

1. Conservation Commission Agenda

Documents:

[2-12-2025 CONSERVATION AGENDA.PDF](#)

2. Lewis Street

Documents:

[LEWIS STREET NOI SITE PLAN.PDF](#)
[NOI APPLICATION - LEWIS STREET.PDF](#)

Town of Franklin



Conservation Commission

AGENDA

February 12, 2026

7:00 PM

This Conservation Commission Meeting is available to be attended in person and via the ZOOM platform. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required). Please click/**copy and paste the link** <https://us02web.zoom.us/j/86397132023> or call on your phone at 929-205-6099, meeting number is 863 9713 2023. Attendees are muted until they use the 'raise hand' function to indicate that they wish to speak. If you are having trouble accessing through the link, please call on your phone and use *6 to toggle between mute/unmute and *9 to raise your hand. If you wish to attend in person, the meeting is held in the Council Chambers, second floor of the Municipal Building.

0.0 SCHEDULING

1. PUBLIC HEARINGS:

- 1.1. 7:01 PM NOI – Nicholas Drive/Prospect Street Culvert Repair
- 1.2. 7:02 PM NOI – Symphony Drive/Tanglewood Estates II
- 1.3. 7:03 PM NOI – 670 King Street
- 1.4. 7:04 PM NOI – Lewis Street

2. GENERAL BUSINESS

2.1 Friendly 40B Lip

2.2 Minor Buffer Zone Activities

2.2.1 76 Plain Street

2.2.2 912 Washington Street

2.3 Request for Determination of Applicability

2.4 Permit Modifications/Extensions

2.5 Certificates of Compliance

2.6 Violations/Enforcement

2.6.1 8 Bogastow Brook Lane

2.6.1 305 Union Street

2.7 Minutes

2.7.1 January 29, 2026

2.8 Discussions

2.8.1 603 Old West Central Street

2.8.2 Interim Agent Services

2.8.3 Government Emails

2.8.4 Scheduling

Chair & Commission Comments

Notice of Intent

Filing Under the Massachusetts Wetlands Protection Act
M.G.L. Chapter 131, Section 40

&

the Town of Franklin Wetlands Protection Bylaw

Lewis Street

Franklin, Massachusetts



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Prepared for:

Lewis Street Realty LLC
P.O. Box 411
Franklin, MA 02038

Prepared by:

Land Planning, Inc.
214 Worcester Street
North Grafton, MA 01536

Date: January 8, 2026



PROJECT NARRATIVE

1.0 Project Description

Lewis Street Realty LLC (hereafter "Applicant") proposed to develop the residential lot located on Lewis Street in Franklin, as depicted on the plan of record filed with the Norfolk County Registry of Deeds, Plan Book 52, Plan No. 2488. The project area corresponds to Lots 40 and 41 on the referenced plan (the "Site"). See *Section 7.0 Attachment A*.

The Site is 10,000 ft² and is located along the westerly side of Lewis Street, beyond the end of the paved travel way. The majority of the wooded residential lot is within the 100-ft buffer zone from the adjacent Boring Vegetated Wetland ("BVW"), which is located off Site.

The Applicant proposes to improve the access to the property, per DPW specifications, and construct a 980 ft² single-family dwelling (the "Project"). Additional land disturbing activities incidental to construction include (but not limited to): sanitary sewer, water, gas, E.T.C. connections and the construction of a sub-surface infiltration system. No land disturbing activities are proposed within a resource area or the 25' No Disturbance Zone. The land disturbing activities associated with the Project are as follows:

Table 1- Project Alteration Summary

<u>Land Disturbing Activity</u>	<u>Alteration (ft²)</u>
Access improvements	1,340
Residential lot development	5,975
Total:	7,315

This Notice of Intent ("NOI") is being filed with the Town of Franklin Conservation Commission pursuant to the Massachusetts Wetlands Protection Act ("WPA") M.G.L.C. 131, § 40 and its implementing regulations (310 CMR 10.00) and the Franklin Wetlands Protection Bylaw (*Chapter 181*), for the proposed construction activities that will take place within the 100-ft buffer zone to a BVW.

2.0 Functions & Characteristics

The following section provides a description of the Project impacts on the functions and values provided by the resource area adjacent to the Site. Proposed impacts on the wetland buffer zone associated with construction and post-construction activities are discussed in *Section 5.0*.

2.1 Public Water Supplies

The nearest public water supply is located roughly 1,000 feet east of the Project. Zone II area are critical to protect the groundwater recharge that contributes to public water supply wells. The entire Project lies within the Zone II. Groundwater recharge will be maintained by infiltrating the volume of runoff generated from the Site's total impervious surface area.

2.2 Private Water Supplies

The Franklin Water Department services the area with potable water; therefore, there are no private water supplies adjacent to the Project.

2.3 Groundwater

The Project will mitigate the reduction of groundwater recharge, as a result of the proposed impervious surface area, by providing a subsurface infiltration system. The infiltration system has been sized to infiltrate 1-inch of runoff from the Site's impervious surface.

Add comment regarding soil tests

2.4 Flood Control

The Project is not located within the limits of the 100-year flood zone as shown on the FIRM map #25021C0309F dated 7/8/2025 (Section 7.0 Attachment B)

2.5 Erosion & Sediment Control (ESC)

Erosion & Sedimentation is managed for the Project by composed sock. See Design Site Plan for installation location. Additional Erosion & Sediment Control measures are documented in *Section 4.0*.

2.6 Storm Damage Prevention

The Project incorporates reduced impervious area and limited woodland clearing, along with a subsurface infiltration system, to mitigate potential impacts from storm events

2.7 Water Quality

In accordance with Chapter 153 § 16 B. (1) (a); the volume of runoff generated from 1-inch of runoff from the total impervious surface of the Site has been retained. The subsurface retention of stormwater runoff is presumed to treat the water quality volume and has achieved 90% TSS and 60% TP removal.

2.8 Water Pollution Control

Water Pollution Control for the Project is addressed for the Site according

2.9 Fisheries

No fishery habitats are located in the vicinity of the Site. The proposed subsurface infiltration system will provide groundwater recharge and water quality mitigation, ensuring that downgradient fisheries connected to Uncas Brook and its tributaries are not affected

2.10 Shellfish

This item is not applicable in Franklin.

2.11 Wildlife Habitat

The Project does not propose the construction of any physical barrier restricting the migration of wildlife and limits woodland clearing to the maximum extent practicable.

2.12 Rare Species Habitat

There are no Massachusetts Natural Heritage and Endangers Species habitats designated within the Site or vicinity per Natural Heritage Atlas 15th Edition dated August 1, 2021. The nearest habitat is located 1-mile east of the Project.

2.13 Agriculture

There are no current or proposed agricultural uses present on the Site.

2.14 Recreation

The Site is a privately owned parcel of land and there are no permitted active or passive recreational activities at the Site.

3.0 Vernal Pool Statement

There are no mapped potential or Natural Heritage Certified vernal pools adjacent or within the Project area. The nearest potential and certified vernal pools are greater than 500 ft and 4,500 ft respectively.

4.0 Riverfront Statement

The Project is not located within the vicinity of a perennial river. There are no Riverfront Area alterations associated with the Project.

4.1 Alternative Analysis Statement

The Project does not propose alterations within a riverfront area, propose septic components within the buffer zone, or propose 5,000 ft² of wetland fill. An alternative Analysis is not applicable to the Project.

