

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: Anthony Cabeca and Kimberli Jacobsen

LOCATION: 220 Chestnut Street

ZONING DISTRICT: Single Family 111

TYPE OF PROJECT: Construct a 12' x 22' Sunroom

DATE: 01/19/2023 **DENY**

SPECIAL PERMIT

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

REASON FOR DENIAL: Applicant is seeking to construct a 12' x 22' sunroom that increases the total impervious area to 19.7 % where 15 % is allowed in the Water Resource District. 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 01/19/2023 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

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TOWN OF FRANKLIN

2023 JAN 17 A 11:07

ZBA APPLICATION FORM

JAN 16 2023

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GENERAL INFORMATION

ZONING BOARD OF APPEALS

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

Special Permit: ☒ Variance: _____ Appeal: _____

PETITIONER: Anthony Cabeca and Kimberli Jacobsen

PETITIONER'S ADDRESS: 220 Chestnut Street PHONE: 617-217-1521

LOCATION OF PROPERTY: 220 Chestnut Street

TYPE OF OCCUPANCY: single family ZONING DISTRICT: Single Family Residential III

ASSESSORS MAP & PARCEL: 280-66

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

To remove an existing deck and to construct a 12' x 22' sunroom addition on piers

The allowed impervious coverage in a water resource district is 15%. The existing impervious coverage is 19.1%. The removal of the deck and the construction of a sunroom addition will increase impervious coverage to 19.7%.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section 40 Water Resource District D(l)(i) residential impervious coverage

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):

Anthony Cabeca & Kimberli Jacobsen
(Petitioner(s)/owner)
(Print Name)

Address: 220 Chestnut Street Franklin, MA.

Tel. No.: 617-217-1521

E-Mail Address: acabeca@deloitte.com

Date: 1/11/2023

**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 Anthony Cabeca & Kimberli Jacobsen
(OWNER)

Address: 220 Chestnut Street Franklin, MA.

State that I/We own the property located at 220 Chestnut Street,
which is the subject of this zoning application.

The record title of this property is in the name of Anthony Cabeca
and Kimberli Jacobsen

*Pursuant to a deed of duly recorded in the date 2/1/2018, Norfolk
County Registry of Deeds at Book 35776, Page 28; 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: Anthony Cabeca & Kimberli Jacobsen PRESENT USE/OCCUPANCY: Single Family Dwelling

LOCATION: 220 Chestnut Street ZONE: Single Family Residential III

PHONE: 508-951-7068 REQUESTED USE/OCCUPANCY: residential addition

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>Lot Area:</u>		<u>30,696+/- sf.</u>	<u>30,696+/- sf.</u>	<u>20,000 sf.</u>	(min.)
<u>Continuous Frontage:</u>		<u>207.59'</u>	<u>207.59'</u>	<u>125'</u>	(min.)
<u>Size of Lot:</u>	Width	<u>166+/-</u>	<u>166+/-</u>	<u>112.5'</u>	(min.)
	Depth	<u>231+/-</u>	<u>231+/-</u>	<u>160'</u>	(min)
<u>Setbacks in Feet:</u>	Front	<u>40.1'</u>	<u>40.1'</u>	<u>40'</u>	(min.)
	Rear	<u>n/a</u>	<u>n/a</u>	<u>30'</u>	(min.)
	Left Side	<u>47.9'</u>	<u>34.6'</u>	<u>25'</u>	(min.)
	Right Side	<u>44.3'</u>	<u>44.3'</u>	<u>25'</u>	(min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>2</u>	<u>3</u>	(max.)
	Feet	<u>32+/-</u>	<u>32+/-</u>	<u>35'</u>	(max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>1</u>		(max.)
<u>NO. of Parking Spaces:</u>		<u>n/a</u>	<u>n/a</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.

A single family home with an existing deck on the rear of the structure. Deck to be razed and replaced
with a proposed sunroom addition constructed on piers.



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 proposed addition would fit into the existing neighborhood and will be the same style as the existing home.

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

The addition will not effect the existing traffic flow or pedestrian safety.

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

The addition will not be needing additional utilities or infrastructure

(4) Neighborhood character and social structure will not be negatively impacted.

The addition will be of the same character as the existing structure and will not negatively impact 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 addition is replacing an existing deck that will not damage resources.

(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 addition will be in the same character of the existing structure and will not result in any deprivation to the neighborhood.

(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 project will remain a single family home and will not effect the water supply or septic system.

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3 Pages
File #14541

QUITCLAIM DEED

We, Anthony J. Cabeca and Kimberli F. Jacobsen, being unmarried, as Tenants in Common, of 220 Chestnut Street, Franklin, Norfolk County, Massachusetts 02038

for consideration paid and in full consideration of the amount of One Dollar (\$1.00)

grant to Anthony J. Cabeca and Kimberli F. Jacobsen, being unmarried, as Joint Tenants and not as Tenants in Common, now of 220 Chestnut Street, Norfolk County, Franklin, Massachusetts 02038

with QUITCLAIM COVENANTS

all of our right, title and interest in the following parcels of land

PARCEL I: LOT 3B

A parcel of land located on the easterly side of private way off Chestnut Street in the Town of Franklin, Norfolk County, Massachusetts shown as Lot 3B on a Plan of Land Delfino Estates, Lot Revision, Franklin, Massachusetts dated December 21, 2016 prepared by Guerriere and Halnon, Inc. recorded with the Norfolk County Registry of Deeds in Plan Book 655, Page 80, and to which reference is made for a more particular description of said Lot 3B.

The above-described Lot 3B contains an area of 30,695 S.F. more or less, according to the above referenced plan.

PARCEL II: PARCEL A1

A parcel of land located on the easterly side of private way off Chestnut Street in the Town of Franklin, Norfolk County, Massachusetts shown as Parcel A1 on a Plan of Land Delfino Estates, Lot Revision, Franklin, Massachusetts dated December 21, 2016 prepared by Guerriere and Halnon, Inc. recorded with the Norfolk County Registry of Deeds in Plan Book 655, Page 80, and to which reference is made for a more particular description of said Parcel A1.

The above-described Parcel A1 contains an area of 1,094 S.F. more or less, according to the above referenced plan.

220 Chestnut Street, Franklin, MA Confirmatory Deed_File 14541.doc

PARCEL III: PRIVATE R.O.W.

A parcel of land located on the easterly side of Chestnut Street in the Town of Franklin, Norfolk County, Massachusetts shown as "Private R.O.W." shown on a Plan of Land Delfino Estates, Lot L Revision, Franklin, Massachusetts dated December 21, 2016 prepared by Guerrieri and Halnon, Inc. recorded with the Norfolk County Registry of Deeds in Plan Book 655, Page 80, and to which reference is made for a more particular description of said private right of way.

