

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: Paul Buckley

LOCATION: 2 D'Amico Drive

ZONING DISTRICT: RR II

TYPE OF PROJECT: Construction of an Attached Garage

DATE: 09/09/2022 **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 an 26' x 29'
attached garage that is 13.4' from the right side yard setback where 17.5' 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** 09/09/2022

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

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TOWN OF FRANKLIN

SEP 06 2022

ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK

2022 SEP -8 A 9:17

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Paul Buckley

PETITIONER'S ADDRESS: 2 Damico DR PHONE: 508-948-8916

LOCATION OF PROPERTY: 2 Damico DR Franklin, MA

TYPE OF OCCUPANCY: one family ZONING DISTRICT: Rural Residential II

ASSESSORS MAP & PARCEL: 1 232-023-000-000

REASON FOR PETITION: M-209655-873433

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add on a 2 car attached garage with
less setback on one side

SECTIONS OF ZONING ORDINANCE CITED:

Article 185-19 Section B

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):

Paul Buckley
(Petitioner(s) / Owner)

Paul Buckley
(Print Name)

Address: 2 Damico Dr Franklin

Tel. No.: 508 948 8916

E-Mail Address: paul@buckleyphotos.com

Date: 8-22-22

**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:

Because we wouldn't be able to park our cars inside in the winter, my wife is essential personnel at Quest Diagnostics and has to get there rain, sleet or snow

- 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:

Our lot is fairly narrow so we'd like to have less of a setback on one side

- C) Desirable relief may be granted without either:

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

Adding a garage will not add more traffic to the neighborhood

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

We are not adding more living space so we will not increase traffic or water use

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



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.

Almost half of the houses on Damico have added garages
(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

We will not be adding to any traffic
(3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

none of the above will be needed
(4) Neighborhood character and social structure will not be negatively impacted.

the design will match our house style
(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.

it will not
(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.

*it will not, our neighbors have planted privacy**
(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.

there will be no water consumption.

** hedges that will grow to 30' high
along our proposed garage*

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: Paul Buckley PRESENT USE/OCCUPANCY: one family
LOCATION: 2 Damico Dr ZONE: rum/residential II
PHONE: 508 948 8916 REQUESTED USE/OCCUPANCY: one family

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
<u>Lot Area:</u>		<u>0.55 acres</u>		(min.)
<u>Continuous Frontage:</u>		<u>94'</u>		(min.)
<u>Size of Lot:</u>	Width	<u>111'</u>		(min.)
	Depth	<u>223'</u>		(min.)
<u>Setbacks in Feet:</u>	Front	<u>31.9'</u>	<u>31.9'</u>	(min.)
	Rear	<u>145.1'</u>	<u>144.9'</u>	(min.)
	Left Side	<u>20.4'</u>	<u>20.4'</u>	(min.)
	Right Side	<u>40'</u>	<u>13.4'</u>	(min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>2</u>	(max.)
	Feet			(max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>		(max.)
<u>NO. of Parking Spaces:</u>		<u>6</u>	<u>8</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.

one 10x12' detached shed

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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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 Paul Buckley and Jeanne Buckley
(OWNER)

Address: 2 Damico DR Franklin, MA 02038

State that I/We own the property located at 2 Damico DR,
which is the subject of this zoning application.

The record title of this property is in the name of Buckley Paul A
Buckley Jeanne D

*Pursuant to a deed of duly recorded in the date 4-28-05, Norfolk

County Registry of Deeds at Book 22333, Page 236 412; or

Dedham Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Paul Buckley
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

472

117905

MASSACHUSETTS QUITCLAIM DEED BY CORPORATION (SHORT FORM) 884

RICE ASSOCIATES, INC., Trustee of Birchwood Realty Trust, under Declaration of Trust dated October 31, 1991, recorded with Norfolk County Registry of Deeds in Book 9219, Page 211, a corporation duly established under the laws of Massachusetts

and having a usual place of business at 32 Tarbell Avenue, Lexington,

Middlesex County, Massachusetts

for consideration paid, and in full consideration of \$173,470.00

grants to PAUL A. BUCKLEY and JEANNE D. BUCKLEY, husband and wife, as Tenants by the Entirety, with quitclaim covenants of 2 D'Amico Drive, Franklin, Norfolk County, Massachusetts 02038

(Description and Encumbrances, if any)

The land with the buildings thereon situated on the westerly side of D'Amico Drive, formerly known as Evergreen Drive, and being shown as Lot No. 12 on a plan entitled, "Birchwood Estates" Definitive Plan of Land in Franklin, Mass., dated August 16, 1991, Prepared by Guerriere & Halnon, Inc., recorded with Norfolk Registry of Deeds as Plan No. 737 of 1991 in Plan Book 402, to which plan reference may be had for a more particular description.

