

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: Matthew and Lisa Hurley

LOCATION: 22 Lyons Street

ZONING DISTRICT: RR 1

TYPE OF PROJECT: Accessory Dwelling Unit

DATE: 06/01/2021 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: Article 185, Attachment 7 (Use Regulations
Schedule Part V1 6.3.b.)

REASON FOR DENIAL: Applicant is seeking to construct an addition with
an accessory dwelling unit. The building permit is denied without a Special
Permit from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE

DATE

ZONING OFFICIAL SIGNATURE LAB 06/01/2021
_____**DATE**

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

RECEIVED
TOWN OF FRANKLIN
JUN 01 2021
ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK

2021 JUN -1 A 9:38

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Lisa Hurley

PETITIONER'S ADDRESS: 22 Lyons Street Franklin, MA PHONE: 781-883-0134

LOCATION OF PROPERTY: 22 Lyons Street

TYPE OF OCCUPANCY: Single Family with a Proposed In-Law Unit

ZONING DISTRICT: RRI

ASSESSORS MAP & PARCEL: Map 326 Parcel 024

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct an addition which will be used as an in-law unit.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section Attachment 7 Section 6.3b Use Regulations Schedule Part VI.

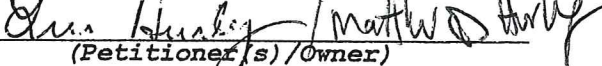
Article _____ Section _____

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): 
(Petitioner/s)/Owner)

Lisa Hurley
(Print Name)

Address: 22 Lyons Street

Tel. No.: 781-883-0134

E-Mail Address: lisa.collins22@gmail.com

Date: 5/26/21

RECEIVED
TOWN OF FRANKLIN
MAY 21 2021
BOARD OF ASSESSORS

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 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 1-1-17)

Date of Request 5 / 21 / 21

Assessors Parcel ID # (12 digits) 326 - 024 - 000 - 000

Property Street Address 22 Lyons St.

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 Lisa + Matthew Hurley

Property Owner's Mailing Address 22 Lyons St.

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 781 - 883 - 0134

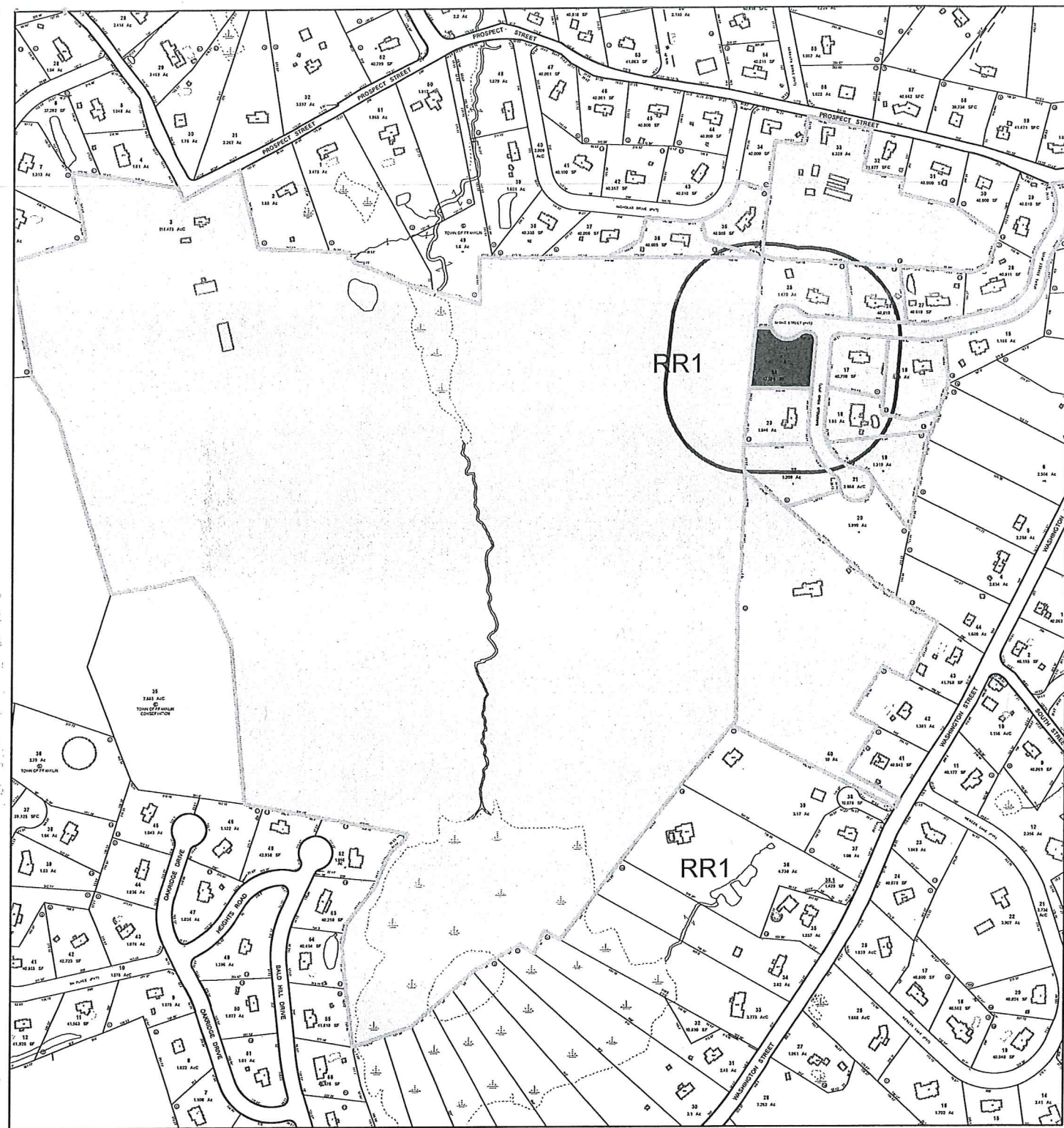
Requestor's Name (if different from Owner) _____

