

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: J L Sullivan

LOCATION: 70 Crocker Ave

ZONING DISTRICT: Single Family IV

TYPE OF PROJECT: Attached Garage

DATE: 05/05/2023 **DENY**

SPECIAL PERMIT

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

REASON FOR DENIAL: Applicant is seeking to construct an attached garage with an impervious area of 21.5 % 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 05/05/2023 DATE

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

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TOWN OF FRANKLIN

MAY 08 2023

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

TOWN OF FRANKLIN
TOWN CLERK

2023 MAY -8 A 11:08

RECEIVED

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: J L Sullivan, Inc.

PETITIONER'S ADDRESS: 291 South Street, Wrentham, ma 02093 PHONE: 508-989-6089

LOCATION OF PROPERTY: 70 Crocker

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: _____

ASSESSORS MAP & PARCEL: 285-029-000-000

REASON FOR PETITION:

<u>XX</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:

Install a garage on the existing dwelling within a WRA overlay district

SECTIONS OF ZONING ORDINANCE CITED:

Article 189 Section attachment 9 Lot schedule subject to WRA overlay District

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): _____

(Petitioner(s)/Owner)

John L. SULLIVAN
(Print Name)

Address: 291 South Street, Wrentham, Ma 02093

Tel. No.: 508-989-6089

E-Mail Address: Baystate0@gmail.com

Date: 04/18/2023

**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 Matthew Williams
(OWNER)

Address: 70 Crocker Ave

State that I/We own the property located at 70 Crocker Ave,
which is the subject of this zoning application.

The record title of this property is in the name of Matthew Williams

*Pursuant to a deed of duly recorded in the date _____, Norfolk
County Registry of Deeds at Book 285, Page 029; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

Bk 36586 Pg 520 #7474
01-31-2019 @ 11:27a

CERTIFY

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

QUITCLAIM DEED

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 01-31-2019 @ 11:27am
Ct1#: 609 Doc#: 7474
A N Fee: \$2,188.80 Cons: \$480,000.00

O F F I C I A L

O F F I C I A L

J.C. Builders, Inc., a corporation established under the laws of the Commonwealth of Massachusetts with an address of 50 Farrington Street, P.O. Box 454, Franklin, MA 02038

for consideration paid, and in full consideration of Four Hundred and Eighty Thousand Dollars (\$480,000.00)

hereby grants to Matthew K. Williams and Sara Johnson Williams, Husband and Wife, as Tenants by the Entirety, of Quincy, Norfolk County Massachusetts

2 70 Crocker Avenue, Franklin MA 02038

with Quitclaim Covenants,

the land in Franklin Norfolk County, Massachusetts bounded and described as follows:

See Exhibit A attached hereto.

The above described premises being lots numbered 32 and 34 on a plan of J.D. Crocker's land in Franklin, which plan was made by S.C. Taft and dated January 23, 1894 and recorded with Norfolk Deeds in Book 734, Page 220. See Plan filed in 2005 Plan Book 538 Page 100.

Subject to, and together with rights reserved in a Sewer Easement Agreement dated September 28, 2018 and recorded with said Deeds in Book 36343, Page 381, on October 3, 2018.


The premises are conveyed subject to and with the benefit of all easements, restrictions, rights of way, takings, reservations, exceptions and covenants and in all other instruments of record, to the extent now in force and applicable, but not intending hereby to recreate or extend restrictions, reservations, exceptions and covenants previously terminated or expired.

The Grantor hereby releases any and all rights of homestead in said premises and certifies under the pains and penalties of perjury that there are no other persons entitled to protection under the Homestead Act.

This transfer does not constitute a sale of all or substantially all of the assets of J.C. Builders, Inc. Being the same premises conveyed to Grantor by Fiduciary Deed recorded at Book 36203, Page 485.