The above-described Private Right Of Way contains an area of 29,393 S.F. more or less, according to the above referenced plan.

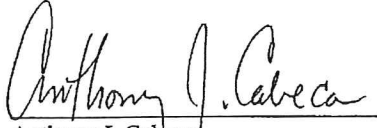
PROPERTY ADDRESS: 220 CHESTNUT STREET, FRANKLIN, MA 02038
GRANTEE ADDRESS: 220 CHESTNUT STREET, FRANKLIN, MA 02038

For Grantor's title, see deed recorded at the Norfolk County Registry of Deeds at Book 39594, Page 248. See also confirmatory deed recorded at Book 35688, Page 457.

GRANTEES ARE TO HOLD TITLE AS JOINT TENANTS, AND NOT AS TENANTS IN COMMON AS RECITED IN CONFIRMATORY DEED AT BOOK 35688, PAGE 457.

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Witness our hands and seals this 21st day of January, 2018.
NOT
A N
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C O P Y


Anthony J. Cabeca

NOT
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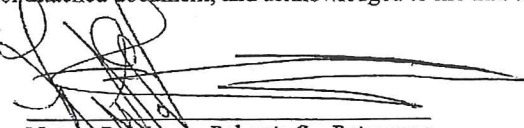
Kimberli F. Jacobsen

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

January 21, 2018

On this 21st day of January, 2018, before me, the undersigned notary public, personally appeared Anthony J. Cabeca and Kimberli F. Jacobsen, proved to me through satisfactory evidence of identification, which were unexpired government issued identification cards, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public: Robert G. Peterson
My Commission Expires: July 10, 2020



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3 Pages
File #14541

CONFIRMATORY QUITCLAIM DEED

Lorusso Building and Remodeling, Inc. a domestic corporation having a usual business address of P.O. Box 332, Norfolk, Norfolk County, Massachusetts 02056,

for consideration paid and in full consideration of the amount of Five Hundred and Seventy-Eight Thousand Eight Hundred and Eighty-Eight Dollars (\$578,888.00)

grants to Anthony J. Cabeca and Kimberli F. Jacobsen, being unmarried, as tenants in common, and not as joint tenants, now of 220 Chestnut Street, Norfolk County, Franklin, Massachusetts 02038

with *QUITCLAIM COVENANTS*

all of our right, title and interest in the following parcels of land

PARCEL I: LOT 3B

A parcel of land located on the easterly side of private way off Chestnut Street in the Town of Franklin, Norfolk County, Massachusetts shown as Lot 3B on a Plan of Land Delfino Estates, Lot Revision, Franklin, Massachusetts dated December 21, 2016 prepared by Guerriere and Halnon, Inc. recorded with the Norfolk County Registry of Deeds in Plan Book 655, Page 80, and to which reference is made for a more particular description of said Lot 3B.

The above-described Lot 3B contains an area of 30,695 S.F. more or less, according to the above referenced plan.

PARCEL II: PARCEL A1

A parcel of land located on the easterly side of private way off Chestnut Street in the Town of Franklin, Norfolk County, Massachusetts shown as Parcel A1 on a Plan of Land Delfino Estates, Lot Revision, Franklin, Massachusetts dated December 21, 2016 prepared by Guerriere and Halnon, Inc. recorded with the Norfolk County Registry of Deeds in Plan Book 655, Page 80, and to which reference is made for a more particular description of said Parcel A1.

MARGINAL REFERENCE REQUESTED
BK 39594 PG 248 DOC TYPE DEED

220 Chestnut Street, Franklin, MA Confirmatory Deed_File 14541.doc

Property and Grantee Address: 220 Chestnut Street, Franklin, Massachusetts 02038

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The above-described Parcel A1 contains an area of 1,094 S.F. more or less, according to the above referenced plan.

PARCEL III: PRIVATE R.O.W.

A parcel of land located on the easterly side of Chestnut Street in the Town of Franklin, Norfolk County, Massachusetts shown as "Private R.O.W" shown on a Plan of Land Delfino Estates, Lot Revision, Franklin, Massachusetts dated December 21, 2016 prepared by Guerriere and Halnon, Inc. recorded with the Norfolk County Registry of Deeds in Plan Book 655, Page 80, and to which reference is made for a more particular description of said private right of way.

The above-described Private Right Of Way contains an area of 29,393 S.F. more or less, according to the above referenced plan.

PROPERTY ADDRESS: 220 CHESTNUT STREET, FRANKLIN, MA 02038
GRANTEE ADDRESS: 220 CHESTNUT STREET, FRANKLIN, MA 02038

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR LORUSSO BUILDING AND REMODELING, INC., A DOMESTIC CORPORATION. THIS IS INVESTMENT PROPERTY ONLY.

THIS CONVEYANCE IS MADE BY THE CORPORATION IN ITS ORDINARY COURSE OF BUSINESS AND THIS CONVEYANCE DOES NOT CONSTITUTE ALL OR SUBSTANTIALLY ALL OF THE ASSETS OF THE GRANTOR DOMESTIC CORPORATION IN THE COMMONWEALTH OF MASSACHUSETTS.

For Grantor's title, see deed of Richard P. Delfino dated July 25, 2016 and recorded on July 27, 2016 at the Norfolk Registry of Deeds at Book 34302, Page 509, as Document No. 72888.

THIS CONFIRMATORY DEED IS BEING RECORDED TO CORRECT A PRIOR DEED DATED MARCH 3, 2007 AND RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS ON MARCH 3, 2007 AT BOOK 39594, PAGE 248, IN WHICH THE PREMISES CONVEYED THEREIN WERE INCOREECTLY DESCRIBED AS LOT 3A, PARCEL A AND A PRIVATE WAY AS SHOWN AT PLAN BOOK 649, PAGE 69. THE CORRECT PREMISES TO BE CONVEYED ARE DESCRIBED HEREIN.

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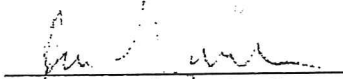
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Witness our hand and seal this 14th day of ~~October~~^{December}, 2017.

Lorusso Building and Remodeling, Inc.

Lorusso Building and Remodeling, Inc.


By Anthony Lorusso, II, it's President
Duly Authorized

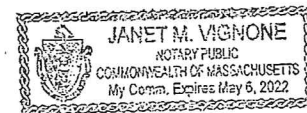

By Joseph P. Lorusso, it's Treasurer
Duly Authorized

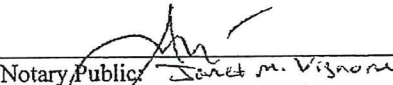
~~Norfolk~~
Middlesex, ss.

