

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: Ambassador Pools

LOCATION: 5 Richard Lane

ZONING DISTRICT: Single Family III

TYPE OF PROJECT: Install an Above Ground Pool

DATE: 05/01/2024 **DENY**

SPECIAL PERMIT

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

REASON FOR DENIAL: Applicant is seeking to install an above ground pool that increases the impervious area of the lot to 22.2 % 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 05/01/2024 DATE

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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

RECEIVED
TOWN OF FRANKLIN

MAY 03 2024

ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK

2024 MAY -3

ZBA APPLICATION FORM

GENERAL INFORMATION

RECEIVED

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

Special Permit: ☒ Variance: _____ Appeal: _____

PETITIONER: Ambassador Pools

PETITIONER'S ADDRESS: 1020 Turnpike St PHONE: 508.544.0480

LOCATION OF PROPERTY: 5 Richard Lane

TYPE OF OCCUPANCY: Res ZONING DISTRICT: _____

ASSESSORS MAP & PARCEL: _____

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Above ground pool will exceed 15% impervious.
We are installing a detention system for stormwater.

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):

Debi Gregor
(Petitioner(s)/Owner)

Debi Gregor
(Print Name)

Address: 1020 Turnpike St

Canton MA 02021

Tel. No.: 508.544.0480

E-Mail Address: dgregor@ambassadorpools.com

Date: _____



**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.

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

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

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

(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.

(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.

(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.

1. While doing the above ground swimming pool we will be adding a storm water system to make sure that there are no issues that will effect this property or the ones around it.
2. There will be no effect on traffic flow, access, parking or pedestrian safety as this is going to be located in the back of the property.
3. There will be no effect on public road ways, drainage, utilities or other infrastructures as we are going to be adding a storm water detention system to midigate the stormeater due to the new impervious surface being added.
4. This will not effect the neighborhood in any negative ways as there are multiple pools in the neighborhood and will be placed in the rear of the property.
5. This property is not within any conservation or wetlands boundaries. We will be midigating the stormwater by adding a storm water detention system.
6. Our above ground swimming pool is 4 feet high with an aluminum fence around the top. This will not effect any 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.
7. This pool will be filled with water from a water delivery company and not with the towns water.

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: Ambassador Pools PRESENT USE/OCCUPANCY: Res

LOCATION: 5 ~~Thorn~~ Richard Lane ZONE: _____

PHONE: 508.544.0480 REQUESTED USE/OCCUPANCY: Special permit

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>	_____	_____	_____ (min.)
<u>Continuous Frontage:</u>	<u>132</u>	_____	_____ (min.)
<u>Size of Lot:</u>			
Width	_____	_____	_____ (min.)
Depth	_____	_____	_____ (min.)
<u>Setbacks in Feet:</u>			
Front	<u>(63.5)</u>	<u>63.5</u>	_____ (min.)
Rear	_____	<u>10</u>	_____ (min.)
Left Side	_____	<u>33 to house</u>	_____ (min.)
Right Side	_____	<u>15 to house</u>	_____ (min.)
<u>Building Height:</u>			
Stories	<u>1</u>	_____	_____ (max.)
Feet	<u>1</u>	_____	_____ (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.

We are requesting a special permit to install an above ground pool. We will be installing a water retention system to help mitigate storm water runoff. We are requesting a waiver for the 15% impervious land rule.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

General Notes:

1. The Data Accumulation And Boundary Survey Depicted Hereon Was Performed By Giorl Associates On A Plan Titled "Plot Plan In Franklin MA" On April 25, 2023 Provided To CHSS Engineering By Joy Henshall Of Gibraltar Pools. No Site Visit Was Performed By CHSS Engineering.
2. The Purpose Of This Plan Is For Approval Of The Proposed Stormwater System Depicted On This Plan Only.
3. The Design Of This System Is Based On A Site Survey By Giorl Associates And Utility Record Information Provided By The Town Of Franklin And Is Therefore Reliant On Their Accuracy For Validity.
4. This Plan Has Been Prepared In Accordance With Generally Accepted Engineering Practice. No Other Warranty, Expressed Or Implied, Is Made.
5. Per 250 CMR 5.03(13), The Following Are Excluded From The Professional Land Surveyor's And Engineer's Scope:
 - 5.1. Land Surveying Scope: See Land Surveyor Certification.
 - 5.2. Engineering Scope:
 - 5.2.1. Design Of Proprietary Equipment.
 - 5.2.2. The Location Of Property Lines And Fixed Objects In Relation To The Property Lines Provided By The Land Surveyor.
 - 5.2.3. Zoning Compliance Or Any Design Requirements For The Proposed Pool.
 - 5.2.4. Location Of Estimated High Ground Water On The Property. No Soil Evaluation Was Made For This Design.
 - 5.2.5. Location Of The 100-Year Flood Hazard Zone.
6. This Plan Shall Not Be Used For Construction, Construction Layout Or Building, Location Of Site Improvements And Boundary Location And Surveying. It Is Intended For A Professional Land Surveyor's Location Of Boundaries Derived By Staking. This Plan May Not Be Accurate.
7. Scale Of Drawing (1" = 20') Intended For A 11"x17" Print Only.

Engineering Scope:



Paul Campbell

Paul Campbell, PE #49236

Date: 4/20/2024

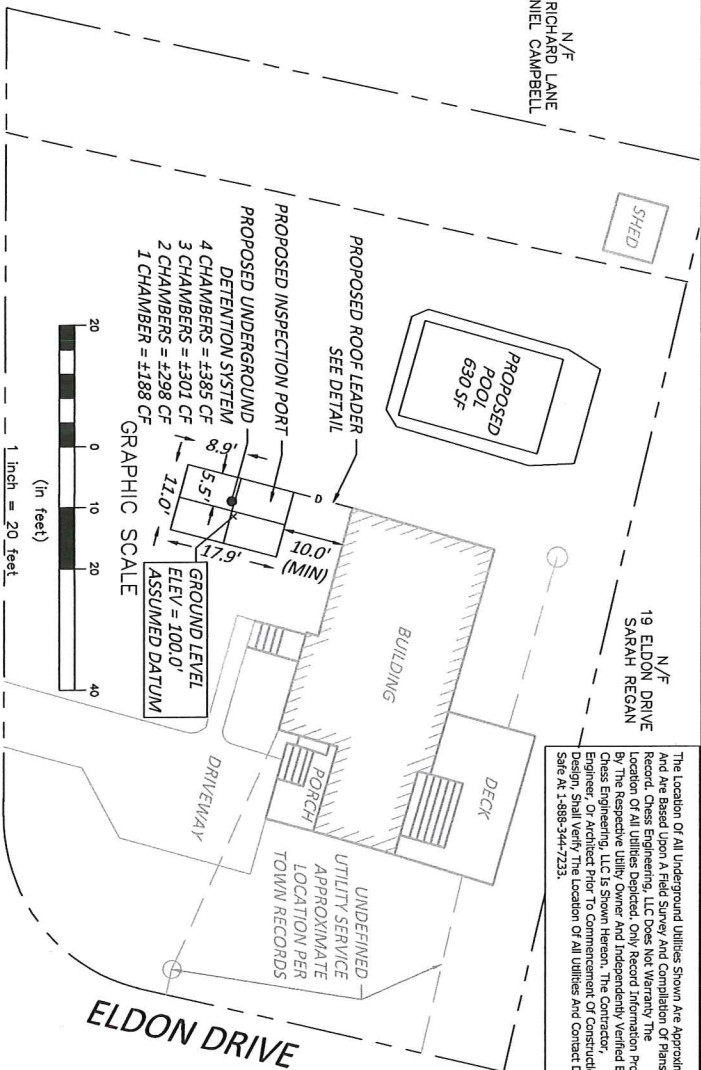
Land Surveying Scope:

John Russell, PLS #38717 Date
Land Surveying Scope Exclusions:

N/E
7 RICHARD LANE
DANIEL CAMPBELL

N/E
19 ELDON DRIVE
SARAH REGAN

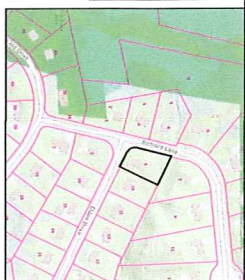
The Location Of All Underground Utilities Shown Are Approximate And Based Upon Utility Records And Other Information Provided By The Town Of Franklin, MA. CHSS Engineering, LLC Does Not Verify The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By CHSS Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.