5.0 Mitigation

5.1 Mitigation Narrative

The Project will involve activities within jurisdictional buffer zones protected under the Wetland Protection Act (WPA) and the Franklin Wetlands Protection Bylaw. Due to the Site's proximity to the existing wetland resource area, development of the Site will result in unavoidable permanent alterations of the buffer zone necessary for construction activities.

The existing paved traveled way terminates prior to reaching the existing lot frontage; therefore, it is necessary to extend the paved travel to develop the lot. The traveled way shall be extended 35-ft and constructed per DPW specifications (i.e. driveway rounding's, widths, cross-section, etc.). The improved traveled way consists of 84% impact to the 50–100 ft buffer zone and 16% to the 25-50 ft buffer zone. The end of the pavement is 40-ft from the adjacent resource area.

The 10,000 ft² Site consist of 9,049 ft² (90%) of upland area within the jurisdictional buffer zone. Land disturbance was limited to the greatest extent feasible in order to maintain the integrity of the buffer zone.

5.2 Mitigation – Buffer Zone Impacts

The following section will document buffer zone Impacts and the methods utilized to mitigate negative impacts to the resource area.

a. **Wetland Buffer Zone Impact**

The Site development proposes 5,820 ft² of land disturbing activities within jurisdictional buffer zones. The table below summarizes the buffer zone impacts.

Table 2- Residential Lot Development

Buffer Zone (ft)	Total Existing Area (ft ²)	Impact-Disturbed Area* (ft ²)	Buffer Zone Impact (%)
0-25	1,000	0	0
25-50	1,996	1,559	17
50-100	6,053	4,261	47
Total	9,049	5,820	64

b. **Proposed Wetland Buffer Zone Mitigation**

The proposed development of the residential lot provides buffer zone impact mitigation by providing groundwater recharge, water quality treatment, and woodland clearing minimization. By minimizing tree clearing to the maximum extent practicable; the constructed Site will retain 36% natural/undisturbed buffer zone.

6.0 Stormwater Management Narrative

The Project does not meet the applicability threshold requirements of the Massachusetts Stormwater Management Handbook and the Town of Franklin Stormwater Management Bylaw (*Chapter 153*). The Project is an exempt activity; therefore, stormwater management is not applicable.

6.1 Drainage Calculations

Subsurface infiltration is utilized to mitigate buffer zone impacts for the Site. The system has been sized to retain 1-inch of runoff from the Site impervious surface. The infiltration system consist of six (6) Stormtech SC-160LP chambers embedded in stone. The surrounding stone shall be 12-inches around the side with 8-inches of stone below the chamber invert and 8- inches of stone above. The total volume provided (Pro_{volume}) of the system is 160 ft³. The following calculations demonstrate compliance.

$$Req_{volume} = A_{new\ impervious} * D$$

$$A_{new\ impervious} = 1,878\ ft^2$$

$$Depth\ (D) = 1.0\ in$$

$$Req_{volume} = 157\ ft^3 < 160\ ft^3 = Pro_{volume}$$

7.0 Erosion & Sediment Control Plan

The following section demonstrates the methods utilized to control erosion and sedimentation during and following construction.

The Site Owner and/or Project Manager are assigned as ESC Coordinator(s)(the "Parties Responsible") for the operation, maintenance and reporting of the ESC Plan. The Parties Responsible shall notify the Conservation Commission or its Agent of any changes to the ESC Plan.

7.1 Contact Information/ Responsible Parties

Property Owner

Name:					
Company:	Lewis Street Realty LLC				
Address:	P.O. Box 411				
City	Franklin	State:	MA	Zip:	02038
Phone:	-				
Email:	-				

Project Manager or Site Supervisor

Name:					
Company:	Lewis Street Realty LLC				
Address:	P.O. Box 411				
City	Franklin	State:	MA	Zip:	02038
Phone:	-				
Email:	-				

7.2 Construction Period ESC

ESC measures shall be installed as shown on the Design Plans. The ESC shall be installed/ constructed prior to the commencement of construction activities. The measures utilized to minimized sedimentation and erosion shall be maintained and repaired throughout the duration of construction activities until all disturbed areas are stabilized. Additional ESC shall be stored on-site to repair failed or damaged ESC as necessary. Inspection of the ESC shall be conducted weekly and after any significant rain event. ESC measures shall not be removed without the prior authorization of the Conservation Commission or its Agent.

a. Compost Sock

Compost socks or filter mitts shall be placed with the ends of adjacent socks tightly abutting one another. The socks shall be securely anchored by driving stakes through each sock. The socks will be comprised of burlap covered barriers filled with biodegradable compost material.

7.3 Forms & Logs

The following forms & logs to follow:

1. Initial Inspection of Erosion and Sediment Control
2. Erosion and Sediment Control Inspection Report Form
3. Quality Assurance Field Review – Erosion & Sediment Control
4. Final Inspection of Erosion & Sediment Control

Initial Inspection of Erosion and Sediment Control

DEP File Number: _____

Date: _____

Contractor/Representative: _____

ESC Coordinator: _____

Project Overview

How Many Acres Total Does the Project Disturb? _____

Project Start Date: _____

Project End Date: _____

Is multi-phase project: Yes

No, not applicable

Phase I Start Date: _____

Phase II Start Date: _____

Phase III Start Date: _____

Phase IV Start Date: _____

Paperwork*

Does the project have an Order of Conditions (OOC)? Yes No N/A

Is the ESC Plan on-site? Yes No N/A

Site Preparation*

Has the temporary construction entrance been installed? Yes No N/A

Are vehicles using it? Yes No N/A

Is there a marked concrete wash-out area? Yes No N/A

Are concrete trucks using it? Yes No N/A

Is the site largely free of construction trash**? Yes No N/A

Have perimeter sediment controls been installed? Yes No N/A

Have pre-construction controls been installed per the plan? Yes No N/A

Have the construction limits been indicated***? Yes No N/A

* Must be "Yes" or "N/A" in order for inspection to be "satisfactory"

** Construction "trash" includes cups, lunch waste, material packaging and the like generated as a direct result of construction and construction related activities.

*** Construction limit indication includes recognizable marking and/or barrier (i.e. perimeter fencing, staked limits, signage, physical barriers, etc.)

Note: The local Conservation Commission must inspect and approve of the initial erosion and sediment controls, as installed, prior to the start of construction.

Quality Assurance Field Review – Erosion & Sediment Control

DEP File Number: _____

Date: _____

Contractor/Representative: _____

ESC Coordinator: _____

A. Project Status: (brief description of the current phase of construction; major items of work in progress; and general observations of effectiveness and maintenance of site controls, and stormwater discharge at outfalls).

B. Deficiencies Noted (List any specific deficiencies found during the review).

C. Have weekly and rainfall-required inspections been conducted since the last compliance evaluation?
Were noted deficiencies corrected within 7 days?

Notice to Contractor: All deficiencies must be corrected within 7 days unless otherwise noted. A record of corrected deficiencies must be maintained.

Final Inspection of Erosion & Sediment Control

DEP File Number: _____

Date: _____

Contractor/Representative: _____

ESC Coordinator: _____

Project Overview

How Many Acres Total Does the Project Disturb? _____

Project Start Date: _____

Project End Date: _____

Is multi-phase project: Yes

No, not applicable

Phase I Start Date: _____

Phase II Start Date: _____

Phase III Start Date: _____

Phase IV Start Date: _____

Paperwork

Is the ESC Plan on-site?

Yes

No

N/A

Final Site Preparation*

Has the concrete wash-out area been cleaned?

Yes

No

N/A

Is the site free of construction trash?

Yes

No

N/A

Have perimeter sediment controls been taken down?

