

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: Reidar Davies

LOCATION: 78 Conlyn Avenue

ZONING DISTRICT: SFR IV

TYPE OF PROJECT: Construction of an Attached Garage

DATE: 11/28/2022 **DENY**

VARIANCE SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements and 185-40 D.(l)(i)

REASON FOR DENIAL: Applicant is seeking to construct an 24' x 30' attached garage that is 11.0' from the right side yard setback where 20' is required. Applicant is also seeking to increase the impervious coverage in a WRD to 27% where 15% is allowed. The building permit is denied without a variance and a special permit from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ **DATE** _____

ZONING OFFICIAL SIGNATURE **LAB** _____ **DATE** 11/28/2022

TOWN OF FRANKLIN
TOWN CLERK

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

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ZBA APPLICATION FORM

ZONING BOARD OF APPEALS

GENERAL INFORMATION

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Reidar Davies

PETITIONER'S ADDRESS: 78 Conlyn Ave, Franklin, MA PHONE: _____

LOCATION OF PROPERTY: 78 Conlyn Ave, Franklin, MA

TYPE OF OCCUPANCY: R101 ZONING DISTRICT: SFIV / WRD

ASSESSORS MAP & PARCEL: 257-063

REASON FOR PETITION:

X Additions _____ New Structure _____
_____ Change in Use/Occupancy _____ Parking _____
_____ Conversion to Addi'l Dwelling Unit's _____ Sign _____
_____ Dormer _____ Subdivision _____
_____ Other: _____

DESCRIPTION OF PETITIONER'S PROPOSAL:

2-car garage will be built with standard materials to mimic existing house. The requested addition has rendered impervious coverage of 27% of the upland area within the Water Resource District when 15% is permitted under the bylaw. Seeks variance to build garage with right setback of 11' instead of 20' as required.

SECTIONS OF ZONING ORDINANCE CITED:

Article V Section 40 D.(1)(i)

Article IV Section 185-12 Attachment 9

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)

Nicholas A. Rossini Atty for Petitioner

(Print Name)

Address: 124 Grove Street, Suite 220, Franklin, MA

Tel. No.: 508-541-3000

E-Mail Address: nar@ddcrwlaw.com

Date: 11/22/2022

(Page 1)

**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 Reidar Davies (OWNER)

Address: 78 Conlyn Avenue, Franklin, MA

State that I/We own the property located at 78 Conlyn Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Reidar S. Davies, Individually

*Pursuant to a deed of duly recorded in the date 05/24/2005, Norfolk
County Registry of Deeds at Book 22427, Page 76; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Reidar Davies Att'y for Owner
SIGNATURE BY LANDOWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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: Reidar Davies PRESENT USE/OCCUPANCY: R101
LOCATION: 78 Conlyn Avenue, Franklin, MA ZONE: SFIV / WRD

PHONE: _____ REQUESTED USE/OCCUPANCY: No change.

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>	<u>15,000</u>	<u>no change</u>	<u>15,000</u> (min.)
<u>Continuous Frontage:</u>	<u>100'</u>	<u>no change</u>	<u>100'</u> (min.)
<u>Size of Lot:</u>			
<u>Width</u>	<u>100'</u>	<u>no change</u>	<u>90'</u> (min.)
<u>Depth</u>	<u>150'</u>	<u>no change</u>	<u>100'</u> (min.)
<u>Setbacks in Feet:</u>			
<u>Front</u>	<u>33.5'</u>	<u>no change</u>	<u>30'</u> (min.)
<u>Rear</u>	<u>+20'</u>	<u>no change</u>	<u>+20'</u> (min.)
<u>Left Side</u>	<u>22'</u>	<u>22'</u>	<u>20'</u> (min.)
<u>Right Side</u>	<u>41'</u>	<u>11'</u>	<u>20'</u> (min.)
<u>Building Height:</u>			
<u>Stories</u>	<u>2</u>	<u>no change</u>	<u>3</u> (max.)
<u>Feet</u>	<u>29' 2"</u>	<u>no change</u>	<u>35'</u> (max.)

NO. of Dwelling Units: 1 no change 1 (max.)
NO. of Parking Spaces: 4 4 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.

2-car garage will be built with standard building materials to mimic existing house.
concrete foundation, wood frame, standard of new building will be with in ordinance
requirements except right setback requesting 11'.

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.



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 addition of 2-car garage will remain in line with current neighborhood trends.
- (2) **Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.** No changes.
- (3) **Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.** No changes.
- (4) **Neighborhood character and social structure will not be negatively impacted.** No changes, several homes on the street have recently added a garage or addition.
- (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 locus is not fully within the water resource district, the proposed addition does not impact any natural resource or habitat which the bylaw seeks to protect.
- (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.**
Application proposes addition to single-family dwelling of like construction to surrounding homes on Conlyn Ave. will not deprive abutting properties of light air, or increase flooding risk, will not produce excessive noise, odor, light, vibrations.
(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.**
Single-family dwelling with garage addition, will not significantly impact water supply and demand for street.

