

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:** Cleiton Patrocinio

**LOCATION:** 585 Maple Street

**ZONING DISTRICT:** RR II

**TYPE OF PROJECT:** Accessory Dwelling Unit

**DATE:** 10/04/2022      **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      10/04/2022  
\_\_\_\_\_**DATE**

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

TOWN OF FRANKLIN  
TOWN CLERK

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

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TOWN OF FRANKLIN

OCT 04 2022

ZONING BOARD OF APPEALS

2022 OCT -4 A 9:50

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ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ☒ Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: Cleiton S. Patrocínio

PETITIONER'S ADDRESS: 585 Maple St. PHONE: 508-405-0596

LOCATION OF PROPERTY: 585 Maple St

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Rural Residential II

ASSESSORS MAP & PARCEL: 226-086-000-000

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

We would like to add 3 garages, and an in-laws suite as the second floor for the house.

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):

Cleiton S. Patrocínio  
(Petitioner(s)/Owner)

Cleiton Patrocínio  
(Print Name)

Address:

585 Maple St

Tel. No.:

508-405-0596

E-Mail Address:

cleitonpatrocinio@yahoo.com

Date:

8/10/2022

**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 Cleiton Patrocinio  
(OWNER)

Address: 585 Maple St Franklin Ma 02038

State that I/We own the property located at 585 Maple St,  
which is the subject of this zoning application.

The record title of this property is in the name of Cleiton Patrocinio  
& Yaneth Patrocinio

\*Pursuant to a deed of duly recorded in the date 06/14/22, Norfolk  
County Registry of Deeds at Book 295, Page \_\_\_\_\_; or  
Dedham Registry District of Land Court, Certificate No. 58941  
Book 295 Page \_\_\_\_\_.

Cleiton Patrocinio  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*





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.

*Yes, see attach.*

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed. *NO, all the construction vehicles will be parked in our property, so that they won't affect traffic.*

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

*we changed the septic system so that it will be connected to the sewer system.*

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

*we are following guidelines so that the social structure will be not 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. *NO, we will not do anything to the environment. we are mainly focusing the construction at the house*

(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.

*we will be adding a second story to the house and it does not affect the neighbors.*

(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.

*not the water consumption will be expected for a family of four people.*

1- Description of petitioner's proposal:

The proposal is for the new in-law addition to the property.

The current house has a small kitchen, living room, three bedrooms and one full bathroom with total area approximate of 900 sq. feet. The additions to the house is to enlarge the Kitchen by 10 sq. feet, add 10 sq. feet to the living room, add a three door car garage, and build a second floor on top of the garage. The addition to the top floor will be as follows, a master bedroom with a personal bathroom, an office, small bathroom upstairs next to the office, a personal kitchen, with a living room. With area approximate of 782 sq. feet.

Our current set back is 71 feet to our nearest neighbor.

After the construction it will have a setback of 37 feet.

FIDUCIARY DEED

I, Susan A. Mangini, Personal Representative of the Estate of Roderick M. Washer, Norfolk Probate Court Docket No. NO20P1487EA by power conferred by License to Sell issued by said Court by decree dated June 14, 2022 recorded herewith, and every other power, of 28 Blueberry Lane, Hopkinton, Massachusetts

For consideration paid and in full consideration of FIVE HUNDRED SEVENTY THOUSAND DOLLARS (\$570,000.00)

Grant to Cleiton Patrocinio and Yaneth S. Patrocinio, husband and wife, tenants by the entirety, now of 585 Maple Street, Franklin, Massachusetts

That certain parcel of land situated in Franklin, Norfolk County, Massachusetts, bounded and described as follows:

SOUTHWESTERLY by Maple Street, one hundred ninety and 77/100 (190.77) feet;  
NORTHWESTERLY by land now or formerly of Albert D. Schumaker et al, six hundred ninety-two and 46/100 (692.46) feet;  
NORTHEASTERLY by land now or formerly of Mary G. Williams et al, four hundred eighty-three and 95/100 (483.95) feet; and  
SOUTHERLY by land now or formerly of Elizabeth F. Flood, nine hundred thirty-seven and 08/100 (937.08) feet.

All of said boundaries are determined by the Land Court to be located as shown on a plan drawn by Kenneth E. McIntyre, Surveyor, dated June 27, 1955, as modified and approved by said Court, filed in the Land Registration Office as No. 26119A, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 58941, Book 295.

Being the same premises conveyed by deed dated July 5, 1995, recorded with Norfolk County Registry of Deeds District of the Land Court as Document No. 717544 with Certificate No. 144965.

Property Address: 585 Maple Street, Franklin, MA



Amended

<b>DECREE OF SALE OF REAL ESTATE PERSONAL REPRESENTATIVE</b>			Docket No.  NO20P1487EA	Commonwealth of Massachusetts The Trial Court Probate and Family Court	
Estate of:					
Roderick <small>First Name</small>	M <small>Middle Name</small>	Washer <small>Last Name</small>	Norfolk	Division	
Date of Death: March 7, 2017					

After a hearing or on the uncontested Petition for Sale of Real Estate (hereinafter "Petition") dated April 13, 2022  
(date)

**THE COURT FINDS:**

1. The Petitioner is the Personal Representative(s) (hereafter "Personal Representative").
2. Any required notices have been given to or waived by all interested persons and any guardian *ad litem* appointed has assented to the Petition and/or the report of the guardian *ad litem* has been considered by the court.
3. Venue is proper.
4. The current bond of the Personal Representative is sufficient or a subsequent bond has been filed.
5. An advantageous offer for the purchase of the subject real estate has been made to the Petitioner.
6. The interests of all parties will be promoted by an acceptance thereof.

