

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: MICHAEL AND JULIE LEBLANC

LOCATION: 373 Prospect Street

ZONING DISTRICT: RR 1 WRD

TYPE OF PROJECT: Single Family Dwelling and Inground Pool

DATE: 02/03/2023 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185-40 D(1) (I) (i)

REASON FOR DENIAL: Applicant is seeking to construct a single family home and an inground pool with impervious area of 20.6 % where 15 % is allowed. 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 02/03/2023 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

2023 FEB -6 P 1:03

RECEIVED

RECEIVED
TOWN OF FRANKLIN

FEB 06 2023

ZBA APPLICATION FORM
GENERAL INFORMATION

ZONING BOARD OF APPEALS

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

Special Permit: X Variance: Appeal:

PETITIONER: MICHAEL LEBLANC AND JULIE LEBLANC

PETITIONER'S ADDRESS: 3 Ashley Circle, Franklin, MA 02038 PHONE: 508-944-8300

LOCATION OF PROPERTY: 373 Prospect Street, Franklin, Massachusetts

TYPE OF OCCUPANCY: SINGLE FAMILY RESIDENTIAL ZONING DISTRICT: RR I/WROD

ASSESSORS MAP & PARCEL: Map 308, Parcel 079

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construction of a two-story (S.F.) single family residential four-bedroom home with in-ground swimming pool and the applicant would be requesting a special permit to allow for the creation of up to 8,268 square feet, or 20.6% of impervious coverage within a Water Resource District.

SECTIONS OF ZONING ORDINANCE CITED:

Article V Section 185-40D(1)(1)(i)

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):

Julie Leblanc Michael Leblanc
(Petitioner(s)/Owner)

MICHAEL LEBLANC AND JULIE LEBLANC
(Print Name)

Address: 3 Ashley Circle, Franklin, MA 02038

Tel. No.: 508-944-8300

E-Mail Address: leblanc.michael@comcast.net

Date: January 27, 2023

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

January 31, 2023

IN HAND FILING

Mr. Bruce J. Hunchard, Chairman
Franklin Zoning Board of Appeals
Town Hall
355 East Central Street
Franklin, MA 02038
ATTN: Ms. Casey Thayer

RE: 373 Prospect Street, Franklin, Massachusetts
Applicant: Michael LeBlanc and Julie LeBlanc

Dear Mr. Hunchard:

Please be advised that this firm is legal counsel to the above-entitled applicants, Michael and Julie LeBlanc in pursuit of their development interests in the above-entitled real property.

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

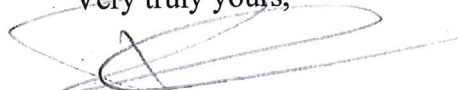
1. ZBA Application Form – Special Permit §185-40(D)(1)(I)(i);
2. Copy of Abutter's List (To be Provided);
3. Copy of Franklin Assessor's Card for 373 Prospect Street, Franklin, MA;
4. Copy of Quitclaim Deed of Wall Street Development Corp to Michael LeBlanc and Julie LeBlanc dated June 22, 2022 and filed with the Norfolk County Registry of Deeds at Book 40627, Page 529;
5. Plan entitled, PROPOSED POOL/PATIO PLAN "LOT 3 – 373 PROSPECT STREET, FRANKLIN, MASSACHUSETTS", prepared by GLM Engineering

Consultants, Inc., 19 Exchange Street, Holliston, MA 01746 dated January 13, 2023.

6. Memorandum in Support of Application for Special Permit;
7. Stormwater Management Operation and Maintenance Plan;
8. A draft in the sum of \$200.00 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,

A handwritten signature in blue ink, appearing to read "Richard R. Cornetta, Jr.", written over a horizontal line.

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, MICHAEL LEBLANC AND JULIE LEBLANC
(OWNER)

Address: 3 Ashley Circle, Franklin, MA 02038

State that I/We own the property located at 373 Prospect Street, Franklin, MA,
which is the subject of this zoning application.

