

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: Richard, Erika & Jason Keen

LOCATION: 72 Jefferson Road

ZONING DISTRICT: RR I

TYPE OF PROJECT: Construct an Accessory Dwelling Unit Attached to Existing Home

DATE: 10/17/2023 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185 Attachment 8 Part VII

REASON FOR DENIAL: Applicant is seeking to construct an 899 sq. ft. ADU that is attached to the existing home. 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 10/17/2023 DATE

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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

RECEIVED
TOWN OF FRANKLIN

SEP 10 2023

ZONING BOARD OF APPEALS

TOWN OF FRANKLIN
TOWN CLERK

2023 OCT 10 A 10:47

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ☒ Variance: _____ Appeal: _____

PETITIONER: RICHARD, ERIKA & JASON KEEN

PETITIONER'S ADDRESS: 72 JEFFERSON ROAD PHONE: 631-645-1794

LOCATION OF PROPERTY: 72 JEFFERSON ROAD

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: Rural Residential (RR1)

ASSESSORS MAP & PARCEL: 342-078-000-000

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

See ATTACHMENT

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section ATTACHMENT 7

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):

Richard Keen
(Petitioner(s)/Owner)

RICHARD KEEN
(Print Name)

Address:

72 JEFFERSON ROAD

Tel. No.:

631-645-1794 (cell)

E-Mail Address:

REJKEEN@AOL.COM

Date: 10-4-23

ZBA Application Form – General Information**Description of Petitioner's Proposal:**

Add a one-story 899 sq. ft. addition to right-hand side of residence for an accessory dwelling unit (in-law unit) to create a multi-generation home for senior aged parents. The addition will bump out in the front to resemble the garage section on left-hand side. A farmer's porch will be added across the front to incorporate the bump-outs and enhance the overall look of the current home.

**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 RICHARD, ERIKA & JASON Keen
(OWNER)

Address: 72 Jefferson Road, Franklin, MA 02038

State that I/We own the property located at 72 Jefferson Road, which is the subject of this zoning application.

The record title of this property is in the name of RICHARD, ERIKA & JASON KEEN

*Pursuant to a deed of duly recorded in the date 05/31/23, Norfolk County Registry of Deeds at Book 41222, Page 514; or Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

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

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

QUITCLAIM DEED

I, Jeanne M. Mourey, Trustee of the Jeanne M. Mourey Living Trust u/d/t dated November 12, 2009, a Certificate for which is recorded with the Norfolk County Registry of Deed in Book 27220 Page 93, with a life estate for Jeanne M. Mourey, of Franklin, Massachusetts,

for consideration paid, and in full consideration of Eight Hundred Twenty-Five Thousand and 00/100 Dollars (U.S. \$825,000.00) paid,

grant a 50% interest to Richard Keen and L. Erika Keen, as Husband and Wife as Tenants by the Entirety, as to each other and a 50% interest to Jason Keen as tenants in common, now of 72 Jefferson Road, Franklin, Massachusetts,

with *QUITCLAIM COVENANTS*

Land with buildings thereon situated on the Southerly side of Jefferson Road, Franklin, Norfolk County, Massachusetts and being shown as Lot 72 on a plan entitled, "Dianna Estates' Definitive Subdivision Plan of Land in Franklin, Mass." dated February 12, 1987, prepared by Guerriere & Halnon, Inc. and recorded with Norfolk Registry of Deeds as Plan No. 1352 of 1987 in Plan Book 361 to which reference may be had for a more particular description. Lot 72 contains 56,920 square feet according to said plan. Said premises are conveyed subject to a Declaration of Restrictive Covenants dated January 22, 1988 recorded with Norfolk Registry of Deeds, Book 7894, Page 615, as amended by First Amendments dated June 9, 1988 recorded with Norfolk Deeds, Book 7993, Page 524. Subject to easements given to Massachusetts Electric Co. and New England Telephone Co. dated April 6, 1989 recorded with Norfolk Registry of Deeds, Book 7800, Page 593, and Book 7995, Page 696.

I, Jeanne M. Mourey join in the signing of this deed to release my life estate in the premises.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-31-2023 @ 02:28pm
Ctl#: 674 Doc#: 32812
Fee: \$3,762.00 Cons: \$825,000.00

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

PROPERTY ADDRESS: 72 Jefferson Road, Franklin, Massachusetts

Grantor named herein does ~~Not~~ voluntarily release all rights of ~~homestead~~, if any, whether created by Declaration of Homestead or ~~by~~ operation of law, as set forth in M.G.L. Chapter 188, and states under the pains and penalties of perjury that there is ~~no other person~~ entitled to such rights. However Grantors DO NOT waive any homestead rights pursuant to G.L. c. 188 section 11 relating to the protection of any and all proceeds, if any.

Meaning and intending to convey the same premises conveyed to the herein Grantors by deed dated November 12, 2009 and recorded with the Norfolk County Registry of Deeds on November 16, 2009 at Book 27220, Page 94.

SIGNATURE PAGE TO FOLLOW

N O T
A N

N O T
A N

Witness my hand and Seal this 23 day of May, 2023 F I C I A L
C O P Y C O P Y


Jeanne M. Mourey, Trustee of the
Jeanne M. Mourey Living Trust

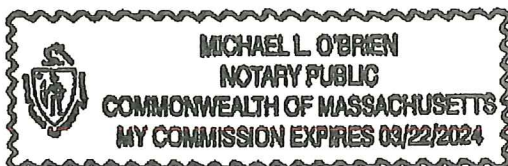
COMMONWEALTH OF MASSACHUSETTS

County: Norfolk, ss.