**THE COURT DECREES AND ORDERS:**

1. The Personal Representative, Susan A. Mangini

is authorized to sell and convey ☐ at public auction ☒ at private sale upon the following terms:

for the sum of \$ 570,000.00 in accordance with said offer or for a larger sum,  
or at public auction, if he or she shall think best so to do, the real estate of said deceased described as follows:

**The land with the building(s) thereon known and numbered as 585 Maple Street, Franklin, Norfolk County, Massachusetts recorded with Norfolk District Registry of Deeds - Registered Land Division in Certificate No. 144965, bounded and described as follows:**

**SOUTHWESTERLY by Maple Street, one hundred ninety and 77/100 (190.77) feet;**

**NORTHWESTERLY by land now or formerly of Albert D. Schumaker et al, six hundred ninety-two and 46/100 (692.46) feet;**

**NORTHEASTERLY by land now or formerly of Mary G. Williams et al, four hundred eighty-three and 95/100 (483.95) feet; and**

**SOUTHERLY by land now or formerly of Elizabeth F. Flood, nine hundred thirty-seven and 08/100 (937.08) feet.**

**All of said boundaries are determined by the Land Court to be located as shown on a plan drawn by Kenneth E. McIntyre, Surveyor, dated June 27, 1955, as modified and approved by said Court, filed in the Land Registration Office as No. 26119A, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 58941, Book 295.**



# THE TRIAL COURT OF MASSACHUSETTS LAND COURT

Three Pemberton Square  
Boston, MA 02108  
TEL: (617) 786-7470

Title Examination Department  
Landcourt.Title@jud.state.ma.us

## LAND COURT REGISTERED LAND DOCUMENT APPROVAL

This electronic approval is to be attached as the **final page** to the document to be registered before submitting said document to the Land Registration District.

CERTIFICATE OF TITLE NO. / MEMORANDUM OF UNIT OWNERSHIP NO.	144965	NO. OF PAGES:	
LAND REGISTRATION DISTRICT:	Norfolk		
TYPE OF DOCUMENT: Fiduciary Deed dated June 16, 2022 (2 Pages)			
APPROVED AS TO: "w/Decree dated June 22, 2022 nunc pro tunc June 14, 2022" attached hereto (2 Pages)			
TO BE REGISTERED WITH THE FOLLOWING DOCUMENTS: 1. Death Certificate of Charles E. Demery (life estate) DOD 10/23/2019			
ADDITIONAL NOTES OR INSTRUCTIONS: per judicial review			
APPROVED FOR REGISTRATION BY THE COURT		TITLE EXAMINER SIGNATURE X /s/ James Bothwell, Esq.	DATED 06/22/2022





## 300 foot Abutters List Report

Franklin, MA  
August 09, 2022

### Subject Property:

Parcel Number: 226-086-000  
CAMA Number: 226-086-000-000  
Property Address: 585 MAPLE ST

Mailing Address: PATROCINIO CLEITON PATROCINIO  
YANETH S  
585 MAPLE ST  
FRANKLIN, MA 02038

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### Abutters:

Parcel Number: 221-109-000  
CAMA Number: 221-109-000-000  
Property Address: CHERIE LN

Mailing Address: SAUVAGEAU ROGER J  
20 NATALIE DR  
N ATTLEBORO, MA 02763

Parcel Number: 226-014-000  
CAMA Number: 226-014-000-000  
Property Address: 530 MAPLE ST

Mailing Address: TOOMEY JOHN P TOOMEY MICHELLE A  
530 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-015-000  
CAMA Number: 226-015-000-000  
Property Address: 580 MAPLE ST

Mailing Address: CAMERON THOMAS P CAMERON  
CATHERINE B  
580 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-016-000  
CAMA Number: 226-016-000-000  
Property Address: 582 MAPLE ST

Mailing Address: SULLIVAN BRENDAN P SULLIVAN  
STACIE L  
582 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-017-000  
CAMA Number: 226-017-000-000  
Property Address: 584 MAPLE ST

Mailing Address: LIBBEY RONALD & JUDITH TRS LIBBEY  
REVOCABLE TRUST  
584 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-018-000  
CAMA Number: 226-018-000-000  
Property Address: 586 MAPLE ST

Mailing Address: YANCICH MARGARET YANCICH  
ROBERT  
586 MAPLE STREET  
FRANKLIN, MA 02038

Parcel Number: 226-019-000  
CAMA Number: 226-019-000-000  
Property Address: 588 MAPLE ST

Mailing Address: HAYES MARK F HAYES DANA L  
588 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-020-000  
CAMA Number: 226-020-000-000  
Property Address: 590 MAPLE ST

Mailing Address: TERO KATHY ANN  
590 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-021-000  
CAMA Number: 226-021-000-000  
Property Address: 4 TANGLEWOOD DR

Mailing Address: RANDALL SETH RANDALL CHRISTINA  
4 TANGLEWOOD DR  
FRANKLIN, MA 02038

Parcel Number: 226-022-000  
CAMA Number: 226-022-000-000  
Property Address: 8 TANGLEWOOD DR

Mailing Address: CHIARAMONTE BRIAN CHIARAMONTE  
NICOLE  
8 TANGLEWOOD DR  
FRANKLIN, MA 02038



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

8/9/2022

Page 1 of 4



## 300 foot Abutters List Report

Franklin, MA  
August 09, 2022

Parcel Number: 226-023-000  
CAMA Number: 226-023-000-000  
Property Address: 12 TANGLEWOOD DR

Mailing Address: NARAYANAN PRESANNA SAMPATH  
SRINIVASAN ANITA  
12 TANGLEWOOD DR  
FRANKLIN, MA 02038

Parcel Number: 226-024-000  
CAMA Number: 226-024-000-000  
Property Address: 16 TANGLEWOOD DR

Mailing Address: GARVEY BRIAN B GARVEY EILEEN M  
16 TANGLEWOOD DR  
FRANKLIN, MA 02038

Parcel Number: 226-061-000  
CAMA Number: 226-061-000-000  
Property Address: HANCOCK RD

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

Parcel Number: 226-067-000  
CAMA Number: 226-067-000-000  
Property Address: 12 CHERIE LN