Yes

No

N/A

Have indications of the construction limits been taken down?

Yes

No

N/A

Has all the dirt on the site been covered?

Yes

No

N/A

Have appropriate grasses/sod/trees been planted?

Yes

No

N/A

Have the plants accepted?

Yes

No

N/A

Have gutters and streets been cleaned of soil/trash?

Yes

No

N/A

Have all erosion controls been removed?

Yes

No

N/A

* Must be "Yes" or "N/A" in order for inspection to be "satisfactory"

** Construction "trash" includes cups, lunch waste, material packaging and the like generated as a direct result of construction and construction related activities.

*** Construction limit indication includes recognizable marking and/or barrier (i.e. perimeter fencing, staked limits, signage, physical barriers, etc.)

7.4 Final Stabilizations

a. Permanent Seeding

Seedbed Preparation

In areas where disturbance results in subsoil or fill material being the final grade surface, topsoil will be spread over the finished area at minimum depth of 4 inches.

The seedbed will be free of large clods, rocks, woody debris and other objectionable materials.

Fertilizer and lime will be applied to the seedbed according to the manufacturer's recommendations or soil tests.

The top layer of soil will be loosened to a depth of 3–5 inches by raking, tilling, disking or other suitable means.

b. Grass Selection/Application

Lawns will be stabilized with a mixture of Kentucky Blue Grass and Creeping Red Fescue at an application rate of 100 pounds per acre or 2.3 pounds per 1,000 square feet.

Seed will be applied uniformly by hydroseeding or broadcasting. Where broadcasting is used, the seed will be covered with .25 inch of soil or less.

c. Mulching

Hydro mulch will be applied immediately following seeding at an application rate of 90–100 pounds (2–3 bales) per 1,000 square feet.

7.5 Post-Construction ESC

a. Snow Removal

Snow shall be plied to the furthest extent of the buffer zone.

b. Deicing Chemicals

Application of deicing chemicals shall be done sparingly as needed to ensure the safety of the vehicles and pedestrians. Exterior storage of deicing materials on this property is prohibited.

c. Fertilizers, Pesticides, Herbicides

Organic, slow-release fertilizers should be used within the landscaped areas and maintained lawn areas. Use of pesticides and herbicides is discouraged. Outside storage of fertilizers, pesticides, and herbicides is forbidden.

d. Landscape Maintenance

Leaves, trimmings, and grass clippings shall be properly disposed of. If these materials are to be composted on-site, it shall be done outside of any wetland resource area or to the furthest extent of the buffer zone.

e. Street Sweeping

The driveway shall be swept as necessary with a minimum frequency of twice per year. The first sweeping shall take place in early spring after the snow has melted. The second sweeping should be done in autumn.

8.0 Construction Sequence & Schedule

The following construction sequence and schedule, assuming all required permits are obtained by March 2026 is as follows:

March 2026

Pre-construction activities

1. Install perimeter erosion and sediment control measures
2. Schedule & conduct an on-site pre-construction meeting with the Conservation Commission or its Agent
3. Install construction entrance

Construction activities

1. Clear site
2. Strip topsoil and rough grade site
3. Provide temporary sanitary facilities
4. Provide temporary power
5. Establish equipment storage and material stockpile

April 2026- September 2026

1. Excavate, form, and pour foundation
2. Backfill foundation
3. Frame structure
4. Constructing subsurface drainage system
5. Construct all utility connections (as applicable)
6. Prepare Site access and driveway base course
7. Final grade site
8. Install access and driveway top course of pavement
9. Stabilize and seed site
10. Monitor site until final stabilization is reached
11. Prepare As-built Plans
12. Remove perimeter erosion and sediment control measures
13. Close permits

Note: The following sequence of construction is a general description of construction activities. The Site Supervisor shall use proper judgement when determining the final sequence of construction activities.

9.0 Attachments

A. Plan Book 52, Plan No. 2488

B. FEMA Flood Plain Map

C. USGS Topo Map

D. N.H.E.S.P. Map

OFFICE OF REGISTERED PLANNERS
 Plan of
MARTIN PARK
 HOUSE LOTS
FRANKLIN, MASS.

Scale 50'-1" Nov. 1908.
 D.L. Chilison Eng.

Based on the
 Scale of this plan - 1 inch = 100 feet.

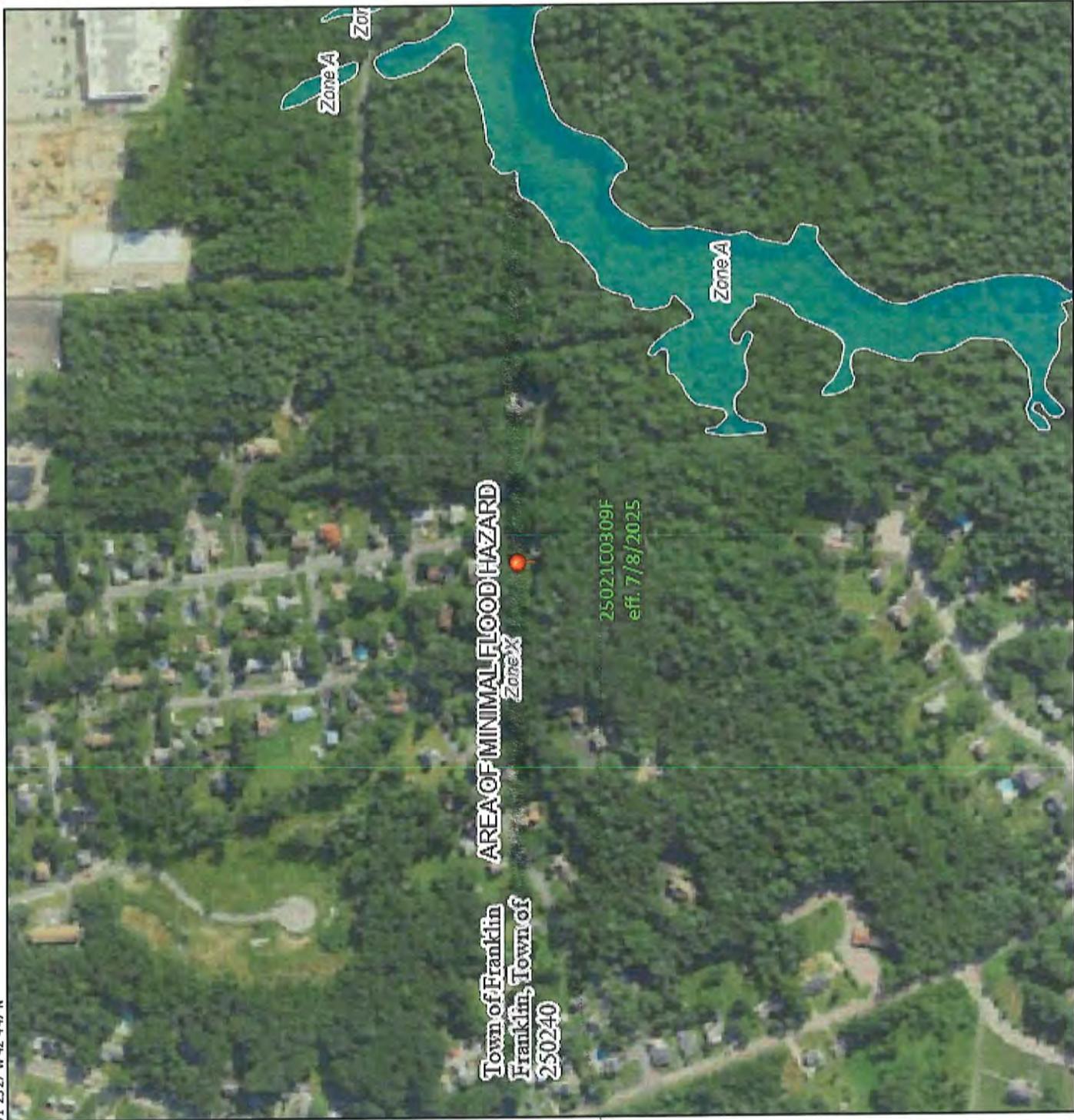


Read for Record April 20, 1909 & filed as
 Map of Martin Park in
 Mass. Lot of L. Burdett, Ass't. Register.

