

1. Revised Conservation Agenda

Documents:

[2-12-2026 -REVISED CONSERVATION AGENDA.PDF](#)

2. 670 King Street

Documents:

[2026 NOI APPLICATION 670 KING STREET.PDF](#)
[2026-01-27 SITE PLAN 670 KING STREET.PDF](#)
[25110PROJDESC.PDF](#)

3. Lewis Street

Documents:

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

4. Minor Buffer Zone Activities

Documents:

[76 PLAIN STREET MBZA - TREE REMOVAL.PDF](#)
[MBZA APPLICATION 912 WASHINGTON NEW.PDF](#)

Town of Franklin



Conservation Commission

AGENDA

February 12, 2026

REVISED February 10, 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** 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

January 24, 2026

**670 King Street
Franklin, Massachusetts**

Prepared for

**Michael Davis
670 King Street
Franklin, MA 02038**

Prepared by

Applied Ecological Sciences

P.O. Box 184
Norfolk, MA 02056
(508) 528-2866
(508) 740-0438 cell
email: rwaldron@earthlink.net

AES *Applied Ecological Sciences*
P.O. Box 184
Norfolk, MA 02056

January 24, 2026

Franklin Conservation Commission
Municipal Building
355 East Central Street
Franklin MA 02038

RE: Notice of Intent
670 King Street
Franklin, Massachusetts 02038

Dear Members of the Commission:

On behalf of the Applicant, Mr. Michael Davis, I am pleased to submit this *Notice of Intent (NOI)* for the construction of an unattached garage at the above referenced site. Applied Ecological Sciences (AES) conducted a site evaluation on October 1, 2025. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), the implementing *Regulations* (310 CMR 10.55), and the Town of Franklin *Wetlands Protection By-law* (Chapter 181) and *Conservation Rules and Regulations* were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) has been delineated in the field with red flagging tape. A *Site Evaluation and Wetland Delineation Report* detailing the results of the field evaluation is included in Section III of this filing. A detailed Project Description is included in Section II.

I am pleased to be of assistance in this matter. Should you have any questions or require additional information please do not hesitate to contact me at the phone numbers or email address listed below.

Sincerely,

Russell E. Waldron

Russell E. Waldron
Applied Ecological Sciences

Cc: MA DEP CERO
Applicant

Table of Contents

Notice of Intent Forms

I

- Application Process signature Form
- Property Access Signature Form
- WPA Form 3 – Notice of Intent Forms
- State Fee Transmittal Form
- Bylaw Filing Fee form
- Check Copies
- Resource Area Impact Summary Form
- Affidavit of Service
- Abutter Notification Form
- Certified Abutter List

Project Description

II

- Existing & Proposed Conditions
- Functions & Characteristics Statement
- Erosion & Sedimentation Control Plan
- Erosion Control Inspectors
- Construction Sequence & Schedule

Site Evaluation & Wetland Delineation Report

III

Introduction

General Site Description

- Forested Upland Description
- Soils

Wetland Delineation Methodology

Wetland Resource Description

- Bordering Vegetated Wetland (BVW)
- FEMA Floodplain Designation
- NHESP Estimated & Priority Habitat
- Area of Critical Environmental Concern (ACEC)
- Water Supply Protection Areas
- Outstanding Resource Waters (ORW)
- Buffer Zone

References

Appendix A: MA DEP BVW Determination Forms

Appendix B: U.S.G.S. Map, FEMA Map

Notice of Intent Forms

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.

Michael Don
Signature of Property Owner

1-7-20
Date

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.

Michael S. C.
Signature of Property Owner

1-7-26
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):

670 King Street

a. Street Address

Franklin

b. City/Town

02083

c. Zip Code

Latitude and Longitude:

42.06166667

d. Latitude

71.40638889

e. Longitude

313

f. Assessors Map/Plat Number

065

g. Parcel /Lot Number

2. Applicant:

Michael

a. First Name

Davis

b. Last Name

c. Organization

670 King Street

d. Street Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

520-243-5430

h. Phone Number

i. Fax Number

diggerdavis@comcast.net

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):

Russell E.

a. First Name

Waldron

b. Last Name

Applied Ecological Sciences

c. Company

P.O.Box 184

d. Street Address

Norfolk

e. City/Town

MA

f. State

02056

g. Zip Code

508-740-0438

h. Phone Number

i. Fax Number

rwaldron@earthlink.net

j. Email address

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

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

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

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A. General Information (continued)

6. General Project Description:

Construct an unattached garage within the Buffer Zone to BVW.

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

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☒ 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 CMR 10.24(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

18693

c. Book

b. Certificate # (if registered land)

574

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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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. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ 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. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ 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. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☐ 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 MA GIS

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/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.



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

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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 - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

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

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).



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

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Franklin

City/Town

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

Online Users:

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

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.



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

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Franklin

City/Town

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.

Plan Showing Proposed Garage

a. Plan Title

Dennis O'Brien Land Surveying

Dennis O'Brien PLS

b. Prepared By

c. Signed and Stamped by

11/4/2025

1" = 40'

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:

797

1/7/2026

2. Municipal Check Number

3. Check date

798

1/7/2026

4. State Check Number

5. Check date

Michael

Davis

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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Franklin

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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.

Michael S. S. S.
1. Signature of Applicant

1-7-26
2. Date

3. Signature of Property Owner (if different)

4. Date

R. Walden
5. Signature of Representative (if any)

1/8/2026
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:

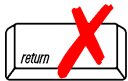
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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:

670 King Street

a. Street Address

798

c. Check number

Franklin

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

Michael

a. First Name

Davis

b. Last Name

c. Organization

670 King Street

d. Mailing Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

520-243-5430

h. Phone Number

i. Fax Number

diggerdavis@comcast.net

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).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1. (a.	1	\$110.00	\$110.00
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			<u>\$110.00</u>
			a. Total Fee from Step 5
State share of filing Fee:			<u>\$42.50</u>
			b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:			<u>\$67.50</u>
			c. 1/2 Total Fee plus \$12.50

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.