Requestor's Address _____

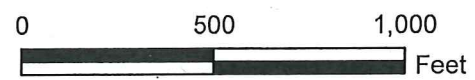
Requestor's Telephone # _____ - _____ - _____

Office Use Only: Date Fee Paid 5/21/21 Paid in Cash \$25.00

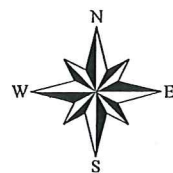
Paid by Check \$ _____ Check # _____ Town Receipt # 27463



22 LYONS ST - 300' ABUTTERS
Town of Franklin



5/23/2021



300' Abutters List Report
Franklin, MA
May 23, 2021

Subject Parcel:

Parcel Number: 326-024-000 Mailing Address: HURLEY MATTHEW HURLEY LISA
CAMA Number: 326-024-000-000 22 LYONS ST
Property Address: 22 LYONS ST FRANKLIN, MA 02038

Abutters:

Parcel Number: 325-003-000 Mailing Address: SCHMIDTS FARM INC
CAMA Number: 325-003-000-000 215 PROSPECT ST
Property Address: 215 PROSPECT ST FRANKLIN, MA 02038

Parcel Number: 326-016-000 Mailing Address: HARTNETT LAUREN A TR LAUREN
CAMA Number: 326-016-000-000 HARTNETT 2008 REVOC TST
Property Address: 12 LYONS ST 12 LYONS ST
FRANKLIN, MA 02038

Parcel Number: 326-017-000 Mailing Address: PADULA MICHAEL A PADULA KELLEY A
CAMA Number: 326-017-000-000 16 LYONS ST
Property Address: 16 LYONS ST FRANKLIN, MA 02038

Parcel Number: 326-018-000 Mailing Address: HURD STEPHEN
CAMA Number: 326-018-000-000 6 SARSFIELD ST
Property Address: 6 SARSFIELD ST FRANKLIN, MA 02038

Parcel Number: 326-019-000 Mailing Address: RANIERI MARGARET C TR RANIERI
CAMA Number: 326-019-000-000 TRUST MILLER, CATHERIN
Property Address: 10 SARSFIELD ST 59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 326-021-000 Mailing Address: RANIERI DONALD G & MARY E
CAMA Number: 326-021-000-000 PO BOX Q
Property Address: SARSFIELD ST FRANKLIN, MA 02038

Parcel Number: 326-022-000 Mailing Address: RANIERI MARGARET C TR RANIERI
CAMA Number: 326-022-000-000 TRUST MILLER, CATHERIN
Property Address: 9 SARSFIELD ST 59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 326-023-000 Mailing Address: D'ORSI PETER D'ORSI SHANNON
CAMA Number: 326-023-000-000 5 SARSFIELD ST
Property Address: 5 SARSFIELD ST FRANKLIN, MA 02038

Parcel Number: 326-024-000 Mailing Address: HURLEY MATTHEW HURLEY LISA
CAMA Number: 326-024-000-000 22 LYONS ST
Property Address: 22 LYONS ST FRANKLIN, MA 02038

Parcel Number: 326-025-000 Mailing Address: ARSENAULT RICKEY D ARSENAULT
CAMA Number: 326-025-000-000 TRICIA M
Property Address: 19 LYONS ST 19 LYONS ST
FRANKLIN, MA 02038

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

300' Abutters List Report

Franklin, MA
May 23, 2021

Parcel Number:	326-026-000	Mailing Address:	DEXTRADEUR ALAN J DEXTRADEUR
CAMA Number:	326-026-000-000		PATRICIA R
Property Address:	15 LYONS ST		15 LYONS ST
			FRANKLIN, MA 02038
Parcel Number:	326-033-000	Mailing Address:	GARBOSKI TIMOTHY J VALANTINE
CAMA Number:	326-033-000-000		DARCY J
Property Address:	49 PROSPECT ST		49 PROSPECT ST
			FRANKLIN, MA 02038
Parcel Number:	326-035-000	Mailing Address:	ROY GEORGE R ROY PATRICIA J
CAMA Number:	326-035-000-000		2 NICHOLAS DR
Property Address:	2 NICHOLAS DR		FRANKLIN, MA 02038
Parcel Number:	326-036-000	Mailing Address:	CAIRNS JAMES R CAIRNS DEJA M
CAMA Number:	326-036-000-000		4 NICHOLAS DR
Property Address:	4 NICHOLAS DR		FRANKLIN, MA 02038
Parcel Number:	337-040-000	Mailing Address:	CONANT MARIA M
CAMA Number:	337-040-000-000		871 WASHINGTON ST
Property Address:	871 WASHINGTON ST		FRANKLIN, MA 02038

