

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: Chris Prince and Heather Martin

LOCATION: 14 Bens Way

ZONING DISTRICT: Rural Residential I

TYPE OF PROJECT: Construct an 898 Sq. Ft. Accessory Dwelling Unit
Attached to a Single Car Garage

DATE: 02/14/2024 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185-3, 185 Attachment 8 Part VII A21, 185
Section 14,

REASON FOR DENIAL: Applicant is seeking to construct an 898 sq. ft.
accessory dwelling unit attached to a single car garage. 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 02/14/2024 DATE

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

RECEIVED
TOWN OF FRANKLIN
FEB 15 2024

ZBA APPLICATION FORM

GENERAL INFORMATION

ZONING BOARD OF APPEALS

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Chris Prince and Heather Martin

PETITIONER'S ADDRESS: 14 Bens Way PHONE: 401-602-1233

LOCATION OF PROPERTY: 14 Bens Way

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Rural Residential I

ASSESSORS MAP & PARCEL: 214-119-000-000

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: <u>standalone accessory dwelling unit</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

898 square foot single story accessory dwelling unit attached to a single car garage

SECTIONS OF ZONING ORDINANCE CITED:

Article I Section 185-3 Definition: Accessory Dwelling Unit

Article V Section 185-19 B6

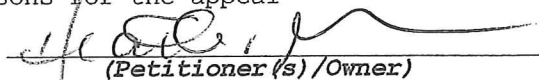
Article _____ Section _____

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):


(Petitioner(s)/Owner)

Heather Martin

(Print Name)

Address: 14 Bens Way, Franklin, MA 02038

Tel. No.: 617-921-5135

E-Mail Address: heatherjomartin@gmail.com

Date: 2/4/24

**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 Heather Martin
(OWNER)

Address: 14 Bens Way, Franklin, MA 02038

State that I/We own the property located at 14 Bens Way,
which is the subject of this zoning application.

The record title of this property is in the name of Heather Martin

*Pursuant to a deed of duly recorded in the date 03/20/2017, Norfolk
County Registry of Deeds at Book 34980, Page 541; 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

APPLICANT: Chris Prince and Heather Martin PRESENT USE/OCCUPANCY: Residential

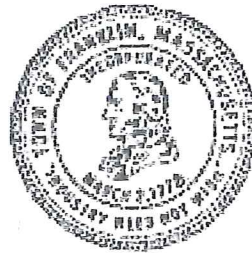
LOCATION: 14 Bens Way ZONE: Rural Residential I

PHONE: 401-602-1233 REQUESTED USE/OCCUPANCY: Accessory Dwelling Unit

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
Lot Area:		89,999 sf	89,999 sf	40,000 sf	(min.)
Continuous Frontage:		265.16'	265.16'	200'	(min.)
Size of Lot:	Width	>180'	>180'	180'	(min.)
	Depth	350'	350'	200'	(min.)
Setbacks in Feet:	Front	98.3'	98.3'	40'	(min.)
	Rear	235.5'	106.7'	40'	(min.)
	Left Side	46.8'	46.8'	40'	(min.)
	Right Side	101.7'	41.5'	40'	(min.)
Building Height:	Stories	2	2	3	(max.)
	Feet	<35'	<35'	35'	(max.)
NO. of Dwelling Units:		1	2	2 (BA)	(max.)
NO. of Parking Spaces:		>2	>2	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.

An existing 2,752 sf, wood framed, two-story, single family home exists on the lot, along with an 8x12 shed, which will be relocated to accommodate the accessory dwelling unit. A new 898 sf, wood framed, single story, accessory dwelling unit will be constructed within the prescribed zoning setbacks, heights, and lot coverage.



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.

The project will provide an additional unit of housing for a senior couple.

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

The project will not significantly affect any traffic flow, access, parking, or pedestrian safety

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

The project will not alter the public roadway and will utilize existing utilities and drainage connected to the primary residence.

(4) Neighborhood character and social structure will not be negatively impacted. The project will not negatively affect neighborhood character or social structure. The project will likely not be visible from any public way and minimally visible from the nearest neighbor.

(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.

The project will not have any significant environmental impact.

(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.

The project will not negatively affect neighboring properties.

(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.

Water consumption and sewer use will be minimally affected.

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

QUITCLAIM DEED

We, HEATHER J. MARTIN and SCOTT D. MARTIN of Franklin, Massachusetts,

for consideration paid, and in full consideration of TEN DOLLARS (\$10.00) PAID and pursuant to a Separation Agreement dated February 24, 2017 (Norfolk Probate & Family Court, Docket # Norfolk 2017-02143P)

grant to HEATHER MARTIN, individually, of 14 Ben's Way, Franklin, Massachusetts 02038 with quitclaim covenants, the following described premises:

The land at 27 Elm Street n/k/a 14 Ben's Way, Franklin, Norfolk County, Massachusetts, being shown as Lot 2A on a plan entitled "Definitive Subdivision, Plan of Land in Franklin, MA located off Elm Street and Ben's Way, Applicants: Brian D. Grozier and Mary E. Grozier", dated December 29, 1993, revised through February 8, 1994, recorded with Norfolk County Registry of Deeds, Plan Book 422, Plan 305.

Together with the benefit of a 56' wide Right of Way shown on Plan recorded with said Deeds, Plan Book 422, Plan 305, upon the owner of Lot 2A on said Plan assumes one-half of whatever maintenance cost there might be for said 56' wide Right of Way.

Said Premises are subject to the following encumbrances:

1. Title to and rights of the public and others in so much of the premises as lies within the bounds of Ben's Way;
2. Provisions of a Variance, recorded with said Deeds, Book 8301, Page 314;
3. 20' wide Sewer/Gas and Utility Easement as shown on a Plan, recorded in Plan Book 423, Plan 491;
4. Easement reserved in a Deed from Brian D. Grozier et ux, dated October 20, 1994, recorded with said Deeds, Book 10710, Page 445; and

Property Address: 14 Ben's Way, Franklin, Massachusetts

NOT
5. 56' wide Right of Way described above. AN
OFFICIAL OFFICIAL

Grantor, Scott D. Martin, hereby voluntarily releases any and all rights of homestead in and to the property to which he may be entitled under the laws of the Commonwealth of Massachusetts.

