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: Robert Glencross

LOCATION: 71B North Park Street

ZONING DISTRICT: SFR IV

TYPE OF PROJECT: Construction of a Single Family Home

DATE: 12/09/2022 **DENY**

VARIANCE

ZONING BY LAW SECTIONS: 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements

REASON FOR DENIAL: Applicant is seeking to construct a single family home that is 14.0' from the right side yard setback where 20' is required, 15.0' from the left side yard setback and 14.0' from the rear setback where 20.0' is required. The building permit is denied without a variance from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE_____**DATE**

ZONING OFFICIAL SIGNATURE LAB _____ **DATE 12/09/2022**

TOWN OF FRANKLIN
ZONING BOARD OF APPEALS

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

TOWN OF FRANKLIN
TOWN CLERK
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TOWN OF FRANKLIN
DEC 12 2022
ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ **Variance:** X **Appeal:** _____

PETITIONER: Robert Glencross

PETITIONER'S ADDRESS: 89 Main Street Walpole MA 02081 **PHONE:** 508-446-5383

LOCATION OF PROPERTY: 71 B North Park Street Franklin MA

TYPE OF OCCUPANCY: Single Family **ZONING DISTRICT:** Single-Family IV

ASSESSORS MAP & PARCEL: 297-130-000-000

REASON FOR PETITION:

_____ Additions
_____ Change in Use/Occupancy
_____ Conversion to Addi'l Dwelling Unit's
_____ Dormer
x Other: Rebuild structure post-fire
_____ New Structure
_____ Parking
_____ Sign
_____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:
Existing structure destroyed by fire. Petitioner seeks variance of rear and side yard set back to relocate structure to rear of lot. This is requested due to unique nature of structure and its prior location on side lot line. Further basis for the petition are set forth in the Memo file in support ad attached hereto.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section Attachment 9

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): Robert Glencross
(Petitioner(s)/Owner)

Robert Glencross
(Print Name)

Address: 89 Main Street Walpole MA 02081

Tel. No.: 508-446-5383

E-Mail Address: _____

Date: 12/1/22

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 Robert Glencross
(OWNER)

Address: 89 Main Street Walpole MA 02081

State that I/We own the property located at 71 B North Park Street,

which is the subject of this zoning application.

The record title of this property is in the name of

Robert Glencross

*Pursuant to a deed of duly recorded in the date 7/5/2016, Norfolk

County Registry of Deeds at Book 34240, Page 55; or

Dedham Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Robert Glencross by [illegible]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*
[illegible] Powers, Esq. Atty

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: Robert Glencross PRESENT USE/OCCUPANCY: Single-Family

LOCATION: 71 B North Park Street ZONE: Single Family IV

PHONE: 508-446-5383 REQUESTED USE/OCCUPANCY: Single-Family

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]	
Lot Area:		9800 sq ft			(min.)
Continuous Frontage:		46.81 sq ft			(min.)
Size of Lot:	Width	46.81-52.28 sq ft			(min.)
	Depth	198.54 sq ft			(min)
Setbacks in Feet:	Front	125 sq ft			(min.)
	Rear		14 sq ft	2 0	(min.)
	Left Side		15 sq ft	20	(min.)
	Right Side		14 sq ft	20	(min.)
Building Height:	Stories				(max.)
	Feet				(max.)
NO. of Dwelling Units:		Single			(max.)
NO. of Parking Spaces:					(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.

The existing structure was destroyed by fire. There is an existing single car unattached garage.

The replacement structure is proposed to be wood frame structure.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

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:

Please see Memorandum attached

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:

Please see Memorandum attached

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

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

Please see Memorandum attached

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

Please see Memorandum attached

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

Memorandum In Support Of Robert Glencross Petition for Variance

Introduction

This variance petition is brought to alleviate a unique hardship to the petitioner. The existing building was built around the early 1900s and shortly thereafter the owner recorded a plan and deeds dividing the property in half with the property line running "through the center of the house". A thin petition was put up between the first two floors separating the units. This is not a situation involving a common wall as the wall did not provide structural support to two separate structures but rather simply partitioned the first two floors of one house. Thereafter, each half was given to a different daughter of the grantor and the title has descended from there. Mr. Glencross was the first person outside the family to own 1/2 of the house. Unfortunately, Mr. Glencross was allowed to close on the property despite the problems presented by no common ownership of a building, as in a condominium, or common maintenance agreement. Mr. Glencross has a pending claim against the closing attorney. The parties were also engaged in litigation over their obligations to each other in relationship to the house when it was destroyed by fire in August of 2021. Each party would like to now rebuild what is essentially their half of the house. However, they don't want to do this and have each side abutting immediately on the property line and against the other building. This would make reconstruction practically impossible and unable to be in conformance with current building codes. Therefore Mr. Glenncross' proposal is to build on his property on the same footprint of the destroyed property but in the rear of the lot therefore offsetting the two properties and making them two single family homes consistent with the neighborhood. To do this Mr. Glencross is seeking a variance of the rear and side lot lines.

I. Factual Background

1. Lawler is the owner of 71 A North Park Street, Franklin, Norfolk County, Commonwealth of Massachusetts by a deed recorded with the Norfolk District Registry of Deeds in Book 22329, Page 91 and has a mailing address of 7IA North Park Street, Franklin, MA 02038.

2. Glencross is the owner of 71 B North Park Street, Franklin, Norfolk County, Commonwealth of Massachusetts by deed recorded with the Norfolk District Registry of Deeds in Book 34240, Page 55 and has a mailing address of 71 B North Park Street, Franklin, MA 02038.

3. Gerald Lawler, Jr. has been the owner of71A since April of 2005, having acquired the premises as the beneficiary under the Lawler Family Trust. The Lawler Family Trust was created in 1994. Prior to the trust ownership of the premises, the property was owned by Lawler's parents, having acquired title to the property in 1975.

4. The Lawler Family has continuously owned the Property in good condition and paid all taxes and assessments for a period of approximately 40 +years.

5. Glencross and Lawler are the owners of two halves of a common building, 71A and 71B North Park Street, Franklin, Massachusetts.

6. The property was divided into two halves, with a line running through the center of the house, by deeds approximately one hundred (100) years ago.

7. The parties' predecessors in title who resided in the two sides were related parties up until Glencross's purchase.

8. Lawler received his interest in 2005 from a trust set up by his parents.

9. Glencross purchased the property on July 5, 2016 by deed dated the same day and recorded in the Norfolk Registry of Deeds at Book 34240, Page 55.

10. No common area agreements or party wall agreements were ever created or recorded.

11. Since the division of the property over one hundred (100) years ago, the parties have shared a common building, including a sewer drain and portion of sewer pipes.

12. On or around August 2021 the building was hit by lightning and destroyed by the resulting fire.

13. The parties both want to rebuild their respective homes but separately as the pre-existing common building was not a condominium or with a common area agreement.

14. The division of the home in two sections on the lot line prevents functional reconstruction as both sides would be too close to the lot line to even allow access and be separate buildings of varied design and unattractive.

15. The parties agreed proposal is for Lawler to rebuild his home as close to in place as viable for Glencross to relocate his home to the rear portion of his lot and prevent the issues described above.

2. SUPPORTING STATEMENT FOR A VARIANCE

A). A literal enforcement of the provisions of this zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or the appellant for the following reasons: The property is unique in that it had a single-family home that was partitioned and sold prior to the town establishing zoning bylaws. The lot itself is grandfathered but rebuilding the home in the location of the existing foundation would cause it to be too close to the lot line and create problems with current building regulations. By relocating the home to the rear of the lot these issues would be avoided.

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: As set forth above this property is unique in that

that a prior owner around 1917 recorded a plan and later deed in which the property line runs through the center of the home dividing it in half as a structure but causing it to be on two separate properties. Upon information and belief this was done to convey the house as two separate properties to the grantor's daughters. This predated zoning and the condominium statute. The result was a house that had been cut in half and each side separated internally by a small partition. Since there is no common maintenance agreement common area agreement or condominium created it would be practically impossible to rebuild the structure as one common building. Moreover, it would be nearly as impossible to construct 2 halves of a house abutting within inches next to each other on the property line.