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.)

Town of Franklin Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

1.1. New Individual Single Family Home (SFH) \$200.00 _____
This includes all projects associated with a SFH

1.2. Work Associated with Existing Residential Property \$50.00 _____
Above-ground pools, fences or other incidental projects
involving land disturbance that are not covered by the MBZA

1.3. Control of Nuisance Vegetation \$50.00 _____
This category shall not apply to any non-natural
deposition of material e.g. vegetative debris

1.4. Subdivisions

Base Fee \$600.00 _____
Infrastructure in Buffer Zone **or** Resource Area
Roads _____ linear feet x \$2.00 = _____
*Drainage Structures _____ X \$10.00 each = _____
Wetland Resource Area Disturbed _____ square feet x \$0.50 = _____

(If single family homes are proposed as part of a subdivision
application, for each house in jurisdiction, individual NOI fees will apply.)

1.5. Multifamily Dwellings, including Condominium Units:
_____ MFDU x \$100.00 _____

1.6. Commercial/Industrial

Base Fee \$600.00 _____
Infrastructure in Buffer Zone **or** Resource Area

Roads	_____ linear feet x \$2.00	= _____
*Drainage Structures	_____ X \$10.00 each	= _____
Wetland Resource Area Disturbed	_____ square feet x \$0.50	= _____
Buildings	_____ X \$125 each	= _____
All Accessory Improvements	\$100.00	= _____

2. **REQUEST FOR DETERMINATION (RDA)** \$100.00

3. **MINOR BUFFER ZONE ACTIVITY (MBZA)** \$50.00

4. **ABBREVIATED NOTICE OF RESOURCE AREA DETERMINATION (ANRAD)**

\$0.50/foot/resource area: = _____

5. **OTHER PERMITS/SERVICES**

Order of Conditions Extension	\$50.00	_____
Certificate of Compliance Request	\$50.00	_____
Certificate Re-Inspection	\$50.00	_____
Status Letter for Financial Institution	\$100.00	_____
Permit Amendment	\$100.00	_____

6. **FILING FEE CALCULATION**

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) \$ 67.50

Local Filing Fee Calculated Above \$ 50.00

TOTAL Due Town of Franklin (Check No.1) \$ 117.50

State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)

TOTAL Due DEP (Check No. 2) \$ 42.50

7. **ADVERTISING FEE (Check No. 3)** **TBD**

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper, by the Conservation Commission, the applicant will be notified of the cost and will be expected to submit a check for that exact amount, payable to the Town of Franklin, to the Conservation Department prior to the first hearing.

*Drainage structures: catch basins, manholes, leaching basins, gutter inlet or any other man-made structure (other than a pipe) for purposes of controlling drainage.

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, Russell E. Waldron hereby certify under the pains and penalties of perjury that on or before 2/3/2026, 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 Michael Davis with the Franklin Conservation Commission on 1/29/2026 for property located on 670 King 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.

Russell E. Waldron

Signature

1/24/2026

Date

Town of Franklin Conservation Commission

NOTIFICATION TO ABUTTERS

Under the Massachusetts Wetlands Protection Act And The Franklin Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following proposed project:

Michael Davis has filed a Notice of Intent (NOI) with the Franklin Conservation Commission for the construction of an unattached garage at 670 King Street on 1/29/2026, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the *NOI* may be obtained from the Applicant's representative by calling (508) 740-0438 between the hours of 8:00 AM and 5:00 PM, Monday through Friday or email at rwaldron@earthlink.net.

Copies may also be examined by contacting the Franklin Conservation Department located at 355 East Central Street, Franklin, MA, (508) 520-4929.

Notice of the public hearing including the date, time, and place will be published at least five (5) days in advance in the Milford Daily News.

Notice of the public hearing including the date, time, and place will be posted in the Franklin Town Hall at least forty eight (48) hours in advance of the public hearing.

The public hearing will be held on Thursday, 2/12/2026, 2026, at 7:00 pm, via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

You may also contact the Massachusetts Department of Environmental Protection, Central Regional Office, Worcester, MA at (508) 792-7650.



300 feet Abutters List Report

Franklin, MA
January 18, 2026

Subject Property:

Parcel Number: 313-065-000
CAMA Number: 313-065-000-000
Property Address: 670 KING ST

Mailing Address: DAVIS MARY E DAVIS MICHAEL H
670 KING ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 313-044-000
CAMA Number: 313-044-000-000
Property Address: 719 KING ST

Mailing Address: BROWN DOLORES A BROWN JON F
719 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-045-000
CAMA Number: 313-045-000-000
Property Address: 703 KING ST

Mailing Address: DELLORCO ALBERT P JR&BARBARA A
L/E 703 KING ST REALTY TRUST
DELLORCO, ALBERT P TRS
703 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-046-000
CAMA Number: 313-046-000-000
Property Address: 701 KING ST

Mailing Address: DELLORCO GREGORY E DELLORCO
NANCY E
701 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-046-001
CAMA Number: 313-046-001-000
Property Address: KING ST

Mailing Address: DELLORCO VIRGINIA M TR DELLORCO
REALTY TRUST
731 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-047-000
CAMA Number: 313-047-000-000
Property Address: 665 KING ST

Mailing Address: SCHAAF ROBERT SCHAAF BARBARA
665 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-048-000
CAMA Number: 313-048-000-000
Property Address: 659 KING ST

