

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: Jeffry and Elena Russell

LOCATION: 498 Old Farm Road

ZONING DISTRICT: SFR 111

TYPE OF PROJECT: Accessory Dwelling Unit

DATE: 06/22/2021 **DENY**

SPECIAL PERMIT

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

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

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE

DATE

ZONING OFFICIAL SIGNATURE LAB 06/22/2021
_____**DATE**

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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

RECEIVED
TOWN OF FRANKLIN

JUN 22 2021

ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK

2021 JUN 22 P 1:23

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ☒ Variance: _____ Appeal: _____

PETITIONER: Jeffrey and Elena Russell

PETITIONER'S ADDRESS: 498 Old Farm Rd. PHONE: 978-835-3009

LOCATION OF PROPERTY: 498 Old Farm Rd.

TYPE OF OCCUPANCY: Single Family detached ZONING DISTRICT: Residential

ASSESSORS MAP & PARCEL: 249-062-000-000

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL: Add additional bedroom and Kitchen in basement of existing structure for purpose of creating an in-law apartment.

SECTIONS OF ZONING ORDINANCE CITED:

Article _____ Section _____

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):

[Signature] [Signature]
(Petitioner(s)/Owner)
Jeffrey Russell Elena Russell
(Print Name)

Address: 498 Old Farm Rd, Franklin, MA

Tel. No.: 978-835-3009

E-Mail Address: russell.jeffrey@gmail.com

Date: 6/9/2021

**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 Jeffrey and Elena Russell
(OWNER)

Address: 498 Old Farm Rd, Franklin, MA

State that I/We own the property located at 498 Old Farm Rd, Franklin,
which is the subject of this zoning application.

The record title of this property is in the name of Jeffrey and
Elena Russell

*Pursuant to a deed of duly recorded in the date 8/23/2017, Norfolk
County Registry of Deeds at Book 35384, Page 254; 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: Jeffrey and Eland Russell PRESENT USE/OCCUPANCY: _____

LOCATION: 498 Old Farm Rd ZONE: _____

PHONE: 978-835-3009 REQUESTED USE/OCCUPANCY: _____

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		_____	_____	_____ (min.)
<u>Continuous Frontage:</u>		_____	_____	_____ (min.)
<u>Size of Lot:</u>	Width	_____	_____	_____ (min.)
	Depth	_____	_____	_____ (min.)
<u>Setbacks in Feet:</u>	Front	_____	_____	_____ (min.)
	Rear	_____	_____	_____ (min.)
	Left Side	_____	_____	_____ (min.)
	Right Side	_____	_____	_____ (min.)
<u>Building Height:</u>	Stories	_____	_____	_____ (max.)
	Feet	_____	_____	_____ (max.)
<u>NO. of Dwelling Units:</u>		_____	_____	_____ (max.)
<u>NO. of Parking Spaces:</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.

Construction will take place within confines
of existing structure.



**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.

Project will have no impact on neighborhood

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

No impact on traffic flow/access/parking or pedestrian

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

No construction outside of existing house

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

No construction outside of existing house

(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.

No impact on environment

(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.

No construction outside of existing house

(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.

Minimal impact as this space will be used by only two adults. No upgrades of existing water/sewer needed.

June 9, 2021
Town of Franklin
Zoning Board of Appeals

We moved to Franklin in 2017 and recently had a son, Joseph. As we expand our family we'd like to have Elena's parents move back in with us to assist with child care. They previously lived with us in a spare bedroom. The proposed project will take place only in the basement of our home and will finish approximately 680 square feet. The space will consist of a living area, bathroom, kitchen with range/oven, and a bedroom. The bedroom will have egress via the existing dedicated basement door/stairway. The oven/range will be properly vented, and wastewater will utilize the existing main drain which is connected to town sewer. Ceiling height will be to code as will all other aspects of construction, and proper permits will be obtained. We are working through a short list of contractors and all have deemed the project doable as described.

