

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: Cameron Bagherpour

LOCATION: 232-045 Daniels Street

ZONING DISTRICT: SFR 111

TYPE OF PROJECT: Construction of a Single Family Home.

DATE: 01/05/2021 **DENY**

VARIANCE

ZONING BY LAW SECTIONS: 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements. 185-10 Nonconforming lots (1)(b)

REASON FOR DENIAL: Applicant is seeking to construct a single family home that is 21' from the left side yard setback where 35' is required. 21' from the right side yard setback where 35' is required. 86' of frontage where 150' is required. 174' of lot depth where 200' is required. 86' of lot width where 135' is required. 15,200 sq. ft. of lot area where 30,000 sq. ft. is required. Applicant is also applying for conformance with 185-10 Nonconforming lots.

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 01/05/2021

----- Forwarded message -----

From: **Cameron Bagherpour** <bagherc@gmail.com>

Date: Mon, Jan 11, 2021 at 2:14 PM

Subject: Re: Message from "TH-0120-P3"

To: Lloyd Brown <gbrown@franklinma.gov>

Cc: AaPat <turnpikere@yahoo.com>, AaMike <michael@lawlarkin.com>

Gus,

Please remove 185-12 portion of request as I will not be needing relief from that section

Best,

Cameron
919-434-9001

RECEIVED
TOWN OF FRANKLIN

JAN 05 2021
ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

TOWN OF FRANKLIN
TOWN CLERK

2021 JAN -8 A 11:33

ZBA APPLICATION FORM

GENERAL INFORMATION

RECEIVED

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Cameron Bagherpour, LARKIN REAL ESTATE GROUP, INC.

PETITIONER'S ADDRESS: 83 Lovering St Medway, MA 02053 PHONE: 919-434-9001

LOCATION OF PROPERTY: Vacant lot between 60 & 66 Daniels St.

TYPE OF OCCUPANCY: Single Family Home ZONING DISTRICT: Rural Residential II

ASSESSORS MAP & PARCEL: 232-045

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner wants to apply for a building permit for single family residential home. Current zoning does not allow for this lot to be built on.

Seeking zoning variance to provide relief from lot requirements: Area, Frontage, Depth, Lot Width, Minimum side yard dimension

SECTIONS OF ZONING ORDINANCE CITED:

Article IV Section 185-10 Nonconforming lots (1)(b)

Article IV Section 185-12 Front yard requirements

Article IV Section 185 Attachment 9: Schedule of Lot, Area, Frontage, Yard and Height Requirements

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):

Cen Bagherpour, LARKIN REAL ESTATE GROUP, INC.
(Petitioner(s)/Owner)

Cameron Bagherpour

(Print Name)

Address: 83 Lovering St Medway, MA 02053

Tel. No.: 919-434-9001

E-Mail Address: bagherc@gmail.com

Date: 01/04/2021

**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 Robin L Davis, Kurt R Davis, Trustees & The Davis Family Revocable Trust
(OWNER)

Address: 1 Dalkeith Rd Hollis, NH 03049

State that I/We own the property located at 0 Daniels St,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Robin L Davis, Kurt R Davis, Trustees & The Davis Family Revocable Trust

*Pursuant to a deed of duly recorded in the date 09/16/2013, Norfolk
County Registry of Deeds at Book 31752, Page 145; 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: Cameron Bagherpour PRESENT USE/OCCUPANCY: Vacant Lot

LOCATION: Lot located between 60 & 66 Daniels St ZONE: Rural Residential II

PHONE: 919-434-9001 REQUESTED USE/OCCUPANCY: Single Family Home

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>Lot Area:</u>		<u>15,200</u>	<u>15,200</u>	<u>30,000</u>	(min.)
<u>Continuous Frontage:</u>		<u>86</u>	<u>86</u>	<u>150</u>	(min.)
<u>Size of Lot:</u>	Width	<u>86</u>	<u>86</u>	<u>135</u>	(min.)
	Depth	<u>174</u>	<u>174</u>	<u>200</u>	(min.)
<u>Setbacks in Feet:</u>	Front	<u> </u>	<u> </u>	<u> </u>	(min.)
	Rear	<u> </u>	<u> </u>	<u> </u>	(min.)
	Left Side	<u> </u>	<u>21</u>	<u>35</u>	(min.)
	Right Side	<u> </u>	<u>21</u>	<u>35</u>	(min.)
<u>Building Height:</u>	Stories	<u> </u>	<u> </u>	<u> </u>	(max.)
	Feet	<u> </u>	<u> </u>	<u> </u>	(max.)
<u>NO. of Dwelling Units:</u>		<u> </u>	<u> </u>	<u> </u>	(max.)
<u>NO. of Parking Spaces:</u>		<u> </u>	<u> </u>	<u> </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.

