

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: Sean Pisani**

**LOCATION:** 865 Upper Union Street

**ZONING DISTRICT:** RR I

**TYPE OF PROJECT:** Construction of a Single Family Residence

**DATE:** 07/25/2023 **DENY**

**VARIANCE**

**ZONING BY LAW SECTIONS:** 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements and 185-12 Front Yard Requirements

**REASON FOR DENIAL:** Applicant is seeking to construct a single family home that has 153.56' of lot frontage where 200' is required and has 153.9' of lot width where 180' 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 07/25/2023**

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

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

TOWN OF FRANKLIN  
TOWN CLERK

2023 JUL 19 P 4:20

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RECEIVED  
TOWN OF FRANKLIN

JUL 19 2023

ZBA APPLICATION FORM

GENERAL INFORMATION

ZONING BOARD OF APPEALS

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

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

PETITIONER: Sean Pisani

PETITIONER'S ADDRESS: 807 Upper Union St PHONE: 774-291-6573

LOCATION OF PROPERTY: 805 Upper Union St Franklin, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: R2I

ASSESSORS MAP & PARCEL: 319-010-000-000

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input checked="" 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 type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

two story single family home

SECTIONS OF ZONING ORDINANCE CITED:

Article IV Section 185-12

Article IV Section 185 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):

[Signature]  
(Petitioner(s)/Owner)

Sean Pisani  
(Print Name)

Address: 807 Upper Union St

Tel. No.: 774-291-6573

E-Mail Address: seanpisani33@gmail.com

Date: 7/13/2023

Town of Franklin  
Zoning Board of Appeals  
355 East Central St  
Franklin, MA 02038

Letter of Intent for Zoning Variance For:  
Anthony Pisani and Sean Pisani  
867 Upper Union St  
Franklin, MA 02038

ZONING DISTRICT: RRI      PARCEL: 319-010-000-000

Dear Planning and Zoning Members,

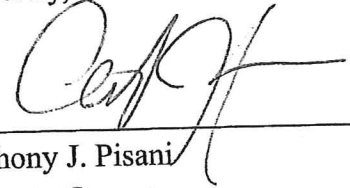
Anthony Pisani (current property owner) and his son, Sean Pisani (prospective builder), are requesting a variance for the above address to seek relief for the required road frontage and width. For the reasons detailed below, the proposed exemption would allow for Anthony to sign over this parcel of land to his son, who would in turn build his dream home and remain in the town of Franklin, MA.

The plans being proposed are in compliance with all requirements of the zoning area RRI except for the frontage (the zone requires 200ft and the lot has 153.56ft) and the width (required is 200ft, lot has 153.9ft). It is understood and respected that the zoning regulations are in place to protect the provincialism of Franklin and privacy between neighbors. To maintain this provincialism and privacy, Anthony and his Son have plans to install fences with vegetation between neighbors in order to maintain privacy. In addition, there are plans to maintain vegetation at the front of the lot between the house and the road. It is also recognized that this parcel of land has a right of way to a cell tower behind the lot. We have no plans to block or move this right of way, and intend to keep it accessible to all parties who require access.

When Anthony purchased this lot back 30 years ago, it was with the vision of being able to provide something for his children. As a 7th generation Franklinite, Sean Pisani has a strong love and dedication to family and Franklin. It has always been Seans dream to build in Franklin, and follow in his fathers footsteps. Currently, Seans parents, grandparents, and a large number of Aunts, Uncles, and Cousins reside in the town. Enabling Sean to build on this lot would allow him to raise an 8th generation of Frankinites, who will grow to love and take pride in the town as much as he does.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Anthony J. Pisani', written over a horizontal line.

Anthony J. Pisani  
Property Owner

A handwritten signature in dark ink, appearing to read 'Sean A. Pisani', written over a horizontal line.

Sean A. Pisani  
Son and Prospective Builder



**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 Anthony & Ana Psani  
(OWNER)

Address: 807 Upper Union St Franklin, MA

State that I/We own the property located at 805 Upper Union St  
which is the subject of this zoning application.