RICHARD LANE

ELDON DRIVE

LOCUS



IMPERVIOUS AREA CALCULATION - 15,472 SF LOT AREA

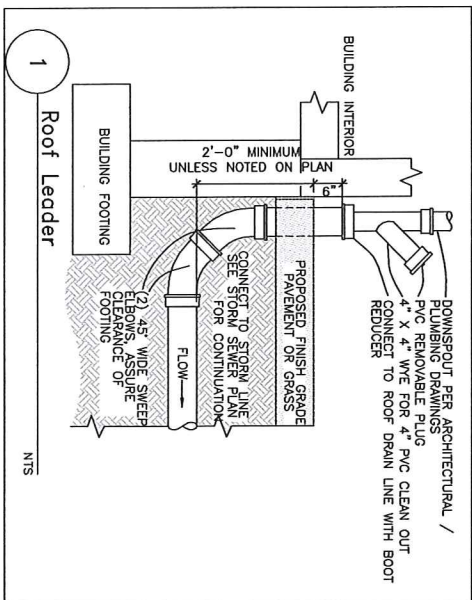
EXISTING IMPERVIOUS AREA = 2805 SF (18.1%)
PROPOSED IMPERVIOUS AREA = 12,667 SF (81.9%)
PROPOSED INCREASE IN IMPERVIOUS SURFACE = 9862 SF

DESIGN NOTES: - PER DIRECTION OF AMBASSADOR POOLS VIA TOWN OF FRANKLIN BUILDING OFFICIALS

1. EXISTING IMPERVIOUS COVERAGE = 2805 SF
2. PROPOSED IMPERVIOUS COVERAGE = 5577 SF
3. THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO CAPTURE 1-INCH OF RUNOFF FROM THE EXISTING HOUSE ROOF OR THE EQUIVALENT AREA OF THE POOL, WHICH TOTALS 630 SF MINUS 523 SF STORM WATER STORAGE CAPACITY OF THE 1188 CF AND 385 CF USE, WHICHEVER SIZE IS DETERMINED SUFFICIENT BY THE TOWN OF FRANKLIN.
4. THE 1188 CF AND 385 CF USE, WHICHEVER SIZE IS DETERMINED SUFFICIENT BY THE TOWN OF FRANKLIN.
5. PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR APPROVED EQUAL.

STORMWATER DESIGN NOTES:

1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. A COMPETENT SOILS PROFESSIONAL SHALL CONDUCT A SOIL EVALUATION AT THE LOCATION OF THE PROPOSED SYSTEM TO DETERMINE SOIL TYPE AND HIGH GROUND WATER PRIOR TO INSTALLATION.
3. SYSTEM SHALL BE CONSTRUCTED 2-FT MINIMUM ABOVE ESTIMATED HIGH GROUND WATER.
4. INSTALLATION AND OPERATION & MAINTENANCE OF THE SYSTEM SHALL BE PERFORMED PER THE MANUFACTURER'S INSTRUCTIONS.