On this 23 day of May, 2023, before me, the undersigned notary public, personally appeared the above-named Jeanne M. Mourey, Trustee of the Jeanne M. Mourey Living Trust, and proved to me through satisfactory evidence of identification being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.



Notary Public
My Commission Expires:



NOT
AN
OFFICIAL

NOT
AN
OFFICIAL

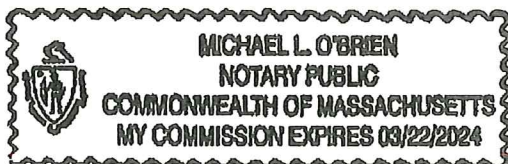
Witness my hand and seal this 23 day of May, 2023. COPY



Jeanne M. Mourey, individually

COMMONWEALTH OF MASSACHUSETTS

County: Norfolk, ss.

On this 23 day of May, 2023, before me, the undersigned notary public, personally appeared the above-named Jeanne M. Mourey, and proved to me through satisfactory evidence of identification being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.





Notary Public
My Commission Expires:

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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

ZBA APPLICATION FORM

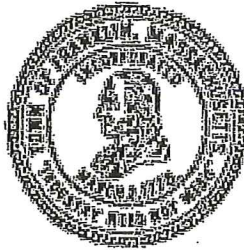
DIMENSIONAL INFORMATION

APPLICANT: RICHARD, ERIKA & JASON KEAT PRESENT USE/OCCUPANCY: Single Family
LOCATION: 72 Jefferson Road ZONE: Rural Residential (RR1)
PHONE: 631-645-1794 REQUESTED USE/OCCUPANCY: Single Family with In-Law Unit

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>		<u>56,920 SF</u>	<u>No Change</u>	<u>40,000 SF</u> (min.)
<u>Continuous Frontage:</u>		<u>212 ft.</u>	<u>No Change</u>	<u>200 FT</u> (min.)
<u>Size of Lot:</u>	Width	<u>212- 247 ft</u>	<u>No Change</u>	<u>180 ft</u> (min.)
	Depth	<u>200- 255 ft</u>	<u>No Change</u>	<u>200 ft</u> (min.)
<u>Setbacks in Feet:</u>	Front	<u>69.8 ft</u>	<u>No Change</u>	<u>40 ft</u> (min.)
	Rear	<u>84.4 ft</u>	<u>54.9 ft</u>	<u>40 ft</u> (min.)
	Left Side	<u>99.5 ft</u>	<u>No Change</u>	<u>40 ft</u> (min.)
	Right Side	<u>78.9 ft</u>	<u>68.5 ft</u>	<u>40 ft</u> (min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>No Change</u>	<u>3</u> (max.)
	Feet	<u>30 ft</u>	<u>No Change</u>	<u>35 ft</u> (max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>2</u>	<u>1</u> (max.)
<u>NO. of Parking Spaces:</u>		<u>6</u>	<u>No Change</u>	<u></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.

Single Family home with one 12'x16' shed in back yard.
Propose building A one-story 899 sq. ft. wood frame addition
onto right-hand side of present home matching the
current home style.



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 ATTACHMENT

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

No Impact; current occupancy will not change.

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

No Impact; current infrastructure is adequate.

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

No change since the current family structure is in keeping with the neighborhood.

(5) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.

No Impact to environmental resources or habitats.

(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.

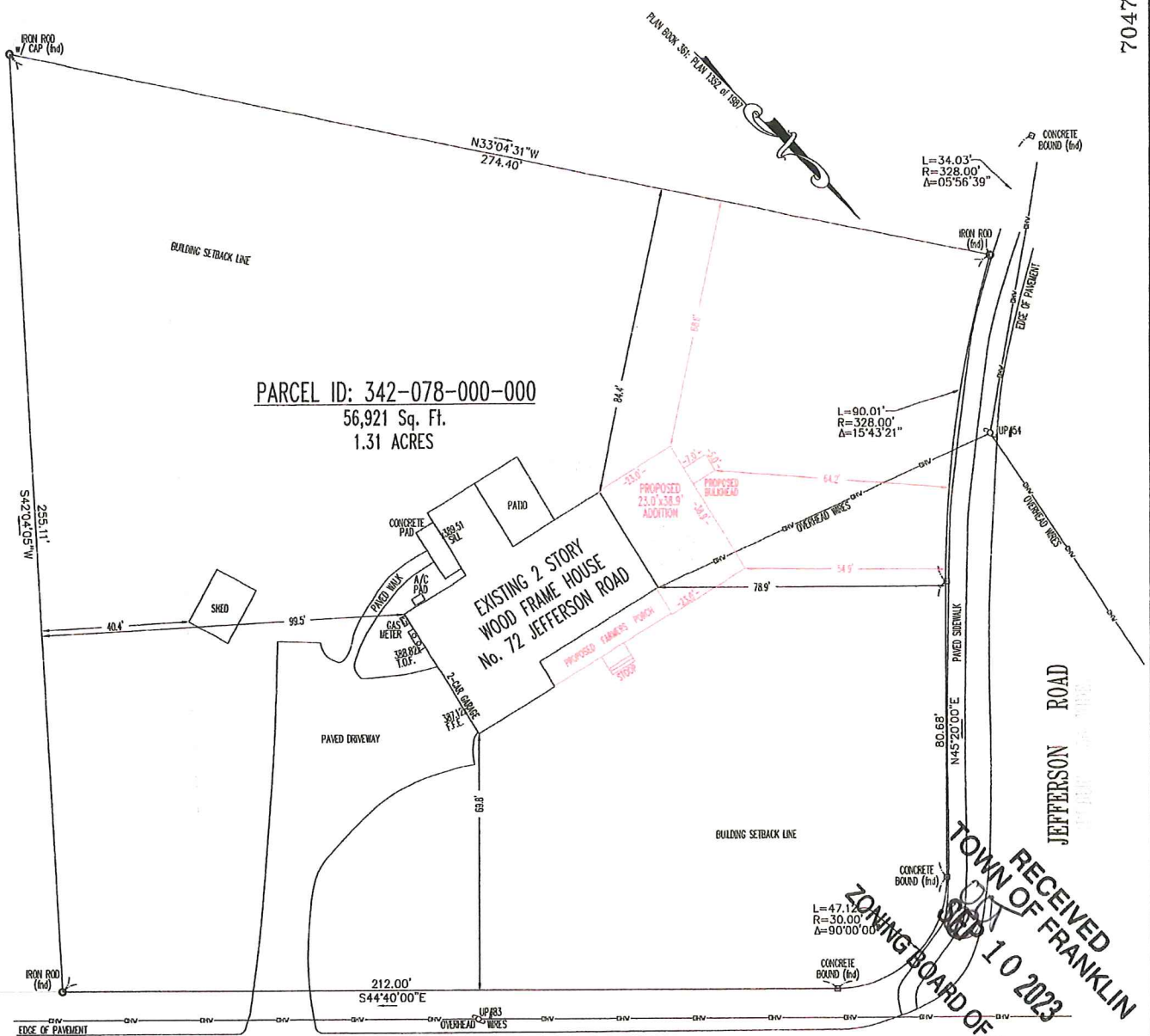
No Impact; proposed addition is well within zoning setbacks.

