

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: Jerry Lawler

LOCATION: 71 A North Park Street

ZONING DISTRICT: SFR IV

TYPE OF PROJECT: Construction of a Single Family Home

DATE: 11/02/2022 **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 5.0' from the right side yard setback where 20' 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 11/02/2022**

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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

**RECEIVED
TOWN OF FRANKLIN**

NOV 03 2022

TOWN OF FRANKLIN
TOWN CLERK

2022 NOV -3 A 9:39

ZBA APPLICATION FORM

GENERAL INFORMATION

ZONING BOARD OF APPEALS

RECEIVED

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Jerry Lawler

PETITIONER'S ADDRESS: 71 A North Park St., Franklin PHONE: 774 245 1559

LOCATION OF PROPERTY: 71 A North Park St., Franklin, MA 02038

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Residential IV

ASSESSORS MAP & PARCEL: _____

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes to build a single family residence on his existing lot within 5 feet of the border to the adjacent lot

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section 38

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):

Gerald J. Lawler
(Petitioner(s)/Owner)

Gerald J. Lawler
(Print Name)

Address: 71A North Park St

Tel. No.: 774 245 1559

E-Mail Address: jerrylawler11@gmail.com

Date: 10.19.22

**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 Gerald Lawler, Jr.

(OWNER)

Address: 71 North Park St., Franklin, Massachusetts 02038

State that I/~~We~~^{XX} own the property located at 71 North Park St., Franklin, MA,
which is the subject of this zoning application.

The record title of this property is in the name of Gerald Lawler, Jr.

*Pursuant to a deed of duly recorded in the date 04/27/2005, Norfolk
County Registry of Deeds at Book 22329, Page 93; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____



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

MASSACHUSETTS QUITCLAIM DEED

JOANNE CHITARRA, f/k/a

I, JOANNE LAWLER, TRUSTEE of LAWLER FAMILY TRUST, u/d/t dated June 24, 1994 and recorded at Norfolk County Registry of Deeds in Book 10588, Page 35 of 71 North Park Street, Franklin, Massachusetts 02038, for consideration paid, and in full consideration of LESS THAN ONE HUNDRED AND 00/100 Dollars (U.S. \$100.00) grant to GERALD LAWLER, JR., Individually, of 71 North Park Street, Franklin, Massachusetts 02038 with quitclaim covenants the following property in Norfolk County, Massachusetts.

That certain parcel of land with buildings thereon, situated at the corner of North Park Street and Wachusett Street in Franklin, Norfolk County, Massachusetts and described as follows:

Beginning at the Southeast corner of Lot C at the southwest corner of Lot B as shown on a Plan of Land on Anibale Verna as drawn by E.C. Brown, C.E., recorded in Book 1366, at page 169, on line of North Park Street, thence S. 79 degrees 52' W', One Hundred and Three (103.00) feet to corner of North Park and Wachusett Street; thence N. 21 degrees 20' W', One Hundred (100.00), feet to Lot B on line of Wachusett Street; thence N. 78 degrees 51' E One Hundred and twenty two (122.00) feet to a corner of Lot B; thence S. 11 degrees 9' E, One hundred (100.00) feet through the center of a house to North Park Street, at point of beginning and containing 11,139 Square Feet, more or less.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with Norfolk County Registry of Deeds in Book 10588, Page 47.

Witness my/our hand(s) and seal(s) this 25th day of April, 2005.

LAWLER FAMILY TRUST

Joanne Chitarra - Trustee
JOANNE LAWLER, TRUSTEE
Joanne Chitarra, f/k/a

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

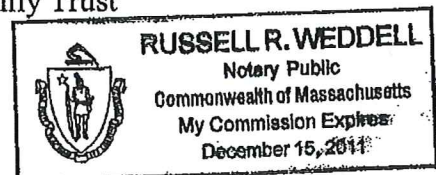
CERTIFY
William R O'Donnell
WILLIAM R O'DONNELL, REGISTER

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 25th day of April, 2005, before me, the undersigned notary public, personally appeared Joanne Chitarra, f/k/a JOANNE LAWLER, proved to me through satisfactory evidence of identification, which was/were [☒ Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, as Trustee of Lawler Family Trust

Russell R. Weddell
Notary Public: Russell R. Weddell
My Commission Expires: 12/15/11