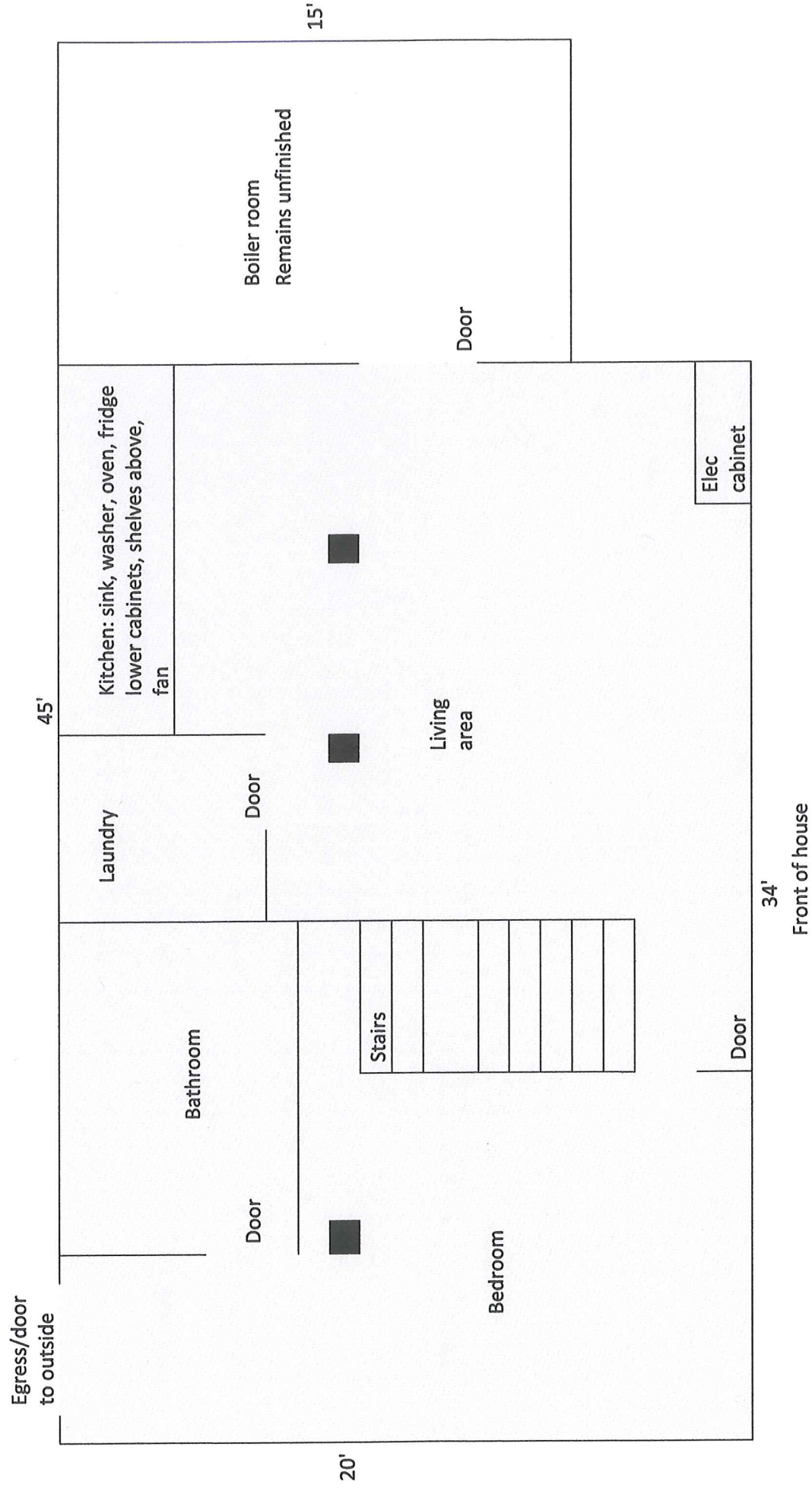
Additionally, multi-generational living has been growing consistently in the United States. A 2018 article found on [pewresearch.org](https://www.pewresearch.org)¹ cited a 2016 study which found that a record number 64 million people, or 20% of the U.S. population lived with multiple generations under one roof. The percentage grew steadily from 12% in 1980 with the biggest jump in recent years. Increasing the number of households able to accommodate multi-generational living in Franklin will increase the overall desirability of our town.