Proposed construction of wood frame, two story single family home on lot.

**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:

Lot has been taxed for many years as a buildable lot. Owner applied for tax abatement in 1992 and was denied. Two previous zoning variances were approved, 1960 & 1967, each allowing for single family house to be built. Both variances have since expired. 29 houses on Daniels St were built on similar sized lots as this one: #44-54 Daniels St even numbered houses, #222-248 Daniels St even numbered houses, #245-267 Daniels St odd numbered houses. Sale of this lot as a buildable lot is the only way owner can recoup taxes paid as a buildable lot. Sale of lot is contingent upon issuance of a building permit.

- 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:

The hardship is owing to the shape of the land. It met the zoning lot area, frontage, size, depth and side yard setback requirements at the time it was created. New zoning changes since then have made it a non-buildable lot. Due to the size and shape of this lot, applicant is seeking relief from a literal enforcement of the zoning bylaw.

- C) Desirable relief may be granted without either:

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

The neighborhood and this street specifically has dozens of homes on similar sized lots.

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

This lot was created before the zoning changes went into effect that made it non-buildable.

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

ZONE SFR II

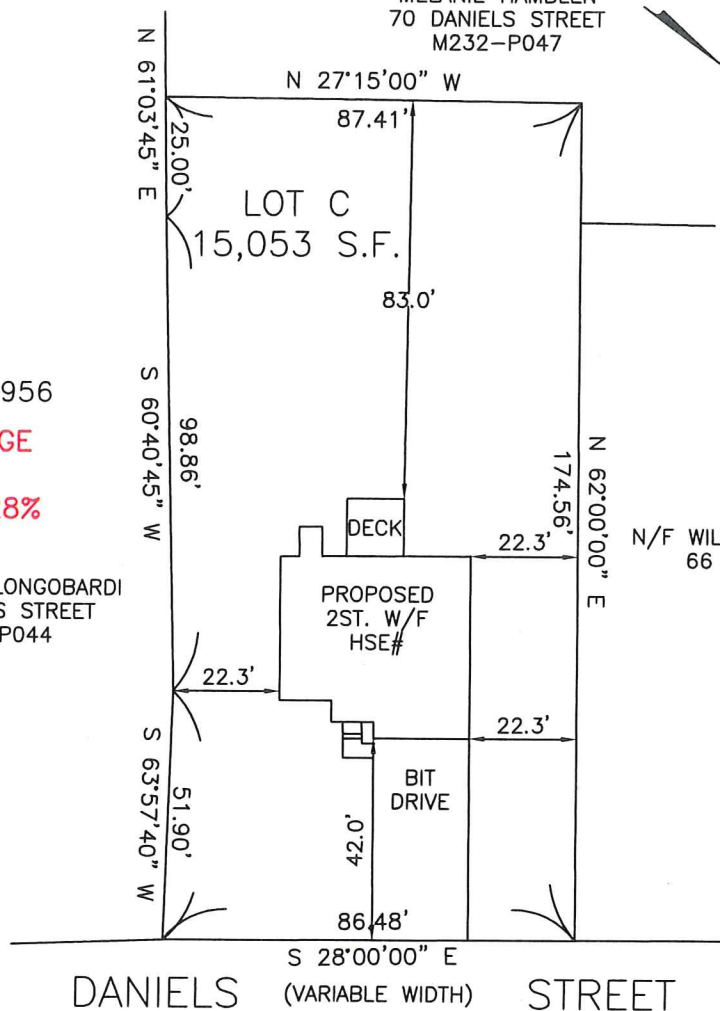
AREA 30,000 S.F.
FRONTAGE 150'
DEPTH 200'
CIRCLE DIA. 135'
SETBACK 40'
SIDEYARD 35'
REARYARD 35'
LOT COVERAGE
STRUCTURES 20%
STRUC & PAVE 25%
NOT WITHIN W.R.D.