**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:

Current conditions in Franklin do not allow for applicant to change residency to build a 2-car garage. The only opportunity to add a 2-car garage is to add it to the current home.

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:

The size of the existing lot prevents the construction of 2-car garage that fits within the side set back requirement, a variance is required to permit the proposed construction.

C) Desirable relief may be granted without either:

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

The addition of a 2-car garage will remain in line with current neighborhood trends as several homes on have either added a garage or have added additions that required a variance.

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

The intent and purpose of the bylaw is to ensure conformity of houses on the street. If the variance is granted the petitioners property will be in line with current neighborhood trends and visuals.

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

NOT A DEED NOT A

We, Reider S. Davies and Marion C. Griffin Trustees of the Franklin Reider Realty Trust under declaration of Trust dated June 12, 2002 and recorded at Book 17090, Page 582 of the Norfolk County Registry of Deeds of Franklin, Norfolk County, Massachusetts

Being married, for consideration of One Dollar (\$ 1.00) Dollars and 00/100

grant to Reider S. Davies, Individually

of Franklin, Norfolk County, Massachusetts with quitclaim covenants

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

Easterly by Conlyn Avenue, shown on the Plan hereinafter referred to, one hundred (100) feet;

Southerly by Lot numbered 16, shown on said plan, one hundred fifty (150) feet;

Westerly by Lot numbered 32, shown on said plan, one hundred (100) feet; and

Northerly by Lot numbered 20, shown on said plan, one hundred (100) feet.

Said parcel is shown as lot numbered 18 upon plan numbered 27607A, which is filed in Norfolk Registry District with Certificate No. 60723, Sheet 3, Book 304, the same being compiled from a Plan drawn by Kenneth E. McIntire, Civil Engineer and McIntire and Johnson, Civil Engineers, dated May 16, 1957 and September 20, 1957, and additional data on file in the Land Registration Office, all as modified and approved by the Land Court.

So much of the above described land as is included within the limits of said Conlyn Ave. is subject to the rights for all purposes of all persons lawfully entitled thereto in and over the same, and there is appurtenant to the above described land the right to use said Conlyn Avenue in common with others entitled thereto.

The above described land is subject also to restrictions contained in a n instrument executed by Carmine Lorusso, Jr., et al, dated October 1, 1957 duly recorded in Book 3592, Page 114, See Approval filed as Document No. 199077.

The above described land is subject also to restrictions contained in a n instrument executed by Carmine Lorusso, Jr., et al, dated October 14, 1957 duly recorded in Book 3597, Page 32.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

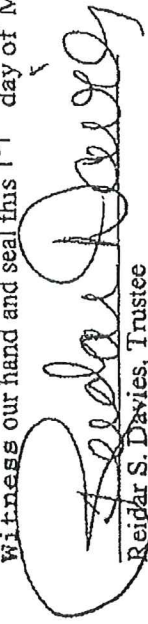
Allen P. O'Connell
WILLIAM R. O'CONNELL, REGISTER

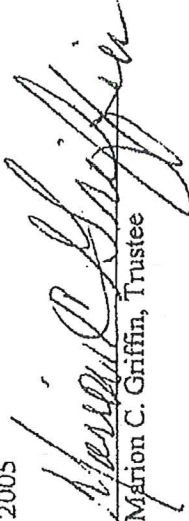
Property Address: 78 Conlyn Road, Franklin, MA

The above described land is subject also to the rights and easements as set forth in a grant made by Carmine Lorusso Jr., et ux to the Worcester County Electric Company and the New England Telephone & Telegraph Company dated October 14, 1957, duly recorded at Book 3593 at Page 587. P Y C O P Y

Book 17090, Page 582 on August 28, 2002 of the Norfolk County Registry of Deeds

Witness our hand and seal this 19th day of May, 2005


Reidar S. Davies, Trustee


Marion C. Griffin, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 19th day of May, 2005, before me, the undersigned notary public, personally appeared the above named Reidar S. Davies, Trustee as aforesaid, proved to be through satisfactory evidence of identification, which were
, 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.


Notary Public:
My Commission Expires:
June 13, 2008



COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

On this 19th day of May, 2005, before me, the undersigned notary public, personally appeared the above named Marion C. Griffin, Trustee as aforesaid, proved to be through satisfactory evidence of identification, which were
, 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.


