

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: Mark and Michele McGunagle

LOCATION: 15 Oxford Drive

ZONING DISTRICT: RR 1

TYPE OF PROJECT: Two Car Attached Garage and Mudroom

DATE: 10/14/2021 **DENY**

SPECIAL PERMIT

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

REASON FOR DENIAL: Applicant is seeking to construct an attached 2 car garage with a mudroom with impervious area of 18.9 % 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 10/14/2021 DATE

7/11/15
RECEIVED
TOWN OF FRANKLIN
OCT 13 2021
ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

ZBA APPLICATION FORM
GENERAL INFORMATION

TOWN OF FRANKLIN
TOWN CLERK
2021 OCT 13 P 2:45

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Mark and Michele McGonagle
PETITIONER'S ADDRESS: 15 Oxford Drive PHONE: 617-359-8599
LOCATION OF PROPERTY: Franklin MA
TYPE OF OCCUPANCY: Single Family / Res. ZONING DISTRICT: Rural Residential 1
ASSESSORS MAP & PARCEL: 292-021-500-000

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

2 car garage plus mud room

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section 40
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): Mark McGonagle Michele McGonagle
(Petitioner(s)/Owner)
Mark McGonagle Michele McGonagle
(Print Name)

Address: 15 Oxford Drive Franklin MA

Tel. No.: 617-359-8599

E-Mail Address: mcmcgonagle923@gmail.com

Date: 9-22-21

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 Mark and Michele McGonagle
(OWNER)

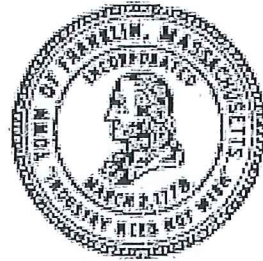
Address: 15 Oxford Drive Franklin MA 02038

State that I/We own the property located at 15 Oxford Drive Franklin,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Mark and Michele McGonagle

*Pursuant to a deed of duly recorded in the date 8/24/2012, Norfolk
County Registry of Deeds at Book 657, Page 6; or
Dedham Registry District of Land Court, Certificate No. 13 1301
Book 657 Page 6.

MCG Murien McGonagle
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*



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. *YES - 75 out of 80 (approx) houses on Oxford Drive have an attached 2 car garage.*

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed. *YES, no impact*

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

YES - in frastucture will be adequate -

(4) Neighborhood character and social structure will not be negatively impacted. *no impact*

(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.

*Will not damage any such resources, habitats, etc.
Roof runoff will be recharged into ground via cullec systems.*

(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.

no impact

(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.

no impact

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: Mark and Michele McGunagle PRESENT USE/OCCUPANCY: Residential

LOCATION: 15 Oxford Drive Franklin MA ZONE: _____

PHONE: 617-359-8599 REQUESTED USE/OCCUPANCY: Residential

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>Lot Area:</u>		_____	_____	_____	(min.)
<u>Continuous Frontage:</u>		_____	_____	_____	(min.)
<u>Size of Lot:</u>	Width	_____	_____	_____	(min.)
	Depth	_____	_____	_____	(min)
<u>Setbacks in</u> <u>Feet:</u>	Front	_____	_____	_____	(min.)
	Rear	_____	_____	_____	(min.)
	Left Side	_____	_____	_____	(min.)
	Right Side	_____	_____	_____	(min.)
<u>Building Height:</u>	Stories	_____	_____	_____	(max.)
	Feet	_____	_____	_____	(max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	_____	_____	(max.)
<u>NO. of Parking Spaces:</u>		<u>4</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.

We are looking to add a wood framed 2 car garage with
mud Room attached.