(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.

No Change; current occupancy will not change.

ZBA Application Form**Supporting Statement for a Special Permit****(1) Proposed project addresses or is consistent with neighborhood or Town need.**

72 Jefferson was purchased because the lot size and home with the proposed addition would be in keeping with the present neighborhood character. The home sits well within the setback requirements for the neighborhood zoning and with the addition little will change related to that. Parents and son purchased the home jointly with the hope of adding a parent's unit to create a multi-generational home. There are 4 adults and 2 children living there presently and the addition will not change this occupancy. It will provide a degree of privacy for each family while allowing for a future shared family environment

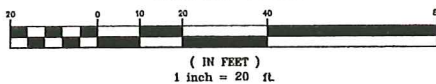


JEFFERSON ROAD

FLOOD ZONE LOCATION

THIS SITE LIES WITHIN FLOOD ZONE "X" AS INDICATED ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY H.U.D. ZONE "X" IS INDICATED AS AREA OF MINIMAL FLOODING. LOCATED ON MAP #25017C0269F AND HAVING AN EFFECTIVE DATE OF JULY 6, 2016.

GRAPHIC SCALE



ZONING CRITERIA

ZONE DISTRICT	"R1" RURAL RESIDENTIAL 1
MINIMUM LOT SIZE	40,000 SQ. FT.
MINIMUM STREET FRONTAGE	200'
MINIMUM LOT WIDTH	180'
MINIMUM LOT DEPTH	200'
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	40'
REAR YARD SETBACK	40'
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'
MAXIMUM LOT COVERAGE	20% STRUCTURES
MAXIMUM LOT COVERAGE	25% ALL IMPERVIOUS

5.0% EXISTING 6.7% PROPOSED
10.1% EXISTING 11.8% PROPOSED

REFERENCES

DEED REFERENCE: BOOK 41222, PAGE 514

PLAN REFERENCE: PLAN BOOK 361: PLAN 1352 OF 1987

GENERAL NOTES

1. ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON N.A.V.D. OF 1988.

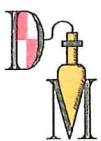
I CERTIFY THAT THE EXISTING DWELLING IS LOCATED AS SHOWN HEREON AND THAT THE EXISTING AND PROPOSED ADDITION MEETS THE APPLICABLE SETBACK REQUIREMENTS OF THE ZONING BY-LAWS FOR THE TOWN OF FRANKLIN, MASSACHUSETTS.



10-2-2023

REVISIONS

No.	DATE	REVISION
1	10/2/2023	REVISED PROPOSED ADDITION SIZE



Dunn · McKenzie, Inc.

LAND SURVEYING AND CIVIL ENGINEERING
206 DEDHAM STREET, Rt.1A at Rt.115
NORFOLK, MASSACHUSETTS 02056
(508) 384-3990 - FAX (508) 384-3905
jimmy@dunnmckenzie.com