Jeffrey Russell
Elena Russell
498 Old Farm Rd
Franklin, MA 02038

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TOWN OF FRANKLIN
JUN 22 2021
ZONING BOARD OF APPEALS

¹ <https://www.pewresearch.org/fact-tank/2018/04/05/a-record-64-million-americans-live-in-multigenerational-households/>



Finished basement floorplan - 498 Old Farm Rd

Page 1 of 2

QUITCLAIM DEED

I, Judith Giovanni, an unmarried person, of Franklin, Norfolk County, Massachusetts,

for consideration paid, and in full consideration of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$475,000.00) DOLLARS,

grant to Jeffrey P. Russell and Elena M. Russell, as Husband and Wife, Tenants by the Entirety,

of 498 Old Farm Road, Franklin, Norfolk County, Massachusetts,

with QUITCLAIM COVENANTS

The land with the buildings thereon situated in Franklin, in the County of Norfolk, Commonwealth of Massachusetts now known and numbered 498 Old Farm Road. Said premises are shown as lot number 63A on a plan entitled "Plan of Land in Franklin, Massachusetts", dated November 17, 1967, Ewald & Maschi, Inc., Engineering Consultants, duly recorded at Norfolk County Registry of Deeds as Plan No. 1128 of 1967.

Containing 23, 039 square feet, more or less, according to said plan.

Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions and rights of way of record so far as the same are now in force and applicable.

I, Judith Giovanni, declare under the pains and penalties of perjury that no other person is entitled to claim the benefit of an existing estate of homestead in the premises; and I hereby release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or declaration.

Being the same premises conveyed to Grantor by deed from Paul W. Stringer and Helen D. Stringer, dated January 20, 2016 and recorded with the Norfolk County Registry of Deeds at Book 33822, Page 500. See Death Certificate of Andrew Giovanni recorded with said Registry of Deeds herewith.

RE: 498 Old Farm Road, Franklin, Massachusetts 02038

Page 2 of 2

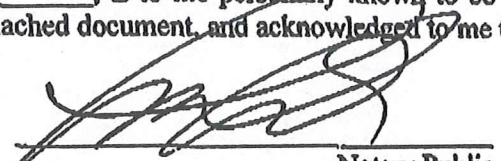
The property address is: 498 Old Farm Road, Franklin, Massachusetts 02038

Executed as a sealed instrument this 7 day of August, 2017.


Judith Giovanni

County: Somerset STATE OF NEW JERSEY

On this 7 day of August, 2017, before me, the undersigned notary public, personally appeared Judith Giovanni, proved to me through satisfactory evidence of identification, which was MA DL, ☐ to me personally known to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public
My commission expires:

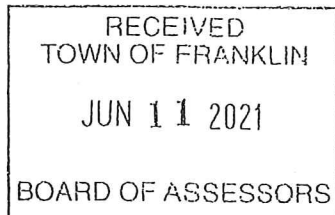
LILIANA CARALHO
ID # 2441622
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Jan. 02, 2019



needed by 22nd

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 6/11/2021

Assessors Parcel ID # (12 digits) 249-062-000-000

Property Street Address 498 Old Farm Rd

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 Jeffrey and Elena Russell

Property Owner's Mailing Address 498 Old Farm Rd

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 978-835-3009

Requestor's Name (if different from Owner) (same)