Notary Public:
My Commission Expires:
June 13, 2008



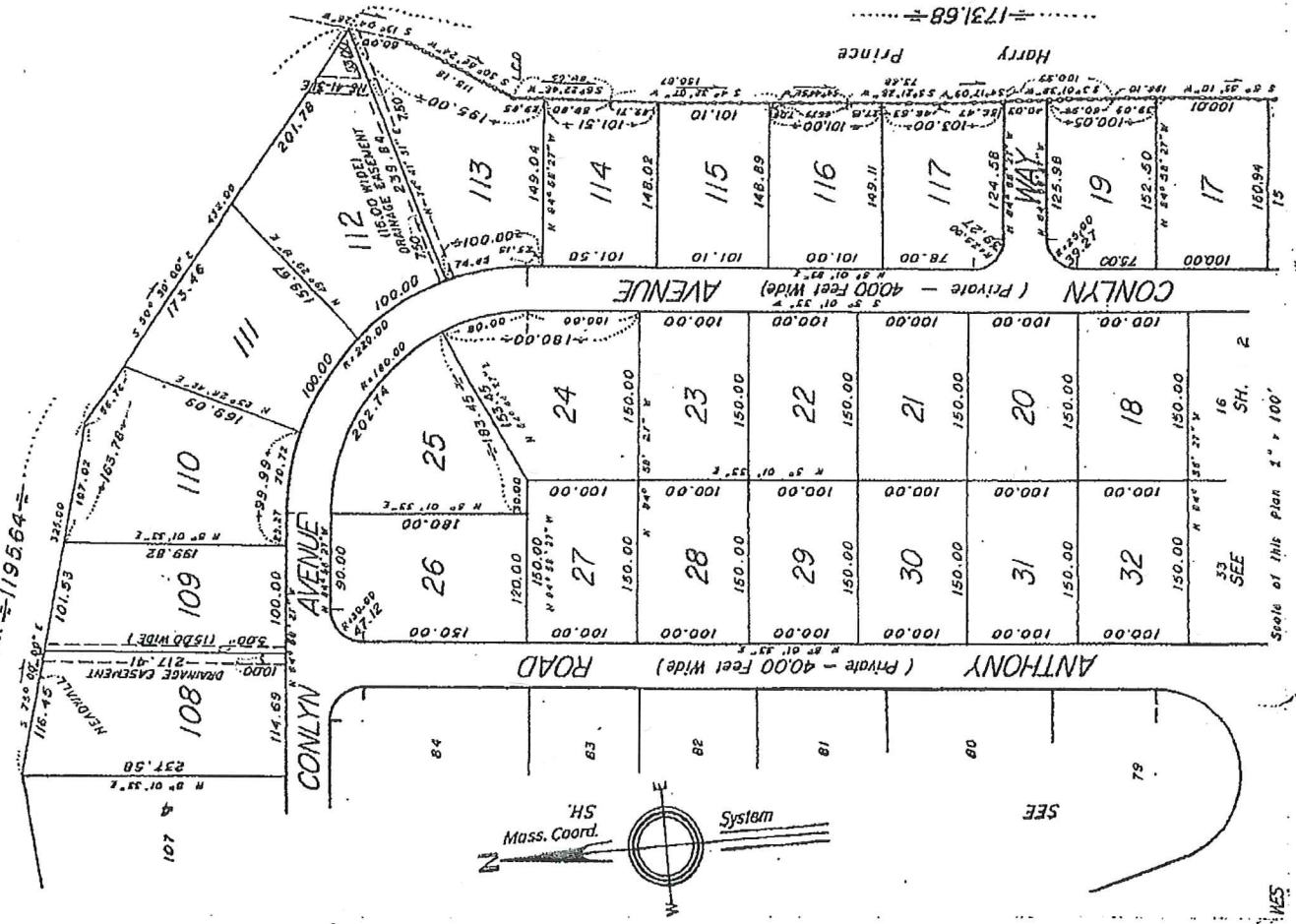
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27607A
Sheet 3

APR 21 1958

RECEIVED FOR REGISTRATION
NOTICE TO CERTIFICATE NO. 1000
IN REGISTRATION BOOK 2000

Carmine Lorusso, Jr. et ux



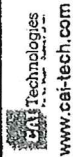
Scale of this Plan 1" = 100'