Said Lot 12 contains 24,012± S.F. according to said plan.

Together with the right to use D'Amico Drive for all purposes for which public ways are used in the Town of Franklin in common with others entitled thereto, reserving to the grantor the fee in the street.

This conveyance is made in the ordinary course of business of the grantor and does not constitute a sale of all or substantially all of the assets of the grantor within the Commonwealth of Massachusetts.

For title see deed of Costello Family Trust, recorded in Book 9570, Page 309.

RECEIVED RECORDED
NORFOLK COUNTY
93 SEP -1 PM 2:18



In witness whereof, the said RICE ASSOCIATES, INC., TRUSTEE OF BIRCHWOOD REALTY TRUST has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by W. Philip Rice, its President and Treasurer hereunto duly authorized, this 30th day of August, 1993.

Signed and sealed in the presence of

E. A. Anderberg

by

RICE ASSOCIATES, INC., TRUSTEE OF BIRCHWOOD REALTY TRUST

W. Philip Rice
W. Philip Rice, President and Treasurer

The Commonwealth of Massachusetts

Norfolk, ss.

August 30, 1993

Then personally appeared the above named W. Philip Rice, President and Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the Rice Associates, Inc., Trustee of Birchwood Realty Trust, before me.

E. A. Anderberg
Erik A. Anderberg

Notary Public

My commission expires: June 9, 2000

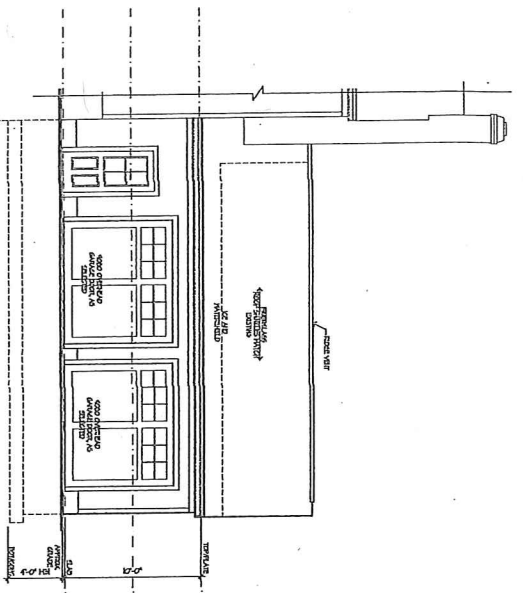
CHAPTER 183, SEC. 6 AS AMENDED BY CHAPTER 407 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any taxes or encumbrances assumed by the grantor or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