Mailing Address: MONTEFUSCO FRANCESCO ANTHONY  
MONTEFUSCO ELIZABETH JEANNE  
12 CHERIE LN  
FRANKLIN, MA 02038

Parcel Number: 226-068-000  
CAMA Number: 226-068-000-000  
Property Address: 14 CHERIE LN

Mailing Address: FERRI THOMAS A FERRI CHERYL S  
14 CHERIE LN  
FRANKLIN, MA 02038

Parcel Number: 226-069-000  
CAMA Number: 226-069-000-000  
Property Address: 17 CHERIE LN

Mailing Address: RAYMOND DAVID JOHN RAYMOND  
REBECCA  
17 CHERIE LN  
FRANKLIN, MA 02038

Parcel Number: 226-070-000  
CAMA Number: 226-070-000-000  
Property Address: 15 CHERIE LN

Mailing Address: DALEY JAMES G DALEY DEBORAH A  
15 CHERIE LN  
FRANKLIN, MA 02038

Parcel Number: 226-071-000  
CAMA Number: 226-071-000-000  
Property Address: 11 CHERIE LN

Mailing Address: LAFRANCE DAVID G  
11 CHERIE LN  
FRANKLIN, MA 02038

Parcel Number: 226-078-000  
CAMA Number: 226-078-000-000  
Property Address: 4 LAUREL CT

Mailing Address: CROTEAU CATHERINE I CROTEAU  
THOMAS  
4 LAUREL CT  
FRANKLIN, MA 02038

Parcel Number: 226-079-000  
CAMA Number: 226-079-000-000  
Property Address: 6 LAUREL CT

Mailing Address: DECOSTA BARBARA A L/E DECOSTA  
FAMILY REALTY TRUST ANZIVINO,  
KATHLEEN M T  
6 LAUREL CT  
FRANKLIN, MA 02038

Parcel Number: 226-080-000  
CAMA Number: 226-080-000-000  
Property Address: 5 LAUREL CT

Mailing Address: KUEHNEL PAUL KUEHNEL CAROLYN  
5 LAUREL CT  
FRANKLIN, MA 02038

Parcel Number: 226-081-000  
CAMA Number: 226-081-000-000  
Property Address: 3 LAUREL CT

Mailing Address: MALONSON ALAN J MALONSON JAYNE  
M  
3 LAUREL CT  
FRANKLIN, MA 02038



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8/9/2022

Page 2 of 4





## 300 foot Abutters List Report

Franklin, MA  
August 09, 2022

Parcel Number: 226-082-000  
CAMA Number: 226-082-000-000  
Property Address: 1 LAUREL CT

Mailing Address: PETRIELLO PETER R PETRIELLO  
KATHRYN M  
1 LAUREL CT  
FRANKLIN, MA 02038

Parcel Number: 226-083-000  
CAMA Number: 226-083-000-000  
Property Address: 593 MAPLE ST

Mailing Address: SHERIDAN PATRICIA M  
593 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-084-000  
CAMA Number: 226-084-000-000  
Property Address: 591 MAPLE ST

Mailing Address: WALSH MICHAEL E WALSH PATRICIA A  
591 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-085-000  
CAMA Number: 226-085-000-000  
Property Address: 589 MAPLE ST

Mailing Address: HALL-PRATT ASHLEY MARIE  
589 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-086-000  
CAMA Number: 226-086-000-000  
Property Address: 585 MAPLE ST

Mailing Address: PATROCINIO CLEITON PATROCINIO  
YANETH S  
585 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-087-000  
CAMA Number: 226-087-000-000  
Property Address: 581 MAPLE ST

Mailing Address: DIFFER DANIEL J DIFFER LESLIE R  
581 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-088-000  
CAMA Number: 226-088-000-000  
Property Address: 579 MAPLE ST

Mailing Address: PAAL WALTER PAAL CHRISTINE S  
579 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-089-000  
CAMA Number: 226-089-000-000  
Property Address: 529 MAPLE ST

Mailing Address: GEER SCOTT E GEER CARLY A  
529 MAPLE ST  
FRANKLIN, MA 02038

Parcel Number: 226-090-000  
CAMA Number: 226-090-000-000  
Property Address: 8 HEMLOCK LN

Mailing Address: RATULOWSKI, JOHN TR MCGRATH,  
MARGARET TR JOHN RATULOWSKI  
TRUST  
8 HEMLOCK LN  
FRANKLIN, MA 02038

Parcel Number: 226-091-000  
CAMA Number: 226-091-000-000  
Property Address: 12 HEMLOCK LN

Mailing Address: VANDENBERG JOHN R  
P O BOX 314  
FRANKLIN, MA 02038

Parcel Number: 226-092-000  
CAMA Number: 226-092-000-000  
Property Address: 16 HEMLOCK LN

Mailing Address: SHAW BRIAN C & JILL M TRS JILL M  
SHAW REVOCABLE TRUST  
16 HEMLOCK LN  
FRANKLIN, MA 02038

Parcel Number: 226-093-000  
CAMA Number: 226-093-000-000  
Property Address: HEMLOCK LN

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



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

8/9/2022

Page 3 of 4



## 300 foot Abutters List Report

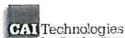
Franklin, MA  
August 09, 2022

Parcel Number: 226-094-000  
CAMA Number: 226-094-000-000  
Property Address: HEMLOCK LN

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

Parcel Number: 226-096-000  
CAMA Number: 226-096-000-000  
Property Address: 13 HEMLOCK LN

Mailing Address: HANSON PETER W HANSON CELESTE  
R  
13 HEMLOCK LN  
FRANKLIN, MA 02038