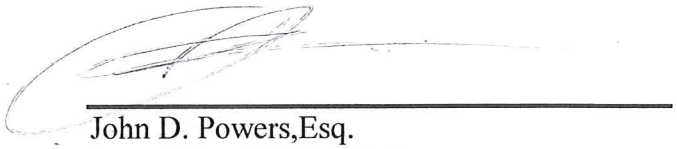
C). Desirable relief may be granted without either:

1. Substantial detriment to the public good for the following reasons: The new proposed relocated structure will be in a more appealing location on the lot not immediately adjacent to the property line and offset from the structure to be built by Lawler which will be advantageous to the neighborhood.

2. Nullifying or substantially derogating from the intent or purpose of this zoning bylaw for the following reasons: Rebuilding the home in the proposed location will bring the property closer to the intent and purpose of this zoning bylaw. The variance sought is only for the rear and side lot lines in an area to the rear of the lot where it is not directly abutting other homes.

Respectfully submitted,

For Robert Glencross
By his attorney,



John D. Powers,Esq.
Law Office Of John D. Powers
195 Main Street Suite 7
Franklin, MA 02038
508-541-2034
jdp@jdplawfirm.com

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Property Address: 71 North Park Street, Franklin, MA 02038

FIDUCIARY DEED

I, Ralph V. Masi, of State of Massachusetts, Personal Representative of the Estate of Elisabeth Ann Masi, Norfolk Probate and Family Court Docket No. NO15P0756EA, pursuant to power set forth in the Will of Elisabeth Ann Masi, (hereinafter called the Grantor),

For consideration paid, and in full consideration of One Hundred Fifty Thousand Dollars ($150,000.00), grant to Robert Glencross, as Sole Owner, of 98 Central Street, Apt. 1, Foxboro, MA 02035, the following lands and property, together with all improvements located thereon, lying in the County of Norfolk, City of Franklin, State of Massachusetts, to-wit:

That certain parcel of Land with all buildings and improvements thereon situated on the Northerly side of North Park Street in Franklin, Norfolk County, Massachusetts and being shown as a portion of Lot B on a plan of land of Annibala Verna, E. C. Brown, Civil Engineer, recorded with Norfolk Deeds Book 1366, Page 169 and bounded and recorded and described as follows:

Beginning at the Southeast corner of said Lot B at the South Westerly corner of Lot A, as shown on said plan; thence running

S. 79° 52' W. On the Northerly line of North Park street forty-seven (47) feet to the Southeasterly corner of Lot C. as shown on said Plan; thence running

N, 11° 09' W. through the center of the house two hundred (200) feet more or less to the Northeast corner of Land of Antonio Hasi; thence running

N, 79° 1' E. On the Southerly line of Lot D., as shown on said plan, to the Northwest corner of Lot A; thence running

S. 05° 15' E. On the Westerly line of Lot, A, 200 feet, more or less, to the point of beginning.

Being a portion of the same premises conveyed to me by my husband Aniello Masi by deed dated February 2, 1921, recorded Norfolk Deeds Book 1479, Page 336.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 07-05-2016 @ 01:21pm
Ctl#: 1020 Doc#: 64382
Fee: $684.00 Cons: $150,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

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Subject to any conditions, covenants, easements, and restrictions of record insofar as the Subject same are in force and applicable.

Being and all the same premises conveyed in Deed Book 6536 Page 492

Parcel Id#: 297-130

Grantor does for Grantor and Grantor's successors and assigns forever hereby covenant with Grantee that Grantor is duly qualified to act in Grantor's official capacity, that the Grantor has full power and authority in Grantor's official capacity and/or by virtue of an order of a court of probate to transfer, bargain and sell the above described premises; and, that Grantor or Grantor's successors shall warrant and defend the granted premises to the Grantee against all claims and demands of any person or persons under the Grantor.

Subject to any conditions, covenants, easements, and restrictions of record insofar as the Subject same are in force and applicable.

We waive and release any and all homestead rights in the conveyed premises and attest under the pains and penalties of perjury that no other person has a claim of homestead rights in the premises.

WITNESS my hand and seal this 5th day of July, 2016.