The record title of this property is in the name of Ana & Anthony Psani

\*Pursuant to a deed of duly recorded in the date 2/13/02, Norfolk  
County Registry of Deeds at Book 10239, Page 52; or  
Dedham Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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



COUNTY OF NORFOLK  
COUNTY OF PRESIDENTS  
REGISTRY OF DEEDS

NORFOLK REGISTRY DISTRICT OF THE LAND COURT

WILLIAM P. O'DONNELL  
REGISTER OF DEEDS  
ASSISTANT RECORDER OF THE  
LAND COURT

December 28, 2021

Anthony J Pisani  
867 Upper Union Street  
Franklin, MA 02038

Dear Friend of the Registry:

Enclosed please find a copy of the deed to your property recently recorded at the Norfolk County Registry of Deeds. Please keep this copy as part of your records for personal reference. For further security and convenience, your original deed has been digitally scanned and is contained in our computer system for instant retrieval.

Please note the Norfolk County Registry of Deeds is one of the registries that still mails back original documents. Your original will be sent back to the address requested at the time of recording by the filer of this document. The Norfolk County Registry of Deeds produces record books that are available at the Registry building from these original documents.

If you would like to stay up to date on upcoming Registry of Deeds events, programs and real estate information you can sign up for our Registry email updates at [www.norfolkdeeds.org](http://www.norfolkdeeds.org), like us on Facebook® at [www.facebook.com/norfolkdeeds](https://www.facebook.com/norfolkdeeds) or follow us on Twitter® at [www.twitter.com/norfolkdeeds](https://www.twitter.com/norfolkdeeds). Our Customer Service Center is also available to assist you at 781-461-6101.

It is a pleasure to serve you as Register of Deeds of Norfolk County.

Sincerely yours,

William P. O'Donnell  
Register of Deeds

Enclosures – 40138-557

649 HIGH STREET, DEDHAM, MASSACHUSETTS 02026  
TELEPHONE: 781-461-6116 FAX: 781-326-4246  
EMAIL: [registerodonnell@norfolkdeeds.org](mailto:registerodonnell@norfolkdeeds.org)

[www.norfolkdeeds.org](http://www.norfolkdeeds.org)

© 2021 75C

Executed as a sealed instrument this 7<sup>th</sup> day of December, 2021.

Pisani Realty LLC

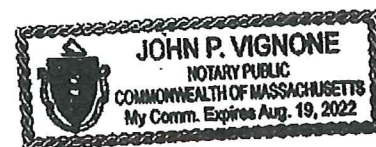
By: [Signature]  
Anthony J. Pisani, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 7<sup>th</sup> day of December, 2021, before me, the undersigned notary public, personally appeared Anthony J. Pisani (name of document signer), 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 or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of Pisani Realty LLC.

[Signature]  
John P. Vignone, Notary Public  
My commission expires: 08/19/2022



**QUITCLAIM DEED**

Pisani Realty LLC, a Massachusetts limited liability company having a usual place of business at 867 Upper Union Street, Franklin, Massachusetts, for consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars, grants to Anthony J. Pisani and Ana I. Pisani, husband and wife, as Tenants by the Entirety, of 867 Upper Union Street, Franklin, Norfolk County, Massachusetts, with QUITCLAIM COVENANTS

The land in Franklin, Norfolk County, Massachusetts, situated on the Westerly side of Union Street and being shown as Parcel A2, on a plan entitled "Plan of Land in Franklin, Mass.," dated February 12, 1993 drawn by William J. Rossetti P.L.S. and recorded with Norfolk County Registry of Deeds as Plan No. 395 of 1993 in Plan Book 414 to which reference may be had for a more particular description.

Parcel A2 contains 1.05 acres more or less.

Said parcel is conveyed subject to a right of way as shown on said plan.

Being a portion of the premises conveyed to grantor by deed dated February 13, 2002 and recorded with said Deeds in Book 16239, Page 52.