COMMONWEALTH OF MASSACHUSETTS

~~October~~^{December} 14th, 2017

On this 14th day of ~~October~~^{December}, 2017, before me, the undersigned notary public, personally appeared Anthony Lorusso, II, President, Lorusso Building and Remodeling, Inc., proved to me through satisfactory evidence of identification, which was an unexpired government issued identification card, 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 as authorized agents for Lorusso Building and Remodeling, Inc., a domestic corporation.



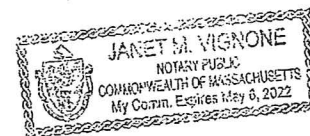

Notary Public: Janet M. Vignone
My Commission Expires: 5-6-2022

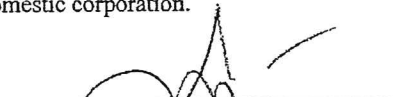
~~Norfolk~~
Middlesex, ss.

COMMONWEALTH OF MASSACHUSETTS

~~October~~^{December} 14th, 2017

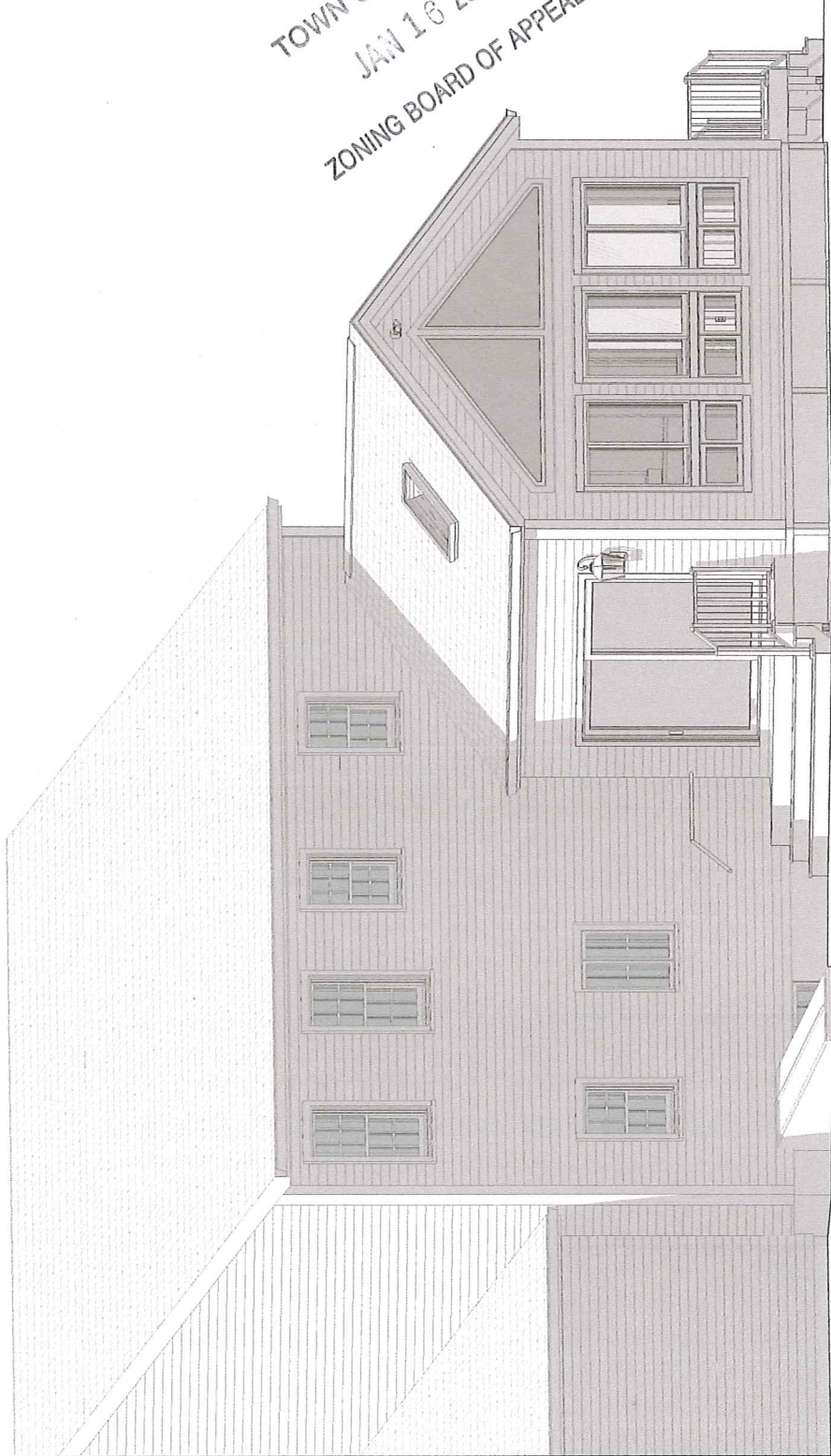
On this 14th day of ~~October~~^{December}, 2017, before me, the undersigned notary public, personally appeared Joseph P. Lorusso, Treasurer, Lorusso Building and Remodeling, Inc., proved to me through satisfactory evidence of identification, which was an unexpired government issued identification card, 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 as authorized agents for Lorusso Building and Remodeling, Inc., a domestic corporation.




Notary Public: Janet M. Vignone
My Commission Expires: 5-6-2022

CABECA / JACOBSEN RESIDENCE SUNROOM ADDITION

220 Chestnut Street, Franklin, MA 02038



RECEIVED
TOWN OF FRANKLIN
JAN 16 2023
ZONING BOARD OF APPEALS

WOODSTOCK BUILDING ASSOCIATES, LLC

The Leader In Design-Build

3 Route 171, Suite 1, Woodstock, CT 06281 / 15 Main Street, Suite 11A, Franklin, MA 02038
(p) 860-928-0897 (f) 860-928-6556 / (p) 508-570-4853
www.wbahomes.com

Residential and Commercial Design-Build

1/27/2022 10:23:53 AM

NOTICE:
WOODSTOCK BUILDING ASSOCIATES
hereby certifies that the design and construction documents are its original work and that it is the author of the design and construction documents. The design and construction documents are the property of Woodstock Building Associates, LLC and are not to be reproduced, copied, or used in any manner without the written consent of Woodstock Building Associates, LLC. The design and construction documents are the property of Woodstock Building Associates, LLC and are not to be reproduced, copied, or used in any manner without the written consent of Woodstock Building Associates, LLC. The design and construction documents are the property of Woodstock Building Associates, LLC and are not to be reproduced, copied, or used in any manner without the written consent of Woodstock Building Associates, LLC.