CHSS
ENGINEERING

PO Box 9480
Lowell, MA 01853
Phone (617) 982-3250
www.chssengineering.com

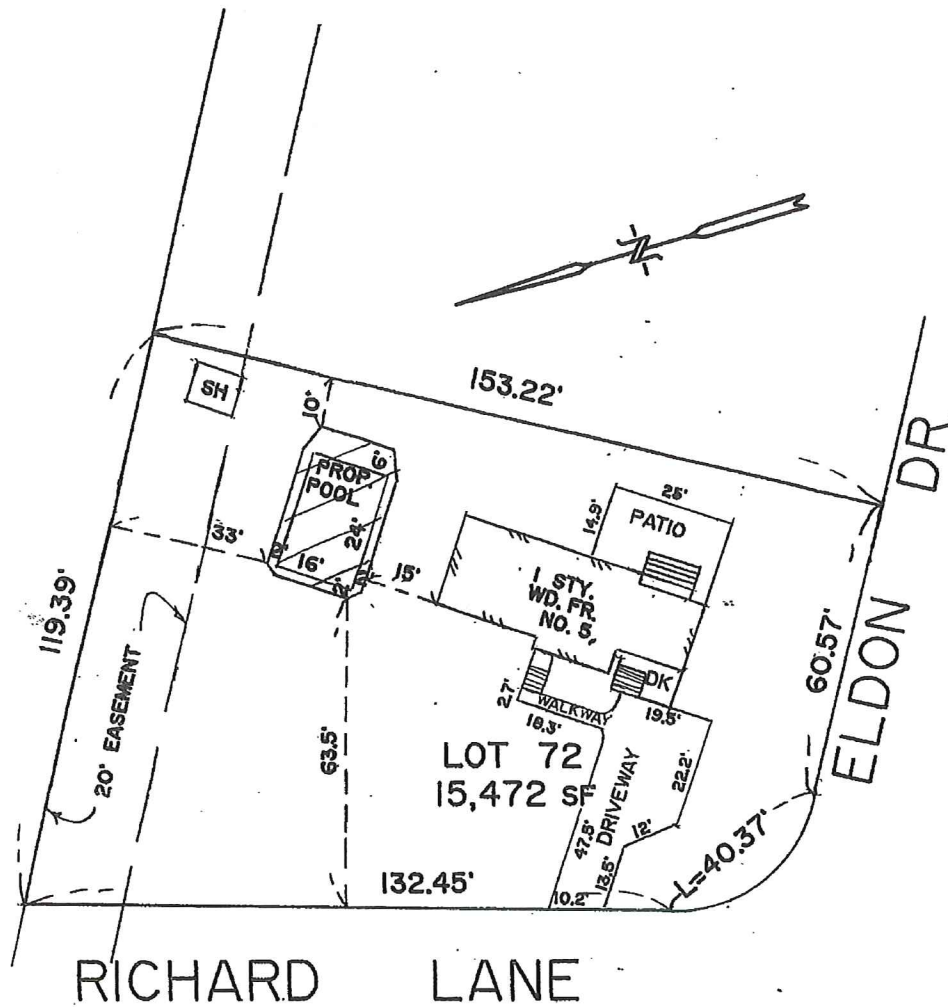
Proposed Stormwater Plan

Prepared For
Ambassador Pools
5 Richard Lane
Franklin, MA 02038
(Norfolk County)

No.	Revision	Date	App.
1	Initial Design	4/20/24	PJC
2	Revised Design	4/20/24	PJC
3	Final Design	4/20/24	PJC
4	Final Design	4/20/24	PJC
5	Final Design	4/20/24	PJC

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



/// PROPOSED 16' X 24' E.O.W. POOL WITH 2' CANTILEVER
ON THREE SIDES AND A 6' PATIO DECK ON ONE END.



Signature: *John J. Russell*

Date: 04-25-23

Plot Plan
In
FRANKLIN, MA.
Owner

Scale 1" = 30' Date 4-25-23

Bk 28476 Pg 71 #711
01-03-2011 @ 03:44p

RETURN TO: A N
Cassie Zaleski O F F I C I A L
5 Richard Lane C O P Y
Franklin, MA 02038

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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

DECLARATION OF HOMESTEAD

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

KNOW ALL MEN BY THESE PRESENTS that I, Cassie Zaleski, of Franklin, County of Norfolk and Commonwealth of Massachusetts,

Owning and occupying as my principal residence the real estate at 5 Richard Lane, Franklin, County of Norfolk and Commonwealth of Massachusetts,

Acquired by me by Deed dated 12/28, 2010 and recorded with the Norfolk County Registry of Deeds in Book _____, Page _____.