The grantor is not classified for the current taxable year as a corporation for federal income tax purposes

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MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 12-07-2021 @ 12:35pm  
Ct1#: 583 Doc#: 153519  
Fee: \$.00 Cons: \$1.00

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

Property Address: Parcel A2, Upper Union Street, Franklin, MA



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

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Sean Doani PRESENT USE/OCCUPANCY: VACANT  
LOCATION: 8005 Upper Union St ZONE: R2I  
PHONE: 774-291-6573 REQUESTED USE/OCCUPANCY: single family home

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>Lot Area:</u>		<u>40,000</u>	<u>40,157</u>	_____ (min.)
<u>Continuous Frontage:</u>		<u>200</u>	<u>153.56</u>	_____ (min.)
<u>Size of Lot:</u>	Width	<u>180'</u>	<u>153.9'</u>	_____ (min.)
	Depth	<u>200</u>	<u>296</u>	_____ (min.)
<u>Setbacks in Feet:</u>	Front	<u>40'</u>	<u>89.7'</u>	_____ (min.)
	Rear	<u>40'</u>	<u>169.3'</u>	_____ (min.)
	Left Side	<u>40'</u>	<u>40.3'</u>	_____ (min.)
	Right Side	<u>40'</u>	<u>40.3'</u>	_____ (min.)
	Stories	<u>3</u>	<u>2</u>	_____ (max.)
<u>Building Height:</u>	Feet	<u>35'</u>	<u>34'</u>	_____ (max.)
<u>NO. of Dwelling Units:</u>		<u>n/a</u>	<u>—</u>	_____ (max.)
<u>NO. of Parking Spaces:</u>		<u>n/a</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.

The type of construction proposed is  
a two story, single family, wood frame  
home.

**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:

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:

C) Desirable relief may be granted without either:

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

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

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

ZBA Application Form  
Supporting Statement For A Variance

- A) The enforcement of the zoning requirements for this zone would cause substantial undue and unnecessary hardships to the current property owner, who would be unable to build on this lot. These zoning requirements deprive him of the opportunity to develop the property in a similar fashion to other, similarly zoned properties, who lack the required road frontage. It would also cause undue hardship to his son, and prospective builder, who would now have to locate and purchase land elsewhere.
- B) The hardship is owing to the shape of the land, which is preventing the current owner and his son from building. This lot has 153.56ft of road frontage, and is required to have 200ft. This impacts both the road frontage and width. Allowing for an exception to build due to this hardship will not affect the zoning district as the plans for the lot are in compliance with all other aspects of the zoning district which are not impacted by the road frontage.
- C) Desirable relief may be granted without either:
1. Granting relief for this project will not cause substantial detriment to the public good. As a single family home, it is consistent with the spirit and intent of the neighborhood. It will have no effect on the adjoining properties or the easement to the cell tower. It will not cause any detriment to the common good, but will cause substantial undue and unnecessary hardship to the current property owner and son.
  2. Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw. We understand that these zoning regulations are put in place to maintain privacy and provincialism of the neighborhood. In order to maintain this, we plan to put up fencing and vegetation in the front, and along the property lines, to maintain the privacy of the neighborhood. The 40 foot setback from each neighboring property line will also be maintained to establish privacy and the ruralness of this specific area of town. The proposed plans also have the driveway facing the back of the property, away from the road, to minimize noise and lights that may bother neighbors.



Town of Franklin – Board of Assessors

355 East Central St  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

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TOWN OF FRANKLIN

MAY 23 2023

BOARD OF ASSESSORS

Abutters List Request Form

**Please Note:** A \$25.00 Fee PER PARCEL 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 payment and submission of the form for the Assessors office to complete the processing of your request.