Doc# 1261532 08-24-2012 9:50
Ct# 185086
Norfolk County Land Court

N O T
A N
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C O P Y

N O T
A N
O F F I C I A L
C O P Y
MASSACHUSETTS STATE EXCISE TAX
Norfolk County Land Court
Date: 08-24-2012 @ 09:50am
St# 270 Doc# 1261532
Fee: \$1,938.00 Cons: \$425,000.00

Quitclaim Deed

John P. Hanley and Lauren M. Hanley, a married couple, both of 15 Oxford Drive,
Franklin, MA

for Four Hundred Twenty Five Thousand (\$425,000.00) Dollars consideration paid

grants to Mark R. McGunagle and Michele McGunagle, husband and wife, tenants by
the entirety, both of 31 Robertson Road, Quincy, MA

with QUITCLAIM COVENANTS

That certain parcel of land situated in Franklin, Norfolk County, Massachusetts
described as follows:

Said parcel is shown as lot numbered 110 (excepting fee in Oxford Drive) on a plan
drawn by Bibeault and Florentz Engineering Co., Inc., dated June, 1989, as approved
by the Land Court, filed in the Land Registration Office as No. 7594-21, a copy of a
portion of which is filed in Norfolk Registry District with Certificate No. 13 1301, Sheet 6,
Book 657.

There is appurtenant to the above described land the right to use the ways shown on
said plan as set forth in Document No. 583238.

The above described land is subject to easements as set forth in a deed given by Henry
L. Cook to Benjamin Foster, dated March 26, 1874, duly recorded in Book 508, Page
63.

Being the same premises as conveyed to the Grantors by deed dated November 6,
2009 and filed in the Norfolk County Land Registration Office as Document No.
1188394 affecting Certificate of Title No. 179568.

Grantee +

PROPERTY ADDRESS: 15 Oxford Drive, Franklin, MA 02038

NOT
AN
Witness our hands and seals this 24th day of AUGUST, 2012.
COPY

NOT
AN
COPY
John P. Hanley
John P. Hanley
Lauren M. Hanley
Lauren M. Hanley

COMMONWEALTH OF MASSACHUSETTS

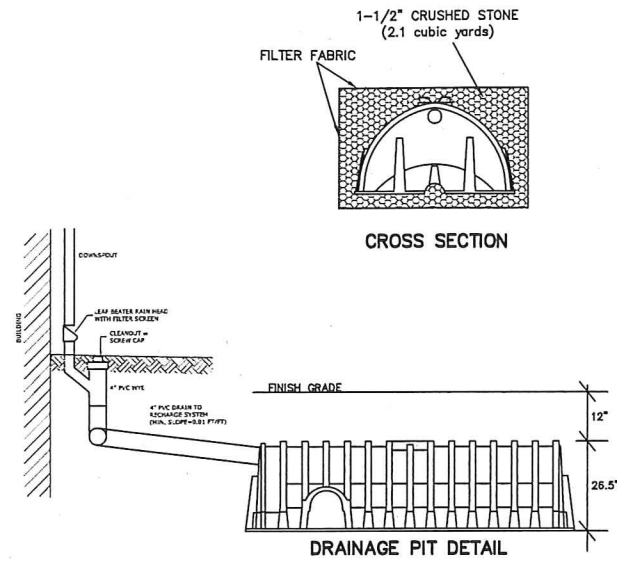
Norfolk County

On this 24th day of August, 2012, before me, the undersigned notary public, personally appeared John P. Hanley and Lauren M. Hanley, 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 credible witness known to be 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:

TOWN OF FRANKLIN
TOWN CLERK
2021 OCT 20 P 1:26
RECEIVED



Stormwater Infiltration Calculations

Soil Name: Hinckley
Hydrologic Soil Group: A
Infiltration required: 0.60 inches

House Infiltration

960 square feet of existing impervious area

960 square feet x (0.60"/12" per foot) = 48 cubic feet of storage required

Use One CULTEC Recharger 280HD unit for the house.

Addition Infiltration

800 square feet of proposed impervious area

800 square feet x (0.60"/12" per foot) = 40 cubic feet of storage required

Use One CULTEC Recharger 280HD unit for the addition.

Each CULTEC Recharger 280HD will hold 64.48 cubic feet of storage when surrounded by 2.1 cubic yards of 1-1/2" washed stone.

Impervious Area in Water Resource District

Lot Area in Water Resource District: 15,320 s.f.

