

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:** TAJ Estates of Franklin, LLC

**LOCATION:** 340 East Central Street

**ZONING DISTRICT:** Commercial 11

**TYPE OF PROJECT:** Free Standing Sign

**DATE:** 04/01/2021 **DENY**

**VARIANCE**

**ZONING BY LAW SECTIONS:** 185 Attachment 10 Free Standing Signs in the Commercial Business Corridor District.

**REASON FOR DENIAL:** Applicant is seeking to install a free standing sign that is 120 sq. ft. where a maximum of 80 sq. ft. is allowed. 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 04/01/2021**

RECEIVED  
TOWN OF FRANKLIN

APR 01 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 APR -1 A 9:10  
RECEIVED

**ZBA APPLICATION FORM**  
**GENERAL INFORMATION**

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

Special Permit: \_\_\_\_\_ Variance: §185-20 (C) (4) (b); §185-Att 10 Appeal: \_\_\_\_\_

PETITIONER: TAJ ESTATES OF FRANKLIN, LLC

PETITIONER'S ADDRESS: 95 E. Main St., Ste 100, Westboro, MA 01581 PHONE: \_\_\_\_\_

LOCATION OF PROPERTY: 340 East Central Street, Franklin, MA

TYPE OF OCCUPANCY: Mixed Use Development ZONING DISTRICT: CII/WRD/CBCD

ASSESSORS MAP & PARCEL: 285-009-000-000

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking-
_____ Conversion to Add'l Dwelling Units	<u>X</u> Sign
_____ Dormer	
_____ Other	_____ Subdivision

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

The present application before the Board requests a dimensional variance to allow for the erection of a free standing sign that is 120 square feet in total area which exceeds the maximum allowed square footage of 80 square feet as required by §185-Attachment 10.

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):

Mohiuddin Ahmed  
(Petitioner (s) / Owner)

(Print Name)

Address:

95 East Main St Westboro MA

E-Mail Address:

Date: 3/25/21

LAW OFFICES  
**CORNETTA, FICCO & SIMMLER, P.C.**  
ATTORNEYS AT LAW  
4 WEST STREET  
FRANKLIN, MASSACHUSETTS 02038

RICHARD R. CORNETTA, JR.

VOICE (508) 528-5300  
FAX (508) 528-5555

March 31, 2021

IN HAND FILING

Mr. Bruce J. Hunchard, Chairman  
Franklin Zoning Board of Appeals  
C/O Lloyd Gus Brown, Building Commissioner  
Town Hall  
355 East Central Street  
Franklin, MA 02038  
Via Email: [gbrown@franklinma.gov](mailto:gbrown@franklinma.gov)

RE: **340 East Central Street, Franklin, Massachusetts**  
**Applicant: TAJ ESTATES OF FRANKLIN, LLC**

Dear Mr. Brown:

Please be advised that this firm is legal counsel to TAJ ESTATES OF FRANKLIN, LLC in pursuit of its development interests in the above-entitled real property.

On my client's behalf, I would respectfully request that the Board of Appeals grant a variance for relief from the town of Franklin Zoning Bylaw. In furtherance thereof, I have enclosed the following documentation, along with seven copies of the same, to wit:

1. ZBA Application Form – Variance §185-20(C)(4)(b)/ §185-Attachment 10;
2. Copy of Abutter's List (To be Provided);
3. Owner's Certificate;
4. Copy of Quitclaim Deed of EPK PROPERTIES, LLC to TAJ ESTATES OF FRANKLIN, LLC, dated January 13, 2021 and filed with Norfolk District of the Land Court with Cert No. 204286;

5. Plan entitled, "OVERALL CONCEPTUAL SITE PLAN" Proposed Central Square, 300-340 East Central Street, Franklin Massachusetts, prepared by Jones & Beach Engineers, Inc. 85 Portsmouth Avenue, Stratham, NH 03885.
6. Plan of proposed pylon sign elevations entitled, "Shops At Franklin", prepared by Poyant, 125 Samuel Barnet Boulevard, New Bedford, MA 02745.
7. A draft in the sum of \$350.00 which represents the filing fee

Kindly place this matter on your next available agenda before the Board of Appeals.  
Thank you for attention to this matter.

Very truly yours,

*Richard R. Cornetta, Jr*

Richard R. Cornetta, Jr.



**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 TAJ ESTATES OF FRANKLIN, LLC

**(OWNER)**

Address: 95 East Main St., Ste 100, Westboro, Massachusetts 01581

State that I/We own the property located at 340 East Central Street, Franklin  
which is the subject of this zoning application.

The record title of this property is in the name of TAJ ESTATES OF FRANKLIN,  
LLC

\*Pursuant to a deed of duly recorded in the date 01/14/2021 , Norfolk County  
Registry of Deeds at Book \_\_\_\_\_ , Page \_\_\_\_\_ ; or  
Dedham Registry District of Land, Court, Certificate .No 204286 (Inst #1466242)



\_\_\_\_\_  
**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: TAJ ESTATES OF FRANKLIN, LLC.