Date of Request 5/23/2023

Assessors Parcel ID # (12 digits) 319-010-000-000

Property Street Address N/A Upper Union 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 Anthony Pisani

Property Owner's Mailing Address 867 Upper

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508-520-4355

Requestor's Name (if different from Owner) \_\_\_\_\_

Requestor's Address \_\_\_\_\_

Requestor's Telephone # \_\_\_\_\_

Office Use Only: Date Fee Paid 5/23/23 Paid in Cash \$ \_\_\_\_\_

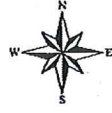
Paid by Check \$ 25.00 Check # 7344 Town Receipt # 30078

RETURN TO LEEANNE

Email to:

AjPisani@comcast.net





UPPER UNION ST [319-010-000-000] - 300' ABUTTERS

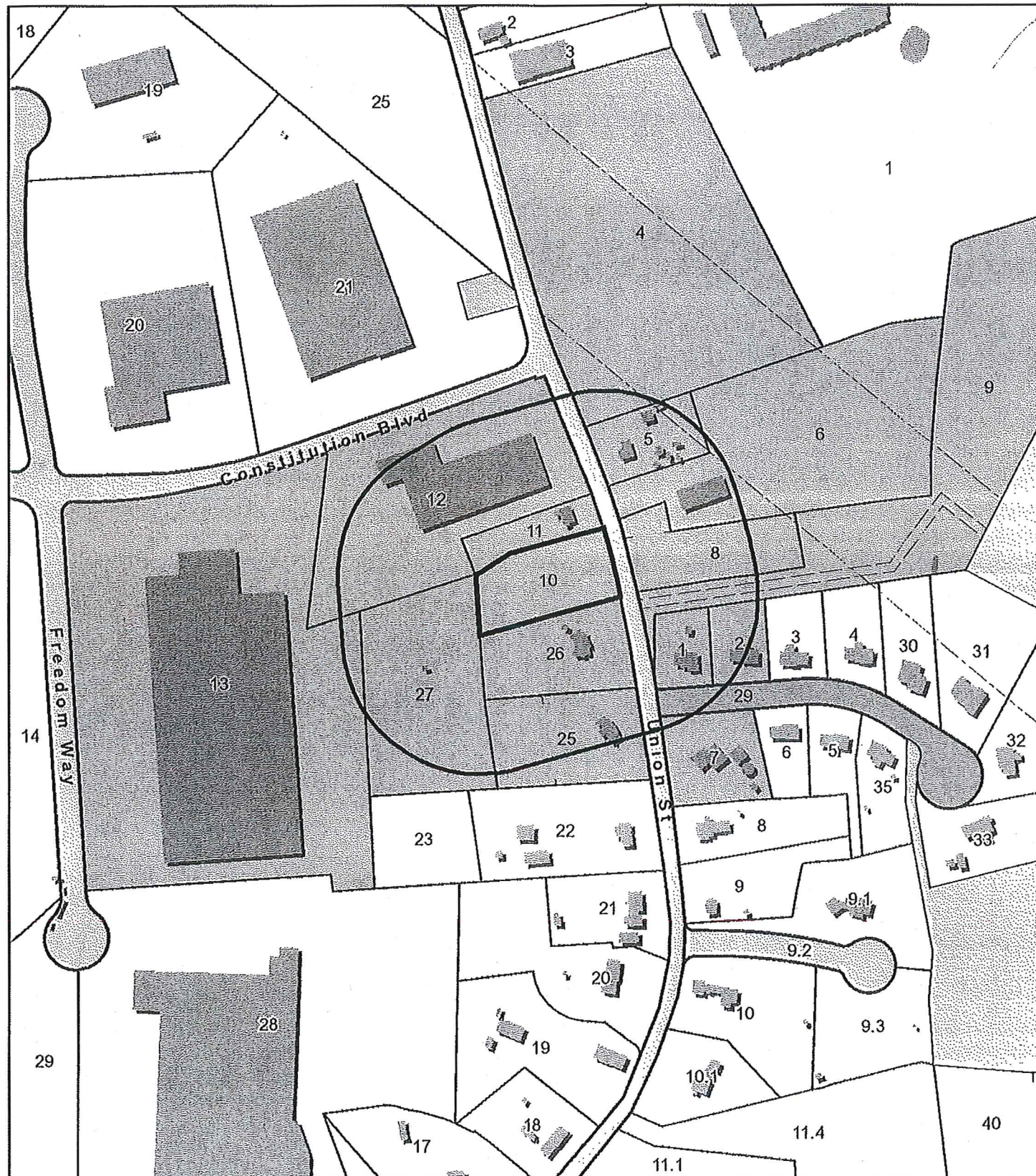
Franklin, MA



May 23, 2023

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

May 23, 2023

### Subject Property:

Parcel Number: 319-010-000  
CAMA Number: 319-010-000-000  
Property Address: UPPER UNION ST