LOT CREATED OCT. 1, 1956

PROPOSED LOT COVERAGE
STRUCTURE 10.45%
STRUC. & IMPERV. 16.28%

N/F PETER LONGOBARDI
60 DANIELS STREET
M232-P044

N/F NEIL WHITE &
MELANIE HAMBLIN
70 DANIELS STREET
M232-P047



N/F WILLIAM & LINDA KELLEY
66 DANIELS STREET
M232-P046

I CERTIFY THAT THE LOT SHOWN
ON THIS PLAN DOES NOT LIE
WITHIN THE FLOOD PLAIN.

MAP 232 PARCEL 045
PROPOSED STRUCTURE
PLAN OF LAND

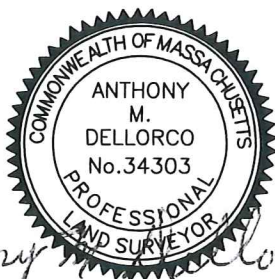
IN

FRANKLIN, MA.

SCALE: 1"=40' DEC. 29, 2020

OWNER: Kurt & Robin Davis
27 Fairlane Drive
Bedford, New Hampshire 03110

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644



Anthony M. Dellorco

INSPECTIONS

PLUMBING INSPECTION
Water Test (roughing-in)

Date, 19

Final Inspection
(Completion of ALL Plumbing)

Date, 19

ELECTRICAL WORK
First Inspection
(Rough Work)

Date, 19

Final Inspection
(Completion of ALL Electrical Work)

Date, 19

FOUNDATIONS (Complete)

Date, 19

**BUILDING APPROVED
FOR LATHING**

Date, 19

**CRESSPOOL or SANITARY
INSPECTION**

Date, 19

OIL BURNER INSPECTION

Date, 19

**BUILDING APPROVED
FOR OCCUPANCY**

Date, 19



TOWN OF FRANKLIN

Permit No. 869.....

Office of the Building Inspector

Town Hall, JULY 22, 19 60

Permit to

BUILD A RANCH TYPE HOUSE

This Permit is granted to CEDRIC E. LEWIS
of DANIELS STREET, FRANKLIN to BUILD a THIRD
Ave. Rd. St.

Class Building located on Lot No. DANIELS ST.

Width 30' Depth 23' Height 15' No. of Stories ONE

Material WOOD FRAME Proposed use SINGLE FAMILY RESIDENCE

Lighting X Plumbing X Heating X

This permit is subject to all existing building and zoning laws of Town of Franklin, and in conformance with the details of application No. 582.

This Card MUST be displayed in a conspicuous place on the premises, and must not be removed until all work in the building shall have been approved. Spaces at left must be stamped and dated at the time of approval of Plumbing Inspector, and also upon the time of approval of Wire Inspector, and by the Building Inspector before any work is covered up or any lathing done. Each of these Inspectors must be notified in writing and inspections made within forty-eight hours after such notice.

Edgar D. Sewell, Building Inspector

— This Permit Expires One Year after date. —

NOTIFY BUILDING INSPECTOR BEFORE OCCUPANCY

OCCUPANCY PERMIT REQUIRED for New and Altered Buildings to be stamped on this Card when All Work is Completed

(This form to be filed with the Town Clerk.)

19

TO THE BOARD OF APPEALS OF THE OF

The undersigned hereby petitions the Board of Appeals to vary the terms of the
Zoning By-Laws of the of Acts of at premises

in the following respect:

or any limitation, extension, change, alteration or modification of use, or method of use as
may at hearing appear as necessary or proper in the premises.

A case of hardship was created by the Town of Franklin having changed the zoning variances. A
permit was originally issued 7/22/1960. The old setbacks were 15' sidelines, now they are 30'.

A case of hardship was created by the Town of Franklin having changed the zoning variances. A
permit was originally issued 7/22/1960. The old setbacks were 15' sidelines, now they are 30'.

Edmund P. ...
William R. Brannell
John H. McCarthy

Variance Granted



APPEAL BOARD

TOWN OF FRANKLIN

Massachusetts 02038

*This is my grandfather's
historical granted 25'
variance.*

August 1, 1967

Mr. George Dana, Town Clerk
Main Street
Franklin, Massachusetts

Cedric E. Lewis

Dear Mr. Dana:

The Board of Appeals held a public hearing in the Town Hall, Franklin, Mass on Thursday, May 25, 1967 at 8:30 P.M. on the petition of Cedric E. Lewis to construct a dwelling on Daniels Street with less frontage and sideline setbacks than zoning law requirements.