The record title of this property is in the name of Michael LeBlanc and Julie LeBlanc, husband and wife as tenants by the entirety

*Pursuant to a deed of Wall Street Development Corp., dated June 22, 2022 duly recorded in the Norfolk County Registry of Deeds at Book 40627, Page 529; or

Dedham Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

✓ ML

✓ M

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: MICHAEL LEBLANC AND JULIE LEBLANC PRESENT USE/OCCUPANCY: SINGLE FAMILY RESIDENTIAL

LOCATION: 373 Prospect Street, Franklin, Massachusetts ZONE: RR I/WROD

PHONE: 508-944-8300 REQUESTED USE/OCCUPANCY: SINGLE FAMILY RESIDENTIAL

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		<u>40,200 sf</u>	<u>40,200 sf</u>	<u>40,000 sf (min.)</u>
<u>Continuous Frontage:</u>		<u>200 ft</u>	<u>200 ft</u>	<u>200 ft (min.)</u>
<u>Size of Lot:</u>	Width	<u>200 ft</u>	<u>200 ft</u>	<u>180 ft (min.)</u>
	Depth	<u>200 ft</u>	<u>200 ft</u>	<u>200 ft (min.) (min)</u>
<u>Setbacks in Feet:</u>	Front	<u>-----</u>	<u>65 ft</u>	<u>40 ft (min.)</u>
	Rear	<u>-----</u>	<u>65 ft</u>	<u>40 ft (min.)</u>
	Left Side	<u>-----</u>	<u>68 ft</u>	<u>40 ft (min.)</u>
	Right Side	<u>-----</u>	<u>75 ft</u>	<u>40 ft (min.)</u>
<u>Building Height:</u>	Stories	<u>-----</u>	<u>2</u>	<u>40 ft (min.)</u>
	Feet	<u>-----</u>	<u>65 ft</u>	<u>40 ft (min.) (max.)</u>
<u>NO. of Dwelling Units:</u>		<u>-----</u>	<u>1</u>	<u>1</u>
<u>NO. of Parking Spaces:</u>		<u>-----</u>	<u>n/a</u>	<u>n/a</u>

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 proposed development of a single-family residential home is consistent with similarly situated properties within the surrounding RR I zoning district.

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 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. THE DETERMINATION SHALL INDICATE CONSIDERATION OF EACH OF THE FOLLOWING:

1) SOCIAL, ECONOMIC OR COMMUNITY NEEDS WHICH ARE SERVICED BY THE PROPOSAL:

The proposed development of the locus as a single-family residence is a use that is allowed as a matter of right within the Rural Residential I Zoning District; and the creation of an additional housing unit would in small part address the demand for residential housing in the area.

2) TRAFFIC FLOW AND SAFETY:

The proposed property has direct access to Prospect Street, a public way within the town of Franklin; the proposed residential use would have minimal to no impact on the traffic flow and safety of the surrounding area.

3) ADEQUACY OF UTILITIES AND OTHER PUBLIC SERVICES:

The proposed property plans to install a private well water system and private septic system.

4) NEIGHBORHOOD CHARACTER AND SOCIAL STRUCTURE:

The proposed development of the locus as a single-family residence would be consistent, and in character, with existing homes in the surrounding neighborhood.

5) QUALITIES OF THE NATURAL ENVIRONMENT:

The applicant's proposed development, as enumerated in the Plan and Stormwater Management Operation and Maintenance Plan, demonstrate a method of mitigation consistent with BMP stormwater management practices and local measures, and shall provide for artificial recharge that does not degrade groundwater quality.

6) POTENTIAL FISCAL IMPACT:

The improvements planned by the applicant shall increase the value of the property and result in an increase of the real estate tax base to the town.

NOT A N O T
O F F I C I A L QUITCLAIM DEED O F F I C I A L
C O P Y C O P Y

WALL STREET DEVELOPMENT CORP., a Massachusetts corporation, with an address at P.O. Box 272, Westwood, Massachusetts 02090 ("Grantor"), for CONSIDERATION paid in the amount of Three Hundred Fifty Thousand (\$350,000.00) Dollars, GRANTS to **Michael LeBlanc and Julie LeBlanc**, husband and wife, as tenants by the entirety, of 3 Ashley Circle, Franklin, MA 02038 ("Grantee"), with QUITCLAIM COVENANTS,

Those certain parcels of land situated in Franklin and Bellingham, with any and all structures thereon, shown as Lot 3 as shown on a Plan of Land entitled "Plan of Land Franklin & Bellingham, MA, Scale: 1" = 60'", dated June 29, 2021, revised July 6, 2021, prepared by GLM engineering Consultants Inc.", being recorded in the Norfolk County Registry of Deeds in Plan Book 706, Pages 79-81 ("Plan"), to which reference may be had for a more particular description of said Lot 3.