For Grantors title see the deed recorded with said Registry in Book 27564, Page 529.

Witnesseth our hands and seals this 24th day of February, 2017.

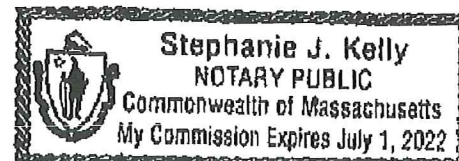

Heather J. Martin

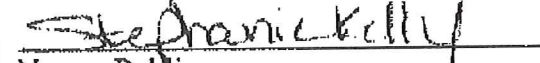

Scott D. Martin

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 24th day of February, 2017, before me, the undersigned notary public, personally appeared Heather J. Martin, proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ Driver's License or other state or federal governmental document bearing a photographic image, ☐ Oath or Affirmation of a credible witness known to me who knows the above signatory, or ☐ My Own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

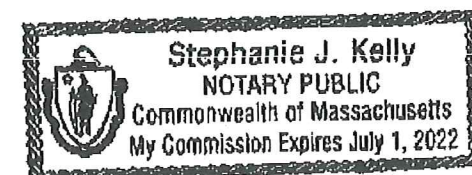


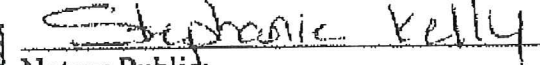

Notary Public:
My commission expires: 7/1/22

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 24th day of February, 2017, before me, the undersigned notary public, personally appeared Scott D. Martin, proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ Driver's License or other state or federal governmental document bearing a photographic image, ☐ Oath or Affirmation of a credible witness known to me who knows the above signatory, or ☐ My Own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public:
My commission expires: 7/1/22

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 2 / 4 / 2024

Assessors Parcel ID # (12 digits) 214-119-000-000

Property Street Address 14 Bens Way

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 Heather Martin

Property Owner's Mailing Address 14 Bens Way

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 617 - 921 - 5135

Requestor's Name (if different from Owner) Sam Williams

Requestor's Address 28 Queen St Franklin MA 02038

Requestor's Telephone # 978 - 457 - 2832

Office Use Only: Date Fee Paid 2/14/24 Paid in Cash \$

Paid by Check \$ 25.00 Check # 399 Town Receipt # 30157

Please Circle One:

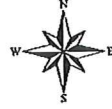
Administration

Conservation

Planning

Zoning Board of Appeals

Sam@craftarchitecturellc.com



14 BENS WAY - 300' ABUTTERS

Franklin, MA



February 14, 2024

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
February 14, 2024

Subject Property:

Parcel Number: 214-119-000
CAMA Number: 214-119-000-000
Property Address: 14 BENS WAY

Mailing Address: MARTIN HEATHER
14 BEN'S WAY
FRANKLIN, MA 02038

Abutters:

Parcel Number: 214-002-000
CAMA Number: 214-002-000-000
Property Address: 18 ELM ST

Mailing Address: CLEARY TIMOTHY MONIZ PRISCILLA
18 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-003-000
CAMA Number: 214-003-000-000
Property Address: 20 ELM ST

Mailing Address: GRONCKI MICHAEL B GRONCKI EILEEN
M
20 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-004-000
CAMA Number: 214-004-000-000
Property Address: 24 ELM ST

Mailing Address: SYNGAY STANLEY B KACZNSKA
DONNA B
24 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-005-000
CAMA Number: 214-005-000-000
Property Address: 28 ELM ST

Mailing Address: SYNGAY STANLEY B SYNGAY DONNA B
24 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-006-000
CAMA Number: 214-006-000-000
Property Address: 15 PARTRIDGE ST

Mailing Address: JOHNSON MICHAEL F JOHNSON AMY S
15 PARTRIDGE ST
FRANKLIN, MA 02038

Parcel Number: 214-032-000
CAMA Number: 214-032-000-000
Property Address: 16 PARTRIDGE ST

Mailing Address: MELLONI KAREN E
16 PARTRIDGE ST
FRANKLIN, MA 02038

Parcel Number: 214-109-000
CAMA Number: 214-109-000-000
Property Address: 37 ELM ST

Mailing Address: STEINHARDT KENNETH J STEINHARDT
EVA M
37 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-110-000
CAMA Number: 214-110-000-000
Property Address: 35 ELM ST

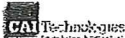
Mailing Address: DITMORE KINSEY A KNOSPINS SUSAN
35 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-111-000
CAMA Number: 214-111-000-000
Property Address: ELM ST

Mailing Address: IVERSON GEORGE DAVID TRUST
24 GILDER RD
BOURNE, MA 02532

Parcel Number: 214-112-000
CAMA Number: 214-112-000-000
Property Address: 31 ELM ST

Mailing Address: RUBENSTEIN ANDREW RUBENSTEIN
LYNNE
31 ELM ST
FRANKLIN, MA 02038



www.cal-tech.com

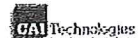
This information is believed to be correct but is subject to change and is not warranted.



