

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:** Kurt R. Davis and Robin L. Davis, Trustees of The Davis Family Revocable Trust

**LOCATION:** Parcel 232-045 Daniels Street

**ZONING DISTRICT:** RR II

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

**DATE:** 05/05/2023 **DENY**

**VARIANCE**

**ZONING BY LAW SECTIONS:** 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements and 185-10 Non-Conforming Lots

**REASON FOR DENIAL:** Applicant is seeking to construct a single family home that has a 15,200 S.F. lot where 30,000 S.F. is required, has 86.48' of frontage where 150' is required, has 174.56' and 175.76' of lot depth where 200' is required, has 86.48' of lot width where 135' is required and with left and right side yard setbacks of 24.3' where 35' 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** 05/05/2023

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

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

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

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

PETITIONER: Kurt R. Davis and Robin L. Davis, Trustees of The Davis Family Revocable Trust

PETITIONER'S ADDRESS: 23 Tavernier Way, Manchester, NH 03109 PHONE: 603-714-8465

LOCATION OF PROPERTY: Vacant Lot located between 60 and 66 Daniels Street a/k/a 0 Daniels Street

TYPE OF OCCUPANCY: Single Family Residence ZONING DISTRICT: Rural Residential II

ASSESSORS MAP & PARCEL: 232-045

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:

Petitioner wishes to construct a single-family residence on the subject lot which would be a 36' wide structure on a  
15,200.00 S.F. Lot where 30,000 S.F. is required, has 86.48 S.F. of frontage where 150' is required, has 174.56' and 175.76' of Lot Depth  
where 200' is required, has 86.48' of Lot width where 135' is required, and with sideyard set backs of 21' where 35' is required.

SECTIONS OF ZONING ORDINANCE CITED:

Article IV Section 185-10 Non-Conforming Lots

Article IV Section 185 Attachment 9, Schedule of Lot, Area, Frontage Yard and Height Requirements

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): Kurt R. Davis and Robin L. Davis by [Signature]  
(Petitioner(s)/Owner)

Kurt R. Davis and Robin L. Davis, Trustees  
(Print Name)

Address: 23 Tavernier Way, Manchester, NH 03109

Tel. No.: 603-714-8465

E-Mail Address: robindavis7@gmail.com

Date: 3-24-23

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 Kurt R. Davis and Robin L. Davis, Trustees of The Davis Family Revocable Trust  
(OWNER)

Address: 23 Tavernier Way, Manchester, NH 03109

State that I/We own the property located at Vacant Lot located between 60 and 66 Daniels Street a/k/a 0 Daniels Street  
Assessors Map and Parcel 232-045,

which is the subject of this zoning application.

The record title of this property is in the name of Kurt R. Davis and Robin L. Davis, Trustees of The Davis Family Trust

\*Pursuant to a deed of duly recorded in the date 9/16/13, Norfolk

County Registry of Deeds at Book 31752, Page 145; or

Dedham Registry District of Land Court, Certificate No. \_\_\_\_\_

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

Kurt R. Davis and Robin L. Davis by [Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\* For

Bk 31752 P145 #111744  
09-16-2013 @ 02:15p

NOT  
AN  
OFFICIAL  
COPY

UPON RECORDING, PLEASE RETURN TO:

Forman, Corcoran, Clark & Associates, P.A.  
P.O. Box 1330  
Londonderry, New Hampshire 03053

NOT  
AN  
OFFICIAL  
RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

CERTIFY

*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Robin L. Davis, a married person, presently having an address of 27 Fairlane Drive, Bedford, New Hampshire 03110, for consideration paid of \$1.00, **GRANT TO** Kurt R. Davis and Robin L. Davis, as Trustees of The Davis Family Revocable Trust, a New Hampshire revocable trust established pursuant to a revocable trust agreement dated August 28, 2013, by and between Kurt R. Davis and Robin L. Davis as Grantors and Kurt R. Davis and Robin L. Davis as Trustees, and presently having an address of 27 Fairlane Drive, Bedford, New Hampshire 03110, all of my right, title and interest in and to the following, with Quitclaim Covenants:

A certain parcel of land in Franklin, Norfolk County, Massachusetts, situated on the Westerly side of Daniels Street, and being shown as Lot C on a Plan of Land in Franklin, Massachusetts, dated October 1, 1956 by Walter E. Sampson C.E. recorded with Norfolk Registry of Deeds as Plan No. 508 of 1960, Book 3811, Page 96 reference to which may be had for a more particular description.

Said Lot C contains 15,200 square feet according to said plan.

Subject to an easement agreement dated December 1, 2011, and recorded with the Norfolk County Registry of Deeds at Book 29400, Page 91.

**Property Address:** 0 Daniels Street, Franklin, Massachusetts 02038

Meaning and intending to convey the same premises as conveyed to the within Grantor by Quitclaim Deed of Scott A. Watkins, said deed dated August 31, 2010, and recorded with the Norfolk County Registry of Deeds at Book 27980, Page 202.

WITNESS my hand and seal this 28<sup>th</sup> day of August, 2013.

*Robin L. Davis*  
Robin L. Davis

*Kimberly P. [Signature]*  
Witness

KRD  
KSP  
DH



NOT  
STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY

Personally appeared the above named Robin L. Davis, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing instrument to be her free act and deed. Before me this 28<sup>th</sup> day of August, 2013.

Justice of the Peace / Notary Public  
My commission expires:

FRED J. FORMAN, Justice of the Peace  
My Commission Expires June 20, 2017



KRD

DH  
KVP  
KRD

**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: Kurt R. Davis and Robin L. Davis, Trustees PRESENT USE/OCCUPANCY: Vacant Lot

LOCATION: Vacant Lot located between 60 and 66 Daniels Street ZONE: Rural Residential II

PHONE: 603-714-8465 REQUESTED USE/OCCUPANCY: Single Family Residence

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>Lot Area:</u>		<u>15,200</u>	<u>15,200</u>	<u>30,000</u>	(min.)
<u>Continuous Frontage:</u>		<u>86.48</u>	<u>86.48</u>	<u>150</u>	(min.)
<u>Size of Lot:</u>	<u>Width</u>	<u>86.48</u>	<u>86.48</u>	<u>135</u>	(min.)
	<u>Depth</u>	<u>174.56 and 175.76</u>	<u>174.56 and 175.76</u>	<u>200</u>	(min.)
<u>Setbacks in</u>	<u>Front</u>		<u>40</u>	<u>40</u>	(min.)
<u>Feet:</u>	<u>Rear</u>		<u>35</u>	<u>35</u>	(min.)
	<u>Left Side</u>		<u>21</u>	<u>35</u>	(min.)
	<u>Right Side</u>		<u>21</u>	<u>35</u>	(min.)
<u>Building Height:</u>	<u>Stories</u>		<u>2</u>	<u>3</u>	(max.)
	<u>Feet</u>		<u>35</u>	<u>35</u>	(max.)
<u>NO. of Dwelling Units:</u>			<u>1</u>	<u>1</u>	(max.)
<u>NO. of Parking Spaces:</u>			<u>2</u>	<u>2</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.

Proposed construction of wood frame, two story single-family home on subject lot

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

**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:

See Attached

- 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:

See Attached

- C) Desirable relief may be granted without either:

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

See Attached

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

See Attached

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

## **Attachment to ZBA Application Form Supporting Statement for a Variance**

- A. A Literal enforcement of the provisions of this Zoning By-Law would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

As way of background for the subject lot, the lot is shown as Parcel C on the plan attached hereto and incorporated herein by reference which Plan is entitled "Plan of Land in Franklin, Mass. Scale: 1" = 100' Walter Sampson, Civil Engineer, Franklin, Mass. October 1, 1956" said Plan being recorded with the Norfolk County Registry of Deeds as Plan No. 508 of 1960, Book 3811, Page 96 recorded on April 26, 1960, which plan had been endorsed by the Town of Franklin Planning Board as "approval under subdivision control law not required" on October 8, 1956. (See Exhibit A)

The Petitioner is seeking variances of lot size, frontage, lot depth requirement, lot width, and side yard setback as a result of the size of the lot. Alternatively the Petitioner is seeking a finding from the Zoning Board of Appeals that the lot is a buildable lot at this point in time based upon the Town of Franklin Zoning By-Law Section 185-10 entitled "Non-Conforming Lots". As the Board is aware Section 185-10 deals with any increase in lot area, depth, frontage, yard or coverage requirements not applying to the erection....., of a structure on a legally created lot not meeting current requirements, provided that the applicant documents: 1. At the time such increase requirement became applicable to it, the lot: a. had at least 5,000 S.F. of lot area and 50 feet of frontage on a street; b. was held in ownership separate from all other lots having frontage within 1,000 feet on the same street; c. conformed to then existing dimensional requirements.

The subject lot contains 15,200 S.F. with 86.48 feet of frontage thus it meets the first requirement. The lot at the time of its creation in October of 1956 conformed to the then existing dimensional requirements as it was endorsed as an ANR Plan at that time. An ANR Plan endorsement requires that at a minimum the lot shown on the plan comply with area and frontage requirements. Documentation has been submitted to the Town of Franklin Building Inspector with regards to the lot being held in separate ownership from all other lots having frontage within 1,000 feet on the same street and that correspondence is attached hereto and incorporated herein for the Boards reference as Exhibit B. The third requirement has been addressed by the fact that the Planning Board endorsed the plan creating the lot as approval not required.