PROPERTY ADDRESS: 71 North Park Street Franklin, Massachusetts 02038

71 North Park St., Franklin

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: Jerry Lawler PRESENT USE/OCCUPANCY: Casualty Dmg
LOCATION: 71A North Park St., Franklin, MA ZONE: Residential IV
PHONE: 774-245-1559 REQUESTED USE/OCCUPANCY: Residential/Single Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>Lot Area:</u>		<u>11,139</u>	<u>11,139</u>	<u>15,000</u>	(min.)
<u>Continuous Frontage:</u>		<u>203</u>	<u>203</u>	<u>100</u>	(min.)
<u>Size of Lot:</u>	Width	<u>103</u>	<u>103</u>	<u>90</u>	(min.)
	Depth	<u>100</u>	<u>100</u>	<u>100</u>	(min)
<u>Setbacks in Feet:</u>	Front	<u>14.36</u>	<u>14.36</u>	<u>30</u>	(min.)
	Rear	<u>26.7</u>	<u>26.7</u>	<u>20</u>	(min.)
	Left Side	<u>80.15</u>	<u>64.5</u>	<u>20</u>	(min.)
	Right Side	<u>0</u>	<u>5</u>	<u>20</u>	(min.)
	Stories	<u>3</u>	<u>3</u>	<u>3</u>	(max.)
<u>Building Height:</u>	Feet			<u>35</u>	(max.)
<u>NO. of Dwelling Units:</u>		<u>1*</u>	<u>1</u>		(max.)
<u>NO. of Parking Spaces:</u>		<u>3</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.

There is a small shed in the northwesterly corner of the lot. Proposed construction is a wood frame single family home.

*Note, prior structure was a conjoined residence with deeds splitting the property down the approximate center of the building

Zoning Board of Appeals
Town of Franklin
355 E. Central Street
Franklin, MA 02038

RE: Application for Special Permits
Submitted by Gerald Lawler, Jr.
Property known as 71A and 71 B North Park Street, Franklin, MA

Dear Board Members:

**MEMORANDUM IN SUPPORT OF THE APPLICATION OF GERALD LAWLER JR.
FOR VARIANCE TO (i) CONSTRUCT A RESIDENTIAL DWELLING ON A SINGLE
PARCEL OF LAND AND (ii) TO CONSTRUCT WITHIN THE SETBACK
REQUIREMENTS**

This Memorandum is submitted to the Town of Franklin Zoning Board (hereinafter the "Board"), on behalf of our respective client, Gerald Lawler, Jr. ("Lawler") (referred to herein as the "Applicant"), in support of his application for a variance with respect to his property located at 71 North Park Street, Franklin, MA 02038 ("Property") in the Single Family IV residential district. Specifically, the Applicant seeks a variance to (i) be permitted to construct a separate single-family dwelling unit on a single residential lot pursuant to Section 185-38 of the Town of Franklin Zoning Code (the "Code") and (ii) to construct said residential dwelling within the side yard setback required by Chapter 185 Attachment 9 of the Code.

I. FACTUAL BACKGROUND

The Property is located in the Single Family IV residential district. The Property originally was conjoined with an adjacent dwelling, which combined dwelling was constructed approximately 115 years ago. Despite the fact that the dwelling was never submitted to the provisions of M.G.L.A. c. 183A, each of the residential dwelling units was conveyed on separate occasions to each of Lawler and to the conjoined neighbor, Robert Glencross. Lawler acquired title to 71A North Park Street by virtue of a deed dated April 25, 2005 and recorded with the Norfolk District Registry of Deeds in Book 22329, Page 93 (the "Lawler Deed"). Glencross acquired title to 71A North Park Street by virtue of a deed dated July 5, 2016 and recorded with the Norfolk District Registry of Deeds in Book 34240, Page 55 (the "Glencross Deed"). Each of the Lawler Deed and the Glencross deed contain a direction in its respective boundary description which indicates that the parcel conveyed "goes through the center of the house." On July 8, 2021, the Property was destroyed by a fire and is currently uninhabitable. The Applicant plans to raze the current house along with the adjacent owner and would like to reconstruct a new

separate single-family dwelling on his Property. The new Lawler home will meet all the dimensional requirements except for side yard setback requirement. While it does not meet the front yard set-back (on the Park St. side, it does on the cross-street side), it is being located with no less frontage than the original structure. This request would also allow Glencross to make a similar request to build a separate home on his parcel at the rear of his property as is his stated intent.