Ralph V. Masi, PR

Ralph V. Masi, Personal
Representative of the Estate
of Elisabeth Ann Masi

STATE OF MASSACHUSETTS
Norfolk, ss

July 5th, 2016

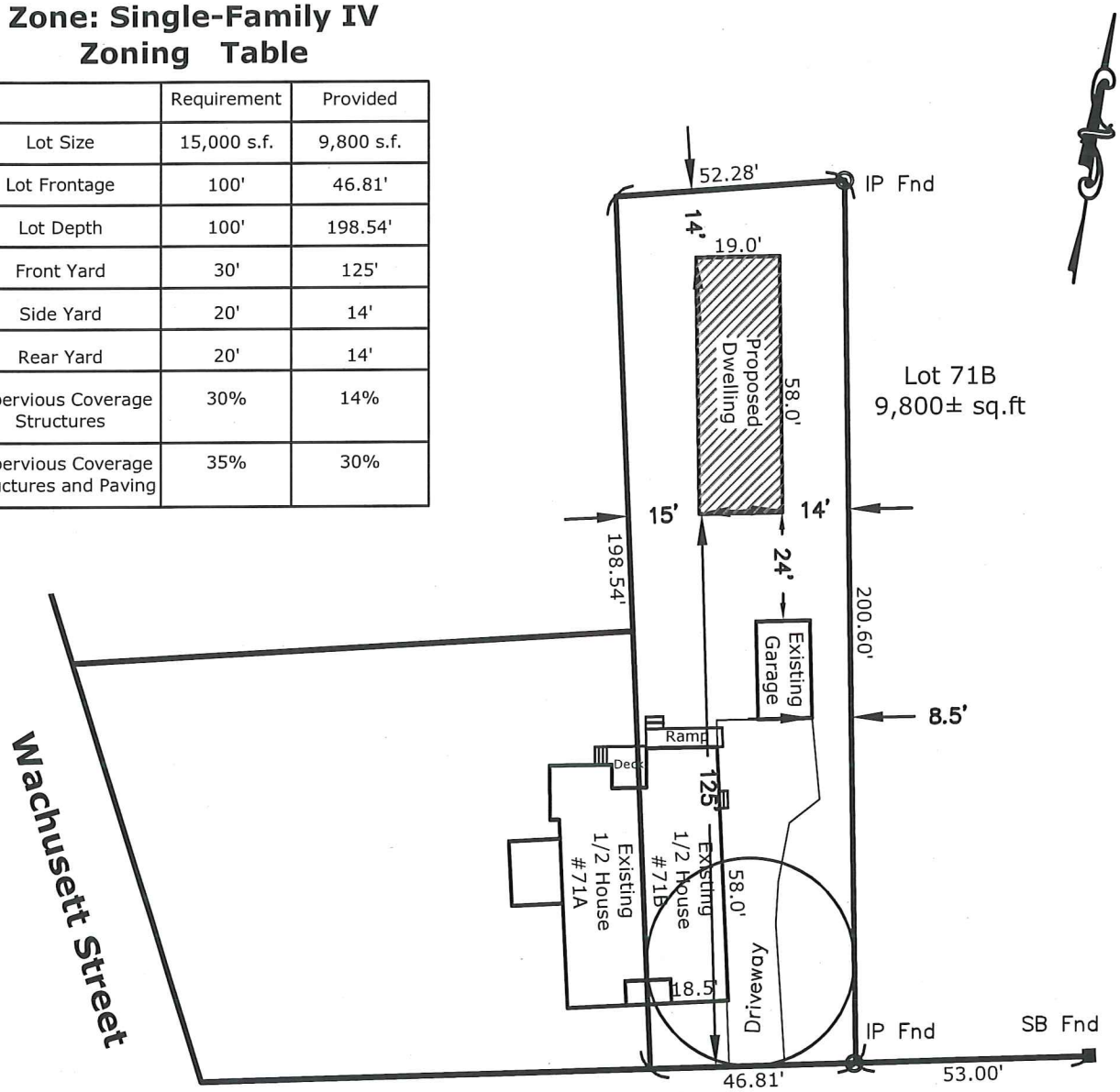
On this 5th day of July 2016, before me, the undersigned notary public, personally appeared Ralph V. Masi, Personal Representative proved to me through satisfactory evidence of identification, which was drivers license, to be the person(s) whose name(s) are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