SHEET:
CS1

Cabeca/ Jacobsen Residence
220 Chestnut Street, Franklin, MA 02038
SCOPE OF WORK
SUNROOM ADDITION & RENOVATIONS
CONTRACT PLANS

CONTRACT DATE:
12/20/2022
REVISIONS
SCALE: 1/2" = 1'-0"
DRAWN BY: J.M.N.
REVIEWED BY: S.J.K.
ESTIMATE BY: J.M.N.

Woodstock Building Associates, LLC
3 Route 171, Woodstock, CT 06281
(p) 860-928-0897 (f) 860-928-6556
15 Main St, Suite 11A, Franklin, MA 02038
(p) 508-570-4853
www.wbahomes.com
WBA



NOTE: Two plans are copyrighted and are subject to copyright protection as in U.S. Pat. Nos. 4,811,000 and 4,811,001, as well as U.S. Pat. Nos. 4,811,002, 4,811,003, 4,811,004, 4,811,005, 4,811,006, 4,811,007, 4,811,008, 4,811,009, 4,811,010, 4,811,011, 4,811,012, 4,811,013, 4,811,014, 4,811,015, 4,811,016, 4,811,017, 4,811,018, 4,811,019, 4,811,020, 4,811,021, 4,811,022, 4,811,023, 4,811,024, 4,811,025, 4,811,026, 4,811,027, 4,811,028, 4,811,029, 4,811,030, 4,811,031, 4,811,032, 4,811,033, 4,811,034, 4,811,035, 4,811,036, 4,811,037, 4,811,038, 4,811,039, 4,811,040, 4,811,041, 4,811,042, 4,811,043, 4,811,044, 4,811,045, 4,811,046, 4,811,047, 4,811,048, 4,811,049, 4,811,050, 4,811,051, 4,811,052, 4,811,053, 4,811,054, 4,811,055, 4,811,056, 4,811,057, 4,811,058, 4,811,059, 4,811,060, 4,811,061, 4,811,062, 4,811,063, 4,811,064, 4,811,065, 4,811,066, 4,811,067, 4,811,068, 4,811,069, 4,811,070, 4,811,071, 4,811,072, 4,811,073, 4,811,074, 4,811,075, 4,811,076, 4,811,077, 4,811,078, 4,811,079, 4,811,080, 4,811,081, 4,811,082, 4,811,083, 4,811,084, 4,811,085, 4,811,086, 4,811,087, 4,811,088, 4,811,089, 4,811,090, 4,811,091, 4,811,092, 4,811,093, 4,811,094, 4,811,095, 4,811,096, 4,811,097, 4,811,098, 4,811,099, 4,811,100, 4,811,101, 4,811,102, 4,811,103, 4,811,104, 4,811,105, 4,811,106, 4,811,107, 4,811,108, 4,811,109, 4,811,110, 4,811,111, 4,811,112, 4,811,113, 4,811,114, 4,811,115, 4,811,116, 4,811,117, 4,811,118, 4,811,119, 4,811,120, 4,811,121, 4,811,122, 4,811,123, 4,811,124, 4,811,125, 4,811,126, 4,811,127, 4,811,128, 4,811,129, 4,811,130, 4,811,131, 4,811,132, 4,811,133, 4,811,134, 4,811,135, 4,811,136, 4,811,137, 4,811,138, 4,811,139, 4,811,140, 4,811,141, 4,811,142, 4,811,143, 4,811,144, 4,811,145, 4,811,146, 4,811,147, 4,811,148, 4,811,149, 4,811,150, 4,811,151, 4,811,152, 4,811,153, 4,811,154, 4,811,155, 4,811,156, 4,811,157, 4,811,158, 4,811,159, 4,811,160, 4,811,161, 4,811,162, 4,811,163, 4,811,164, 4,811,165, 4,811,166, 4,811,167, 4,811,168, 4,811,169, 4,811,170, 4,811,171, 4,811,172, 4,811,173, 4,811,174, 4,811,175, 4,811,176, 4,811,177, 4,811,178, 4,811,179, 4,811,180, 4,811,181, 4,811,182, 4,811,183, 4,811,184, 4,811,185, 4,811,186, 4,811,187, 4,811,188, 4,811,189, 4,811,190, 4,811,191, 4,811,192, 4,811,193, 4,811,194, 4,811,195, 4,811,196, 4,811,197, 4,811,198, 4,811,199, 4,811,200, 4,811,201, 4,811,202, 4,811,203, 4,811,204, 4,811,205, 4,811,206, 4,811,207, 4,811,208, 4,811,209, 4,811,210, 4,811,211, 4,811,212, 4,811,213, 4,811,214, 4,811,215, 4,811,216, 4,811,217, 4,811,218, 4,811,219, 4,811,220, 4,811,221, 4,811,222, 4,811,223, 4,811,224, 4,811,225, 4,811,226, 4,811,227, 4,811,228, 4,811,229, 4,811,230, 4,811,231, 4,811,232, 4,811,233, 4,811,234, 4,811,235, 4,811,236, 4,811,237, 4,811,238, 4,811,239, 4,811,240, 4,811,241, 4,811,242, 4,811,243, 4,811,244, 4,811,245, 4,811,246, 4,811,247, 4,811,248, 4,811,249, 4,811,250, 4,811,251, 4,811,252, 4,811,253, 4,811,254, 4,811,255, 4,811,256, 4,811,257, 4,811,258, 4,811,259, 4,811,260, 4,811,261, 4,811,262, 4,811,263, 4,811,264, 4,811,265, 4,811,266, 4,811,267, 4,811,268, 4,811,269, 4,811,270, 4,811,271, 4,811,272, 4,811,273, 4,811,274, 4,811,275, 4,811,276, 4,811,277, 4,811,278, 4,811,279, 4,811,280, 4,811,281, 4,811,282, 4,811,283, 4,811,284, 4,811,285, 4,811,286, 4,811,287, 4,811,288, 4,811,289, 4,811,290, 4,811,291, 4,811,292, 4,811,293, 4,811,294, 4,811,295, 4,811,296, 4,811,297, 4,811,298, 4,811,299, 4,811,300, 4,811,301, 4,811,302, 4,811,303, 4,811,304, 4,811,305, 4,811,306, 4,811,307, 4,811,308, 4,811,309, 4,811,310, 4,811,311, 4,811,312, 4,811,313, 4,811,314, 4,811,315, 4,811,316, 4,811,317, 4,811,318, 4,811,319, 4,811,320, 4,811,321, 4,811,322, 4,811,323, 4,811,324, 4,811,325, 4,811,326, 4,811,327, 4,811,328, 4,811,329, 4,811,330, 4,811,331, 4,811,332, 4,811,333, 4,811,334, 4,811,335, 4,811,336, 4,811,337, 4,811,338, 4,811,339, 4,811,340, 4,811,341, 4,811,342, 4,811,343, 4,811,344, 4,811,345, 4,811,346, 4,811,347, 4,811,348, 4,811,349, 4,811,350, 4,811,351, 4,811,352, 4,811,353, 4,811,354, 4,811,355, 4,811,356, 4,811,357, 4,811,358, 4,811,359, 4,811,360, 4,811,361, 4,811,362, 4,811,363, 4,811,364, 4,811,365, 4,811

NOTICE:
WOODSTOCK BUILDING ASSOCIATES

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SHEET:
A4.
5 OF 5

SHEET:

CONTRACT PLANS

SUNROOM ADDITION & RENOVATIONS

SCOPE OF WORK:

220 Chestnut Street, Franklin, MA 02038

Cabecal/ Jacobson Residence

CONTRACT DATE:	12/20/2022
SCALE:	1/4" = 1'-0"
DRAWN BY:	J.M.N.
REVIEWED BY:	S.J.K.
ESTIMATE BY:	M.N.