Mailing Address: ALSTON JOSHUA J ALSTON MICHELLE
L
659 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-049-000
CAMA Number: 313-049-000-000
Property Address: 651 KING ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 313-050-000
CAMA Number: 313-050-000-000
Property Address: KING ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 313-059-000
CAMA Number: 313-059-000-000
Property Address: 55 CONSTITUTION BLVD

Mailing Address: NBPIV CONSTITUTION II LLC C/O
NORTHBRIDGE PARTNERS LLC
401 EDGEWATER PLACE SUITE 265
WAKEFIELD, MA 01880

Parcel Number: 313-063-000
CAMA Number: 313-063-000-000
Property Address: 656 KING ST

Mailing Address: FRANKLIN MA SR PROPERTY LLC C/O
COFORGE BPS
2727 LBJ FREEWAY STE 806
DALLAS, TX 75234



www.cai-tech.com

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



300 feet Abutters List Report

Franklin, MA
January 18, 2026

Parcel Number:	313-064-000	Mailing Address:	GRANT SALLY A TR THE SALLY A
CAMA Number:	313-064-000-000		GRANT REVOC TR
Property Address:	660 KING ST		660 KING ST
			FRANKLIN, MA 02038
Parcel Number:	313-065-000	Mailing Address:	DAVIS MARY E DAVIS MICHAEL H
CAMA Number:	313-065-000-000		670 KING ST
Property Address:	670 KING ST		FRANKLIN, MA 02038
Parcel Number:	313-067-000	Mailing Address:	DUFF IAN D DUFF MICHAELA B
CAMA Number:	313-067-000-000		680 KING ST
Property Address:	680 KING ST		FRANKLIN, MA 02038
Parcel Number:	313-068-000	Mailing Address:	MALANGONE FREDERICK A TR
CAMA Number:	313-068-000-000		MALANGONE LIVING TRUST
Property Address:	1 FOREST ST		1 FOREST ST
			FRANKLIN, MA 02038
Parcel Number:	313-069-000	Mailing Address:	ROJEE LORRAINE V
CAMA Number:	313-069-000-000		3 FOREST ST
Property Address:	3 FOREST ST		FRANKLIN, MA 02038
Parcel Number:	313-070-000	Mailing Address:	OTOOLE THOMAS J OTOOLE
CAMA Number:	313-070-000-000		KATHERINE A
Property Address:	5 FOREST ST		5 FOREST ST
			FRANKLIN, MA 02038
Parcel Number:	313-071-000	Mailing Address:	BASSIGNANI MICHAEL S
CAMA Number:	313-071-000-000		9 FOREST ST
Property Address:	9 FOREST ST		FRANKLIN, MA 02038
Parcel Number:	313-072-000	Mailing Address:	MURPHY PAUL T MURPHY DEBORAH L
CAMA Number:	313-072-000-000		17 FOREST ST
Property Address:	17 FOREST ST		FRANKLIN, MA 02038
Parcel Number:	313-073-000	Mailing Address:	BARRETT BETTE J
CAMA Number:	313-073-000-000		12 FOREST ST
Property Address:	12 FOREST ST		FRANKLIN, MA 02038
Parcel Number:	313-074-000	Mailing Address:	HANLEY ROBERT J & MARY F TRS L/E
CAMA Number:	313-074-000-000		THE 8 FOREST STREET REALTY TRS
Property Address:	8 FOREST ST		8 FOREST ST
			FRANKLIN, MA 02038
Parcel Number:	313-075-000	Mailing Address:	KRISHNASAMY PONVINAYAGAN
CAMA Number:	313-075-000-000		4 FOREST ST
Property Address:	4 FOREST ST		FRANKLIN, MA 02038
Parcel Number:	313-076-000	Mailing Address:	RENTZ SUZIE ANN
CAMA Number:	313-076-000-000		732 KING ST
Property Address:	732 KING ST		FRANKLIN, MA 02038



www.cai-tech.com

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



300 feet Abutters List Report

Franklin, MA
January 18, 2026

Parcel Number: 320-007-000
CAMA Number: 320-007-000-000
Property Address: 23 FOREST ST

Mailing Address: ZIA ADENA ZIA MOHAMMAD
23 FOREST ST
FRANKLIN, MA 02038

Parcel Number: 320-055-000
CAMA Number: 320-055-000-000
Property Address: 16 FOREST ST

Mailing Address: POTTER JOHN
16 FOREST ST
FRANKLIN, MA 02038

Kevin W. Doyle, 1-18-2026



www.cai-tech.com

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

1/18/2026

Page 3 of 3

Abutters List Report - Franklin, MA

ALSTON JOSHUA J
ALSTON MICHELLE L
659 KING ST
FRANKLIN, MA 02038

GRANT SALLY A TR
THE SALLY A GRANT REVOC T
660 KING ST
FRANKLIN, MA 02038

RENTZ SUZIE ANN
732 KING ST
FRANKLIN, MA 02038

BARRETT BETTE J
12 FOREST ST
FRANKLIN, MA 02038

HANLEY ROBERT J & MARY F
THE 8 FOREST STREET REALT
8 FOREST ST
FRANKLIN, MA 02038

ROJEE LORRAINE V
3 FOREST ST
FRANKLIN, MA 02038

BASSIGNANI MICHAEL S
9 FOREST ST
FRANKLIN, MA 02038

KRISHNASAMY PONVINAYAGAN
4 FOREST ST
FRANKLIN, MA 02038

SCHAAF ROBERT
SCHAAF BARBARA
665 KING ST
FRANKLIN, MA 02038

BROWN DOLORES A
BROWN JON F
719 KING ST
FRANKLIN, MA 02038

MALANGONE FREDERICK A TR
MALANGONE LIVING TRUST
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FRANKLIN, MA 02038

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ZIA MOHAMMAD
23 FOREST ST
FRANKLIN, MA 02038

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FRANKLIN, MA 02038

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MURPHY DEBORAH L
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FRANKLIN, MA 02038