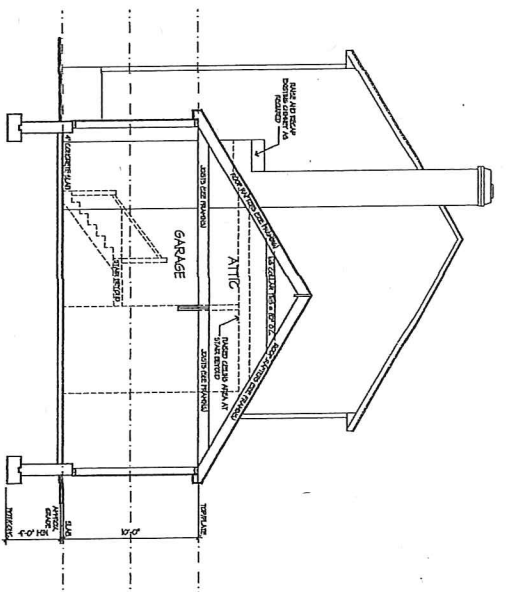
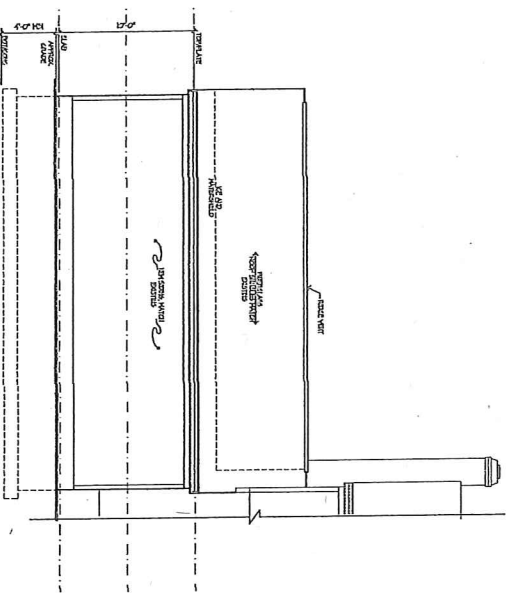
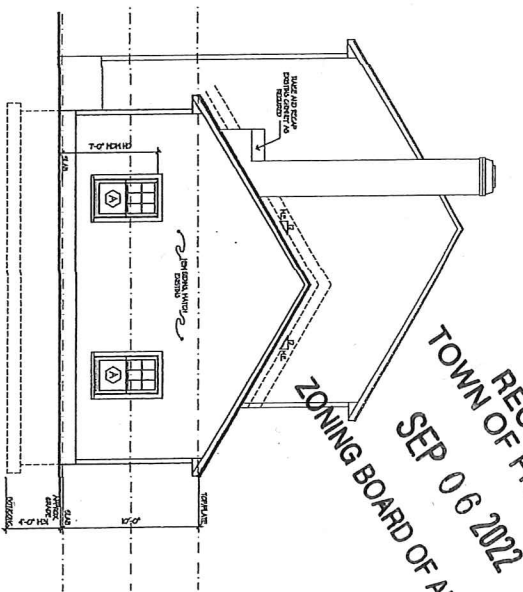
Property Address: 2 D'Amico Drive, Franklin, Massachusetts 02038

A true copy from Lib. 10077 Fol. 472
in Norfolk County Registry of Deeds
Dedham, MA
Certify: *John P. O'Connell*
Register

RECEIVED
TOWN OF FRANKLIN
SEP 06 2022
ZONING BOARD OF APPEALS



FRONT ELEVATION
1/4" = 1'



H P A
Design, Inc.
ARCHITECTS

35 Main Street
Franklin, MA 01717
(508) 384-8838
Contact@HPDesign.com

PROPOSED ADDITION TO:
THE BUCKLEY
RESIDENCE
2 DAMICO DR.
FRANKLIN, MA
CONST ADDRESS3

PROJECT #: 0000000
JANUARY 01, 20XX
DRAWN BY: DEY
CHECKED BY: HPA
SCALE: SEE DRAWING
SHEET TITLE:
ELEVATIONS

These drawings and specifications were prepared by the Architect and are to be used in connection with the construction of the project. The Architect is not responsible for the accuracy or completeness of the information provided by the client. The client is responsible for the accuracy and completeness of the information provided by the client. The Architect is not responsible for the accuracy or completeness of the information provided by the client. The client is responsible for the accuracy and completeness of the information provided by the client.

A2.1
Sheet ... of ...

H P A

Design, Inc.

ARCHITECTS

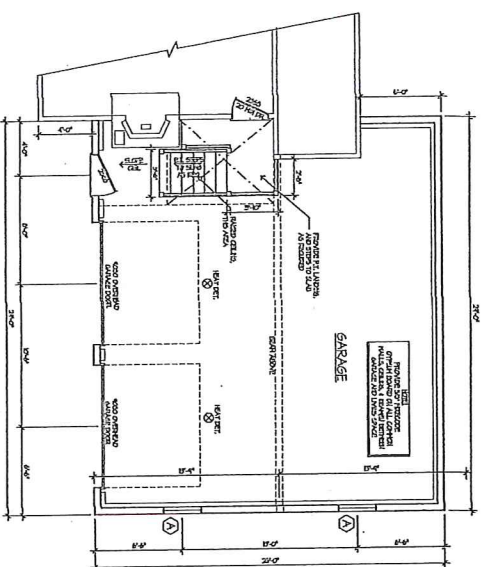
35 Main Street
Milled, MA 01757
(P) 781.407.0000
(F) 508.364.8838
Contact@HPADesign.com