Hereby declare an Estate of Homestead in said premises under the provisions of Massachusetts General Laws, Chapter 188, Section 1.

I expressly reserve the right to myself and to my spouse and to the survivor of us, and to the Executor or Administrator of the survivor of us, to revoke and rescind this Declaration of Homestead as to ourselves and our minor unmarried children.

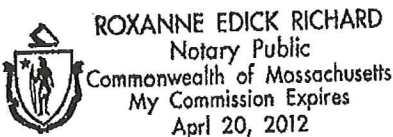
WITNESS my hand and seal this 3rd day of January, 2011.

Cassie Zaleski
CASSIE ZALESKI

COMMONWEALTH OF MASSACHUSETTS COUNTY OF BRISTOL

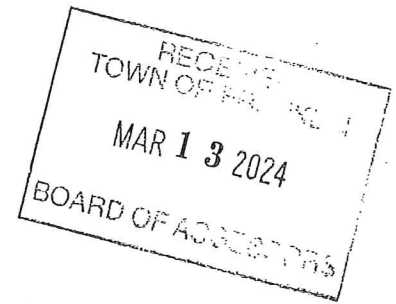
On this 3rd day of January, 2011, personally appeared Cassie Zaleski before me, the undersigned NOTARY PUBLIC, proved to me through satisfactory evidence of identification which was a Massachusetts' Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Roxanne Edick Richard
Notary Public: Roxanne Edick Richard
My Commission Expires: April 20, 2012