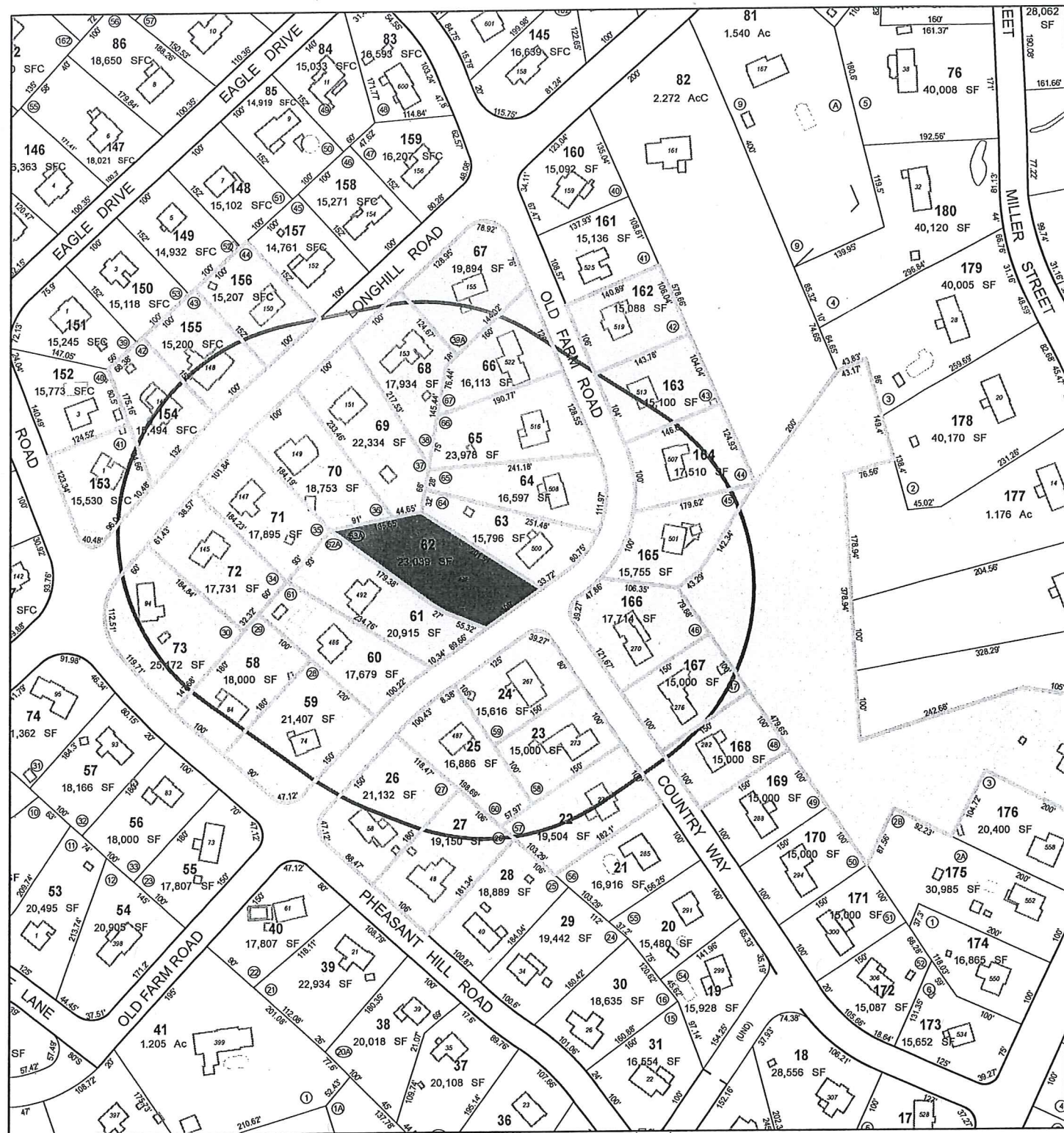
Requestor's Address (same)

Requestor's Telephone # (same) - -

Office Use Only: Date Fee Paid 6/11/21 Paid in Cash \$

Paid by Check \$ 25.00 Check # 414 Town Receipt # 27468

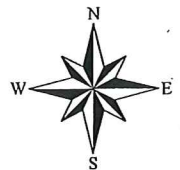
• RETURN TO ZBA CLERK



498 OLD FARM RD - 300' ABUTTERS
Town of Franklin



6/14/2021



300' Abutters List Report

Franklin, MA
June 14, 2021

Subject Parcel:

Parcel Number:	249-062-000	Mailing Address:	RUSSELL JEFFREY P RUSSELL ELENA M
CAMA Number:	249-062-000-000		498 OLD FARM RD
Property Address:	498 OLD FARM RD		FRANKLIN, MA 02038

Abutters:

Parcel Number:	248-061-000	Mailing Address:	LOVELY ERIN
CAMA Number:	248-061-000-000		308 LINCOLN ST
Property Address:	572 PLEASANT ST		FRANKLIN, MA 02038

Parcel Number:	249-022-000	Mailing Address:	SLATKAVITZ PAUL J SLATKAVITZ
CAMA Number:	249-022-000-000		DOLORES M
Property Address:	279 COUNTRY WAY		279 COUNTRY WAY
			FRANKLIN, MA 02038

Parcel Number:	249-023-000	Mailing Address:	LALIBERTE KENNETH M LALIBERTE
CAMA Number:	249-023-000-000		KRISTEN M
Property Address:	273 COUNTRY WAY		273 COUNTRY WAY
			FRANKLIN, MA 02038

Parcel Number:	249-024-000	Mailing Address:	KIELTY KELLY R KIELTY MICHAEL A
CAMA Number:	249-024-000-000		267 COUNTRY WAY
Property Address:	267 COUNTRY WAY		FRANKLIN, MA 02038

Parcel Number:	249-025-000	Mailing Address:	WALSH MATHEW P WALSH REBECCA J
CAMA Number:	249-025-000-000		487 OLD FARM RD
Property Address:	487 OLD FARM RD		FRANKLIN, MA 02038