The Board of Appeals unanimously voted in favor of granting the variance to existing lot for the construction of a dwelling to be no more than 25 feet from either sideline. The case of hardship resulted due to a change in zoning laws.

The following vote was recorded-

Edmund Pisani	-	in favor
William Brunelli	-	in favor
John McCarthy	-	in favor

Very truly yours,

Franklin Appeal Board

William R. Brunelli
William Brunelli, Secretary

/jcf

cc: Town Clerk
Planning Board
Bldg Inspector
Board of Health

4 8000

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF FRANKLIN

BOARD OF APPEALS

August 2 19 67.

Decision of the Board of Appeals on the appeal and petition of Cedric E. Lewis
seeking a variance to build a dwelling with less frontage and
sideline setbacks than zoning law requirements.

The above application was granted and a detailed report has been
filed with the Town Clerk.

FRANKLIN

The Veterans Council will meet tonight at 8 in the Legion quarters on Main St.

Marine Private William E. Kussmaul, son of Mr. and Mrs. Edward R. Kussmaul of 129 Oak St., was graduated recently from eight weeks of recruit training at the Marine Corps Recruit Depot, Parris Island, S.C.

Two hearings have been scheduled by the Board of Appeals for May 25. The first at 8 p.m. will be on the petition of Francis L. Brady of 36 Baron Road, seeking a front and sideline variance to constructing an addition to an existing structure. At 8:30 a hearing will be held on the petition of Cedric E. Lewis to construct a dwelling on Daniels Street with less frontage and sideline setbacks than zoning law requirements.

The Timothy Group of the Federated Church will meet tomorrow at 8 p.m. at the home of Shirley Hines, East Central St.

Booster awards were made at Monday night's meeting of the Franklin Rangerettes Association. Awards went to Mrs. Gertrude Dowling, Anthony Mucciarone, Martha Circone, Joseph Pulzone and Mrs. Ella B. Raynay.

Franklin Auxiliary Police meet tomorrow night at 7 o'clock in fire station hall.

Very truly yours,

Franklin Appeal Board

William R. Brunelli

William R. Brunelli, Secretary

/jcf

CALL, Wednesday, May 10, 1967

OLK CO

Town of Franklin
Board Of Appeals
Notice Of Hearing

The Board of Appeals will hold a public hearing in the Town Hall, Franklin, Mass., Thursday, May 25, 1967 at 8:30 P.M. on the petition of Cedric E. Lewis to construct a dwelling on Daniels Street with less frontage and sideline setbacks than zoning law requirements.

William R. Brunelli,
secretary

Board of Appeals

Advt.—m10-17-2



APPEAL BOARD

TOWN OF FRANKLIN

Massachusetts 02038

my 15' variance approval.

March 25, 1981

Mrs. Robert Bell, Town Clerk
Town Hall
Franklin, MA

RE: ROBIN L. WATKINS

The Board of Appeals held a public hearing at the Franklin Municipal Building on Thursday, February 26, 1981, on the application of Robin L. Watkins seeking to further modify a sideline variance granted in 1967 to permit the construction of a single family dwelling fifteen feet from the sideline at premises located at Lot "C" adjacent to 70 Daniels St., Franklin, MA.

The Board of Appeals voted unanimously to grant a variance for the purpose of constructing an energy efficient home. A hardship is created due to the location of the lot to the sun.

James H. Stoffel, Clerk
Board of Appeals

cc: Building Administrator
Planning Board
Town Administrator
Petitioner
Abutters

THE COMMONWEALTH OF MASSACHUSETTS

FRANKLIN

NAME OF CITY OR TOWN

OFFICE OF THE BOARD OF ASSESSORS

2/21/92

DATE

Robin L. & Scott A. Watkins
214 Dailey Dri.
Franklin, MA 02038

denied tax abatement
letter.

This notice informs you that your application dated October 31,
19 91, for an abatement of the Fiscal Year 19 92 ~~Personal~~ Real Property Tax assessed as of
January 1, 19 91 to Robin L. & Scott A. Watkins has been denied under the
provisions of Chapter 59 of the General Laws.

X Your application was denied by vote of the assessors on 2/21/92

 Your application was deemed denied on

You may appeal this denial in the manner and under the conditions provided by Chapter 59,
Sections 64-65B of the General Laws.

