

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: Shoshanah Graupen

LOCATION: 55 Daniels Street

ZONING DISTRICT: RR 1

TYPE OF PROJECT: Accessory Dwelling Unit

DATE: 12/19/2022 **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 construct an addition 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 12/19/2022
_____**DATE**

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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

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DEC 19 2022

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TOWN CLERK
2022 DEC 19 P 3:56
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ZBA APPLICATION FORM

ZONING BOARD OF APPEALS

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Shoshanah Graupen

PETITIONER'S ADDRESS: 55 Daniels St. PHONE: 781-799-4899

LOCATION OF PROPERTY: 55 Daniels St. Franklin, MA 02038

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: _____

ASSESSORS MAP & PARCEL: 232-054-000-000

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construction of an in-law structure contiguous to the existing main building, sharing a common entrance

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):

Shoshanah Graupen
(Petitioner(s)/Owner)
Shoshanah Graupen
(Print Name)

Address: 55 Daniels St.
Franklin, MA 02038

Tel. No.: 781-799-4899

E-Mail Address: mission.clothing@yahoo.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.**

Proposed project is consistent with other single family homes in the area and will be designed to blend in and retain the character of the other homes.

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

The in-law addition will add one car to the two currently parked on a gravel area along the front of the property.

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

Upgrades to existing systems will be made as needed.

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

There will be no change to the character and social structure of the neighborhood.

(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.**

The addition will be built on an existing developed property and the Conservation Commission has approved it, subject to ZBA approval.

(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.**

There will be no impact.

(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.**

Water consumption and sewer use will not be excessive.

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

Municipal Building
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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 Shoshanah Graupen
(OWNER)

Address: 55 Daniels St. Franklin, MA 02038

State that I/We own the property located at 55 Daniels St. Franklin, MA 02038
which is the subject of this zoning application.

The record title of this property is in the name of Shoshanah Graupen
and Robert James McDonough

*Pursuant to a deed of duly recorded in the date 10-23-2020 Norfolk

County Registry of Deeds at Book 38510, Page 74; or

Dedham Registry District of Land Court, Certificate No. _____

Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

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

Under the pains and penalties of perjury, the Grantors named herein state and warrant that there are no persons entitled to the benefit of homestead protection pursuant to M.G.L. Chapter 188 residing in the home or otherwise.

Witness our hands and seals this 22nd day of October, 2020.

WITNESS


NEAL E. WHITE

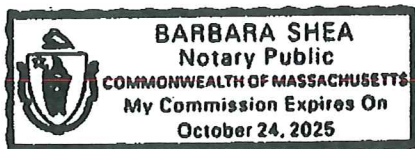
WITNESS

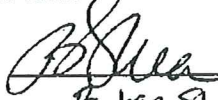

MELANIE J. HAMBLÉN

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 22nd day of October, 2020, before me, the undersigned notary public, personally appeared NEAL E. WHITE, who proved to me through satisfactory evidence of identification, namely a driver's license, or, who is personally known to me, to be the person whose name is signed on the above, preceding or attached document, in his acknowledged that he signed the foregoing voluntarily, and, that the same was his free act and deed.




Barbara Shea
Notary Public
My commission expires: 10/24/2025

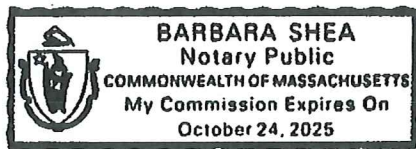
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COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 22nd day of October, 2020, before me, the undersigned notary public, personally appeared **MELANIE J. HAMBLIN**, who proved to me through satisfactory evidence of identification, namely a driver's license, or, who is personally known to me, to be the person whose name is signed on the above, preceding or attached document, in her acknowledged that she signed the foregoing voluntarily, and, that the same was her free act and deed.





Notary Public
My commission expires: 10/24/2025

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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