There were two plans signed by the Town of Franklin Planning Board as approval not required, one on July 27, 1955, and one on October 8, 1956 (See Exhibit C). The subject parcel that we are dealing with, Lot C, was on the plan that was signed by the Town of Franklin Planning Board as approval not required on October 8, 1956. We mention the other plan because two of the lots on that plan, lots 6 and 7, contained less than the 15,000 S.F. required at the time and less than



the 100 feet of frontage required at the time but was shown on the plan as approval not required. The plan signed by the Planning Board on October 8, 1956, as "approval not required" showed Lot C, the subject parcel with 15,200 S.F. and 86.48 feet of frontage. The Town of Franklin Zoning By-Law had been amended on March 24, 1955, requiring 100 feet of frontage and 15,000 S.F. of area in the Residence B District, which is where the Parcel was located. As mentioned above, the Town of Franklin Planning Board signed a plan as "approval not required" on July 27, 1955, and the lot we are dealing with, Lot C, on a plan approved by the Planning Board as "approval not required" on October 8, 1956. So, we have two plans being approved by the Town of Franklin Planning Board as "approval not required" with lots having less than 100 feet of frontage and, in the case of the July 27, 1955 plan, less than 15,000 S.F. of area on July 27, 1955, and October 8, 1956. The lots that were created and signed by the Board on July 27, 1955, have subsequently been built upon in 1964 for lot 6 and 1959 for lot 7. Additionally, there was a building permit issued to Cedric E. Lewis for lot C, the subject lot, on July 22, 1960. (See Exhibit D). There was also a variance for side yard setback requirement granted in 1967 and a subsequent building permit being granted based upon that variance. (See Exhibit E).

There was also a Petition for Variance that was filed in 1981 seeking a further side yard requirement variance from 25 feet to 15 feet so as to allow the home to be situated facing south. The Petition was allowed granting the variance for the proposal of constructing an energy efficient home and stating that the hardship was created due to the location of the lot to the sun. (See Exhibit F).

In 1992, the Petitioner filed for an abatement from real estate taxes and was denied by the Town of Franklin Board of Assessors, due to it being an existing buildable lot. (See Exhibit G)

Additionally, the lot has been assessed as a buildable lot since 1956. The lot is presently being taxed at a valuation of \$278,300. Fiscal year 2022 it was assessed at \$219,100. Fiscal year 2021 it was assessed at \$246,000. Fiscal Year 2020 it was assessed at \$235,900. Fiscal Year 2019 it was assessed at \$225,800. Fiscal Year 2018 was assessed at \$217,800. (See Exhibit H). It has become a financial burden on the Petitioner as the Petitioner continues to pay real estate taxes based upon a buildable lot.

Additionally, there are approximately 15 houses on Daniels Street that have approximately 15,000 S.F. of area with two of them at only 14,000 S.F. There are 29 houses on Daniel Street that were built on similar size lots as the subject lot; Numbers 44-54 Daniels Street, number 222-248 Daniels Street, and number 245-267 Daniels Street. This particular size lot is common on Daniels Street.

- 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 hardship that the lot experiences is due to the shape of the lot. At the time that the lot was created in 1956, being shown on an ANR Plan that had been executed by the Town of Franklin Planning Board, the lot met the area and frontage requirements. Other lots in similar situations, and in particular the lots shown on the ANR Plan executed by the Town of Franklin Planning Board in 1955, having less area and frontage have been built upon in the past. The fact that this lot has not been built upon until, hopefully at this time, should not be affected by subsequent changes in the Zoning By-Law over the years. The lot has not been owned in common ownership for many years with any of the surrounding lots. The building of a single-family structure will not harm the value of other properties but only increase them as a single-family structure will add to the value of the neighborhood and will be in similar use to the surrounding neighborhood and other single-family structures.

C. Desirable relief may be granted without either:

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

The construction of a single-family residence will add to the housing stock of the Town of Franklin. The construction of a single-family residence will not over burden the lot as it will be in conformity with other single-family structures in the residential district in which it lies. The lot size will also be in conformity with other lot sizes in the residential district that it lies. The public good will be assisted by the fact that a parcel of land in a residential district with adequate size to build a single-family residence upon it will be used for such purposes.

2. Nullifying or substantially derogating from the intent or purpose of this Zoning By-law for the following reasons:

The building of a single-family structure in this particular Zoning District will not nullify or substantially derogate from the intent or purpose of the By-Law as the purpose of the By-Law is to allow the construction of single-family residences in and on lots that have adequate size to fit a single-family residence upon. Other lots in the Zoning District and in particular on Daniels Street have similar size lots as has been pointed out above. The intent of the Zoning By-Law will not be nullified or substantially derogated from if a single-family residence is allowed to be built upon in this particular Zoning District. As it has been stated prior the lot was created on October 1, 1956, and has never been built upon although other lots in similar situations and similar size have been built upon without creating any problems or without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law. The fact that

the Zoning By-Law has changed over the years with increased requirements should not prevent this particular lot from being built upon as others have been in the past.

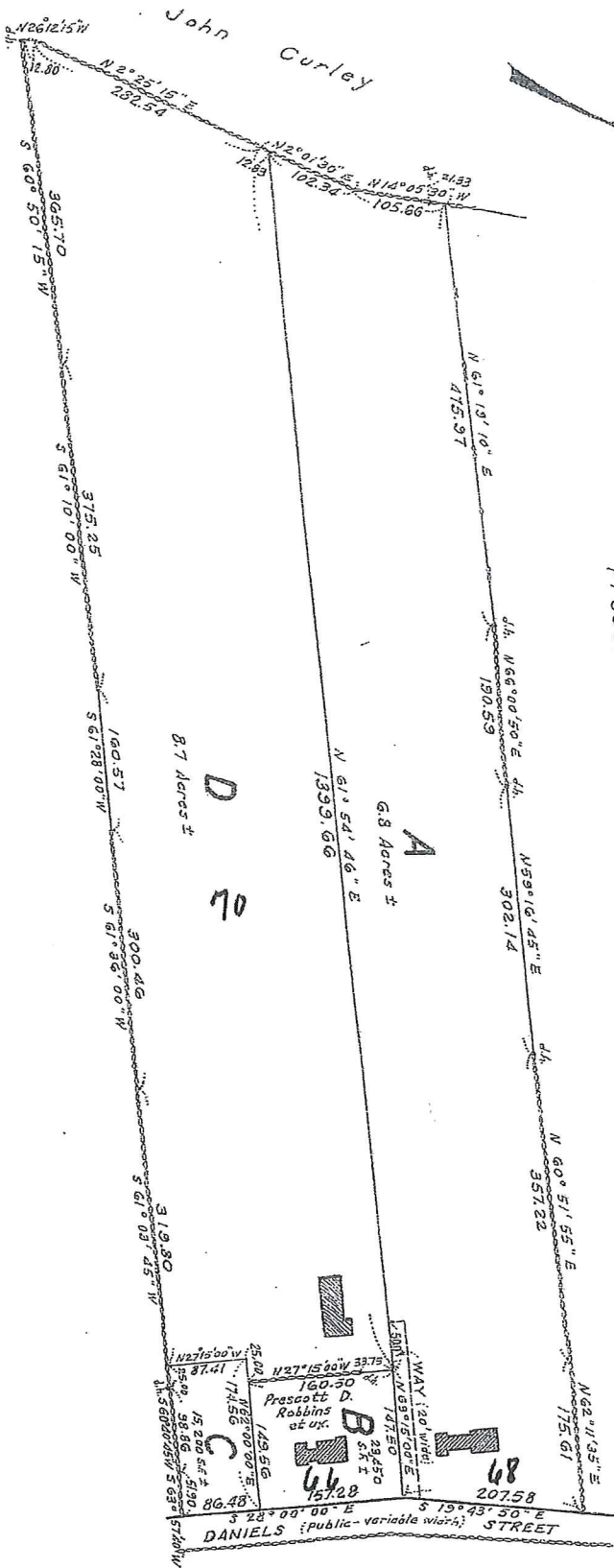
The Petitioner plans on building a similar style house to the rendition attached as Exhibit I.

**Exhibit A**



# NOT ORIGINAL NOT ORIGINAL

Frederick Rayner



John Curley

## Original Unrecorded PLAN of LAND in FRANKLIN, MASS.

Scale 1" = 100'

Walter Sampson, Civil Engineer  
Franklin, Mass. October 1, 1936

Approval under subdivision  
control law not required  
Franklin Planning Board  
Heard 8. 28. 1936  
Date Oct. 1. 1936

Notice Registry of Deeds  
Dedham, Mass.  
Received Apr. 11, 1937 with deed  
of Frederick E. Lewis and to  
Arthur E. Lewis and to  
Filed as No. 108, 1936, 1937, 1938  
Attest: [Signature] Registrar

**Exhibit B**

*Kenney & Kenney*  
ATTORNEYS AT LAW

Stephen J. Kenney  
Paul V. Kenney

Peter J. Kenney (1973-1980)

181 Village Street  
Medway, Massachusetts 02053  
TEL: (508) 533-6711  
FAX: (508) 533-6904  
EMAIL: [kenney@kenney-law.com](mailto:kenney@kenney-law.com)

September 2, 2021

Gus Brown, Building Commissioner  
Town of Franklin  
355 East Central Street (1<sup>st</sup> Floor)  
Franklin, MA 02038

Re: Vacant Lot Between 60 and 66 Daniels Street, Assessors Map Parcel 232-045

Dear Gus,

Getting back to you on your email of July 13, 2021, in which you suggested that you would need some backup documentation regarding the requirement that the adjoining lots were not held in common ownership at the time the increased requirement became applicable to the lot pursuant to Section 185-10. We have done some title examination work and I am attaching to this email copies of deeds of the ownership of the lots that were in existence that had frontage within 1,000 feet of the subject lot on Daniels Street. These are the owners of the lots as of 1960, which is the operative time frame that we are dealing with as the subject lot was created by Plan dated October 8, 1956, and recorded April 26, 1960. My understanding is that the Town of Franklin Zoning By-Law came into effect in 1959 or possibly 1960. As you can see this lot was created in 1956 when the Town of Franklin Planning Board endorsed the plan as approval not required. From my research at the Franklin Town Clerk's Office, I see that in 1959 there were 3 Zoning Districts, Residential A which you had to have requirements of 50 feet of frontage and area of 5,000 sq. ft., Residential B which had frontage requirements of 100 feet and 15,000 sq. ft. of area, and General Residential which had frontage requirement of 75 feet and 10,000 sq. ft. of area. Additionally, front yard setback requirements for Residential A was 20 feet, for Residential B 40 feet and for General Residential 20 feet and the side yard requirements for all districts was 15 feet with a rear yard requirement of 30 feet for all districts.

