

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:** Benjamin E. LeBlanc and Margaret A. Sptacher-LeBlanc

**LOCATION:** 11 White Dove Road

**ZONING DISTRICT:** RR 1

**TYPE OF PROJECT:** Construction of a 27' X 20' Addition

**DATE:** 05/18/2022 **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 27' x 20' addition that is 26' from the left side setback where 40' 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** 05/18/2022



RECEIVED  
TOWN OF FRANKLIN  
MAY 17 2022  
ZONING BOARD OF APPEALS

TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

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

TOWN OF FRANKLIN  
TOWN CLERK

2022 MAY 17 P 12:54

RECEIVED

ZBA APPLICATION FORM

GENERAL INFORMATION

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

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

PETITIONER: Benjamin E. LeBlanc & Margaret A. Sptacher-LeBlanc

PETITIONER'S ADDRESS: 11 White Dove Road PHONE: 401-742-5456

LOCATION OF PROPERTY: 11 White Dove Road, Franklin, MA 02038

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: RRI

ASSESSORS MAP & PARCEL: A.M. 221 Lot 020

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Applicant is requesting relief from the side yard setback of 14.0' to 26.0'  
where 40' is required per Franklin Zoning Bylaw Section 185 Attachment 9 and  
52.7' exists

SECTIONS OF ZONING ORDINANCE CITED:

Article \_\_\_\_\_ Section 185 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):

*Benjamin E. LeBlanc*  
(Petitioner(s) Owner)  
*Margaret Sptacher-LeBlanc*  
(Print Name)

Address: 11 White Dove Road  
Franklin, MA 02038

Tel. No.: 401-742-5456

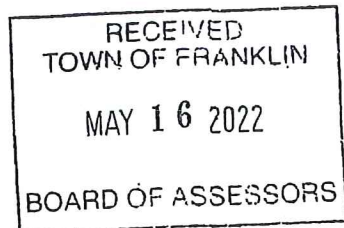
E-Mail Address: benjamin.leblanc@yahoo.com

Date: 5/16/2022



Please email

Town of Franklin – Board of Assessors  
355 East Central Street  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923



## Abutters List Request Form

**Please Note:** A \$25.00 fee per list 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 both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 5 / 16 / 2022

Assessors Parcel ID # (12 digits) 221 - 020 - 000 - 000

Property Street Address 11 White Dove Road

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 Benjamin E. LeBlanc & Margaret A. Sptacher-LeBlanc

Property Owner's Mailing Address 11 White Dove Road

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 401- - 742 - 5456

Requestor's Name (if different from Owner) Guerriere & Halnon, Inc.  
c/o Amanda Cavaliere

Requestor's Address 55 W Central Street, Franklin, MA 02038

Requestor's Telephone # 508 - 528 - 3221 acavaliere@gandhengraving.com

Office Use Only: Date Fee Paid 5 / 16 / 22 Paid in Cash \$ 25.00

Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_ Town Receipt # 30013

Please Circle One:

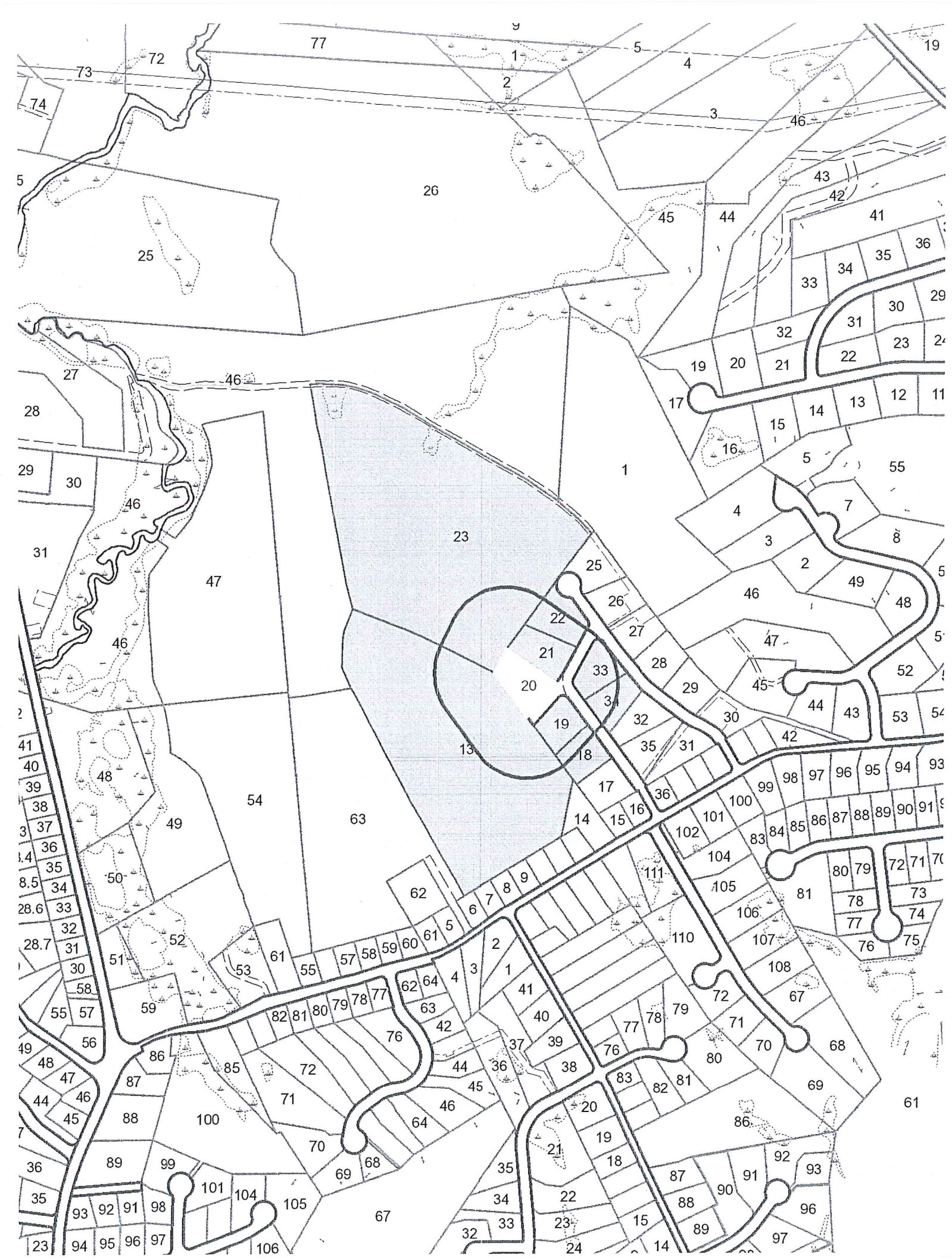
Administration

Conservation

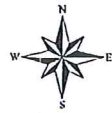
Planning

Zoning Board of Appeals









# 11 WHITE DOVE RD - 300' ABUTTERS

Franklin, MA



May 16, 2022

1 inch = 300 Feet

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  
May 16, 2022

## Subject Property:

Parcel Number: 221-020-000  
CAMA Number: 221-020-000-000  
Property Address: 11 WHITE DOVE RD

Mailing Address: LEBLANC BENJAMIN E SPTACHER-  
LEBLANC MARGARET A  
11 WHITE DOVE RD  
FRANKLIN, MA 02038

## Abutters:

Parcel Number: 221-013-000  
CAMA Number: 221-013-000-000  
Property Address: PARTRIDGE ST

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

Parcel Number: 221-018-000  
CAMA Number: 221-018-000-000  
Property Address: 8 MOCKINGBIRD DR

Mailing Address: CARBONI WAYNE E & KATHRYN A TR  
CARBONI LIVING TR  
8 MOCKINGBIRD DR  
FRANKLIN, MA 02038

Parcel Number: 221-019-000  
CAMA Number: 221-019-000-000  
Property Address: 12 MOCKINGBIRD DR

Mailing Address: COHEN JOSEPH J COHEN ROBIN D  
12 MOCKINGBIRD DR  
FRANKLIN, MA 02038

Parcel Number: 221-020-000  
CAMA Number: 221-020-000-000  
Property Address: 11 WHITE DOVE RD

Mailing Address: LEBLANC BENJAMIN E SPTACHER-  
LEBLANC MARGARET A  
11 WHITE DOVE RD  
FRANKLIN, MA 02038

Parcel Number: 221-021-000  
CAMA Number: 221-021-000-000  
Property Address: 7 WHITE DOVE RD