35 Main Street
Millsford, MA 01757
(P) 781.407.0000
(P) 508.384.8838
Contact@HPADesign.com

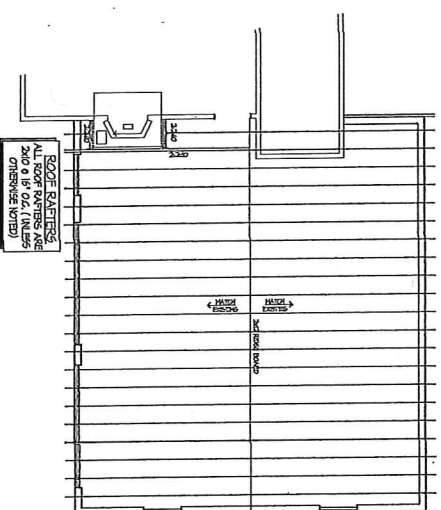
PROPOSED ADDITION TO:1:
THE BUCKLEY
RESIDENCE
2 DAMICO DR.
FRANKLIN, MA
CONST ADDRESS3

[illegible]

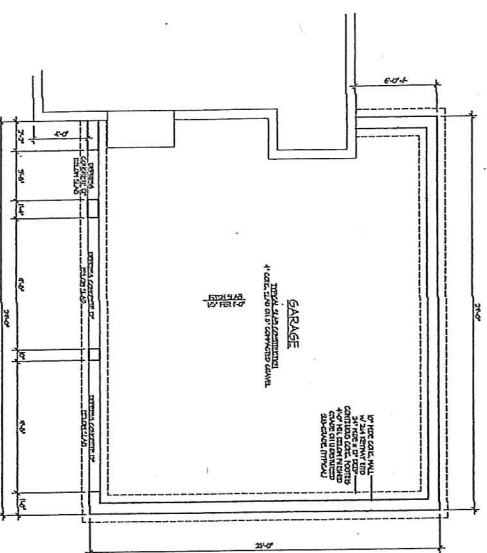
These drawings and specifications were prepared for use at the location indicated herein. Publication and use is expressly limited to the identified location, re-use or reproduction by any method, in whole or in part, is prohibited without the written permission of Architect. ©2022



③ FIRST FLOOR PLAN
1/8" = 1'

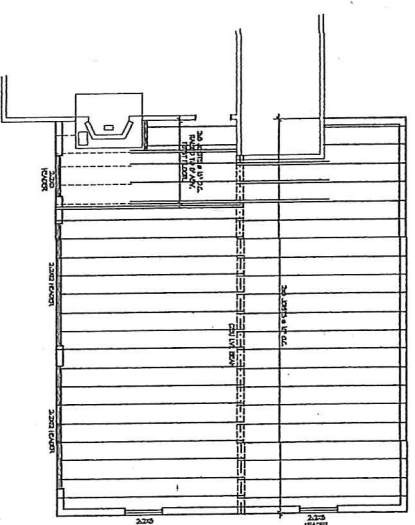


ROOF FRAMING PLAN



FOUNDATION PLAN

1/4" = 1'



CEILING FRAMING PLAN
1/4" = 1'

VERIFY EXISTING CONDITIONS:	
1. ALL CONSTRUCTION SHALL VERIFY ALL DIMENSIONS AND FINISHES AGAINST THE EXISTING RECORD DRAWINGS AND FIELD SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
2. THE EXISTING FOUNDATION SHALL BE EXPOSED AND MEASURED TO VERIFY ITS DEPTH AND WIDTH. ANY DEFICIENCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
3. THE EXISTING ROOF SHALL BE EXPOSED AND MEASURED TO VERIFY ITS PITCH AND FINISH. ANY DEFICIENCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
4. THE EXISTING INTERIOR FINISHES SHALL BE EXPOSED AND MEASURED TO VERIFY THEIR CONDITION. ANY DEFICIENCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
5. THE EXISTING EXTERIOR FINISHES SHALL BE EXPOSED AND MEASURED TO VERIFY THEIR CONDITION. ANY DEFICIENCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
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7. THE EXISTING LANDSCAPE SHALL BE EXPOSED AND MEASURED TO VERIFY ITS CONDITION. ANY DEFICIENCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
8. THE EXISTING ADJACENT PROPERTIES SHALL BE EXPOSED AND MEASURED TO VERIFY THEIR CONDITION. ANY DEFICIENCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
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10. THE EXISTING FIELD SURVEY SHALL BE REVIEWED TO VERIFY ITS ACCURACY. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	