Thus, at the time the increased requirements became applicable to the lot, i.e. 1959-1960, the lot had at least 5,000 sq. ft. of area and 50 feet of frontage, the lot was held in ownership separate of all other lots having frontage of 1,000 feet on Daniels Street and the lot conformed to then existing dimensions and requirements, which were technically not in existence at that time



because the Zoning By-Law had not been enacted as of yet. I am attaching to this email the following deeds which exhibit ownership in the 1959–1960-time frame. The first set of deeds, marked as Exhibit A, cover the area to the south of the subject lot and run 1,149.05 feet to the south of the subject lot. They are shown as Lots 1-7 on a plan recorded a Norfolk County Registry of Deeds as Plan Number 1223 of 1955, recorded in Book 3405, Page 495. The first deed runs from Hall to Bamber and is for Lots 1-3 and is dated July 12, 1955. The second deed is from Bamber to Packard and is for Lot 1 dated July 26, 1978. The next deed runs from Bamber to Bamber for Lot 2 and is dated June 22, 1959. The next deed is from Bamber to Leontie for Lot 2 and is dated April 29, 1986. The next deed is for Lot 3 and runs from Bamber to Byrne and is dated May 19, 1961. The next deed is from Hall to McCahill and its for lots 4, 5, 6, and 7 and is dated July 12, 1955. The next deed is from McCahill to Scagnelli and is for Lot 4 and is dated May 22, 1961. The next deed is for Lot 5 and runs from John McCahill to Norman McCahill and is dated June 22, 1959. The next deed is also for Lot 5 and runs from Norman to John McCahill and is dated March 28, 1960. The next deed is also for Lot 5 and runs from John McCahill to Mangieri and is dated July 22, 1960. The next deed is for Lot 6 and runs from McCahill to Peter and is dated January 31, 1962. The next deed is for Lot 7 and runs from McCahill to Harper and is dated September 11, 1959. The last deed in this grouping is for Lot 7 and runs from Harper to Psilakis and is dated October 26, 1999. As mentioned, all of the above are attached to hereto and incorporated herein by reference as Exhibit A and show that as of 1960 none of the lots within 1,000 feet south of the subject lot is held in common ownership with the subject lot.

The next grouping of deeds is, again, to the south of the subject lot and would be the lots that directly abut the subject lot. They are deeds for 56 Daniels Street and 60 Daniels Street. The first deed runs from Bourke to Ellis and is dated November 20, 1950. This would be deed for 56 Daniels Street. The next deed would be for, again, 56 Daniels Street running from Ellis to Blanchard dated November 10, 1961. The next deed is for 60 Daniels Street and runs from Curley to Morey and its dated July 20, 1959. The next deed runs from Morey to Morey for 60 Daniels Street and is dated July 2, 1968. Again, these deeds show that the lots directly to the south of the subject lot were not held in common ownership during the applicable time period.

The next set of deeds, marked as Exhibit C, are the lots directly to the north of the subject lot, i.e., lots A, B and D with street addresses of 66 Daniels Street, 68 Daniels Street and 70 Daniels Street. Those deeds are as follows. The first deed runs from Martin to Lewis and is for lots A, B, C and D and is dated May 9, 1944. The next deed runs from Lewis to Watkins for Lot C and is dated June 27, 1975. The next deed runs from Lewis to Robbins for Lot B and is dated August 19, 1948. The next deed is from Robbins to Moulton and is dated October 15, 1958, and is also for Lot B. The next deed is from Moulton to Costello, also for Lot B, and is dated December 20, 1966. The next deed runs from Lewis to Watkins for Lots A and D and is dated April 21, 1960. Exhibits C shows that lots directly to the north of the subject lot were not held in common ownership during the applicable time period.

The last grouping of deeds are marked as Exhibit D and run further to the north of the subject lot and totals a distance of 1,125.28 feet on Daniels Street from the subject lot. The first deed is for 78 Daniels Street and runs from Lynch to Rayner and is dated December 15, 1934. The next deed is also 78 Daniels Street and runs from Rayner to Rayner and is dated October 22, 1970. The next deed is for 80 Daniels Street and runs from Rayner to Rayner and is dated November



17, 1955. The next deed is also for 80 Daniels Street and runs from Rayner to Galiger and is dated January 10, 1975. The final deed runs from Rayner to Rayner for 82 Daniels Street and 10 Hoffmann Farm Road and is dated October 28, 1970. I am also attaching a plain that coincides with the descriptions on the last deed mentioned. The above deeds show that none of the lots within 1,000 feet to the north of the subject lot are held in common ownership during the applicable time period.

I believe that the attached Exhibits are the backup documentation that you were seeking to ensure that the adjoining lots were not held in common ownership at the applicable time period. Please let me know if you have any questions on the documentation provided. Also, please let me know if this satisfies the requirements of Section 185-10 so that you can determine that Lot C is a buildable lot for which a building permit can be issued. We would greatly appreciate it if you could respond to me within 2 weeks as my client continues to incur real estate taxes on the subject lot which are becoming difficult to pay.

Thank you very much for your cooperation in this matter, and in particular, the time that you have spent on it.

Sincerely,

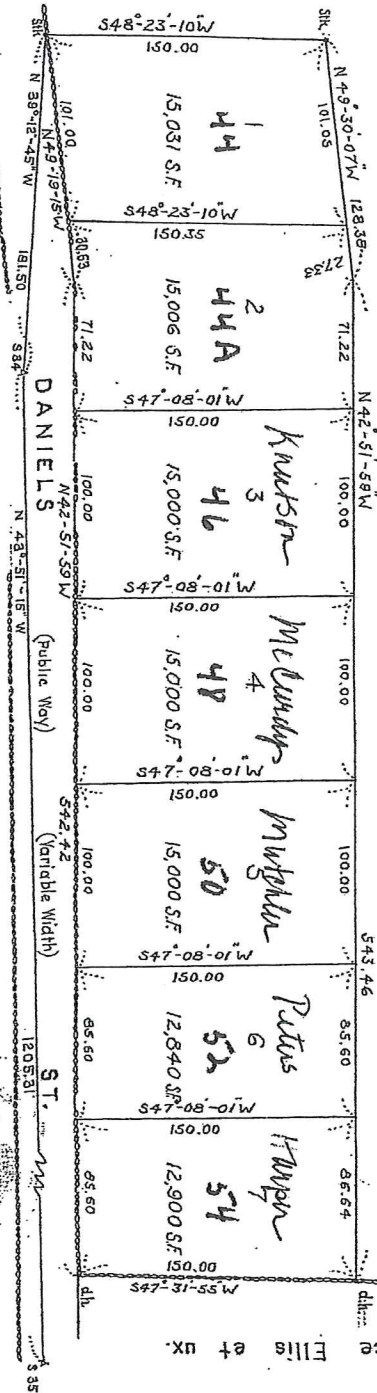
Stephen J. Kenney

Sjk/mb  
Enclosures

## **Exhibit C**

Francis E. Hall

Lawrence Ellis et ux.



Norfolk Registry of Deeds

Dedham, Mass.

Received Sept. 14, 1955 with Deed.

Francis Hall & Co. to

John J. McGahill

Filed as No. 1223-1955 BK 3405 pg. 495

Attest: *Suzanne R. Davis* Register

PLAN OF LAND

FRANKLIN, MASSACHUSETTS

SCALE: 1"= 60'      JUNE 30, 1955

Kenneth E. McIntyre, Walpole, Mass.

Reg. Civil Engineer &amp; Reg. Land Surveyor.

TOWN OF FRANKLIN  
PLANNING Bd. APPROVAL

APPROVAL NOT REQUIRED

BD. OF APPEALS - APPROVAL

THE Jockey Club 1853

1

**Exhibit D**



# INSPECTIONS

**PLUMBING INSPECTION**  
Water Test (roughing-in)

Date ..... 19 ..

**Final Inspection**  
(Completion of All Plumbing)

Date ..... 19 ..

**ELECTRICAL WORK**  
First Inspection  
(Rough Work)

Date ..... 19 ..

**Final Inspection**  
(Completion of All Electrical Work)

Date ..... 19 ..

**FOUNDATIONS (Complete)**

Date ..... 19 ..

**BUILDING APPROVED**  
FOR LATHING

Date ..... 19 ..

**CESSPOOL or SANITARY**  
INSPECTION

Date ..... 19 ..

**OIL BURNER INSPECTION**

Date ..... 19 ..

**BUILDING APPROVED**  
FOR OCCUPANCY

Date ..... 19 ..



**TOWN OF FRANKLIN**

Permit No. 869

## Office of the Building Inspector

Town Hall, JULY 22 19 60

# Permit to

BUILD A RANCH TYPE HOUSE

This Permit is granted to CEDRIC E. LEWIS to BUILD a THIRD Ave. Rd. St.

of DAVID'S STREET, FRANKLIN to DAVID'S ST.

Class Building located on lot No. ....

Width 30' Depth 23' Height 15' No. of Stories ONE

Material WOOD FRAME Proposed use SINGLE FAMILY RESIDENCE

Lighting X Plumbing X Heating X

This permit is subject to all existing building and zoning laws of Town of Franklin, and in conform-

ance with the details of application No. 582.

*Edgar D. Merrill* Building Inspector

This Card *MUST* be displayed in a conspicuous place on the premises, and must not be removed until all

work in the building shall have been approved. Spaces at left must be stamped and dated at the time of

approval of Plumbing Inspector, and also upon the time of approval of Wire Inspector, and by the

Building Inspector before any work is covered up or any lathing done. Each of these Inspectors must be

notified in writing and inspections made within forty-eight hours after such notice.