Mailing Address: JOYCE SEAN JOYCE SARAH  
7 WHITE DOVE RD  
FRANKLIN, MA 02038

Parcel Number: 221-022-000  
CAMA Number: 221-022-000-000  
Property Address: 22 BLUE JAY ST

Mailing Address: SALVAGGIO VINCENT P SALVAGGIO  
DIANE M  
22 BLUE JAY ST  
FRANKLIN, MA 02038

Parcel Number: 221-023-000  
CAMA Number: 221-023-000-000  
Property Address: BLUE JAY ST

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

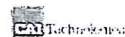
Parcel Number: 221-033-000  
CAMA Number: 221-033-000-000  
Property Address: 18 BLUE JAY ST

Mailing Address: PATTEN ROBERT W PATTEN IVY S  
18 BLUE JAY ST  
FRANKLIN, MA 02038

Parcel Number: 221-034-000  
CAMA Number: 221-034-000-000  
Property Address: 11 MOCKINGBIRD DR

Mailing Address: TRAUTMAN CLIFFORD G  
P O BOX 344  
FRANKLIN, MA 02038

*Kevin W. Doyle, 5-16-2022*



www.cai-tech.com

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

5/16/2022

Page 1 of 1



CARBONI WAYNE E & KATHRYN  
CARBONI LIVING TR  
8 MOCKINGBIRD DR  
FRANKLIN, MA 02038

COHEN JOSEPH J  
COHEN ROBIN D  
12 MOCKINGBIRD DR  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

JOYCE SEAN  
JOYCE SARAH  
7 WHITE DOVE RD  
FRANKLIN, MA 02038

LEBLANC BENJAMIN E  
SPTACHER-LEBLANC MARGARET  
11 WHITE DOVE RD  
FRANKLIN, MA 02038

PATTEN ROBERT W  
PATTEN IVY S  
18 BLUE JAY ST  
FRANKLIN, MA 02038

SALVAGGIO VINCENT P  
SALVAGGIO DIANE M  
22 BLUE JAY ST  
FRANKLIN, MA 02038

TRAUTMAN CLIFFORD G  
P O BOX 344  
FRANKLIN, MA 02038



**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 Benjamin E. LeBlanc & Margaret A. Sptacher-LeBlanc  
(OWNER)

Address: 11 White Dove Road

State that I/We own the property located at 11 White Dove Road,  
which is the subject of this zoning application.

The record title of this property is in the name of Benjamin E. LeBlanc  
& Margaret A. Sptacher-LeBlanc

\*Pursuant to a deed of duly recorded in the date 04-28-2017, Norfolk  
County Registry of Deeds at Book 35071, Page 452; 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

DIMENSIONAL INFORMATION

Benjamin E. LeBlanc &  
APPLICANT: Margaret A. Sptacher-LeBlanc PRESENT USE/OCCUPANCY: Residential

LOCATION: 11 White Dove Road ZONE: RRI

PHONE: 401-742-5456 REQUESTED USE/OCCUPANCY: 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>		46,023+/-	NC	40,000	(min.)
<u>Continuous Frontage:</u>		213.94'	NC	200	(min.)
<u>Size of Lot:</u>	Width	NC	NC	180	(min.)
	Depth	NC	NC	200	(min)
<u>Setbacks in Feet:</u>	Front	59.0'	NC	40	(min.)
	Rear	147.5'	NC	40	(min.)
	Left Side	52.7'	26.0'	40	(min.)
	Right Side	60.6'	NC	40	(min.)
<u>Building Height:</u>	Stories	2	NC	3	(max.)
	Feet			35	(max.)
<u>NO. of Dwelling Units:</u>		1	1	1	(max.)
<u>NO. of Parking Spaces:</u>					(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.

Work generally consists of constructing a 27'x20' wood framed addition to an existing 2-story wood framed house.



**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:

Due to the current housing market, it is not financially practical for the family to purchase a new home in Franklin. Margaret's elderly mother lives with this family of 4 since COVID hit and at this stage can no longer do stairs and requires a first floor bedroom and bathroom. The family want to keep their children in the Franklin schools that they have attended since kindergarten.

- 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 related to the existing shape of the lot which prevents the addition being constructed in another location on the property.

- 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. The addition is proposed on the left side of the house and and abuts Town owned land on both left and rear lot lines.

- 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 characteristic 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.