300 foot Abutters List Report

Franklin, MA
February 14, 2024

Parcel Number: 214-113-000 CAMA Number: 214-113-000-000 Property Address: 29 ELM ST	Mailing Address: ROSS WILLIAM 29 ELM ST FRANKLIN, MA 02038
Parcel Number: 214-114-000 CAMA Number: 214-114-000-000 Property Address: 25 ELM ST	Mailing Address: FARRINGTON JOHN D C/O JOHN AICKY ESTATE OF 4 WEST ST FRANKLIN, MA 02038
Parcel Number: 214-115-000 CAMA Number: 214-115-000-000 Property Address: 2 JEFFREY RD	Mailing Address: TROTTIER ROBERT L TROTTIER ROBYN M 2 JEFFREY RD FRANKLIN, MA 02038
Parcel Number: 214-116-000 CAMA Number: 214-116-000-000 Property Address: 4 JEFFREY RD	Mailing Address: REEDER CHRISTINE CUSSEN REEDER CLARENCE R JR 4 JEFFREY RD FRANKLIN, MA 02038
Parcel Number: 214-117-000 CAMA Number: 214-117-000-000 Property Address: 10 BENS WAY	Mailing Address: MILLS RICHARD A MILLS DIANE M 10 BEN'S WAY FRANKLIN, MA 02038
Parcel Number: 214-118-000 CAMA Number: 214-118-000-000 Property Address: 12 BENS WAY	Mailing Address: WILSON GREGORY H 12 BENS WAY FRANKLIN, MA 02038
Parcel Number: 214-119-000 CAMA Number: 214-119-000-000 Property Address: 14 BENS WAY	Mailing Address: MARTIN HEATHER 14 BEN'S WAY FRANKLIN, MA 02038
Parcel Number: 214-120-000 CAMA Number: 214-120-000-000 Property Address: BENS WAY	Mailing Address: GROZIER BRIAN & MARK 3 STONEBRIDGE CIRCLE NATICK, MA 01760
Parcel Number: 214-121-000 CAMA Number: 214-121-000-000 Property Address: 15 BENS WAY	Mailing Address: LAURELLO CHRISTOPHER P LAURELLO CARA T 15 BEN'S WAY FRANKLIN, MA 02038
Parcel Number: 214-122-000 CAMA Number: 214-122-000-000 Property Address: BENS WAY	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 214-123-000 CAMA Number: 214-123-000-000 Property Address: 11 BENS WAY	Mailing Address: GILLIES JAMES IV GILLIES KRISTEN K 11 BEN'S WAY FRANKLIN, MA 02038
Parcel Number: 214-124-000 CAMA Number: 214-124-000-000 Property Address: 9 BENS WAY	Mailing Address: TOYE WAYNE E TOYE JOAN DOWNING 9 BEN'S WAY FRANKLIN, MA 02038



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
February 14, 2024

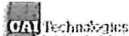
Parcel Number: 214-142-000
CAMA Number: 214-142-000-000
Property Address: 25 AMYS WAY

Mailing Address: ZATKOWSKI STANLEY E JR
ZATKOWSKI DEBORAH W
25 AMY'S WAY
FRANKLIN, MA 02038

Parcel Number: 220-009-000
CAMA Number: 220-009-000-000
Property Address: 24-A ELM ST

Mailing Address: JASINSKI STEVEN J JASINSKI BARBARA
H
24A ELM STREET
FRANKLIN, MA 02038

Kevin W. Doyle, 2-14-24



www.cai-tech.com

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CLEARY TIMOTHY
MONIZ PRISCILLA
18 ELM ST
FRANKLIN, MA 02038

DITMORE KINSEY A
KNOSPINS SUSAN
35 ELM ST
FRANKLIN, MA 02038

FARRINGTON JOHN D
C/O JOHN AICKY ESTATE OF
4 WEST ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

GILLIES JAMES IV
GILLIES KRISTEN K
11 BEN'S WAY
FRANKLIN, MA 02038

GRONCKI MICHAEL B
GRONCKI EILEEN M
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FRANKLIN, MA 02038

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NATICK, MA 01760

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BOURNE, MA 02532

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JASINSKI BARBARA H
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FRANKLIN, MA 02038

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JOHNSON AMY S
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FRANKLIN, MA 02038

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LAURELLO CARA T
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FRANKLIN, MA 02038

MARTIN HEATHER
14 BEN'S WAY
FRANKLIN, MA 02038

MELLONI KAREN E
16 PARTRIDGE ST
FRANKLIN, MA 02038

MILLS RICHARD A
MILLS DIANE M
10 BEN'S WAY
FRANKLIN, MA 02038

REEDER CHRISTINE CUSSEN
REEDER CLARENCE R JR
4 JEFFREY RD
FRANKLIN, MA 02038

ROSS WILLIAM
29 ELM ST
FRANKLIN, MA 02038

RUBENSTEIN ANDREW
RUBENSTEIN LYNNE
31 ELM ST
FRANKLIN, MA 02038

STEINHARDT KENNETH J
STEINHARDT EVA M
37 ELM ST
FRANKLIN, MA 02038

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KACZNSKA DONNA B
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FRANKLIN, MA 02038

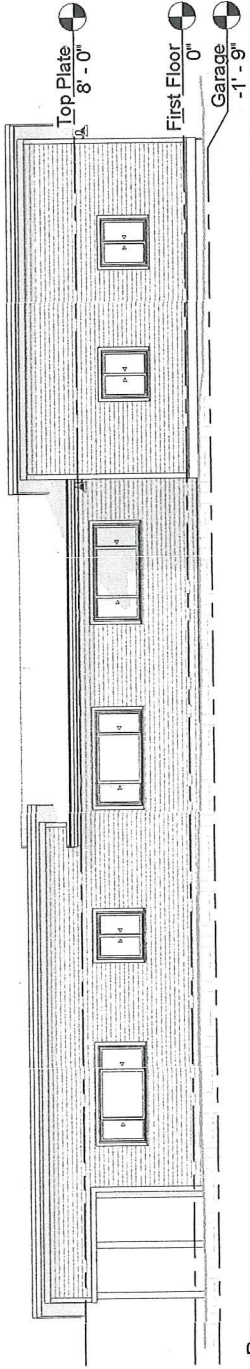
SYNGAY STANLEY B
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FRANKLIN, MA 02038

TOYE WAYNE E
TOYE JOAN DOWNING
9 BEN'S WAY
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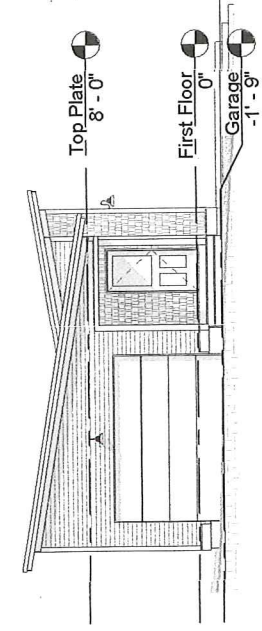
TROTTIER ROBERT L
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2 JEFFREY RD
FRANKLIN, MA 02038

