

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:** Michael J. Dailey

**LOCATION:** 83 Peck Street

**ZONING DISTRICT:** SFR IV

**TYPE OF PROJECT:** Construction of a Farmers Porch

**DATE:** 05/09/2023 **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 24' x 6' farmers  
porch that is 20.2' from the front yard setback where 30' 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** 05/09/2023

TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

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

RECEIVED  
TOWN OF FRANKLIN

MAY 08 2023

ZBA APPLICATION FORM

ZONING BOARD OF APPEALS

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: Michael J. Dailey

PETITIONER'S ADDRESS: 83 Peck ST. PHONE: 508-494-0950

LOCATION OF PROPERTY: 83 Peck ST.

TYPE OF OCCUPANCY: Residence ZONING DISTRICT: 3

ASSESSORS MAP & PARCEL: Map 57 Lot 126

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL: Build New Front Farmer's  
Porch - 6' out from front of house, 24' wide

SECTIONS OF ZONING ORDINANCE CITED:

Article \_\_\_\_\_ Section \_\_\_\_\_

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):

Michael J. Dailey  
(Petitioner(s)/Owner)

Michael J. Dailey  
(Print Name)

Address:

83 Peck ST

Tel. No.:

508-494-0950

E-Mail Address:

dmd9569@msn.com

Date:

4/15/23

**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 Michael J. Dailey & Donna M. Dailey  
(OWNER)

Address: 83 Peck ST

State that I/We own the property located at 83 Peck ST,  
which is the subject of this zoning application.

The record title of this property is in the name of Michael J. Dailey & Donna M. Dailey

\*Pursuant to a deed of duly recorded in the date 7/3/2018, Norfolk

County Registry of Deeds at Book 17156, Page 218; or

Dedham Registry District of Land Court Certificate No. 8798 677

Book \_\_\_\_\_ Page \_\_\_\_\_

Michael J. Dailey

Donna M. Dailey

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

Then personally appeared the above named.....Michael J. Dailey

and acknowledged the foregoing instrument to be .....his..... free act and deed, before me,

Notary Public—JAMES OF BAKERS

My Commission expires.....August 14, 1993

Statute Form of  
Quitclaim Deed

.....MICHAEL J. DAILEY

TO

MICHAEL J. DAILEY  
and  
DONNA M. DAILEY

.....

.....19.....

at.....o'clock and .....minutes.....m.

Received and Entered with.....

.....Deeds

Book.....Page.....

Attest:

Register

FROM THE OFFICE OF

GILMORE, REES & CARLSON  
1000 Franklin Village Drive  
Franklin, MA 02038

PUBLISHED BY  
LAWYERS STATIONERY CO.  
BOSTON, MASS  
FORM NO. 106

RETURN TO:

Michael P. Doherty, Esq.  
Gilmore, Rees & Carlson  
1000 Franklin Village Drive  
Franklin, MA 02038



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: Michael J. Dailey PRESENT USE/OCCUPANCY: Residence  
LOCATION: 83 Peck St ZONE: 3  
PHONE: 508-494-0950 REQUESTED USE/OCCUPANCY: \_\_\_\_\_

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS <sup>1</sup>	
Lot Area:		<u>13,612</u>	<u>—</u>	_____	(min.)
Continuous Frontage:		<u>82.5</u>	<u>—</u>	_____	(min.)
Size of Lot:	Width	<u>82.5</u>	<u>—</u>	_____	(min.)
	Depth	<u>165.0</u>	<u>—</u>	_____	(min)
Setbacks in Feet:	Front	<u>26.4</u>	<u>20.2</u>	_____	(min.)
	Rear	<u>7.0</u>	<u>—</u>	_____	(min.)
	Left Side	<u>19.8</u>	<u>—</u>	_____	(min.)
	Right Side	<u>39.0</u>	<u>—</u>	_____	(min.)
Building Height:	Stories	<u>2</u>	<u>—</u>	_____	(max.)
	Feet	<u>22'</u>	<u>—</u>	_____	(max.)
NO. of Dwelling Units:		<u>1</u>	<u>—</u>	_____	(max.)
NO. of Parking Spaces:		<u>3</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.