Bk 35071 Pg 452 #36300  
04-28-2017 @ 01:00p

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

N O T  
A N

N O T MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 04-28-2017 @ 01:00pm  
File #: 1219 Doc#: 36300  
Fee: \$3,228.48 Cons: \$708,000.00

CERTIFY

O F F I C I A L

O F F I C I A L

*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

O P Massachusetts Quitclaim Deed

We, Vincent L. Wilfork and Bianca Farinas Wilfork, Husband and Wife, of 11 White Dove  
Road, Franklin, MA 02038, in consideration of Seven Hundred Eight Thousand and 00/100  
Dollars (\$708,000.00) GRANT TO Benjamin E. LeBlanc and Margaret A. Sptacher-LeBlanc,  
Husband and Wife, as tenants by the entirety of 529 Maple Street, Franklin, MA 02038

With **QUITCLAIM COVENANTS**, the following property in Norfolk County, Massachusetts

Land with the buildings thereon in Franklin, Norfolk County, shown as Lot 4 on a plan entitled  
"Partridge Run Estates, Franklin, Massachusetts" dated February 1, 1995, revised April 16, 1995,  
prepared by GCG Associates and recorded with Norfolk County Registry of Deeds as Plan No.  
300 of 1995 in Plan Book 430, to which plan reference may be had for a more particular  
description.

Said Lot 4 contains 46,023 square feet according to said plan.

By executing this deed, Grantors hereby release any right, title or claim to any homestead rights  
in the premises and certifies there are no other persons entitled to homestead rights in the  
premises.

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

Meaning and intending to convey the same premises deeded to us by Deed dated June 19,  
2004 and recorded with the Norfolk Registry of Deeds at Book 21373, Page 421.

Property Address: 11 White Dove Road, Franklin, MA 02038



NOT  
AN  
OFFICIAL  
Executed as a sealed instrument this 10 day of April 2017. P Y

NOT  
AN  
OFFICIAL

Vincent L. Wilfork  
Vincent L. Wilfork

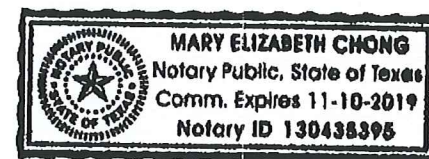
Bianca Farinas Wilfork  
Bianca Farinas Wilfork

State of Texas

Galveston, ss.

On 10<sup>th</sup> day of April 2017, before me, the undersigned notary public, personally appeared Vincent L. Wilfork and Bianca Farinas Wilfork, the above-named and proved to me through satisfactory evidence of identification being Drivers License, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