Said Lot 3 containing 9,255 +/- sq. ft. of land, more or less, in Bellingham, MA and 30,945 sq. ft. of land, more or less, in Franklin, MA all according to said Plan.

Said premises are conveyed subject to and with the benefit of recorded easements, restrictions and reservations of record. In addition, the conveyance is subject to the following restrictions:

1. Construction of a home on lot shall commence within 120 days of this conveyance.
2. Grantor or its designee shall review and approve architectural plans and designs for the proposed home to be constructed by Grantee on Lot prior to commencement of construction. Grantor's approval shall not be unreasonably withheld or delayed.
3. Grantee shall be responsible for installing all erosion controls and other measures as may be required by the town of Franklin.
4. Grantor, its successors and/or assigns, hereby conveys to Grantee the right to construct access to Lot 3 via Grantor's remaining land bordering the northerly lot line of Lot 3 at such time as any future street, road or way is constructed thereon.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-22-2022 @ 10:17am
Ctl#: 242 Doc#: 54863
Fee: \$1,596.00 Cons: \$350,000.00

1

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Property Address: Land Prospect St., Bellingham and Franklin, MA

Said Lot is a portion of Grantor's interest in property as described in a deed from Varney Bros. Sand & Gravel, Inc. dated October 15, 2021 and recorded with Norfolk Registry of Deeds in Book 39961, Page 49.

O F F I C I A L

O F F I C I A L

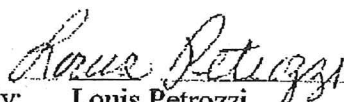
C O P Y

C O P Y

The Premises conveyed hereby does not constitute all or substantially all of the assets of the Grantor and the conveyance is in the ordinary course of business of Wall Street Development Corp.

EXECUTED as a sealed instrument this 22nd day of June, 2022.

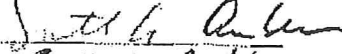
WALL STREET DEVELOPMENT CORP.

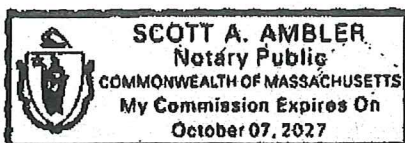

By: Louis Petrozzi
Title: President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this ___ day of June, 2022, before me, the undersigned notary public, personally appeared Louis Petrozzi, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, 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 his own free act and deed, as President and Treasurer for Wall Street Development Corp., a corporation and who swore or affirmed that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Notary Public: 
Printed Name: Scott A. Ambler
My Commission Expires: 10-7-2027



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

NORFOLK, ss.

IN RE: **Application for Special Permit for Allowance of Impervious Coverage within a Water Resource District**

LOCUS: **373 Prospect Street, Franklin, Massachusetts 02038**

MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT

LOCUS HISTORY

1. **Relevant District.** The Locus in question falls within the Rural Residential I (RRI) zoning district and Franklin DEP Approved Zone II (WRD).
2. **Location.** The Locus consists of a parcel of land with an approximate area of $\pm 40,200$ square feet, more or less, located along the town line between the town of Franklin and the town of Bellingham, along the westerly side of Prospect Street in the town of Franklin. The portion of the Locus that is located within the town of Franklin is an area of approximately 30,945 square feet, more or less.
3. **Proposed Use.** The parcel, formerly an undeveloped wooded lot of land, is presently under construction for the development of a two-story (S.F.) single-family residential four-bedroom home with an in-ground (S.F.) swimming pool, as shown on the plan entitled, PROPOSED POOL/PATIO PLAN "LOT 3 – 373 PROSPECT STREET, FRANKLIN, MASSACHUSETTS", prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746 dated January 13, 2023, (the Plan) a copy of which has been filed along herewith.
4. **Water Resource District.** The Locus is located wholly within the district boundary for Franklin DEP Approved Zone II (WRD), as shown on the Plans. The total area of the Locus that is within the WRD is $\pm 40,200$ square feet. Of the total area of the Locus that is within the WRD, the applicant has proposed the creation of $\pm 8,268$ square feet impervious coverage, which amounts to $\pm 20.6\%$ of impervious coverage within the WRD.