National Flood Hazard Layer FIRMette



71°23'27"W 42°4'47"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone F
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



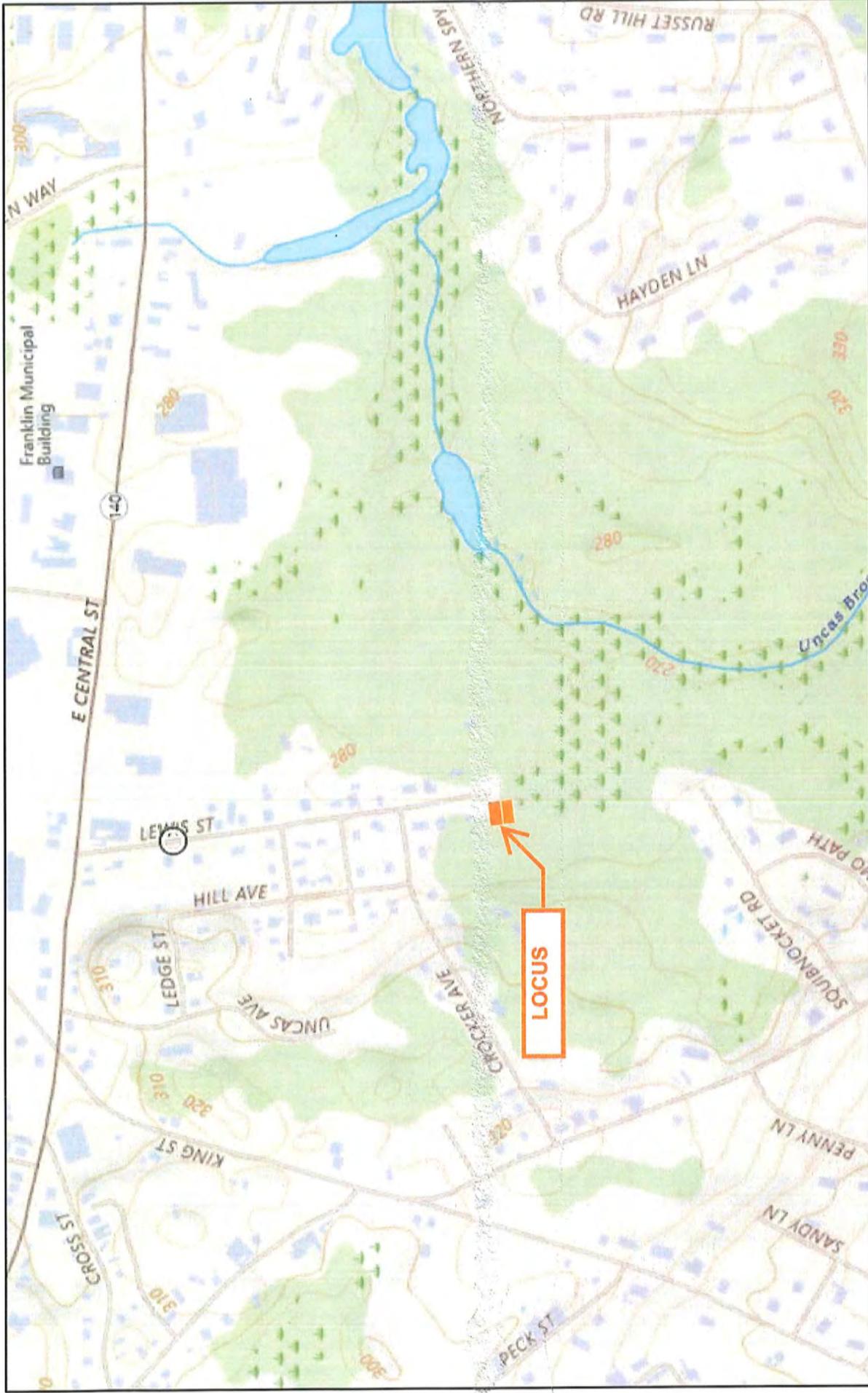
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

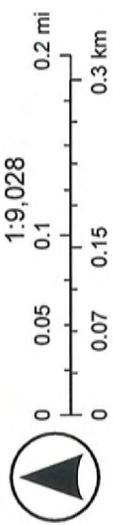
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/2/2025 at 3:20 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Lewis Street, Franklin