CAI Property Card

Town of Franklin, Massachusetts



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 78 CONLYN AVE ACRES: 0.34435 PARCEL ID: 257-063-000-000 LAND USE CODE: 101 - ONE FAMILY CONDO COMPLEX: OWNER: DAVIES REIDAR S CO - OWNER: MAILING ADDRESS: 78 CONLYN AV FRANKLIN, MA 02038 ZONING: MassGIS LocID #: M_205265_871607	BUILDING STYLE: COLONIAL YEAR BUILT: 1958 FRAME: WOOD EXTERIOR WALL COVER: VINYL ROOF STYLE: GABLE ROOF COVER: ASPHALT SHGL
	BUILDING INTERIOR
	INTERIOR WALL: DRYWALL FLOOR COVER: HARDWOOD HEAT TYPE: FORCED H/A FUEL TYPE: GAS PERCENT A/C: 100 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF WOOD STOVE FLUES: 0
SALE INFORMATION	OTHER FEATURES
SALE DATE: 5/24/2005 BOOK & PAGE: 22427-76 SALE PRICE: \$1 SALE DESCRIPTION: CONVENIENCE SELLER: DAVIES,REIDAR S & M GRIFFON,TRS	ATTACHED GARAGE: 0 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: YES
PRINCIPAL BUILDING AREAS	PHOTO
GROSS BUILDING AREA: 2,772 FINISHED BUILDING AREA: 1,804 BASEMENT AREA: 864 # OF PRINCIPAL BUILDINGS: 1	
SKETCH	



CAI Technologies

www.cai-tech.com

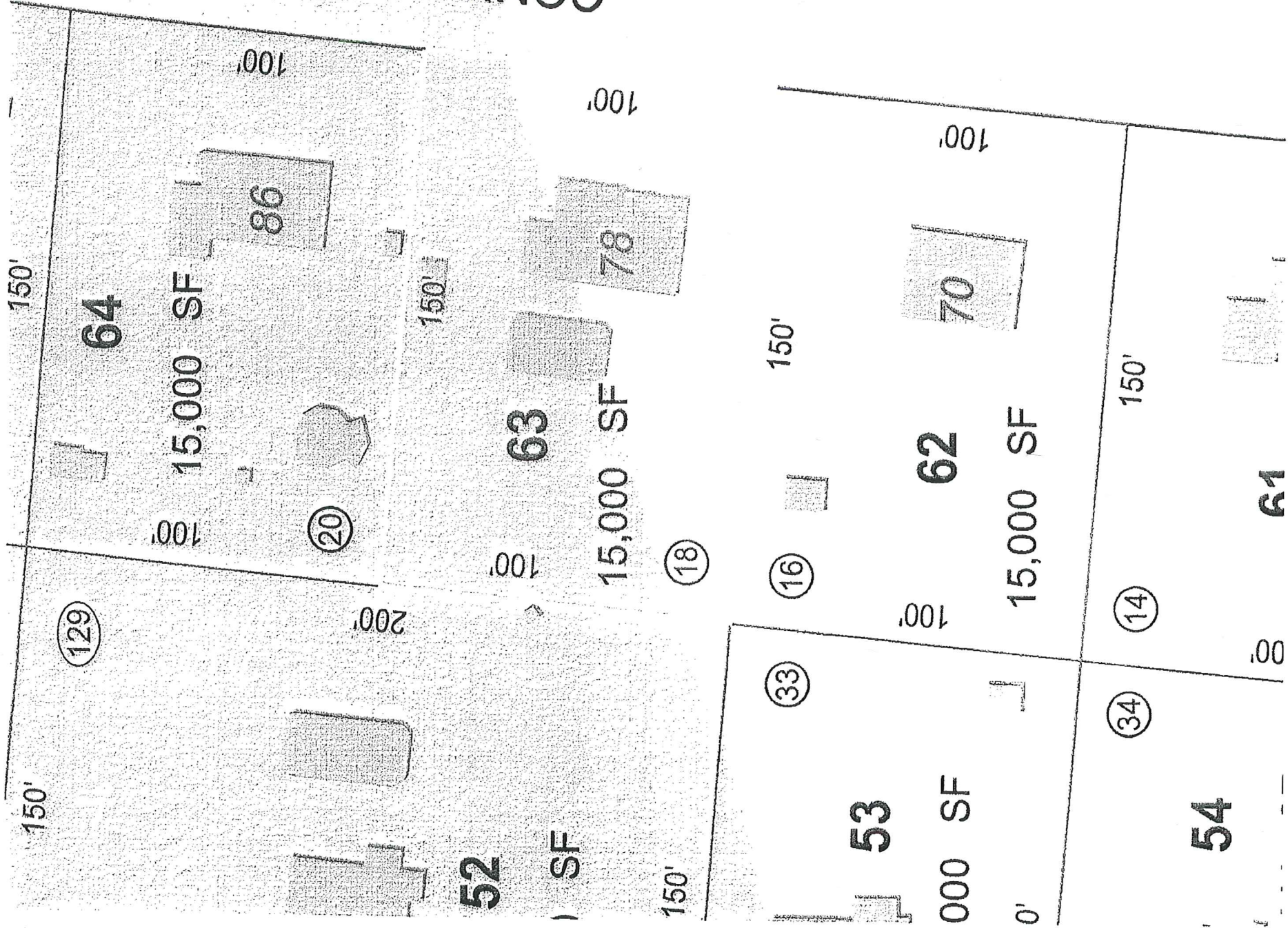
This information is believed to be correct but is subject to change and is not warranted.