WINDOW/ DOOR SCHEDULE	
NO.	DESCRIPTION
1	1. ALL WINDOWS SHALL BE DOUBLE-HUNG, 1/2" GLASS, WITH ALUMINUM FINISH.
2	2. ALL DOORS SHALL BE 1/2" SOLID CORE, WITH ALUMINUM FINISH.
3	3. ALL WINDOWS SHALL BE DOUBLE-HUNG, 1/2" GLASS, WITH ALUMINUM FINISH.
4	4. ALL DOORS SHALL BE 1/2" SOLID CORE, WITH ALUMINUM FINISH.
5	5. ALL WINDOWS SHALL BE DOUBLE-HUNG, 1/2" GLASS, WITH ALUMINUM FINISH.
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7	7. ALL WINDOWS SHALL BE DOUBLE-HUNG, 1/2" GLASS, WITH ALUMINUM FINISH.
8	8. ALL DOORS SHALL BE 1/2" SOLID CORE, WITH ALUMINUM FINISH.
9	9. ALL WINDOWS SHALL BE DOUBLE-HUNG, 1/2" GLASS, WITH ALUMINUM FINISH.
10	10. ALL DOORS SHALL BE 1/2" SOLID CORE, WITH ALUMINUM FINISH.

Note: The exterior walls meet the prescriptive intent of the Massachusetts State Building Code (9th Edition) and IRC 2015 for wind resistance unless specifically shown on the design drawings.

GENERAL NOTES	
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE (9TH EDITION) AND IRC 2015.	
2. THE EXISTING FOUNDATION SHALL BE EXPOSED AND MEASURED TO VERIFY ITS DEPTH AND WIDTH. ANY DEFICIENCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.	
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PROJECT #:	00000000
DRAWN BY:	DEV
CHECKED BY:	HFA
SCALE:	SEE DRAWING
SHEET TITLE:	
NOTES:	

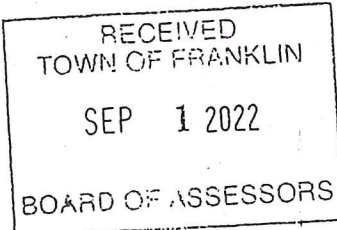
Town of Franklin – Board of Assessors

355 East Central St

Franklin, MA 02038

Tel # 508-520-4920

Fax # 508-520-4923



Abutters List Request Form

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

Date of Request 8/23/2022

Assessors Parcel ID # (12 digits) 232 - 023 - 000 - 000 ✓

Property Street Address 2 Damico DR

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 Paul & Jeanne Buckley

Property Owner's Mailing Address 2 Damico DR

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 948 - 8916

Requestor's Name (if different from Owner) _____

Requestor's Address 2 Damico DR Franklin MA

Requestor's Telephone # 508 - 948 - 8916

Office Use Only: Date Fee Paid 9/1/22 Paid in Cash \$ 25.00

Paid by Check \$ _____ Check # _____ Town Receipt # 27454

RETURN TO LEEANNE

BARNES CROSSAN R
BARNES EMILY O
44 A DANIELS ST
FRANKLIN, MA 02038

LONG STEPHEN R
LONG ERIN C
5 DAMICO DR
FRANKLIN, MA 02038

BUCKLEY PAUL A
BUCKLEY JEANNE D
2 DAMICO DR
FRANKLIN, MA 02038

MARKUNAS JOHN J JR
44 SHORT ST
FRANKLIN, MA 02038

BURKKON DESIGN/BUILD LLC
842 UPPER UNION ST - SUITE 1B
FRANKLIN, MA 02038

POWERS LISA M
POWERS SHAWN M
42 SHORT ST
FRANKLIN, MA 02038

CAMPBELL MITCHELL D & LIN
MITCHELL & LINDA CAMPBELL
4 DAMICO DR
FRANKLIN, MA 02038

PULEO PASQUALE J JR
PULEO DIANE E
625 LISA LN
FRANKLIN, MA 02038

CRONIN ROBERT P & KATHLEE
CRONIN FAMILY REVOC LIVIN
627 LISA LN
FRANKLIN, MA 02038

RESENDES DAVID
RESENDES NICOLE
44 DANIELS ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