— This Permit Expires One Year after date. —

NOTIFY BUILDING INSPECTOR BEFORE OCCUPANCY

OCCUPANCY PERMIT REQUIRED for New and Altered Buildings to be stamped on this Card

when All Work is Completed

**Exhibit E**

# APPEAL BOARD

TOWN OF FRANKLIN

Massachusetts 02038

*This is my grandfather's  
historical granted 25'  
variance.*

August 1, 1967

Mr. George Dana, Town Clerk  
Main Street  
Franklin, Massachusetts

*Cedric E. Lewis*

Dear Mr. Dana:

The Board of Appeals held a public hearing in the Town Hall, Franklin, Mass on Thursday, May 25, 1967 at 8:30 P.M. on the petition of Cedric E. Lewis to construct a dwelling on Daniels Street with less frontage and sideline setbacks than zoning law requirements.

The Board of Appeals unanimously voted in favor of granting the variance to existing lot for the construction of a dwelling to be no more than 25 feet from either sideline. The case of hardship resulted due to a change in zoning laws.

The following vote was recorded-

Edmund Pisani	-	in favor
William Brunelli	-	in favor
John McCarthy	-	in favor

Very truly yours,

Franklin Appeal Board

*William H. Brunelli*  
William Brunelli, Secretary

/jcf

cc: Town Clerk  
Planning Board  
Bldg Inspector  
Board of Health





No. ....

## TOWN OF FRANKLIN

## Building Permit Application

Name of Owner ..... Cedric E. Lewis ..... Address ..... Daniels St. ....

Name of Applicant ..... Cedric E. Lewis ..... Address ..... same .....  
Location of Building ..... Daniels St. ....

Purpose: One family ..... / ..... Two family ..... Other .....  
Type of Building ..... Ranch .....  
Dimensions of Lot: Front ..... 86.48 ..... Right Side ..... 174.56 ..... Left Side ..... 175.76 ..... Rear ..... 87.41 .....  
Area of Lot ..... 15,200 S.F. ..... (Sq. Feet or Acres) .....  
Building Size: Front ..... 30' 7" ..... Depth ..... 23' 2" ..... Height ..... 15' .....  
Type of Construction ..... wood frame ..... Stories ..... 1 .....  
Distance from Street Line to Building ..... 45' .....  
Distance from Building to Lot Lines ..... Right ..... 22' 2" ..... Left ..... 22' 2" ..... Rear ..... 107' .....  
Zone District ..... R II .....  
Estimated Cost ..... \$ 5,000 .....  
Architect ..... none ..... Builder ..... C.E. Lewis .....  
Any additional information .....  
Date ..... Aug. ..... 1967 .....

The facts set forth above and on the reverse side of this application are true to the best of my knowledge

Signature of Owner or Agent.....

Address.....

Approved by Board of Health.....

BOUNDARY STAKES OF LOT AT STREET LINE MUST BE IN PLACE, BEFORE A PERMIT CAN BE ISSUED.

Plans (drawn to 1/4" scale) of the building are required.

APPROVAL FROM BOARD OF HEALTH MUST BE OBTAINED, IF LOT IS ON A STREET WITHOUT SEWERAGE.

SEE REVERSE SIDE



## **Exhibit F**



# APPEAL BOARD

TOWN OF FRANKLIN

Massachusetts 02038

1981

*My 15' variance approval.*

March 25, 1981

Mrs. Robert Bell, Town Clerk  
Town Hall  
Franklin, MA

RE: ROBIN L. WATKINS

The Board of Appeals held a public hearing at the Franklin Municipal Building on Thursday, February 26, 1981, on the application of Robin L. Watkins seeking to further modify a sideline variance granted in 1967 to permit the construction of a single family dwelling fifteen feet from the sideline at premises located at Lot "C" adjacent to 70 Daniels St., Franklin, MA.

The Board of Appeals voted unanimously to grant a variance for the purpose of constructing an energy efficient home. A hardship is created due to the location of the lot to the sun.

James H. Stoffel, Clerk  
Board of Appeals

cc: Building Administrator  
Planning Board  
Town Administrator  
Petitioner  
Abutters

4 copies  
2 copies plat plan  
check for \$5.  
Town of Franklin

(THIS FORM TO BE FILED WITH THE TOWN CLERK)  
THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF FRANKLIN

This was the purchase  
I used for my 15'  
variance.

.....19.....

TO THE BOARD OF APPEALS

The undersigned hereby petitions the Board of Appeals to vary the terms of the Zoning By-Laws of the Town of Franklin Acts of at premises

LOT C, adjacent to 70 Daniels St.

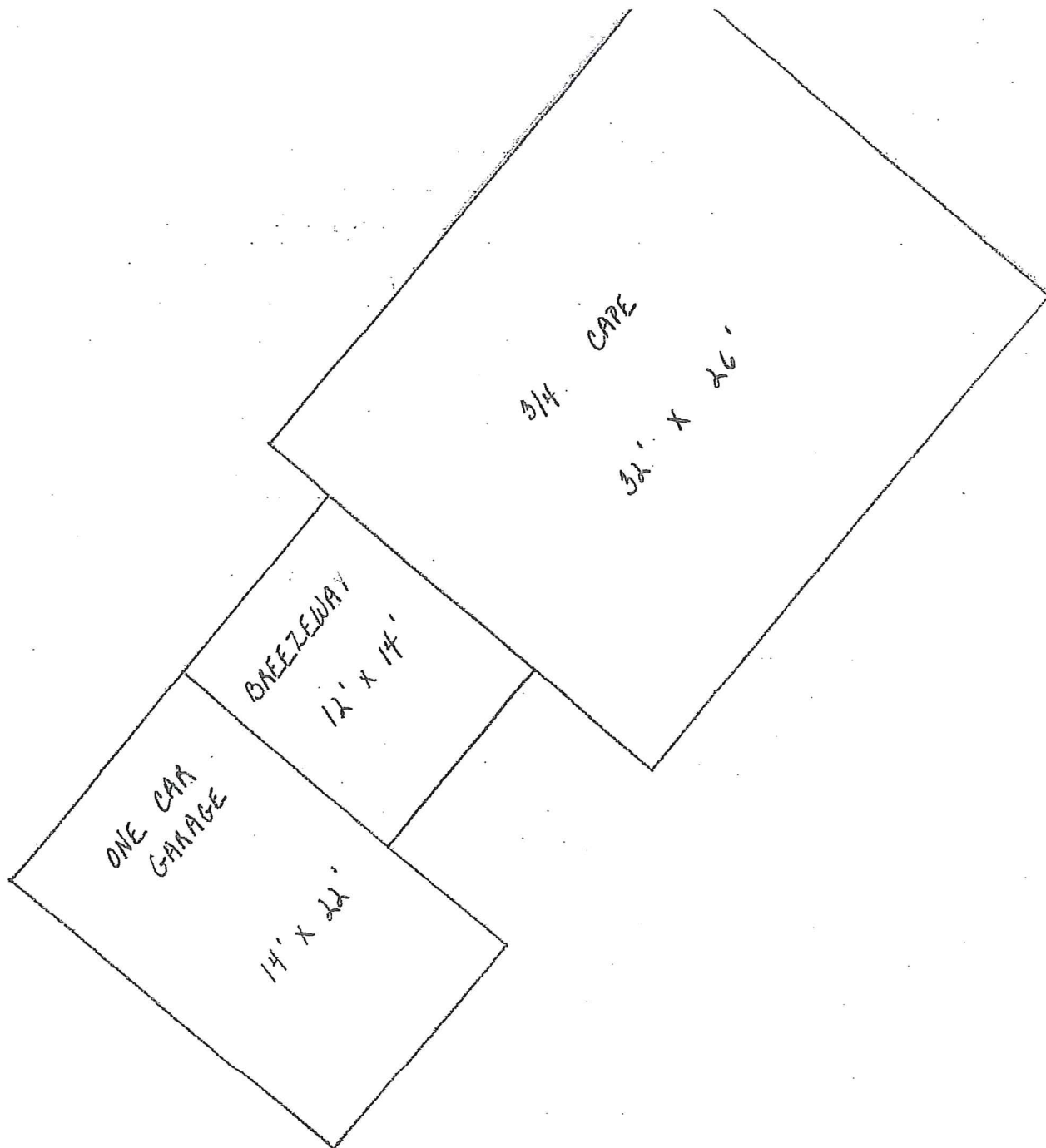
in the following respect: Seeking to further modify a ~~variance~~  
side yard variance granted in 1967, to permit the construction  
of a single family dwelling fifteen (15) feet from the side  
lot line in a Residential II District.  
or any limitation, extension, change, alteration or modification of use, or method of use as may at  
hearing appear as necessary or proper in the premises.

State Briefly Reasons for Variance.

This is an old and existing lot.  
The 1967 variance authorized construction to  
within 25 feet of the side yards.

Due to escalating fuel costs and a  
desire to properly utilize solar technology, a  
35 degree offset of the house is required. Although  
the house may be built using 20 side yards on  
each side, I prefer to have 15 feet on the  
north side so as to have more of a yard  
area on the south.

Due to size, shape and topography of  
this lot, I seek a <sup>relief from</sup> literal enforcement of the  
zoning bylaw.



KEY

SCALE: 1/4" = 1'

LOT LINES

1981 VARIANCE SIDE YARDS



## **Exhibit G**

## THE COMMONWEALTH OF MASSACHUSETTS

FRANKLIN

NAME OF CITY OR TOWN

## OFFICE OF THE BOARD OF ASSESSORS

2/21/92

DATE

Robin L. & Scott A. Watkins  
214 Dailey Dri.  
Franklin, MA 02038

denied tax abatement  
letter.