ZBA APPLICATION FORM

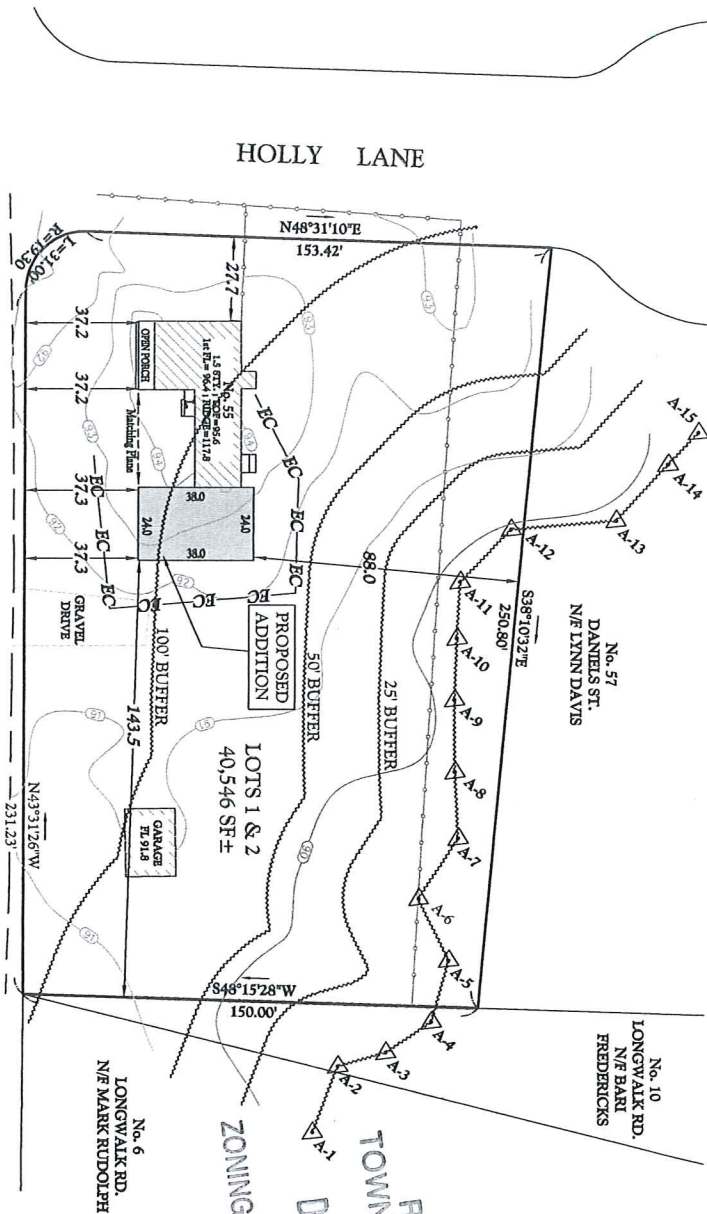
DIMENSIONAL INFORMATION

APPLICANT: Shoshannah Graupen PRESENT USE/OCCUPANCY: Single Family
LOCATION: 55 Daniels St. Franklin, MA 02038 ZONE: _____
PHONE: 781-799-4899 REQUESTED USE/OCCUPANCY: Existing structure with addition of in-law structure

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		<u>40,546</u>	<u>40,546</u>	_____ (min.)
<u>Continuous Frontage:</u>		<u>231.23</u>	<u>231.23</u>	_____ (min.)
<u>Size of Lot:</u>	Width	<u>231.23</u>	<u>231.23</u>	_____ (min.)
	Depth	<u>150</u>	<u>150</u>	_____ (min.)
<u>Setbacks in Feet:</u>	Front	<u>37'-2"</u>	<u>37.3</u>	_____ (min.)
	Rear	<u>88</u>	<u>88</u>	_____ (min.)
	Left Side	<u>27.7</u>	<u>27.7</u>	_____ (min.)
	Right Side	<u>167.5</u>	<u>143.5</u>	_____ (min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>1</u>	_____ (max.)
	Feet	_____	_____	_____ (max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>2</u>	_____ (max.)
<u>NO. of Parking Spaces:</u>		<u>2</u>	<u>3</u>	_____ (min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Proposed addition is wood frame



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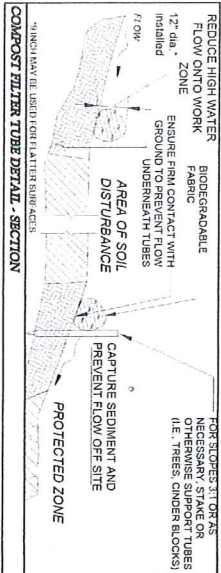
ZONING BOARD OF APPEALS

CHRISTOPHER C. CHARLTON, PLS



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

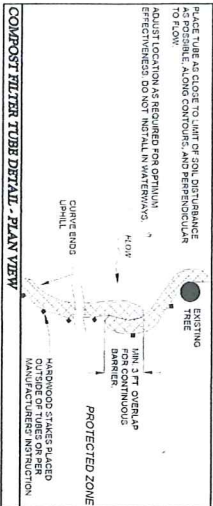
OWNERS:
SHOSHANAH GRAUPEN
ROBERT JAMES MCDONOUGH
REFERENCES:
DEED: BOOK 38510, PAGE 74
PLAN: 1097 OF 1960



EC - EROSION CONTROL:
FILTER SOCK OR
COMPOST/STRAW MATS
STAKED IN PLACE, MAINTAIN
UNTIL SOIL STABLE

ZONING DISTRICT - RR 1	
AREA	40,000 s.f.
FRONTAGE	200.00'
FRONT SETBACK	40.00'
SIDE SETBACK	40.00'
REAR SETBACK	40.00'

I CERTIFY THAT THE LOT
SHOWN AND THE
IMPROVEMENTS THEREON
DO NOT LIE IN A WATER
RESOURCE DISTRICT.