PRESENT USE/OCCUPANCY Mixed Use

LOCATION: 340 East Central Street, Franklin, MA ZONE: CII/WRD/CBCD

PHONE: 508-528-5300

REQUESTED USE/OCCUPANCY: <u>Mixed Use</u>	
<u>EXISTING</u>	<u>REQUESTED</u>
<u>CONDITIONS</u>	<u>CONDITIONS</u>
	<u>ORDINANCE</u>
	<u>REQUIREMENTS</u>

Lot Area:		<u>283,394 SF</u>	<u>283,394 SF</u>	<u>40,000SF</u> (min.)
Continuous Frontage:		<u>448.00ft</u>	<u>448.00 ft</u>	<u>175.00 ft</u> (min.)
Setbacks in	Width	<u>.00 ft</u>	<u>448.00 ft</u>	<u>157.500 ft</u> (min.)
Feet:	Depth	<u>.00 ft</u>	<u>631.00 ft</u>	<u>200.00 ft</u> (min.)
	Front	<u>ft</u>	<u>40.00 ft</u>	<u>40.00 ft</u> (min.)
	Side	<u>ft</u>	<u>31.07 ft</u>	<u>30.00 ft</u> (min.)
	Rear	<u>ft</u>	<u>26.00 ft</u>	<u>30.00 ft</u> (min.)
Building Height:	Stories	<u>1</u>	<u>4</u>	<u>3</u> (min.)
	Feet	<u>&lt;40.00 ft</u>	<u>50.00 ft</u>	<u>40.00 ft</u> (min.)
No. of Dwelling Units:		<u>n/a</u>	<u>104</u>	<u>n/a</u> (min.)
No. of Parking Spaces:		<u></u>	<u>268</u>	<u>301</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.

The present application before the Board requests a dimensional variance to allow for the erection of a free standing sign that that is 120 square feet in total area which exceeds the maximum allowed square footage of 80 square feet as required by §185-Attachment 10.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

**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:

The redevelopment being proposed involves the former Keigan Chevrolet site located at 340 East Central Street. The property is to be redeveloped into a new mixed use residential/retail shopping center consisting of four (4) detached buildings with a total aggregate building footprint of 59,513 +/- square feet with associated paved parking area to accommodate 256 vehicles (hereinafter referred to as the "Project"). Motor vehicle access to the Project is to be provided by way of two (2) new driveways that will intersect the south side of East Central Street/Route 140 between the Horace Mann Plaza and Glen Meadow Road; consisting of a full access driveway to be located opposite Glen Meadow Road and a right-in only driveway that will primarily accommodate the residential inhabitants of the Project. The petitioner submits that due to the soil and shape of the property, as dictated by the presence of a wetland resource area in the southern portion coupled with the presence of an access and utility easement for the benefit of the Town of Franklin along the western boundary of the property, literal enforcement of the provisions of the Zoning Bylaw would involve a substantial hardship in the form of material development constraints and excess costs to the applicant in connection with the development being sought by the petitioner. Further exacerbating such development constraints is that the property is wholly located within the Water Resource Overlay District. The developable area of the property and the additional engineering costs associated with the storm water treatment have created unique circumstances not otherwise found in the Commercial II zone. The applicant proposes that a mixed use development containing both residential and commercial uses in symbiotic proximity are required in the proposed development in order to allow the applicant to build an economically viable development of the property and overcome the hardships presented on the property in the event zoning limitations were literally enforced.

- 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:

Soils: Although approximately 6.5 acres in size, more than half of the property is encumbered by significant wetland resource areas and soils evidencing wetland resource areas located in the southern portion of the property. These characteristics were found to be unique to the property and limiting factors in terms of the area on the property that could be used for building and development. The impact of the soil materials at the property has compressed the area of the property available for development and is directly related to the variance request.

Shape: Although the property is rectangular in shape, the entire western boundary of the property is encumbered by an access and utility easement in favor of the Town of Franklin. The presence



of this easement has further compressed the area of the property available for development and is directly related to the variance request. These characteristics were found to be unique to the property and limiting factors in terms of the area on the property that could be used for building and development.

Desirable relief may be granted without either:

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

The petitioner submits that there will not be a substantial derogation from the intent and purpose of the Bylaw, and the proposed dimensional variance being requested, will not be substantially detrimental to the neighborhood that currently exists. The property is bordered to the north by a 288 unit multi-family apartment development (Glen Meadows), within close proximity to two (2) residential/therapy centers (Franklin Health & Rehabilitation Center and Magnolia Heights). The property is also surrounded by single family homes of older construction, many of which are located on legal non-conforming lots along Route 140 and the immediately surrounding network of residential neighborhoods. It bears mentioning that the southern boundary of the property also serves as the zoning boundary line between the Commercial II and Rural Residential I zoning districts.

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

The Locus, although located wholly within the Commercial II zoning district, directly abuts the Rural Residential I and is immediately approximate to the Downtown Commercial zoning districts. The proposed use relief would be in character with the surrounding mixed use properties, characterized by legal non-conforming single and multi-family residential homes and mixed use commercial/residential developments. The proposed dimensional relief being sought would be in the increase of the total square footage of the proposed free standing sign which is located within the Commercial II zoning district and within similarly situated commercial properties. It bears mentioning that on or about August 6, 2015, the Board granted variance relief to an earlier applicant for the erection of a free standing sign at the premises totaling 187.5 square feet in area and 26.50 feet in height.