SHANAHAN EDWARD
SHANAHAN DENISE
1 DAMICO DR
FRANKLIN, MA 02038

HOWE STEPHEN S
46 DANIELS ST
FRANKLIN, MA 02038

SIMON LEWIS
3 DAMICO DR
FRANKLIN, MA 02038

KEOHANE GERALD T
KEOHANE LISA A
6 DAMICO DR
FRANKLIN, MA 02038

TOWNE CHARLES F
TOWNE MAXINE C
623 LISA LN
FRANKLIN, MA 02038

KOKOSZKA MICHAEL J
KOKOSZKA DIANE M
8 DAMICO DR
FRANKLIN, MA 02038

WALSH WILLIAM J
WALSH JANET A
621 LISA LN
FRANKLIN, MA 02038

KRISHNAMURTHY VINOTH
SETHURAMAN SINDU
0 DAMICO DR
FRANKLIN, MA 02038



300 foot Abutters List Report

Franklin, MA
September 02, 2022

Subject Property:

Parcel Number:	232-023-000	Mailing Address:	BUCKLEY PAUL A BUCKLEY JEANNE D
CAMA Number:	232-023-000-000		2 DAMICO DR
Property Address:	2 DAMICO DR		FRANKLIN, MA 02038

Abutters:

Parcel Number:	232-007-000	Mailing Address:	CRONIN ROBERT P & KATHLEEN M TRS
CAMA Number:	232-007-000-000		CRONIN FAMILY REVOC LIVING TR
Property Address:	627 LISA LN		627 LISA LN
			FRANKLIN, MA 02038
Parcel Number:	232-008-000	Mailing Address:	PULEO PASQUALE J JR PULEO DIANE E
CAMA Number:	232-008-000-000		625 LISA LN
Property Address:	625 LISA LN		FRANKLIN, MA 02038
Parcel Number:	232-009-000	Mailing Address:	TOWNE CHARLES F TOWNE MAXINE C
CAMA Number:	232-009-000-000		623 LISA LN
Property Address:	623 LISA LN		FRANKLIN, MA 02038
Parcel Number:	232-010-000	Mailing Address:	WALSH WILLIAM J WALSH JANET A
CAMA Number:	232-010-000-000		621 LISA LN
Property Address:	621 LISA LN		FRANKLIN, MA 02038
Parcel Number:	232-013-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	232-013-000-000		355 EAST CENTRAL STREET
Property Address:	DAVID RD		FRANKLIN, MA 02038
Parcel Number:	232-014-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	232-014-000-000		355 EAST CENTRAL STREET
Property Address:	DAVID RD		FRANKLIN, MA 02038
Parcel Number:	232-015-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	232-015-000-000		355 EAST CENTRAL STREET
Property Address:	DAVID RD		FRANKLIN, MA 02038
Parcel Number:	232-019-000	Mailing Address:	POWERS LISA M POWERS SHAWN M
CAMA Number:	232-019-000-000		42 SHORT ST
Property Address:	42 SHORT ST		FRANKLIN, MA 02038
Parcel Number:	232-020-000	Mailing Address:	MARKUNAS JOHN J JR
CAMA Number:	232-020-000-000		44 SHORT ST
Property Address:	44 SHORT ST		FRANKLIN, MA 02038
Parcel Number:	232-021-000	Mailing Address:	BURKKON DESIGN/BUILD LLC
CAMA Number:	232-021-000-000		842 UPPER UNION ST - SUITE 1B
Property Address:	62 SHORT ST		FRANKLIN, MA 02038