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FRANKLIN, MA 02038

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DELLORCO REALTY TRUST
731 KING ST
FRANKLIN, MA 02038

POTTER JOHN
16 FOREST ST
FRANKLIN, MA 02038

DUFF IAN D
DUFF MICHAELA B
680 KING ST
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

FRANKLIN MA SR PROPERTY L
C/O COFORGE BPS
2727 LBJ FREEWAY STE 806
DALLAS, TX 75234

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

Project Description

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	
Bank (LF)	0	
Land Under Water Bodies (SF)	0	
Isolated Wetland (SF)	0	
Vernal Pool (SF)	0	
Buffer Zone (SF)	850 sf +/-	
Riverfront (SF)	0	
100-Year Floodplain (CF)	0	
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

Project Description
670 King Street
Franklin, Massachusetts

Existing & Proposed Conditions

The subject property encompasses residential lot located southerly of King Street in Franklin, Massachusetts. Topography of the site is generally flat. A single-family home occupies the northwestern portion of the property. The central portion of the site is comprised of open lawn with scattered mature trees. An in-ground swimming pool, gazebo, and two sheds occupy the southeastern portion of the property. The southerly most portion of the site is forested. Wetland Resource Areas associated with the site include Bordering Vegetated Wetland (BVW).

The Applicant proposes to remove the existing in-ground swimming pool and construct a 1,500 square-foot garage (15'x 30') with a 240 square-foot attached porch (12'x 20') in its place. A concrete slab and knee wall will support the garage. Standard concrete footings will support the porch.

- Closest distance to BVW: 77.2 ft.
- Total proposed 100' BZ disturbance: 850 s.f.
- Total 0 – 25' BZ disturbance: 0
- Total 25' - 50' BZ disturbance: 0 s.f.

Functions & Characteristics Statement

Function & Characteristic	
1. Public Water Supplies: Distance from proposed project to nearest public well.	Approx. 6,152' W of the Camp Haiastan well (www.massgis.ma.state.us).
2. Private Water Supplies: Distance to nearest private wells.	No data.
3. Groundwater: Depth to groundwater as well as impacts associated with construction (i.e. digging & blasting) and operations (water use, use of toxic or hazardous materials and storm water management).	Depth to groundwater is 0 - 6.0" (USDA SCS, 1989).
4. Flood Control: Work within floodplain must address compensatory storage.	Based on the <i>Federal Emergency Management Agency Flood Insurance Rate Map</i> for the Town of Franklin, Massachusetts, (Map No. 25021C0316F), the site is located within Zone X (non-shaded), <i>Areas determined to be outside the 0.2% annual chance floodplain.</i>
5. Erosion & Sedimentation Control: This item must be addressed for both the construction and post construction conditions at the property.	Erosion controls will be installed prior to the start of construction activities. Erosion controls will be properly maintained and will remain in place until

	all disturbed soils have been stabilized and re-vegetated. Erosion and controls will be inspected daily and especially after significant rain events. Erosion control inspectors will keep a log of all inspections and maintenance and will provide copies of those logs to Conservation staff and Commissioners upon their request.
6. Storm Damage Prevention: Address whether the project will have an adverse effect on the way that the wetland or floodplain will be able to minimize water and wind related impacts during large scale storm events.	No direct impacts to wetland or flood plain. See #4 above.
7. Water Quality: This item must be addressed for both the construction and post construction conditions. This item will address the quality of the surface waters associated with the resource area being impacted by the project.	See #4 & #5 above.
8. Water Pollution Control: This item must be addressed for both the construction and post construction conditions at the property.	See #4, #5 & #7 above.
9. Fisheries: Reserved for work taking place adjacent to ponds and perennial streams. This response must address both the construction and post construction conditions at the property.	Not applicable.
10. Shellfish: Not applicable in Franklin	Not applicable
11. Wildlife Habitat: This item must be addressed for both the construction and post construction conditions at the property.	According to the <i>Massachusetts Natural Heritage and Endangered Species Program</i> habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species. Proposed garage location is currently comprised of manicured lawn.
12. Rare Species Habitat (including rare plant species): This item must be addressed for both the construction and post construction conditions at the property.	See Item #11 above.
13. Agriculture: This item must be addressed for both the construction and post construction conditions at the property.	Not applicable
14. Aquaculture: To date there are no aquaculture operations in Franklin.	Not applicable.
15. Recreation: This item must be addressed for both the construction and post construction conditions at the property and include both passive and active recreation.	Not applicable.

Erosion & Sedimentation Control Plan

Erosion and sedimentation controls consisting of a silt sock or similar will be installed prior to the start of construction activities. Erosion and sedimentation controls will be properly maintained and will remain in place until all disturbed soils have been stabilized and re-vegetated. Erosion and sedimentation controls will be inspected at regular intervals. The site will be kept clean throughout the construction process. All debris, trash, etc will be picked up and properly stored or disposed of before the end of each day. Erosion control inspectors will keep a log of all inspections and maintenance and will provide copies of those logs to Conservation staff and Commissioners upon their request.

Erosion Control Inspectors

Russell Waldron (AES)
508-740-0438

Construction Sequence & Schedule

1. Record the Order of Conditions at the Registry of Deeds and provide proof of the recording to the Commission prior to the start of clean-up activities.
2. Prominently display the DEP File Number at the site.
3. Install the erosion controls.
4. The erosion controls will be inspected prior to the start of construction activities. The inspector will supply the Conservation Department with a letter stating that the erosion controls are installed according to the plan and that the erosion controls will be maintained until a Certificate of Compliance is issued.
5. Remove the existing pool and fill the remaining hole.
6. Prep the garage location for pouring the concrete slab.
7. Construct garage and porch.
8. Soil test for infiltrator unit.
9. Install infiltrator unit.
10. Re-seed disturbed lawn areas.