II. ARGUMENT

The Board should grant the Variance

The Applicant state that there are special circumstances which should be taken into consideration in connection with his request.

- a. There are special circumstances relating to the soil conditions, shape, or topography of such land or structure which exist on the Subject Property.**

The Applicant requests a variance to his Property which will allow the construction of two (2) separate single-family dwellings on two separate lots instead of the currently conjoined dwellings in the approximate location indicated on the plan attached as Exhibit A. The Property was created prior to zoning and can therefore be considered non-conforming property. The Applicant is unable to purchase abutting properties in order to conform to the required lot size and setback requirements, as the abutting land is developed and in use. Other nearby properties are also legal non-conforming lots with structures, so this variance is in harmony with the rest of the neighborhood.

- b. A literal interpretation of the provisions of the By-Law would involve substantial hardship, financial or otherwise.**

The Applicant cannot add lot area to the Property for the reasons stated above. The Applicant would face a financial hardship to purchase land from the abutting property owners to make the lot area more conforming, in the unlikely event that these property owners would agree to sell a portion of the abutting land. Such a proposal has been attempted with Glencross but was unsuccessful.

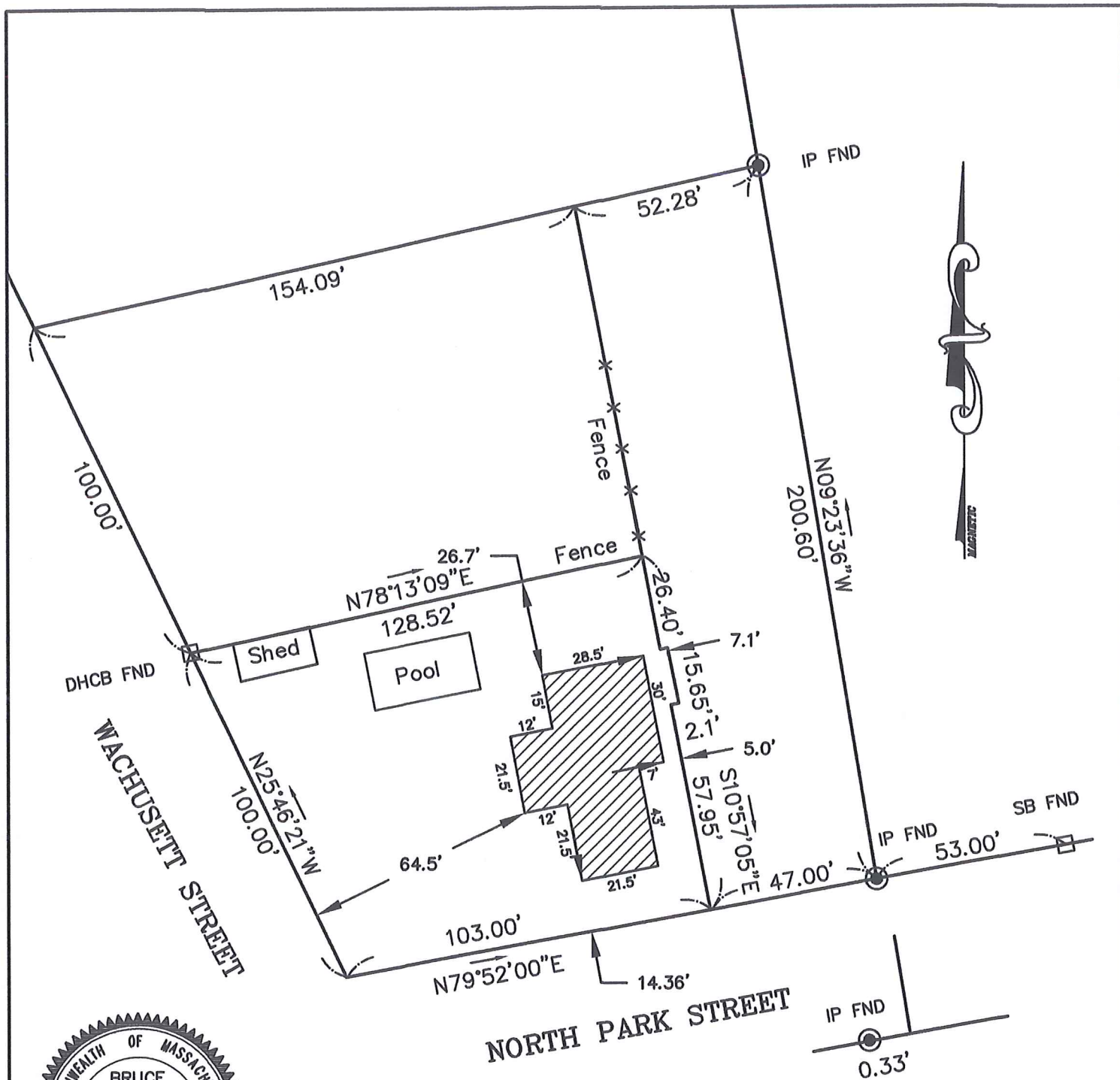
- c. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Code.**