Pre-construction: House: 963 s.f.
Driveway: 1,140 s.f.

Total Amount of Impervious Area: 2,103 s.f./15,320=13.7%

Post-Construction: House: 963 s.f.
Driveway: 1,140 s.f.
Addition: 800 s.f.

Total Amount of Impervious Area: 2,903 s.f./15,320=18.9%

Mitigation: Infiltrate stormwater runoff from House and Addition

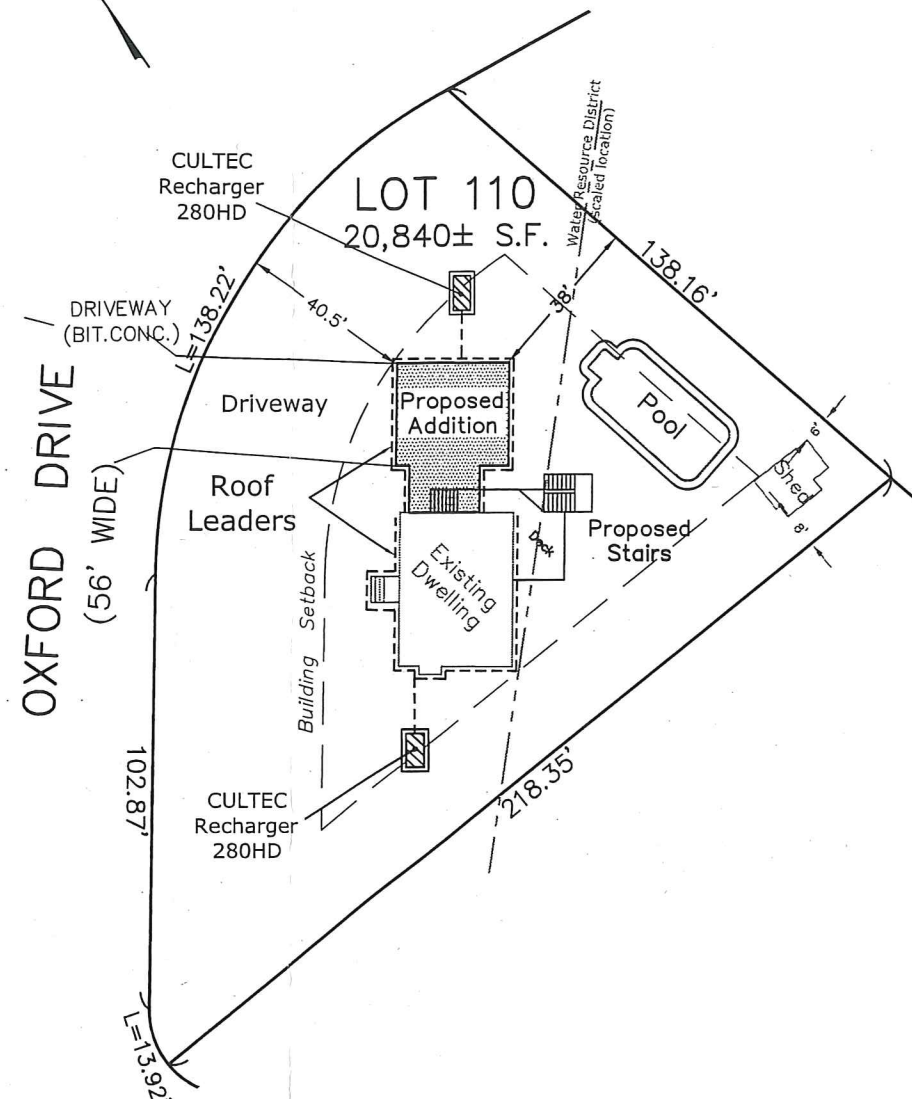
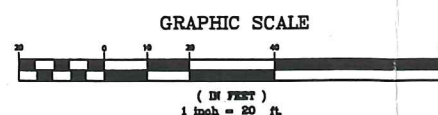
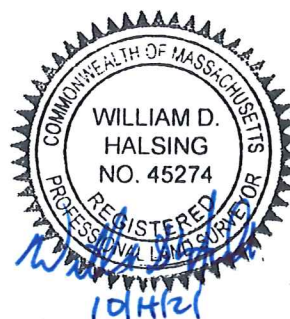
Impervious Area not infiltrated: Driveway 1,140 s.f.