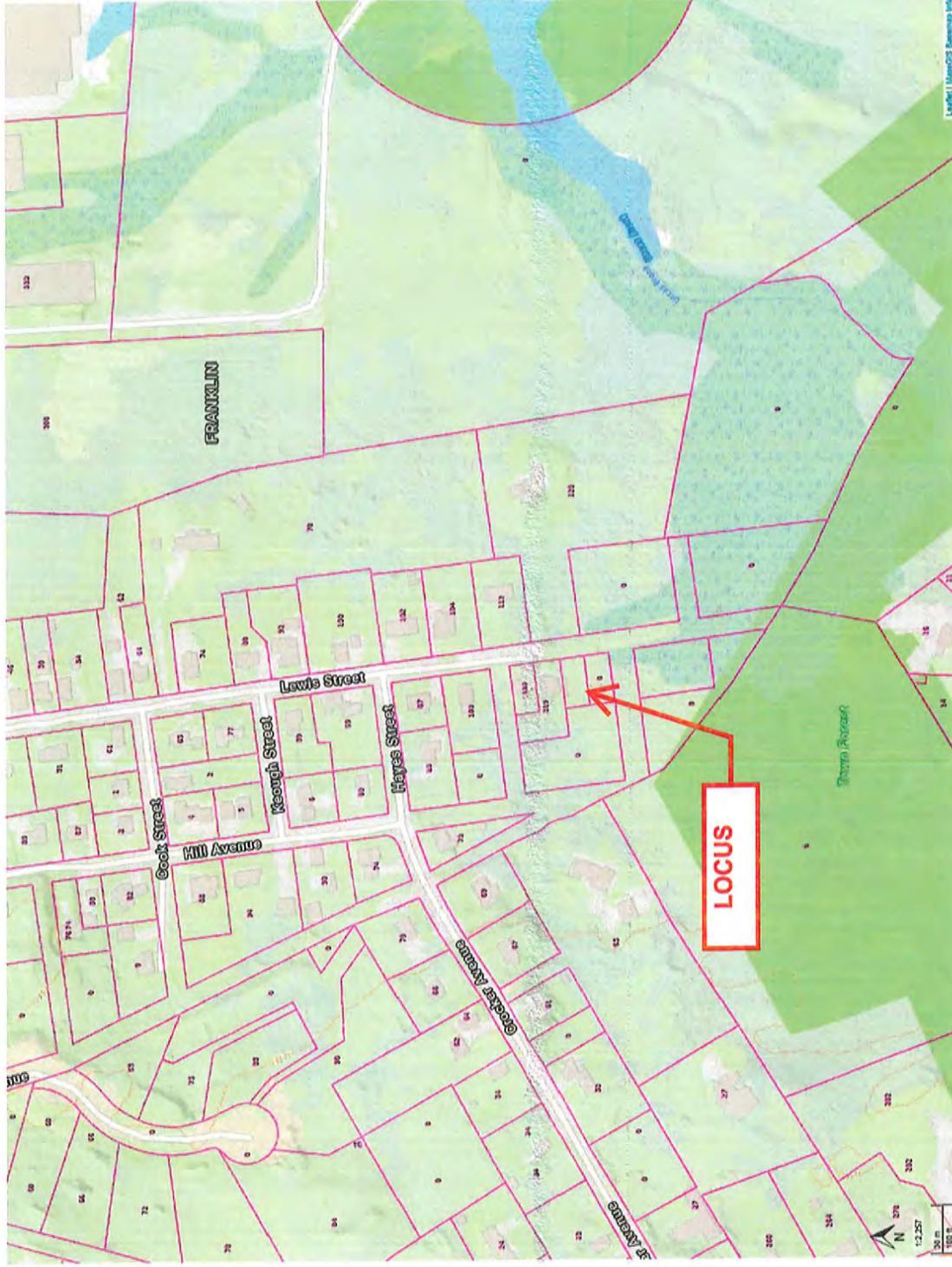


 LOCUS



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography

Lewis Street, Franklin | N.H.E.S.P.



NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Property Tax Parcels



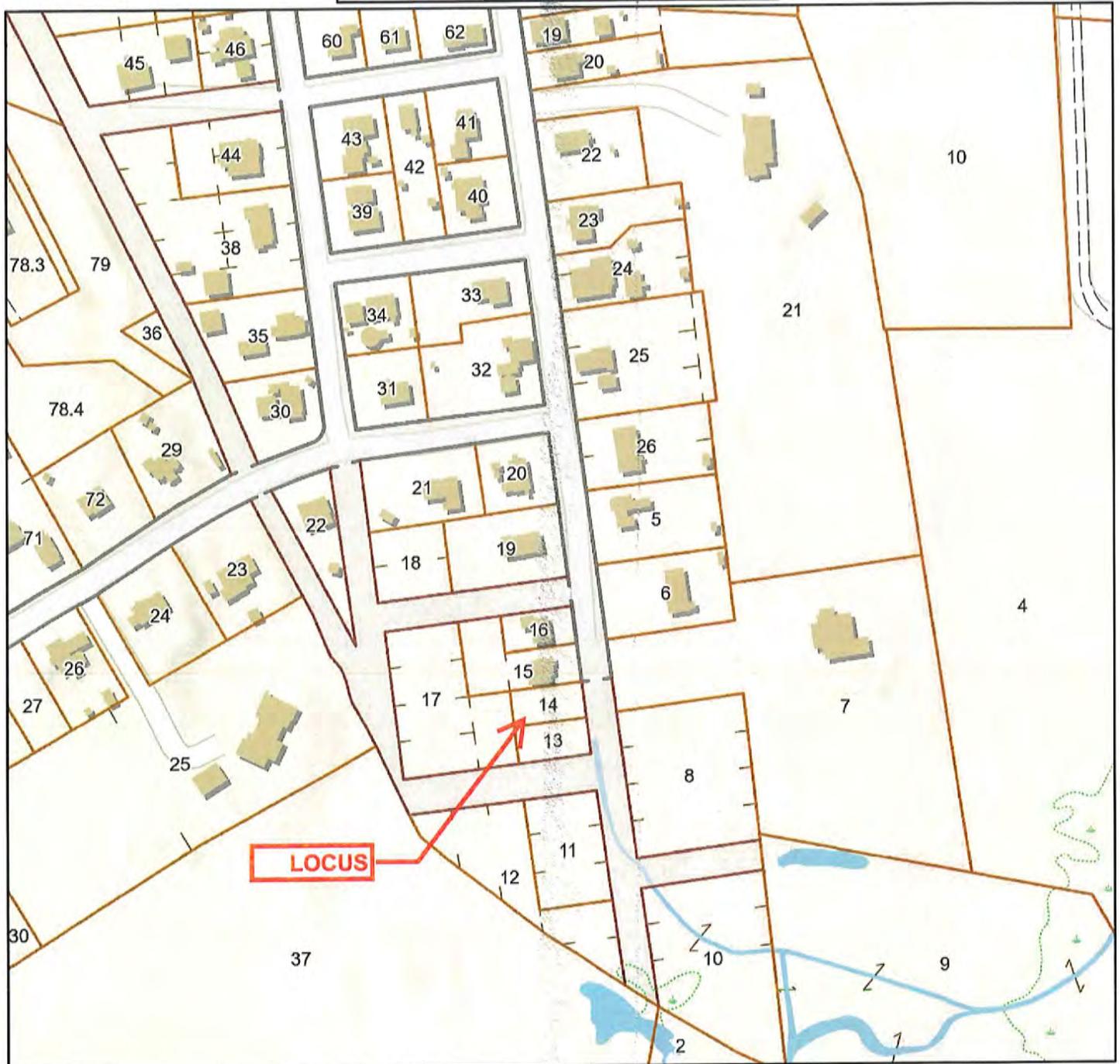
Town of Franklin, MA

1 inch = 200 Feet



www.cai-tech.com

December 4, 2025



	TownPoly		Property TIC		Shadow
	Property Line		RoadNotPar		Right of Ways
	Public Road		Wetland		Wet Areas
	Undeveloped Public Road		Right of Way		Water-poly
	Property Hook		BuildingPolys		

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

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

**The Franklin Wetlands Protection Bylaw
Franklin Town Code Section 181**

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)	0	0
Bank (LF)	0	0
Land Under Water Bodies (SF)	0	0
Isolated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
Buffer Zone (SF)	7,315	520
Riverfront (SF)	0	0
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA are governed by both the state law and the local bylaw. The MBZA is issued under the local bylaw only.

When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto private property at any time until after an application is filed or permission of the property owner is given.

It is important that all applicants understand that after an application is filed, additional information may come to light e.g. via a field inspection or a review of the application, that may impact the scope of the submitted application and the approval process. **Therefore, it is the ultimate responsibility of the applicant to decide which application to file.**

In light of the above, please sign below indicating an understanding of this policy and submit it with the application.



Signature of Property Owner



Date

Town of Franklin Conservation Commission

PROPERTY ACCESS SIGNATURE FORM

I hereby request that the Franklin Conservation Commission review this NOI/RDA/ANRAD application. I (we) grant authority to the Franklin Conservation Commission members and agents to go onto my (our) property solely for purposes directly related to the inspection and approval of this application and for follow-up compliance with the permit conditions.