SCHMIDTS FARM INC
215 PROSPECT ST
FRANKLIN, MA 02038

GARBOSKI TIMOTHY J
VALANTINE DARCY J
49 PROSPECT ST
FRANKLIN, MA 02038

HARTNETT LAUREN A TR
LAUREN HARTNETT 2008 REVO
12 LYONS ST
FRANKLIN, MA 02038

ROY GEORGE R
ROY PATRICIA J
2 NICHOLAS DR
FRANKLIN, MA 02038

PADULA MICHAEL A
PADULA KELLEY A
16 LYONS ST
FRANKLIN, MA 02038

CAIRNS JAMES R
CAIRNS DEJA M
4 NICHOLAS DR
FRANKLIN, MA 02038

HURD STEPHEN
6 SARSFIELD ST
FRANKLIN, MA 02038

CONANT MARIA M
871 WASHINGTON ST
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

RANIERI DONALD G & MARY E
PO BOX Q
FRANKLIN, MA 02038

D'ORSI PETER
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FRANKLIN, MA 02038

HURLEY MATTHEW
HURLEY LISA
22 LYONS ST
FRANKLIN, MA 02038

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FRANKLIN, MA 02038

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DEXTRADEUR PATRICIA R
15 LYONS ST
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.

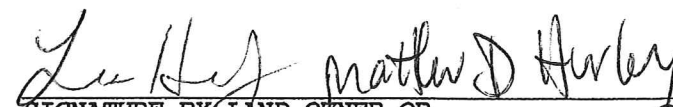
I/We Matthew Hurley and Lisa Hurley
(OWNER)

Address: 22 Lyons Street Franklin MA

State that I/We own the property located at 22 Lyons Street,
which is the subject of this zoning application.

The record title of this property is in the name of Matthew Hurley and Lisa Hurley

*Pursuant to a deed of duly recorded in the date August 28, 2019, Norfolk
County Registry of Deeds at Book 37100, Page 67; 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: Lisa Hurley

PRESENT USE/OCCUPANCY: Single Family Residence

LOCATION: 22 Lyons Street ZONE: RRI

PHONE: 781-883-0134

REQUESTED USE/OCCUPANCY: Existing Residence with addition of In-Law Unit

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u>	
<u>Lot Area:</u>	<u>43,500</u>	<u>43,500</u>	<u>40,000</u>	(min.)
<u>Continuous Frontage:</u>	<u>364.56'</u>	<u>364.56'</u>	<u>200'</u>	(min.)
	PER RECORDED SUBDIVISION PLAN 265 of 1989			
<u>Size of Lot:</u>	<u>Width</u>	<u>Exempt</u>		(min.)
	<u>Depth</u>	<u>200'</u>		(min.)
<u>Setbacks in Feet:</u>	<u>Front</u>	<u>52.8'</u>	<u>52.8'</u>	<u>40'</u> (min.)
	<u>Rear</u>	<u>Corner Lot</u>		<u>40'</u> (min.)
	<u>Left Side</u>	<u>45.0'</u>	<u>45.0'</u>	<u>40'</u> (min.)
	<u>Right Side</u>	<u>76.4'</u>	<u>76.4'</u>	<u>40'</u> (min.)
<u>Building Height:</u>	<u>Stories</u>	<u>2</u>	<u>2</u>	<u>3</u> (max.)
	<u>Feet</u>	<u><35'</u>	<u><35'</u>	<u>35'</u> (max.)
<u>NO. of Dwelling Units:</u>	<u>1</u>	<u>2</u>	<u>2 w/ special Permit</u>	(max.)
<u>NO. of Parking Spaces:</u>	<u>6</u>	<u>6</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.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

page 4



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 addition will be utilized for an in-law of the family who has resided in the residence since 2019. This will allow the family to remain in the residence and will allow the parent to be cared for.

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
The existing and proposed driveway is capable of having 4+ parking spaces. There are 3 garage parking space. Two spaces per unit as required by the Franklin Zoning Bylaw. Additional vehicle trips will be minimal with less than 10 trips per day anticipated.

(3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
The roadway system can accommodate the vehicle trips from the in-law unit. The site will have less impervious coverage than allowed by the Franklin Zoning Bylaw. The site will be connected to municipal utilities. A septic system was recently installed on the property. The owner will remove one existing bedroom and add the proposed in-law bedroom. If necessary, a deed restriction could be filed by the owner.

(4) Neighborhood character and social structure will not be negatively impacted.
The addition of a family member will not negatively impact the character of social structure of the neighborhood.

(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 proposed in-law unit will be constructed on an existing developed property and will not be located within a wetland resource area, habitats or impact a feature.

(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 proposed in-law unit will have a footprint of 660 square feet. The lot structure coverage proposed is well below the coverage allowed by the Franklin Zoning Bylaws. The proposed addition meets or exceeds the Town of Franklin setback requirements. The in-law unit will meet the height requirements and will not cause flooding, excessive noise, odor, light, vibrations or airborne particulates.

(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.