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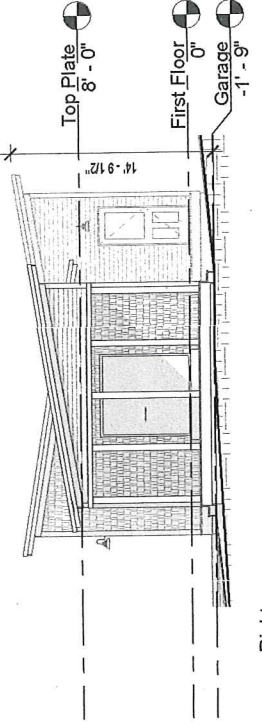
ZATKOWSKI STANLEY E JR
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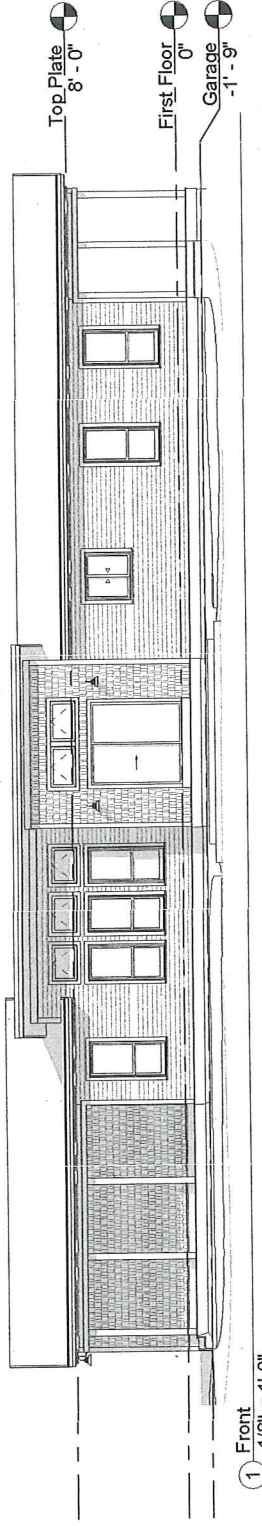
④ Rear
1/8" = 1'-0"



② Left
1/8" = 1'-0"



③ Right
1/8" = 1'-0"



① Front
1/8" = 1'-0"

CRAFT
ARCHITECTURE LLC

28 QUEEN STREET
FRANKLIN, MA 02038
978.457.2832

Prince/Martin

14 Bens Way
Franklin, MA 02038

RECEIVED
TOWN OF FRANKLIN

FEB 15 2024

2/5/2024 11:52:13 AM

Unnamed

Project number 202328
Date September 28, 2023
Drawn by Author
Checked by Checker

ASK1.01

Scale 1/8" = 1'-0"

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

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Attached to a Single Car Garage

DATE: 02/14/2024 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185-3, 185 Attachment 8 Part VII A21, 185
Section 14,

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ZONING BOARD OF APPEALS

APPLICANT SIGNATURE_____

ZONING OFFICIAL SIGNATURE LAB 02/14/2024 DATE

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

TOWN OF FRANKLIN
TOWN CLERK

2024 FEB 15 P 1:11

RECEIVED

RECEIVED
TOWN OF FRANKLIN

FEB 15 2024

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

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PETITIONER: Chris Prince and Heather Martin

PETITIONER'S ADDRESS: 14 Bens Way PHONE: 401-602-1233

LOCATION OF PROPERTY: 14 Bens Way

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Rural Residential I

ASSESSORS MAP & PARCEL: 214-119-000-000

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: <u>standalone accessory dwelling unit</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

898 square foot single story accessory dwelling unit attached to a single car garage

SECTIONS OF ZONING ORDINANCE CITED:

Article I Section 185-3 Definition: Accessory Dwelling Unit

Article V Section 185-19 B6

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):

Heather Martin
(Petitioner(s)/Owner)

Heather Martin

(Print Name)

Address: 14 Bens Way, Franklin, MA 02038

Tel. No.: 617-921-5135

E-Mail Address: heatherjomartin@gmail.com

Date: 2/4/24

**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 Heather Martin
(OWNER)

Address: 14 Bens Way, Franklin, MA 02038

State that I/We own the property located at 14 Bens Way,
which is the subject of this zoning application.

The record title of this property is in the name of Heather Martin

*Pursuant to a deed of duly recorded in the date 03/20/2017, Norfolk
County Registry of Deeds at Book 34980, Page 541; 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

APPLICANT: Chris Prince and Heather Martin PRESENT USE/OCCUPANCY: Residential

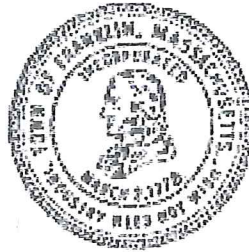
LOCATION: 14 Bens Way ZONE: Rural Residential I

PHONE: 401-602-1233 REQUESTED USE/OCCUPANCY: Accessory Dwelling Unit

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹	
Lot Area:		89,999 sf	89,999 sf	40,000 sf	(min.)
Continuous Frontage:		265.16'	265.16'	200'	(min.)
Size of Lot:	Width	>180'	>180'	180'	(min.)
	Depth	350'	350'	200'	(min.)
Setbacks in Feet:	Front	98.3'	98.3'	40'	(min.)
	Rear	235.5'	106.7'	40'	(min.)
	Left Side	46.8'	46.8'	40'	(min.)
	Right Side	101.7'	41.5'	40'	(min.)
Building Height:	Stories	2	2	3	(max.)
	Feet	<35'	<35'	35'	(max.)
NO. of Dwelling Units:		1	2	2 (BA)	(max.)
NO. of Parking Spaces:		>2	>2	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.