Parcel Number:	249-026-000	Mailing Address:	GIPSON DAVID W GIPSON MICHELLE R
CAMA Number:	249-026-000-000		58 PHEASANT HILL RD
Property Address:	58 PHEASANT HILL RD		FRANKLIN, MA 02038

Parcel Number:	249-027-000	Mailing Address:	VIVEIROS THOMAS D
CAMA Number:	249-027-000-000		48 PHEASANT HILL RD
Property Address:	48 PHEASANT HILL RD		FRANKLIN, MA 02038

Parcel Number:	249-058-000	Mailing Address:	GREENHALGH JAMES P SHALVATIS
CAMA Number:	249-058-000-000		VIRGINIA
Property Address:	84 PHEASANT HILL RD		408 PAULA LN
			FRANKLIN, MA 02038

Parcel Number:	249-059-000	Mailing Address:	JOHNSTON III DOUGLAS E JOHNSTON
CAMA Number:	249-059-000-000		BRENDA L
Property Address:	74 PHEASANT HILL RD		74 PHEASANT HILL RD
			FRANKLIN, MA 02038-1157

Parcel Number:	249-060-000	Mailing Address:	SANDERS MARC S SANDERS ALANA N
CAMA Number:	249-060-000-000		486 OLD FARM RD
Property Address:	486 OLD FARM RD		FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
June 14, 2021

Parcel Number:	249-061-000	Mailing Address:	MEYERS KYLE S AMATRUDA TARYN J
CAMA Number:	249-061-000-000		492 OLD FARM RD
Property Address:	492 OLD FARM RD		FRANKLIN, MA 02038
Parcel Number:	249-062-000	Mailing Address:	RUSSELL JEFFREY P RUSSELL ELENA
CAMA Number:	249-062-000-000		M
Property Address:	498 OLD FARM RD		498 OLD FARM RD
			FRANKLIN, MA 02038
Parcel Number:	249-063-000	Mailing Address:	CUMMINGS FRANCIS J JR CUMMINGS
CAMA Number:	249-063-000-000		DONNA
Property Address:	500 OLD FARM RD		500 OLD FARM RD
			FRANKLIN, MA 02038
Parcel Number:	249-064-000	Mailing Address:	RICHARD DIANA H
CAMA Number:	249-064-000-000		70 BROADWAY - UNIT 28
Property Address:	508 OLD FARM RD		NORTH ATTLEBORO, MA 02760-2255
Parcel Number:	249-065-000	Mailing Address:	LEBLANC JEFFREY A LEBLANC KERRY F
CAMA Number:	249-065-000-000		516 OLD FARM RD
Property Address:	516 OLD FARM RD		FRANKLIN, MA 02038
Parcel Number:	249-066-000	Mailing Address:	PASQUANTONIO SAMUEL R & PAULA
CAMA Number:	249-066-000-000		SAMUEL R PASQUANTONIO REVOC TR
Property Address:	522 OLD FARM RD		522 OLD FARM RD
			FRANKLIN, MA 02038
Parcel Number:	249-067-000	Mailing Address:	PROPHET JUSTIN PROPHET CRISTINA M
CAMA Number:	249-067-000-000		155 LONGHILL RD
Property Address:	155 LONGHILL RD		FRANKLIN, MA 02038
Parcel Number:	249-068-000	Mailing Address:	HALL MICHAEL J HALL LISA D
CAMA Number:	249-068-000-000		153 LONGHILL RD
Property Address:	153 LONGHILL RD		FRANKLIN, MA 02038
Parcel Number:	249-069-000	Mailing Address:	HODGKINS ANDREW C HODGKINS
CAMA Number:	249-069-000-000		JENNIFER K
Property Address:	151 LONGHILL RD		151 LONGHILL RD
			FRANKLIN, MA 02038
Parcel Number:	249-070-000	Mailing Address:	PHILLIPS STEPHEN J PHILLIPS PATRICIA
CAMA Number:	249-070-000-000		149 LONGHILL RD
Property Address:	149 LONGHILL RD		FRANKLIN, MA 02038
Parcel Number:	249-071-000	Mailing Address:	GILL JEAN MARIE
CAMA Number:	249-071-000-000		147 LONGHILL RD
Property Address:	147 LONGHILL RD		FRANKLIN, MA 02038
Parcel Number:	249-072-000	Mailing Address:	BOOKER ROBERT J BOOKER PATRICIA
CAMA Number:	249-072-000-000		M
Property Address:	145 LONGHILL RD		145 LONGHILL RD
			FRANKLIN, MA 02038