Mary Elizabeth Chong  
Notary Public:  
My Commission Expires: 11-10-2019





THE BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

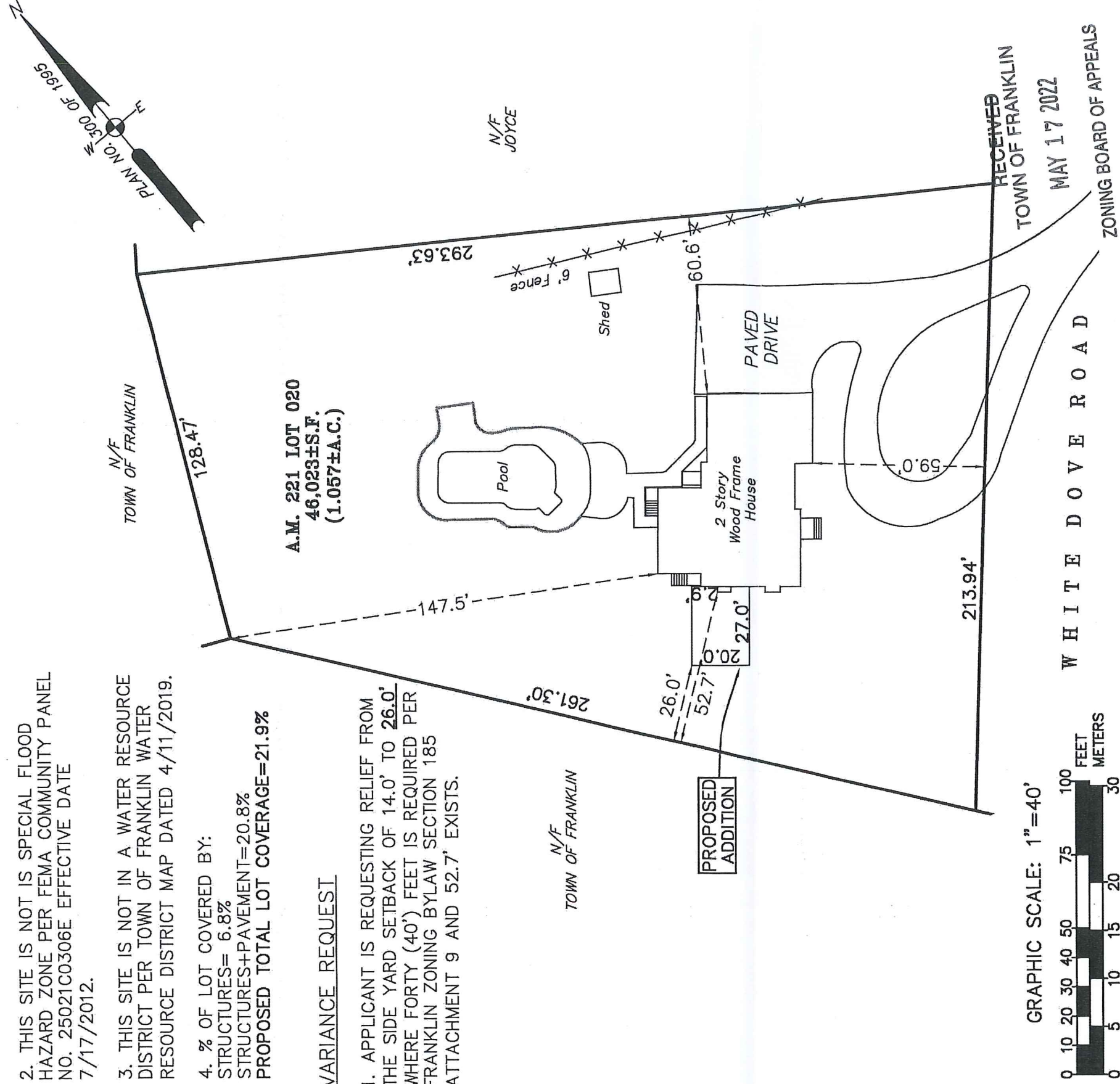
CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{72353}.

NOTES:

1. THIS SITE IS ZONED RURAL RESIDENTIAL I.
2. THIS SITE IS NOT IS SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL NO. 25021C0306E EFFECTIVE DATE 7/17/2012.
3. THIS SITE IS NOT IN A WATER RESOURCE DISTRICT PER TOWN OF FRANKLIN WATER RESOURCE DISTRICT MAP DATED 4/11/2019.
4. % OF LOT COVERED BY:  
STRUCTURES= 6.8%  
STRUCTURES+PAVEMENT=20.8%  
PROPOSED TOTAL LOT COVERAGE=21.9%

VARIANCE REQUEST

1. APPLICANT IS REQUESTING RELIEF FROM THE SIDE YARD SETBACK OF 14.0' TO 26.0' WHERE FORTY (40') FEET IS REQUIRED PER FRANKLIN ZONING BYLAW SECTION 185 ATTACHMENT 9 AND 52.7' EXISTS.



CERTIFICATION

5/2/2022

ROBERT E. CONSTANTINE, II  
No. 49611  
REGISTERED PROFESSIONAL LAND SURVEYOR  
COMMONWEALTH OF MASSACHUSETTS

Benjamin E. LeBlanc & Margaret A. Sptacher-LeBlanc  
11 White Dove Road  
Franklin, MA 02038

DEED BOOK 35071 PAGE 452  
PLAN NO. 300 OF 1995 PLAN BK. 430  
A.M. 221 LOT 020

OWNER

BENJAMIN E. LEBLANC &  
MARGARET A. SPTACHER-LEBLANC  
11 WHITE DOVE ROAD  
FRANKLIN, MA 02038

DEED BOOK 35071 PAGE 452  
PLAN NO. 300 OF 1995 PLAN BK. 430  
A.M. 221 LOT 020

VARIANCE  
PLOT PLAN  
11 WHITE DOVE ROAD  
FRANKLIN MASSACHUSETTS

MAY 2, 2022

DATE REVISION DESCRIPTION

Guerriere & Halnon, Inc.  
ENGINEERING & LAND SURVEYING  
55 WEST CENTRAL ST. PH. (508) 528-3221  
FRANKLIN, MA 02038 FX. (508) 528-7921  
www.gandhengineering.com