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

N O T  
A N  
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C O P Y

N O T  
A N  
O F F I C I A L  
C O P Y

After Recording Return To:  
Stebbins, Lazos & Van Der Beken P.A.  
66 Hanover Street, Suite 301  
Manchester, NH 03101  
Attn: David P. Van Der Beken, Esq.

### QUITCLAIM DEED

Property Address: 340 East Central Street, Franklin, Massachusetts

EPK Properties, LLC, a Massachusetts limited liability company, which post office address is 5 Beechwood Lane, Franklin, MA 02038, for consideration paid of Three Million Six Hundred Thousand Dollars, (\$3,600,000.00), grants to TAJ ESTATES OF FRANKLIN LLC, a Massachusetts Limited Liability Company, which post office address is 95 East Main St., Suite 100, Westborough, MA 01581.

### WITH QUITCLAIM COVENANTS

the land in Franklin, Norfolk, County, Massachusetts, together with any improvements thereon, described as follows:

Lot 5 shown on a plan drawn by Guerriere & Halnon, Inc., Surveyors, dated March 4, 1996, as approved by the Land Court, filed in the Land Registration Office said County as No. 11932G, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 149187, Book 746.

The Premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants contained in the Certificate of Title of the Grantor herein and in all other instruments of record, to the extent now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

The above described land is also subject to:

1 Such state of facts as shown on Norfolk County Registry Land Court Plan No. 11932G, dated March 4, 1996, filed with Certificate of Title No. 149187 in Book 746, Page 187 of the Norfolk County Registry District.



2 Easements contained in a Deed from Hannah Adams to Elisha Foster, dated June 25, 1866, recorded with the Norfolk County Registry of Deeds in Book 344, Page 90L.

O F F I C I A L O F F I C I A L

3 Taking for the laying out of a state highway known as Central Street by the Department of Public Works, Division of Highways of the Commonwealth of Massachusetts, dated July 19, 1927, recorded in Book 1757, Page 470 of the Norfolk County Registry District.

4 Easement contained in a Deed from Rita M. Sherman and Regina M. Sherman to Arthur B. Ben, Trustee of the "Bent Family 1994 Revocable Trust", dated January 15, 1997, filed as Document No. 755076 in the Norfolk County Registry District Land Court.

5 Easement contained in an Order of Taking by the Town Council of the Town of Franklin, Resolution No. 88-60, dated September 7, 1988, filed as Document No. 553522 in the Norfolk County Registry District Land Court.

6 The restrictions and other matters set forth in the Order of Conditions of the Massachusetts Department of Environmental Protection Bureau of Resource Protection dated February 18, 2016, filed as Document 1,357,680 in the Norfolk County Registry District Land Court.

7 The restrictions and other matters set forth in the Order of Conditions of the Massachusetts Department of Environmental Protection Bureau of Resource Protection dated February 18, 2016, filed as Document 1,357,681 in the Norfolk County Registry District Land Court.

8. The restrictions and other matters set forth in the Zoning Board of Appeals Detailed Record and Decision dated September 24, 2014 filed as Document 1,335,711 in the Norfolk County Registry District Land Court.

9. The restrictions and other matters set forth in the Zoning Board of Appeals Detailed Record and Decision dated September 24, 2014 filed as Document 1,335,712 in the Norfolk County Registry District Land Court.

10. The restrictions and other matters set forth in the Franklin Board of Appeals Detailed Record and Decision dated August 6, 2015 filed as Document 1,357,678 in the Norfolk County Registry District Land Court.

11. The restrictions and other matters set forth in the Franklin Planning Board Certificate of Vote decision dated March 2, 2016 filed as Document 1,357,679 in the Norfolk County Registry District Land Court.

Meaning and intending to convey the Grantor's entire interest in the same premises conveyed to this Grantor by Deed from Paul K. Keigan and Evelyn Keigan, General Partners of the Keigan Family Trust Limited Partnership, a Massachusetts limited partnership, dated December 10, 2014 as Document No. 1,326,365, recorded with Norfolk County Registry District Land Court.

For Grantor's title, see Certificate of Title No. 190576, filed with the Norfolk County Registry District Land Court.

A N  
O F F I C I A L  
C O P Y

A N  
O F F I C I A L  
C O P Y

The grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal the 13 day of January, 2021.