REVISIONS

[illegible]

1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

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

EXISTING PLANS - GENERAL NOTE:
 • EXISTING PLANS BEYOND WBA'S SCOPE OF WORK ARE FOR ILLUSTRATIVE PURPOSES ONLY. GENERAL LAYOUT, SYMBOLS, AND DIMENSIONS MAY VARY FROM ACTUAL SITE CONDITIONS

BUYERS RESPONSIBILITY

- REMOVE/MODIFY/REINSTALL (RIGIGATION LINE(S) AND HEAD(S) AS REQ'D.
- REMOVE/MODIFY/REINSTALL PROPANE LINE(S) AS REQ'D.
- REMOVAL AND INSTALLATION OF ALL PLANTINGS & OTHER SITE RELATED ITEMS AS NEEDED.
- CEILING FAN PROVIDED BY BUYER & INSTALLED BY WBA
- REMOVE ALL FURNITURE, WALL MOUNTED ITEMS, ALL BREAKABLES PRIOR TO START OF CONSTRUCTION.
- REMOVE ALL ITEMS WITHIN GARAGE ATTIC SPACE PRIOR TO START OF CONSTRUCTION.

ABBREVIATIONS:	
ABF	ABOVE FINISH FLOOR
BR	BUYER'S RESPONSIBILITY
BS	BUYER SUPPLIED
CMC	CONCRETE
CONSTR.	CONSTRUCTION
EIR	EXISTING TO REMAIN
LOC.	LOCATION
O.C.	ON CENTER
P&I	PROVIDE & INSTALL
QTY	QUANTITY
R&D	REMOVE & DISPOSE
R&S	REMOVE & SALVAGE
R&R	REMOVE & REINSTALL
RE	REFERENCE
RECD.	REQUIRED
TBD	TO BE DETERMINED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

Woodstock Building Associates, LLC
3 Route 171, Woodstock, CT 06281
(P) 860-928-0987 (F) 860-928-6556
15 Main St, Suite 111A, Franklin, MA 02038
(P) 508-570-4853
www.wbahomes.com



**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

F-4592

January 11, 2023

Zoning Board of Appeals

Attn: Casey Thayer

355 E Central Street

Franklin, MA 02038

Re: **Special Permit Request – 220 Chestnut Street**

Dear Zoning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the special permit application and plan documents in accordance with the Town of Franklin Submittal Requirements. We have provided one original and 7 copies of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- ZBA Application Forms;
- Certified Abutters List;
- (8) 11x17 Special Permit Plot Plan (with wet stamp);
- Filing Fee - \$200.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,

Guerriere & Halnon, Inc.

Amanda Cavaliere

Franklin Office Manager

Enclosures

Whitinsville Office

1029 Providence Road

Whitinsville, MA 01588-2121

Phone: (508) 234-6834

Fax: (508) 234-6723

Milford Office

333 West Street

P.O. Box 235

Milford, MA 01757-0235

Phone: (508) 473-6630

Fax: (508) 473-8243

Franklin Office

55 West Central Street

Franklin, MA 02038-3807

Phone (508) 528-3221

Fax (508) 528-7921

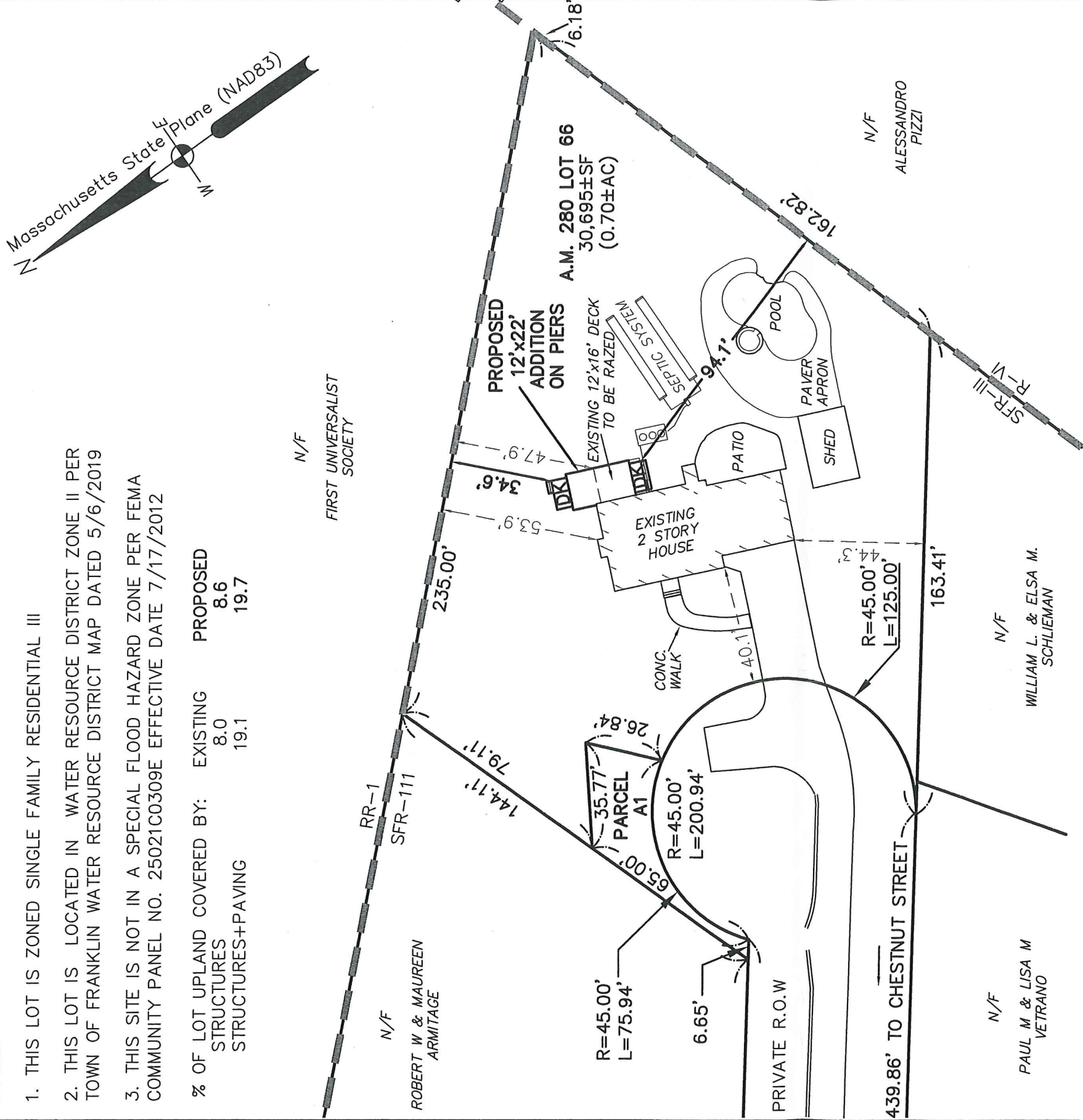
THE BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GUERRIERE AND HALNON, INC.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