1,140 s.f./15,320=7.4%

I CERTIFY THAT THE PROPOSED ADDITION SHOWN CONFORMS WITH THE FRONT, SIDE, AND REAR SETBACK REQUIREMENTS SET FORTH IN THE FRANKLIN ZONING BYLAWS. I FURTHER CERTIFY THAT THE STRUCTURE IS NOT LOCATED IN THE SPECIAL 100 YEAR FLOOD ZONE. THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, ERECTION OF FENCES, OR THE CONSTRUCTION OF ADDITIONAL STRUCTURES ON THE LOT.

FLOOD MAP: 25021C0304E DATE 7/17/12

ZONE: RRI (Open Space): F: 40' S: 20' R: 20'



Plot Plan

Located at
15 Oxford Drive
Franklin, MA
Prepared for
Mark McGunagle

REVISIONS			
No.	Date	Design	Checked
1	9/7/21	WDH	NGH
2	10/4/21	WDH	NGH
3			
4			
5			
6			
Field By:		BH/DL	12/20
Designed By:		WDH	2/21
Drawn By:		WDH	2/21
Checked By:		WDH	2/21



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

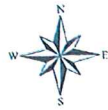
Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

bellingham@landplanninginc.com

Date February 23, 2021	Sheet No. 1
Job No. B2656	



15 OXFORD DR - 300' ABUTTERS

Franklin, MA



September 19, 2021

1 inch = 200 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
September 19, 2021

Subject Property:

Parcel Number:	292-021-000	Mailing Address:	MCGUNAGLE MARK R MCGUNAGLE
CAMA Number:	292-021-000-000		MICHELE
Property Address:	15 OXFORD DR		15 OXFORD DR
			FRANKLIN, MA 02038

Abutters:

Parcel Number:	292-006-000	Mailing Address:	HENO FLOYD
CAMA Number:	292-006-000-000		398 PROSPECT ST
Property Address:	PROSPECT ST		FRANKLIN, MA 02038
Parcel Number:	292-007-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	292-007-000-000		355 EAST CENTRAL STREET
Property Address:	PROSPECT ST		FRANKLIN, MA 02038
Parcel Number:	292-008-000	Mailing Address:	UNDERWOOD ROBERT L UNDERWOOD
CAMA Number:	292-008-000-000		MARGARET
Property Address:	14 OXFORD DR		14 OXFORD DR
			FRANKLIN, MA 02038
Parcel Number:	292-009-000	Mailing Address:	KLOOS RYAN N & LAUREN E TRS
CAMA Number:	292-009-000-000		KLOOS REALTY TRUST
Property Address:	16 OXFORD DR		16 OXFORD DR
			FRANKLIN, MA 02038
Parcel Number:	292-010-000	Mailing Address:	LANGA DARAH L TR DARAH L LANGA
CAMA Number:	292-010-000-000		LIVING TRUST
Property Address:	18 OXFORD DR		18 OXFORD DR
			FRANKLIN, MA 02038
Parcel Number:	292-011-000	Mailing Address:	GEORGE DAVID C GEORGE SUSAN E
CAMA Number:	292-011-000-000		20 OXFORD DR
Property Address:	20 OXFORD DR		FRANKLIN, MA 02038
Parcel Number:	292-012-000	Mailing Address:	CYR SCOTT J FARMER DEBORAH N
CAMA Number:	292-012-000-000		22 OXFORD DR
Property Address:	22 OXFORD DR		FRANKLIN, MA 02038
Parcel Number:	292-013-000	Mailing Address:	CALLAHAN BRYAN E
CAMA Number:	292-013-000-000		24 OXFORD DR
Property Address:	24 OXFORD DR		FRANKLIN, MA 02038
Parcel Number:	292-018-000	Mailing Address:	VAN MARTER TODD VAN MARTER
CAMA Number:	292-018-000-000		DEBORAH F
Property Address:	23 OXFORD DR		23 OXFORD DR
			FRANKLIN, MA 02038
Parcel Number:	292-019-000	Mailing Address:	BARTOLINI ROBERT JR BARTOLINI
CAMA Number:	292-019-000-000		PAMELA J
Property Address:	19 OXFORD DR		19 OXFORD DR
			FRANKLIN, MA 02038