EPK Properties, LLC

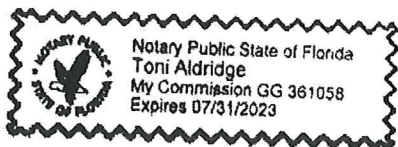
By: Paul Keigan  
Paul Keigan, Manager

STATE OF FLORIDA  
COUNTY OF Collier

On this 13 day of January, 2021, before me, the undersigned notary public, personally appeared Paul Keigan, Manager of EPK Properties, LLC, proved to me through satisfactory evidence of identification, which were (check whichever applies): ☒ Driver's License or other state or federal governmental document bearing a photographic image, ☐ Oath or Affirmation of a credible witness known to me who knows the above signatory, or ☐ My Own personal knowledge of the identity of the signatory to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose

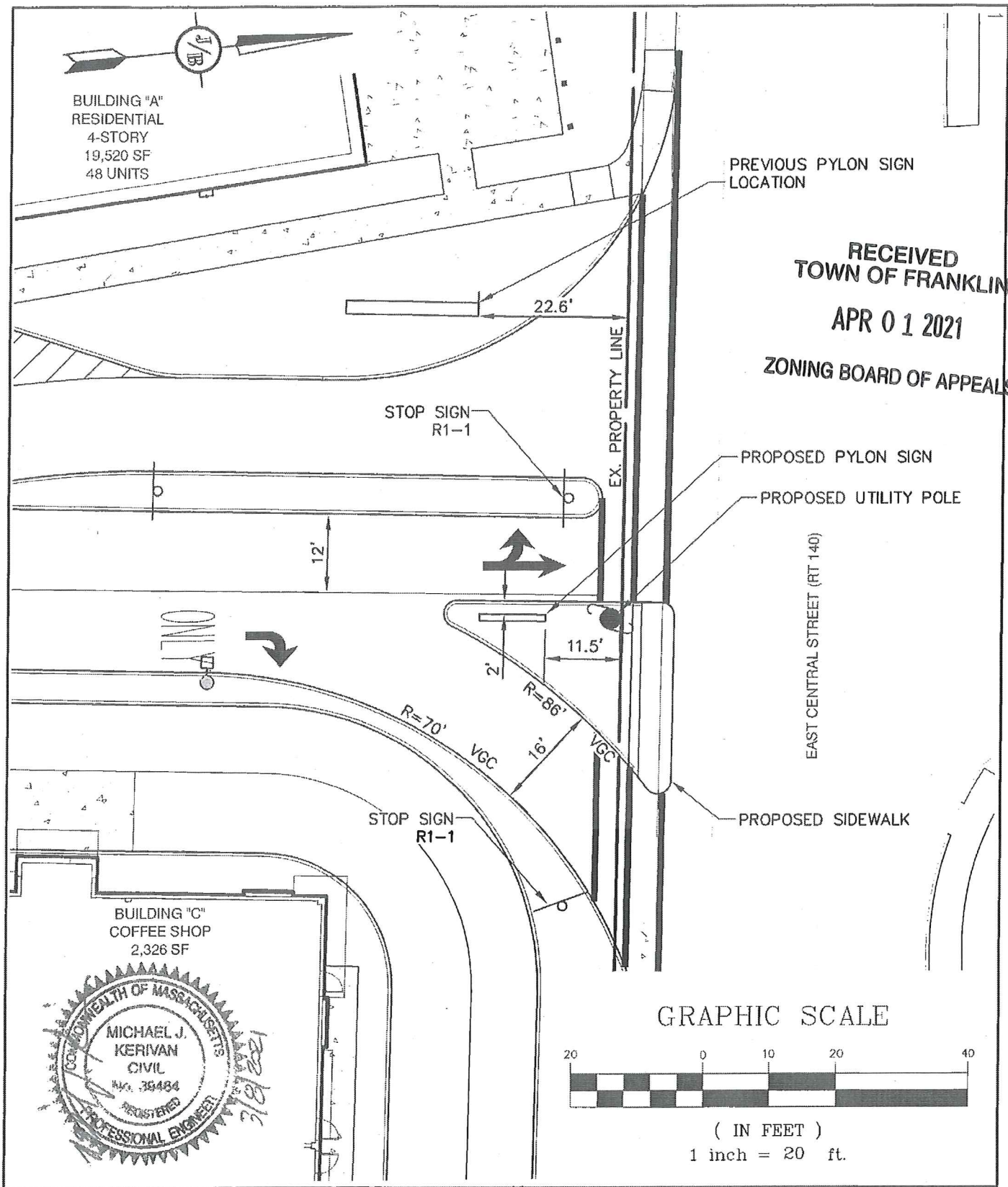
Toni Aldridge  
NOTARY PUBLIC  
My commission expires 7/31/23

NOTARY STAMP OR SEAL









**J/B** Designed and Produced in NH  
**Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 85 Portsmouth Ave. 603-772-4746  
 PO Box 219 FAX: 603-772-0227  
 Stratham, NH 03885 E-Mail: JBE@jonesandbeach.com

Drawing Name: **SIGN SKETCH PLAN**  
 Project: **CENTRAL SQUARE**  
 340 EAST CENTRAL, EPK PROPERTIES LLC  
 Owner of Record: **LAND COURT CERT. 190576**

DRAWING No.  
**SK2**  
 SHEET 1 OF 1  
 JBE PROJECT  
 No. 13153



Specifications  
Qty = 2 119.63 Sq Ft (Each)

#### Double Face Internally Illuminated Pylon Sign

##### Tenant Cabinet

- 13 3/4" Deep Large A Front Load Cabinet with 3 1/4" retainers and 3" divider bars painted white
- 3' 6" white lexan faces with translucent vinyl graphics
- Tenant graphics TBD
- Vertical white LED light bar internal illumination with horizontal intermediate raceway
- Cabinet to be mounted between poles as required