An existing 2,752 sf, wood framed, two-story, single family home exists on the lot, along with an 8x12 shed, which will be relocated to accommodate the accessory dwelling unit. A new 898 sf, wood framed, single story, accessory dwelling unit will be constructed within the prescribed zoning setbacks, heights, and lot coverage.



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. The project will provide an additional unit of housing for a senior couple.

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

The project will not significantly affect any traffic flow, access, parking, or pedestrian safety

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

The project will not alter the public roadway and will utilize existing utilities and drainage connected to the primary residence.

(4) Neighborhood character and social structure will not be negatively impacted. The project will not negatively affect neighborhood character or social structure. The project will likely not be visible from any public way and minimally visible from the nearest neighbor.

(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.

The project will not have any significant environmental impact.

(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.

The project will not negatively affect neighboring properties.

(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.

Water consumption and sewer use will be minimally affected.

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

QUITCLAIM DEED

We, HEATHER J. MARTIN and SCOTT D. MARTIN of Franklin, Massachusetts,

for consideration paid, and in full consideration of TEN DOLLARS (\$10.00) PAID and pursuant to a Separation Agreement dated February 24, 2017 (Norfolk Probate & Family Court, Docket # N017002413P)

grant to HEATHER MARTIN, individually, of 14 Ben's Way, Franklin, Massachusetts 02038 with quitclaim covenants, the following described premises:

The land at 27 Elm Street n/k/a 14 Ben's Way, Franklin, Norfolk County, Massachusetts, being shown as Lot 2A on a plan entitled "Definitive Subdivision, Plan of Land in Franklin, MA located off Elm Street and Ben's Way, Applicants: Brian D. Grozier and Mary E. Grozier", dated December 29, 1993, revised through February 8, 1994, recorded with Norfolk County Registry of Deeds, Plan Book 422, Plan 305.

Together with the benefit of a 56' wide Right of Way shown on Plan recorded with said Deeds, Plan Book 422, Plan 305, upon the owner of Lot 2A on said Plan assumes one-half of whatever maintenance cost there might be for said 56' wide Right of Way.

Said Premises are subject to the following encumbrances:

1. Title to and rights of the public and others in so much of the premises as lies within the bounds of Ben's Way;
2. Provisions of a Variance, recorded with said Deeds, Book 8301, Page 314;
3. 20' wide Sewer/Gas and Utility Easement as shown on a Plan, recorded in Plan Book 423, Plan 491;
4. Easement reserved in a Deed from Brian D. Grozier et ux, dated October 20, 1994, recorded with said Deeds, Book 10710, Page 445; and

Property Address: 14 Ben's Way, Franklin, Massachusetts

N O T N O T
A N
O F F I C I A L O F F I C I A L

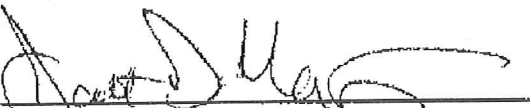
5. 56' wide Right of Way described above.

Grantor, Scott D. Martin, hereby voluntarily releases any and all rights of homestead in and to the property to which he may be entitled under the laws of the Commonwealth of Massachusetts.

For Grantors title see the deed recorded with said Registry in Book 27564, Page 529.

Witnesseth our hands and seals this 24th day of February, 2017.

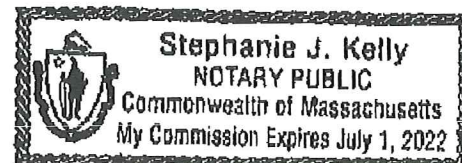

Heather J. Martin

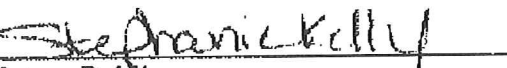

Scott D. Martin

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 24th day of February, 2017, before me, the undersigned notary public, personally appeared Heather J. Martin, proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ Driver's License or other state or federal governmental document bearing a photographic image, ☐ Oath or Affirmation of a credible witness known to me who knows the above signatory, or ☐ My Own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

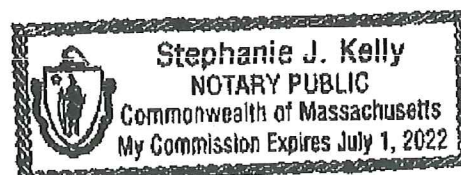


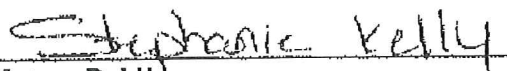

Notary Public:
My commission expires: 7/1/22

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 24th day of February, 2017, before me, the undersigned notary public, personally appeared Scott D. Martin, proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ Driver's License or other state or federal governmental document bearing a photographic image, ☐ Oath or Affirmation of a credible witness known to me who knows the above signatory, or ☐ My Own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public:
My commission expires: 7/1/22

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 2 / 4 / 2024

Assessors Parcel ID # (12 digits) 214-119-000-000

Property Street Address 14 Bens Way

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 Heather Martin

Property Owner's Mailing Address 14 Bens Way

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 617 - 921 - 5135

Requestor's Name (if different from Owner) Sam Williams

Requestor's Address 28 Queen St Franklin MA 02038

Requestor's Telephone # 978 - 451 - 2832

Office Use Only: Date Fee Paid 2/14/24 Paid in Cash \$

Paid by Check \$ 25.00 Check # 399 Town Receipt # 30157

Please Circle One:

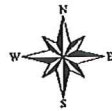
Administration

Conservation

Planning

Zoning Board of Appeals

Sam@craftarchitecturellc.com



14 BENS WAY - 300' ABUTTERS

Franklin, MA



1 inch = 300 Feet

February 14, 2024

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
February 14, 2024

Subject Property:

Parcel Number: 214-119-000
CAMA Number: 214-119-000-000
Property Address: 14 BENS WAY

Mailing Address: MARTIN HEATHER
14 BEN'S WAY
FRANKLIN, MA 02038

Abutters:

Parcel Number: 214-002-000
CAMA Number: 214-002-000-000
Property Address: 18 ELM ST