10/24/2022

Property Information - Franklin, MA

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CONLYN AVENUE





78 CONLYN AVE - 300' ABUTTERS

Franklin, MA

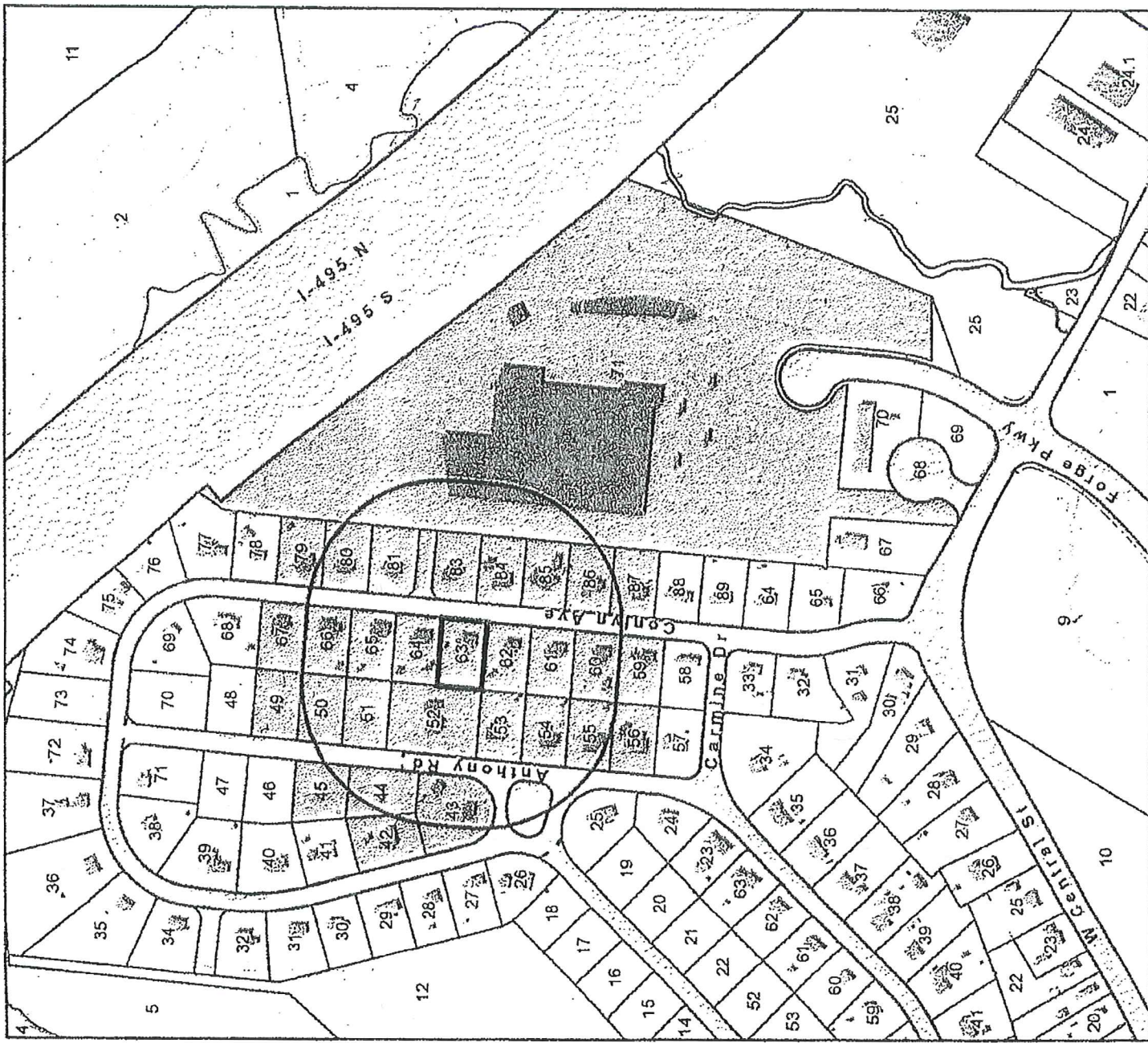


August 18, 2022

1 inch = 300 Feet



www.cat-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
August 18, 2022

Subject Property:

Parcel Number: 257-063-000
CAMA Number: 257-063-000-000
Property Address: 78 CONLYN AVE

Mailing Address: DAVIES REIDAR S
78 CONLYN AV
FRANKLIN, MA 02038

Abutters:

Parcel Number: 257-042-000
CAMA Number: 257-042-000-000
Property Address: 226 CONLYN AVE