300 foot Abutters List Report

Franklin, MA
September 02, 2022

Parcel Number: 232-022-000 CAMA Number: 232-022-000-000 Property Address: 0 DAMICO DR	Mailing Address: KRISHNAMURTHY VINOTH SETHURAMAN SINDU 0 DAMICO DR FRANKLIN, MA 02038
Parcel Number: 232-023-000 CAMA Number: 232-023-000-000 Property Address: 2 DAMICO DR	Mailing Address: BUCKLEY PAUL A BUCKLEY JEANNE D 2 DAMICO DR FRANKLIN, MA 02038
Parcel Number: 232-024-000 CAMA Number: 232-024-000-000 Property Address: 4 DAMICO DR	Mailing Address: CAMPBELL MITCHELL D & LINDA TR MITCHELL & LINDA CAMPBELL L TR 4 DAMICO DR FRANKLIN, MA 02038
Parcel Number: 232-025-000 CAMA Number: 232-025-000-000 Property Address: 6 DAMICO DR	Mailing Address: KEOHANE GERALD T KEOHANE LISA A 6 DAMICO DR FRANKLIN, MA 02038
Parcel Number: 232-026-000 CAMA Number: 232-026-000-000 Property Address: 8 DAMICO DR	Mailing Address: KOKOSZKA MICHAEL J KOKOSZKA DIANE M 8 DAMICO DR FRANKLIN, MA 02038
Parcel Number: 232-032-000 CAMA Number: 232-032-000-000 Property Address: 5 DAMICO DR	Mailing Address: LONG STEPHEN R LONG ERIN C 5 DAMICO DR FRANKLIN, MA 02038
Parcel Number: 232-033-000 CAMA Number: 232-033-000-000 Property Address: 3 DAMICO DR	Mailing Address: SIMON LEWIS 3 DAMICO DR FRANKLIN, MA 02038
Parcel Number: 232-034-000 CAMA Number: 232-034-000-000 Property Address: 1 DAMICO DR	Mailing Address: SHANAHAN EDWARD SHANAHAN DENISE 1 DAMICO DR FRANKLIN, MA 02038
Parcel Number: 232-035-000 CAMA Number: 232-035-000-000 Property Address: 44 DANIELS ST	Mailing Address: RESENDES DAVID RESENDES NICOLE 44 DANIELS ST FRANKLIN, MA 02038
Parcel Number: 232-036-000 CAMA Number: 232-036-000-000 Property Address: 44-A DANIELS ST	Mailing Address: BARNES CROSSAN R BARNES EMILY O 44 A DANIELS ST FRANKLIN, MA 02038
Parcel Number: 232-037-000 CAMA Number: 232-037-000-000 Property Address: 46 DANIELS ST	Mailing Address: HOWE STEPHEN S 46 DANIELS ST FRANKLIN, MA 02038



www.cai-tech.com

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

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.

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.

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{7233}.

RURAL RESIDENTIAL II

FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED 3-13-2019 BY
AMENDMENT 19-831

MINIMUM LOT AREA	30,000SF
MINIMUM LOT FRONTAGE	150'
MINIMUM YARDS	
FRONT	40'
SIDE	35'
REAR	35'