Construction of a Front Farmer's Porch  
Wood Frame —

**ZBA APPLICATION FORM  
SUPPORTING STATEMENT FOR A VARIANCE**

**83 PECK STREET  
FRANKLIN, MA**

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

**The lot is a "grandfathered" preexisting lot that does not comply with the current zoning bylaws for lot area, build circle, front yard and side yards distances.**

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 narrow and skewed shape lot prevents additions to the front of the structure without a variance.**

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

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

**The proposed covered porch would be a substantial improvement and is consistent with the neighborhood properties.**

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

**The applicant will construct a covered porch to the front of the property that although needing dimensional relief with not substantially derogate from the intent of the Zoning Bylaw.**



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*

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

*NO EFFECT*

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

*NO EFFECT*

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

*NO, IT will be positively improved.*

(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 EFFECT*

(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 EFFECT*

(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 EFFECT*



Based on assessments as of January 1, 2022, your Real Estate Tax for the fiscal year beginning July 1, 2022 and ending June 30, 2023 on the parcel of Real Estate described below is as follows:

Tax Rate per \$1,000	
1 Residential	\$12.58
3 Commercial	\$12.58
4 Industrial	\$12.58

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF FRANKLIN  
OFFICE OF THE COLLECTOR OF TAXES

**TAXPAYER  
COPY**

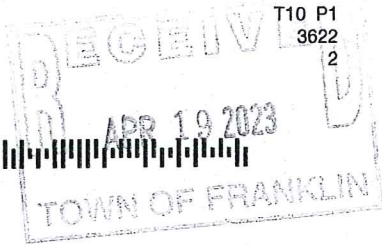
**DO NOT RETURN THIS STUB**

PROPERTY DESCRIPTION				BOOK - PAGE	
Location: 83 PECK ST				8798-677	
Area: 0.333 Acres				CLASS: 101	
Parcel ID: 286-152-000-000					
<b>Kerri A. Bertone</b> <b>Collector of Taxes</b> Interest at the rate of 14% per annum will accrue on OVERDUE amounts from the DUE DATE until payment is made.		SPECIAL ASSESSMENTS			
		DESC	AMOUNT	DESC	COMM INT
		CLASS	VALUATION		
		1	\$432,900		
		3	\$0		
		4	\$0		
		Total Taxable Valuation \$432,900			

BILL NUMBER 2486	
Real Estate Tax	\$5,445.88
Community Preservation Act	\$83.76
Special Assessments	\$0.00
Total Tax & Assessments	\$5,529.64
Current Payments/Credits	\$4,138.95
Overdue Balance	\$0.00
Interest @ 14% through May 1, 2023	\$0.00
Abatement/Exemption	\$0.00
3rd Quarter Payment	
Due by February 1, 2023	\$1,390.69
4th Quarter Payment	
Due by May 1, 2023	\$1,390.69
<b>TOTAL NOW DUE</b>	<b>\$1,390.69</b>



DAILEY MICHAEL J  
DAILEY DONNA M  
83 PECK ST  
FRANKLIN MA 02038-2217



*Abatement Applications to Assessors were Due: February 1, 2023*



**FISCAL YEAR 2023 TAX:** This tax bill shows the amount of real estate taxes you owe for fiscal year 2023 (July 1, 2022 - June 30, 2023). The tax shown in this bill is based on assessments as of January 1, 2022. The bill also shows betterments, special assessments and other charges.

**PAYMENT DUE DATES/INTEREST CHARGES:** Your preliminary tax was payable in two equal installments if preliminary bills were mailed on or before August 1, 2022. The first payment was due on August 1, 2022, or 30 days after the bills were mailed, whichever was later, and the second payment was due on November 1, 2022. However, if preliminary bills were mailed after August 1, 2022, your preliminary tax was due as a single installment on November 1, 2022, or 30 days after the bills were mailed, whichever was later. Your preliminary tax is shown on this bill as a credit against your tax, including betterments, special assessments and other charges. If tax bills were mailed on or before December 31, 2022, the balance is payable in two equal installments. Your first payment is due on February 1, 2023. Your second payment is due on May 1, 2023. However, if tax bills were mailed after December 31, 2022, the balance is due as a single installment on May 1, 2023, or 30 days after the bills were mailed, whichever is later. If your payments are not made by their due dates, interest at the rate of 14% per annum will be charged on the unpaid and overdue amount. If tax bills were mailed on or before December 31, 2022, interest will be computed on overdue first payments from February 1, 2023 and on overdue second payments from May 1, 2023 to the date payment is made. If tax bills were mailed after December 31, 2022, interest will be computed on overdue final payments from May 1, 2023, or the payment due date, whichever is later, to the date payment is made. You will also be required to pay charges and fees incurred for collection if payments are not made when due. Payments are considered made when received by the Collector. To obtain a receipted bill, enclose a self-addressed stamped envelope and both copies of the bill with your payment.