Mailing Address: GRANT KEVIN S & ANGELINE S
226 CONLYN AV
FRANKLIN, MA 02038

Parcel Number: 257-043-000
CAMA Number: 257-043-000-000
Property Address: 234 CONLYN AVE

Mailing Address: WAGNER JOHN F & BARBARA C TRS
JOHN&BARBARA WAGNER LIV TR
234 CONLYN AV
FRANKLIN, MA 02038

Parcel Number: 257-044-000
CAMA Number: 257-044-000-000
Property Address: ANTHONY RD

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

Parcel Number: 257-045-000
CAMA Number: 257-045-000-000
Property Address: ANTHONY RD

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

Parcel Number: 257-049-000
CAMA Number: 257-049-000-000
Property Address: ANTHONY RD

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

Parcel Number: 257-050-000
CAMA Number: 257-050-000-000
Property Address: ANTHONY RD

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

Parcel Number: 257-051-000
CAMA Number: 257-051-000-000
Property Address: ANTHONY RD

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

Parcel Number: 257-052-000
CAMA Number: 257-052-000-000
Property Address: 12 ANTHONY RD

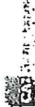
Mailing Address: CAREY JOYCE
12 ANTHONY RD
FRANKLIN, MA 02038

Parcel Number: 257-053-000
CAMA Number: 257-053-000-000
Property Address: 14 ANTHONY RD

Mailing Address: MULLANEY BERNARD F JR SHAW-
MULLANEY PATRICIA A
14 ANTHONY RD
FRANKLIN, MA 02038

Parcel Number: 257-054-000
CAMA Number: 257-054-000-000
Property Address: 16 ANTHONY RD

Mailing Address: ALLEN PETER L & DONNA S TRS
PETER&DONNA ALLEN LIVING TRUST
16 ANTHONY RD
FRANKLIN, MA 02038



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

8/18/2022

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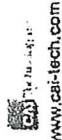
Abutters List Report - Franklin, MA



300 foot Abutters List Report

Franklin, MA
August 18, 2022

Parcel Number: 257-055-000 CAMA Number: 257-055-000-000 Property Address: 18 ANTHONY RD	Mailing Address: OGILVIE KENNETH M OGILVIE JOANN 18 ANTHONY RD FRANKLIN, MA 02038
Parcel Number: 257-056-000 CAMA Number: 257-056-000-000 Property Address: 20 ANTHONY RD	Mailing Address: WEBBER FRANCIS & CHARLOTTE L/E WEBBER FAMILY TRUST WEBBER, JAMES F TR 20 ANTHONY RD FRANKLIN, MA 02038
Parcel Number: 257-059-000 CAMA Number: 257-059-000-000 Property Address: 46 CONLYN AVE	Mailing Address: DICANZIO PHILIP J 46 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: 257-060-000 CAMA Number: 257-060-000-000 Property Address: 54 CONLYN AVE	Mailing Address: ARGAW NETSANET ABEBE ESAYAS 54 CONLYN AV FRANKLIN, MA 02038
Parcel Number: 257-061-000 CAMA Number: 257-061-000-000 Property Address: 62 CONLYN AVE	Mailing Address: FLYNN CLARE M 62 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: 257-062-000 CAMA Number: 257-062-000-000 Property Address: 70 CONLYN AVE	Mailing Address: DAVIES REIDAR S 78 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: 257-063-000 CAMA Number: 257-063-000-000 Property Address: 78 CONLYN AVE	Mailing Address: DAVIES REIDAR S 78 CONLYN AV FRANKLIN, MA 02038
Parcel Number: 257-064-000 CAMA Number: 257-064-000-000 Property Address: 86 CONLYN AVE	Mailing Address: JENKINS GORDON B JENKINS WENDY LEE 86 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: 257-065-000 CAMA Number: 257-065-000-000 Property Address: 94 CONLYN AVE	Mailing Address: ODELL DAVID C ODELL THERESE M 94 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: 257-066-000 CAMA Number: 257-066-000-000 Property Address: 102 CONLYN AVE	Mailing Address: MCGONAGLE SEAN 102 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: 257-067-000 CAMA Number: 257-067-000-000 Property Address: 110 CONLYN AVE	Mailing Address: LYRA ROBERT LYRA SUSANNE M 110 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: 257-079-000 CAMA Number: 257-079-000-000 Property Address: 107 CONLYN AVE	Mailing Address: WEEKS BRIAN J WEEKS ALYSON L 107 CONLYN AVE FRANKLIN, MA 02038



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8/18/2022

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Abutters List Report - Franklin, MA