Mailing Address: PISANI ANTHONY J PISANI ANA I  
867 UPPER UNION ST  
FRANKLIN, MA 02038

### Abutters:

Parcel Number: 319-004-000  
CAMA Number: 319-004-000-000  
Property Address: UPPER UNION ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY  
TAX DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

Parcel Number: 319-005-000  
CAMA Number: 319-005-000-000  
Property Address: 860 UPPER UNION ST

Mailing Address: HENRY HAROLD T JR HENRY SHOUAA  
860 UPPER UNION ST  
FRANKLIN, MA 02038

Parcel Number: 319-006-000  
CAMA Number: 319-006-000-000  
Property Address: 864 UPPER UNION ST

Mailing Address: MBBT LLC  
PO BOX 35  
FRANKLIN, MA 02038

Parcel Number: 319-008-000  
CAMA Number: 319-008-000-000  
Property Address: UPPER UNION ST

Mailing Address: FORTE DARIEN  
299 WASHINGTON ST APT1  
CAMBRIDGE, MA 02139

Parcel Number: 319-009-000  
CAMA Number: 319-009-000-000  
Property Address: UPPER UNION ST

Mailing Address: COLELLA JOHN C SR COLELLA JOHN C  
JR  
P O BOX 454  
FRANKLIN, MA 02038

Parcel Number: 319-010-000  
CAMA Number: 319-010-000-000  
Property Address: UPPER UNION ST

Mailing Address: PISANI ANTHONY J PISANI ANA I  
867 UPPER UNION ST  
FRANKLIN, MA 02038

Parcel Number: 319-011-000  
CAMA Number: 319-011-000-000  
Property Address: 863 UPPER UNION ST

Mailing Address: DONOVAN JOSEPH E WHEELER SARAH  
863 UPPER UNION ST  
FRANKLIN, MA 02038

Parcel Number: 319-012-000  
CAMA Number: 319-012-000-000  
Property Address: 145 CONSTITUTION BLVD

Mailing Address: TALON REALTY LLC  
10 DISCOVERY WAY  
FRANKLIN, MA 02038

Parcel Number: 319-013-000  
CAMA Number: 319-013-000-000  
Property Address: 135 CONSTITUTION BLVD

Mailing Address: KNICKERBOCKER PROPERTIES INC  
C/O MARVIN F POER & COMPANY  
3520 PIEDMONT RD NE SUITE 410  
ATLANTA, GA 30305

Parcel Number: 330-001-000  
CAMA Number: 330-001-000-000  
Property Address: 2 RIBERO DR

Mailing Address: BATRA KAPIL BATRA SUMAN P  
2 RIBERO DR  
FRANKLIN, MA 02038



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

5/23/2023

Page 1 of 2



## 300 foot Abutters List Report

Franklin, MA  
May 23, 2023

Parcel Number: 330-002-000  
CAMA Number: 330-002-000-000  
Property Address: 6 RIBERO DR

Mailing Address: WONG MICHAEL WONG BONA D  
6 RIBERO DR  
FRANKLIN, MA 02038

Parcel Number: 330-007-000  
CAMA Number: 330-007-000-000  
Property Address: 1 RIBERO DR

Mailing Address: PETIT ARTHUR A PETIT CHRISTINE E  
1 RIBERO DR  
FRANKLIN, MA 02038

Parcel Number: 330-025-000  
CAMA Number: 330-025-000-000  
Property Address: 871 UPPER UNION ST