**ABATEMENT/EXEMPTION APPLICATIONS:** You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with the Board of Assessors. You may apply for an abatement if you believe your property is valued at more than its fair cash value, is not assessed fairly in comparison with other properties, or if a classified tax system is used locally, is not properly classified. If tax bills were mailed on or before December 31, 2022, the filing deadline for an abatement application is February 1, 2023. However, if tax bills were mailed after December 31, 2022, the deadline is May 1, 2023, or 30 days after the date the bills were mailed, whichever is later.

You may be eligible for an exemption from or deferral of all or some of your tax. In order to obtain an exemption for which you are qualified, you must file an application in writing on an approved form with the assessors. The filing deadline for an exemption under Mass. G.L. Ch. 59, §5, Cl. (17, 17C, 17C½, 17D), 18, 22, 22A, 22B, 22C, 22D, 22E, 22F, (22H), (37, 37A), (41, 41B, 41C, 41C½), 42, 43, (52, 53, 56 or 57) or a deferral under Cl. 18A or 41A is April 1, 2023, or 3 months after the date tax bills were mailed, whichever is later. The filing deadline for all other exemptions under Ch. 59, §5 is February 1, 2023 if tax bills were mailed on or before December 31, 2022, or May 1, 2023, or 30 days after the date tax bills were mailed, whichever is later, if the bills were mailed after December 31, 2022. The filing deadline for a residential exemption under Ch. 59, §5C, or a small commercial exemption under Ch. 59 §5I, if locally adopted and not shown on your bill, is April 1, 2023, or 3 months after the date tax bills were mailed, whichever is later.

Applications are timely filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service. If your application is not timely filed, the assessors cannot by law grant an abatement or exemption.

**INQUIRIES:** If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors at 508-520-4920. If you have questions on payments, contact the Collector's Office at (508) 520-4950. Make checks payable to: **TOWN OF FRANKLIN**.  
Mail to **The Collector of Taxes Town of Franklin, P.O. Box 986, Medford, MA 02155-0010**.

To obtain a receipted bill, enclose a self-addressed stamped envelope and both copies of the bill with your payment. Mail inquiries to the appropriate office at 355 East Central Street, Franklin, MA, 02038.

Office Hours Monday, Tuesday, Thursday: 8:00 to 4:00; Wednesday: 8:00 to 6:00; Friday 8:00 to 1:00





## 300 foot Abutters List Report

Franklin, MA  
April 15, 2023

### Subject Property:

Parcel Number: 286-152-000  
CAMA Number: 286-152-000-000  
Property Address: 83 PECK ST

Mailing Address: DAILEY MICHAEL J DAILEY DONNA M  
83 PECK ST  
FRANKLIN, MA 02038