##### Poles & Foundation

- (Qty: 2) 8" x 8" x 1/4" Square steel poles painted black to be in a direct burial foundation
- (Qty: 2) 4'-0" deep x 3'-0" wide x 6'-0" windload foundation with #14 rebar 12" OC each way top and bottom

\* See page 1 for sign location plan on site plan

- \* 277V brought to sign install locations by client's electrician
- \* Install locations to be staked prior to install

##### V/F

- Electrical location (if it will be coming from street side or building side)
- Confirm all tenants
- Vapor art with PMS colors required prior to production for all tenants

#### Colors & Materials

##### Paint

- Black Paint, Matte Finish

- White Paint, Satin Finish

Vinyl for Tenants- TBD

**Poyant**  
Huntington, WV, USA

1125 Sarrasin Barnett Boulevard  
New Bedford, MA 02745  
508.544.0001 | poyantsigns.com

Shops at Franklin

300 E. Canal St  
Franklin, MA

Project: 9711  
Shops at Franklin

Sales: Gary McCoy  
Date: 06.02.14  
Designer: ST

##### Note:

This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

##### Revisions:

04.09.15 NLM: Interior Panels & Alphabet and Pylon
05.14.15 NLM: Adjust Sign Plan
06.30.15 LR: Quantity
10.20.15 ST: Sketch of Hanging Chain
11.20.15 ST: Update Front Cover
12.2.15 ST: Adjust Tenant Counters
5.16.20 LR: New design

##### U1

The sign is intended to be installed in accordance with the sign code of the applicable jurisdiction. The sign code may vary from the code of the jurisdiction. The sign code of the jurisdiction is the code of the sign.

Approved By:

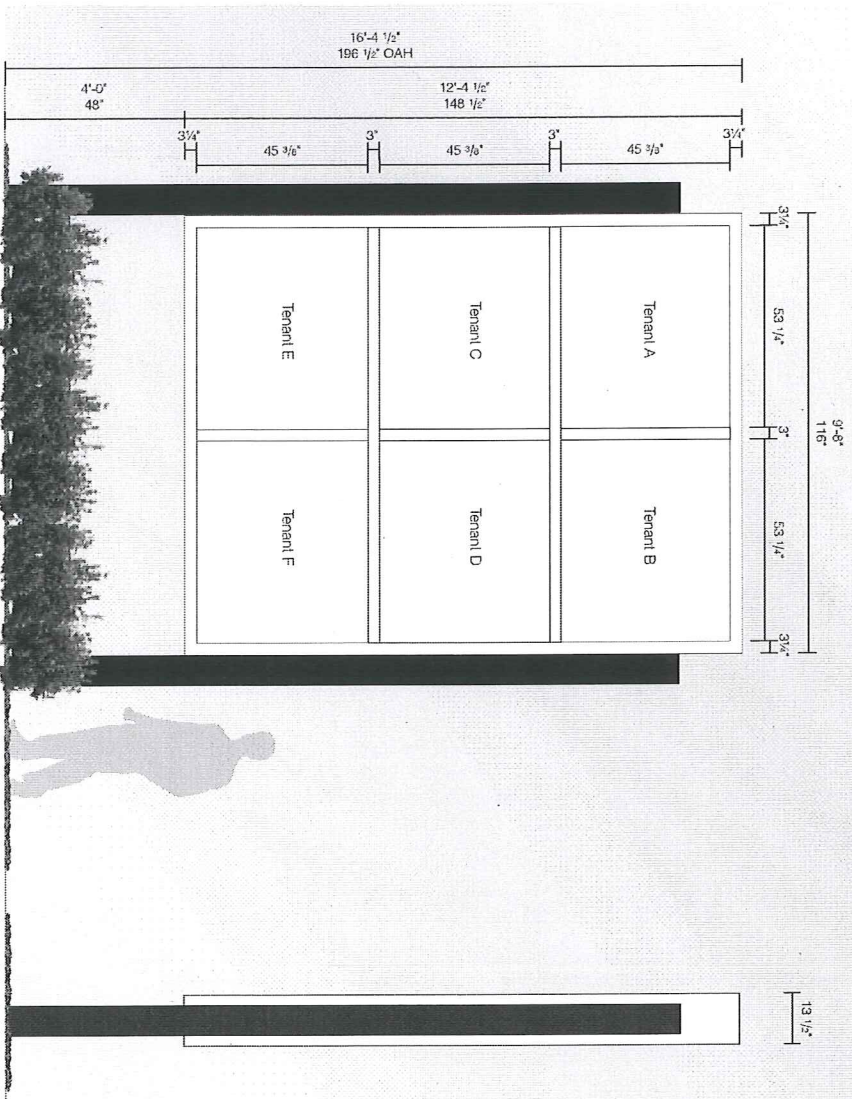
Date:

Pylon Sign

Option C

Sign Type: 9711.1C

1C.1



A Sign Elevation - Front View  
Scale: 3/8" = 1'-0"

B Sign Elevation - Side View  
Scale: 3/8" = 1'-0"

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ZONING BOARD OF APPEALS



Specifications  
Qty = 2 119.63 Sq Ft (Each)