PROJECT LOCATION:
72 JEFFERSON ROAD
FRANKLIN, MASSACHUSETTS 02038

PREPARED FOR AND OWNED BY:
JASON KEEN
72 JEFFERSON ROAD
FRANKLIN, MASSACHUSETTS 02038
TELEPHONE # (508) 404-7587

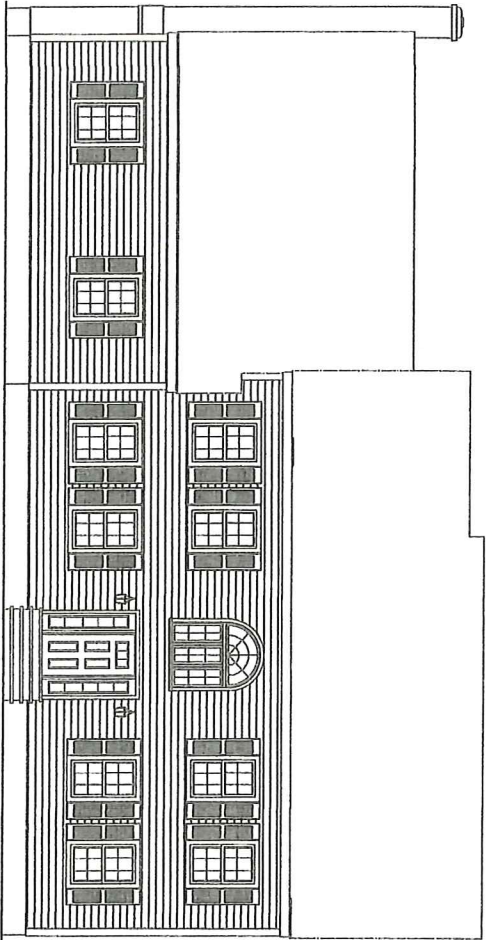
BUILDING PERMIT PLAN

Of Land In

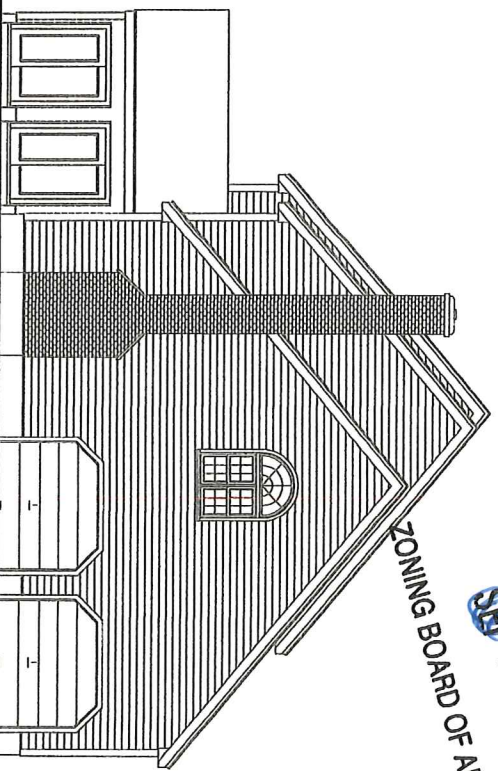
FRANKLIN, MASSACHUSETTS

SHEET NO.	DATE	JOB NO.
1 of 1	SEPTEMBER 7, 2023	7047

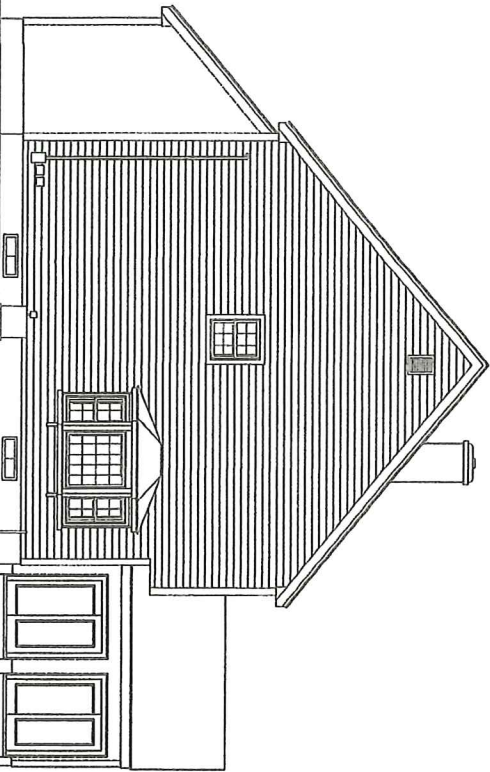
RECEIVED
TOWN OF FRANKLIN
SEP 10 2023
ZONING BOARD OF APPEALS



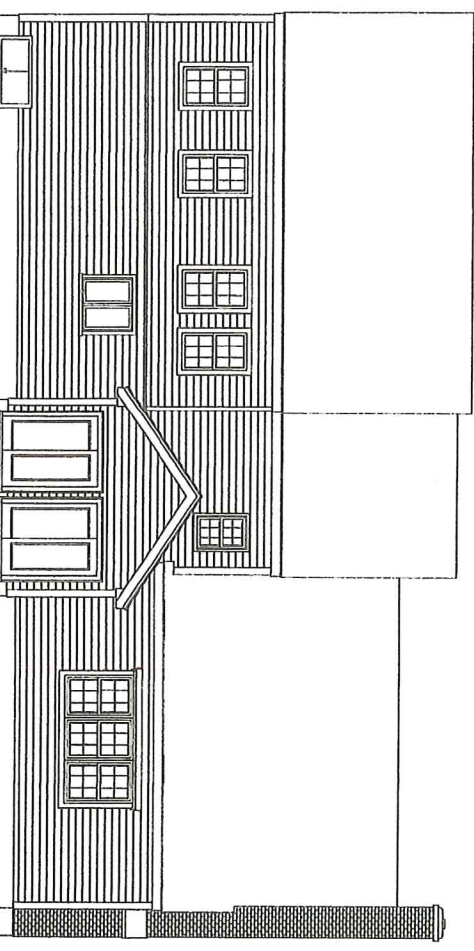
EXISTING
A FRONT ELEVATION
B-1 SCALE 1/4"=1'-0"



EXISTING
B LEFT ELEVATION
B-1 SCALE 1/4"=1'-0"



EXISTING
C RIGHT ELEVATION
B-1 SCALE 1/4"=1'-0"



EXISTING
D REAR ELEVATION
B-1 SCALE 1/4"=1'-0"