Site Evaluation and Wetland Delineation Report

Table of Contents

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Wetland Delineation Methodology	2.
Wetland Resource Description	2.
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NHESP Estimated & Priority Habitat	2.
Area of Critical Environmental Concern (ACEC)	2.
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Outstanding Resource Water (ORW)	3.
Buffer Zone	3.
References	5.
Appendix A: MA DEP BVW Determination Forms	6.
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**Site Evaluation and Wetland Delineation
670 King Street
Franklin, Massachusetts**

Introduction

A site evaluation was conducted at the above referenced property on October 1, 2025. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), the implementing *Regulations* (310 CMR 10.00), and the Town of Franklin *Wetlands Protection Bylaw* (Chapter 181) and *Conservation Rules and Regulations* were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) was delineated in the field with red tape. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation Report*. The following narrative provides a general site description, resource area delineation methodology, and wetland resource descriptions.

General Site Description

The subject property encompasses residential lot located southerly of King Street in Franklin, Massachusetts. Topography of the site is generally flat. A single-family home occupies the northeastern portion of the property. The central portion of the site is comprised of open lawn with scattered mature trees. An in-ground swimming pool is in the southeastern portion of the property. The remainder of the site is forested. Residential development abuts the site to the east, west, and south.

Forested Upland Description

A moderately dense canopy of Red Maple (*Acer rubrum*), Norway Maple (*Acer platanoides*), Black Cherry (*Prunus serotina*), and Black Gum (*Nyssa sylvatica*) dominates vegetation within the forested uplands. The woody understory is comprised of saplings from the canopy, Oriental Bittersweet (*Celastrus orbiculatus*), Morrow's Honeysuckle (*Lonicera morowii*), and Fox Grape (*Vitis labrusca*). Ground cover species include seedlings from the understory, Pennsylvania Sedge (*Carex pensylvanica*), and Dewberry sp. (*Rubus* spp.).

Soils

Soils underlying the site consist of moderately well drained, Woodbridge (WrB, 310B), fine sandy loam, 3% to 8% slopes and poorly drained, extremely stony Ridgebury (RgB, 71B) fine sandy loam, 3% to 8% slopes (USDA SCS 1989, Map #36, www.nesoil.com).

Wetland Delineation Methodology

The extent of vegetated wetland was determined through observations of the existing plant communities while verifying wetland hydrology through interpretation of soil characteristics and other indications of surface hydrology. Soils were analyzed for texture and color to determine soil morphology in accordance with the most up to date standards. Evidence of surface hydrology was determined through visual inspection of existing site conditions including typical indicators such as water marks, drift-lines, water-stained leaves, sediment deposits, and drainage patterns.

Wetland Resource Description

Wetland resources located on the site include Bordering Vegetated Wetland (BVW) Seasonally saturated Forested Swamp is located within or adjacent to the southern portion of the site. Topography within the BVW is generally flat. A moderately dense canopy of Red Maple, Black Gum, and Slippery Elm (*Ulmus rubra*) dominates vegetation within the wetland. The woody understory is comprised of saplings from the canopy, Southern Arrowwood (*Viburnum dentatum*), Winterberry (*Ilex verticillata*), and Glossy Buckthorn (*Frangula alnus*). Ground cover species include seedlings from the canopy and understory, Jewelweed (*Impatiens capensis*), Jack-in-the-Pulpit (*Arisaema triphyllum*), New York Fern (*Thelypteris noveboracensis*), and Sensitive Fern (*Onoclea sensibilis*).

The upland/wetland boundary to BVW is delineated in the field with AES flagging stations #1 through #1 through #8.

FEMA Floodplain Designation

Based on the *Federal Emergency Management Agency Flood Insurance Rate Map* for the Town of Franklin, Massachusetts, (Map No. 25021C0316F), the site is located within Zone X (non-shaded), *Areas determined to be outside the 0.2% annual chance.*

NHESP Estimated & Priority Habitat

According to the *Massachusetts Natural Heritage and Endangered Species Program* habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species.

Area of Critical Environmental Concern (ACEC)

According to the Massachusetts Geographic Information Systems *Area of Critical Environmental Concern Map*, the site is not located within an ACEC.

Water Supply Protection Areas

According to the Massachusetts Geographic Information Systems *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge or an Interim Wellhead Protection Area (IWPA).

Outstanding Resource Water (ORW)

According to the Massachusetts Geographic Information Systems *Outstanding Resource Waters Map*, the site is not located within a contributing watershed to an ORW.

Buffer Zone

Buffer Zone, as defined at 310 CMR 10.04, means:

The area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

Under Section XVI of the Town of Franklin *Conservation Rules and Regulations*, Buffer Zone Protections:

Currently as established by precedent, the Franklin Conservation Commission (Commission) has instituted a 25-Foot no disturb buffer zone from the defined/delineated resource area.