5. **Zoning Tabulation CBD District: Required/Existing/Proposed.**

OVERALL LOT INFORMATION	Required	Existing	Proposed
Required Lot Area (sq.ft.)	5,000 s.f.	+40,200 s.f.	+40,200 s.f.
Required Lot Frontage (feet)	200'	+200'	+200'
Max. Lot Coverage by Structures/Paving	25%		20.6%
WRD Lot Coverage by Structures/Paving	15% ⁽¹⁾		20.6%
Max Building Height	40'		<40'
Front Setback	40'		65.00
Side Setback	40'		68.00
Rear Setback	40'	-	67.00

⁽¹⁾ Rendering impervious coverage more than 15%, or 2,500 square feet, whichever is greater, of the upland area of a lot located within the Water Resource District is only permitted for residential uses within a residential zone by a Special Permit from the Zoning Board of Appeals.

PRESENT APPLICANT/APPLICATION

6. **Applicant/Owner.** The present owners of the Locus are Michael LeBlanc and Julie LeBlanc, husband and wife as tenants by the entirety. See Deed of Wall Street Development Corp. dated June 22, 2022 and recorded with the Norfolk County Registry of Deeds at Book 40627, Page 529.

7. **Requested Action.** The present application before the Board requests approval of Special Permit to allow the rendering impervious coverage more than 15% or 2,500 square feet, whichever is greater, of the upland area of a lot located within the WRD as shown on the Plans, as may be amended, pursuant to Section 185-40 D.(1)(l)(i) of the Zoning By-Law.

SPECIAL PERMIT APPROVAL

8. Special Permit Approval Requirements under Section 185-40G(3)(a). Section 185 40G(3)(a) of the Zoning By-Laws, states in part:

Criteria. Special Permits under this subsection shall be granted on if the Board of Appeals determines that:

(1) Groundwater quality resulting from on-site waste disposal, other operations on site and natural recharge will not fall below federal or state standards for drinking water or that, if existing groundwater quality is already below those standards, on-site disposal or operations will result in no further deterioration.

(2) Proposed control and response measures adequately and reliably mitigate risk to groundwater quality resulting from accident or system failure.

(3) The proposed use is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.

(4) The criteria of §185-45E(3), Administration and enforcement, special permits criteria, must be satisfied in cases where special permit variance is also necessitated by provisions outside this section.

CONDITIONS FOR APPROVAL UNDER SECTION 185-40G(3)(a)

9. Satisfaction of Condition for Approval 185-45G(3)(a)[1].

[1] Groundwater quality resulting from on-site waste disposal, other operations on site and natural recharge will not fall below federal or state standards for drinking water or that, if existing groundwater quality is already below those standards, on-site disposal or operations will result in no further deterioration.

The single family residence as proposed by the applicant shall be serviced by a newly designed private septic system.

Additionally, the applicant has proposed the installation of a network of roof gutters and downspout drains installed on the residential home. This stormwater collection system will collect and direct the stormwater otherwise displaced from the impervious coverage of the home, into two (2) subsurface leaching storage systems, located on the north and south side of the residence, each including a Cultec Dry Well System encased in sixty-six (66") inches of double washed stone. This proposed system will collect runoff from the roof of the building via a network of gutter and downspout drains routing it through the Cultec Dry Well System allowing for the removal of suspended solids and recharge through the network of double washed stone. The proposed development does not disturb any Wetland Resource Areas or buffers. The applicant has incorporated Best Management Practices (BMP's) into this project to meet the Department of Environmental

Protection Stormwater Management runoff quality requirements. Water quality requirements are met through the use of the Cultec Dry Well System.

Groundwater quality resulting from on-site waste disposal or other primarily residential operations on site and the natural recharge will not fall below federal or state standards for drinking water.

10. Satisfaction of Condition for Approval 185-40G(3)(a)[2].

[2] Proposed control and response measures adequately and reliably mitigate risk to groundwater quality resulting from accident or system failure.

The applicant proposes the use of good housekeeping practices through the implementation of the Stormwater Management Operation and Maintenance Plan which has been attached hereto as Exhibit 1. The landowner/operator, or its successors, shall be responsible for financing maintenance and emergency repairs of the entire stormwater management system on their property, and through the implementation of the measures of this plan the Best Management Practices (BMP's) in place will remain functioning as designed.

11. Satisfaction of Condition for Approval 185-45G(3)(a)[3].

[3] The proposed use is designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.

Since the existing site as developed will maintain pervious areas of up to $\pm 31,758$ square feet of area, detention of the entire site is not necessary. The underground detention basin of the Cultec Dry Well System will provide a total water storage volume of 550 cubic feet which has been designed for a 2inch storm event. Groundwater was not encountered in the borings performed in the areas proposed for the Cultec Dry Well System. Therefore, it is expected that the infiltration units will be above groundwater.