Mailing Address: CLEARY TIMOTHY MONIZ PRISCILLA
18 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-003-000
CAMA Number: 214-003-000-000
Property Address: 20 ELM ST

Mailing Address: GRONCKI MICHAEL B GRONCKI EILEEN M
20 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-004-000
CAMA Number: 214-004-000-000
Property Address: 24 ELM ST

Mailing Address: SYNGAY STANLEY B KACZNSKA
DONNA B
24 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-005-000
CAMA Number: 214-005-000-000
Property Address: 28 ELM ST

Mailing Address: SYNGAY STANLEY B SYNGAY DONNA B
24 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-006-000
CAMA Number: 214-006-000-000
Property Address: 15 PARTRIDGE ST

Mailing Address: JOHNSON MICHAEL F JOHNSON AMY S
15 PARTRIDGE ST
FRANKLIN, MA 02038

Parcel Number: 214-032-000
CAMA Number: 214-032-000-000
Property Address: 16 PARTRIDGE ST

Mailing Address: MELLONI KAREN E
16 PARTRIDGE ST
FRANKLIN, MA 02038

Parcel Number: 214-109-000
CAMA Number: 214-109-000-000
Property Address: 37 ELM ST

Mailing Address: STEINHARDT KENNETH J STEINHARDT EVA M
37 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-110-000
CAMA Number: 214-110-000-000
Property Address: 35 ELM ST

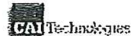
Mailing Address: DITMORE KINSEY A KNOSPINS SUSAN
35 ELM ST
FRANKLIN, MA 02038

Parcel Number: 214-111-000
CAMA Number: 214-111-000-000
Property Address: ELM ST

Mailing Address: IVERSON GEORGE DAVID TRUST
24 GILDER RD
BOURNE, MA 02532

Parcel Number: 214-112-000
CAMA Number: 214-112-000-000
Property Address: 31 ELM ST

Mailing Address: RUBENSTEIN ANDREW RUBENSTEIN LYNNE
31 ELM ST
FRANKLIN, MA 02038



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

2/14/2024

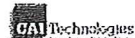
Page 1 of 3



300 foot Abutters List Report

Franklin, MA
February 14, 2024

Parcel Number: 214-113-000 CAMA Number: 214-113-000-000 Property Address: 29 ELM ST	Mailing Address: ROSS WILLIAM 29 ELM ST FRANKLIN, MA 02038
Parcel Number: 214-114-000 CAMA Number: 214-114-000-000 Property Address: 25 ELM ST	Mailing Address: FARRINGTON JOHN D C/O JOHN AICKY ESTATE OF 4 WEST ST FRANKLIN, MA 02038
Parcel Number: 214-115-000 CAMA Number: 214-115-000-000 Property Address: 2 JEFFREY RD	Mailing Address: TROTTIER ROBERT L TROTTIER ROBYN M 2 JEFFREY RD FRANKLIN, MA 02038
Parcel Number: 214-116-000 CAMA Number: 214-116-000-000 Property Address: 4 JEFFREY RD	Mailing Address: REEDER CHRISTINE CUSSEN REEDER CLARENCE R JR 4 JEFFREY RD FRANKLIN, MA 02038
Parcel Number: 214-117-000 CAMA Number: 214-117-000-000 Property Address: 10 BENS WAY	Mailing Address: MILLS RICHARD A MILLS DIANE M 10 BEN'S WAY FRANKLIN, MA 02038
Parcel Number: 214-118-000 CAMA Number: 214-118-000-000 Property Address: 12 BENS WAY	Mailing Address: WILSON GREGORY H 12 BENS WAY FRANKLIN, MA 02038
Parcel Number: 214-119-000 CAMA Number: 214-119-000-000 Property Address: 14 BENS WAY	Mailing Address: MARTIN HEATHER 14 BEN'S WAY FRANKLIN, MA 02038
Parcel Number: 214-120-000 CAMA Number: 214-120-000-000 Property Address: BENS WAY	Mailing Address: GROZIER BRIAN & MARK 3 STONEBRIDGE CIRCLE NATICK, MA 01760
Parcel Number: 214-121-000 CAMA Number: 214-121-000-000 Property Address: 15 BENS WAY	Mailing Address: LAURELLO CHRISTOPHER P LAURELLO CARA T 15 BEN'S WAY FRANKLIN, MA 02038
Parcel Number: 214-122-000 CAMA Number: 214-122-000-000 Property Address: BENS WAY	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 214-123-000 CAMA Number: 214-123-000-000 Property Address: 11 BENS WAY	Mailing Address: GILLIES JAMES IV GILLIES KRISTEN K 11 BEN'S WAY FRANKLIN, MA 02038
Parcel Number: 214-124-000 CAMA Number: 214-124-000-000 Property Address: 9 BENS WAY	Mailing Address: TOYE WAYNE E TOYE JOAN DOWNING 9 BEN'S WAY FRANKLIN, MA 02038



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

2/14/2024

Page 2 of 3



300 foot Abutters List Report

Franklin, MA

February 14, 2024

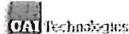
Parcel Number: 214-142-000
CAMA Number: 214-142-000-000
Property Address: 25 AMYS WAY

Mailing Address: ZATKOWSKI STANLEY E JR
ZATKOWSKI DEBORAH W
25 AMY'S WAY
FRANKLIN, MA 02038

Parcel Number: 220-009-000
CAMA Number: 220-009-000-000
Property Address: 24-A ELM ST