Under Section XVI A: 0 to 25-Foot Buffer Zone Resource Area:

- 1. An applicant shall demonstrate that no work/disturbance including grading activities is proposed within the 25-foot buffer zone resource area.*

Under Section XVI B: 25 to 50-Foot Buffer Zone Resource Area:

- 1. Any applicant proposing a project within the 25 to 50-foot buffer zone resource area shall indicate that there are no structures including, but not limited to, concrete, stone, or other impervious foundations and/or slabs for construction purposes that for all intents and purposes would significantly increase runoff. Alteration within the 25 to 50-foot buffer zone resource area is limited to grading, tree clearing, storm water management components, lawns, gardens, and other low impact uses as determined by the Commission or as otherwise approved by the Commission by the variance procedures set forth under Section XVII of these regulations.*

2. *Areas disturbed prior to June 29, 2006: When there is a pre-existing disturbance (disturbed as part of a previously record Certificate of Compliance or was disturbed prior to the enactment of the Wetlands Protection Act and the Franklin Wetlands Protection Bylaw), and the work proposed is entirely within the previously disturbed area, the applicant may propose impervious surfaces such as pools, buildings, porches, and sheds within the 25 to 50-foot buffer zone resource area. The Commission shall evaluate the proposed uses based upon the demonstration by the applicant that the functions and characteristics of the resource area will not be adversely affected.*

Under Section XVI C: 50 to 100-Foot Buffer Zone Resource Area:

Alterations including structures are allowed in the 50-100-foot buffer zone resource area. The Commission may require additional mitigation offsets when the slope within the buffer zone is steeper than 10%. Additionally, mitigation offsets may be required by the Commission when the applicant proposes that more than 30% of the 50-100-foot buffer zone resource area is proposed to be impervious surface. Mitigation offsets may include, but is not limited to, plantings, conversion of impervious to pervious surfaces, and other practices consistent with the Town of Franklin Best Development Practice Handbook.

The southern portion of the property is contained within the regulatory Buffer Zones.

References

Federal Emergency Management Agency, FEMA Map Service Center, www.fema.gov.

Massachusetts Geographic Information Systems, www.massgis.ma.state.us.

Natural Resources Conservation Service, www.nesoil.com, websoilsurvey.nrcs.usda.gov.

United States Department of Agriculture, Soil Conservation Service, 1989. *Soil Survey of Norfolk and Suffolk Counties, Massachusetts*.

Appendix A

**MA DEP Vegetated Wetland
Determination Field Data Forms**

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 670 King Street City/Town: Franklin Sampling Date: 10/1/2025
 Applicant/Owner: _____ Sampling Point or Zone: DP1 UPL
 Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.06166667/71.40638889
 Soil Map Unit Name: Woodbridge (310B), MWD, fsl, 3% - 8% slopes NWI or DEP Classification: _____
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation No , Soil No , or Hydrology No significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <u>X</u> No _____	Is the Sampled Area Yes _____ No <u>X</u> within a Wetland?
Hydric Soils criterion met?	Yes _____ No <u>X</u>	
Wetlands hydrology present?	Yes _____ No <u>X</u>	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #5</u>		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No <u>X</u>	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☐ Saturated soil ☐ Water marks ☐ Moss trim lines ☐ Presence of reduced iron ☐ Woody plants with adventitious roots ☐ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☐ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

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 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
2.Black Gum	<i>Nyssa sylvatica</i>	FAC	63.0	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			126.0 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Morrow's Honeysuckle	<i>Lonicera morrowii</i>	NI	38.0	yes	no
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			38.0 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Sensitive Fern	<i>Onoclea sensibilis</i>	FACW	63.0	yes	yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			_____ = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Fox Grape	<i>Vitis labrusca</i>	FACU	20.5	yes	no
2.					
3.					
4.					
<u>20.5</u> = Total Cover					

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes _____ No <u>X</u> _____
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes <u>X</u> No _____
	5	3		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0 ? Yes _____ No _____
Wetland vegetation criterion met?		Yes <u>X</u> 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 %

SOIL

[illegible]

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 670 King Street City/Town: Franklin Sampling Date: 10/1/2025
 Applicant/Owner: _____ Sampling Point or Zone: DP2 WET
 Investigator(s): Russell E. Waldron (AES) Latitude / Longitude: 42.06166667/71.40638889
 Soil Map Unit Name: Ridgebury (RgB, 71B), MWD, fsl, 3% - 8% slopes NWI or DEP Classification: PFO1/E
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks)
 Are Vegetation ☐ No ☐ , Soil ☐ No ☐ , or Hydrology ☐ No ☐ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation ☐ No ☐ , Soil ☐ No ☐ , or Hydrology ☐ No ☐ naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soils criterion met?	Yes ☒ No ☐	
Wetlands hydrology present?	Yes ☒ No ☐	
Remarks, Photo Details, Flagging, etc.: AES WL flag #5		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes ☒ No ☐	Depth (inches) _____
Water Table Present?	Yes ☐ No ☒	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes ☒ No ☐	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☒ Saturated soil ☐ Water marks ☐ Moss trim lines ☒ Presence of reduced iron ☐ Woody plants with adventitious roots ☒ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☒ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

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 feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
2.Black Gum	<i>Nyssa sylvatica</i>	FAC	20.5	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
83.5 = Total Cover					
<u>Shrub/Sapling Stratum</u> Plot size <u>15 feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Southern Arrowwood	<i>Viburnum dentatum</i>	FAC	38.0	yes	yes
2.Winterberry	<i>Ilex verticillata</i>	FACW+	63.0	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
101.0 = Total Cover					
<u>Herb Stratum</u> Plot size <u>5 feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Jewelweed	<i>Impatiens capensis</i>	FACW	38.0	yes	yes
2. Grass sp.	<i>Family Poaceae sp.</i>	NA	38.0	yes	no
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
76.0 = Total Cover					

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1. Fox Grape	<i>Vitis labrusca</i>	FACU	20.5	yes	no
2.					
3.					
4.					
<u>20.5</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 ☒ No ☐
	6	5		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0
	FACW species		X 2	= 0
	FAC species		X 3	= 0
	FACU species		X 4	= 0
	UPL species		X 5	= 0
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = 0		Is the Prevalence Index ≤ 3.0? Yes ☐ No ☐
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 %