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Page 4 of 4



CAMERON THOMAS P  
CAMERON CATHERINE B  
580 MAPLE ST  
FRANKLIN, MA 02038

HALL-PRATT ASHLEY MARIE  
589 MAPLE ST  
FRANKLIN, MA 02038

PATROCINIO CLEITON  
PATROCINIO YANETH S  
585 MAPLE ST  
FRANKLIN, MA 02038

CHIARAMONTE BRIAN  
CHIARAMONTE NICOLE  
8 TANGLEWOOD DR  
FRANKLIN, MA 02038

HANSON PETER W  
HANSON CELESTE R  
13 HEMLOCK LN  
FRANKLIN, MA 02038

PETRIELLO PETER R  
PETRIELLO KATHRYN M  
1 LAUREL CT  
FRANKLIN, MA 02038

CROTEAU CATHERINE I  
CROTEAU THOMAS  
4 LAUREL CT  
FRANKLIN, MA 02038

HAYES MARK F  
HAYES DANA L  
588 MAPLE ST  
FRANKLIN, MA 02038

RANDALL SETH  
RANDALL CHRISTINA  
4 TANGLEWOOD DR  
FRANKLIN, MA 02038

DALEY JAMES G  
DALEY DEBORAH A  
15 CHERIE LN  
FRANKLIN, MA 02038

KUEHNEL PAUL  
KUEHNEL CAROLYN  
5 LAUREL CT  
FRANKLIN, MA 02038

RATULOWSKI, JOHN TR MCGRA  
JOHN RATULOWSKI TRUST  
8 HEMLOCK LN  
FRANKLIN, MA 02038

DECOSTA BARBARA A L/E  
DECOSTA FAMILY REALTY TRU  
6 LAUREL CT  
FRANKLIN, MA 02038

LAFRANCE DAVID G  
11 CHERIE LN  
FRANKLIN, MA 02038

RAYMOND DAVID JOHN  
RAYMOND REBECCA  
17 CHERIE LN  
FRANKLIN, MA 02038

DIFFER DANIEL J  
DIFFER LESLIE R  
581 MAPLE ST  
FRANKLIN, MA 02038

LIBBEY RONALD & JUDITH TR  
LIBBEY REVOCABLE TRUST  
584 MAPLE ST  
FRANKLIN, MA 02038

SAUVAGEAU ROGER J  
20 NATALIE DR  
N ATTLEBORO, MA 02763

FERRI THOMAS A  
FERRI CHERYL S  
14 CHERIE LN  
FRANKLIN, MA 02038

MALONSON ALAN J  
MALONSON JAYNE M  
3 LAUREL CT  
FRANKLIN, MA 02038

SHAW BRIAN C & JILL M TRS  
JILL M SHAW REVOCABLE TRU  
16 HEMLOCK LN  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

MONTEFUSCO FRANCESCO ANTH  
MONTEFUSCO ELIZABETH JEAN  
12 CHERIE LN  
FRANKLIN, MA 02038

SHERIDAN PATRICIA M  
593 MAPLE ST  
FRANKLIN, MA 02038

GARVEY BRIAN B  
GARVEY EILEEN M  
16 TANGLEWOOD DR  
FRANKLIN, MA 02038

NARAYANAN PRESANNA SAMPAT  
SRINIVASAN ANITA  
12 TANGLEWOOD DR  
FRANKLIN, MA 02038

SULLIVAN BRENDAN P  
SULLIVAN STACIE L  
582 MAPLE ST  
FRANKLIN, MA 02038

GEER SCOTT E  
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FRANKLIN, MA 02038

PAAL WALTER  
PAAL CHRISTINE S  
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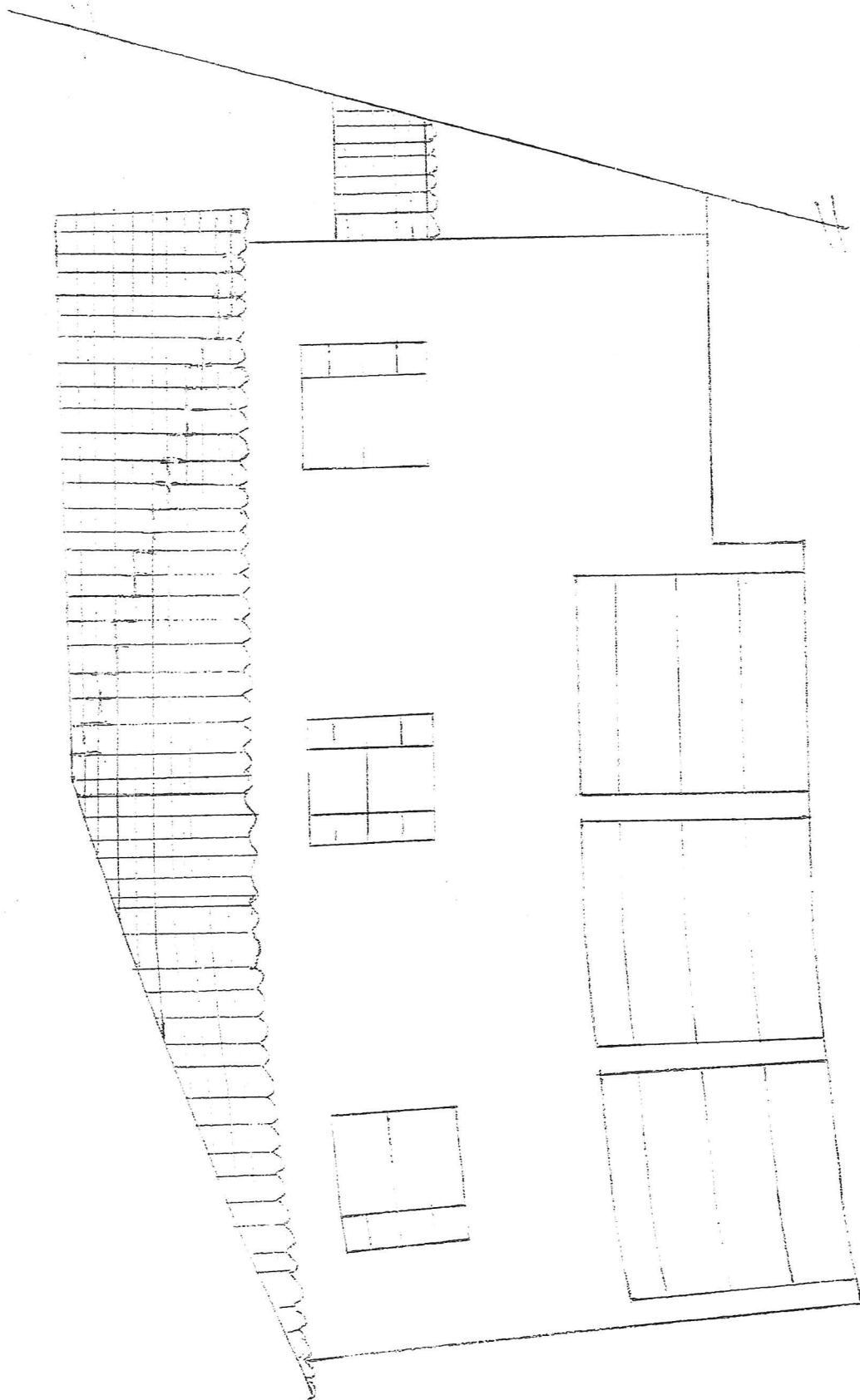
TERO KATHY ANN  
590 MAPLE ST  
FRANKLIN, MA 02038