The existing house has a recently upgraded septic system. The removal of an existing bedroom and the creation of a bedroom in the in-law will result in no changes being made to the water or sewer use.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY N O T
A N
WILLIAM P. O'DONNELL, REGISTER
C O P Y

Bk 37100 Pg 67 #75920
08-28-2019 @ 12:09p

N O T
A N MASSACHUSETTS STATE EXCISE TAX
O F F I C E Norfolk Registry of Deeds
C O P Y Date: 08-28-2019 @ 12:09pm
Qtty: 706 Doc#: 75920
Fee: \$3,556.80 Cons: \$780,000.00

QUITCLAIM DEED

We, **ROGER C. STURTEVANT, JR. and KATHRYN A. STURTEVANT**, being married to each other, of Franklin, Norfolk County, Massachusetts,

for consideration paid and in full consideration of: Seven Hundred Eighty Thousand and 00/100 Dollars (\$780,000.00),

grant to: **MATTHEW HURLEY and LISA HURLEY**, husband and wife as tenants by the entirety, now of 22 Lyons Street, Franklin, MA 02038

with **QUITCLAIM COVENANTS**,

The land shown as Lot 11 on a plan entitled, "Cornwallis Estates Key Sheet 14 Lot Subdivision, Subdivision Plan of Land in Franklin, Mass. Norfolk County Scale 1"=80' November 18, 1988 Revised: January 20, 1989, Salvetti Surveying & Engineering Assoc. 10 Emmons St., Franklin, Mass." recorded with Norfolk Registry of Deeds as Plan No. 265 of 1989 in Plan Book 379, reference to which may be had for a more particular description.

Said Lot 11 contains 43,500± square feet according to said plan.

Said Lot 11 is conveyed subject to a Declaration of Restrictive Covenants and Easements dated May 25, 1999 and recorded Norfolk County Registry of Deeds Book 13493, Page 454 and all other easements and orders of record.

There is excepted from this conveyance the fee in the ways shown as Lyons Street and Sarsfield Street on the plans hereinbefore referred to. However, the Grantee shall, subject to Declaration of Restrictive Covenants and Easements hereinbefore referred to have the right to use said ways for all purposes for which roads are commonly used in the Town of Franklin, MA.

PROPERTY ADDRESS: 22 LYONS STREET, FRANKLIN, MA 02038

N O T

A N

The grantors hereby release all rights of homestead in the property to which they may be entitled to under the laws of the Commonwealth of Massachusetts and certify that at the time of the delivery of this deed, no former spouse or any other person is entitled to any homestead rights in said property.

N O T

A N

Meaning and intending to convey and hereby conveying all of the same premises conveyed to the grantors by deed of Mary E. Ranieri, dated September 22, 1999, recorded with the Norfolk County Registry of Deeds in Book 13747, Page 147.

NOT

AND

SEAL

COPY

Witness my hand and seal this 21st day of August, 2019.

NOT

AND

SEAL

COPY

Roger C. Sturtevant, Jr.

COMMONWEALTH OF MASSACHUSETTS

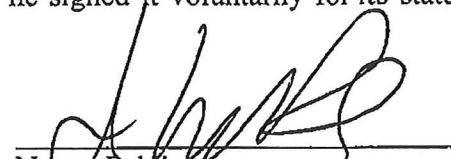
Norfolk, ss.

August 21, 2019

On this 21st day of August, 2019, before me, the undersigned notary public, personally appeared the above-named **Roger C. Sturtevant, Jr.**, proved to me through satisfactory evidence of identification, being valid Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 7, 2021


Notary Public:
My Commission Expires:

Witness my hand and seal this 21st day of August, 2019.