The proposed use is consistent with the zoning district for this Property. Furthermore, the special permits requested would still allow for the construction of two (2) separate single family residential dwellings on the two lots and would provide relief from setback requirements, which is consistent with the rest of the neighborhood. The Applicant is not related to Glencross, so not permitting him to construct only one single-family dwelling on his own parcel with the set-backs request would create

substantial hardship in that it would disturb even more landscaping than is already being disturbed by moving it five feet from the line. Accordingly, the construction of the new homes will be in harmony with the homes in the neighborhood, many of which maintain legal nonconforming use of the land consistent with this requested special permit.

III. CONCLUSION

Based upon the foregoing, the Applicant believe that the proposed construction of his single-family residential dwelling will be an improvement for the Property and will be consistent with the neighborhood. Accordingly, the Applicant respectfully submit this variance from Chapter 185 Attachment 9.

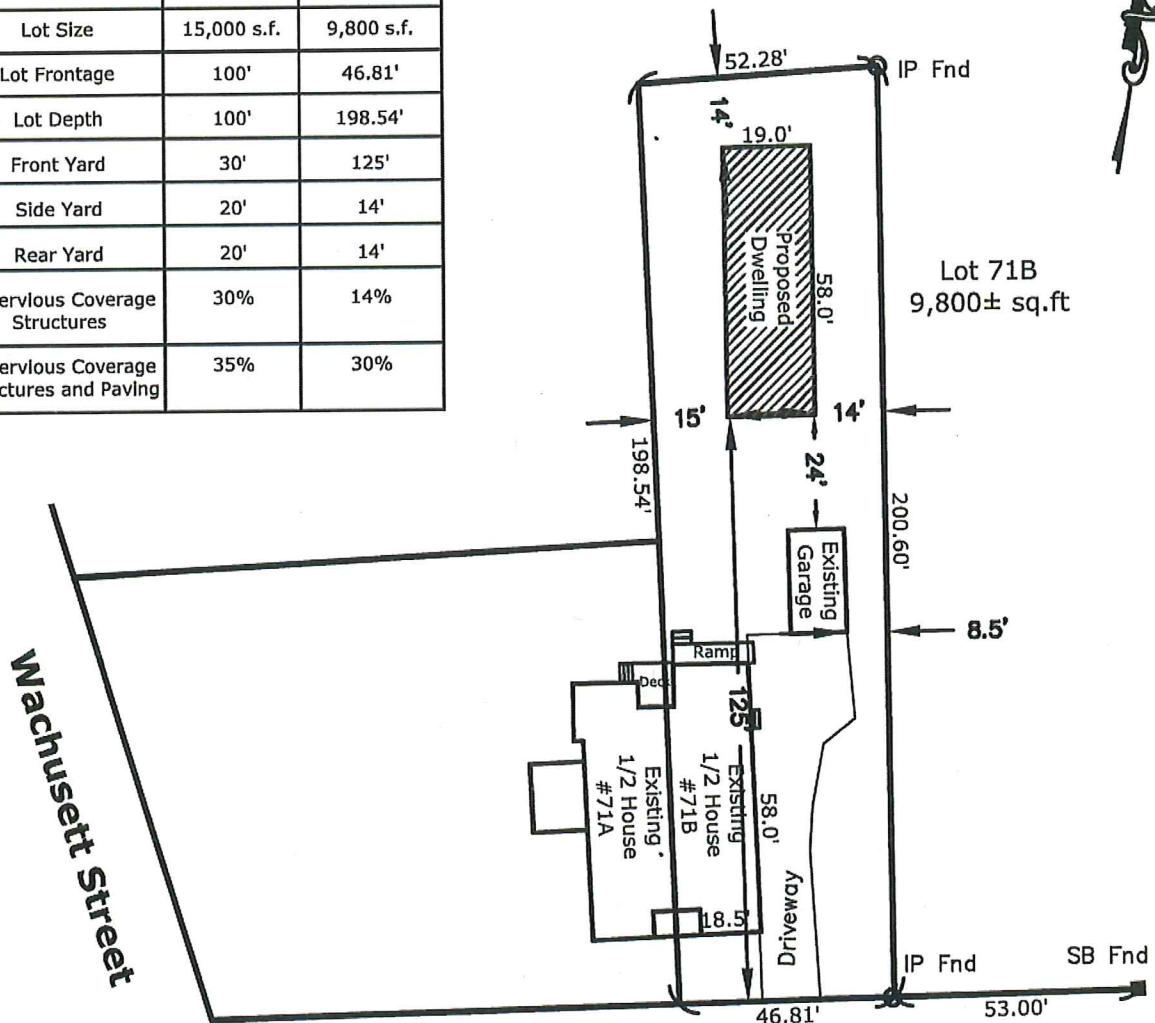


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TOWN OF FRANKLIN
NOV 03 2022
ZONING BOARD OF APPEALS

PROPOSED HOUSE
71A NORTH PARK
FRANKLIN, MASSACHUSETTS
DATE: AUGUST 8, 2022
SCALE: 1" = 40'

GW SITE SOLUTIONS
248 ELM STREET
BLACKSTONE, MA 01504
TEL (508) 553-9233

	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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TOWN OF FRANKLIN

NOV 03 2022

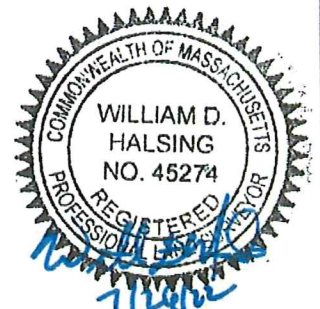
ZONING BOARD OF APPEALS

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	7/26/22	Scale	1"=40'	Job	B2768
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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 10 / 12 / 22

Assessors Parcel ID # (12 digits) 297 - 129 - 000 - 000

Property Street Address 71A NORTH PARK ST.

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 Gerald J Lawler JR

Property Owner's Mailing Address 71 N. PARK ST.