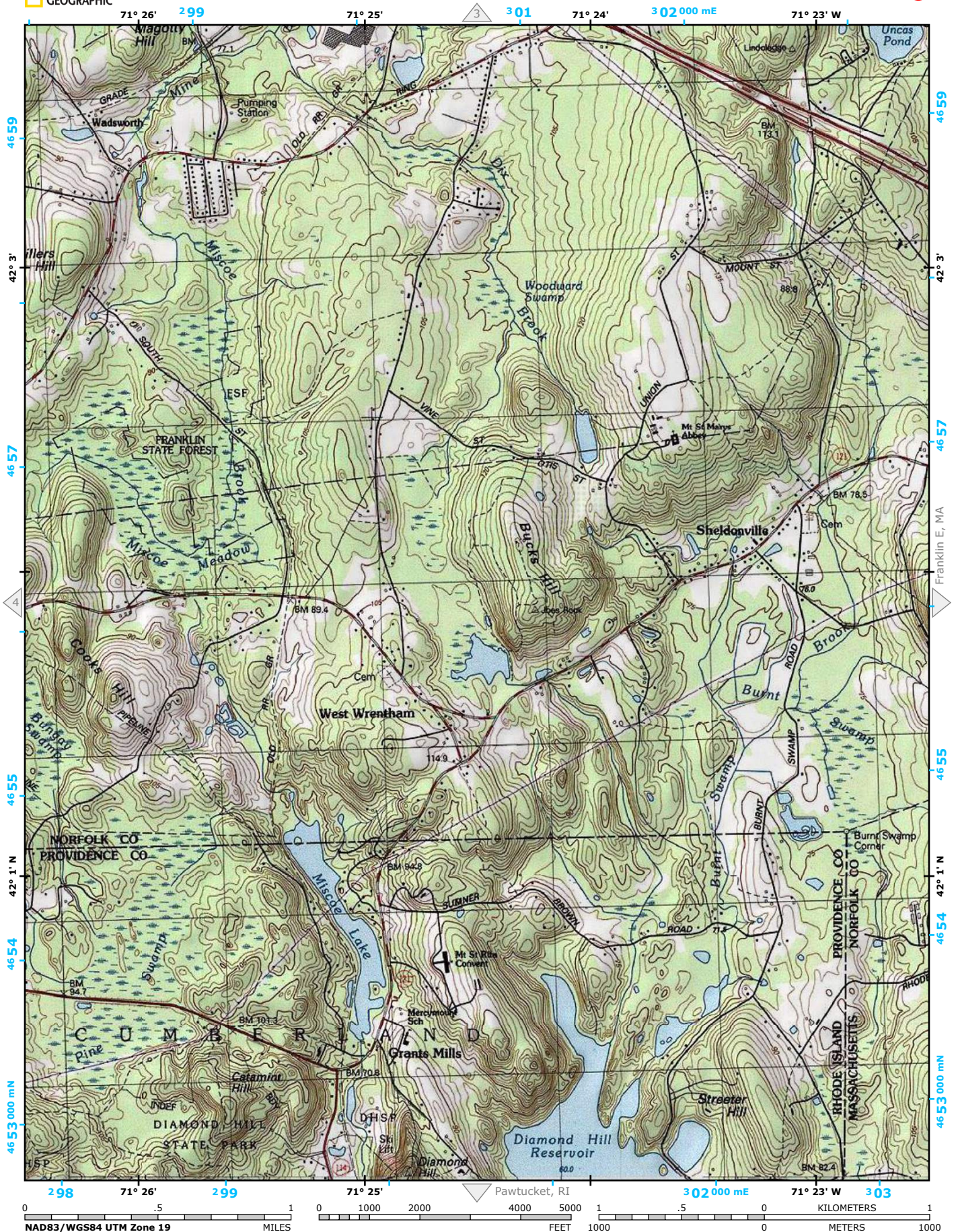
¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks:

Hydric Soils criterion met? Yes ☒ No ☐

Appendix B
U.S.G.S. Topographic Map
FEMA Map



National Flood Hazard Layer FIRMette



71°24'41"W 42°3'55"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

71°24'41"W 42°3'29"N

Basemap Imagery Source: USGS National Map 2023

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
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
MAP PANELS		Cross Sections with 1% Annual Chance Water Surface Elevation
		No Digital Data Available
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 9/24/2025 at 1:21 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.

OWNER:
MARY DAVIS & MICHAEL DAVIS

DEED REFERENCE:
DEED BOOK 18693 PAGE 574

TOTAL LOT AREA = 752,037± S.F.

TAX ASSESSORS PARCEL ID:
313-65

ZONING DISTRICT:
GENERAL RESIDENTIAL V

TOWN OF FRANKLIN
DIMENSIONAL REGULATIONS

LOT AREA: 10,000 SF
LOT FRONTAGE: 100'
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 20'

OWNER TO VERIFY THE
ZONING REGULATIONS
WITH THE TOWN OF
FRANKLIN BUILDING
DEPARTMENT.

NOTES:

ALL OFFSETS & DIMENSIONS ARE TO
THE SIDING UNLESS OTHERWISE NOTED.

ELEVATIONS ARE BASED NAVD 88 DATUM.