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300' Abutters List Report

Franklin, MA
June 14, 2021

Parcel Number: 249-073-000 CAMA Number: 249-073-000-000 Property Address: 94 PHEASANT HILL RD	Mailing Address: DRUMEV STANISLAV D IVANOVA YOANA T 94 PHEASANT HILL RD FRANKLIN, MA 02038
Parcel Number: 249-153-000 CAMA Number: 249-153-000-000 Property Address: 1 MEADOWBROOK RD	Mailing Address: PIETRAS MARK D PIETRAS HOLLIE A 1 MEADOWBROOK RD FRANKLIN, MA 02038
Parcel Number: 249-154-000 CAMA Number: 249-154-000-000 Property Address: 146 LONGHILL RD	Mailing Address: CASS COLIN S GABBE SUE 146 LONGHILL RD FRANKLIN, MA 02038
Parcel Number: 249-155-000 CAMA Number: 249-155-000-000 Property Address: 148 LONGHILL RD	Mailing Address: KEARNEY MICHAEL J KEARNEY LAURAN A 148 LONGHILL RD FRANKLIN, MA 02038
Parcel Number: 249-156-000 CAMA Number: 249-156-000-000 Property Address: 150 LONGHILL RD	Mailing Address: COSTA WILLIAM A COSTA DOLORES 150 LONGHILL RD FRANKLIN, MA 02038
Parcel Number: 249-162-000 CAMA Number: 249-162-000-000 Property Address: 519 OLD FARM RD	Mailing Address: COFFEY BRIAN C COFFEY ASHLEY 519 OLD FARM RD FRANKLIN, MA 02038
Parcel Number: 249-163-000 CAMA Number: 249-163-000-000 Property Address: 513 OLD FARM RD	Mailing Address: KLINGENSTEIN JOHN A KLINGENSTEIN JILL M 513 OLD FARM RD FRANKLIN, MA 02038
Parcel Number: 249-164-000 CAMA Number: 249-164-000-000 Property Address: 507 OLD FARM RD	Mailing Address: STOLLER JOSEPH STOLLER ADRIANNE 507 OLD FARM RD FRANKLIN, MA 02038
Parcel Number: 249-165-000 CAMA Number: 249-165-000-000 Property Address: 501 OLD FARM RD	Mailing Address: CONNELLY HEIDE B CONNELLY GEORGE F 501 OLD FARM RD FRANKLIN, MA 02038
Parcel Number: 249-166-000 CAMA Number: 249-166-000-000 Property Address: 270 COUNTRY WAY	Mailing Address: CURRAN, ELIZABETH A TR JOHNSON ELIZABETH CURRAN 2020 REVOC TR 270 COUNTRY WAY FRANKLIN, MA 02038
Parcel Number: 249-167-000 CAMA Number: 249-167-000-000 Property Address: 276 COUNTRY WAY	Mailing Address: PREBLE ALFRED F PREBLE CAROLE 276 COUNTRY WAY FRANKLIN, MA 02038
Parcel Number: 249-168-000 CAMA Number: 249-168-000-000 Property Address: 282 COUNTRY WAY	Mailing Address: BOULANGER ANNE M L/E BOULANGER, PAUL E JR. KATNO, S 282 COUNTRY WAY FRANKLIN, MA 02038