Town/City FRANKLIN State MA Zip Code 02038

Property Owner's Telephone # 774 - 245 - 1559

Requestor's Name (if different from Owner) Gerald J Lawler

Requestor's Address _____

Requestor's Telephone # 774 - 245 - 1559

Office Use Only: Date Fee Paid 10 / 17 / 2022 Paid in Cash \$ _____

Paid by Check \$ 25.00 Check # 1120 Town Receipt # 30054

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals

JJL@Theportlandgroup.com



71A NORTH PARK ST - 300' ABUTTERS

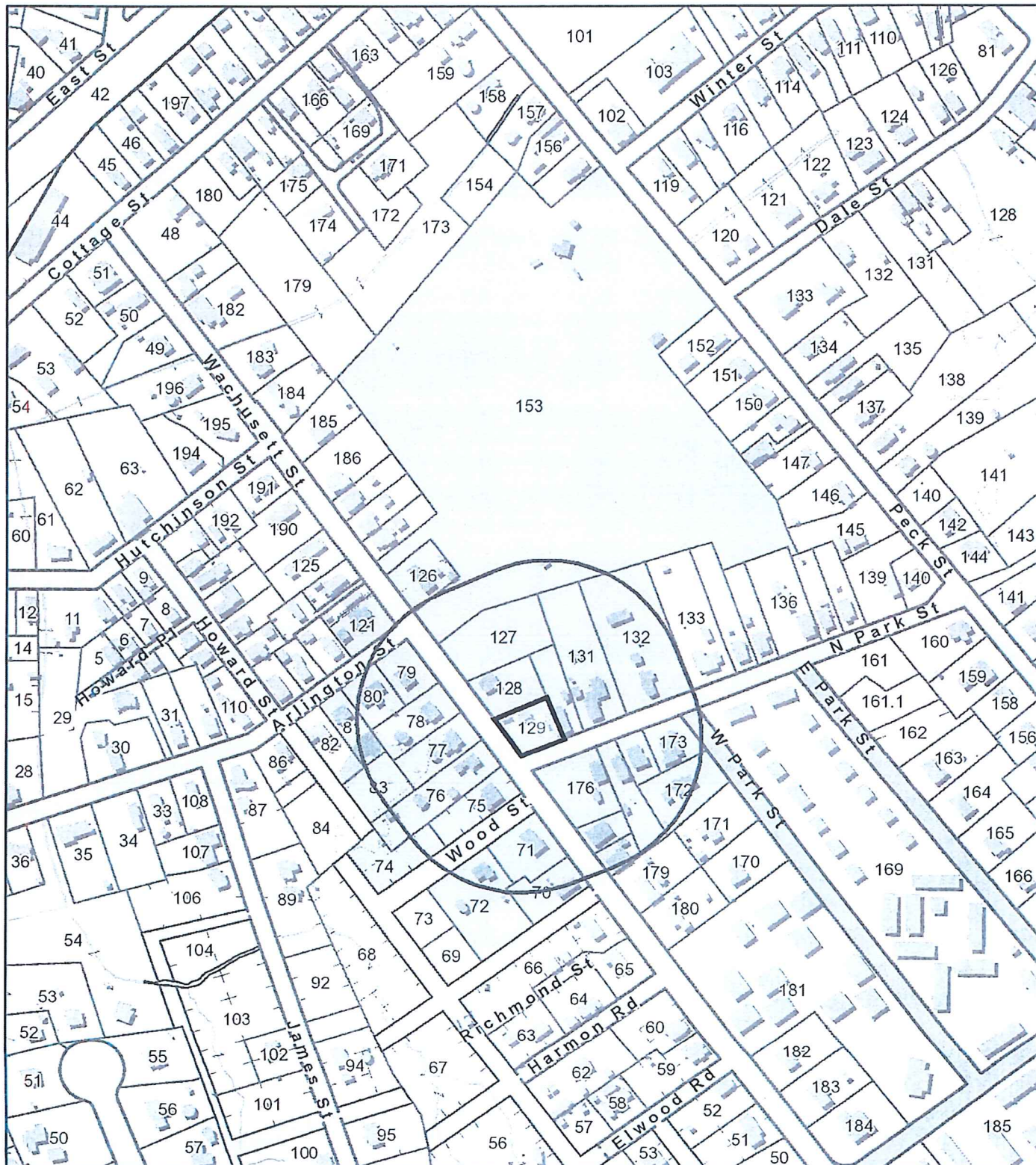
Franklin, MA



October 18, 2022

1 inch = 300 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
October 18, 2022

Subject Property:

Parcel Number: 297-129-000
CAMA Number: 297-129-000-000
Property Address: 71-A NORTH PARK ST

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

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: 297-074-000
CAMA Number: 297-074-000-000
Property Address: WOOD ST

Mailing Address: PALUMBO ALBERT P & B JOHN
15 HARBORWOOD DR
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



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300 foot Abutters List Report

Franklin, MA
October 18, 2022

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

Parcel Number: 297-081-000
CAMA Number: 297-081-000-000
Property Address: 18 ARLINGTON ST

Mailing Address: MARTIN SCOTT D CARRIGAN SANDRA
18 ARLINGTON ST
FRANKLIN, MA 02038

Parcel Number: 297-083-000
CAMA Number: 297-083-000-000
Property Address: HOWARD ST

Mailing Address: LONGOBARDI PAUL A LONGOBARDI
JOANNE H
18 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 297-121-000
CAMA Number: 297-121-000-000
Property Address: 81 WACHUSETT ST

Mailing Address: MARTIN KERRI MARTIN JOAQUIN
81 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-126-000
CAMA Number: 297-126-000-000
Property Address: 78 WACHUSETT ST