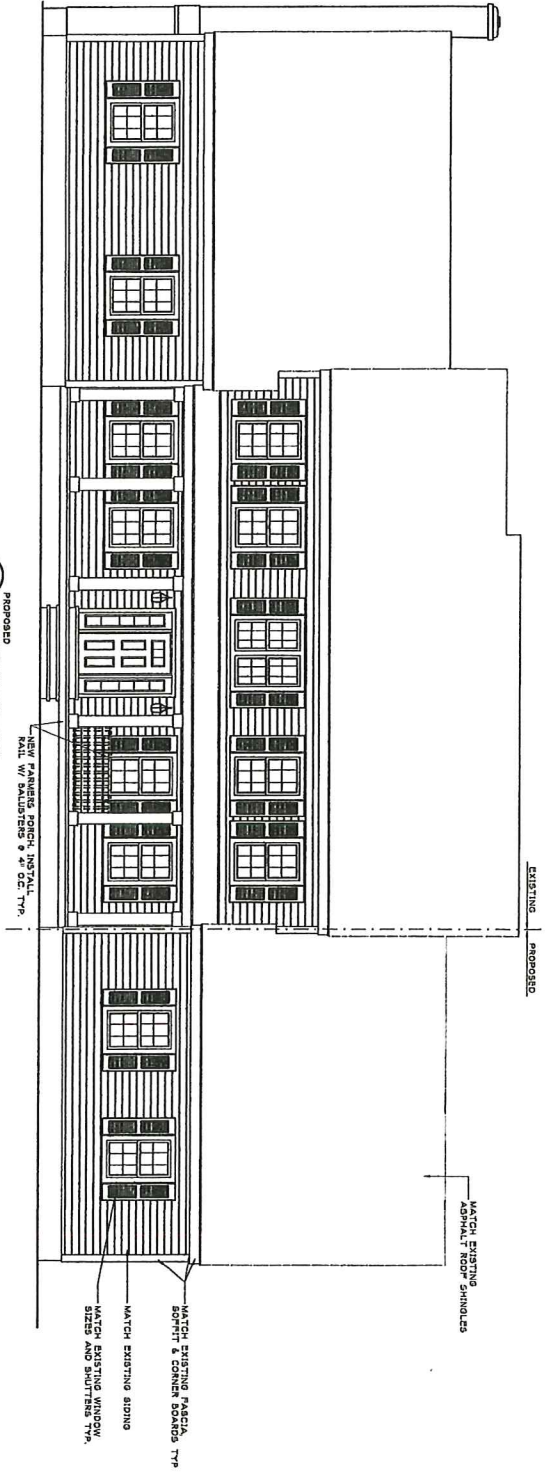
KEEN RESIDENCE
721 JEFFERSON ROAD
FRANKLIN, MA 02060
EXISTING CONDITIONS

REVISIONS

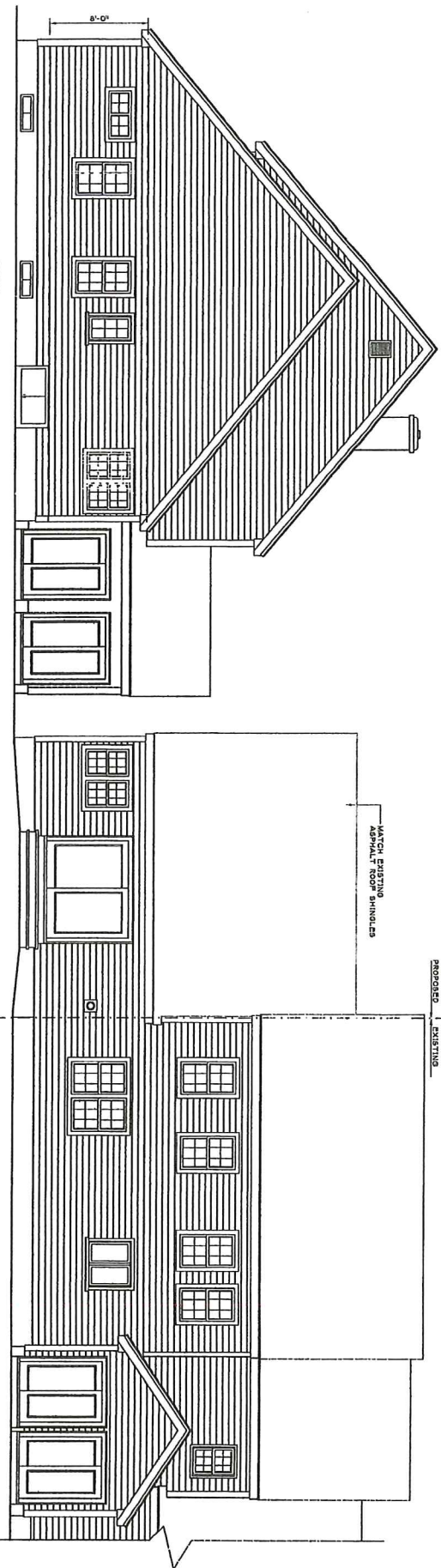
DESIGN FOR PERMITTING
ISSUED FOR PERMITTING
ISSUED FOR CONSTRUCTION
DATE: 07-20-23
DRAWN BY: AS NOTED
CHECKED BY: [Signature]
JOB NO. 2023-001

DRAWING NO.