### Abutters:

Parcel Number: 286-116-000 CAMA Number: 286-116-000-000 Property Address: 48 WINTER ST	Mailing Address: BEDARIAN JOHN J BEDARIAN BRENDA M 48 WINTER ST FRANKLIN, MA 02038
Parcel Number: 286-117-000 CAMA Number: 286-117-000-000 Property Address: 54 WINTER ST	Mailing Address: SAVAGE ANDREW B SAVAGE SANDRA J 54 WINTER ST FRANKLIN, MA 02038
Parcel Number: 286-118-000 CAMA Number: 286-118-000-000 Property Address: 56 WINTER ST	Mailing Address: MAY-FRED PROPERTIES LLC C/O ANDERSON DIANE&CHRISTOPHER PO BOX 28 NORFOLK, MA 02056
Parcel Number: 286-119-000 CAMA Number: 286-119-000-000 Property Address: 66 WINTER ST	Mailing Address: KEOUGH TIMOTHY J KEOUGH TAMARA HOSFORD 66 WINTER ST FRANKLIN, MA 02038
Parcel Number: 286-120-000 CAMA Number: 286-120-000-000 Property Address: 74 PECK ST	Mailing Address: FLETCHER PARK CONDOMINIUM C/O PETER HOULIHAN 74 PECK ST FRANKLIN, MA 02038
Parcel Number: 286-120-000 CAMA Number: 286-120-000-001 Property Address: 74 PECK ST	Mailing Address: SEITH CHRISTOPHER SEITH ANA STEFANIA 74 PECK ST FRANKLIN, MA 02038
Parcel Number: 286-120-000 CAMA Number: 286-120-000-002 Property Address: 55 DALE ST	Mailing Address: MCEACHERN PEGGY L 55 DALE ST FRANKLIN, MA 02038
Parcel Number: 286-121-000 CAMA Number: 286-121-000-000 Property Address: 49-51 DALE ST	Mailing Address: FLETCHER PARK CONDOMINIUMS C/O PARADIS KATHERINE A 51 DALE ST UT 2A FRANKLIN, MA 02038
Parcel Number: 286-121-000 CAMA Number: 286-121-000-001 Property Address: 51 DALE ST	Mailing Address: CAMERON JENNIFER 51 DALE ST UT 2A FRANKLIN, MA 02038
Parcel Number: 286-121-000 CAMA Number: 286-121-000-002 Property Address: 49 DALE ST	Mailing Address: ZHENG ZE HUI CHEN YING MEI 49 DALE ST UNIT 2B FRANKLIN, MA 02038



www.cai-tech.com

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

4/15/2023

Page 1 of 3



## 300 foot Abutters List Report

Franklin, MA  
April 15, 2023

Parcel Number: 286-122-000 CAMA Number: 286-122-000-000 Property Address: 45-47 DALE ST	Mailing Address: FLETCHER PARK CONDOMINIUM C/O IRWIN KIMBERLY A 47 DALE ST UT 1A FRANKLIN, MA 02038
Parcel Number: 286-122-000 CAMA Number: 286-122-000-001 Property Address: 47 DALE ST	Mailing Address: BELL JOANNA COLLEEN 47 DALE ST FRANKLIN, MA 02038
Parcel Number: 286-122-000 CAMA Number: 286-122-000-002 Property Address: 45 DALE ST	Mailing Address: HILL JOHN J CONNERS MEGHAN C 45 DALE STREET - UNIT 1B FRANKLIN, MA 02038
Parcel Number: 286-132-000 CAMA Number: 286-132-000-000 Property Address: 46 DALE ST	Mailing Address: ULM DAVID W ULM JESSICA M 46 DALE ST FRANKLIN, MA 02038
Parcel Number: 286-133-000 CAMA Number: 286-133-000-000 Property Address: 88 PECK ST	Mailing Address: CELIMA JERRY D L/E HANDY REALTY TRUST ANDERSON, GARY C TR 88 PECK ST FRANKLIN, MA 02038
Parcel Number: 286-134-000 CAMA Number: 286-134-000-000 Property Address: 96 PECK ST	Mailing Address: CABRAL ARTHUR CABRAL MARY 96 PECK STREET FRANKLIN, MA 02038
Parcel Number: 286-135-000 CAMA Number: 286-135-000-000 Property Address: 102 PECK ST	Mailing Address: JORDAN ANDREW V JORDAN MELANIE A 102 PECK ST FRANKLIN, MA 02038
Parcel Number: 286-136-000 CAMA Number: 286-136-000-000 Property Address: 106 PECK ST	Mailing Address: FITZGERALD DANIEL J FITZGERALD KRISTIN E 106 PECK ST FRANKLIN, MA 02038
Parcel Number: 286-137-000 CAMA Number: 286-137-000-000 Property Address: 112 PECK ST	Mailing Address: PITTSLEY CHRISTOPHER T BARON EMILY E 112 PECK ST FRANKLIN, MA 02038
Parcel Number: 286-147-000 CAMA Number: 286-147-000-000 Property Address: 103 PECK ST	Mailing Address: BAIA BRANDON BAIA ERIKA 103 PECK ST FRANKLIN, MA 02038
Parcel Number: 286-148-000 CAMA Number: 286-148-000-000 Property Address: 101-R PECK ST	Mailing Address: PULSONE JOSEPH L L/E DIXON DONNA 101R PECK ST FRANKLIN, MA 02038
Parcel Number: 286-149-000 CAMA Number: 286-149-000-000 Property Address: 101 PECK ST	Mailing Address: THE VIDEAN GROUP LLC C/O SVM HOLDINGS LLC 430 FRANKLIN VILLAGE DR #298 FRANKLIN, MA 02038