Kathryn A. Sturtevant

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

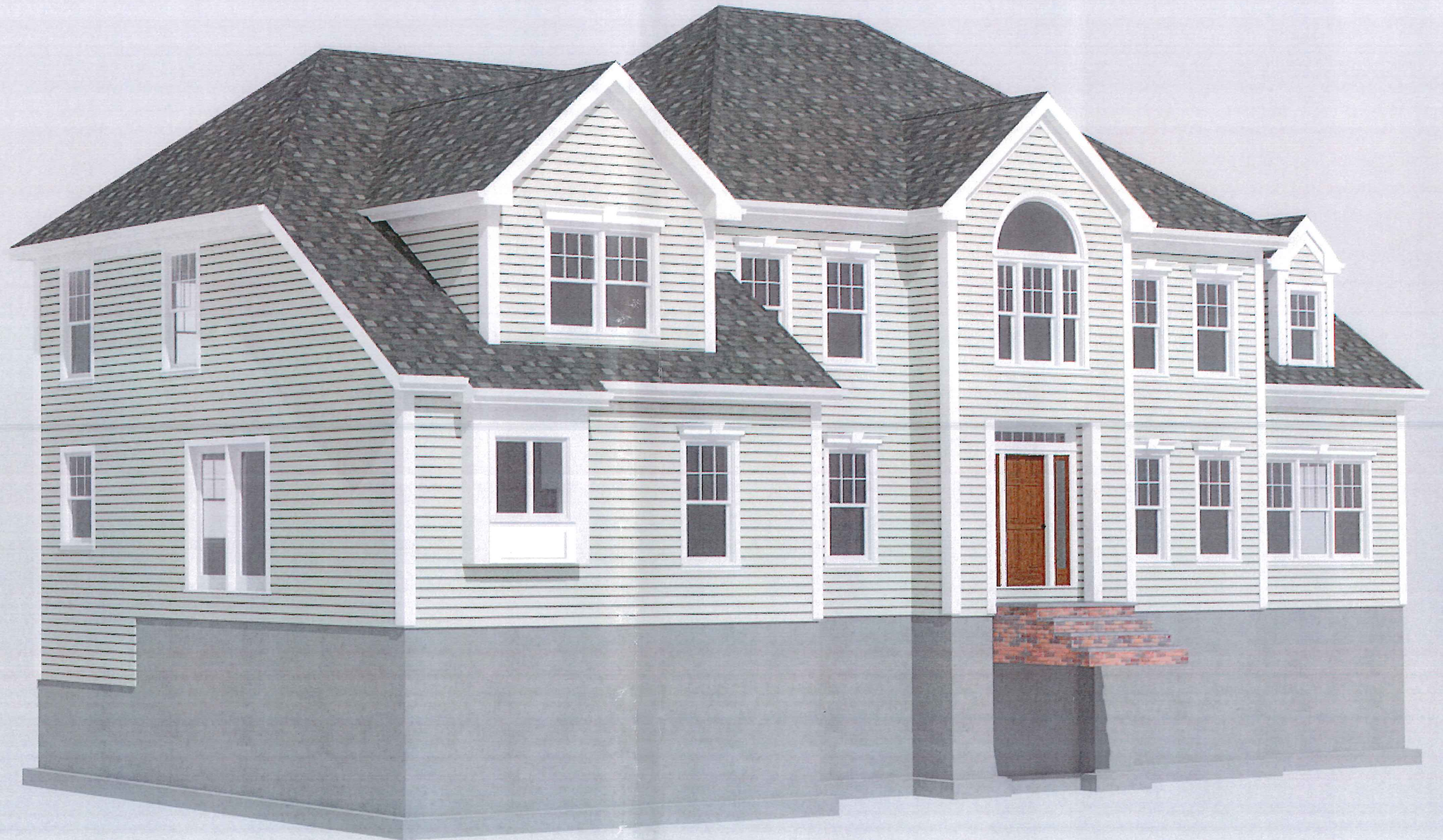
August 21, 2019

On this 21st day of August, 2019, before me, the undersigned notary public, personally appeared the above-named **Kathryn A. Sturtevant**, proved to me through satisfactory evidence of identification, being valid Massachusetts driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 7, 2021


Notary Public:
My Commission Expires:



RECEIVED
TOWN OF FRANKLIN

JUN 01 2021

ZONING BOARD OF APPEALS





- NOTICE: CONTRACTOR SHALL REVIEW PLAN AND REPORT ANY INCONSISTENCIES, DISCREPANCIES, OR AMBIGUITIES TO MICHAEL J. KONOSKY ASSOCIATES BEFORE PROCEEDING WITH WORK.**