EX-1



A FRONT ELEVATION
SCALE 1/8"=1'-0"



C RIGHT ELEVATION
SCALE 1/8"=1'-0"

B REAR ELEVATION
SCALE 1/8"=1'-0"

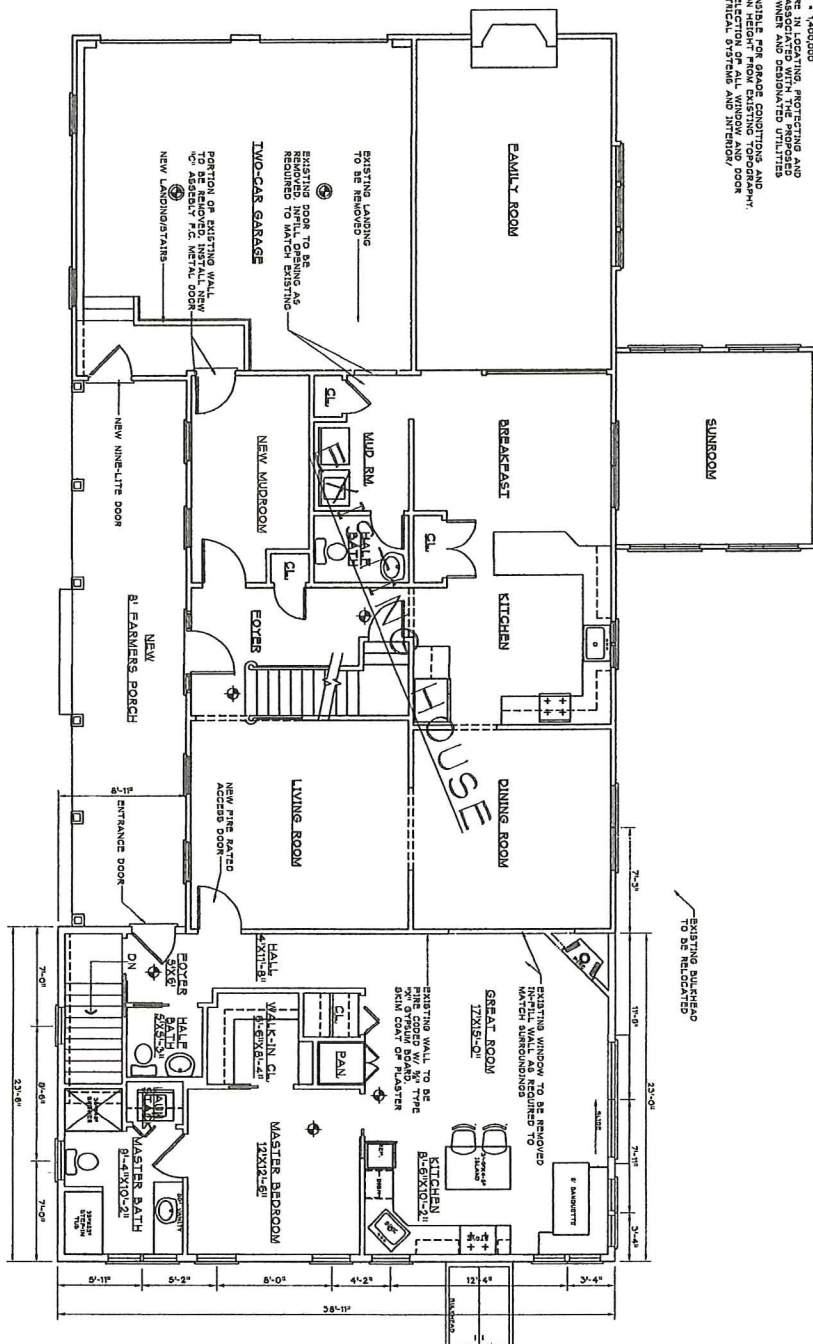
KEEN RESIDENCE
72 JEFFERSON ROAD
FRANKLIN, MA 02038

PROPOSED EXTERIOR ELEVATIONS

REVISIONS:
155457 FOR PERMITTING
155457 FOR PERMITTING
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155457 FOR PERMITTING




DRAWING NO.
A-1

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE MASS STATE BUILDING CODE AND LOCAL AUTHORITY.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FIELD, AND BUILD SPECIFICATIONS, AND THE CONSTRUCTION DRAWINGS.
3. ALL MEMBERS TO BE DOUBLE SAWN MINIMUM GRADE OTHERWISE NOTED.
4. DECKON LITE LOGS - 30' - 33 1/2"
5. ALL JOINTS TO BE GROUTED.
6. ALL TRAILING LIMBS SHALL BE CONSTRUCTION GRADE.
7. BRUSHCROPPING SHALL BE 3/4" MAX.
8. ALL TRAILING LIMBS SHALL BE PROTECTED AND PROTECTING AND RELOCATING ANY AND ALL UTILITIES ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. REPRESENTATIVE DIRECTION.
10. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR GRADE CONDITIONS AND ANY NECESSARY EROSION CONTROL MEASURES.
11. OWNER IS RESPONSIBLE FOR FINAL SELECTION OF ALL WINDOW AND DOOR TYPES MATERIAL, MECHANICAL, ELECTRICAL, SYSTEMS AND INTERIOR/ EXTERIOR FINISHES.



PROPOSED
A FIRST FLOOR PLAN
A-2
SCALE 1/8"=1'-0"

SQUARE FOOTAGE
EXISTING HOUSE: 3,087 TOTAL S.Q. F.T.
PROPOSED ADDITION: 888 S.Q. F.T.