JENNIFER U. THULIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 10, 2018

Notary Public
My Commission Expires: 8/10/18

Zone: Single-Family IV
Zoning Table

	Requirement	Provided
Lot Size	15,000 s.f.	9,800 s.f.
Lot Frontage	100'	46.81'
Lot Depth	100'	198.54'
Front Yard	30'	125'
Side Yard	20'	14'
Rear Yard	20'	14'
Impervious Coverage Structures	30%	14%
Impervious Coverage Structures and Paving	35%	30%



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DEC 12 2022
ZONING BOARD OF APPEALS

COMMONWEALTH OF MASSACHUSETTS
WILLIAM D. HALSING
NO. 45274
REGISTERED PROFESSIONAL LAND SURVEYOR
11/23/22

Plot Plan

Located at

Parcel ID: 297-130-000-000

71B North Park Street
Franklin, MA

Prepared for

Robert Glencross

Land Planning, Inc.
167 Hartford Avenue
Bellingham, MA 02019
508-966-4130
bellingham@landplanninginc.com

Date	Scale	Job
7/26/22	1"=40'	B2768

Give to Gus.

RECEIVED
TOWN OF FRANKLIN
DEC 1 2022
BOARD OF ASSESSORS

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 12 / 1 / 2022

Assessors Parcel ID # (12 digits) 297 - 130 - 000 - 000

Property Street Address 71 B North Park Street Franklin Ma

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 Robert Glencross

Property Owner's Mailing Address 89 Main Street

Town/City Walpole State MA Zip Code 02081

Property Owner's Telephone # 508 - 446 - 5383

Requestor's Name (if different from Owner) _____

Requestor's Address _____

Requestor's Telephone # ____ - ____ - ____

Office Use Only: Date Fee Paid 12/1/22 Paid in Cash $ ____

Paid by Check $ 25.00 Check # 2168 Town Receipt # 30057

Please Circle One:

Administration Conservation Planning Zoning Board of Appeals

jclf @ jclflawfirm.com

71B NORTH PARK ST - 300' ABUTTERS

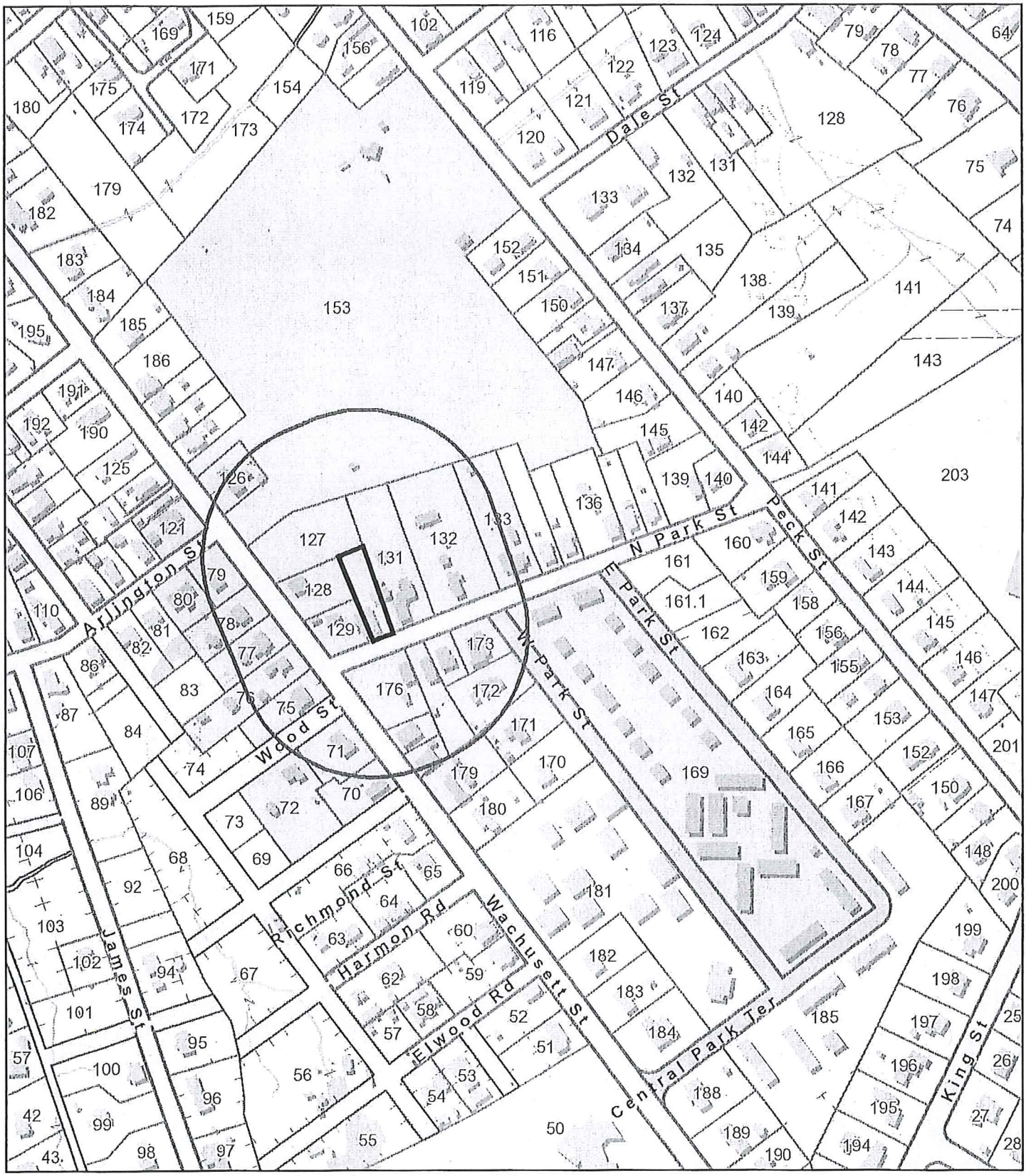
Franklin, MA

1 inch = 300 Feet

December 7, 2022

www.cai-tech.com

0 300 600 900



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

300 foot Abutters List Report

Franklin, MA
December 07, 2022

Subject Property:

Parcel Number: 297-130-000
CAMA Number: 297-130-000-000
Property Address: 71-B NORTH PARK ST

Mailing Address: GLENCROSS ROBERT
892 MAIN ST
WALPOLE, MA 02081

Abutters:

Parcel Number: 286-153-000
CAMA Number: 286-153-000-000
Property Address: 51 PECK ST

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

Parcel Number: 297-070-000
CAMA Number: 297-070-000-000
Property Address: 135 WACHUSETT ST

Mailing Address: PEREZ ISAIAS GUGLIOTTA ASHLEY
135 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-071-000
CAMA Number: 297-071-000-000
Property Address: 131 WACHUSETT ST

Mailing Address: PIZZI ETHEL R
131 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-072-000
CAMA Number: 297-072-000-000
Property Address: 125 WACHUSETT ST

Mailing Address: PIZZI WILLIAM J JR PIZZI ANN MARIE
125 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-075-000
CAMA Number: 297-075-000-000
Property Address: 119 WACHUSETT ST

Mailing Address: GUTIERREZ VICTOR PLYMPTON NICOLE
119 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-076-000
CAMA Number: 297-076-000-000
Property Address: 111 WACHUSETT ST

Mailing Address: ROFINO CLAIRE L/E ROFINO-ADAMS KAREN A
111 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-077-000
CAMA Number: 297-077-000-000
Property Address: 109 WACHUSETT ST

Mailing Address: PAPP SHERY A PAPP ROBERT J JR
109 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-078-000
CAMA Number: 297-078-000-000
Property Address: 101 WACHUSETT ST

Mailing Address: LEWIS JOANNE E
101 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-079-000
CAMA Number: 297-079-000-000
Property Address: 91 WACHUSETT ST

Mailing Address: WHITE MATTHEW J WHITE RACHEL A
91 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-080-000
CAMA Number: 297-080-000-000
Property Address: 10 ARLINGTON ST