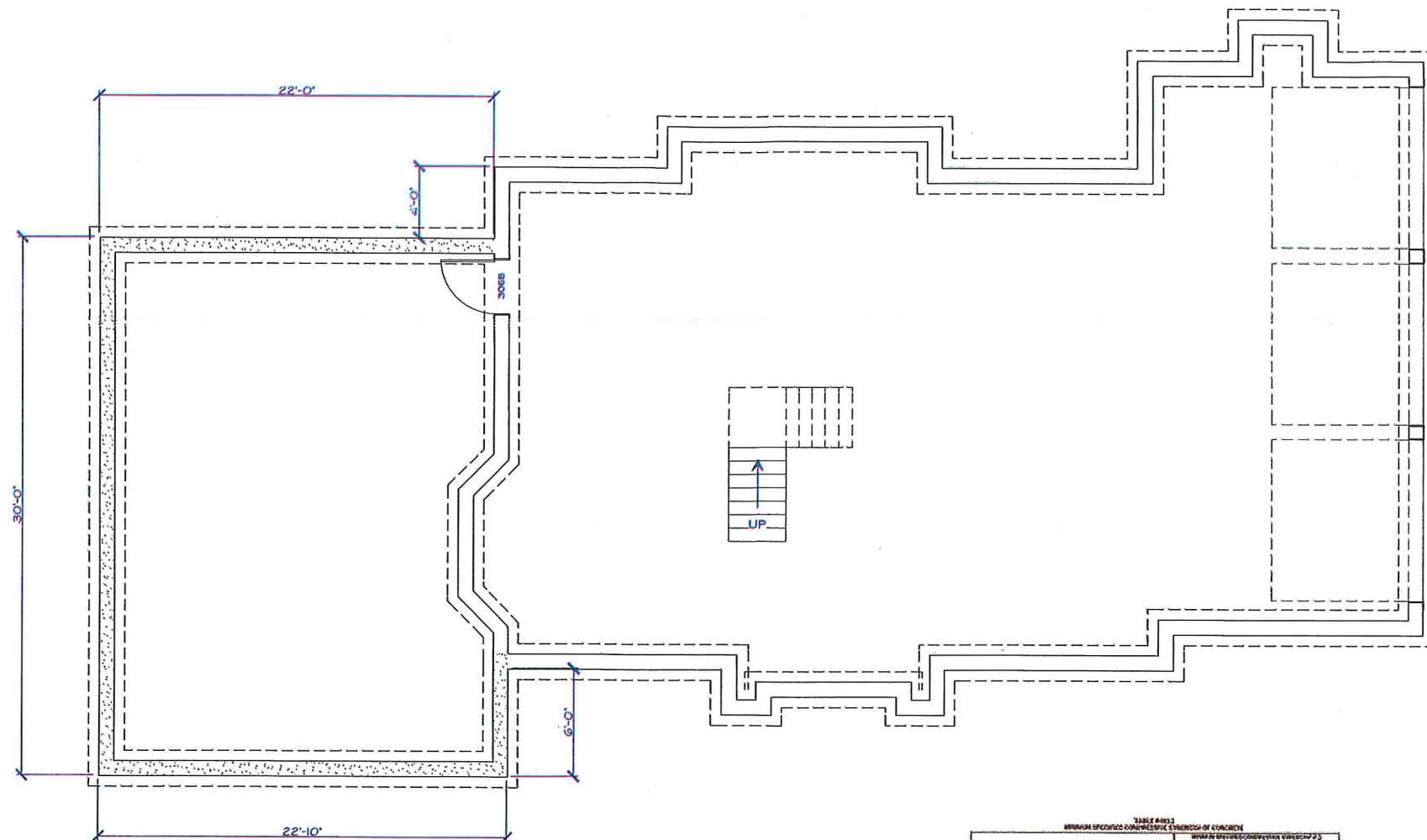
SECTION R405 FOUNDATION WATERPROOFING AND DAMP-PROOFING

R405.1 Concrete and masonry foundation dampproofing.
Except those indicated by Section R405.2, all exterior foundation walls shall be exteriorly damp proofed. Foundation walls shall be exteriorly damp proofed with a waterproofing material and a drainage system. The exterior surface of foundation walls and floors below grade shall be damp proofed from the higher of the top of the footing or the 6 inches (153 mm) below the top of the foundation to the finished grade. Masonry walls shall have not less than 1/2 in. (9.5 mm) Portland cement grout applied on one exterior face of the wall. A parge coat shall be damp proofed in accordance with one of the following:

1. Bitumen coating.
2. Heavy coat of portland paste (1.63 kg/m³) of acrylic modified cement.
3. One-tight-kick (3.2 mil) coat of surface-bonding cement composite applying as in ASTM C 881.
4. Any material permitted for waterproofing in Section R405.2.
5. Other approved methods or materials.

Exception: Fencing of wet masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be damp proofed by applying any one of the listed damp proofing materials or any one of the waterproof materials listed in Section R405.2 to the exterior face of the wall.



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

[illegible]

All plans remain the property of Konocty Associates Inc. This set of plans must contain a typed title/sheet/label in the title block which must match the description of the site proposed. The title/sheet/label must include the project name, (and if any, and it is to be duplicated without variation from Konocty Associates Inc.

This Plan is intended to give general layout design. Construction information and is not intended to be a substitute for the Local or State Code and is to be constructed by a professional following all applicable codes. Avoid actions prior to construction. All drawings are diagrammatic and are not to be construed as a set of instructions for measurement.

CLIENT	PROPOSED ADDITION PLAN	
SITE	COLLINS RESIDENCE	
	22 LYONS RD, FRANKLIN, MA	
FILE	22 LYONS, COLLINS	PRINT DATE

KONOSKY ASSOCIATES INC.
Residential - Commercial
Building Designers

8423 UPPER UNION ST., SUITE 101, FRANKLIN, MA 02038-1208
508.550.0000

PLAN#	102230
PLAN DATE	5/24/2021

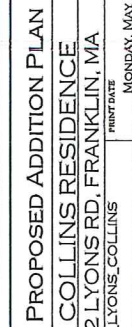
sheet:

A=2



Fast: 1 pound per person foot = 0.01917 lbs/ft. 1 square inch = 645 cm^2 .
1 point = 4.5 cm^2 .

2. The average garage doors that are capable of supporting a 2,000-pound garage door are 24 inches thick.
3. Unacceptable units without storage are those where the clear height between the unit and the ceiling is less than 12 inches, or where there are not at least six adjacent supports with full continuous support capable of accommodating an assumed rectangle 12 inches in height by 24 inches in width. Units without storage are unacceptable if the clear height is not at least 12 inches, or if the units are not supported by at least six adjacent supports with full continuous support capable of accommodating an assumed rectangle 12 inches in height by 24 inches in width.
4. Individual units needs shall be designed for the uniformly distributed load that would be assumed to occur, acting over an area of 4 square feet, wherever possible, representing the greater stresses.
5. A single corner loaded unit is subject to any direction at any point along its edge.
6. See Section 2.01.1 for deck details to exterior walls.
7. *Glazed in the components* shall except the handrail, balustrade and handrail support. The handrail shall be made of a material specified in Table 6 of 50 pounds per inch squared or 1 square foot. This handrail need not be attached to the wall.
8. *Unacceptable units with treated storage* are those where the clear height between joists and ceiling is not greater than 62 inches, or where there are not at least six adjacent supports with full continuous support capable of accommodating an assumed rectangle 12 inches in height by 24 inches in width, or greater, within the plane of the trusses.
9. *Unacceptable units with full storage* are those where the clear height between joists or ceiling is not greater than 62 inches, or where there are not at least six adjacent supports within the plane of the trusses.
10. The units are acceptable if none is supported more than 10 inches from the wall and 10 inches from the ceiling and located where the clear height in the aisle is not less than 50 inches.
11. The slope of the joists or beams between chords is more than that in the previous section is unacceptable.
12. The maximum depth to least depth ratio for joist or beams between chords is unacceptable.
13. The mounting locations of the joist or beam between chords shall be designed to maintain uniform distributed reactions the full of at least 300 pounds per square foot.
14. *Glazing used in handrail enclosure* and glazing shall be designed with a minimum thickness of 3/4 inch and shall be made of a material that meets the conservation loads applied to the top of the rail, and to the head rail and the rail supports. These loads shall be determined independent of any other loads.