NOTE:
 INDICATES SMOKE DETECTOR
 & CARBON MONOXIDE DETECTOR
 INDICATES HEAT DETECTOR

WALL LEGEND	
=====	EXISTING WALL TO REMAIN
=====	NEW WALL
=====	DEMOLISHED WALL

ISSUED FOR PRICING	
ISSUED FOR CONSTRUCTION	
DATE:	09-28-23
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO:	*****

REVISIONS

KEEN RESIDENCE
72 JEFFERSON ROAD
FRANKLIN, MA 02038

PROPOSED FLOOR PLAN

DRAWING NO:
A-2



72 JEFFERSON RD - 300' ABUTTERS

Franklin, MA

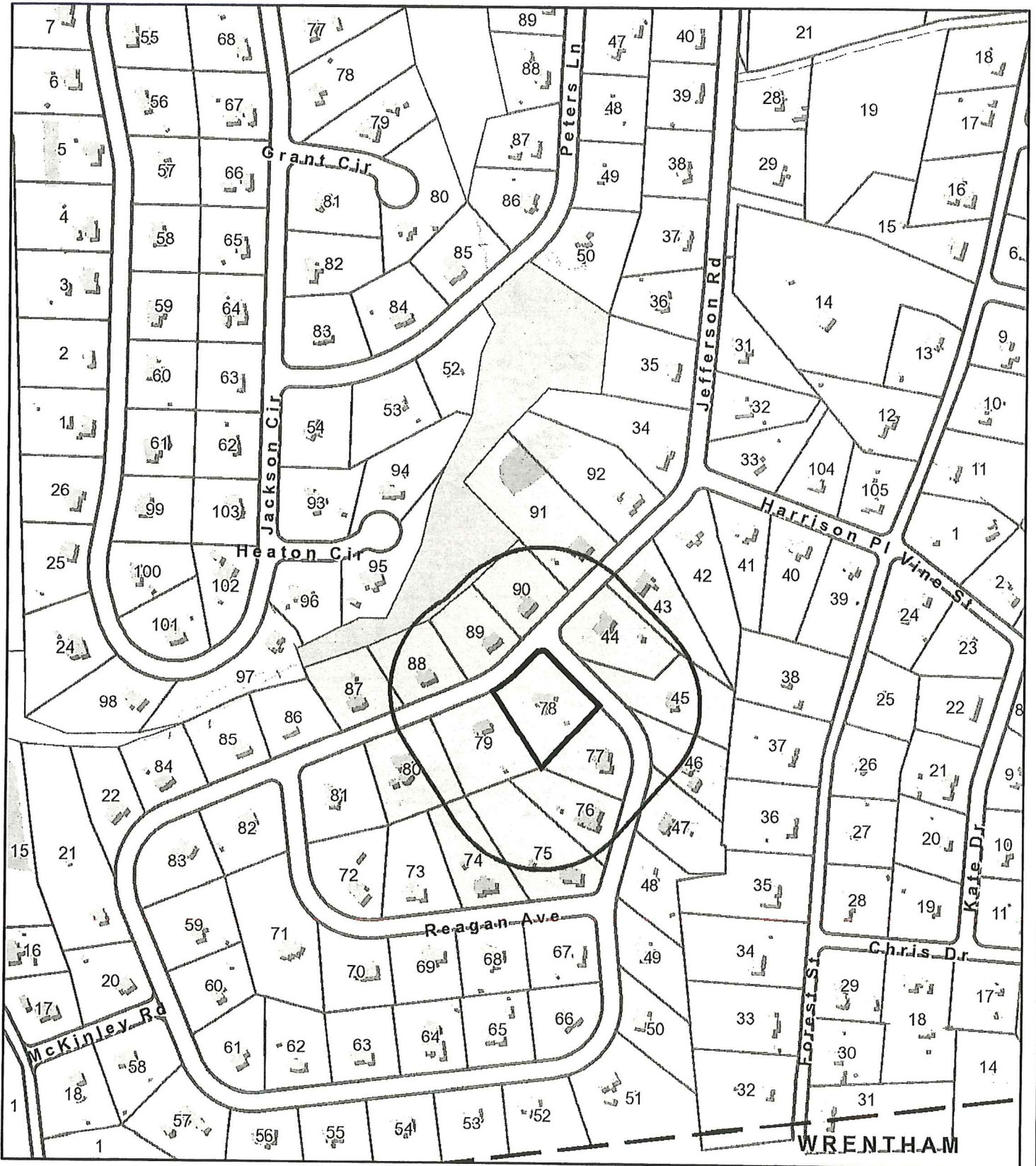


September 3, 2023

1 inch = 400 Feet

www.cai-tech.com

0 400 800 1200



WRENTHAM

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



300 foot Abutters List Report

Franklin, MA

September 03, 2023

Subject Property:

Parcel Number: 342-078-000
CAMA Number: 342-078-000-000
Property Address: 72 JEFFERSON RD

Mailing Address: KEEN RICHARD & ERIKA L KEEN JASON
72 JEFFERSON RD
FRANKLIN, MA 02038

Abutters:

Parcel Number: 335-051-000
CAMA Number: 335-051-000-000
Property Address: PETERS LN

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

Parcel Number: 342-043-000
CAMA Number: 342-043-000-000
Property Address: 68 JEFFERSON RD

Mailing Address: KANE JOHN F KANE KRISTIN F
68 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-044-000
CAMA Number: 342-044-000-000
Property Address: 70 JEFFERSON RD

Mailing Address: ABDEL-AZIZ HANI ABDEL-AZIZ KRISTIN
70 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-045-000
CAMA Number: 342-045-000-000
Property Address: 111 JEFFERSON RD

Mailing Address: MARTIN E LEE MARTIN CLAUDINE N
111 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-046-000
CAMA Number: 342-046-000-000
Property Address: 109 JEFFERSON RD