Under those sections, your appeal may be made to the Appellate Tax Board or to the County
Commissioners. The appeal must be filed within three months of the date your application was denied
by vote of the assessors or within three months of the date your application was deemed denied,
whichever is applicable. With certain exceptions, you must also pay at least one-half the tax on personal
property and, if the real property tax for the fiscal year is more than \$2000, all of the tax on real property
without incurring interest on any installment payment in order for the Appellate Tax Board or
County Commissioners to hear the appeal.

If your application was denied by vote of the assessors, the assessors cannot take any further action
on your application unless you appeal their decision to the Appellate Tax Board or County
Commissioners. However, if your application was deemed denied, the assessors may grant an
abatement in final settlement of your application during the period for filing an appeal. If a settlement is
not reached and an abatement not granted during that time, you must file a timely appeal for the
assessors to be able to take any further action on your application.

Daniels St.

Parcel #119-12

LOCATION OF PROPERTY

STREET AND NUMBER

LOT

[Signature]
[Signature]
[Signature]

Board of Assessors

of FRANKLIN

STANDARD FORM
PURCHASE AND SALE AGREEMENT

This 16 day of November, 2020.

1. PARTIES AND MAILING ADDRESSES Kurt R. Davis and Robin L Davis, Trustees of Davis Family Revocable Trust, now of Hollis, New Hampshire,
(hereinafter called the SELLER), agrees to SELL and
Larkin Real Estate Group, Inc. now of Medfield, Massachusetts,
(hereinafter called the BUYER or PURCHASER), agrees to BUY, upon the terms hereinafter set forth, the following described premises:
2. DESCRIPTION Vacant land consisting of 15,200 square feet, more or less, described as 0 Daniels Street, Franklin, Massachusetts -being the land more particularly described in a deed recorded with the Norfolk County Registry of Deeds, Book 31752, Page 145. Franklin PID 232-45.
3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES N/A: Vacant Land being sold "as is."
4. TITLE DEED Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from any encumbrances, except
(a) Provisions of existing building and zoning laws;
(b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
(c) Any liens for municipal betterment's assessed after the date of this agreement;
(d) Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the current use of said premises;
5. PLANS If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.
6. REGISTERED TITLE In addition to the foregoing, if the title to said premises is registered, the deed shall be in form sufficient to entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.
7. PURCHASE PRICE The agreed purchase price for said premises is One Hundred and Twenty-Five Thousand (\$125,000.00) Dollars
\$ 1,000.00 have been paid with the offer,
\$ 9,000.00 have been paid as a deposit this day,
\$ 115,000.00 are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s) or check drawn on IOLTA account of counsel or funds wired to Seller's account
\$ _____
\$ 125,000.00 TOTAL
8. TIME FOR PERFORMANCE Such deed is to be delivered at 12:00 PM on or before the 28th day of February, 2021* at the Norfolk Registry of Deeds unless otherwise agreed upon in writing. * or sooner by mutual agreement.
9. POSSESSION AND CONDITION OF PREMISES Full possession of said premises is to be delivered at the time of the delivery of the deed, said premises to be then in the same condition as they now are and there shall be no outstanding notices of violation of any zoning, health, environmental, or other law, bylaw, code or regulation, except as agreed. The BUYER shall be entitled personally to inspect said premises prior to the

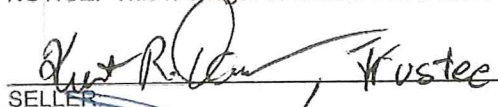


KRD RYD

of this agreement. In the event of any disagreement between the parties, the escrow agent shall retain all deposits made under this agreement pending instructions mutually given in writing by the SELLER and the BUYER, or by court order of a court of competent jurisdiction. The deposit shall be held in a federally insured bank account.

21. BUYER'S DEFAULT; DAMAGES If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages. This shall be Seller's sole and exclusive remedy at law and in equity.
22. RELEASE BY HUSBAND OR WIFE N/A
23. BROKER AS PARTY The Broker named herein joins in this agreement and becomes a part thereto, insofar as any provisions of this agreement are or become applicable to the same.
24. LIABILITY OF TRUSTEE SHAREHOLDER, BENEFICIARY, etc. If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.
25. WARRANTIES AND REPRESENTATIONS The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER or the Broker(s): NONE
26. MORTGAGE Waived by Buyer. Cash Purchase.
27. CONSTRUCTION OF AGREEMENT This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.
28. LEAD PAINT LAW N/A: Vacant Land
29. SMOKE DETECTORS N/A: Vacant Land
30. CARBON MONOXIDE DETECTORS N/A: Vacant Land
31. ADDITIONAL PROVISIONS
a) Subject to Buyer obtaining a residential dwelling building permit from the Town of Franklin at their Buyer's sole cost.
b) Subject to Property being able to connect to the Ranieri Trust private sewer line with said connection cost not to exceed \$20,000.00. Buyer shall be solely responsible for any and all costs related to this connection.
c) Rider A attached and incorporated.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.


