MA 02038

Parcel Number:	261-009-000	Mailing Address:	KOPLIN LINDA M & WILLIAM R TRS
CAMA Number:	261-009-000-000		KOPLIN FAMILY 2018 REV TRUST
Property Address:	42 LINCOLN ST		42 LINCOLN ST
			FRANKLIN, MA 02038

Parcel Number:	261-011-000	Mailing Address:	DEAN COLLEGE
CAMA Number:	261-011-000-000		99 MAIN ST
Property Address:	MAPLE ST		FRANKLIN, MA 02038

Parcel Number:	268-012-000	Mailing Address:	BARDOL WILLIAM H BARDOL JOYCE A
CAMA Number:	268-012-000-000		P O BOX 836
Property Address:	314 MAIN ST		WRENTHAM, MA 02093

Parcel Number: 268-013-000 Mailing Address: CANAVAN NICHOLAS P CANAVAN LAURA  
CAMA Number: 268-013-000-000 J  
Property Address: 2 MAPLE ST  
2 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number:	268-014-000	Mailing Address:	MORSS GWYNETH C MORSS THOMAS
CAMA Number:	268-014-000-000		4 MAPLE ST
Property Address:	4 MAPLE ST		FRANKLIN, MA 02038

Parcel Number:	268-015-000	Mailing Address:	SAVARD SCOTT CODY CASSIE L
CAMA Number:	268-015-000-000		11 MAPLE ST
Property Address:	11 MAPLE ST		FRANKLIN, MA 02038

Parcel Number: 268-016-000      Mailing Address: FRANKLIN TOWN OF  
CAMA Number: 268-016-000-000      355 EAST CENTRAL STREET  
Property Address: 2 LINCOLN ST      FRANKLIN, MA 02038



# 300' Abutters List Report

Franklin, MA  
June 17, 2021

Parcel Number: 268-017-000 CAMA Number: 268-017-000-000 Property Address: 18 LINCOLN ST	Mailing Address: OXFORD DAVID A & LISA M TRS OXFORD FAMILY REVOCABLE TRUST 18 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 268-018-000 CAMA Number: 268-018-000-000 Property Address: 28 LINCOLN ST	Mailing Address: CAMPBELL MATTHEW H CAMPBELL KATHRYN 28 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 268-019-000 CAMA Number: 268-019-000-000 Property Address: 39 LINCOLN ST	Mailing Address: AMENDOLA ALISON CICCARIELLO MATTHEW 39 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 268-056-000 CAMA Number: 268-056-000-000 Property Address: 80 MOORE AVE	Mailing Address: PRUVOT THOMAS M 80 MOORE AVE FRANKLIN, MA 02038
Parcel Number: 268-057-000 CAMA Number: 268-057-000-000 Property Address: 25 LINCOLN ST	Mailing Address: BORAN CHRISTIAN 25 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 268-058-000 CAMA Number: 268-058-000-000 Property Address: 19 LINCOLN ST	Mailing Address: SAMARCO ADAM M MOORE DANIELLE L 19 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 268-059-000 CAMA Number: 268-059-000-000 Property Address: 17 LINCOLN ST	Mailing Address: FAUGHT SCOTT C PRINCE DIANNA M 17 LINCOLN ST #2 FRANKLIN, MA 02038
Parcel Number: 268-060-000 CAMA Number: 268-060-000-000 Property Address: 9 LINCOLN ST	Mailing Address: REVELL WARREN A 9 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 268-061-000 CAMA Number: 268-061-000-000 Property Address: 12 SQUIRE ST	Mailing Address: CHARTOFF ISAAC M CHARTOFF MELISSA B 12 SQUIRE ST FRANKLIN, MA 02038
Parcel Number: 268-062-000 CAMA Number: 268-062-000-000 Property Address: 18 SQUIRE ST	Mailing Address: JOHNSON ARTHUR C 18 SQUIRE ST FRANKLIN, MA 02038
Parcel Number: 268-081-000 CAMA Number: 268-081-000-000 Property Address: 12 ORCHARD ST	Mailing Address: KELLEY DIANNE L/E J SANTORO TRUST JOHN J SANTORO 12 ORCHARD ST FRANKLIN, MA 02038
Parcel Number: 268-082-000 CAMA Number: 268-082-000-000 Property Address: 319 MAIN ST	Mailing Address: DODAKIAN JOHN M & JASMIN, TRS DODAKIAN FUNDING TRUST 319 MAIN ST FRANKLIN, MA 02038