Mailing Address: LOPRESTI JOHN T
109 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-047-000
CAMA Number: 342-047-000-000
Property Address: 107 JEFFERSON RD

Mailing Address: DUFFY ROBERT J DUFFY MARCI L
107 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-074-000
CAMA Number: 342-074-000-000
Property Address: 8 REAGAN AVE

Mailing Address: BEST WILLIAM E III BEST LAUREN
8 REAGAN AVE
FRANKLIN, MA 02038

Parcel Number: 342-075-000
CAMA Number: 342-075-000-000
Property Address: 10 REAGAN AVE

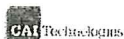
Mailing Address: Contact Town For Info
ZIMMERMAN, AMYC & ERIC J
10 REAGAN AVE
FRANKLIN, MA 02038

Parcel Number: 342-076-000
CAMA Number: 342-076-000-000
Property Address: 104 JEFFERSON RD

Mailing Address: CARVALHO NATHAN CARVALHO
JACQUELINE E
104 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-077-000
CAMA Number: 342-077-000-000
Property Address: 106 JEFFERSON RD

Mailing Address: MACLEAN MICHAEL M TR DAVID
MACLEAN IRREVOC TRUST JUDITH
MACLEAN IRREVOC
106 JEFFERSON RD
FRANKLIN, MA 02038



www.cai-tech.com

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

9/3/2023

Page 1 of 2



300 foot Abutters List Report

Franklin, MA

September 03, 2023

Parcel Number: 342-078-000
CAMA Number: 342-078-000-000
Property Address: 72 JEFFERSON RD

Mailing Address: KEEN RICHARD & ERIKA L KEEN JASON
72 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-079-000
CAMA Number: 342-079-000-000
Property Address: 74 JEFFERSON RD

Mailing Address: MCDONALD RANDALL J MCDONALD
ROBIN E
74 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-080-000
CAMA Number: 342-080-000-000
Property Address: 76 JEFFERSON RD

Mailing Address: PETERS MICHAEL R
76 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-087-000
CAMA Number: 342-087-000-000
Property Address: 73 JEFFERSON RD

Mailing Address: SCACCIA PETER & JACQUELINE TRS
SCACCIA JOINT REVOCABLE TRUST
73 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-088-000
CAMA Number: 342-088-000-000
Property Address: 71 JEFFERSON RD

Mailing Address: KAR NILANJAN PAUL CHUMKI
71 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-089-000
CAMA Number: 342-089-000-000
Property Address: 69 JEFFERSON RD

Mailing Address: SIMONE DIANA R & MICHAEL A TRS
SIMONE FAM LIV TRUST
69 JEFFERSON RD
FRANKLIN, MA 02038

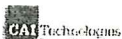
Parcel Number: 342-090-000
CAMA Number: 342-090-000-000
Property Address: 67 JEFFERSON RD

Mailing Address: SULLIVAN MARY CAFFREY SEAN C
67 JEFFERSON RD
FRANKLIN, MA 02038

Parcel Number: 342-091-000
CAMA Number: 342-091-000-000
Property Address: 65 JEFFERSON RD

Mailing Address: CROWLEY TIMOTHY P CROWLEY
PATRICIA A
65 JEFFERSON RD
FRANKLIN, MA 02038

Ram M. Doyle, 9-3-23



www.cai-tech.com

9/3/2023

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

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Abutters List Report - Franklin, MA

ABDEL-AZIZ HANI
ABDEL-AZIZ KRISTIN
70 JEFFERSON RD
FRANKLIN, MA 02038

LOPRESTI JOHN T
109 JEFFERSON RD
FRANKLIN, MA 02038

BEST WILLIAM E III
BEST LAUREN
8 REAGAN AVE
FRANKLIN, MA 02038

MACLEAN MICHAEL M TR
DAVID MACLEAN IRREVOC TRU
106 JEFFERSON RD
FRANKLIN, MA 02038

CARVALHO NATHAN
CARVALHO JACQUELINE E
104 JEFFERSON RD
FRANKLIN, MA 02038

MARTIN E LEE
MARTIN CLAUDINE N
111 JEFFERSON RD
FRANKLIN, MA 02038

Contact Town For Info
ZIMMERMAN, AMYC & ERIC J
10 REAGAN AVE
FRANKLIN, MA 02038

MCDONALD RANDALL J
MCDONALD ROBIN E
74 JEFFERSON RD
FRANKLIN, MA 02038

CROWLEY TIMOTHY P
CROWLEY PATRICIA A
65 JEFFERSON RD
FRANKLIN, MA 02038

PETERS MICHAEL R
76 JEFFERSON RD
FRANKLIN, MA 02038

DUFFY ROBERT J
DUFFY MARCI L
107 JEFFERSON RD
FRANKLIN, MA 02038

SCACCIA PETER & JACQUELIN
SCACCIA JOINT REVOCABLE T
73 JEFFERSON RD
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

SIMONE DIANA R & MICHAEL
SIMONE FAM LIV TRUST
69 JEFFERSON RD
FRANKLIN, MA 02038

KANE JOHN F
KANE KRISTIN F
68 JEFFERSON RD
FRANKLIN, MA 02038

SULLIVAN MARY
CAFFREY SEAN C
67 JEFFERSON RD
FRANKLIN, MA 02038

KAR NILANJAN
PAUL CHUMKI
71 JEFFERSON RD
FRANKLIN, MA 02038

KEEN RICHARD & ERIKA L
KEEN JASON
72 JEFFERSON RD
FRANKLIN, MA 02038