TOOMEY JOHN P  
TOOMEY MICHELLE A  
530 MAPLE ST  
FRANKLIN, MA 02038

VANDENBERG JOHN R  
P O BOX 314  
FRANKLIN, MA 02038

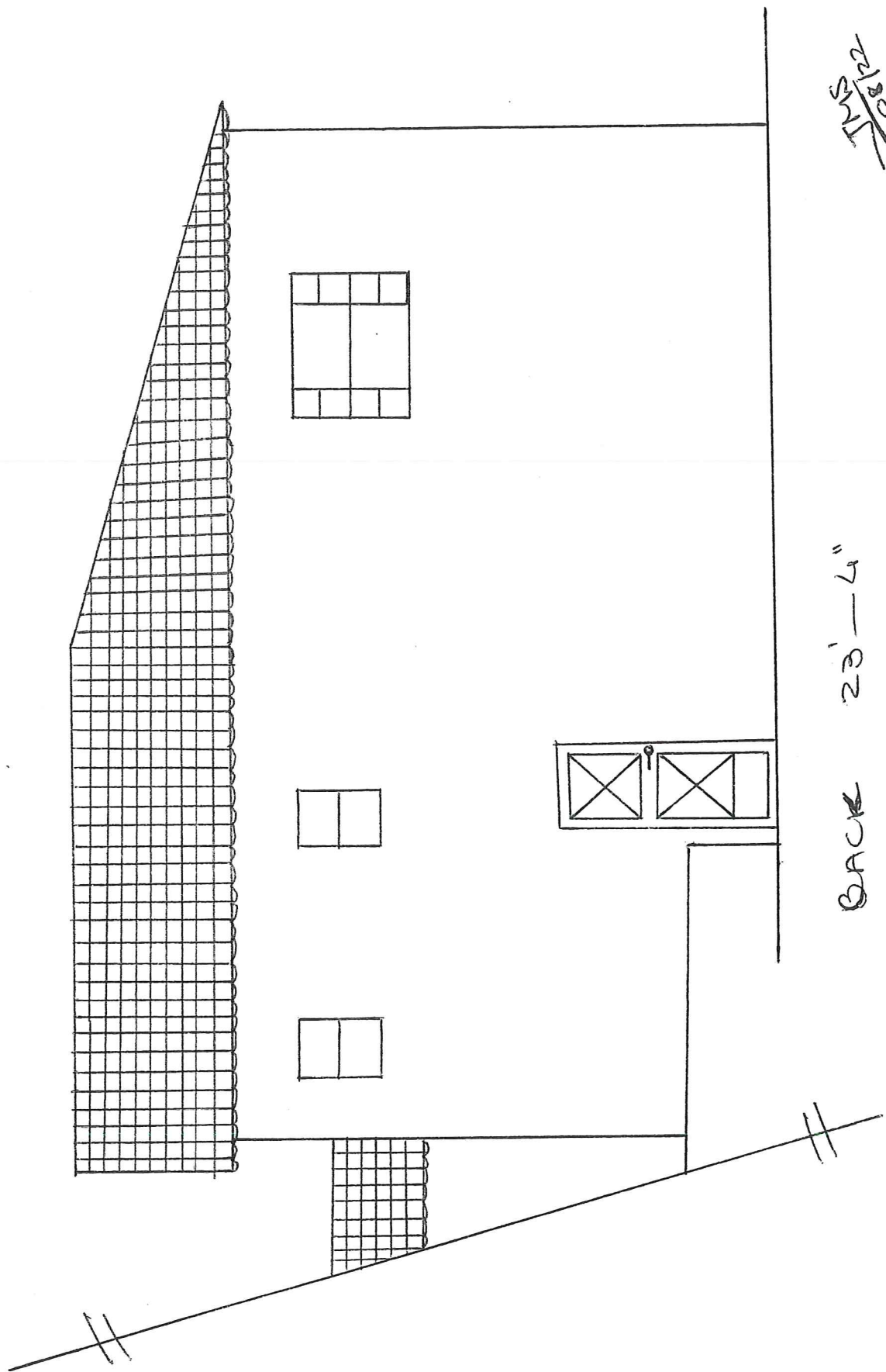
WALSH MICHAEL E  
WALSH PATRICIA A  
591 MAPLE ST  
FRANKLIN, MA 02038

YANCICH MARGARET  
YANCICH ROBERT  
586 MAPLE STREET  
FRANKLIN, MA 02038



12/22/22  
M. S. W.