Signature of Property Owner

1/14/2026

Date



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

Lewis Street
a. Street Address

Franklin
b. City/Town

02038
c. Zip Code

Latitude and Longitude:
298
d. Latitude

40.49175
e. Longitude

f. Assessors Map/Plat Number

113-000-000 and 114-000-000
g. Parcel /Lot Number

2. Applicant:

Tony
a. First Name

Marinella
b. Last Name

Lewis Street Realty, LLC
c. Organization

PO Box 411
d. Street Address

Franklin
e. City/Town

MA
f. State

02038
g. Zip Code

508-918-9766
h. Phone Number

i. Fax Number

jojo.marinella09@gmail.com
j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Norman
a. First Name

Hill
b. Last Name

Land Planning, Inc
c. Company

214 Worcester Street
d. Street Address

North Grafton
e. City/Town

MA
f. State

01590
g. Zip Code

508-839-9526
h. Phone Number

i. Fax Number

nhill@landplanninginc.com
j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$500.00
a. Total Fee Paid

\$237.50
b. State Fee Paid

\$262.50
c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

A. General Information (continued)

6. General Project Description:

Construct a single family home

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

29497

c. Book

b. Certificate # (if registered land)

317

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

f. Riverfront Area

1. Name of Waterway (if available) - **specify coastal or inland** _____

2. Width of Riverfront Area (check one):

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. Restoration/Enhancement
 If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. Separate MESA review ongoing. _____ a. NHESP Tracking # _____ b. Date submitted to NHESP
3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Conservation Site Design Plan	
a. Plan Title	Norman Hill
b. Prepared By	c. Signed and Stamped by
	1=20
d. Final Revision Date	e. Scale
f. Additional Plan or Document Title	g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1021	1/14/2026
2. Municipal Check Number	3. Check date
1023	1/14/2026
4. State Check Number	5. Check date
Jojos Excavation LLC	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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Provided by MassDEP:

MassDEP File Number

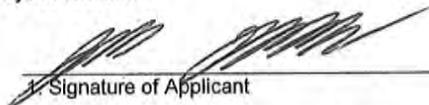
Document Transaction Number

City/Town

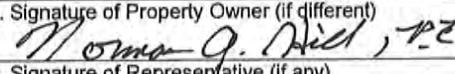
F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.


 1. Signature of Applicant

1/14/2026
 2. Date

3. Signature of Property Owner (if different)

 5. Signature of Representative (if any)

4. Date
1.14.2026
 6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

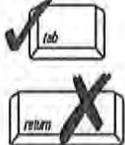
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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NOI Wetland Fee Transmittal Form
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Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

Lewis Street Franklin
 a. Street Address b. City/Town
 1023 \$237.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Tony Marinella
 a. First Name b. Last Name
 Lewis Street Realty, LLC
 c. Organization
 PO Box 411
 d. Mailing Address
 Franklin MA 02038
 e. City/Town f. State g. Zip Code
 508-918-9766 jojo.marinella09@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 a.) single family house	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: \$500.00

Step 6/Fee Payments:

Total Project Fee:	\$500.00
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$262.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Lewis Street City/Town: Franklin Sampling Date: 1/8/2026
 Applicant/Owner: Lewis Street Realty LLC Sampling Point or Zone: TR1-UPL
 Investigator(s): Norman Hill Latitude / Longitude: N 42.0755 / W 71.3856
 Soil Map Unit Name: 10 Scarborough NWI or DEP Classification: PF01E

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks) NO
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks) NO

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.: <i>Larger trees are growing in this upland area.</i>			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): <i>None</i>		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30' x 30'

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Oak		FACUP	25	Yes	NO
2. Pine	Pinus Resida	FACUP	10	NO	NO
3. Red Maple	Acer Rubrum	Fac	65	NO	-
4.					
5.					
6.					
7.					
8.					
9.					

0.0 = Total Cover

Shrub/Sapling Stratum Plot size 30' x 30'

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Sapling oak	Quercus alba	FACUP	25	Yes	
2. Sapling pine	Pinus Resida	up	10	NO	
3. Red Sapling maple	Acer Rubrum	Fac	65	NO	
4.					
5.					
6.					
7.					
8.					
9.					

0.0 = Total Cover

Herb Stratum Plot size 30' x 30'

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Princess Pine	Dendrolycopodium	FACU	20	Yes	
2. multi-flora Rose	Rosa Multiflora	FACU	20	NO	
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					

0.0 = Total Cover

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30' x 30'</u>	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name					
1. <u>White Flower Ash</u>						
2.						
3.						
4.						
			0.0 = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?	
		0	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species	0	X 1	= 0.00
	FACW species	0	X 2	= 0.00
	FAC species	1	X 3	= 0.00 3
	FACU species	5	X 4	= 0.00 20
	UPL species		X 5	= 0.00
	Column Totals	(A) 0 6		(B) 0 23
	Prevalence Index	B/A = $0.00 \frac{23}{6} = 3.8$		Is the Prevalence Index ≤ 3.0?
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland vegetation criterion met?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Lewis Street City/Town: Franklin Sampling Date: 1/8/2026
 Applicant/Owner: Lewis Street Realty LLC Sampling Point or Zone: TR1-WET
 Investigator(s): Norman Hill Latitude / Longitude: N 42.0755 / W 71.3856
 Soil Map Unit Name: 10 Scarboro NWI or DEP Classification: PF01E

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks) *No*
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks) *No*

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soils criterion met? Yes <input type="checkbox"/> No <input type="checkbox"/> Wetlands hydrology present? Yes <input type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input type="checkbox"/>
Remarks, Photo Details, Flagging, etc.: <p align="center"><i>All larger trees in the wetland area have died.</i></p>	

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology <input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input checked="" type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input checked="" type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input checked="" type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input checked="" type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input checked="" type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): <p align="center"><i>None</i></p>		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30' x 30'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Red Maple	Acer Rubrum	FAC	95	Yes	Yes		
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				0.0 = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>30' x 30'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Pine Saplings	Pinus Resinosa	FACU		No	No		
2. Red Maple Saplings	Acer Rubrum	FAC					
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				0.0 = Total Cover			
<u>Herb Stratum</u>		Plot size <u>30' x 30'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. moss	Bryophyta	FACU					
2. water hellebore	Cicuta bulbifera	OBZ					
3. Sess five fern	Onoclea sensibilis	FACU					
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				0.0 = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30' x 30'</u>	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name					
1. <u>multi Flora Rose</u>	<u>Rosa Multiflora</u>		<u>FACU</u>	<u>5</u>	<u>No</u>	<u>No</u>
2.						
3.						
4.						
			<u>0.0</u> = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes No

Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species	<u>1</u>	X 1	= 0.00 <u>1</u>
	FACW species	<u>2</u>	X 2	= 0.00 <u>4</u>
	FAC species	<u>2</u>	X 3	= 0.00 <u>6</u>
	FACU species	<u>1</u>	X 4	= 0.00 <u>4</u>
	UPL species	<u>0</u>	X 5	= 0.00 <u>0</u>
Column Totals		(A) <u>0</u> <u>6</u>		(B) <u>0</u> <u>15</u>
Prevalence Index		B/A = <u>0.00</u> $\frac{15}{6} = 2.5$		Is the Prevalence Index ≤ 3.0? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Wetland vegetation criterion met? Yes No

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

Town of Franklin Conservation Commission

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing a Notice of Intent)

I, Melissa Rudge hereby certify under the pains and penalties of perjury that on 1.16.2026, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Land Planning Inc with the Franklin Conservation Commission on 1.16.2026 for property located on Lewis Street, Franklin, MA.

The Notification to Abutters form and list of the abutters to whom it was given and their addresses are attached to the Affidavit of Service.