LOT REQUIREMENTS REQUIRED UNDER THE OPEN SPACE SUBDIVISION

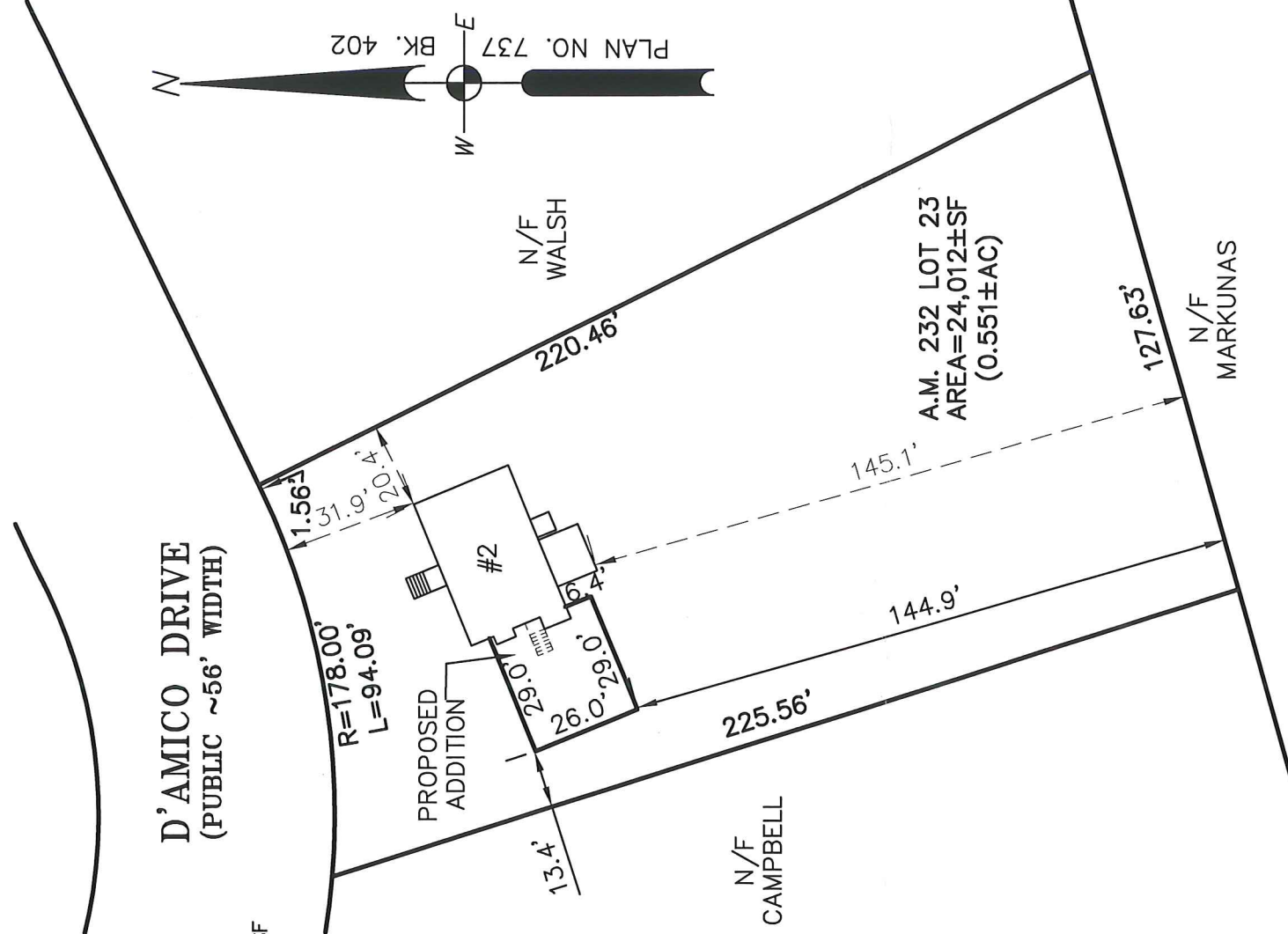
(SEE SPECIAL PERMIT IN BK. 9101 PG. 387)
PLAN NO. 737 PL BK. 402

	<u>REQ'D</u>	<u>PROP'D</u>
MINIMUM LOT AREA	15,000 SF	24,012 SF
MINIMUM LOT FRONTAGE	75'	95.65'
MINIMUM YARDS		
FRONT	20'	31.9'
SIDE	17.5'	13.4'*
REAR	17.5'	144.9'

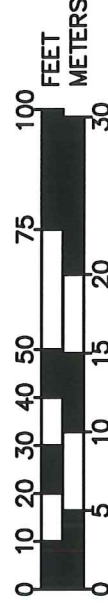
*** SEE VARIANCE REQUEST**

VARIANCE REQUEST:

RELIEF FROM THE RIGHT SIDE YARD
SETBACK OF 4.1' TO 13.4'
WHERE THIRTY-FIVE (17.5') FEET IS
REQUIRED PER THE OPEN SPACE
SUBDIVISION SPECIAL PERMIT.



GRAPHIC SCALE: 1"=40'



CERTIFICATION

OWNER



PAUL A. BUCKLEY
JEANNE D. BUCKLEY
2 D'AMICO DRIVE
FRANKLIN, MA 02038
DEED BK. 10077 PG. 472

RECEIVED
TOWN OF FRANKLIN

SEP 06 2022

ZONING BOARD OF APPEALS

VARIANCE PLOT PLAN

2 D'AMICO DRIVE
FRANKLIN MASSACHUSETTS

SEPTEMBER 24, 2020

DATE	REVISION DESCRIPTION
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Guerriere &
Halnon, Inc.

ENGINEERING & LAND SURVEYING

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