front 3/4 view



7/15/12

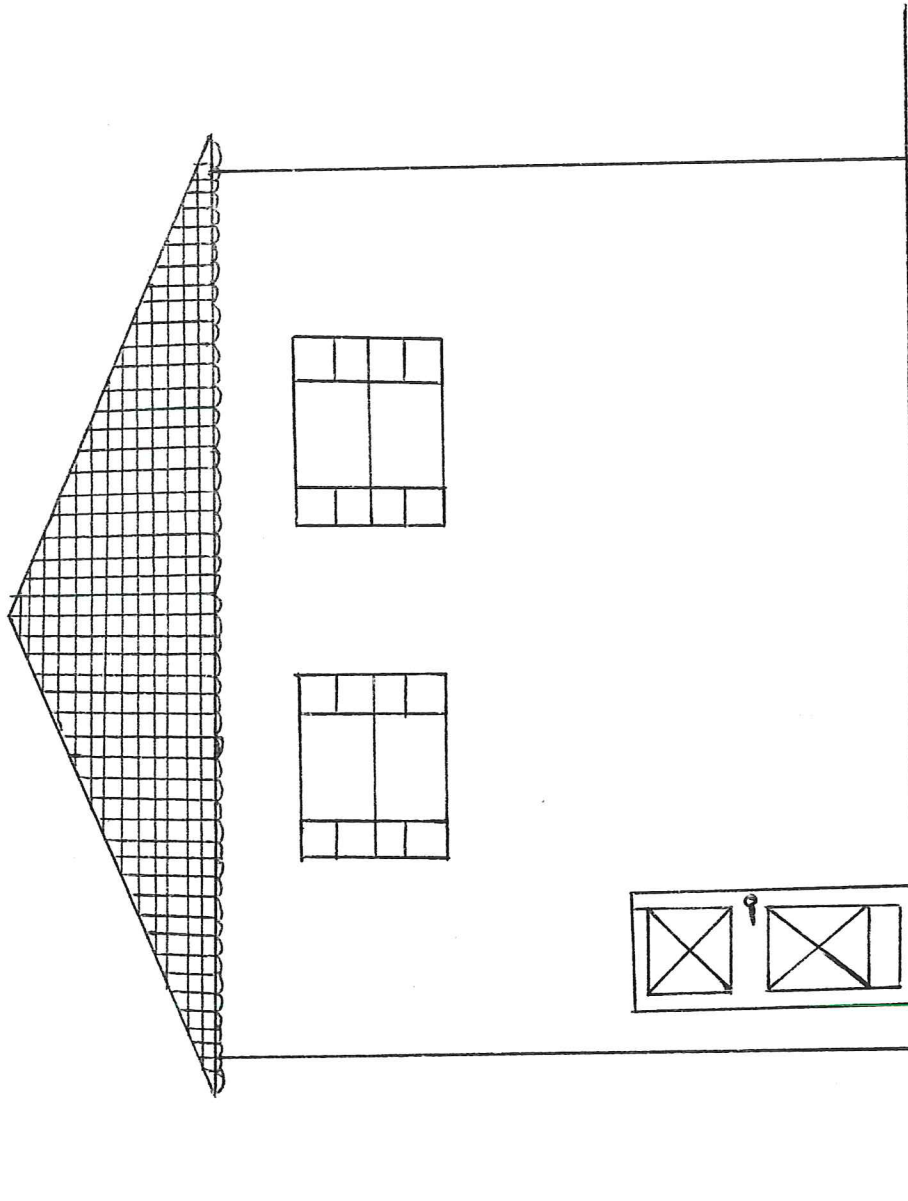
BACK 23'-4"





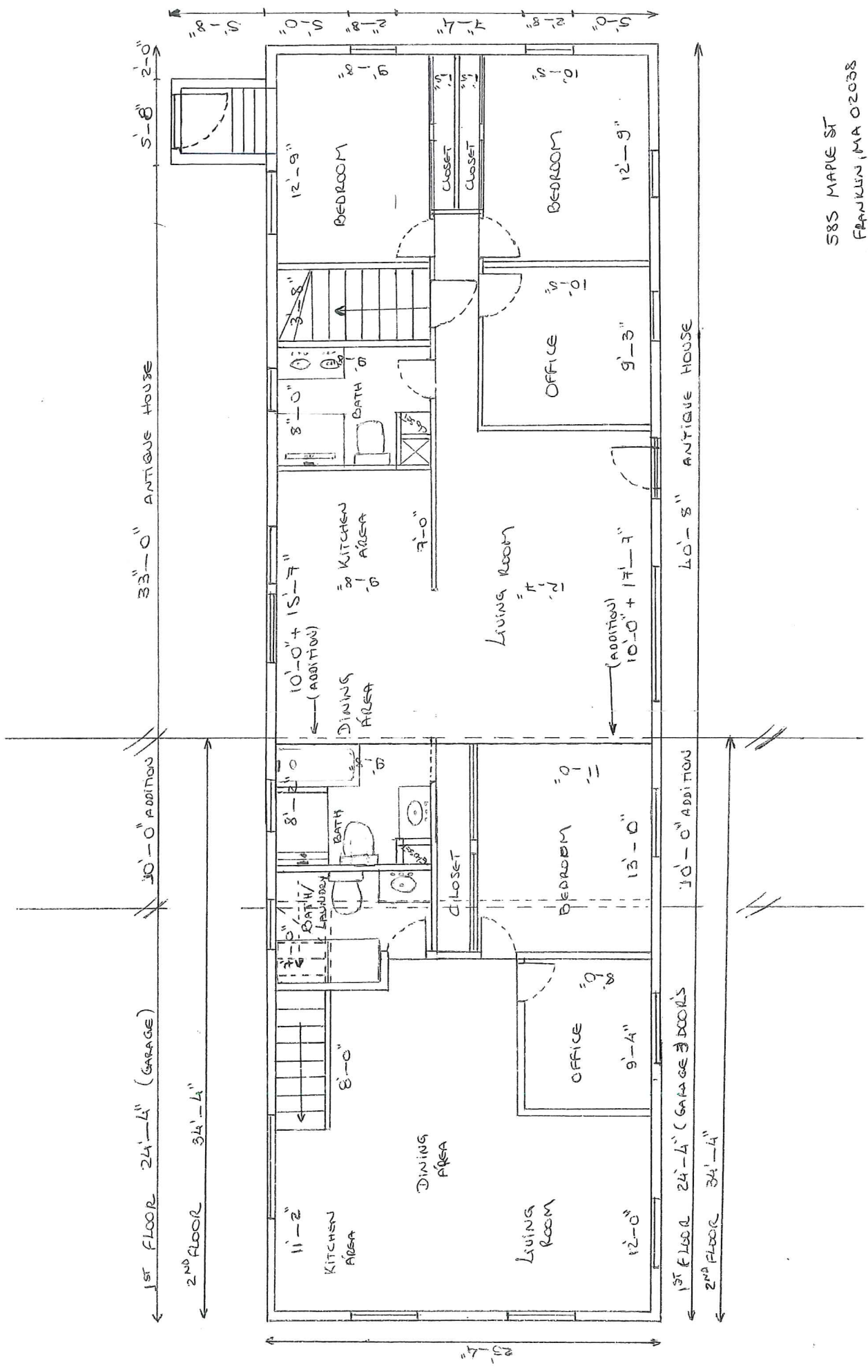
Right side 23' - 4"