SELLER


SELLER:


BUYER:

KRD

KRD

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 12 / 31 / 2020

Assessors Parcel ID # (12 digits) 232 - 045 - 000 - 000

Property Street Address 0 Daniels 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 Robin L Davis Kurt R Davis, Trustees & Davis Family Revocable Trust

Property Owner's Mailing Address 1 Dalkeith Rd

Town/City Hollis State NH Zip Code 03049

Property Owner's Telephone # 603 - 714 - 8465

Requestor's Name (if different from Owner) Cameron Bagherpour

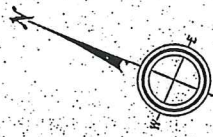
Requestor's Address 83 Lovering St Medway, MA 02053

Requestor's Telephone # 919 - 434 - 9001

Office Use Only: Date Fee Paid 1/14/2021 Paid in Cash \$ —

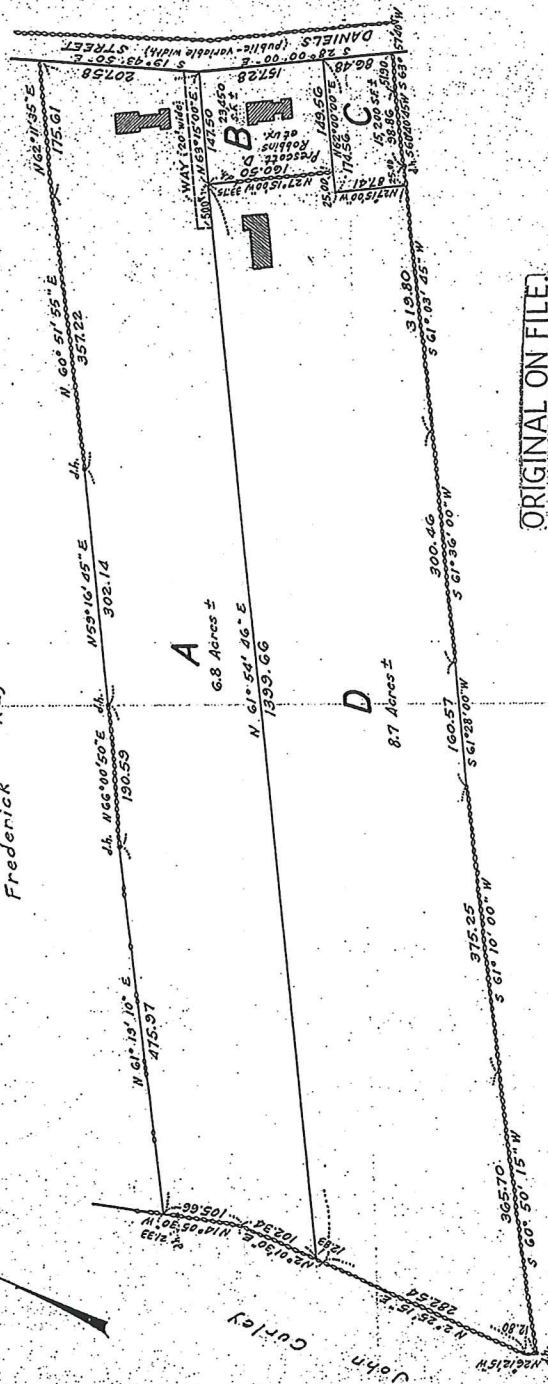
Paid by Check \$ 25.00 Check # 110 Town Receipt # —

RETURN TO LEEANNE



Frederick Rayner

John Curley



ORIGINAL ON FILE

PLAN of LAND in FRANKLIN, MASS.