NOTES:

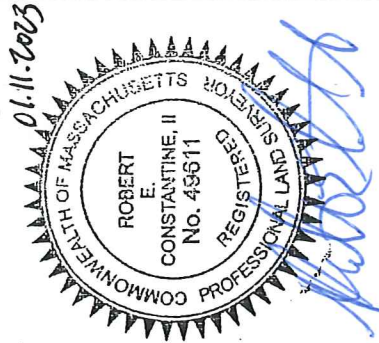
1. THIS LOT IS ZONED SINGLE FAMILY RESIDENTIAL III
2. THIS LOT IS LOCATED IN WATER RESOURCE DISTRICT ZONE II PER TOWN OF FRANKLIN WATER RESOURCE DISTRICT MAP DATED 5/6/2019
3. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY PANEL NO. 25021C0309E EFFECTIVE DATE 7/17/2012

% OF LOT UPLAND COVERED BY:	EXISTING	PROPOSED
STRUCTURES	8.0	8.6
STRUCTURES+PAVING	19.1	19.7



CERTIFICATION

OWNER



ANTHONY J. CABECA &
KIMBERLI F. JACOBSEN
220 CHESTNUT STREET
FRANKLIN, MA 02038

DEED BOOK 35776 PAGE 28
PLAN BK. 655 PAGE 80
A.M. 280 LOT 66

RECEIVED
TOWN OF FRANKLIN

JAN 16 2023

ZONING BOARD OF APPEALS

SPECIAL PERMIT PLOT PLAN

220 CHESTNUT STREET

FRANKLIN
MASSACHUSETTS

JANUARY 09, 2023

DATE REVISION DESCRIPTION

Guerriere &
Halon, Inc.

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

F4592
(ref: F4583)

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 1 / 6 / 2023

Assessors Parcel ID # (12 digits) 280 - 066 - 000 - 000

Property Street Address 220 Chestnut Street

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 Anthony Cabeca and Kimberli Jacobsen

Property Owner's Mailing Address 220 Chestnut Street

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 951 - 7068

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

Requestor's Address 55 West Central Street Franklin, MA.

Requestor's Telephone # 508 - 528 - 3221

Office Use Only: Date Fee Paid 1/6/2023 Paid in Cash \$ 25.00

Paid by Check \$ N/A Check # N/A Town Receipt # 30060

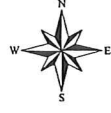
Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals



220 CHESTNUT ST - 300' ABUTTERS

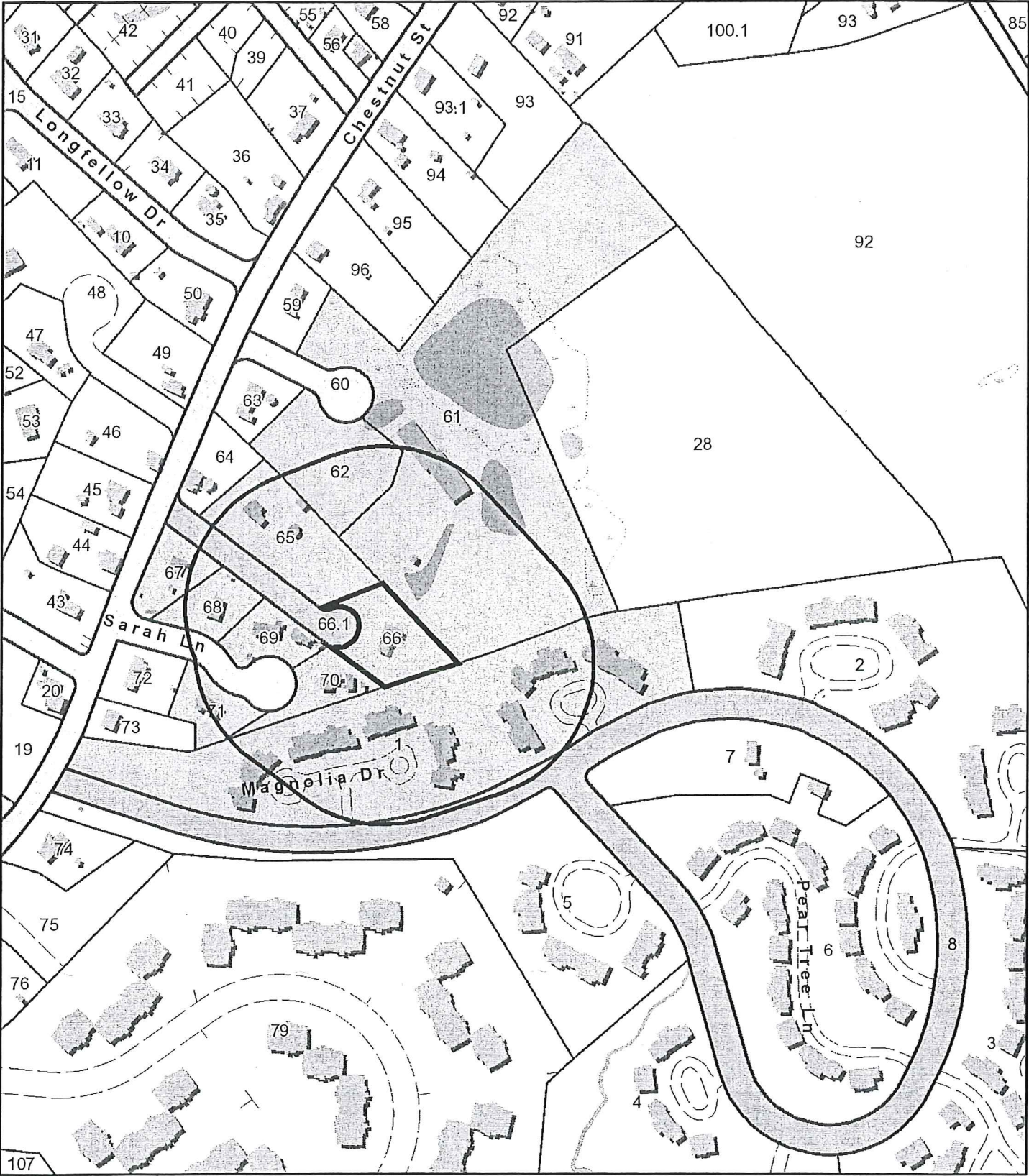
Franklin, MA



January 6, 2023

1 inch = 300 Feet

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



300 foot Abutters List Report

Franklin, MA
January 06, 2023

Subject Property:

Parcel Number:	280-066-000	Mailing Address:	CABECA ANTHONY J JACOBSEN
CAMA Number:	280-066-000-000		KIMBERLI F
Property Address:	220 CHESTNUT ST		220 CHESTNUT ST
			FRANKLIN, MA 02038

Abutters:

Parcel Number:	280-061-000	Mailing Address:	FIRST UNIVERSALIST SOCIETY
CAMA Number:	280-061-000-000		UNIVERSALIST DR
Property Address:	262 UNIVERSALIST DR		FRANKLIN, MA 02038

Parcel Number:	280-062-000	Mailing Address:	FIRST UNIVERSALIST SOCIETY
CAMA Number:	280-062-000-000		UNIVERSALIST DR
Property Address:	UNIVERSALIST DR		FRANKLIN, MA 02038

Parcel Number:	280-065-000	Mailing Address:	ARMITAGE MAUREEN
CAMA Number:	280-065-000-000		232 CHESTNUT ST
Property Address:	232 CHESTNUT ST		FRANKLIN, MA 02038

Parcel Number:	280-066-000	Mailing Address:	CABECA ANTHONY J JACOBSEN
CAMA Number:	280-066-000-000		KIMBERLI F
Property Address:	220 CHESTNUT ST		220 CHESTNUT ST
			FRANKLIN, MA 02038

Parcel Number:	280-066-001	Mailing Address:	CABECA ANTHONY J JACOBSEN
CAMA Number:	280-066-001-000		KIMBERLI F
Property Address:	CHESTNUT ST		220 CHESTNUT ST
			FRANKLIN, MA 02038

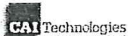
Parcel Number:	280-067-000	Mailing Address:	GARRELS MICHAEL
CAMA Number:	280-067-000-000		210 CHESTNUT ST
Property Address:	210 CHESTNUT ST		FRANKLIN, MA 02038

Parcel Number:	280-068-000	Mailing Address:	BURKHARDT NATHAN E BURKHARDT
CAMA Number:	280-068-000-000		KATRINA
Property Address:	4 SARAH LN		4 SARAH LN
			FRANKLIN, MA 02038

Parcel Number:	280-069-000	Mailing Address:	VETRANO PAUL M & LISA M TRS
CAMA Number:	280-069-000-000		VETRANO FAMILY TRUST
Property Address:	6 SARAH LN		6 SARAH LN
			FRANKLIN, MA 02038

Parcel Number:	280-070-000	Mailing Address:	SCHLIEMAN WILLIAM L SCHLIEMAN
CAMA Number:	280-070-000-000		ELSA M
Property Address:	8 SARAH LN		8 SARAH LN
			FRANKLIN, MA 02038

Parcel Number:	280-071-000	Mailing Address:	MURPHY JAMES P III MURPHY ERIKA
CAMA Number:	280-071-000-000		3 SARAH LN
Property Address:	3 SARAH LN		FRANKLIN, MA 02038



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

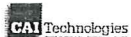


300 foot Abutters List Report

Franklin, MA

January 06, 2023

Parcel Number:	281-001-000	Mailing Address:	CHESTNUT RIDGE CONDO ASSOC C/O
CAMA Number:	281-001-000-000		PIONEER PROP MGT
Property Address:	1-3 MAGNOLIA DR		146 FOREST ST
			FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	BOYAN JAMES M BOYAN MARYANN
CAMA Number:	281-001-000-001		1 MAGNOLIA DR
Property Address:	1 MAGNOLIA DR		FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	NUTTING JEFFREY D
CAMA Number:	281-001-000-002		2 MAGNOLIA DR
Property Address:	2 MAGNOLIA DR		FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	FISHBEIN MICHAEL OPPENHEIMER
CAMA Number:	281-001-000-003		MARY ANN
Property Address:	3 MAGNOLIA DR		3 MAGNOLIA DR
			FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	LAMMI ALEXI Z LAMMI MARIA
CAMA Number:	281-001-000-004		4 MAGNOLIA DR
Property Address:	4 MAGNOLIA DR		FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	BROWN WILLIAM J TR BROWN
CAMA Number:	281-001-000-005		MAGNOLIA REALTY TRUST
Property Address:	5 MAGNOLIA DR		5 MAGNOLIA DR
			FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	COTE BROOKE
CAMA Number:	281-001-000-006		6 MAGNOLIA DR
Property Address:	6 MAGNOLIA DR		FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	ROCHE, JOHN J TR ARMINIO LINDA M
CAMA Number:	281-001-000-007		TR 7 MAGNOLIA REALTY TRUST
Property Address:	7 MAGNOLIA DR		7 MAGNOLIA DR
			FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	MARGUERITE DENNIS F & JOANNA TRS
CAMA Number:	281-001-000-008		MARGUERITE FAMILY REALTY TRUST
Property Address:	8 MAGNOLIA DR		206 MAPLE ST
			FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	MANNING, MARIE TR SPARGO,
CAMA Number:	281-001-000-009		CAROLYN V TR TRUST AGREEMENT OF
Property Address:	9 MAGNOLIA DR		C V SPARGO C/O MARIE MANNING
			9 MAGNOLIA DR
			FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	BURNS CYNTHIA J
CAMA Number:	281-001-000-010		10 MAGNOLIA DR
Property Address:	10 MAGNOLIA DR		FRANKLIN, MA 02038
Parcel Number:	281-001-000	Mailing Address:	PLAUSSE JULIANNA COLACE
CAMA Number:	281-001-000-011		MATTHEW O
Property Address:	11 MAGNOLIA DR		11 MAGNOLIA DR
			FRANKLIN, MA 02038