This notice informs you that your application dated October 31,  
19 91, for an abatement of the Fiscal Year 19 92 ~~Personal~~ Real Property Tax assessed as of  
January 1, 19 91 to Robin L. & Scott A. Watkins has been denied under the  
provisions of Chapter 59 of the General Laws.

X Your application was denied by vote of the assessors on 2/21/92

\_\_\_\_\_ Your application was deemed denied on \_\_\_\_\_.

You may appeal this denial in the manner and under the conditions provided by Chapter 59,  
Sections 64-65B of the General Laws.

Under those sections, your appeal may be made to the Appellate Tax Board or to the County  
Commissioners. The appeal must be filed within three months of the date your application was denied  
by vote of the assessors or within three months of the date your application was deemed denied,  
whichever is applicable. With certain exceptions, you must also pay at least one-half the tax on personal  
property and, if the real property tax for the fiscal year is more than \$2000, all of the tax on real property  
without incurring interest on any installment payment in order for the Appellate Tax Board or  
County Commissioners to hear the appeal.

If your application was denied by vote of the assessors, the assessors cannot take any further action  
on your application unless you appeal their decision to the Appellate Tax Board or County  
Commissioners. However, if your application was deemed denied, the assessors may grant an  
abatement in final settlement of your application during the period for filing an appeal. If a settlement is  
not reached and an abatement not granted during that time, you must file a timely appeal for the  
assessors to be able to take any further action on your application.

Daniels St.

Parcel #119-12

LOCATION OF PROPERTY

STREET AND NUMBER

LOT

*Robert J. McLaughlin*  
*Harry W. Vogel*

Board of Assessors

of FRANKLIN

**Exhibit H**

**FISCAL YEAR 2023 REAL ESTATE TAX BILL**

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:

PROPERTY DESCRIPTION			
Location: DANIELS ST Area: 0.349 Acres			
Parcel ID: 232-045-000-000			
SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	COMM INT
<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.			

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

BOOK - PAGE	
31752-145	
CLASS: 130	
CLASS	VALUATION
1	278300
3	0
4	0
Total Taxable Valuation	
278300	

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF FRANKLIN  
OFFICE OF THE COLLECTOR OF TAXES  
**DO NOT RETURN THIS STUB**

**TAXPAYER COPY**

**BILL NUMBER 2610**

Real Estate Tax	\$3,501.01
Community Preservation Act	\$44.86
Special Assessments	\$0.00
Total Tax & Assessments	\$3,545.87
Preliminary Tax	\$1,555.92
Current Payments/Credits	\$1,585.17
Overdue Balance	-\$29.25
Interest @ 14% through 02/01/2023	\$0.00
Abatement/Exemption	\$0.00
3rd Quarter Tax Due by February 1, 2023	\$994.98
4th Quarter Tax Due by May 1, 2023	\$994.97
<b>TOTAL NOW DUE</b>	<b>\$965.73</b>



106  
DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
23 TAVERNIER WAY  
MANCHESTER NH 03109-5078

1 T1 P1

pd. 1/17/23

DEU 2023011782378

Abatement Applications to Assessors are 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

**PLEASE DETACH HERE**

**RETURN THIS STUB WITH YOUR PAYMENT****FISCAL YEAR 2023 REAL ESTATE TAX BILL**

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:

PROPERTY DESCRIPTION			
Location: DANIELS ST Area: 0.349 Acres			
Parcel ID: 232-045-000-000			
SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	COMM INT
<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.			

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

BOOK - PAGE	
31752-145	
CLASS: 130	
CLASS	VALUATION
1	278300
3	0
4	0
Total Taxable Valuation	
278300	

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

**PAYMENT STUB**

**BILL NUMBER 2610**

Real Estate Tax	\$3,501.01
Community Preservation Act	\$44.86
Special Assessments	\$0.00
Total Tax & Assessments	\$3,545.87
Preliminary Tax	\$1,555.92
Current Payments/Credits	\$1,585.17
Overdue Balance	-\$29.25
Interest @ 14% through 02/01/2023	\$0.00
Abatement/Exemption	\$0.00
3rd Quarter Tax Due by February 1, 2023	\$994.98
4th Quarter Tax Due by May 1, 2023	\$994.97
<b>TOTAL NOW DUE</b>	<b>\$965.73</b>

DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
23 TAVERNIER WAY  
MANCHESTER NH 03109-5078

11072082023000002610400000965731



**FISCAL YEAR 2022 REAL ESTATE TAX BILL**

Based on assessments as of January 1, 2021, your REAL ESTATE TAX for the fiscal year beginning July 1, 2021 and ending June 30, 2022 on the parcel of Real Estate described below is as follows:

Tax Rate per \$1,000	
1 Residential	\$14.05
3 Commercial	\$14.05
4 Industrial	\$14.05

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

**TAXPAYER  
COPY**

**DO NOT RETURN THIS STUB**

PROPERTY DESCRIPTION					
Location: DANIELS ST Area: 0.349 Acres		Parcel ID: 232-045-000-000			
<b>Kerri 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

BOOK - PAGE	
31752-145	
CLASS: 130	
CLASS	VALUATION
1	219,100
3	0
4	0
Total Taxable Valuation	
219,100	

BILL NUMBER 102621	
Real Estate Tax	\$3,078.36
Community Preservation Act	\$33.47
Special Assessments	\$0.00
Total Tax & Assessments	\$3,111.83
Preliminary Tax	\$1,823.34
Current Payments/Credits	\$0.00
Overdue Balance	\$1,823.34
Interest @ 14% through 02/01/2022	\$96.16
Abatement/Exemption	\$0.00
3rd Quarter Tax	
Due by February 1, 2022	\$644.25
4th Quarter Tax	
Due by May 2, 2022	\$644.24
<b>TOTAL NOW DUE</b>	<b>\$2,563.75</b>



203 \*\*\*\*\*AUTO\*\*MIXED AADC 028  
DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
23 TAVERNIER WAY  
MANCHESTER NH 03109-5078

PRIOR YEAR BILLS ARE PAST DUE. PLEASE  
CONTACT THE TAX COLLECTOR'S OFFICE.



Abatement Applications to Assessors are Due: February 1, 2022

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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, 2022, 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, 2022 if tax bills were mailed on or before December 31, 2021, or May 1, 2022, or 30 days after the date tax bills were mailed, whichever is later, if the bills were mailed after December 31, 2021. 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, 2022, or 3 months after the date tax bills were mailed, whichever is later.

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**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

PLEASE DETACH HERE

## RETURN THIS STUB WITH YOUR PAYMENT

**FISCAL YEAR 2022 REAL ESTATE TAX BILL**

Based on assessments as of January 1, 2021, your REAL ESTATE TAX for the fiscal year beginning July 1, 2021 and ending June 30, 2022 on the parcel of Real Estate described below is as follows:

PROPERTY DESCRIPTION					
Location: DANIELS ST		Parcel ID: 232-045-000-000			
Area: 0.349 Acres					
<b>Kerri 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

Tax Rate per \$1,000	
1 Residential	\$14.05
3 Commercial	\$14.05
4 Industrial	\$14.05

BOOK - PAGE	
31752-145	
CLASS: 130	
CLASS	VALUATION
1	219,100
3	0
4	0
Total Taxable Valuation	
219,100	

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

**PAYMENT  
STUB**

BILL NUMBER 102621	
Real Estate Tax	\$3,078.36
Community Preservation Act	\$33.47
Special Assessments	\$0.00
Total Tax & Assessments	\$3,111.83
Preliminary Tax	\$1,823.34
Current Payments/Credits	\$0.00
Overdue Balance	\$1,823.34
Interest @ 14% through 02/01/2022	\$96.16
Abatement/Exemption	\$0.00
3rd Quarter Tax	
Due by February 1, 2022	\$644.25
4th Quarter Tax	
Due by May 2, 2022	\$644.24
<b>TOTAL NOW DUE</b>	<b>\$2,563.75</b>

DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
23 TAVERNIER WAY  
MANCHESTER NH 03109-5078

1107208202200102621000002563757



# FISCAL YEAR 2021 REAL ESTATE TAX BILL

Based on assessments as of January 1, 2020, your REAL ESTATE TAX for the Fiscal Year beginning July 1, 2020 and ending June 30, 2021 on the parcel of Real Estate described below is as follows:

PROPERTY DESCRIPTION			
Location: 0 DANIELS ST		Parcel ID: 232-045-000-000	
Area: 0.350 Acres			
SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	COMM INT
<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.			

Tax Rate per \$1,000	
1 Residential	14.65
3 Commercial	14.65
4 Industrial	14.65
BOOK - PAGE	
31752-145	
CLASS: 130	
Class	Valuation
1	246000
3	
4	
Total Taxable Valuation	
246,000	

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

**TAXPAYER COPY**

BILL NUMBER 102670	
Real Estate Tax	\$3,603.90
Total Special Assessments	\$0.00
<b>TOTAL TAX &amp; ASSESSMENTS</b>	<b>\$3,603.90</b>
PRELIMINARY TAX	\$1,711.46
Payments Made	\$2,657.68
Preliminary Tax Overdue	\$0.00
Interest @ 14% through 09/30/2021	\$54.44
<b>Total Balance Overdue</b>	<b>\$0.00</b>
Abatement/Exemption	\$0.00
3rd Quarter Payment	
Due by February 1, 2021	\$946.22
4th Quarter Payment	
Due by May 3, 2021	\$946.22
<b>TOTAL NOW DUE</b>	<b>\$1,010.66</b>

DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
1 DALKEITH RD  
HOLLIS NH 03049



Abatement Applications to Assessors were Due: February 1, 2021

**FISCAL YEAR 2021 TAX:** This tax bill shows the amount of real estate taxes you owe for fiscal year 2021 (July 1, 2020 - June 30, 2021). The tax shown on this bill is based on assessments as of January 1, 2020. The bill also shows betterments, special assessments and other charges.