Double Face Internally Illuminated Pylon Sign

Tenant Cabinet

- 13 1/2" Deep Large A Front Load Cabinet with 3 1/4" retainers and 3" divider bars painted white
- 37 1/8" white lexan faces with translucent vinyl graphics
- Tenant graphics TBD
- Vertical white LED light bar internal illumination with horizontal intermediate raceway
- Cabinet to be mounted between poles as required
- Poles & Foundation
  - (Qty: 2) 8" x 8" x 1/4" Square steel poles painted black to be in a direct burial foundation
  - (Qty: 2) 4'-0" deep x 3'-0" wide x 6'-0" windload foundation with #4 rebar 12" OC each way top and bottom

\*See page 1 for sign location plan on site plan

- \*277V brought to sign install locations by client's electrician
- \*Install locations to be staked prior to install

V&E

- Electrical location (if it will be coming from street side or building side)
- Confirm all tenants
- Vendor art with PMS colors required prior to production for all tenants

Colors & Materials

Paint

- Black Paint, Matte Finish
- White Paint, Satin Finish

Vinyl for Tenants- TBD

**Poyant**  
Illuminating Your Vision

123 Stamford Street, Enclosed  
New Bedford, MA 02746  
508-544-0361 | info@poyant.com

Shops at Franklin

300 E. Central St  
Franklin, MA

Project: 9711  
Shops at Franklin

Sales: Gary McCoy  
Date: 06.02.14  
Designer: ST

Note:

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Revisions:

- 06.08.15 NLM Sheet Revised & Signed 2nd Pylon
- 06.14.15 NLM Added Sign Part
- 06.30.15 LR Quantity
- 10.20.15 ST Sheet of Layout, Sign, Foundation to be Bored & Paint Color
- 12.2.15 ST Added Tenant Graphics
- 5.13.20 LR New Revision



This sign is prepared for the building in accordance with the specifications and details shown on this drawing. The client is responsible for obtaining all necessary permits and for any applicable local zoning. The vendor reserves the right to modify the design of the sign.

Approved By:

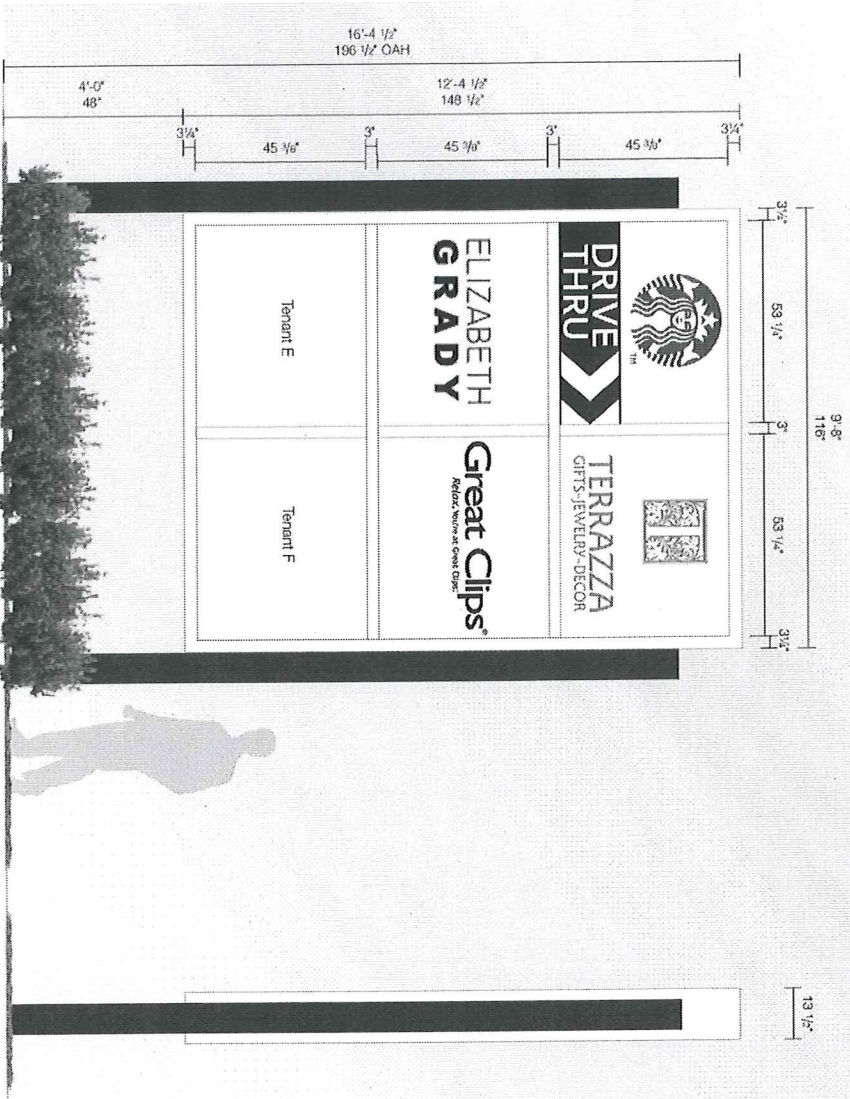
Date:

Pylon Sign

Option C

Sign Type 9711.1C

10.1



A Sign Elevation - Front View  
Scale: 3/8" = 1'-0"

B Sign Elevation - Side View  
Scale: 3/8" = 1'-0"

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TOWN OF FRANKLIN  
APR 01 2021  
ZONING BOARD OF APPEALS

RECEIVED  
TOWN OF FRANKLIN

MAR 26 2021

**Town of Franklin — Board of Assessors**

355 East Central St  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

BOARD OF ASSESSORS

**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 \_\_\_\_ 03/25/2021

Assessors Parcel ID # (12 digits) 285-009-000-000 \_

Property Street Address 340 East Central 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: TAJ ESTATES OF FRANKLIN, LLC.