www.cai-tech.com

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9/19/2021

Page 1 of 2



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			FRANKLIN, MA 02038

Abutters:

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CAMA Number:	292-006-000-000		398 PROSPECT ST
Property Address:	PROSPECT ST		FRANKLIN, MA 02038

Parcel Number:	292-007-000	Mailing Address:	FRANKLIN TOWN OF
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Property Address:	18 OXFORD DR		18 OXFORD DR
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Parcel Number:	292-011-000	Mailing Address:	GEORGE DAVID C GEORGE SUSAN E
CAMA Number:	292-011-000-000		20 OXFORD DR
Property Address:	20 OXFORD DR		FRANKLIN, MA 02038

Parcel Number:	292-012-000	Mailing Address:	CYR SCOTT J FARMER DEBORAH N
CAMA Number:	292-012-000-000		22 OXFORD DR
Property Address:	22 OXFORD DR		FRANKLIN, MA 02038

Parcel Number:	292-013-000	Mailing Address:	CALLAHAN BRYAN E
CAMA Number:	292-013-000-000		24 OXFORD DR
Property Address:	24 OXFORD DR		FRANKLIN, MA 02038

Parcel Number:	292-018-000	Mailing Address:	VAN MARTER TODD VAN MARTER
CAMA Number:	292-018-000-000		DEBORAH F
Property Address:	23 OXFORD DR		23 OXFORD DR
			FRANKLIN, MA 02038

Parcel Number:	292-019-000	Mailing Address:	BARTOLINI ROBERT JR BARTOLINI
CAMA Number:	292-019-000-000		PAMELA J
Property Address:	19 OXFORD DR		19 OXFORD DR
			FRANKLIN, MA 02038



www.cai-tech.com

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BARTOLINI ROBERT JR
BARTOLINI PAMELA J
19 OXFORD DR
FRANKLIN, MA 02038

HENO FLOYD
398 PROSPECT ST
FRANKLIN, MA 02038

CALLAHAN BRYAN E
24 OXFORD DR
FRANKLIN, MA 02038

KLOOS RYAN N & LAUREN E T
KLOOS REALTY TRUST
16 OXFORD DR
FRANKLIN, MA 02038

COLFORD ROBERT A
COLFORD PATRICIA A
17 OXFORD DR
FRANKLIN, MA 02038

LANGA DARAH L TR
DARAH L LANGA LIVING TRUS
18 OXFORD DR
FRANKLIN, MA 02038

COMMONWEALTH OF MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE
600
BOSTON, MA 02114-2104

MCGUNAGLE MARK R
MCGUNAGLE MICHELE
15 OXFORD DR
FRANKLIN, MA 02038

CYR SCOTT J
FARMER DEBORAH N
22 OXFORD DR
FRANKLIN, MA 02038

SHERMAN NANCY MACLEOD
101 OXFORD DR
FRANKLIN, MA 02038

FORBES JOHN P
FORBES MARGARET A
13 OXFORD DR
FRANKLIN, MA 02038

UNDERWOOD ROBERT L
UNDERWOOD MARGARET
14 OXFORD DR
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

VAN MARTER TODD
VAN MARTER DEBORAH F
23 OXFORD DR
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

WATSON WILLIAM J
WATSON MADELINE T
103 OXFORD DR
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

WOODWARD MARK G
WOODWARD MONICA S
105 OXFORD DR
FRANKLIN, MA 02038

GEORGE DAVID C
GEORGE SUSAN E
20 OXFORD DR
FRANKLIN, MA 02038