Mailing Address: BYKOVA KSENIA MATVEEV VADIM  
871 UPPER UNION ST  
FRANKLIN, MA 02038

Parcel Number: 330-026-000  
CAMA Number: 330-026-000-000  
Property Address: 867 UPPER UNION ST

Mailing Address: PISANI ANA I TR ANA I PISANI  
INVESTMENT TRUST  
867 UPPER UNION ST  
FRANKLIN, MA 02038

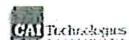
Parcel Number: 330-027-000  
CAMA Number: 330-027-000-000  
Property Address: UPPER UNION ST

Mailing Address: MEDIAONE OF WESTERN N E INC C/O  
PROPERTY TAX DEPARTMENT  
ONE COMCAST CENTER - 32ND FLOOR  
PHILADELPHIA, PA 19103

Parcel Number: 331-029-000  
CAMA Number: 331-029-000-000  
Property Address: RIBERO DR

Mailing Address: J COLELLA & SON INC & JC BLDR  
PO BOX 454  
FRANKLIN, MA 02038

*Kevin M. Doyle, 5-23-23*



www.cai-tech.com

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5/23/2023

Page 2 of 2

BATRA KAPIL  
BATRA SUMAN P  
2 RIBERO DR  
FRANKLIN, MA 02038

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PROPERTY TAX DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

BYKOVA KSENIA  
MATVEEV VADIM  
871 UPPER UNION ST  
FRANKLIN, MA 02038

PETIT ARTHUR A  
PETIT CHRISTINE E  
1 RIBERO DR  
FRANKLIN, MA 02038

COLELLA JOHN C SR  
COLELLA JOHN C JR  
P O BOX 454  
FRANKLIN, MA 02038

PISANI ANA I TR  
ANA I PISANI INVESTMENT T  
867 UPPER UNION ST  
FRANKLIN, MA 02038

DONOVAN JOSEPH E  
WHEELER SARAH  
863 UPPER UNION ST  
FRANKLIN, MA 02038

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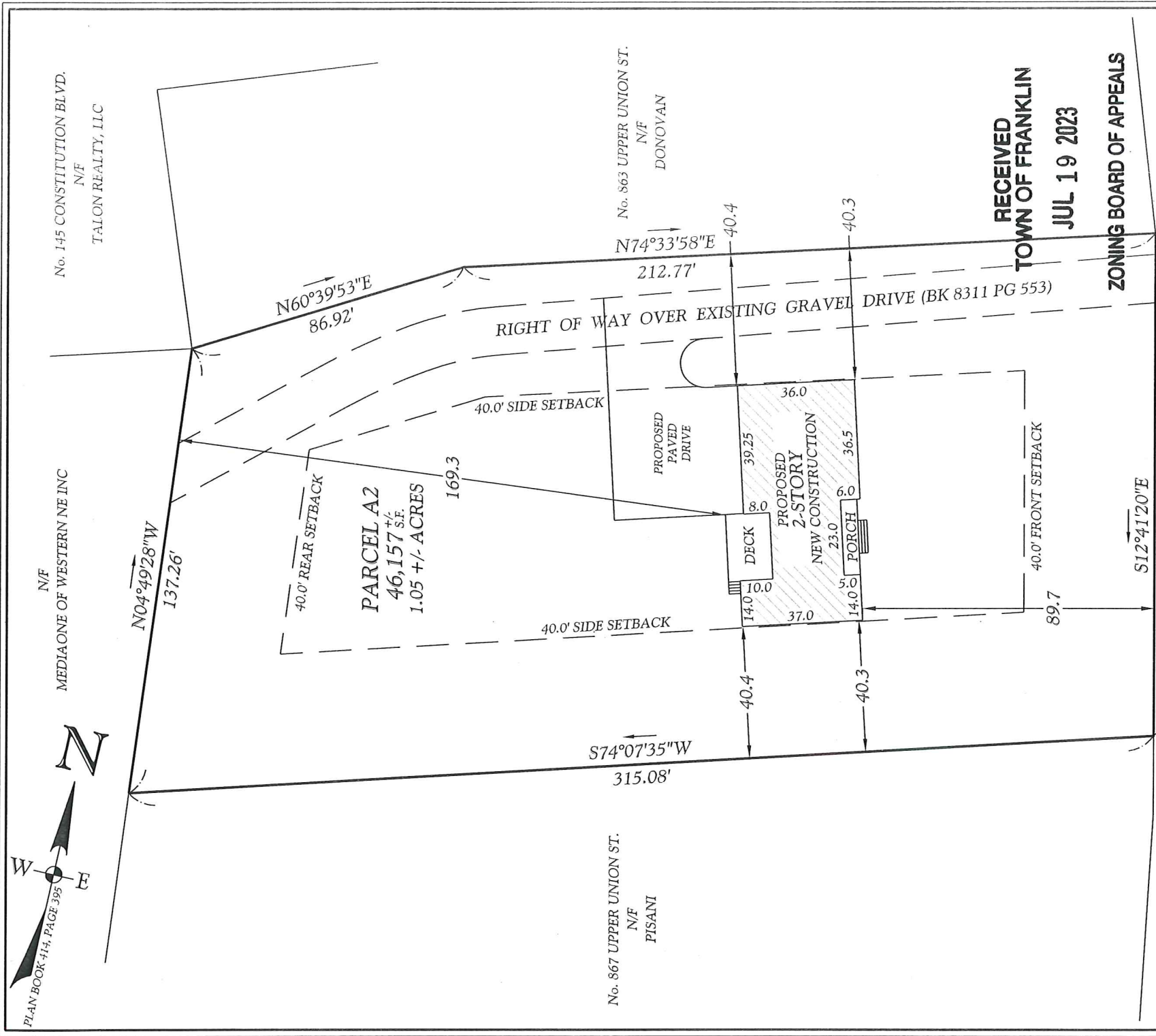
J COLELLA & SON INC & JC  
PO BOX 454  
FRANKLIN, MA 02038