12. Satisfaction of Condition for Approval 185-45G(3)(a)[4].

[4] The criteria of §185-45E(3), Administration and enforcement, special permits criteria, must be satisfied in cases where special permit variance is also necessitated by provisions outside this section.

The applicant's proposed development, as enumerated in the Plan and Stormwater Management Operation and Maintenance Plan, demonstrate a method of mitigation consistent with BMP stormwater management practices and local measures, and shall provide for artificial recharge that does not degrade groundwater quality.

WHEREFORE, the Applicant respectfully requests that the Board grant a SPECIAL PERMIT under Section 185-40D(1)(l)(i) to allow the creation of impervious coverage equal to but not to exceed $\pm 8,268$ square feet of impervious coverage, which amounts to $\pm 20.6\%$ of impervious coverage within of that portion of Locus that lies within the WRD as shown on the Plans, as may be amended.

Dated: January 27, 2023

Respectfully submitted,
Michael LeBlanc and Julie LeBlanc
By its Attorneys,

A handwritten signature in black ink, appearing to read 'Richard R. Cornetta, Jr.', is written over a horizontal line.

Richard R. Cornetta, Jr., Esquire
Cornetta, Ficco & Simmler, PC
Four West Street
Franklin, MA 02038
Tel: (508)528-5300
Fax: (508)528-5555

Stormwater Management Operation and Maintenance Plan

Homeowners Maintenance Agreement

Roof Runoff Infiltration System

373 Prospect Street

Franklin, Massachusetts

January 26, 2023

In accordance with Standard 9 of the Massachusetts Department of Environmental Protection Stormwater Handbook (February 2008), the attached on-site maintenance program for the proposed stormwater management system has been developed to ensure the Best Management Practices (BMP's) in place will remain functioning as designed. The landowner/operator, or its successors shall be responsible for financing maintenance and emergency repairs of the entire stormwater management system on their property. The Plan contains maintenance responsibilities that shall "run" with the property when the ownership is transferred.

Responsible Operator:

Homeowner:

✓ *Julie Liblam*

✓ *Michael L. Blum*

Signed

2/2/23
Date

Operation and Maintenance:

Gutter Cleaning:

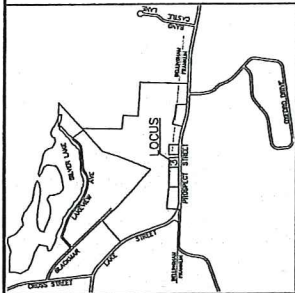
Gutter cleaning shall be done at least once per year, in the fall after the trees have dropped their leaves. Inspect downspouts and overflows periodically to prevent debris buildup.

Recharge Systems (Infiltration Galley Chambers) :

The inlet pipe and observation access port shall be inspected 4 times per year. Inspect recharge facilities following a rainfall event greater than 2.5 inches in a 24 hour period. Any accumulated debris shall be removed.

If standing water is observed for more than 72 hours following a storm event, immediately retain a qualified professional to assess whether infiltration function has been lost and develop recommended correction actions.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the chambers, clean-out should be performed. Maintenance is accomplished with the JetVac process. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles.



LOCUS MAP
N.T.S.

ZONING CLASSIFICATION:
 RESIDENTIAL OVERLAY DISTRICT
 MIN. LOT SIZE = 40,000 S.F.
 MIN. LOT DEPTH = 100'
 MIN. LOT WIDTH = 200'
 MIN. SETBACK REQUIREMENTS:
 FRONT SET BACKS = 40'
 SIDE SETBACKS = 40'
 REAR SETBACKS = 40'