70 CROCKER AVENUE, FRANKLIN, MA. 02038

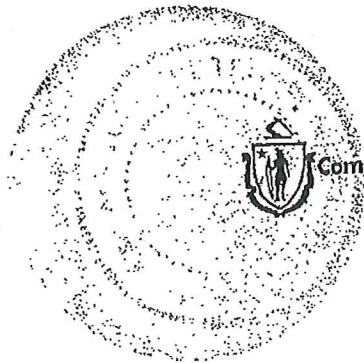
NOT
A N
O F F I C I A L
Witness my hand and seal this 28th day of January 2019.


J.C. Builders, Inc.
By John C. Colella, Jr., President


COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

On this 28th day of January 2019, before me, the undersigned Notary Public, personally appeared John C. Colella, Jr., President of J.C. Builders, Inc., and proved to me through satisfactory evidence, which was a valid 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.



PETER S. MARINELLI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 26, 2019


Notary Public, Peter S. Marinelli
My Commission Expires: 9/26/19

NOT
A N
O F F I C I A L
C O P Y

Exhibit A

NOT
A N
O F F I C I A L
C O P Y

A certain parcel of land with the improvements thereon, situated in Franklin, Norfolk County, Massachusetts on the Northerly side of Crocker Avenue leading Easterly from Summer Street and bounded and described as follows:

Beginning at the Southwest corner of the granted premises on said Crocker Avenue at land now or formerly of Alexander J. Sutherland at a stake for a bound and thence running Northerly on said Sutherland land one hundred forty-one (141) feet to a stake; thence Easterly one hundred thirty (130) feet to a stake; thence Southerly on land now or formerly of Edmond Hartshorn, one hundred forty-one (141) feet to a stake at said Crocker Avenue; thence Westerly on said Crocker Avenue, one hundred twenty-three (123) feet to the place of beginning.

Containing 17,836 square feet more or less.

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: J L Sullivan, Inc PRESENT USE/OCCUPANCY: Residential

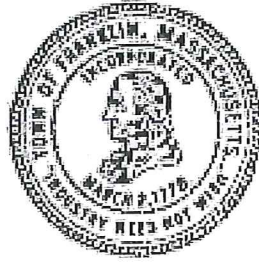
LOCATION: 70 Crocker Ave ZONE: S.F IV

PHONE: 508-989-6089 REQUESTED USE/OCCUPANCY: Residential

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>Lot Area:</u>		17,895		15,000	(min.)
<u>Continuous Frontage:</u>		123.84		100	(min.)
<u>Size of Lot:</u>	Width	123.84		100	(min.)
	Depth	141		100	(min)
<u>Setbacks in Feet:</u>	Front	33.4 existing		30	(min.)
	Rear	58.5		20	(min.)
	Left Side	20.5		20	(min.)
	Right Side	42.2		20	(min.)
<u>Building Height:</u>	Stories				(max.)
	Feet				(max.)
<u>NO. of Dwelling Units:</u>		1			(max.)
<u>NO. of Parking Spaces:</u>		2			(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.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.



TOWN OF FRANKLIN
TOWN CLERK

2023 MAY 10 A 9:24

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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.

The Project is located in a Water Resource District which restricts the impervious cover to 15%. In order to exceed the amount of impervious cover the applicant will infiltrate the roof leaders into an underground storm water system to recharge the excess runoff. The storm water system will provide enough compensation so the amount of runoff would be consistent with the regulation. The proposed compensation results with 12.8% of impervious cover that would generate any type of runoff

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

The project consists of a new garage that will provide adequate parking and storage of vehicles. The garage will access Crocker Ave. in the same location as present. There will not be any additional traffic flows created from the property, there is adequate site distance.

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

Storm water structures are included with the design for the garage to mediate the runoff by infiltration.

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

The projects consist of a new garage which will be in character with other homes in the subdivision.

(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 project proposes satisfactory compensation for any additional runoff the new garage would create.

(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.

The proposed location of the garage will not result in any of the issues as stated above.

(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.

The garage will not have any more demand on the water system or will it create any unusual usage to create excess wastewater treatment.