Mailing Address: JASINSKI STEVEN J JASINSKI BARBARA
H
24A ELM STREET
FRANKLIN, MA 02038

Kevin W. Doyle, 2-14-24



www.cai-tech.com

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

CLEARY TIMOTHY
MONIZ PRISCILLA
18 ELM ST
FRANKLIN, MA 02038

DITMORE KINSEY A
KNOSPINS SUSAN
35 ELM ST
FRANKLIN, MA 02038

FARRINGTON JOHN D
C/O JOHN AICKY ESTATE OF
4 WEST ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

GILLIES JAMES IV
GILLIES KRISTEN K
11 BEN'S WAY
FRANKLIN, MA 02038

GRONCKI MICHAEL B
GRONCKI EILEEN M
20 ELM ST
FRANKLIN, MA 02038

GROZIER BRIAN & MARK
3 STONEBRIDGE CIRCLE
NATICK, MA 01760

IVERSON GEORGE DAVID TRUS
24 GILDER RD
BOURNE, MA 02532

JASINSKI STEVEN J
JASINSKI BARBARA H
24A ELM STREET
FRANKLIN, MA 02038

JOHNSON MICHAEL F
JOHNSON AMY S
15 PARTRIDGE ST
FRANKLIN, MA 02038

LAURELLO CHRISTOPHER P
LAURELLO CARA T
15 BEN'S WAY
FRANKLIN, MA 02038

MARTIN HEATHER
14 BEN'S WAY
FRANKLIN, MA 02038

MELLONI KAREN E
16 PARTRIDGE ST
FRANKLIN, MA 02038

MILLS RICHARD A
MILLS DIANE M
10 BEN'S WAY
FRANKLIN, MA 02038

REEDER CHRISTINE CUSSEN
REEDER CLARENCE R JR
4 JEFFREY RD
FRANKLIN, MA 02038

ROSS WILLIAM
29 ELM ST
FRANKLIN, MA 02038

RUBENSTEIN ANDREW
RUBENSTEIN LYNNE
31 ELM ST
FRANKLIN, MA 02038

STEINHARDT KENNETH J
STEINHARDT EVA M
37 ELM ST
FRANKLIN, MA 02038

SYNGAY STANLEY B
KACZNSKA DONNA B
24 ELM ST
FRANKLIN, MA 02038

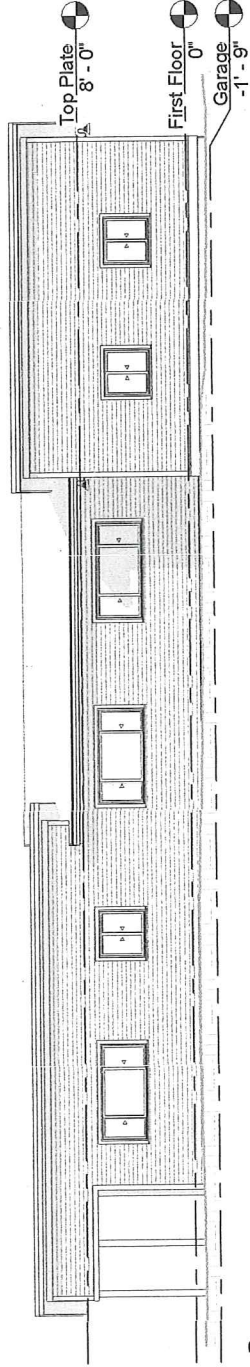
SYNGAY STANLEY B
SYNGAY DONNA B
24 ELM ST
FRANKLIN, MA 02038

TOYE WAYNE E
TOYE JOAN DOWNING
9 BEN'S WAY
FRANKLIN, MA 02038

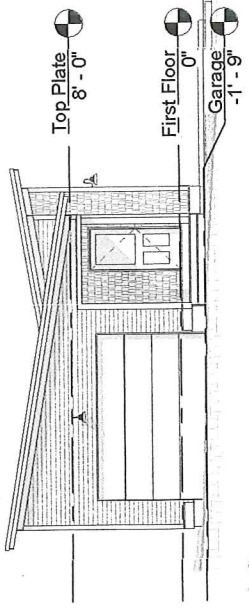
TROTTIER ROBERT L
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2 JEFFREY RD
FRANKLIN, MA 02038

WILSON GREGORY H
12 BENS WAY
FRANKLIN, MA 02038

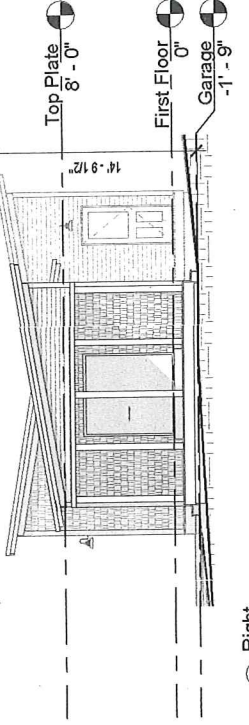
ZATKOWSKI STANLEY E JR
ZATKOWSKI DEBORAH W
25 AMY'S WAY
FRANKLIN, MA 02038



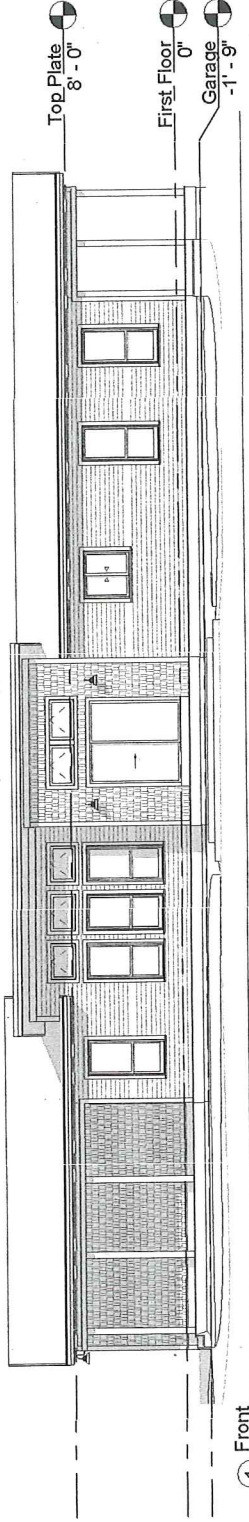
④ Rear
1/8" = 1'-0"



② Left
1/8" = 1'-0"



③ Right
1/8" = 1'-0"



① Front
1/8" = 1'-0"

CRAFT
ARCHITECTURE LLC

28 QUEEN STREET
FRANKLIN, MA 02038
978.457.2832

Prince/Martin

14 Bens Way
Franklin, MA 02038

RECEIVED
TOWN OF FRANKLIN

FEB 15 2024

ZONING BOARD OF APPEALS

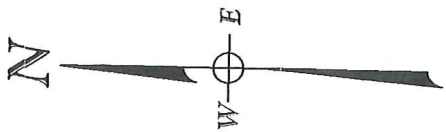
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Unnamed

Project number 202328
Date September 28, 2023
Drawn by Author
Checked by Checker

ASK1.01

Scale 1/8" = 1'-0"



No. 25 ELM STREET
N/F
FARRINGTON

ELM STREET

No. 29 ELM STREET
N/F
ROSS

No. 12 BENS WAY
N/F
WILSON

No. 31 ELM STREET
N/F
RUBENSTEIN

LOT 2A
89,999 ± SF.