INS  
08/22



LEFT SIDE 23'-4"

7/22/22  
20

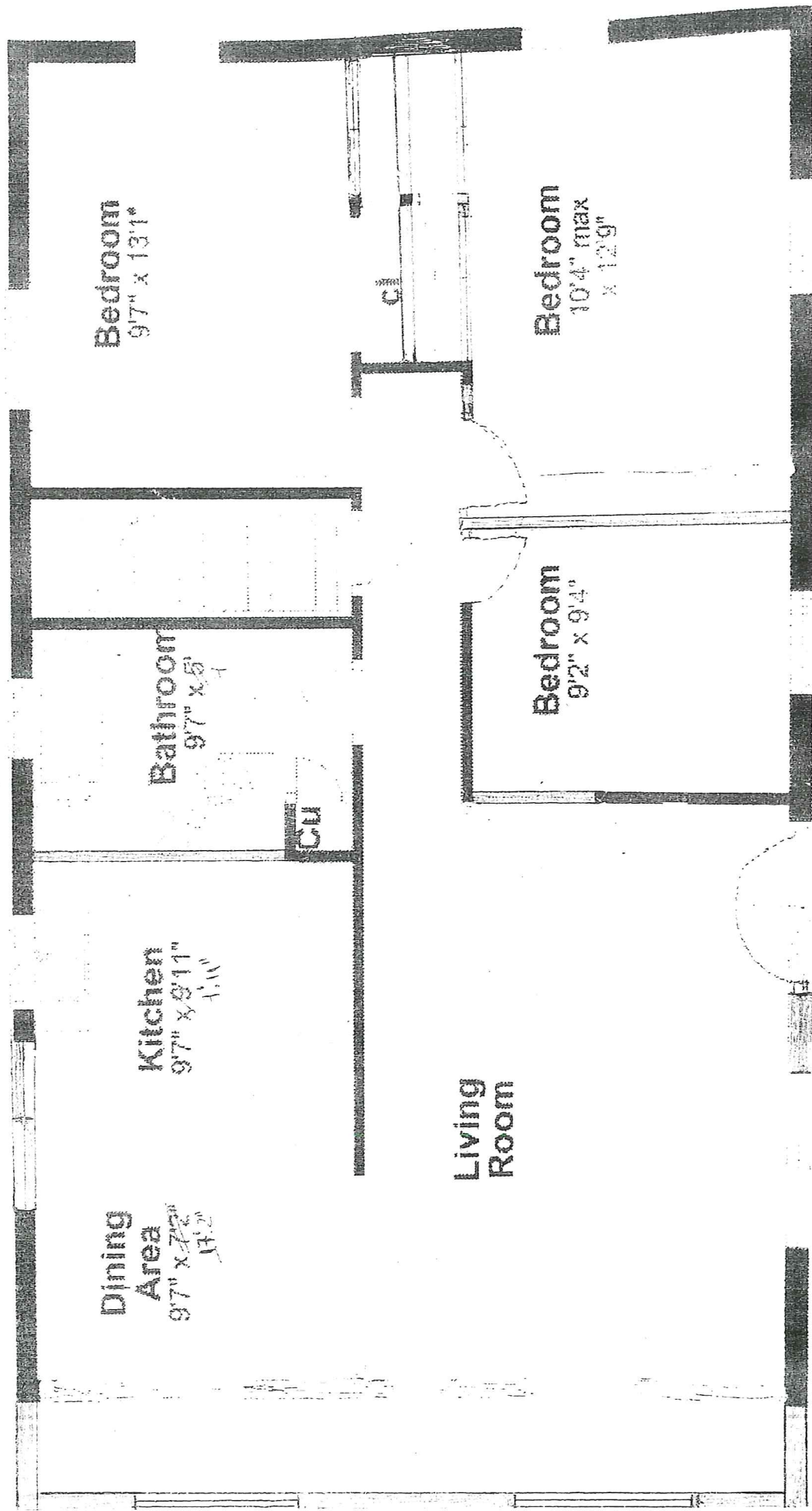


585 MAPLE ST  
 FRANKLIN, MA 02038  
 MS  
 10/12

# Ground Floor

Approx. 900.0 sq. feet

1,100.0

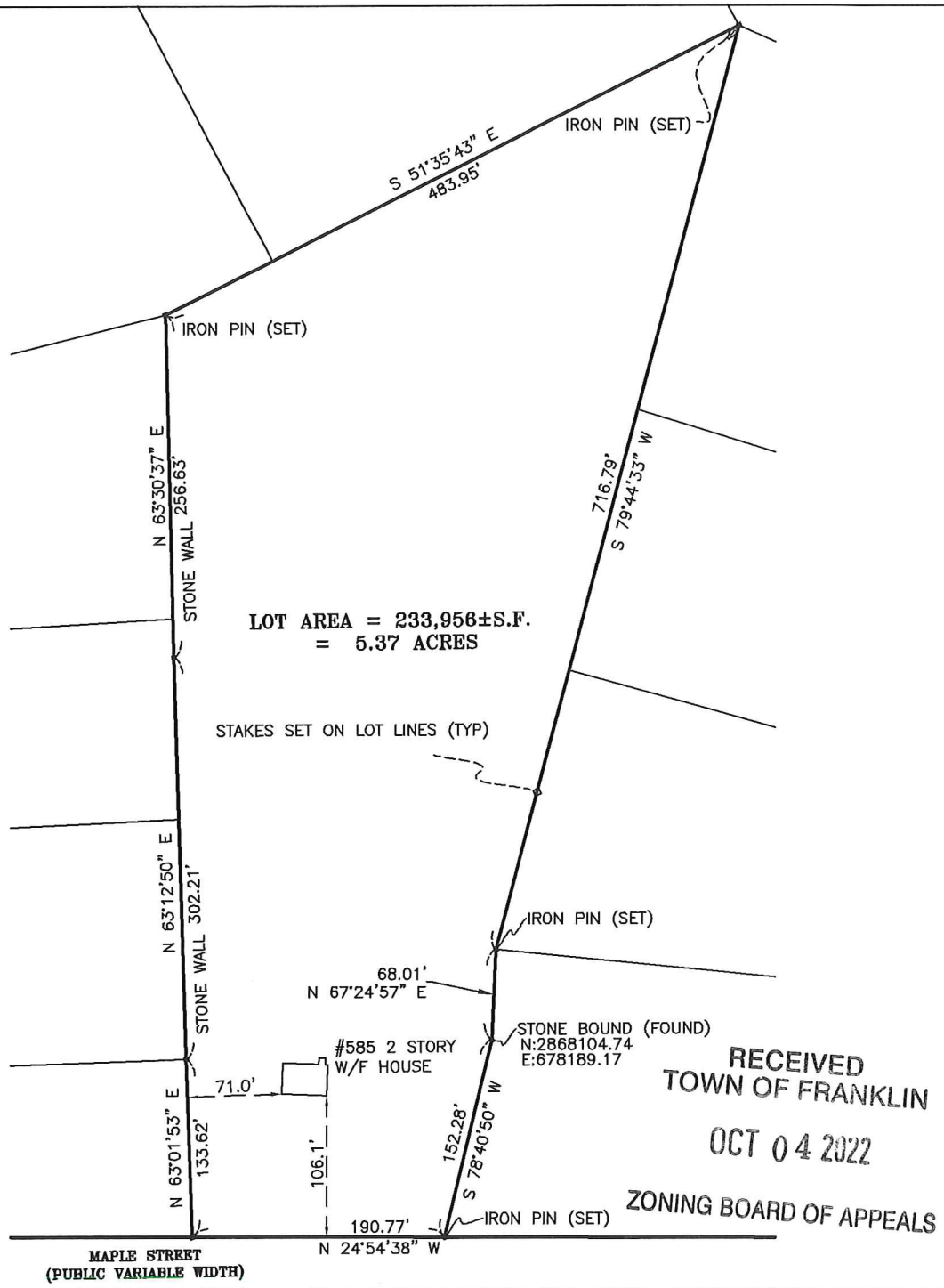


Total area: approx. 900.0 sq. feet

1,100.0



MASS. STATE PLANE  
COORD. SYS. NAD83  
GRID NORTH



RECEIVED  
TOWN OF FRANKLIN  
OCT 04 2022  
ZONING BOARD OF APPEALS



PLAN PREPARED FOR  
PROPERTY OWNER(S):  
CLEITON PATROCINIO  
585 MAPLE STREET  
FRANKLIN, 02038 MA

**RealMapInfo LLC**  
118 Turnpike Road - Suite 200  
Southborough, MA. 01772  
RealMapInfo.com 508-523-4559

**RECORD OF SURVEY**

PLOT PLAN OF LAND IN  
FRANKLIN, MASS

SCALE: 1"=120'      DATE: 8/27/2022

L.C. CERT. NO. 207844

L.C. PLAN NO. 26119

RECORDED • NORFOLK COUNTY REGISTRY OF DEEDS

MASS. STATE PLANE  
COORD. SYS. NAD83  
GRID NORTH

PLAN PREPARED FOR  
PROPERTY OWNER(S):  