Mailing Address: GIL DE RUBIO RICHARD A GIL DE RUBIO JANE
10 ARLINGTON ST
FRANKLIN, MA 02038

300 foot Abutters List Report

Franklin, MA
December 07, 2022

Parcel Number:	297-121-000	Mailing Address:	MARTIN KERRI MARTIN JOAQUIN 81 WACHUSETT ST FRANKLIN, MA 02038
CAMA Number:	297-121-000-000		
Property Address:	81 WACHUSETT ST		
Parcel Number:	297-126-000	Mailing Address:	LAMPASONA PAMELA M RASKOW JONATHAN P 78 WACHUSETT ST FRANKLIN, MA 02038
CAMA Number:	297-126-000-000		
Property Address:	78 WACHUSETT ST		
Parcel Number:	297-127-000	Mailing Address:	FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
CAMA Number:	297-127-000-000		
Property Address:	92 WACHUSETT ST		
Parcel Number:	297-128-000	Mailing Address:	MASI MARILYN A 102 WACHUSETT ST FRANKLIN, MA 02038
CAMA Number:	297-128-000-000		
Property Address:	102 WACHUSETT ST		
Parcel Number:	297-129-000	Mailing Address:	LAWLER GERALD JR 71 A NORTH PARK STREET FRANKLIN, MA 02038
CAMA Number:	297-129-000-000		
Property Address:	71-A NORTH PARK ST		
Parcel Number:	297-130-000	Mailing Address:	GLENCROSS ROBERT 892 MAIN ST WALPOLE, MA 02081
CAMA Number:	297-130-000-000		
Property Address:	71-B NORTH PARK ST		
Parcel Number:	297-131-000	Mailing Address:	DURAND BRIAN DURAND KATHLEEN M 65 NORTH PARK ST FRANKLIN, MA 02038
CAMA Number:	297-131-000-000		
Property Address:	65 NORTH PARK ST		
Parcel Number:	297-132-000	Mailing Address:	JULIAN RUSSELL 55 NORTH PARK ST FRANKLIN, MA 02038
CAMA Number:	297-132-000-000		
Property Address:	55 NORTH PARK ST		
Parcel Number:	297-133-000	Mailing Address:	NASHED BAHAA S ATTOUAN DIANA S 39 NORTH PARK ST FRANKLIN, MA 02038
CAMA Number:	297-133-000-000		
Property Address:	39 NORTH PARK ST		
Parcel Number:	297-168-000	Mailing Address:	FRANKLIN HOUSING AUTHORITY 1000 CENTRAL PARK TERRACE FRANKLIN, MA 02038
CAMA Number:	297-168-000-000		
Property Address:	CENTRAL PARK TER		
Parcel Number:	297-169-000	Mailing Address:	FRANKLIN HOUSING AUTHORITY 1000 CENTRAL PARK TER FRANKLIN, MA 02038
CAMA Number:	297-169-000-000		
Property Address:	4-6 EAST PARK ST		
Parcel Number:	297-171-000	Mailing Address:	CORMIER SHAUN A SULLIVAN PATRICIA F 26 WEST PARK ST FRANKLIN, MA 02038
CAMA Number:	297-171-000-000		
Property Address:	26 WEST PARK ST		

300 foot Abutters List Report

Franklin, MA
December 07, 2022

Parcel Number:	297-172-000	Mailing Address:	MADABS LLC 75 CRESCENT ST FRANKLIN, MA 02038
CAMA Number:	297-172-000-000		
Property Address:	4 WEST PARK ST		
Parcel Number:	297-173-000	Mailing Address:	MUCCIARONE MATTHEW MUCCIARONE LISA 56 NORTH PARK ST FRANKLIN, MA 02038
CAMA Number:	297-173-000-000		
Property Address:	56 NORTH PARK ST		
Parcel Number:	297-174-000	Mailing Address:	PANELLA DAVID A TR PANELLA NORTH PARK REALTY TR 24 MICHAEL RD FRANKLIN, MA 02038
CAMA Number:	297-174-000-000		
Property Address:	62 NORTH PARK ST		
Parcel Number:	297-175-000	Mailing Address:	EKNAIAN MICHAEL 66 NORTH PARK ST FRANKLIN, MA 02038
CAMA Number:	297-175-000-000		
Property Address:	66 NORTH PARK ST		
Parcel Number:	297-176-000	Mailing Address:	MEILER PATRICK J MEILER TRACY 68 NORTH PARK ST FRANKLIN, MA 02038
CAMA Number:	297-176-000-000		
Property Address:	68 NORTH PARK ST		
Parcel Number:	297-177-000	Mailing Address:	SCHENNA DAVID SCHENNA CHERYL 132 WACHUSETT ST FRANKLIN, MA 02038
CAMA Number:	297-177-000-000		
Property Address:	132 WACHUSETT ST		
Parcel Number:	297-178-000	Mailing Address:	PALUMBO PAUL A 136 WACHUSETT ST FRANKLIN, MA 02038
CAMA Number:	297-178-000-000		
Property Address:	136 WACHUSETT ST		
Parcel Number:	297-179-000	Mailing Address:	MCGOVERN RAY MICHAEL MCGOVERN MEGHAN 138 WACHUSETT ST FRANKLIN, MA 02038
CAMA Number:	297-179-000-000		
Property Address:	138 WACHUSETT ST		