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

Parcel Number: 297-127-000
CAMA Number: 297-127-000-000
Property Address: 92 WACHUSETT ST

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

Parcel Number: 297-128-000
CAMA Number: 297-128-000-000
Property Address: 102 WACHUSETT ST

Mailing Address: MASI MARILYN A
102 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-129-000
CAMA Number: 297-129-000-000
Property Address: 71-A NORTH PARK ST

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

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

Parcel Number: 297-131-000
CAMA Number: 297-131-000-000
Property Address: 65 NORTH PARK ST

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

Parcel Number: 297-132-000
CAMA Number: 297-132-000-000
Property Address: 55 NORTH PARK ST

Mailing Address: JULIAN RUSSELL
55 NORTH PARK ST
FRANKLIN, MA 02038

Parcel Number: 297-168-000
CAMA Number: 297-168-000-000
Property Address: CENTRAL PARK TER

Mailing Address: FRANKLIN HOUSING AUTHORITY
1000 CENTRAL PARK TERRACE
FRANKLIN, MA 02038



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

10/18/2022

Page 2 of 3



300 foot Abutters List Report

Franklin, MA
October 18, 2022

Parcel Number: 297-172-000
CAMA Number: 297-172-000-000
Property Address: 4 WEST PARK ST

Mailing Address: MADABS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

Parcel Number: 297-173-000
CAMA Number: 297-173-000-000
Property Address: 56 NORTH PARK ST

Mailing Address: MUCCARONE MATTHEW MUCCARONE
LISA
56 NORTH PARK ST
FRANKLIN, MA 02038

Parcel Number: 297-174-000
CAMA Number: 297-174-000-000
Property Address: 62 NORTH PARK ST

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

Parcel Number: 297-175-000
CAMA Number: 297-175-000-000
Property Address: 66 NORTH PARK ST

Mailing Address: EKNAIAN MICHAEL
66 NORTH PARK ST
FRANKLIN, MA 02038

Parcel Number: 297-176-000
CAMA Number: 297-176-000-000
Property Address: 68 NORTH PARK ST

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

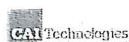
Parcel Number: 297-177-000
CAMA Number: 297-177-000-000
Property Address: 132 WACHUSETT ST

Mailing Address: SCHENNA DAVID SCHENNA CHERYL
132 WACHUSETT ST
FRANKLIN, MA 02038

Parcel Number: 297-178-000
CAMA Number: 297-178-000-000
Property Address: 136 WACHUSETT ST

Mailing Address: PALUMBO PAUL A
136 WACHUSETT ST
FRANKLIN, MA 02038

Kevin W. Doyle, 10-18-22



www.cai-tech.com

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

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

LEWIS JOANNE E
101 WACHUSETT ST
FRANKLIN, MA 02038

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

EKNAIAN MICHAEL
66 NORTH PARK ST
FRANKLIN, MA 02038

LONGOBARDI PAUL A
LONGOBARDI JOANNE H
18 JAMES ST
FRANKLIN, MA 02038

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

FRANKLIN HOUSING AUTHORIT
1000 CENTRAL PARK TERRACE
FRANKLIN, MA 02038

MADABS LLC
75 CRESCENT ST
FRANKLIN, MA 02038

PEREZ ISAIAS
GUGLIOTTA ASHLEY
135 WACHUSETT ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MARTIN KERRI
MARTIN JOAQUIN
81 WACHUSETT ST
FRANKLIN, MA 02038

PIZZI ETHEL R
131 WACHUSETT ST
FRANKLIN, MA 02038

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

MARTIN SCOTT D
CARRIGAN SANDRA
18 ARLINGTON ST
FRANKLIN, MA 02038

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

GLENCROSS ROBERT
892 MAIN ST
WALPOLE, MA 02081

MASI MARILYN A
102 WACHUSETT ST
FRANKLIN, MA 02038

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

GUTIERREZ VICTOR
PLYMPTON NICOLE
119 WACHUSETT ST
FRANKLIN, MA 02038

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

SCHENNA DAVID
SCHENNA CHERYL
132 WACHUSETT ST
FRANKLIN, MA 02038

JULIAN RUSSELL
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