Locus: 5 Richard Lane, Franklin, MA 02038

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923



Abutters List Request Form

Please Note: A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 3/12/2024

Assessors Parcel ID # (12 digits) 240 - 081 - 000 - 000

Property Street Address 5 Richard Lane

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 Ewan Zaleski

Property Owner's Mailing Address 5 Richard Lane

Town/City Franklin State Ma Zip Code 02038

Property Owner's Telephone # 774 - 291 - 1492

Requestor's Name (if different from Owner) Debi Gregor - Ambassador Pods

Requestor's Address 1020 Turnpike St. Canton Ma 02021

Requestor's Telephone # 508 - 544 - 0486

Office Use Only: Date Fee Paid 3/13/24 Paid in Cash \$

Paid by Check \$ 25.00 Check # 1046 Town Receipt #

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals



5 RICHARD LN - 300' ABUTTERS

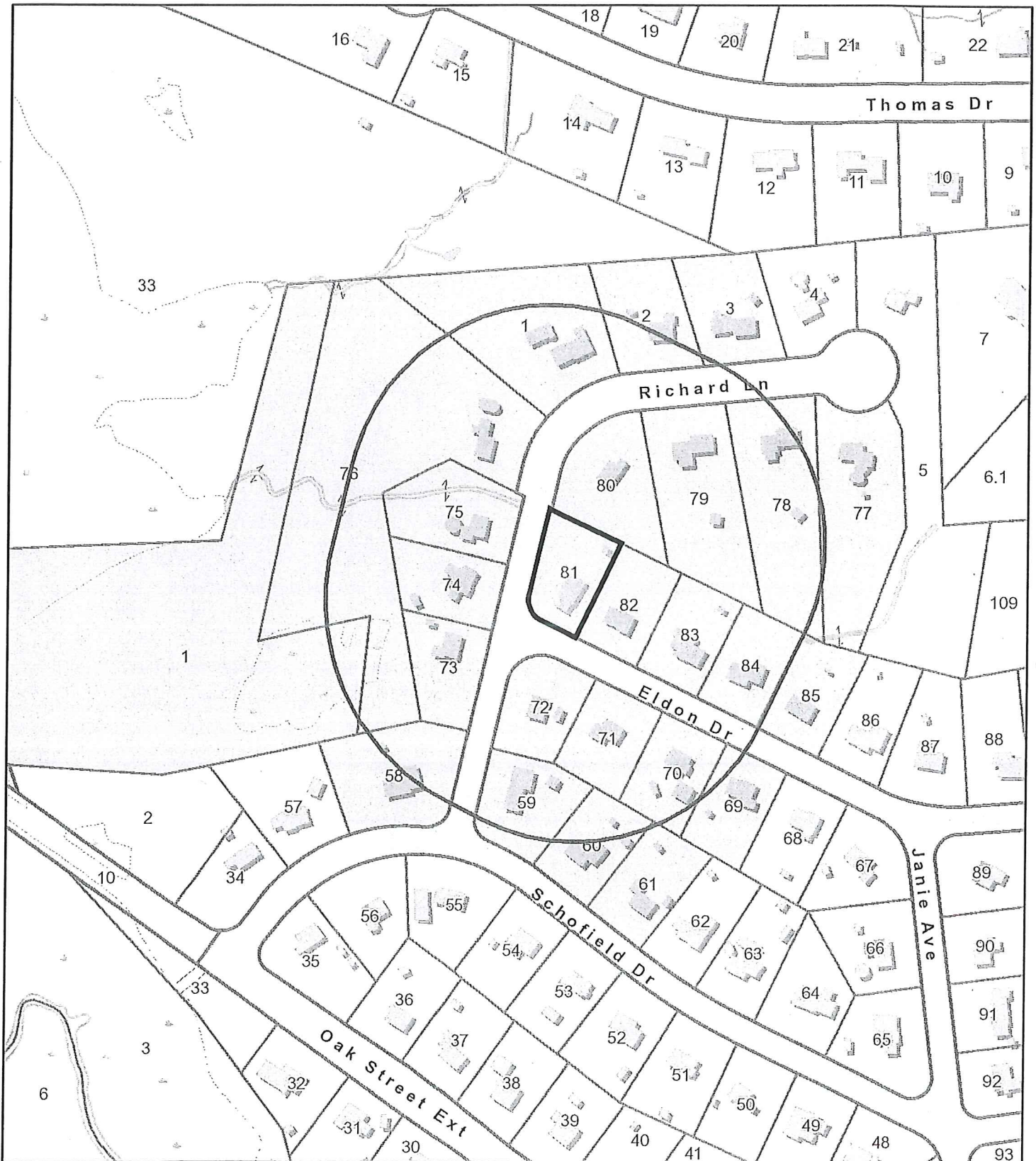
Franklin, MA



March 14, 2024

1 inch = 200 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA
March 14, 2024

Subject Property:

Parcel Number: 240-081-000
CAMA Number: 240-081-000-000
Property Address: 5 RICHARD LN

Mailing Address: ZALESKI EWAN ZALESKI CASSIE
5 RICHARD LN
FRANKLIN, MA 02038

Abutters:

Parcel Number: 236-001-000
CAMA Number: 236-001-000-000
Property Address: 10 RICHARD LN

Mailing Address: RICHARDS BRADLEY G RICHARDS
SUSAN
10 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 236-002-000
CAMA Number: 236-002-000-000
Property Address: 14 RICHARD LN

Mailing Address: AMARAL JENNIFER J
14 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 236-003-000
CAMA Number: 236-003-000-000
Property Address: 16 RICHARD LN

Mailing Address: SALVUCCI RICHARD A SALVUCCI
JOANNE F
16 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 239-001-000
CAMA Number: 239-001-000-000
Property Address: POND ST

Mailing Address: UNITED STATES OF AMERICA US ARMY
696 VIRGINIA ROAD
CONCORD, MA 01742

Parcel Number: 240-058-000
CAMA Number: 240-058-000-000
Property Address: 39 SCHOFIELD DR

Mailing Address: WILLIAMS MARK R WILLIAMS REGINA M
39 SCHOFIELD DR
FRANKLIN, MA 02038

Parcel Number: 240-059-000
CAMA Number: 240-059-000-000
Property Address: 1 RICHARD LN

Mailing Address: FLAHERTY JOHN FLAHERTY LAURA
1 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-060-000
CAMA Number: 240-060-000-000
Property Address: 33 SCHOFIELD DR