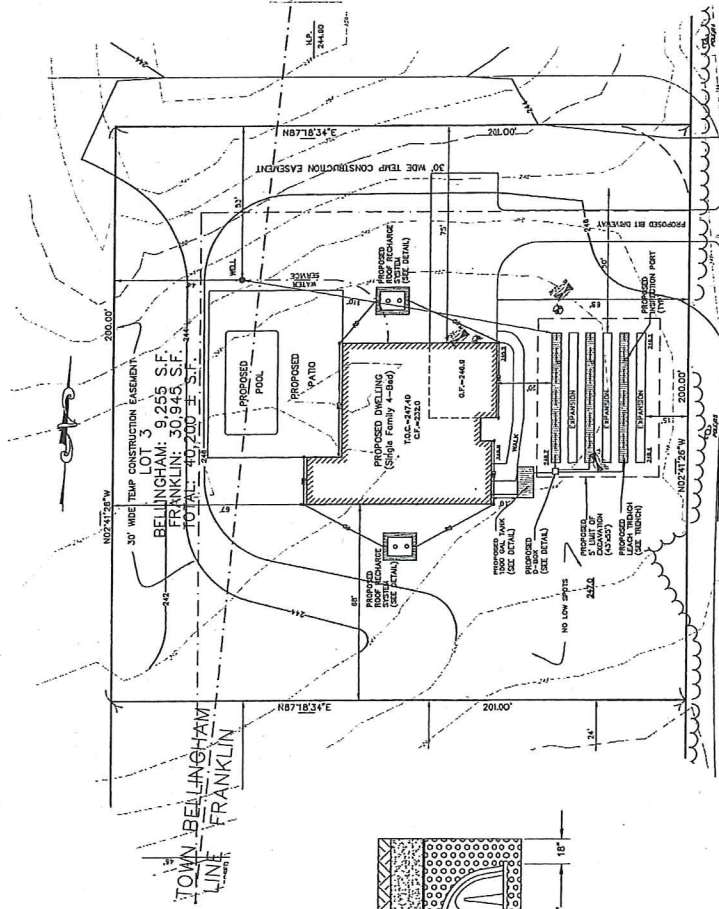
MINIMUM COVERAGE
 DRIVEWAYS: 1.0% (7.8%)
 WALKS: 2.0% (15.7%)
 POOL/PATIO: 2.66% (20.8%)
 TOTAL: 5.66% (44.3%)



PROPOSED POOL/PATIO PLAN
 LOT 3 - 373 PROSPECT STREET
 FRANKLIN, MASSACHUSETTS
 PREPARED FOR:
 MICHAEL LEBLANC
 3 SHIPLEY CIRCLE
 FRANKLIN, MA 02038

GLM Engineering
 19 EXCHANGE STREET
 ROCHESTER, MA 01746
 TEL: 978-335-1100
 F: 978-429-7100
 www.glmengineering.com

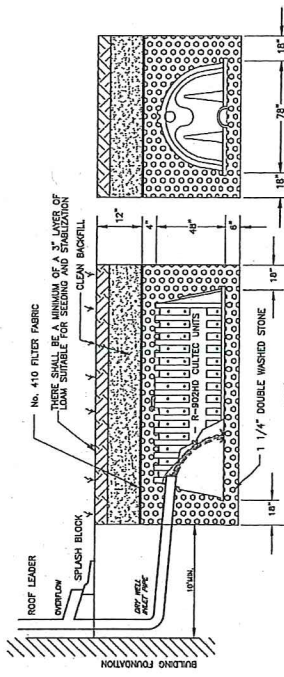
JOB No. 16,590
 DATE: JAN. 13, 2023
 SCALE: 1"=20'
 SHEET: 1 of 1
 PLAN #: 27,797



PROSPECT
 STREET RECEIVED
 TOWN OF FRANKLIN

FEB 06 2023

ZONING BOARD OF APPEALS



LEACHING BED STORAGE REQUIREMENTS
 PROPOSED DWELLING IMPERVIOUS AREA = 3,130 sq. ft.
 STORAGE CAPACITY REQUIRED: 2.0 inch rainfall x 3,130 sq. ft. = 622 cu. ft.
 PROPOSED DWELLING IMPERVIOUS AREA = 3,130 sq. ft.
 STORAGE CAPACITY REQUIRED: 2.0 inch rainfall x 3,130 sq. ft. = 622 cu. ft.
 PROPOSED DWELLING IMPERVIOUS AREA = 3,130 sq. ft.
 STORAGE CAPACITY REQUIRED: 2.0 inch rainfall x 3,130 sq. ft. = 622 cu. ft.

RESIDENTIAL ROOF RUNOFF CULTEC DRY WELL
 CULTEC CONTACTOR RECHARGER R-902HD



121565

Abutter's List Request Form

Status: Active

Date Created: Jan 27, 2023

Applicant

Richard Cornetta
richard@cornettalaw.com
4 West Street
Franklin, MA 02038
15085285300

Primary Location

373 PROSPECT ST
FRANKLIN, MA 02038

Owner:

LEBLANC MICHAEL LEBLANC JULIE
3 ASHLEY CIR FRANKLIN, MA 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?