**PAYMENT DUE DATES/INTEREST CHARGES:** Your preliminary tax was payable in two equal installments. The first quarter payment was due August 3, 2020 and the second payment was due on November 2, 2020. Your preliminary tax is shown on this bill as a credit against your tax including betterments, special assessments and other charges. The balance of your tax is payable in two equal installments. Your third quarter payment is due on February 1, 2021. Your fourth quarter payment is due on May 3, 2021. 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 from the due dates 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.

**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. The filing deadline for an abatement application is February 1, 2021. 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, C1s. 17D, 18, 22, 22A, 22B, 22C, 22D, 22E, 37A, 41C, 42, 43 or 50, or a deferral under Cl. 18A or 41A is 3 months after the date tax bills were mailed. The filing deadline for all other exemptions under Ch.59, §5 is February 1, 2021. 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. Do NOT send abatement/exemption applications with your payment. **Abatement application filing deadline is February 1, 2021.**

**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, PO 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

PLEASE DETACH HERE

RETURN THIS STUB WITH YOUR PAYMENT

# FISCAL YEAR 2021 REAL ESTATE TAX BILL

Based on assessments as of January 1, 2020, your REAL ESTATE TAX for the Fiscal Year beginning July 1, 2020 and ending June 30, 2021 on the parcel of Real Estate described below is as follows:

PROPERTY DESCRIPTION			
Location: 0 DANIELS ST		Parcel ID: 232-045-000-000	
Area: 0.350 Acres			
SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	COMM INT
<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.			

Tax Rate per \$1,000	
1 Residential	14.65
3 Commercial	14.65
4 Industrial	14.65
BOOK - PAGE	
31752-145	
CLASS: 130	
Class	Valuation
1	246000
3	
4	
Total Taxable Valuation	
246,000	

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

**PAYMENT STUB**

BILL NUMBER 102670	
Real Estate Tax	\$3,603.90
Total Special Assessments	\$0.00
<b>TOTAL TAX &amp; ASSESSMENTS</b>	<b>\$3,603.90</b>
PRELIMINARY TAX	\$1,711.46
Payments Made	\$2,657.68
Preliminary Tax Overdue	\$0.00
Interest @ 14% through 09/30/2021	\$54.44
<b>Total Balance Overdue</b>	<b>\$0.00</b>
Abatement/Exemption	\$0.00
3rd Quarter Payment	
Due by February 1, 2021	\$946.22
4th Quarter Payment	
Due by May 3, 2021	\$946.22
<b>TOTAL NOW DUE</b>	<b>\$1,010.66</b>

DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
1 DALKEITH RD  
HOLLIS NH 03049

11072082021400102670700001010669



# FISCAL YEAR 2020 Real Estate Tax Bill

Based on assessments as of January 1, 2019, your Real Estate Tax for the fiscal year beginning July 1, 2019 and ending June 30, 2020 on the parcel of Real Estate described below is as follows:

Tax Rate per \$1,000	
1 Residential	\$14.51
3 Commercial	\$14.51
4 Industrial	\$14.51

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

**TAXPAYER COPY**

**DO NOT RETURN THIS STUB**

PROPERTY DESCRIPTION			
Location: DANIELS ST Area: 0.349 Acres		Parcel ID: 232-045-000-000	
SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	COMM INT
<b>Kerri 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.			

BOOK - PAGE	
31752-145	
CLASS: 130	
CLASS	VALUATION
1	235,900
3	0
4	0
Total Taxable Valuation 235,900	

BILL NUMBER 102694	
Real Estate Tax	\$3,422.91
Special Assessments	\$0.00
Total Tax & Assessments	\$3,422.91
Current Payments/Credits	\$2,539.02
Overdue Balance	\$0.00
Interest @ 14% through May 1, 2020	\$0.00
Abatement/Exemption	\$0.00
3rd Quarter Payment Due by February 3, 2020	\$883.90
4th Quarter Payment Due by May 1, 2020	\$883.89
<b>TOTAL NOW DUE</b>	<b>\$883.89</b>



188 \*\*\*\*\*AUTO\*\*MIXED AADC 028  
DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
1 DALKEITH RD  
HOLLIS NH 03049-8514

*pd. 4/18/20*  
*EFT*

Abatement Applications to Assessors were Due: February 3, 2020



**FISCAL YEAR 2020 TAX:** This tax bill shows the amount of real estate taxes you owe for fiscal year 2020 (July 1, 2019 - June 30, 2020). The tax shown in this bill is based on assessments as of January 1, 2019. 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, 2019. The first payment was due on August 1, 2019, or 30 days after the bills were mailed, whichever was later, and the second payment was due on November 1, 2019. However, if preliminary bills were mailed after August 1, 2019, your preliminary tax was due as a single installment on November 1, 2019, 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, 2019, the balance is payable in two equal installments. Your first payment is due on February 1, 2020. Your second payment is due on May 1, 2020. However, if tax bills were mailed after December 31, 2019, the balance is due as a single installment on May 1, 2020, 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, 2019, interest will be computed on overdue first payments from February 1, 2020 and on overdue second payments from May 1, 2020 to the date payment is made. If tax bills were mailed after December 31, 2019, interest will be computed on overdue final payments from May 1, 2020, 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, 2019, the filing deadline for an abatement application is February 1, 2020. However, if tax bills were mailed after December 31, 2019, the deadline is May 1, 2020, 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, (37, 37A), (41, 41B, 41C, 41C½), 42, 43, (or if locally adopted, 52, 53, 56 or 57) or a deferral under Cl. 18A or 41A is April 1, 2020, 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, 2020 if tax bills were mailed on or before December 31, 2019, or May 1, 2020, or 30 days after the date tax bills were mailed, whichever is later, if the bills were mailed after December 31, 2019. 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, 2020, 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

**PLEASE DETACH HERE**

**RETURN THIS STUB WITH YOUR PAYMENT**

## FISCAL YEAR 2020 Real Estate Tax Bill

Based on assessments as of January 1, 2019, your Real Estate Tax for the fiscal year beginning July 1, 2019 and ending June 30, 2020 on the parcel of Real Estate described below is as follows:

Tax Rate per \$1,000	
1 Residential	\$14.51
3 Commercial	\$14.51
4 Industrial	\$14.51

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

**PAYMENT STUB**

PROPERTY DESCRIPTION			
Location: DANIELS ST Area: 0.349 Acres		Parcel ID: 232-045-000-000	
SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	COMM INT
<b>Kerri 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.			

BOOK - PAGE	
31752-145	
CLASS: 130	
CLASS	VALUATION
1	235,900
3	0
4	0
Total Taxable Valuation 235,900	

BILL NUMBER 102694	
Real Estate Tax	\$3,422.91
Special Assessments	\$0.00
Total Tax & Assessments	\$3,422.91
Current Payments/Credits	\$2,539.02
Overdue Balance	\$0.00
Interest @ 14% through May 1, 2020	\$0.00
Abatement/Exemption	\$0.00
3rd Quarter Payment Due by February 3, 2020	\$883.90
4th Quarter Payment Due by May 1, 2020	\$883.89
<b>TOTAL NOW DUE</b>	<b>\$883.89</b>

DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
1 DALKEITH RD  
HOLLIS NH 03049-8514

11072082020600102694700000883892



# FISCAL YEAR 2019 Real Estate Tax Bill

Based on assessments as of January 1, 2018, your Real Estate Tax for the fiscal year beginning July 1, 2018 and ending June 30, 2019 on the parcel of Real Estate described below is as follows:

Location: DANIELS ST Area: 0.349 Acres		Parcel ID: 232-045-000-000	
<b>Kerri Bertone</b> Collector of Taxes 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	225,800
		3	0
		4	0
		Total Taxable Valuation 225,800	

Tax Rate per \$1,000	
1 Residential	\$14.66
3 Commercial	\$14.66
4 Industrial	\$14.66

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

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COPY**

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BILL NUMBER 102719

Real Estate Tax	\$3,310.20
Special Assessments	\$0.00
Total Tax & Assessments	\$3,310.20
Current Payments/Credits	\$2,452.80
Overdue Balance	\$0.00
Interest @ 14% through May 1, 2019	\$0.00
Abatement/Exemption	\$0.00
3rd Quarter Payment Due by February 1, 2019	\$857.42
4th Quarter Payment Due by May 1, 2019	\$857.42
<b>TOTAL NOW DUE</b>	<b>\$857.42</b>



186 \*\*\*\*\*AUTO\*\*MIXED AADC 028  
DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
1 DALKEITH RD  
HOLLIS NH 03049-8514

pd. 4/23/19

ck. # 113

Abatement Applications to Assessors were Due: February 1, 2019



**FISCAL YEAR 2019 TAX:** This tax bill shows the amount of real estate taxes you owe for fiscal year 2019 (July 1, 2018 - June 30, 2019). The tax shown in this bill is based on assessments as of January 1, 2018. 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, 2018. The first payment was due on August 1, 2018, or 30 days after the bills were mailed, whichever was later, and the second payment was due on November 1, 2018. However, if preliminary bills were mailed after August 1, 2018, your preliminary tax was due as a single installment on November 1, 2018, 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, 2018, the balance is payable in two equal installments. Your first payment is due on February 1, 2019. Your second payment is due on May 1, 2019. However, if tax bills were mailed after December 31, 2018, the balance is due as a single installment on May 1, 2019, 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, 2018, interest will be computed on overdue first payments from February 1, 2019 and on overdue second payments from May 1, 2019 to the date payment is made. If tax bills were mailed after December 31, 2018, interest will be computed on overdue final payments from May 1, 2019, 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.