Mailing Address: OGOZALY ALEX OGOZALY BETHANY
33 SCHOFIELD DR
FRANKLIN, MA 02038

Parcel Number: 240-061-000
CAMA Number: 240-061-000-000
Property Address: 29 SCHOFIELD DR

Mailing Address: KHALSA GURUMUSTUK K
29 SCHOFIELD DR
FRANKLIN, MA 02038

Parcel Number: 240-069-000
CAMA Number: 240-069-000-000
Property Address: 14 ELDON DR

Mailing Address: MCQUADE KENT T MCQUADE JULIA D
14 ELDON DR
FRANKLIN, MA 02038

Parcel Number: 240-070-000
CAMA Number: 240-070-000-000
Property Address: 16 ELDON DR

Mailing Address: CARBONE WAYNE P CARBONE JEANNE
M
16 ELDON DR
FRANKLIN, MA 02038



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



300 foot Abutters List Report

Franklin, MA
March 14, 2024

Parcel Number: 240-071-000
CAMA Number: 240-071-000-000
Property Address: 18 ELDON DR

Mailing Address: MULLINS THOMAS F MULLINS BIBIANA
P
18 ELDON DR
FRANKLIN, MA 02038

Parcel Number: 240-072-000
CAMA Number: 240-072-000-000
Property Address: 3 RICHARD LN

Mailing Address: CATALONI MICHAEL CATALONI
KATHLEEN A
3 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-073-000
CAMA Number: 240-073-000-000
Property Address: 2 RICHARD LN

Mailing Address: MCMAHON MATTHEW MCMAHON
JESSICA
2 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-074-000
CAMA Number: 240-074-000-000
Property Address: 4 RICHARD LN

Mailing Address: DICESARE CHRISTINE MARIE
4 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-075-000
CAMA Number: 240-075-000-000
Property Address: 6 RICHARD LN

Mailing Address: BASSIGNANI PHILIP N BASSIGNANI
DIEDRE T
6 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-076-000
CAMA Number: 240-076-000-000
Property Address: 8 RICHARD LN

Mailing Address: RENZI ELAINE M
8 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-077-000
CAMA Number: 240-077-000-000
Property Address: 13 RICHARD LN

Mailing Address: DITULLIO PATRICIA M
13 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-078-000
CAMA Number: 240-078-000-000
Property Address: 11 RICHARD LN

Mailing Address: MACRAE KATIE M
11 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-079-000
CAMA Number: 240-079-000-000
Property Address: 9 RICHARD LN

Mailing Address: BERTOLDI DAVID R BERTOLDI
KATHLEEN M
9 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-080-000
CAMA Number: 240-080-000-000
Property Address: 7 RICHARD LN

Mailing Address: GREEN JAMI ROSE
7 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-081-000
CAMA Number: 240-081-000-000
Property Address: 5 RICHARD LN

Mailing Address: ZALESKI EWAN ZALESKI CASSIE
5 RICHARD LN
FRANKLIN, MA 02038

Parcel Number: 240-082-000
CAMA Number: 240-082-000-000
Property Address: 19 ELDON DR

Mailing Address: REGAN SARAH J FOLLIS THOMAS J JR
19 ELDON DR
FRANKLIN, MA 02038



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



300 foot Abutters List Report

Franklin, MA
March 14, 2024

Parcel Number: 240-083-000
CAMA Number: 240-083-000-000
Property Address: 17 ELDON DR

Mailing Address: JOLLY PAUL J JOLLY LUANA M
17 ELDON DR
FRANKLIN, MA 02038

Parcel Number: 240-084-000
CAMA Number: 240-084-000-000
Property Address: 15 ELDON DR

Mailing Address: MASI RALPH V TR MASI INVESTMENT
TRUST
15 ELDON DR
FRANKLIN, MA 02038

Parcel Number: 240-085-000
CAMA Number: 240-085-000-000
Property Address: 13 ELDON DR

Mailing Address: LENNON DAVID J LENNON FAITH M
13 ELDON DR
FRANKLIN, MA 02038

Kevin W. Doyle, 3-14-24



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

3/14/2024

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