Zoning Board of Appeals

What is the purpose for the request?

Special Permit Relief - Notice of Public Hearing

How would you like to receive this abutters list?

Emailed

What email address should we use to send you the abutters list?

richard@cornettalaw.com

General Parcel Information

Assessor's Parcel ID

308-079-000-000

Property Street Address

373 Prospect Street

Property Owner Information

Property Owner

Michael/Julie LeBlanc

Property Owner's Mailing Address

3 Ashley Circle

Town/City

Franklin

Zip/Postal Code

02038

State

Massachusetts

Property Owner Telephone Number

508-944-8300



373 PROSPECT ST - 300' ABUTTERS

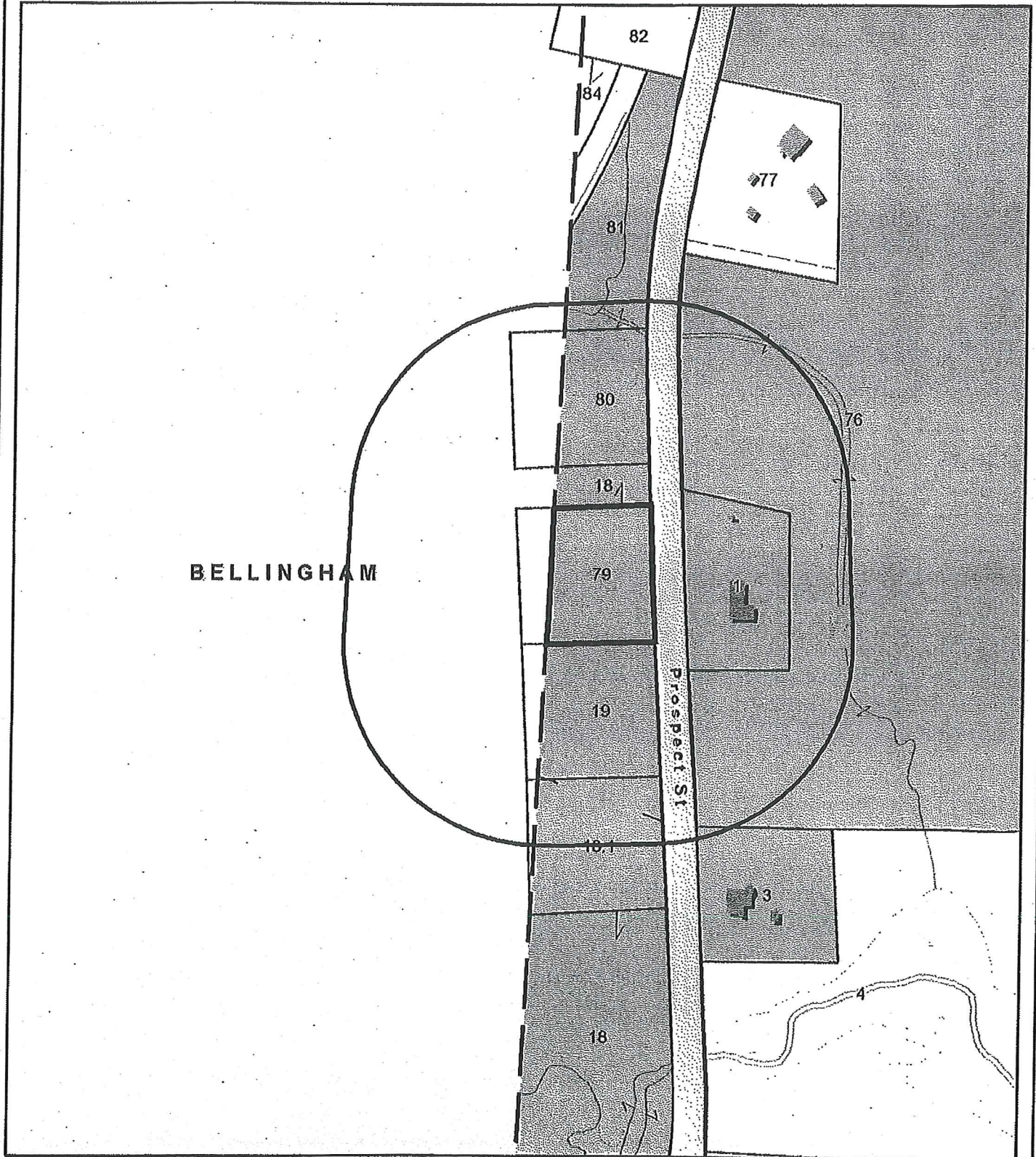
Franklin, MA



January 29, 2023

1 inch = 200 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 29, 2023

Subject Property:

Parcel Number: 308-079-000
CAMA Number: 308-079-000-000
Property Address: 373 PROSPECT ST

Mailing Address: LEBLANC MICHAEL LEBLANC JULIE
3 ASHLEY CIR
FRANKLIN, MA 02038

Abutters:

Parcel Number: 308-076-000
CAMA Number: 308-076-000-000
Property Address: PROSPECT ST

Mailing Address: HENO FLOYD
398 PROSPECT ST
FRANKLIN, MA 02038

Parcel Number: 308-079-000
CAMA Number: 308-079-000-000
Property Address: 373 PROSPECT ST

Mailing Address: LEBLANC MICHAEL LEBLANC JULIE
3 ASHLEY CIR
FRANKLIN, MA 02038

Parcel Number: 308-080-000
CAMA Number: 308-080-000-000
Property Address: 381 PROSPECT ST

Mailing Address: CHANDRASHEKARAPURAM MAHESH
KOMARAPPAGARI SRUTI
381 PROSPECT ST
FRANKLIN, MA 02038

Parcel Number: 308-081-000
CAMA Number: 308-081-000-000
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

Parcel Number: 309-001-000
CAMA Number: 309-001-000-000
Property Address: 370 PROSPECT ST

Mailing Address: CAPOCCIA ANTHONY CAPOCCIA
ESTHER M
370 PROSPECT ST
FRANKLIN, MA 02038

Parcel Number: 309-003-000
CAMA Number: 309-003-000-000
Property Address: 348 PROSPECT ST

Mailing Address: ROBBINS BRIAN J
348 PROSPECT ST
FRANKLIN, MA 02038

Parcel Number: 309-018-000
CAMA Number: 309-018-000-000
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

Parcel Number: 309-018-001
CAMA Number: 309-018-001-000
Property Address: 353 PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

Parcel Number: 309-019-000
CAMA Number: 309-019-000-000
Property Address: 365 PROSPECT ST

Mailing Address: WALL ST DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Kevin W. Doyle, 1-29-23



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1/29/2023

Page 1 of 1

CAPOCCIA ANTHONY
CAPOCCIA ESTHER M
370 PROSPECT ST
FRANKLIN, MA 02038

CHANDRASHEKARAPURAM
MAHES
KOMARAPPAGARI SRUTI
381 PROSPECT ST
FRANKLIN, MA 02038

HENO FLOYD
398 PROSPECT ST
FRANKLIN, MA 02038

LEBLANC MICHAEL
LEBLANC JULIE
3 ASHLEY CIR
FRANKLIN, MA 02038

ROBBINS BRIAN J
348 PROSPECT ST
FRANKLIN, MA 02038

WALL ST DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

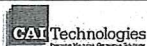
WALL STREET DEVELOPMENT C
P.O. BOX 272
WESTWOOD, MA 02090

CAI Property Card

Town of Franklin, Massachusetts



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 373 PROSPECT ST ACRES: 0.7104 PARCEL ID: 308-079-000-000 LAND USE CODE: 130 - RES DEV LAND CONDO COMPLEX: OWNER: LEBLANC MICHAEL CO - OWNER: LEBLANC JULIE MAILING ADDRESS: 3 ASHLEY CIR FRANKLIN, MA 02038 ZONING: MassGIS LocID #: M_203688_868369	BUILDING STYLE: YEAR BUILT: 0 FRAME: EXTERIOR WALL COVER: ROOF STYLE: NA ROOF COVER: NA
	BUILDING INTERIOR
	INTERIOR WALL: FLOOR COVER: HEAT TYPE: FUEL TYPE: PERCENT A/C: 0 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF WOOD STOVE FLUES: 0
SALE INFORMATION	
SALE DATE: 6/22/2022 BOOK & PAGE: 40627-529 SALE PRICE: \$350,000 SALE DESCRIPTION: PORTION ASSD SELLER: WALL STREET DEVELOPMENT CORP.,	
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 0 FINISHED BUILDING AREA: 0 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 0	
SKETCH	OTHER FEATURES
<p>NO SKETCH AVAILABLE</p>	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: NO
	PHOTO
	<p>2021/12/02 04:47</p>



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