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  
April 15, 2023

Parcel Number: 286-150-000  
CAMA Number: 286-150-000-000  
Property Address: 95 PECK ST

Mailing Address: WYLLIE WILLIAM A  
95 PECK ST  
FRANKLIN, MA 02038

Parcel Number: 286-151-000  
CAMA Number: 286-151-000-000  
Property Address: 89 PECK ST

Mailing Address: IULIANO HEIDI C IULIANO WILLIAM N JR  
89 PECK ST  
FRANKLIN, MA 02038

Parcel Number: 286-152-000  
CAMA Number: 286-152-000-000  
Property Address: 83 PECK ST

Mailing Address: DAILEY MICHAEL J DAILEY DONNA M  
83 PECK ST  
FRANKLIN, MA 02038

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



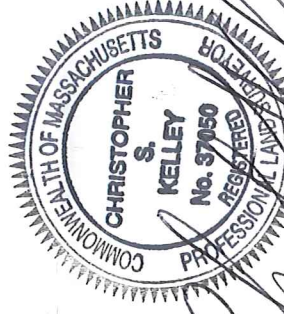
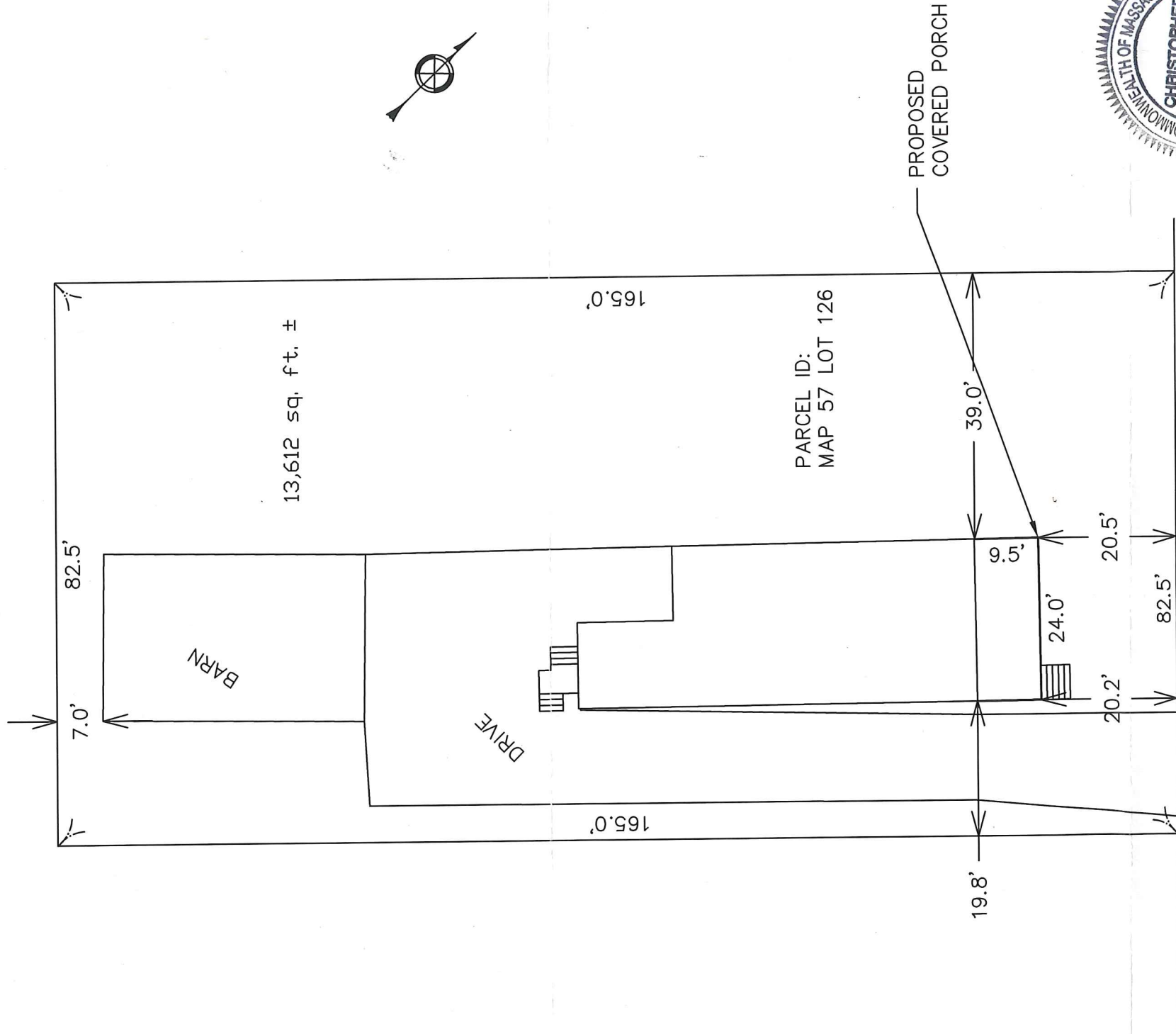
www.cai-tech.com