**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 VARIANCE**

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Applicant would have to remove driveway and patio in order to conform with the impervious coverage

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

WRA overlay district very restrictive on the smaller lots

- C)** Desirable relief may be granted without either:

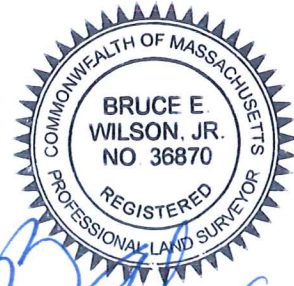
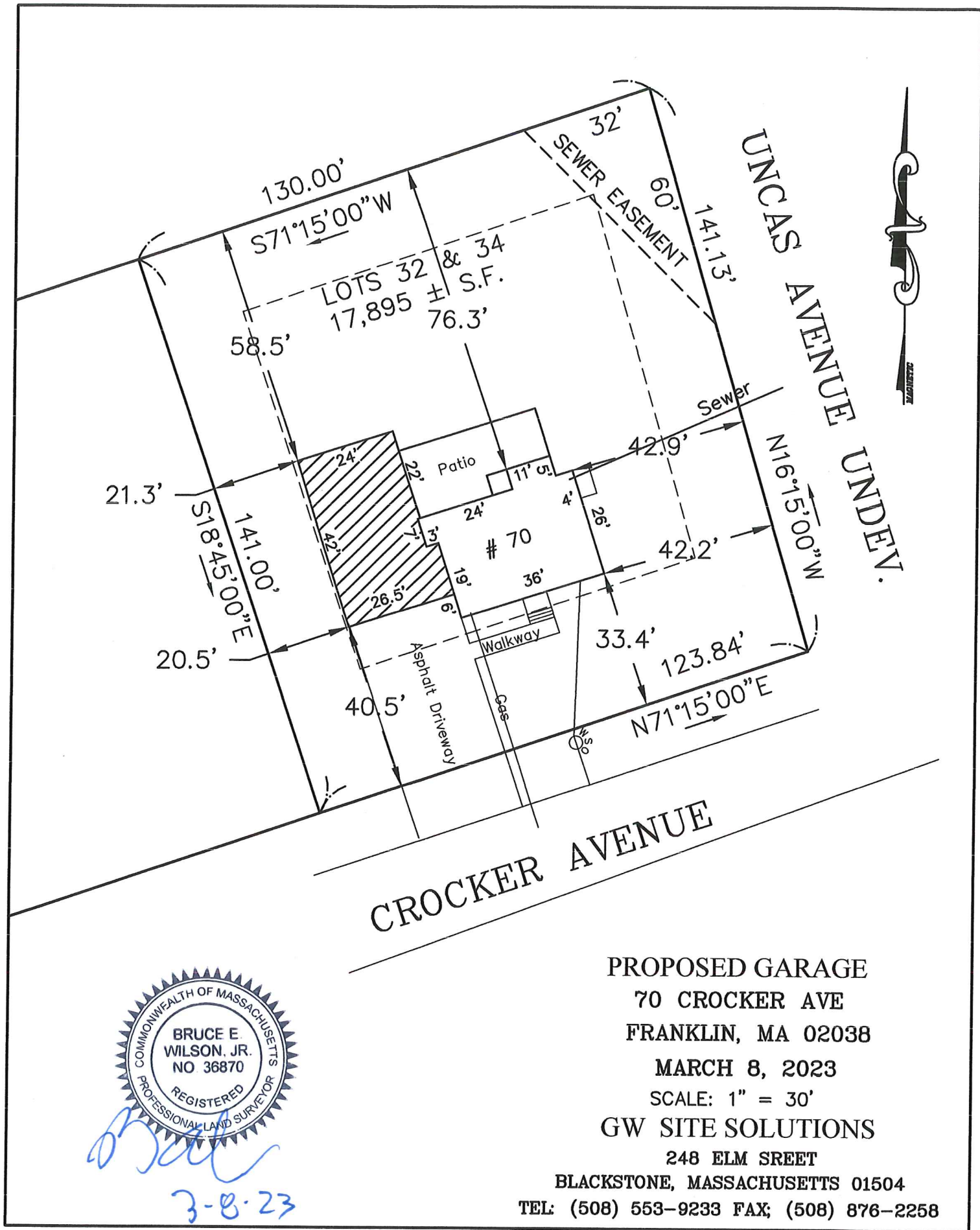
- 1)** Substantial detriment to the public good for the following reasons:

Applicant will offset the excess coverage by infiltration of the roof area into leaching trenches

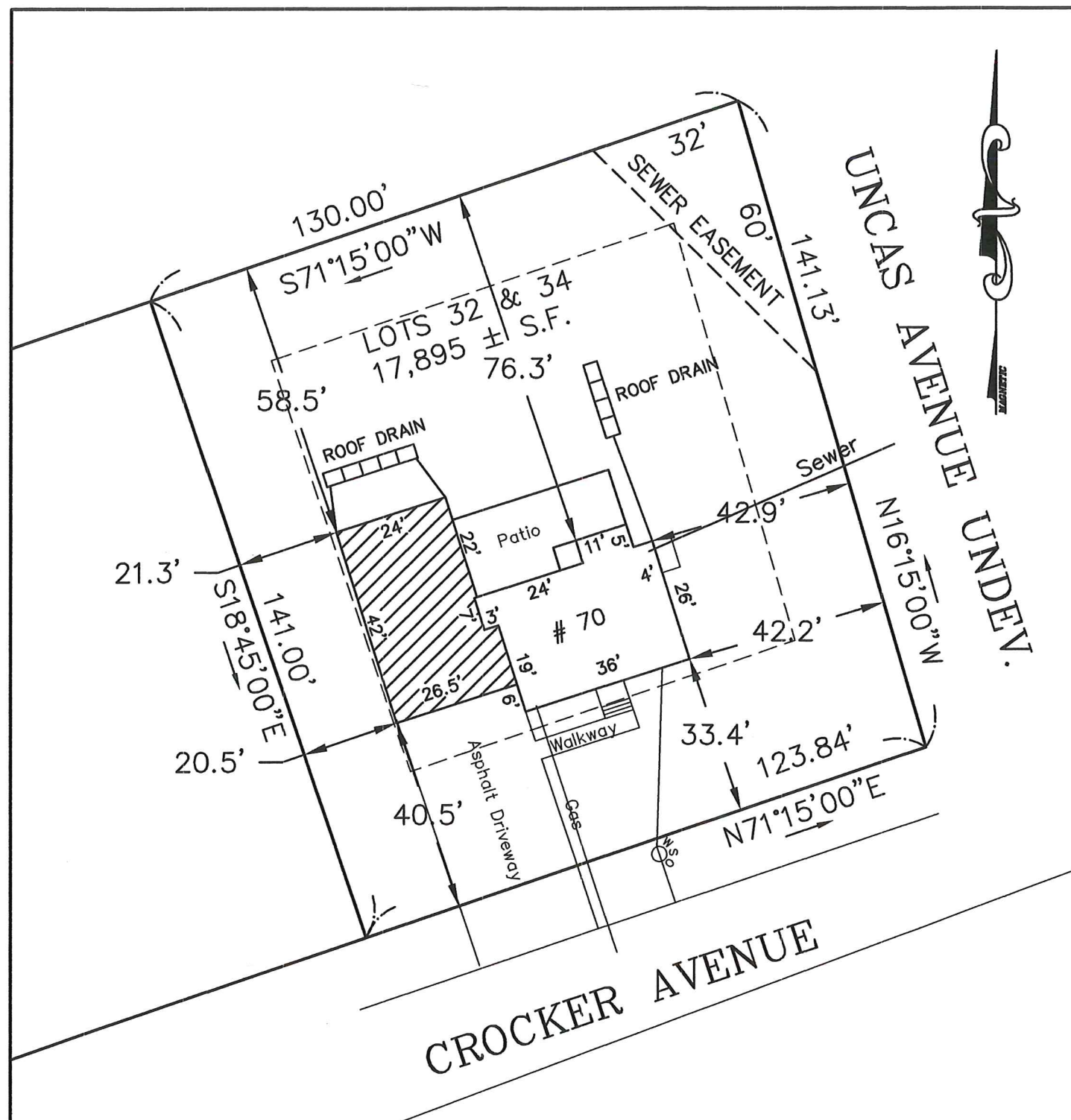
- 2)** Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