Property Owner's Mailing Address 95 E. Main St., Ste 100

Town/City Franklin \_\_\_\_\_ State MA Zip Code 02038 \_

Property Owner's Telephone # \_\_\_\_\_

Requestor's Name (if different from Owner) Richard Cornetta, Jr. Esq \_

Requestor's Address 4 West Street, Franklin, MA 02038

Requestor's Telephone # 508- 528-5300

Office Use Only: Date Fee Paid \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Paid in Cash \$ \_\_\_\_

✓ Paid by Check \$ 25.00 Check # \_\_\_\_\_ Town Receipt # \_\_\_\_\_

\* Deliver to ZBA

DATE : March 25, 2021  
CHE # : 3260  
AMOUNT : \$25.00  
ACCOUNT : 1  
PAID TO : Town of Franklin

EXPLANATION : Abutter List Fee

CLIENT : Marcus Properties, LLC  
MATTER : 219161

CORNETTA, FICCO &amp; SIMMLER, PC • COUNSELORS AT LAW

3260

DATE : Mar 25, 2021  
CHE # : 3260  
AMOUNT : \$25.00  
ACCOUNT : 1  
PAID TO : Town of Franklin

**\*\* GENERAL BALANCES \*\***

UNBILLED DISBS : 0.00  
A/R BALANCE : 0.00

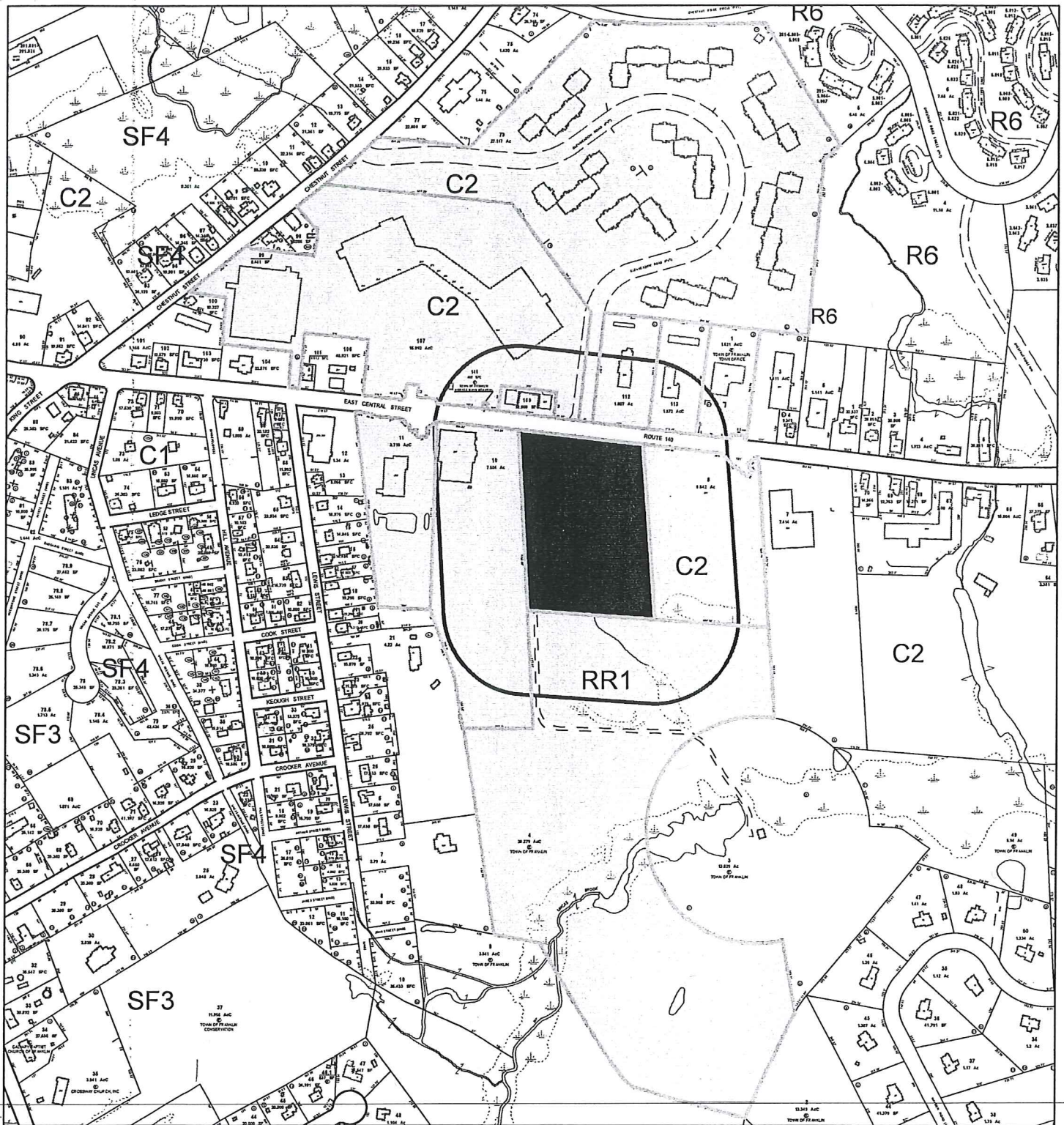
**\*\* TRUST BALANCES \*\***

Abutter List Fee

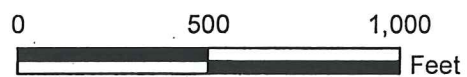
CLIENT : Marcus Properties, LLC  
MATTER : 219161  
LAWYER : Richard R. Cornetta, Jr.  
340 East Central Street, Franklin, Massachusetts

TRUST BALANCE : 0.00

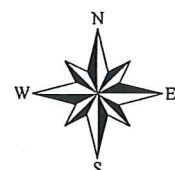




# **340 EAST CENTRAL ST - 300' ABUTTERS** **Town of Franklin**



3/30/2021





# 300' Abutters List Report

Franklin, MA  
March 30, 2021

## Subject Parcel:

Parcel Number: 285-009-000  
CAMA Number: 285-009-000-000  
Property Address: 340 EAST CENTRAL ST

Mailing Address: TAJ ESTATES OF FRANKLIN LLC  
95 EAST MAIN ST - SUITE 100  
WESTBOROUGH, MA 01581

## Abutters:

Parcel Number: 280-079-000  
CAMA Number: 280-079-000-000  
Property Address: GLEN MEADOW RD

Mailing Address: GLEN MEADOW OWNER LLC  
536 GRANITE ST SUITE 301  
BRAINTREE, MA 02184

Parcel Number: 285-001-000  
CAMA Number: 285-001-000-000  
Property Address: 355 EAST CENTRAL ST

Mailing Address: FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

Parcel Number: 285-008-000  
CAMA Number: 285-008-000-000  
Property Address: 348 EAST CENTRAL ST

Mailing Address: HALLIGAN JOSEPH TR C/O BIG Y FOODS  