Signature



1/14/2026
Date

JAN 12 2026

BOARD OF ASSESSORS

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

Abutters List Request Form

Please Note: A \$35.00 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 1-1-17)

Date of Request 01 / 07 / 2026

Assessors Parcel ID # (12 digits) 298 298 -013 -000 -000
-014 -000 -000

Property Street Address Lewis Street

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 Lewis Street Realty

Property Owner's Mailing Address P.O. Box 411

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 918 - 9766

Requestor's Name (if different from Owner) Land Planning, Inc (gglibert@landplanninginc.com)

Requestor's Address 214 Worcester Street, N. Grafton MA 01536

Requestor's Telephone # 508 - 839 - 9526

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

Paid by Check \$ Check # Town Receipt #



LEWIS ST [298-013 & -014] - 300' ABUTTERS

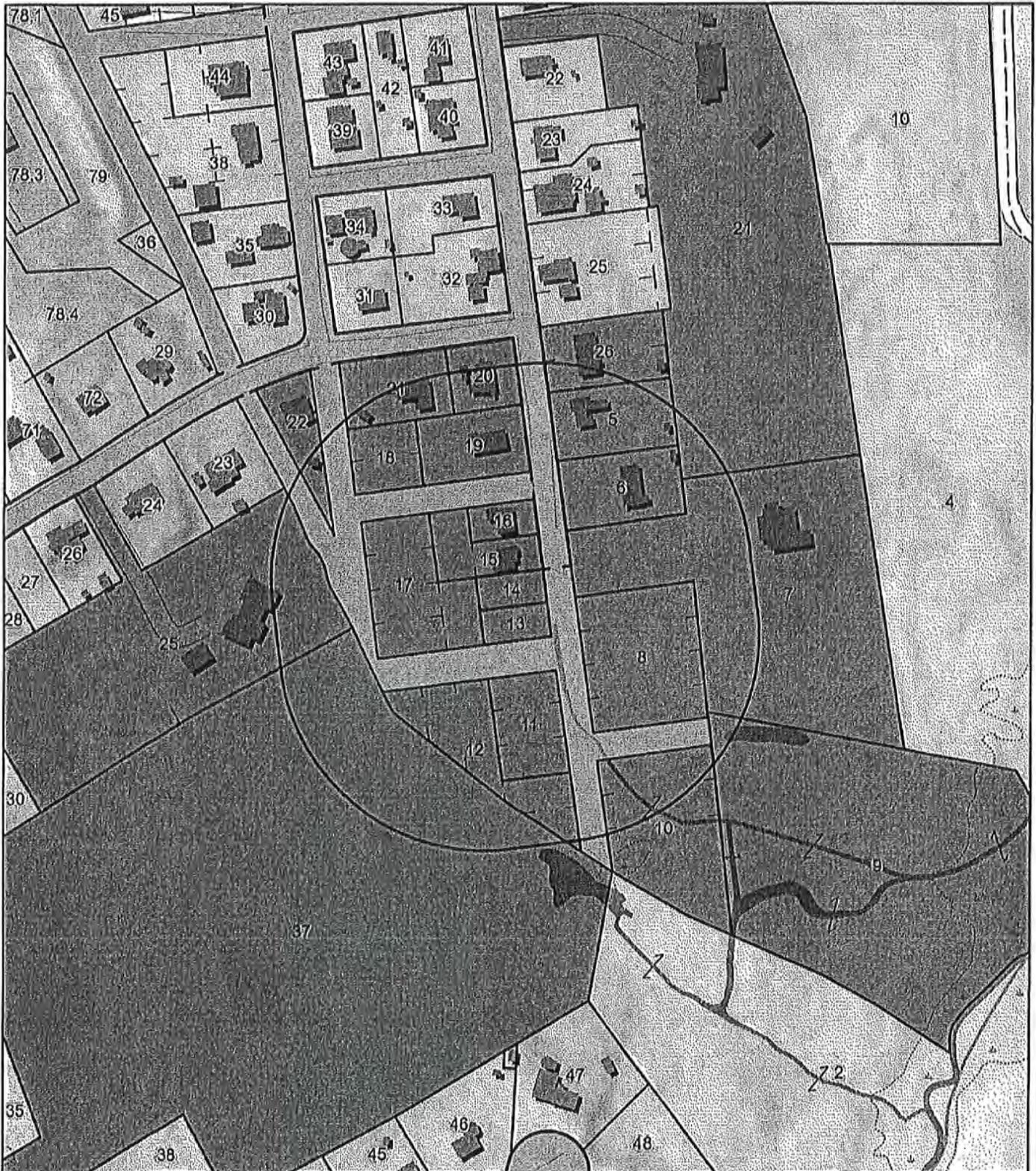
Town of Franklin, MA

1 Inch = 200 Feet



www.cai-tech.com

January 15, 2026



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



300 feet Abutters List Report

Franklin, MA
January 15, 2026

Subject Properties:

Parcel Number: 298-013-000
CAMA Number: 298-013-000-000
Property Address: LEWIS ST

Mailing Address: LEWIS STREET REALTY LLC
P O BOX 411
FRANKLIN, MA 02038

Parcel Number: 298-014-000
CAMA Number: 298-014-000-000
Property Address: LEWIS ST

Mailing Address: LEWIS STREET REALTY LLC
P O BOX 411
FRANKLIN, MA 02038

Abutters:

Parcel Number: 285-021-000
CAMA Number: 285-021-000-000
Property Address: 70 LEWIS ST

Mailing Address: DIROSARIO MICHAEL DIROSARIO JEAN
70 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 285-026-000
CAMA Number: 285-026-000-000
Property Address: 102 LEWIS ST

Mailing Address: PASQUINO RONALD
102 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 298-005-000
CAMA Number: 298-005-000-000
Property Address: 104 LEWIS ST

Mailing Address: AYLETT ANDREW JEFFREY ALTWIES
MADISON ELYSE
104 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 298-006-000
CAMA Number: 298-006-000-000
Property Address: 112 LEWIS ST

Mailing Address: SUSSMAN KIMBERLY G TR 112 LEWIS
STREET REALTY TRUST
112 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 298-007-000
CAMA Number: 298-007-000-000
Property Address: 120 LEWIS ST

Mailing Address: MCGANN JOSEPH E
120 LEWIS ST
FRANKLIN, MA 02038

Parcel Number: 298-008-000
CAMA Number: 298-008-000-000
Property Address: LEWIS ST

Mailing Address: BUSSAGLIA ERNEST C/O JAMES
DUNTON
43 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 298-009-000
CAMA Number: 298-009-000-000
Property Address: LEWIS ST

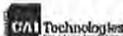
Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

Parcel Number: 298-010-000
CAMA Number: 298-010-000-000
Property Address: LEWIS ST

Mailing Address: BUSSAGLIA ERNEST C/O JAMES
DUNTON
43 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 298-011-000
CAMA Number: 298-011-000-000
Property Address: LEWIS ST