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



BAIA BRANDON BAIA ERIKA 103 PECK ST FRANKLIN, MA 02038	FLETCHER PARK CONDOMINIUM C/O PARADIS KATHERINE A 51 DALE ST UT 2A FRANKLIN, MA 02038	SAVAGE ANDREW B SAVAGE SANDRA J 54 WINTER ST FRANKLIN, MA 02038
BEDARIAN JOHN J BEDARIAN BRENDA M 48 WINTER ST FRANKLIN, MA 02038	FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038	SEITH CHRISTOPHER SEITH ANA STEFANIA 74 PECK ST FRANKLIN, MA 02038
BELL JOANNA COLLEEN 47 DALE ST FRANKLIN, MA 02038	HILL JOHN J CONNERS MEGHAN C 45 DALE STREET - UNIT 1B FRANKLIN, MA 02038	THE VIDEAN GROUP LLC C/O SVM HOLDINGS LLC 430 FRANKLIN VILLAGE DR #298 FRANKLIN, MA 02038
CABRAL ARTHUR CABRAL MARY 96 PECK STREET FRANKLIN, MA 02038	IULIANO HEIDI C IULIANO WILLIAM N JR 89 PECK ST FRANKLIN, MA 02038	ULM DAVID W ULM JESSICA M 46 DALE ST FRANKLIN, MA 02038
CAMERON JENNIFER 51 DALE ST UT 2A FRANKLIN, MA 02038	JORDAN ANDREW V JORDAN MELANIE A 102 PECK ST FRANKLIN, MA 02038	WYLLIE WILLIAM A 95 PECK ST FRANKLIN, MA 02038
CELIMA JERRY D L/E HANDY REALTY TRUST ANDERS 88 PECK ST FRANKLIN, MA 02038	KEOUGH TIMOTHY J KEOUGH TAMARA HOSFORD 66 WINTER ST FRANKLIN, MA 02038	ZHENG ZE HUI CHEN YING MEI 49 DALE ST UNIT 2B FRANKLIN, MA 02038
DAILEY MICHAEL J DAILEY DONNA M 83 PECK ST FRANKLIN, MA 02038	MAY-FRED PROPERTIES LLC C/O ANDERSON DIANE&CHRIST PO BOX 28 NORFOLK, MA 02056	
FITZGERALD DANIEL J FITZGERALD KRISTIN E 106 PECK ST FRANKLIN, MA 02038	MCEACHERN PEGGY L 55 DALE ST FRANKLIN, MA 02038	
FLETCHER PARK CONDOMINIUM C/O IRWIN KIMBERLY A 47 DALE ST UT 1A FRANKLIN, MA 02038	PITTSLEY CHRISTOPHER T BARON EMILY E 112 PECK ST FRANKLIN, MA 02038	
FLETCHER PARK CONDOMINIUM C/O PETER HOULIHAN 74 PECK ST FRANKLIN, MA 02038	PULSONE JOSEPH L L/E DIXON DONNA 101R PECK ST FRANKLIN, MA 02038	

PLAN OF LAND  
IN  
FRANKLIN, MASSACHUSETTS  
83 PECK STREET



3-1-23

RECEIVED  
TOWN OF FRANKLIN  
MAY 08 2023  
PECK STREET

ZONING BOARD OF APPEALS

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

C S KELLEY  
LAND SURVEYORS  
25 CENTER STREET  
PEMBROKE MA. 02359  
781-294-4454