[illegible]

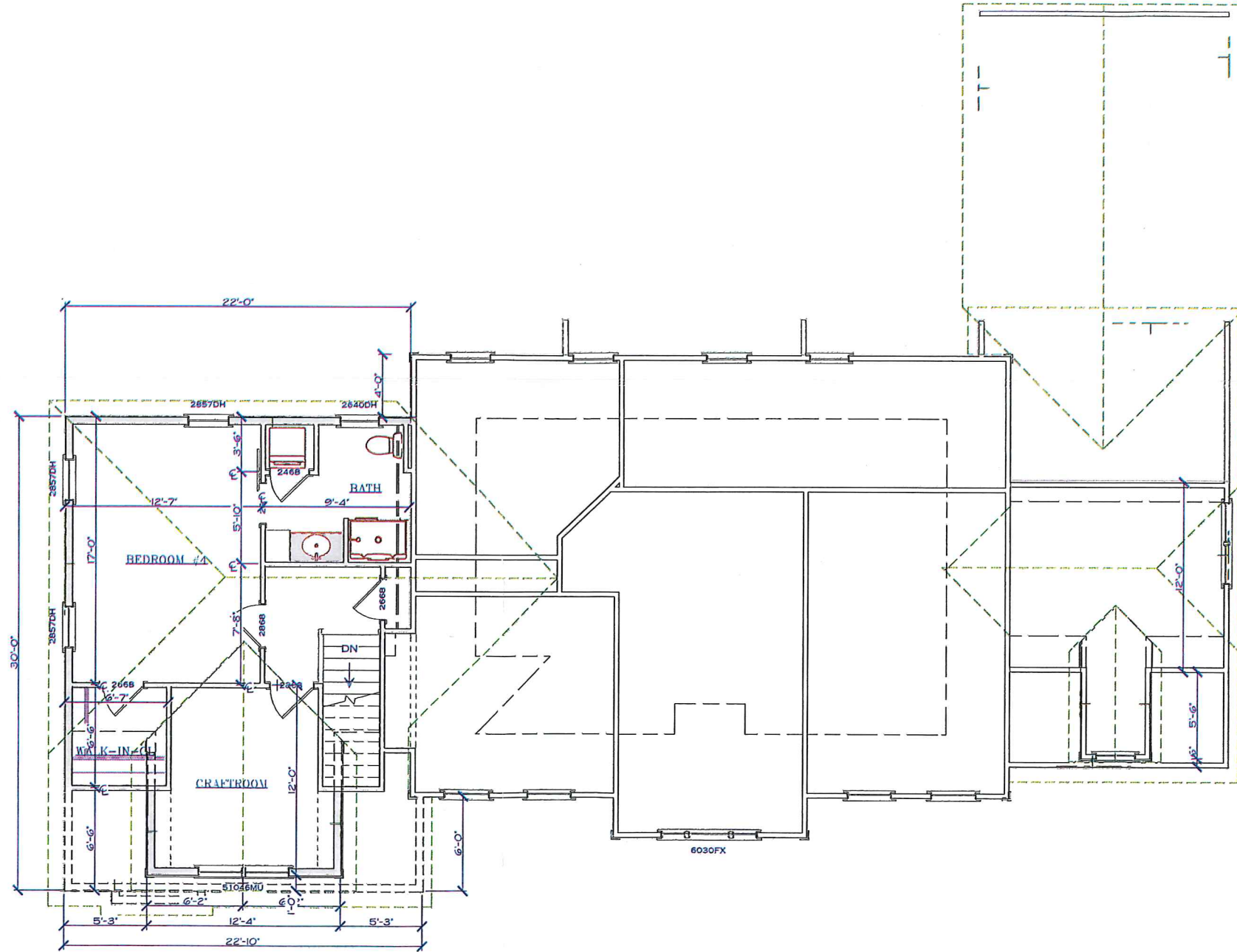
KONOSKY ASSOCIATES INC.
Residential • Commercial
Building Designers