PROPOSED
1-STY A.D.U.
STRUCTURE

SHED
RELOCATION
TBD

PAVED
DRIVE

20.0' WIDE SEWER & GAS EASEMENT

PAVED
DRIVE

No. 14
2 STORY

DECK
PATIO

BENS WAY
(PUBLIC - 56.00' WIDE)

PRIVATE (56' WIDE) WAY

N/F
GROZIER

OWNER OF RECORD:
HEATHER MARTIN
14 BENS WAY
FRANKLIN, MA 02038

REFERENCES:
DEED: BOOK 34980, PAGE 541
PLAN: BOOK 422, PAGE 305

PROPOSED LOT COVERAGE (STRUCTURES) = 4.5%
PROPOSED LOT COVERAGE (ALL IMPERVIOUS) = 14.5%

ZONING DISTRICT: RRI

I CERTIFY THAT THE LOT
SHOWN AND THE
IMPROVEMENTS THEREON
DO NOT LIE IN A WATER
RESOURCE DISTRICT.

CERTIFIED PLOT PLAN

LOCATED AT
14 BENS WAY

ASSESSORS PARCEL # 214-119-000-000

FRANKLIN, MA
NORFOLK COUNTY

CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528
SCALE: 1"=50' JANUARY 11, 2024

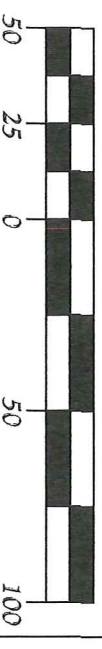
RECEIVED
TOWN OF FRANKLIN
FEB 15 2024

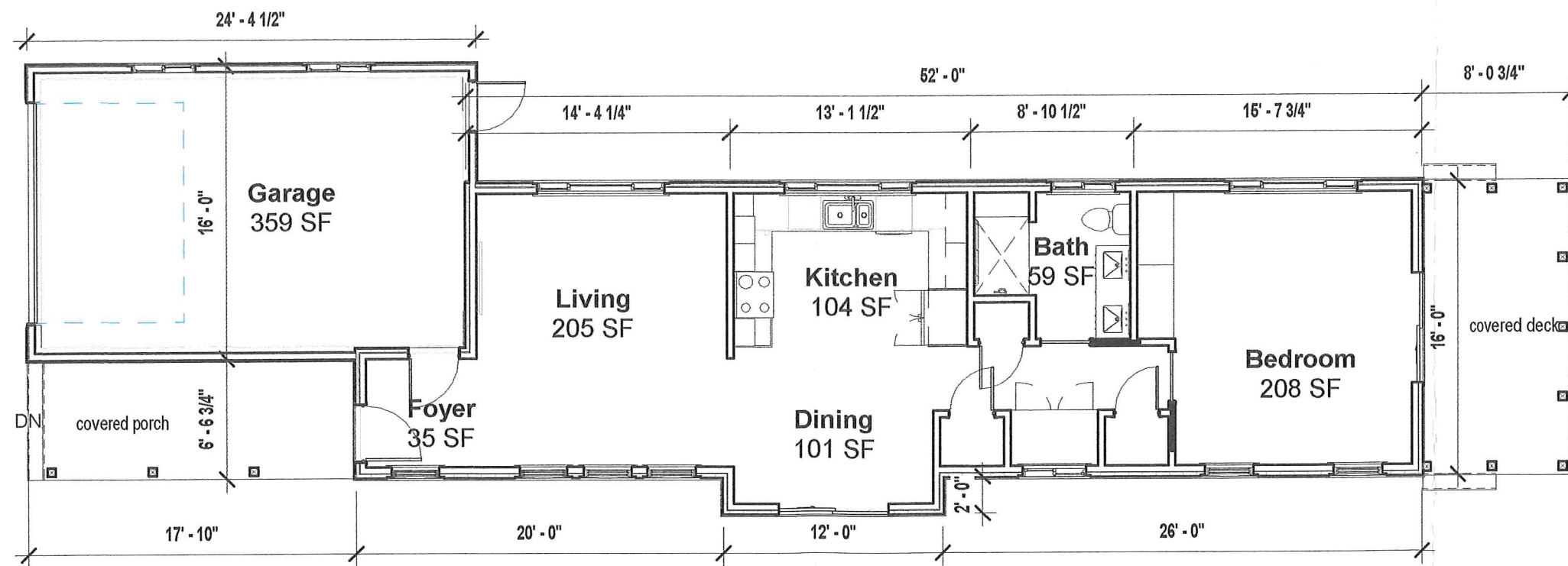
ZONING BOARD OF APPEALS

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



CHRISTOPHER C. CHARLTON, PLS





① Plan
1/8" = 1'-0"

RECEIVED
TOWN OF FRANKLIN

FEB 15 2024

ZONING BOARD OF APPEALS

CRAFT
ARCHITECTURE LLC

28 QUEEN STREET
FRANKLIN, MA 02038
978 457 2832

Prince/Martin

14 Bens Way
Franklin, MA 02038

No.	Description	Date

Floor Plan

Project number	202328
Date	September 28, 2023
Drawn by	SLW
Checked by	-

ASK1.00

Scale 1/8" = 1'-0"