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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, (37, 37A), (41, 41B, 41C, 41C½), 42, 43, (or if locally adopted, 52, 53, 56 or 57) or a deferral under Cl. 18A or 41A is April 1, 2019, 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, 2019 if tax bills were mailed on or before December 31, 2018, or May 1, 2019, or 30 days after the date tax bills were mailed, whichever is later, if the bills were mailed after December 31, 2018. 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, 2019, 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

PLEASE DETACH HERE



# FISCAL YEAR 2018 Real Estate Tax Bill

Based on assessments as of January 1, 2017, your Real Estate Tax for the fiscal Year beginning July 1, 2017 and ending June 30, 2018 on the parcel of Real Estate described below is as follows:

Tax Rate per \$1,000	
1 Residential	\$14.65
3 Commercial	\$14.65
4 Industrial	\$14.65

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

**TAXPAYER  
COPY**

**DO NOT RETURN THIS STUB**

PROPERTY DESCRIPTION			
Location: DANIELS ST Area: 0.349 Acres		Parcel ID: 232-045-000-000	
Kerri Bertone Collector of Taxes 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

BOOK - PAGE	
31752-145	
CLASS: 130	
CLASS	VALUATION
1	217,800
3	0
4	0
Total Taxable Valuation 217,800	

BILL NUMBER 102606	
Real Estate Tax	\$3,190.77
Special Assessments	\$0.00
Total Tax & Assessments	\$3,190.77
Current Payments/Credits	\$2,330.22
Overdue Balance	\$0.00
Interest @ 14% through May 1, 2018	\$0.00
Abatement/Exemption	\$0.00
3rd Quarter Payment Due by February 1, 2018	\$860.55
4th Quarter Payment Due by May 1, 2018	\$860.55
<b>TOTAL NOW DUE</b>	<b>\$860.55</b>



191 \*\*\*\*\*AUTO\*\*MIXED AADC 028  
DAVIS KURT R & ROBIN L TRS  
DAVIS FAMILY REVOCABLE TRUST  
3 TWMN BROOK LN  
BEDFORD NH 03110-4722

pd. 4/18/18

ck. #419

Abatement Applications to Assessors were Due: February 1, 2018



**FISCAL YEAR 2018 TAX:** This tax bill shows the amount of real estate taxes you owe for fiscal year 2018 (July 1, 2017 - June 30, 2018). The tax shown in this bill is based on assessments as of January 1, 2017. 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, 2017. The first payment was due on August 1, 2017, or 30 days after the bills were mailed, whichever was later, and the second payment was due on November 1, 2017. However, if preliminary bills were mailed after August 1, 2017, your preliminary tax was due as a single installment on November 1, 2017, 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, 2017, the balance is payable in two equal installments. Your first payment is due on February 1, 2018. Your second payment is due on May 1, 2018. However, if tax bills were mailed after December 31, 2017, the balance is due as a single installment on May 1, 2018, 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, 2017, interest will be computed on overdue first payments from February 1, 2018 and on overdue second payments from May 1, 2018 to the date payment is made. If tax bills were mailed after December 31, 2017, interest will be computed on overdue final payments from May 1, 2018, 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.

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Mail to: The Collector of Taxes Town of Franklin, P.O. Box 986, Medford, MA 02155-0010.

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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



PLEASE DETACH HERE

**KURT R DAVIS  
ROBIN L DAVIS**  
BEDFORD, NH 03110

617  
53-9182/2113  
56

April 18, 2018

Town of Franklin

Eight Hundred Sixty and 55/100

\$ 860.55

**Digital Federal  
Credit Union**  
www.dfcu.org

232-045-000-000

Kurt R. Davis

211391825

18639948

0617

**Exhibit I**

Questions about this plan? Visit Houseplans today or call 1-800-913-2350

You can view this plan at [houseplans.com/p/48-113](http://houseplans.com/p/48-113)

## Plan #48-113



1500 3 beds 2.50 baths 36' wide 44' deep

### House Features

Upstairs Master Bedrooms  
Kitchen Island  
Upstairs Laundry  
Covered Front Porch  
Suited For View Lot  
Upstairs Laundry

Walk In Closet  
Great Room Living Room  
Covered Rear Porch  
Suited For Narrow Lot  
Great Room Living Room

### Styles Classifications

Traditional

### Pricing

#### Additional Construction Sets

Each Additional Set +\$40.00

#### Foundation

Basement +\$247.00

Crawlspace +\$0.00

Slab +\$100.00

#### Right-Reading Reverse

Each +\$100.00

#### Plan Set

5 Copy Set \$1025.00

CAD Set \$1850.00

PDF Set \$925.00

### Specifications

Main Floor 716 sq/ft

Upper Floor 784 sq/ft

Height 28'

Depth 44'

Width 36'

Primary Pitch 10:12

#### Ceiling Details

Great Room: 16'-11" flat, Master Bedroom:

Vaulted to 12'

Upper Ceiling Ft 8'

Main Ceiling 8'



Bk 31752 P145 #111744  
09-16-2013 @ 02:15p

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COPY

UPON RECORDING, PLEASE RETURN TO:

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P.O. Box 1330  
Londonderry, New Hampshire 03053

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NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

CERTIFY

*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Robin L. Davis, a married person, presently having an address of 27 Fairlane Drive, Bedford, New Hampshire 03110, for consideration paid of \$1.00, **GRANT TO** Kurt R. Davis and Robin L. Davis, as Trustees of The Davis Family Revocable Trust, a New Hampshire revocable trust established pursuant to a revocable trust agreement dated August 28, 2013, by and between Kurt R. Davis and Robin L. Davis as Grantors and Kurt R. Davis and Robin L. Davis as Trustees, and presently having an address of 27 Fairlane Drive, Bedford, New Hampshire 03110, all of my right, title and interest in and to the following, with Quitclaim Covenants:

A certain parcel of land in Franklin, Norfolk County, Massachusetts, situated on the Westerly side of Daniels Street, and being shown as Lot C on a Plan of Land in Franklin, Massachusetts, dated October 1, 1956 by Walter E. Sampson C.E. recorded with Norfolk Registry of Deeds as Plan No. 508 of 1960, Book 3811, Page 96 reference to which may be had for a more particular description.

Said Lot C contains 15,200 square feet according to said plan.

Subject to an easement agreement dated December 1, 2011, and recorded with the Norfolk County Registry of Deeds at Book 29400, Page 91.

**Property Address:** 0 Daniels Street, Franklin, Massachusetts 02038

Meaning and intending to convey the same premises as conveyed to the within Grantor by Quitclaim Deed of Scott A. Watkins, said deed dated August 31, 2010, and recorded with the Norfolk County Registry of Deeds at Book 27980, Page 202.

WITNESS my hand and seal this 28<sup>th</sup> day of August, 2013.

*Robin L. Davis*  
Robin L. Davis

*Kimberly P. [Signature]*  
Witness

KRD OH  
KSP



NOT  
STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM  
OFFICIAL  
COPY

NOT  
AN  
OFFICIAL  
COPY

Personally appeared the above named Robin L. Davis, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing instrument to be her free act and deed. Before me this 28<sup>th</sup> day of August, 2013.

Justice of the Peace / ~~Notary Public~~  
My commission expires:

FRED J. FORMAN, Justice of the Peace  
My Commission Expires June 20, 2017



K R D

DH  
KVP  
KRD

ZONE SFR II

AREA 30,000 S.F.

FRONTAGE 150'

DEPTH 200'

CIRCLE DIA. 135'

SETBACK 40'

SIDEYARD 35'

REARYARD 35'

LOT COVERAGE

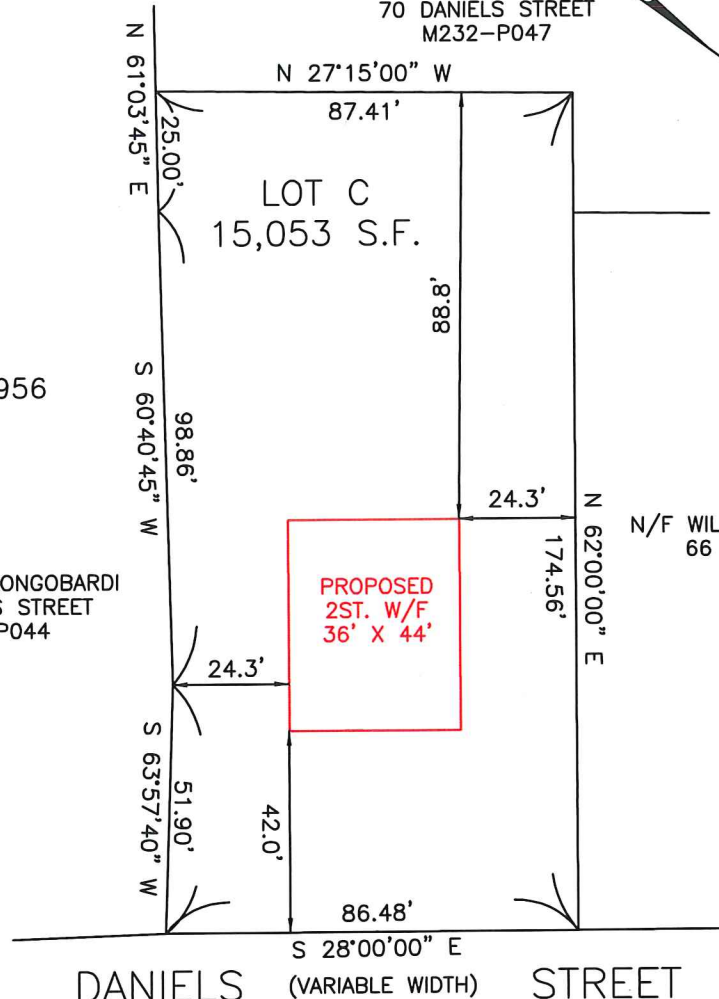
STRUCTURES 20%

STRUC & PAVE 25%

NOT WITHIN W.R.D.

LOT CREATED OCT. 1, 1956

N/F NEIL WHITE &  
MELANIE HAMBLIN  
70 DANIELS STREET  
M232-P047



N/F PETER LONGOBARDI  
60 DANIELS STREET  
M232-P044

N/F WILLIAM & LINDA KELLEY  
66 DANIELS STREET  
M232-P046

I CERTIFY THAT THE LOT SHOWN  
ON THIS PLAN DOES NOT LIE  
WITHIN THE FLOOD PLAIN.