300 foot Abutters List Report

Franklin, MA
August 18, 2022

Parcel Number: CAMA Number: Property Address:	257-080-000 257-080-000-000 99 CONLYN AVE	Mailing Address:	DRAPEAU JASON M MCCARTY ERIN E 99 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	257-081-000 257-081-000-000 91 CONLYN AVE	Mailing Address:	MENIZE DAVID B 91 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	257-082-000 257-082-000-000 CONLYN AVE	Mailing Address:	FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	257-083-000 257-083-000-000 79 CONLYN AVE	Mailing Address:	WOODS WILLIAM H WOODS EILEEN 79 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	257-084-000 257-084-000-000 71 CONLYN AVE	Mailing Address:	71 CONLYN AVENUE LLC 71 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	257-085-000 257-085-000-000 63 CONLYN AVE	Mailing Address:	HALL THOMAS F HALL LYNNE M 63 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	257-086-000 257-086-000-000 55 CONLYN AVE	Mailing Address:	BEVILACQUA EDWARD BEVILACQUA WENDY M 55 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	257-087-000 257-087-000-000 47 CONLYN AVE	Mailing Address:	FICCO MICHAEL D FICCO SARAH J 47 CONLYN AVE FRANKLIN, MA 02038
Parcel Number: CAMA Number: Property Address:	272-071-000 272-071-000-000 100 CORPORATE DR	Mailing Address:	100 CORPORATE DR M1 LLC 100 CORPORATE DR M2 LLC C/O BOWDITCH & DEWEY LLC 10 HAWES PL BROOKLINE, MA 02246

Erin McDoyle, 8-18-2022



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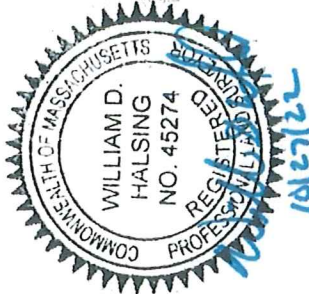
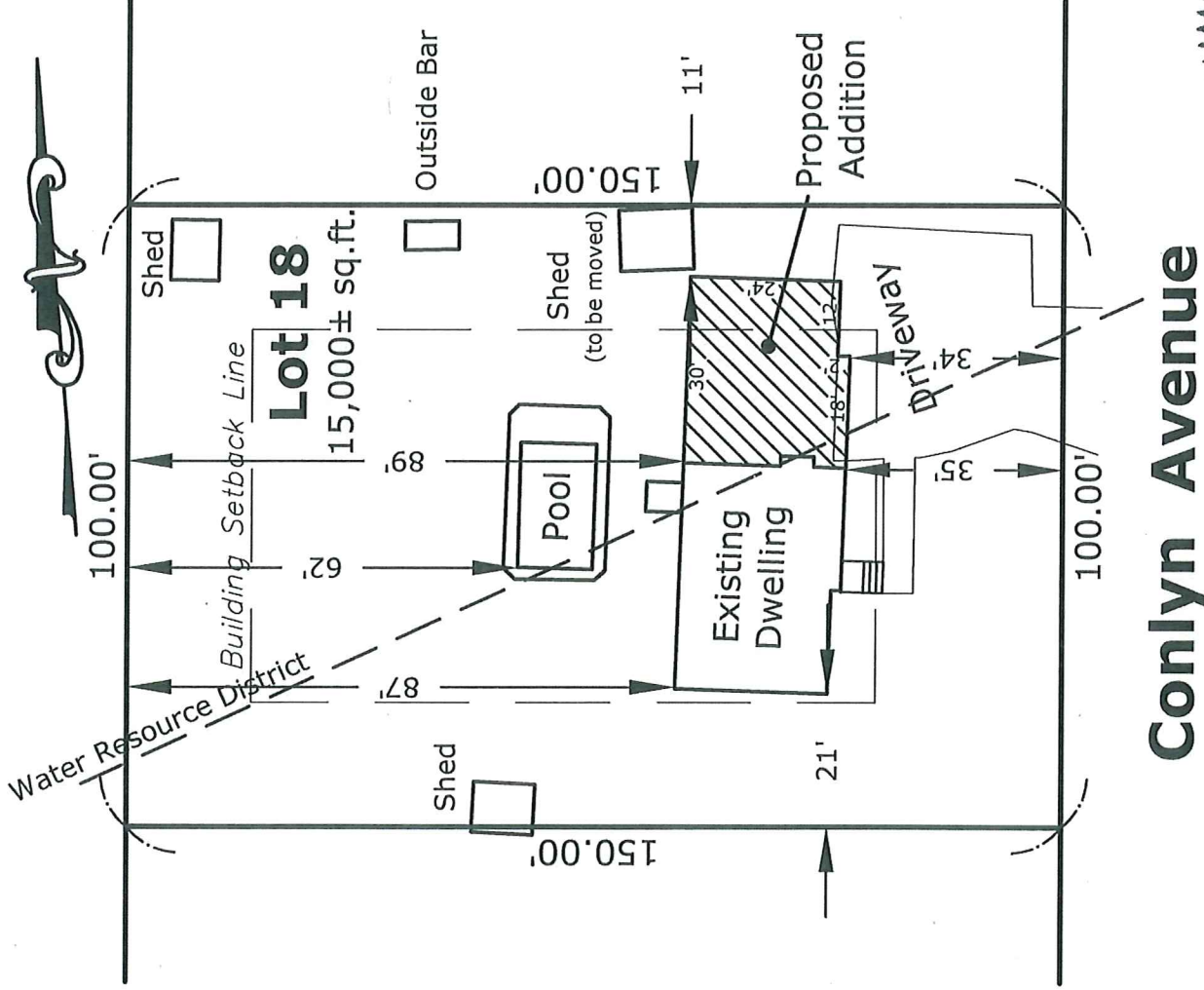
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8/18/2022