SINCE 1966

842 UPPER UNION ST., SUITE 10, FRANKLIN, MA 02038-1208
508-520-1965 • WWW.KONOSKY.COM • INFO@KONOSKY.COM

PLAN#	102230
PLAN DATE	5/24/2021

sheet:
A-B



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



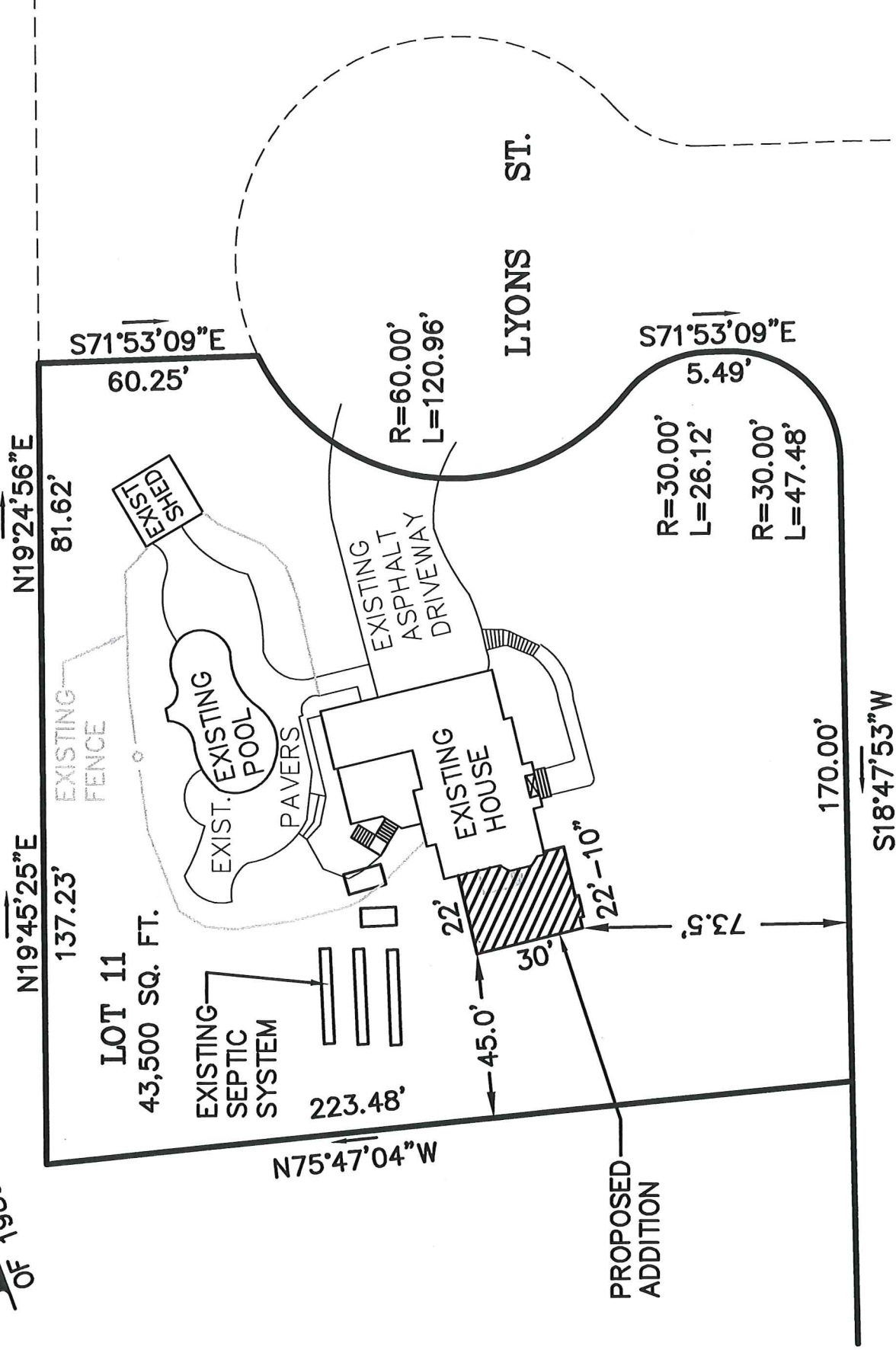
PLAN# 102230
PLAN DATE 5/24/2021

sheet
A-4

PROPOSED ADDITION PLAN
COLLINS RESIDENCE
22 LYONS RD. FRANKLIN, MA
22 LYONS COLLINS
MONDAY, MAY 24, 2021

All plans remain the property of Kososky Associates Inc. This set of plans must contain a typed title block with the name of the project, the name of the architect, the name of the engineer, the name of the contractor, the name of the owner, the name of the city, the name of the state, the name of the county, the name of the town, the name of the lot, the name of the block, the name of the street, the name of the section, the name of the map, the name of the plan, the name of the sheet, the name of the drawing, the name of the title block, the name of the project, the name of the architect, the name of the engineer, the name of the contractor, the name of the owner, the name of the city, the name of the state, the name of the county, the name of the town, the name of the lot, the name of the block, the name of the street, the name of the section, the name of the map, the name of the plan, the name of the sheet, the name of the drawing, the name of the title block.

PLAN 265
OF 1989

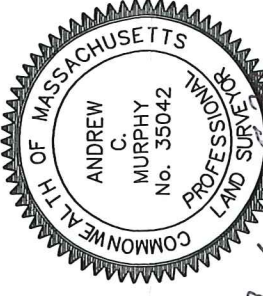


REFERENCES:
MAP 326 PARCEL 024
BOOK 37100 PAGE 67
PLAN 265 OF 1989
SEPTIC AS-BUILT PLAN
BY NORFOLK ENGINEERING
DATED 8/1/19

ZONING: RR1
AREA: 40, 000 SQ. FT.
FRONTAGE: 200'
SETBACKS:
F - 40'
S - 40'
R - 40'

LOT COVERAGE - STRUCTURES - 20%
LOT COVERAGE - STRUCTURES AND PAVING - 25%
THE SITE IS NOT LOCATED WITHIN A TOWN OF FRANKLIN WATER
RESOURCE DISTRICT AS SHOWN ON WATER RESOURCE DISTRICT
MAP DATED 5/6/2019.

COVERAGE
STRUCTURES (HOUSE, ADDITION AND SHED) - 6.6%
STRUCTURES AND PAVING - 19.7%
INCLUDES EXISTING HOUSE, PROPOSED ADDITION,
DECKS, POOL, PAVERS AND DRIVEWAY.



RECEIVED
TOWN OF FRANKLIN

JUN 01 2021

ZONING BOARD OF APPEALS

5/26/21

ANDREW C. MURPHY P.L.S. #35042

SCALE: 1" = 40

DATE: MAY 24, 2021

OWNER:

MATTHEW AND LISA HURLEY
22 LYONS STREET
FRANKLIN, MA

PROPOSED ADDITION PLAN
22 LYONS STREET
FRANKLIN, MA

UNITED
CONSULTANTS
INC.

850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093
508-384-6560 FAX 508-384-6566