Kevin M. Doyle, 6-14-21

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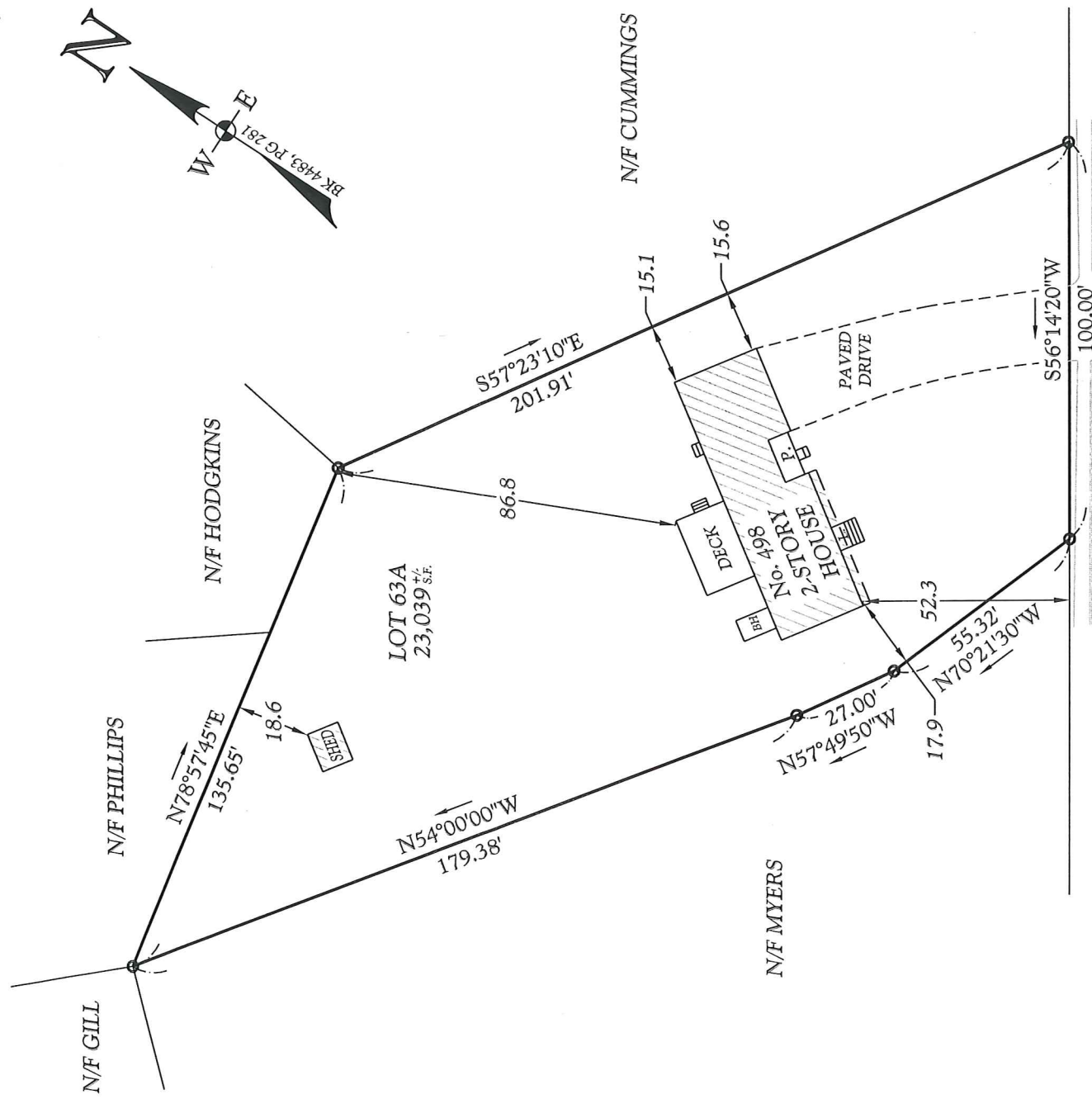
LOVELY ERIN 308 LINCOLN ST FRANKLIN, MA 02038	MEYERS KYLE S AMATRUDA TARYN J 492 OLD FARM RD FRANKLIN, MA 02038	GILL JEAN MARIE 147 LONGHILL RD FRANKLIN, MA 02038
SLATKAVITZ PAUL J SLATKAVITZ DOLORES M 279 COUNTRY WAY FRANKLIN, MA 02038	RUSSELL JEFFREY P RUSSELL ELENA M 498 OLD FARM RD FRANKLIN, MA 02038	BOOKER ROBERT J BOOKER PATRICIA M 145 LONGHILL RD FRANKLIN, MA 02038
LALIBERTE KENNETH M LALIBERTE KRISTEN M 273 COUNTRY WAY FRANKLIN, MA 02038	CUMMINGS FRANCIS J JR CUMMINGS DONNA 500 OLD FARM RD FRANKLIN, MA 02038	DRUMEV STANISLAV D IVANOVA YOANA T 94 PHEASANT HILL RD FRANKLIN, MA 02038
KIELTY KELLY R KIELTY MICHAEL A 267 COUNTRY WAY FRANKLIN, MA 02038	RICHARD DIANA H 70 BROADWAY - UNIT 28 NORTH ATTLEBORO, MA 02760- 2255	PIETRAS MARK D PIETRAS HOLLIE A 1 MEADOWBROOK RD FRANKLIN, MA 02038
WALSH MATHEW P WALSH REBECCA J 487 OLD FARM RD FRANKLIN, MA 02038	LEBLANC JEFFREY A LEBLANC KERRY F 516 OLD FARM RD FRANKLIN, MA 02038	CASS COLIN S GABBE SUE 146 LONGHILL RD FRANKLIN, MA 02038
GIPSON DAVID W GIPSON MICHELLE R 58 PHEASANT HILL RD FRANKLIN, MA 02038	PASQUANTONIO SAMUEL R & P SAMUEL R PASQUANTONIO REV 522 OLD FARM RD FRANKLIN, MA 02038	KEARNEY MICHAEL J KEARNEY LAURAN A 148 LONGHILL RD FRANKLIN, MA 02038
VIVEIROS THOMAS D 48 PHEASANT HILL RD FRANKLIN, MA 02038	PROPHET JUSTIN PROPHET CRISTINA M 155 LONGHILL RD FRANKLIN, MA 02038	COSTA WILLIAM A COSTA DOLORES 150 LONGHILL RD FRANKLIN, MA 02038
GREENHALGH JAMES P SHALVATIS VIRGINIA 408 PAULA LN FRANKLIN, MA 02038	HALL MICHAEL J HALL LISA D 153 LONGHILL RD FRANKLIN, MA 02038	COFFEY BRIAN C COFFEY ASHLEY 519 OLD FARM RD FRANKLIN, MA 02038
JOHNSTON III DOUGLAS E JOHNSTON BRENDA L 74 PHEASANT HILL RD FRANKLIN, MA 02038-1157	HODGKINS ANDREW C HODGKINS JENNIFER K 151 LONGHILL RD FRANKLIN, MA 02038	KLINGENSTEIN JOHN A KLINGENSTEIN JILL M 513 OLD FARM RD FRANKLIN, MA 02038
SANDERS MARC S SANDERS ALANA N 486 OLD FARM RD FRANKLIN, MA 02038	PHILLIPS STEPHEN J PHILLIPS PATRICIA 149 LONGHILL RD FRANKLIN, MA 02038	STOLLER JOSEPH STOLLER ADRIANNE 507 OLD FARM RD FRANKLIN, MA 02038