MAP 232 PARCEL 045  
PROPOSED STRUCTURE  
PLAN OF LAND

IN

**FRANKLIN, MA.**

SCALE: 1"=40' APRIL 21, 2023

OWNER: Kurt & Robin Davis  
27 Fairlane Drive  
Bedford, New Hampshire 03110

COLONIAL ENGINEERING INC.  
11 AWL STREET MEDWAY, MA.  
508-533-1644



*Anthony M. Dellorco*

RECEIVED  
TOWN OF FRANKLIN

MAY 08 2023

ZONING BOARD OF APPEALS



RECEIVED  
TOWN OF FRANKLIN

MAR 24 2023

BOARD OF ASSESSORS

Town of Franklin - Board of Assessors  
355 East Central Street  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

## Abutters List Request Form

**Please Note:** A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 3/24/23 232-045-000-000

Assessors Parcel ID # (12 digits) 232 - 045 - 000 - 000

Property Street Address 0 Daniels Street 0 Daniels 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 Kurt R. Davis + Robin L. Davis, Trustees of The Davis Family Revocable Trust Davis Family  
Revoc. Tr.

Property Owner's Mailing Address 23 Tavernier Way 23 Tavernier  
Manchester NH State NH Zip Code 03109

Property Owner's Telephone # 603 - 714 - 8465

Requestor's Name (if different from Owner) Stephen J. Kenney Stephen J. Kenney

Requestor's Address 181 Village Street, Medway, MA 02053 181 Village St. Medway MA  
508-533-6711

Requestor's Telephone # 508 - 533 - 6711

Office Use Only: Date Fee Paid 3/24/23 Paid in Cash \$     

Paid by Check \$ 25.00 Check # 262989 Town Receipt # 30071

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals

Please Email: sjk@kenney-law.com  
sjk@kenney-law.com





0 DANIELS ST [232-045-000-000] - 300' ABUTTERS

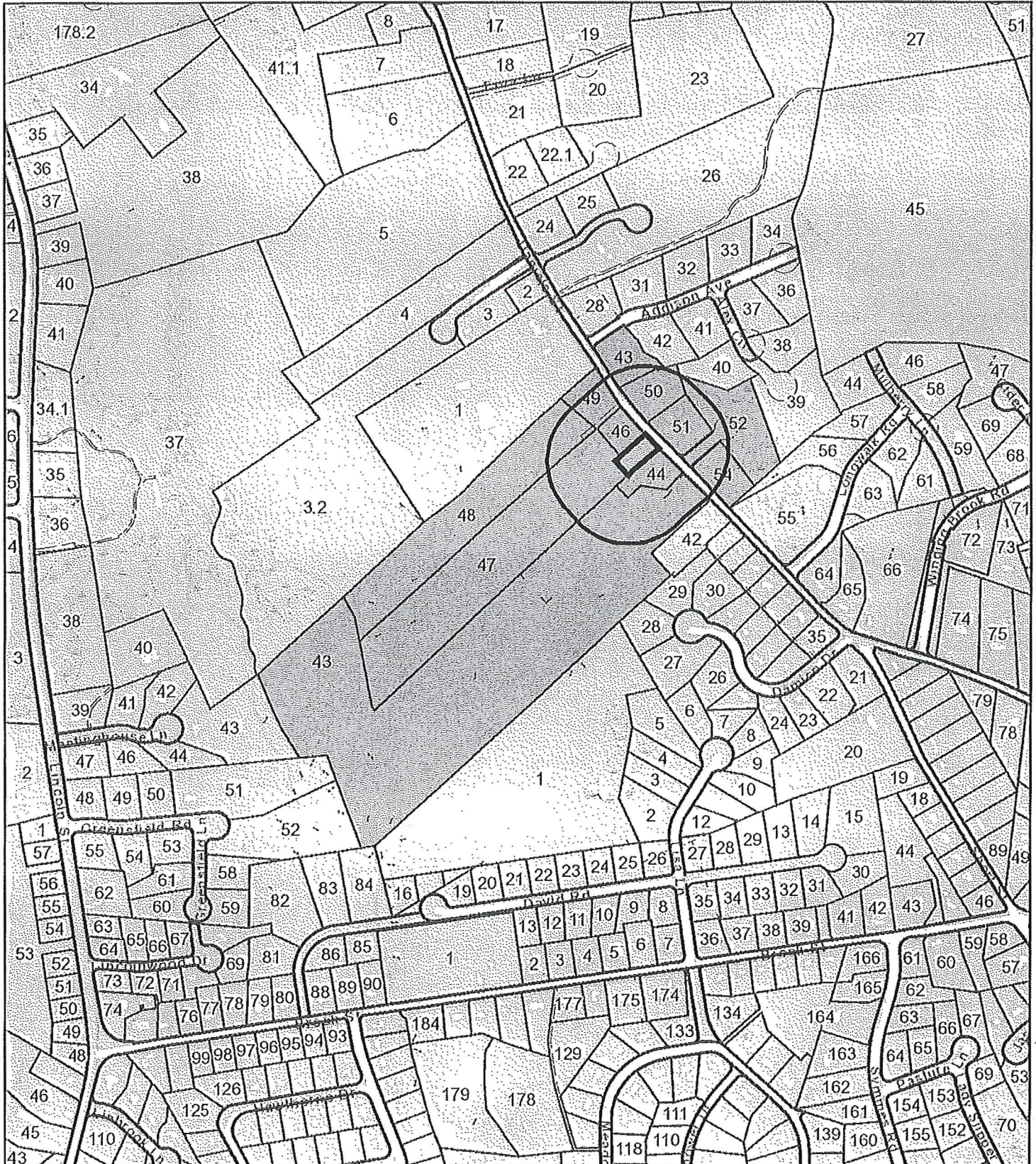
Franklin, MA



1 inch = 600 Feet

April 6, 2023

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 06, 2023

### Subject Property:

Parcel Number: 232-045-000  
CAMA Number: 232-045-000-000  
Property Address: DANIELS ST

Mailing Address: DAVIS KURT R & ROBIN L TRS DAVIS  
FAMILY REVOCABLE TRUST  
23 TAVERNIER WAY  
MANCHESTER, NH 03109

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### Abutters:

Parcel Number: 229-043-000  
CAMA Number: 229-043-000-000  
Property Address: 67 DANIELS ST

Mailing Address: WALSH GREGORY & SARAH TRS GREG  
& SARAH WALSH 2022 REV TR  
67 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-043-000  
CAMA Number: 232-043-000-000  
Property Address: 58 DANIELS ST

Mailing Address: PALLADINI CHRISTOPHER PALLADINI  
MICHELLE  
58 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-044-000  
CAMA Number: 232-044-000-000  
Property Address: 60 DANIELS ST

Mailing Address: MCKENNA JILL M  
60 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-045-000  
CAMA Number: 232-045-000-000  
Property Address: DANIELS ST

Mailing Address: DAVIS KURT R & ROBIN L TRS DAVIS  
FAMILY REVOCABLE TRUST  
23 TAVERNIER WAY  
MANCHESTER, NH 03109

Parcel Number: 232-046-000  
CAMA Number: 232-046-000-000  
Property Address: 66 DANIELS ST

Mailing Address: KELLEY WILLIAM E KELLEY LINDA A  
66 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-047-000  
CAMA Number: 232-047-000-000  
Property Address: 70 DANIELS ST

Mailing Address: WHITE NEAL E HAMBLIN MELANIE J  
70 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-048-000  
CAMA Number: 232-048-000-000  
Property Address: DANIELS ST

Mailing Address: WHITE NEAL E HAMBLIN MELANIE J  
70 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-049-000  
CAMA Number: 232-049-000-000  
Property Address: 68 DANIELS ST

Mailing Address: LIVINGSTONE JEFFREY R TR  
LIVINGSTONE FAMILY REALTY TRST  
68 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-050-000  
CAMA Number: 232-050-000-000  
Property Address: 65 DANIELS ST

Mailing Address: FEERICK DANIEL F & MARY D TRS  
FEERICK FAMILY TRUST  
65 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-051-000  
CAMA Number: 232-051-000-000  
Property Address: 59 DANIELS ST

Mailing Address: SCHELL MICHAEL SCHELL KATHARINE  
59 DANIELS ST  
FRANKLIN, MA 02038



www.cal-tech.com

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

4/6/2023

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## 300 foot Abutters List Report

Franklin, MA  
April 06, 2023

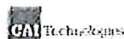
Parcel Number: 232-052-000  
CAMA Number: 232-052-000-000  
Property Address: 57 DANIELS ST

Mailing Address: DAVIS LYNN K  
57 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 232-054-000  
CAMA Number: 232-054-000-000  
Property Address: 55 DANIELS ST

Mailing Address: GRAUPEN SHOSHANAH MCDONOUGH  
ROBERT JAMES  
55 DANIELS ST  
FRANKLIN, MA 02038

*Kenneth M. Doyle, 4-6-23*



[www.cai-tech.com](http://www.cai-tech.com)

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4/6/2023

Page 2 of 2

DAVIS KURT R & ROBIN L TR  
DAVIS FAMILY REVOCABLE TR  
23 TAVERNIER WAY  
MANCHESTER, NH 03109

WHITE NEAL E  
HAMBLIN MELANIE J  
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FRANKLIN, MA 02038

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57 DANIELS ST  
FRANKLIN, MA 02038

FEERICK DANIEL F & MARY D  
FEERICK FAMILY TRUST  
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FRANKLIN, MA 02038

GRAUPEN SHOSHANAH  
MCDONOUGH ROBERT JAMES  
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FRANKLIN, MA 02038

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67 DANIELS ST  
FRANKLIN, MA 02038