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Abutters List Report - Franklin, MA

100 CORPORATE DR M1 LLC 1 C/O BOWDITCH & DEWEY LLC 10 HAWES PL BROOKLINE, MA 02246	FICCO MICHAEL D FICCO SARAH J 47 CONLYN AVE FRANKLIN, MA 02038	ODELL DAVID C ODELL THERESE M 94 CONLYN AVE FRANKLIN, MA 02038
71 CONLYN AVENUE LLC 71 CONLYN AVE FRANKLIN, MA 02038	FLYNN CLARE M 62 CONLYN AVE FRANKLIN, MA 02038	OGILVIE KENNETH M OGILVIE JOANN 18 ANTHONY RD FRANKLIN, MA 02038
ALLEN PETER L & DONNA S T PETER&DONNA ALLEN LIVING 16 ANTHONY RD FRANKLIN, MA 02038	FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038	WAGNER JOHN F & BARBARA C JOHN&BARBARA WAGNER LIV T 234 CONLYN AV FRANKLIN, MA 02038
ARGAW NETSANET ABEBE ESAYAS 54 CONLYN AV FRANKLIN, MA 02038	GRANT KEVIN S & ANGELINE 226 CONLYN AV FRANKLIN, MA 02038	WEBBER FRANCIS & CHARLOTT WEBBER FAMILY TRUST WEBBE 20 ANTHONY RD FRANKLIN, MA 02038
BEVILACQUA EDWARD BEVILACQUA WENDY M 55 CONLYN AVE FRANKLIN, MA 02038	HALL THOMAS F HALL LYNNE M 63 CONLYN AVE FRANKLIN, MA 02038	WEEKS BRIAN J WEEKS ALYSON L 107 CONLYN AVE FRANKLIN, MA 02038
CAREY JOYCE 12 ANTHONY RD FRANKLIN, MA 02038	JENKINS GORDON B JENKINS WENDY LEE 86 CONLYN AVE FRANKLIN, MA 02038	WOODS WILLIAM H WOODS EILEEN 79 CONLYN AVE FRANKLIN, MA 02038
DAVIES REIDAR S 78 CONLYN AV FRANKLIN, MA 02038	LYRA ROBERT LYRA SUSANNE M 110 CONLYN AVE FRANKLIN, MA 02038	
DAVIES REIDAR S 78 CONLYN AVE FRANKLIN, MA 02038	MCGONAGLE SEAN 102 CONLYN AVE FRANKLIN, MA 02038	
DICANZIO PHILIP J 46 CONLYN AVE FRANKLIN, MA 02038	MENIZE DAVID B 91 CONLYN AVE FRANKLIN, MA 02038	
DRAPEAU JASON M MCCARTY ERIN E 98 CONLYN AVE FRANKLIN, MA 02038	MULLANEY BERNARD F JR SHAW-MULLANEY PATRICIA A 14 ANTHONY RD FRANKLIN, MA 02038	



Building impervious coverage: 2,227 sq.ft. (14.8 %)
 (30% allowed in Zone)
 Total impervious coverage: 3,510 sq.ft. (23.4 %)
 (35% allowed in Zone, 15% or 2,500 sq.ft. allowed in
 Water Resource District)

Area in Water Resource District: 8,300± sq.ft. **RECEIVED**
 Total impervious coverage in WRD: 2,250± sq.ft. OF FRANKLIN

ZONING DATA
 ZONE: SINGLE FAM IV
 MINIMUM REQUIREMENTS
 FRONT YARD: 30'
 SIDE YARD: 20'
 REAR YARD: 20'

DEC 01 2022

ZONING BOARD OF APPEALS

Plot Plan

Located at
78 Conlyn Avenue
Franklin, MA
 Owned by
Reidar Davies, Sr.



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