offsetting the runoff by infiltration is a good solution offering groundwater recharge and less runoff leaving the property

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

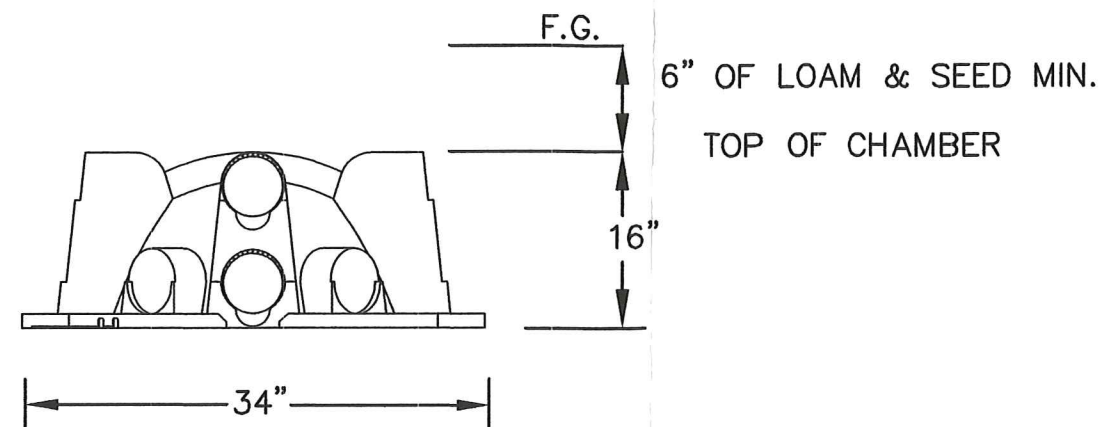


Handwritten signature and date:
3-8-23

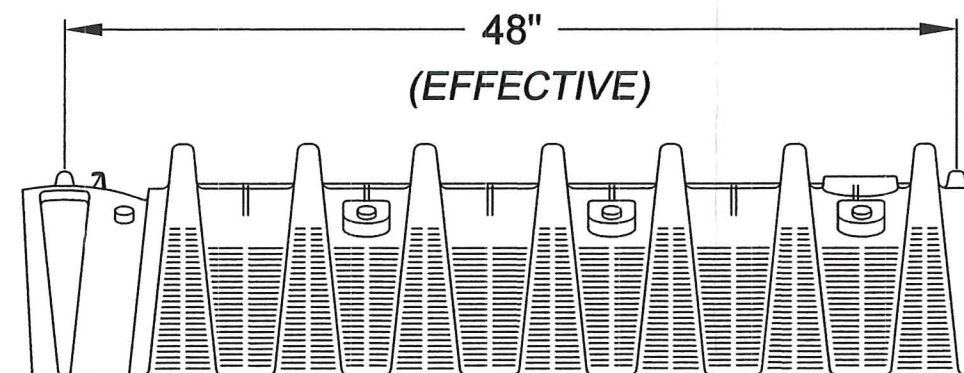


ZONE: S.F. IV
15,000 SF REQUIRED 100' FRONTAGE 100' DEPTH
SETBACKS F-30' S-20' R-20'
PROPERTY LOCATED IN THE WRA OVERLAY DISTRICT 15% IMPERVIOUS ALLOWED
ROOF AREA 2050 S.F.
BUILDING COVERAGE PROPOSED 11.5%
DRIVEWAY 1188 S.F. PATIO 600 S.F.
TOTAL IMPERVIOUS COVERAGE 3838 S.F. PROPOSED 21.5%
INFILTRATE ROOF LEADERS FOR GARAGE AND REAR HALF OF HOUSE
GARAGE AND HALF HOUSE AREA = 1580 S.F.
ROOF LEADER COMPENSATION 3838 S.F. - 1580 S.F. = 2258 S.F. (12.8%)