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

# 300' Abutters List Report

Franklin, MA  
June 17, 2021

Parcel Number: 268-083-000  
CAMA Number: 268-083-000-000  
Property Address: 311 MAIN ST

Mailing Address: DEER WAYNE PARKES-DEER JENNIFER  
311 MAIN ST  
FRANKLIN, MA 02038

Parcel Number: 268-084-000  
CAMA Number: 268-084-000-000  
Property Address: 307 MAIN ST

Mailing Address: PFLUKE CATHERINE A  
307 MAIN ST  
FRANKLIN, MA 02038

*Glenn M. Doyle, 6-17-2021*

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LINNE JERYL M  
LINNE MARK R  
48 MAPLE ST  
FRANKLIN, MA 02038

OXFORD DAVID A & LISA M T  
OXFORD FAMILY REVOCABLE T  
18 LINCOLN ST  
FRANKLIN, MA 02038

KELLEY DIANNE L/E  
J SANTORO TRUST JOHN J SA  
12 ORCHARD ST  
FRANKLIN, MA 02038

LINNE JERYL M  
LINNE MARK R  
48 MAPLE STREET  
FRANKLIN, MA 02038

CAMPBELL MATTHEW H  
CAMPBELL KATHRYN  
28 LINCOLN ST  
FRANKLIN, MA 02038

DODAKIAN JOHN M & JASMIN,  
DODAKIAN FUNDING TRUST  
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FRANKLIN, MA 02038

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DEER WAYNE  
PARKES-DEER JENNIFER  
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FRANKLIN, MA 02038

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PRUVOT THOMAS M  
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FRANKLIN, MA 02038

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FRANKLIN, MA 02038

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FRANKLIN, MA 02038

BORAN CHRISTIAN  
25 LINCOLN ST  
FRANKLIN, MA 02038

BARDOL WILLIAM H  
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FRANKLIN, MA 02038

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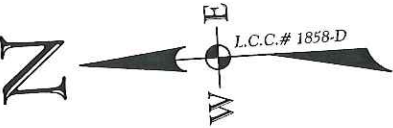
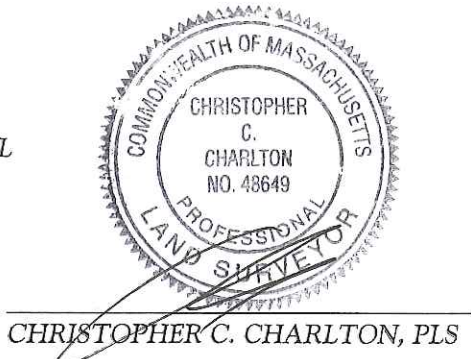
JOHNSON ARTHUR C  
18 SQUIRE ST  
FRANKLIN, MA 02038



CERTIFIED PLOT PLAN

LOCATED AT  
**11 MAPLE STREET**  
ASSESSORS PARCEL # 268-015-000-000  
**FRANKLIN, MA**  
NORFOLK COUNTY  
CONTINENTAL LAND SURVEY, LLC  
105 BEAVER STREET, FRANKLIN, MA  
(508) 528 - 2528  
SCALE: 1"=20' MAY 18, 2021

I CERTIFY THAT THIS  
PLAN WAS CREATED BY  
AN INSTRUMENT  
SURVEY ON THE  
GROUND AND THAT ALL  
STRUCTURES ARE  
LOCATED AS SHOWN  
HEREON.



PREPARED FOR:  
SCOTT SAVARD  
11 MAPLE STREET  
FRANKLIN, MA 02038  
  
REFERENCES:  
DEED: CERTIFICATE# 187229  
PLAN: L.C.C.# 1858-D

ZONING DISTRICT: SFIV

ACCORDING TO TOWN  
MAPS, THE LOT SHOWN AND  
THE IMPROVEMENTS  
THEREON DO NOT LIE IN A  
WATER RESOURCE DISTRICT.

RECEIVED  
TOWN OF FRANKLIN  
JUN 22 2021

ZONING BOARD OF APPEALS

PROPOSED LOT COVERAGE STRUCTURES	22.8 %
PROPOSED LOT COVERAGE ALL IMPERVIOUS	29.8 %