Kevin M Doyle, 12-7-22

CORMIER SHAUN A
SULLIVAN PATRICIA F
26 WEST PARK ST
FRANKLIN, MA 02038

DURAND BRIAN
DURAND KATHLEEN M
65 NORTH PARK ST
FRANKLIN, MA 02038

EKNAIAN MICHAEL
66 NORTH PARK ST
FRANKLIN, MA 02038

FRANKLIN HOUSING AUTHORIT
1000 CENTRAL PARK TER
FRANKLIN, MA 02038

FRANKLIN HOUSING AUTHORIT
1000 CENTRAL PARK TERRACE
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

GIL DE RUBIO RICHARD A
GIL DE RUBIO JANE
10 ARLINGTON ST
FRANKLIN, MA 02038

GLENCROSS ROBERT
892 MAIN ST
WALPOLE, MA 02081

GUTIERREZ VICTOR
PLYMPTON NICOLE
119 WACHUSETT ST
FRANKLIN, MA 02038

JULIAN RUSSELL
55 NORTH PARK ST
FRANKLIN, MA 02038

LAMPASONA PAMELA M
RASKOW JONATHAN P
78 WACHUSETT ST
FRANKLIN, MA 02038

LAWLER GERALD JR
71 A NORTH PARK STREET
FRANKLIN, MA 02038

LEWIS JOANNE E
101 WACHUSETT ST
FRANKLIN, MA 02038

MADABS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

MARTIN KERRI
MARTIN JOAQUIN
81 WACHUSETT ST
FRANKLIN, MA 02038

MASI MARILYN A
102 WACHUSETT ST
FRANKLIN, MA 02038

MCGOVERN RAY MICHAEL
MCGOVERN MEGHAN
138 WACHUSETT ST
FRANKLIN, MA 02038

MEILER PATRICK J
MEILER TRACY
68 NORTH PARK ST
FRANKLIN, MA 02038

MUCCIARONE MATTHEW
MUCCIARONE LISA
56 NORTH PARK ST
FRANKLIN, MA 02038

NASHED BAHAA S
ATTOUAN DIANA S
39 NORTH PARK ST
FRANKLIN, MA 02038

PALUMBO PAUL A
136 WACHUSETT ST
FRANKLIN, MA 02038

PANELLA DAVID A TR
PANELLA NORTH PARK REALTY
24 MICHAEL RD
FRANKLIN, MA 02038

PAPP SHERY A
PAPP ROBERT J JR
109 WACHUSETT ST
FRANKLIN, MA 02038

PEREZ ISAIAS
GUGLIOTTA ASHLEY
135 WACHUSETT ST
FRANKLIN, MA 02038

PIZZI ETHEL R
131 WACHUSETT ST
FRANKLIN, MA 02038

PIZZI WILLIAM J JR
PIZZI ANN MARIE
125 WACHUSETT ST
FRANKLIN, MA 02038

ROFINO CLAIRE L/E
ROFINO-ADAMS KAREN A
111 WACHUSETT ST
FRANKLIN, MA 02038

SCHENNA DAVID
SCHENNA CHERYL
132 WACHUSETT ST
FRANKLIN, MA 02038

WHITE MATTHEW J
WHITE RACHEL A
91 WACHUSETT ST
FRANKLIN, MA 02038