INFILTRATOR SYSTEMS INC. QUICK 4 HC CHAMBER



ROOF DRAIN SECTION VIEW



IMPERVIOUS AREA FOR COMPENSATION 1580 S.F.
RECHARGE AREA REQUIRED 1580 SF X 0.080' = 79 CF
79 CF X 7.48 CF/GAL = 590 GALLONS
590 / 62 = 9.5 MIN. CHAMBERS
USE 10 CHAMBERS WITH A CAPACITY OF STORING 620 GALLONS

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TOWN OF FRANKLIN
MAY 08 2023

ZONING BOARD OF APPEALS

PROPOSED INFILTRATION

70 CROCKER AVE
FRANKLIN, MA 02038

MARCH 8, 2023 *Rw 4/10/23*

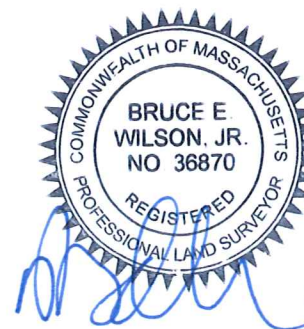
SCALE: 1" = 30'

GW SITE SOLUTIONS

248 ELM SREET

BLACKSTONE, MASSACHUSETTS 01504

TEL: (508) 553-9233 FAX: (508) 876-2258



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 ____ / ____ / ____

Assessors Parcel ID # (12 digits) ____ - ____ - ____ - ____

Property Street Address _____

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 ABUTTTORS LIST IS ATTACHED

Property Owner's Mailing Address _____

Town/City _____ State ____ Zip Code _____

Property Owner's Telephone # ____ - ____ - ____

Requestor's Name (if different from Owner) _____

Requestor's Address _____

Requestor's Telephone # ____ - ____ - ____

Office Use Only: Date Fee Paid ____ / ____ / ____ Paid in Cash \$ ____

Paid by Check \$ ____ Check # ____ Town Receipt # ____

Please Circle One:

Administration Conservation Planning Zoning Board of Appeals

ANAGNOS PAUL T JR ANAGNOS MELISSA L 54 CROCKER AVE FRANKLIN, MA 02038	GLENNON MICHAEL&TIA MARIE GLENNON REALTY TRUST 94 HILL AVE FRANKLIN, MA 02038	VANESIAN CHRISTOPHER A HASWELL JOANNA M 73 CROCKER AVE FRANKLIN, MA 02038
ANDERSON ASHLEY M 99 LEWIS ST FRANKLIN, MA 02038	GRIFFIN DANIEL GRIFFIN JOAN P 103 LEWIS ST FRANKLIN, MA 02038	WALSH BROTHERS BLDG CO IN 11 SADDLE WAY WALPOLE, MA 02081
BECHWATI MOUSSA A 81 FURBUSH ROAD WEST ROXBURY, MA 02132	HOSFORD JAMES K TR HOSFORD REVOCABLE TRUST 61 CROCKER AVE FRANKLIN, MA 02038	WILLIAMS MATTHEW K WILLIAMS SARA JOHNSON 70 CROCKER AVE FRANKLIN, MA 02038
CHWALEK MICHAEL JR CHWALEK BRIDIE 64 CROCKER AVE FRANKLIN, MA 02038	HUNTLEY RONALD A 89 LEWIS ST FRANKLIN, MA 02038	WOOD-NEUFVILLE DIANE E WOOD PHILIP W 40 KING ST NORFOLK, MA 02056
CIRCONE ROBERT M JR & PAT ROBERT CIRCONE JR REVOC T 5 KEOUGH ST FRANKLIN, MA 02038	LAMPASONA ANTHONY J JR LAMPASONA MARGARET K 65 CROCKER AVE FRANKLIN, MA 02038	WRIGHT JOANN J & WARREN T WRIGHT FAMILY TRUST 6 KEOUGH ST FRANKLIN, MA 02038
DANGELO STEPHEN M DANGELO SUZANNE 85 CROCKER AVE FRANKLIN, MA 02038	MARK DONALD W GAVELIS WENDY L 98 HILL AVE FRANKLIN, MA 02038	
DANGELO STEPHEN M & SUZAN DANGELO FAMILY TRUST 85 CROCKER AVE FRANKLIN, MA 02038	MASTROBATTISTA AMY 34 CROCKER AVE FRANKLIN, MA 02038	
DUNTON TIMOTHY J 66 CROCKER AV FRANKLIN, MA 02038	NYBERG KENNETH & LYNNETTE NYBERG ERIC P 67 CROCKER AVE FRANKLIN, MA 02038	
FLYNN DORIS I HEIRS OF CROCKER AVENUE FRANKLIN, MA 02038	ROMEIRO JACK A ROMEIRO CRISTINA S 80 CROCKER AV FRANKLIN, MA 02038	
GERARD SANDRA 74 CROCKER AVE FRANKLIN, MA 02038	SLATER SEAN P SLATER KERRY A 88 HILL AV FRANKLIN, MA 02038	

ANAGNOS PAUL T JR
ANAGNOS MELISSA L
54 CROCKER AVE
FRANKLIN, MA 02038

GLENNON MICHAEL&TIA MARIE
GLENNON REALTY TRUST
94 HILL AVE
FRANKLIN, MA 02038

VANESIAN CHRISTOPHER A
HASWELL JOANNA M
73 CROCKER AVE
FRANKLIN, MA 02038

ANDERSON ASHLEY M
99 LEWIS ST
FRANKLIN, MA 02038

GRIFFIN DANIEL
GRIFFIN JOAN P
103 LEWIS ST
FRANKLIN, MA 02038

WALSH BROTHERS BLDG CO IN
11 SADDLE WAY
WALPOLE, MA 02081

BECHWATI MOUSSA A
81 FURBUSH ROAD
WEST ROXBURY, MA 02132

HOSFORD JAMES K TR
HOSFORD REVOCABLE TRUST
61 CROCKER AVE
FRANKLIN, MA 02038

WILLIAMS MATTHEW K
WILLIAMS SARA JOHNSON
70 CROCKER AVE
FRANKLIN, MA 02038

CHWALEK MICHAEL JR
CHWALEK BRIDIE
64 CROCKER AVE
FRANKLIN, MA 02038

HUNTLEY RONALD A
89 LEWIS ST
FRANKLIN, MA 02038

WOOD-NEUFVILLE DIANE E
WOOD PHILIP W
40 KING ST
NORFOLK, MA 02056

CIRCONE ROBERT M JR & PAT
ROBERT CIRCONE JR REVOC T
5 KEOUGH ST
FRANKLIN, MA 02038

LAMPASONA ANTHONY J JR
LAMPASONA MARGARET K
65 CROCKER AVE
FRANKLIN, MA 02038

WRIGHT JOANN J & WARREN T
WRIGHT FAMILY TRUST
6 KEOUGH ST
FRANKLIN, MA 02038

DANGELO STEPHEN M
DANGELO SUZANNE
85 CROCKER AVE
FRANKLIN, MA 02038

MARK DONALD W
GAVELIS WENDY L
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FRANKLIN, MA 02038

DANGELO STEPHEN M & SUZAN
DANGELO FAMILY TRUST
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SLATER KERRY A
88 HILL AV
FRANKLIN, MA 02038