Mailing Address: DANIELLO ANITA DANIELLO MICHAEL
28 SOUTH BOW ST - APT 3 REAR
MILFORD, MA 01757-3574



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



300 feet Abutters List Report

Franklin, MA
January 15, 2026

Parcel Number: 298-012-000 CAMA Number: 298-012-000-000 Property Address: LEWIS ST	Mailing Address: RANIERI MARGARET C RANIERI TRUST MILLER, CATHERINE R TRS 59 PLEASANT ST FRANKLIN, MA 02038
Parcel Number: 298-013-000 CAMA Number: 298-013-000-000 Property Address: LEWIS ST	Mailing Address: LEWIS STREET REALTY LLC P O BOX 411 FRANKLIN, MA 02038
Parcel Number: 298-014-000 CAMA Number: 298-014-000-000 Property Address: LEWIS ST	Mailing Address: LEWIS STREET REALTY LLC P O BOX 411 FRANKLIN, MA 02038
Parcel Number: 298-015-000 CAMA Number: 298-015-000-000 Property Address: 119 LEWIS ST	Mailing Address: LEWIS STREET REALTY LLC C/O MARINELLA CONSTRUCTION P O BOX 411 FRANKLIN, MA 02038
Parcel Number: 298-016-000 CAMA Number: 298-016-000-000 Property Address: 115 LEWIS ST	Mailing Address: LEWIS STREET REALTY LLC P O BOX 411 FRANKLIN, MA 02038
Parcel Number: 298-017-000 CAMA Number: 298-017-000-000 Property Address: HILL AVE	Mailing Address: WOOD-NEUFVILLE DIANE E WOOD PHILIP W 40 KING ST NORFOLK, MA 02056
Parcel Number: 298-018-000 CAMA Number: 298-018-000-000 Property Address: HILL AVE	Mailing Address: DANGELO STEPHEN & SUZANNE TRS DANGELO FAMILY TRUST 85 CROCKER AVE FRANKLIN, MA 02038
Parcel Number: 298-019-000 CAMA Number: 298-019-000-000 Property Address: 103 LEWIS ST	Mailing Address: GRIFFIN DANIEL GRIFFIN JOAN P 103 LEWIS ST FRANKLIN, MA 02038
Parcel Number: 298-020-000 CAMA Number: 298-020-000-000 Property Address: 87 CROCKER AVE	Mailing Address: VERROCHI JILL C VERROCHI LOUIS III 87 CROCKER AVE FRANKLIN, MA 02038
Parcel Number: 298-021-000 CAMA Number: 298-021-000-000 Property Address: 85 CROCKER AVE	Mailing Address: DANGELO STEPHEN M & SUZANNE M TRS DANGELO FAMILY TRUST 85 CROCKER AVE FRANKLIN, MA 02038
Parcel Number: 298-022-000 CAMA Number: 298-022-000-000 Property Address: 73 CROCKER AVE	Mailing Address: VANESIAN CHRISTOPHER A HASWELL JOANNA M 73 CROCKER AVE FRANKLIN, MA 02038
Parcel Number: 298-025-000 CAMA Number: 298-025-000-000 Property Address: 65 CROCKER AVE	Mailing Address: LAMPASONA ANTHONY J JR LAMPASONA MARGARET K 65 CROCKER AVE FRANKLIN, MA 02038



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1/15/2026

Page 2 of 3



300 feet Abutters List Report

Franklin, MA
January 15, 2026

Parcel Number: 298-037-000
CAMA Number: 298-037-000-000
Property Address: SUMMER ST

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

Kevin W. Doyle, 1-15-2026



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1/15/2026

Page 3 of 3

AYLETT ANDREW JEFFREY
ALTWIES MADISON ELYSE
104 LEWIS ST
FRANKLIN, MA 02038

LEWIS STREET REALTY LLC
C/O MARINELLA CONSTRUCTIO
P O BOX 411
FRANKLIN, MA 02038

BUSSAGLIA ERNEST
C/O JAMES DUNTON
43 MECHANIC ST
BELLINGHAM, MA 02019

LEWIS STREET REALTY LLC
P O BOX 411
FRANKLIN, MA 02038

DANELLO ANITA
DANELLO MICHAEL
28 SOUTH BOW ST - APT 3 REAR
MILFORD, MA 01757-3574

MCGANN JOSEPH E
120 LEWIS ST
FRANKLIN, MA 02038

DANGELO STEPHEN & SUZANNE
DANGELO FAMILY TRUST
85 CROCKER AVE
FRANKLIN, MA 02038

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102 LEWIS ST
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DANGELO STEPHEN M & SUZAN
DANGELO FAMILY TRUST
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RANIERI MARGARET C
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

DIROSARIO MICHAEL
DIROSARIO JEAN
70 LEWIS ST
FRANKLIN, MA 02038

SUSSMAN KIMBERLY G TR
112 LEWIS STREET REALTY T
112 LEWIS ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
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FRANKLIN, MA 02038

VANESIAN CHRISTOPHER A
HASWELL JOANNA M
73 CROCKER AVE
FRANKLIN, MA 02038

GRIFFIN DANIEL
GRIFFIN JOAN P
103 LEWIS ST
FRANKLIN, MA 02038

VERROCHI JILL C
VERROCHI LOUIS III
87 CROCKER AVE
FRANKLIN, MA 02038

LAMPASONA ANTHONY J JR
LAMPASONA MARGARET K
65 CROCKER AVE
FRANKLIN, MA 02038

WOOD-NEUFVILLE DIANE E
WOOD PHILIP W
40 KING ST
NORFOLK, MA 02056

LEWIS STREET REALTY LLC
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FRANKLIN, MA 02038



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MADISON ELYSE
104 LEWIS ST
FRANKLIN, MA 02038

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120 LEWIS ST
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300 feet Abutters List Report

Franklin, MA
January 15, 2026

Parcel Number: 298-037-000
CAMA Number: 298-037-000-000
Property Address: SUMMER ST

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



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1/15/2026

Page 3 of 3



**UNITED STATES
POSTAL SERVICE**

Certificate of Mailing

To pay
meter

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

To: VANESIAN CHRISTOPHER A

HASWELL JOANNA M

73 CROCKER AVE

FRANKLIN, MA 02038

Post

U.S. POSTAGE PAID
FCM LETTER
NORTH GRAFTON, MA
01536
JAN 16, 26
AMOUNT

\$2.40
R2304M114143-08

PS Form 3817, April 2007 PSN 7530-02-000-9065



**UNITED STATES
POSTAL SERVICE**

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meter

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
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From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

To: VERROCHI JILL C

VERROCHI LOUIS III

87 CROCKER AVE

FRANKLIN, MA 02038

U.S. POSTAGE PAID
FCM LETTER
NORTH GRAFTON, MA
01536
JAN 16, 26
AMOUNT

\$2.40
04M114143-08

PS Form 3817, April 2007 PSN 7530-02-000-9065



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N. Grafton, MA 01536

To: WOOD-NEUFVILLE DIANE E

WOOD PHILIP W

40 KING ST

NORFOLK, MA 02056

U.S. POSTAGE PAID
FCM LETTER
NORTH GRAFTON, MA
01536
JAN 16, 26
AMOUNT

\$2.40
R2304M114143-08



RDC 99

PS Form 3817, April 2007 PSN 7530-02-000-9065



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To: AYLETT ANDREW JEFFREY

ALTWIES MADISON ELYSE

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Post

U.S. POSTAGE PAID
FCM LETTER
NORTH GRAFTON, MA
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214 Worcester Street

N. Grafton, MA 01536

To: DIROSARIO MICHAEL

DIROSARIO JEAN

70 LEWIS ST

FRANKLIN, MA 02038

Post

U.S. POSTAGE PAID
FCM LETTER
NORTH GRAFTON, MA
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\$2.40
R2304M114143-08

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RANIERI MARGARET C

RANIERI TRUST MILLER, CAT

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FRANKLIN, MA 02038

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AYLETT ANDREW
JEFFREYALTWES MADISON
ELYSE104 LEWIS ST
FRANKLIN, MA 02038

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DANELLO ANITA
DANELLO MICHAEL
28 SOUTH BOW ST - APT 3 REAR
MILFORD, MA 01757-3574

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DANGELO STEPHEN & SUZANNE
DANGELO FAMILY TRUST
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FRANKLIN, MA 02038

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355 EAST CENTRAL STREET
FRANKLIN, MA 02038

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GRIFFIN DANIEL
GRIFFIN JOAN P
103 LEWIS ST
FRANKLIN, MA 02038

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LAMPASONA ANTHONY J JR
LAMPASONA MARGARET K
85 CROCKER AVE
FRANKLIN, MA 02038

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