COMPOST FILTER TUBE DETAIL - PLAN VIEW

CERTIFIED PLOT PLAN

LOCATED AT

55 DANIELS STREET

ASSESSORS PARCEL # 212-054-000-000

FRANKLIN, MA

NORFOLK COUNTY

CONTINENTAL LAND SURVEY, LLC

105 BEAVER STREET, FRANKLIN, MA

(508) 528 - 2528

SCALE: 1" = 40' OCTOBER 31, 2022





300 foot Abutters List Report

Franklin, MA
December 13, 2022

Subject Property:

Parcel Number: 232-054-000
CAMA Number: 232-054-000-000
Property Address: 55 DANIELS ST

Mailing Address: GRAUPEN SHOSHANAH MCDONOUGH
ROBERT JAMES
55 DANIELS ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 229-039-000
CAMA Number: 229-039-000-000
Property Address: 10 ALEX CIR

Mailing Address: KUMAR VINAYAK CHANDRAN KAVITHA
10 ALEX CIRCLE
FRANKLIN, MA 02038

Parcel Number: 229-040-000
CAMA Number: 229-040-000-000
Property Address: 5 ALEX CIR

Mailing Address: O'KEEFE MARK D O'KEEFE JENNIFER
R
5 ALEX CIRCLE
FRANKLIN, MA 02038

Parcel Number: 232-029-000
CAMA Number: 232-029-000-000
Property Address: 11 DAMICO DR

Mailing Address: PORTER MATTHEW C PORTER LORI A
11 DAMICO DR
FRANKLIN, MA 02038

Parcel Number: 232-030-000
CAMA Number: 232-030-000-000
Property Address: 9 DAMICO DR

Mailing Address: CHEUVRONT SAMUEL N CHEUVRONT
MELINDA L
9 DAMICO DR
FRANKLIN, MA 02038

Parcel Number: 232-039-000
CAMA Number: 232-039-000-000
Property Address: 50 DANIELS ST

Mailing Address: LALLIER DANIEL I LALLIER ALLEGRA B
50 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-040-000
CAMA Number: 232-040-000-000
Property Address: 52 DANIELS ST

Mailing Address: HOLMAN ETHAN HOLMAN LEE LEE
52 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-041-000
CAMA Number: 232-041-000-000
Property Address: 54 DANIELS ST

Mailing Address: PSILAKIS GEORGE
54 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-042-000
CAMA Number: 232-042-000-000
Property Address: 56 DANIELS ST

Mailing Address: HARRIS JEFFREY P HARRIS
CATHERINE L
56 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-043-000
CAMA Number: 232-043-000-000
Property Address: 58 DANIELS ST

Mailing Address: PALLADINI CHRISTOPHER PALLADINI
MICHELLE
60 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-044-000
CAMA Number: 232-044-000-000
Property Address: 60 DANIELS ST

Mailing Address: MCKENNA JILL M
60 DANIELS ST
FRANKLIN, MA 02038



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
December 13, 2022

Parcel Number: 232-045-000
CAMA Number: 232-045-000-000
Property Address: DANIELS ST

Mailing Address: DAVIS KURT R & ROBIN L TRS DAVIS
FAMILY REVOCABLE TRUST
23 TAVERNIER WAY
MANCHESTER, NH 03109

Parcel Number: 232-046-000
CAMA Number: 232-046-000-000
Property Address: 66 DANIELS ST

Mailing Address: KELLEY WILLIAM E KELLEY LINDA A
66 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-047-000
CAMA Number: 232-047-000-000
Property Address: 70 DANIELS ST

Mailing Address: WHITE NEAL E HAMBLIN MELANIE J
70 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-050-000
CAMA Number: 232-050-000-000
Property Address: 65 DANIELS ST

Mailing Address: FEERICK DANIEL F & MARY D TRS
FEERICK FAMILY TRUST
65 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-051-000
CAMA Number: 232-051-000-000
Property Address: 59 DANIELS ST

Mailing Address: SCHELL MICHAEL SCHELL KATHARINE
59 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-052-000
CAMA Number: 232-052-000-000
Property Address: 57 DANIELS ST

Mailing Address: DAVIS LYNN K
57 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-054-000
CAMA Number: 232-054-000-000
Property Address: 55 DANIELS ST

Mailing Address: GRAUPEN SHOSHANAH MCDONOUGH
ROBERT JAMES
55 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 232-055-000
CAMA Number: 232-055-000-000
Property Address: 6 LONGWALK RD

Mailing Address: RUDOLPH MARK A RUDOLPH DONNA M
6 LONGWALK RD
FRANKLIN, MA 02038

Parcel Number: 232-056-000
CAMA Number: 232-056-000-000
Property Address: 10 LONGWALK RD

Mailing Address: FREDERICKS BARI FREDERICKS
AARON A
10 LONGWALK RD
FRANKLIN, MA 02038



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