CONNELLY HEIDE B
CONNELLY GEORGE F
501 OLD FARM RD
FRANKLIN, MA 02038

CURRAN, ELIZABETH A TR JO
ELIZABETH CURRAN 2020 REV
270 COUNTRY WAY
FRANKLIN, MA 02038

PREBLE ALFRED F
PREBLE CAROLE
276 COUNTRY WAY
FRANKLIN, MA 02038

BOULANGER ANNE M L/E
BOULANGER, PAUL E JR. KAT
282 COUNTRY WAY
FRANKLIN, MA 02038



OLD FARM ROAD

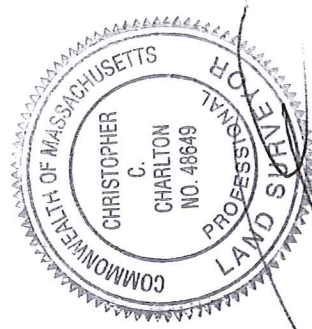
ZONING DISTRICT - SF III	
AREA	20,000 s.f.
FRONTAGE	125.00'
FRONT SETBACK	40.00'
SIDE SETBACK	25.00'
REAR SETBACK	30.00'

THE LOT SHOWN AND
THE IMPROVEMENTS
THEREON DO NOT LINE
IN A WATER RESOURCE
DISTRICT PER TOWN
MAPS.

OWNERS:
JEFFREY P RUSSELL
ELENA M RUSSELL

REFERENCES:
DEED: BOOK 35384, PAGE 254
PLAN: 1128 OF 1967

I CERTIFY THAT THIS PLAN WAS
CREATED BY AN INSTRUMENT
SURVEY ON THE GROUND AND
THAT ALL STRUCTURES ARE
LOCATED AS SHOWN HEREON.



RECEIVED
TOWN OF FRANKLIN
JUN 22 2021
ZONING BOARD OF APPEALS

CERTIFIED PLOT PLAN
LOCATED AT
498 OLD FARM ROAD
ASSESSORS PARCEL # 249-062-000-000
FRANKLIN, MA
NORFOLK COUNTY
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528
SCALE: 1"=40' JUNE 18, 2021

CHRISTOPHER C. CHARLTON, PLS