INC  
2145 ROOSEVELT AVE., PO BOX 78  
SPRINGFIELD, MA 01104-1650

Parcel Number: 285-009-000  
CAMA Number: 285-009-000-000  
Property Address: 340 EAST CENTRAL ST

Mailing Address: TAJ ESTATES OF FRANKLIN LLC  
95 EAST MAIN ST - SUITE 100  
WESTBOROUGH, MA 01581

Parcel Number: 285-010-000  
CAMA Number: 285-010-000-000  
Property Address: 300 EAST CENTRAL ST

Mailing Address: NEW ENGLAND CHAPEL  
PO BOX A  
FRANKLIN, MA 02038

Parcel Number: 285-011-000  
CAMA Number: 285-011-000-000  
Property Address: 272 EAST CENTRAL ST

Mailing Address: FRASER, ROBERT B TR CURRIER, D C/O  
CVS# 00929 STO ACCTG 272 E  
1 CVS DRIVE, MC 2820  
WOONSOCKET, RI 02895

Parcel Number: 285-107-000  
CAMA Number: 285-107-000-000  
Property Address: 265 EAST CENTRAL ST

Mailing Address: FRANKLIN SHOPPERS FAIR C/O JOHN  
ALEVIZOS  
396 WASHINGTON ST, #325  
WELLESLEY, MA 02481

Parcel Number: 285-108-000  
CAMA Number: 285-108-000-000  
Property Address: EAST CENTRAL ST

Mailing Address: FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

Parcel Number: 285-109-000  
CAMA Number: 285-109-000-000  
Property Address: 333 EAST CENTRAL ST

Mailing Address: LENZI JOSEPH LENZI RACHEL  
860 KING ST  
FRANKLIN, MA 02038

Parcel Number: 285-112-000  
CAMA Number: 285-112-000-000  
Property Address: 345 EAST CENTRAL ST

Mailing Address: MCDONALDS CORP C/O HOGAN  
COMPANY  
10 OCEANA WAY SUITE #2  
NORWOOD, MA 02062

[www.cai-tech.com](http://www.cai-tech.com)

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# 300' Abutters List Report

Franklin, MA  
March 30, 2021

Parcel Number: 285-113-000  
CAMA Number: 285-113-000-000  
Property Address: 349 EAST CENTRAL ST

Mailing Address: FRENCH LEONARD S ETALS, TRS C/O  
MARC WINTERS  
349 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 298-004-000  
CAMA Number: 298-004-000-000  
Property Address: EAST CENTRAL ST

Mailing Address: FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

*Kevin M. Doyle, 3-30-21*

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349 EAST CENTRAL ST  
FRANKLIN, MA 02038

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