KNICKERBOCKER PROPERTIES  
C/O MARVIN F POER & COMPA  
3520 PIEDMONT RD NE SUITE 410  
ATLANTA, GA 30305

MBBT LLC  
PO BOX 35  
FRANKLIN, MA 02038

MEDIAONE OF WESTERN N E I  
C/O PROPERTY TAX DEPARTME  
ONE COMCAST CENTER - 32ND  
FLOOR  
PHILADELPHIA, PA 19103





ZONING DISTRICT - RRI			
	REQUIRED	PROPOSED	CONFORM
AREA	40,000 s.f.	46,157 s.f.	YES
FRONTAGE	200.00'	153.56'	NO
DEPTH	200.00'	296.0'	YES
WIDTH (CIRCLE)	180.00'	153.9'	NO
FRONT SETBACK	40.00'	89.7'	YES
SIDE SETBACK	40.00'	40.3'	YES
REAR SETBACK	40.00'	169.3'	YES
STORIES / HEIGHT	3 / 35	2 / 34	YES
LOT COVERAGE Structures	20%	6.0%	YES
LOT COVERAGE Impervious	25%	10.1%	YES

I CERTIFY THAT THE LOT SHOWN AND THE IMPROVEMENTS THEREON DO NOT LIE IN A WATER RESOURCE DISTRICT.

REFERENCES:  
DEED: BOOK 40138, PAGE 557  
PLAN: BOOK 414, PAGE 395

CERTIFIED PLOT PLAN  
LOCATED AT  
865 UPPER UNION STREET

ASSESSORS PARCEL # 319-010-000-000  
FRANKLIN, MA  
NORFOLK COUNTY  
CONTINENTAL LAND SURVEY, LLC  
105 BEAVER STREET, FRANKLIN, MA  
(508) 528 - 2528

SCALE: 1"=40' NOVEMBER 13, 2022



I CERTIFY THAT THIS PLAN WAS CREATED BY AN INSTRUMENT SURVEY ON THE GROUND AND THAT ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

CHRISTOPHER C. CHARLTON, PLS