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



300 foot Abutters List Report

Franklin, MA
January 06, 2023

Parcel Number: 281-001-000 CAMA Number: 281-001-000-012 Property Address: 12 MAGNOLIA DR	Mailing Address: BECKERMAN DOUGLAS BECKERMAN MAUREEN S 12 MAGNOLIA DR FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-013 Property Address: 13 MAGNOLIA DR	Mailing Address: FLYNN BRENDAN DENIS FLYNN LINDA A 13 MAGNOLIA DR FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-014 Property Address: 1 CHERRYWOOD LN	Mailing Address: PIZZI ALESSANDRO 1 CHERRYWOOD LN FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-015 Property Address: 2 CHERRYWOOD LN	Mailing Address: MURPHY PAUL G MURPHY ANNETTE S 2 CHERRYWOOD LN FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-016 Property Address: 3 CHERRYWOOD LN	Mailing Address: LOCHE STEVEN G & DEBORA C L/E LOCHE KELSEY 3 CHERRYWOOD LN FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-017 Property Address: 4 CHERRYWOOD LN	Mailing Address: KELLER ROBERT G KELLER DONNA M 4 CHERRYWOOD LN FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-018 Property Address: 5 CHERRYWOOD LN	Mailing Address: ROBBINS THERESA M 5 CHERRYWOOD LN - UNIT 6 FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-019 Property Address: 6 CHERRYWOOD LN	Mailing Address: OTERI CHARLES F OTERI DONNA M 6 CHERRYWOOD LN FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-020 Property Address: 7 CHERRYWOOD LN	Mailing Address: BARRY JAMES BARRY DENISE 7 CHERRYWOOD LN FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-021 Property Address: 8 CHERRYWOOD LN	Mailing Address: REILLY ROBERT J LORIZIO PATRICIA L 8 CHERRYWOOD LN FRANKLIN, MA 02038
Parcel Number: 281-001-000 CAMA Number: 281-001-000-022 Property Address: 9 CHERRYWOOD LN	Mailing Address: LEGALL FRANKLYN D 8445 J FOX GLOVE LANE APT J WEST CHESTER, OH 45069-7367
Parcel Number: 281-001-000 CAMA Number: 281-001-000-023 Property Address: 10 CHERRYWOOD LN	Mailing Address: BARTER RICHARD & JESSICA L/E ROBICHAUD, DIANNE SADD, LORRAINE 10 CHERRYWOOD LN FRANKLIN, MA 02038



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



300 foot Abutters List Report

Franklin, MA
January 06, 2023

Parcel Number: 281-008-000
CAMA Number: 281-008-000-000
Property Address: CHESTNUT RIDGE CIR

Mailing Address: CHESTNUT RIDGE CONDO ASSOC C/O
PIONEER PROPERTY
15 FLORENCE ST
FRANKLIN, MA 02038

Kevin M. Doyle, 1-6-2023



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

ARMITAGE MAUREEN 232 CHESTNUT ST FRANKLIN, MA 02038	CHESTNUT RIDGE CONDO ASSO C/O PIONEER PROPERTY 15 FLORENCE ST FRANKLIN, MA 02038	MANNING, MARIE TR SPARGO, TRUST AGREEMENT OF C V SP 9 MAGNOLIA DR FRANKLIN, MA 02038
BARRY JAMES BARRY DENISE 7 CHERRYWOOD LN FRANKLIN, MA 02038	COTE BROOKE 6 MAGNOLIA DR FRANKLIN, MA 02038	MARGUERITE DENNIS F & JOA MARGUERITE FAMILY REALTY 206 MAPLE ST FRANKLIN, MA 02038
BARTER RICHARD & JESSICA ROBICHAUD, DIANNE SADD, L 10 CHERRYWOOD LN FRANKLIN, MA 02038	FIRST UNIVERSALIST SOCIET UNIVERSALIST DR FRANKLIN, MA 02038	MURPHY JAMES P III MURPHY ERIKA 3 SARAH LN FRANKLIN, MA 02038
BECKERMAN DOUGLAS BECKERMAN MAUREEN S 12 MAGNOLIA DR FRANKLIN, MA 02038	FISHBEIN MICHAEL OPPENHEIMER MARY ANN 3 MAGNOLIA DR FRANKLIN, MA 02038	MURPHY PAUL G MURPHY ANNETTE S 2 CHERRYWOOD LN FRANKLIN, MA 02038
BOYAN JAMES M BOYAN MARYANN 1 MAGNOLIA DR FRANKLIN, MA 02038	FLYNN BRENDAN DENIS FLYNN LINDA A 13 MAGNOLIA DR FRANKLIN, MA 02038	NUTTING JEFFREY D 2 MAGNOLIA DR FRANKLIN, MA 02038
BROWN WILLIAM J TR BROWN MAGNOLIA REALTY TRU 5 MAGNOLIA DR FRANKLIN, MA 02038	GARRELS MICHAEL 210 CHESTNUT ST FRANKLIN, MA 02038	OTERI CHARLES F OTERI DONNA M 6 CHERRYWOOD LN FRANKLIN, MA 02038
BURKHARDT NATHAN E BURKHARDT KATRINA 4 SARAH LN FRANKLIN, MA 02038	KELLER ROBERT G KELLER DONNA M 4 CHERRYWOOD LN FRANKLIN, MA 02038	PIZZI ALESSANDRO 1 CHERRYWOOD LN FRANKLIN, MA 02038
BURNS CYNTHIA J 10 MAGNOLIA DR FRANKLIN, MA 02038	LAMMI ALEXI Z LAMMI MARIA 4 MAGNOLIA DR FRANKLIN, MA 02038	PLAUSSE JULIANNA COLACE MATTHEW O 11 MAGNOLIA DR FRANKLIN, MA 02038
CABECA ANTHONY J JACOBSEN KIMBERLI F 220 CHESTNUT ST FRANKLIN, MA 02038	LEGALL FRANKLYN D 8445 J FOX GLOVE LANE APT J WEST CHESTER, OH 45069-7367	REILLY ROBERT J LORIZIO PATRICIA L 8 CHERRYWOOD LN FRANKLIN, MA 02038
CHESTNUT RIDGE CONDO ASSO C/O PIONEER PROP MGT 146 FOREST ST FRANKLIN, MA 02038	LOCHE STEVEN G & DEBORA C LOCHE KELSEE 3 CHERRYWOOD LN FRANKLIN, MA 02038	ROBBINS THERESA M 5 CHERRYWOOD LN - UNIT 6 FRANKLIN, MA 02038

ROCHE, JOHN J TR ARMINIO
7 MAGNOLIA REALTY TRUST
7 MAGNOLIA DR
FRANKLIN, MA 02038

SCHLIEMAN WILLIAM L
SCHLIEMAN ELSA M
8 SARAH LN
FRANKLIN, MA 02038

VETRANO PAUL M & LISA M T
VETRANO FAMILY TRUST
6 SARAH LN
FRANKLIN, MA 02038