CLEITON PATROCINIO  
585 MAPLE STREET  
FRANKLIN, 02038 MA

MAPLE STREET  
(PUBLIC VARIABLE WIDTH)

LOT AREA = 233,956±S.F.  
= 5.37 ACRES

BUILDING ZONE SETBACK (TYP)

PROPOSED FOUNDATION  
PROPOSED 2 STORY ADDITION  
AREA = 1,224±S.F.

#585 1 STORY  
W/F HOUSE  
(AREA = 819±S.F.)

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TOWN OF FRANKLIN  
OCT 04 2022  
ZONING BOARD OF APPEALS



MBL: 226-086-000-000  
ZONING DISTRICT: RURAL RESIDENTIAL II  
FRONT YARD SETBACK= 40.0'  
SIDE YARD = 35.0' REAR YARD = 35.0'  
MAX. IMPERVIOUS COV STRUCTURES = 20%  
MAX. IMPERVIOUS COV. PAVING = 25%

**RealMapInfo LLC**  
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Southborough, MA. 01772  
RealMapInfo.com 508-523-4559

### PROPOSED ADDITION

PLOT PLAN OF LAND IN  
FRANKLIN, MASS

SCALE: 1"=80'

DATE: 09/08/2022

L.C. CERT. NO. 207844

L.C. PLAN NO. 26119

RECORDED @ NORFOLK COUNTY REGISTRY OF DEEDS