Scale 1" = 100'

Walter Sampson, Civil Engineer
Franklin, Mass. October 1, 1956

Approval under subdivision
control law not required
Franklin Planning Board

Kenneth G. W. Dodge
Date Oct 2, 1956

Notolk Registry of Deeds
Dedham, Mass.
Received April 19, 1956 with Deed
Cedric E. Levesall
Arthur E. Madkins
Filed in No. 578 1956 8311 Pg. 76
Aventy Register

3497



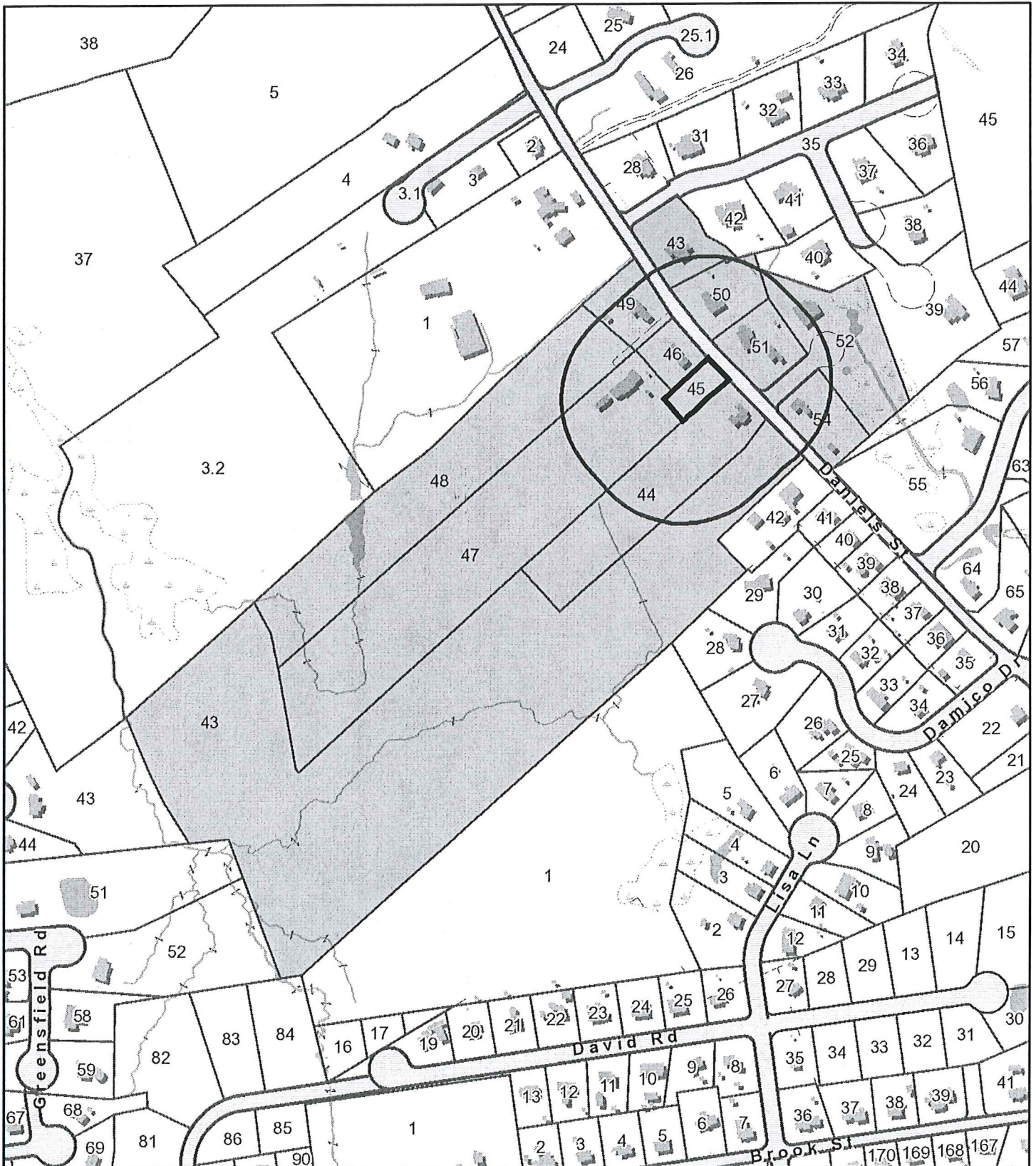
DANIELS ST [232-045] - 300' ABUTTERS

Franklin, MA

1 inch = 400 Feet



January 3, 2021



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