AC=AIR CONDITIONING
BH=BULKHEAD
EM=ELECTRIC METER
GM=GAS METER
OHW=OVERHEAD WIRES
S=SEWER
W=WATER
WL=WOOD LANDING

CONSTRUCTION SEQUENCE & SCHEDULE

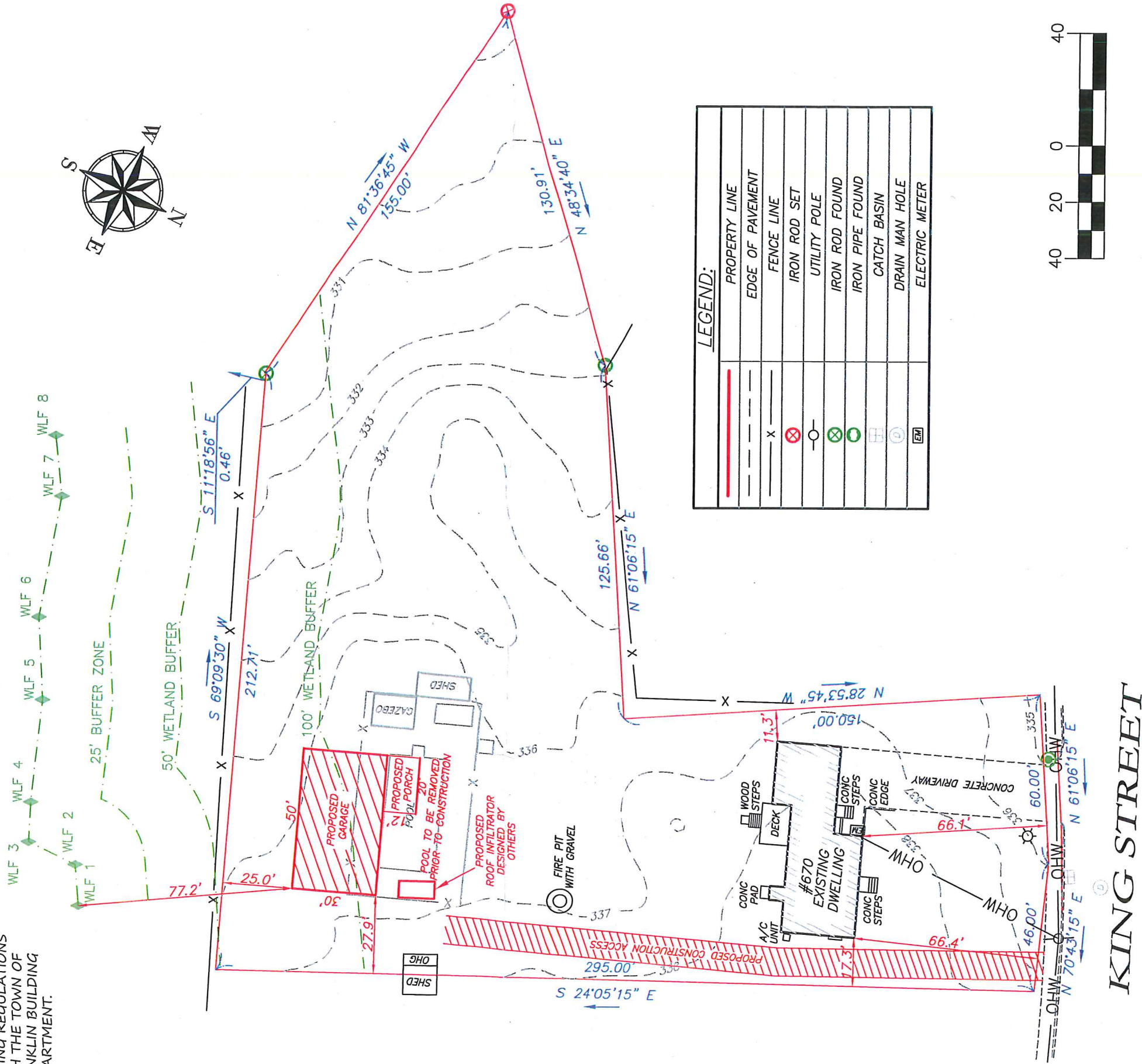
1. RECORD THE ORDER OF CONDITIONS AT THE REGISTRY OF DEEDS AND PROVIDE PROOF OF THE RECORDING TO THE COMMISSION PRIOR TO THE START OF CLEAN-UP ACTIVITIES.
2. PROMINENTLY DISPLAY THE DEP FILE NUMBER AT THE SITE.
3. INSTALL THE EROSION CONTROLS.
4. THE EROSION CONTROLS WILL BE INSPECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. THE INSPECTOR WILL SUPPLY THE CONSERVATION DEPARTMENT WITH A LETTER STATING THAT THE EROSION CONTROLS ARE INSTALLED ACCORDING TO THE PLAN AND THAT THE EROSION CONTROLS WILL BE MAINTAINED UNTIL A CERTIFICATE OF COMPLIANCE IS ISSUED.

5. REMOVE THE EXISTING POOL AND FILL THE REMAINING HOLE.

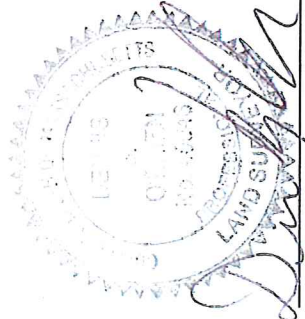
6. PREP THE GARAGE LOCATION FOR POURING THE CONCRETE SLAB.

7. CONSTRUCT GARAGE AND PORCH.

RE-SEED DISTURBED LAWN AREAS.



KING STREET



D. O'BRIEN
LAND SURVEYING
480 WEST CENTRAL ST. EST 1996
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED GARAGE
#670 KING STREET
FRANKLIN, MA NORFOLK COUNTY

Dennis O'Brien P.L.S.

SCALE: 1:40' DATE: 11/4/25 REVISED: 1/7/26 DRAWN BY: J.E.S. CHECKED BY: D.O.

Project Description
670 King Street
Franklin, Massachusetts

Existing & Proposed Conditions

The subject property encompasses residential lot located southerly of King Street in Franklin, Massachusetts. Topography of the site is generally flat. A single-family home occupies the northwestern portion of the property. The central portion of the site is comprised of open lawn with scattered mature trees. An in-ground swimming pool, gazebo, and two sheds occupy the southeastern portion of the property. The southerly most portion of the site is forested. Wetland Resource Areas associated with the site include Bordering Vegetated Wetland (BVW).

The Applicant proposes to remove the existing in-ground swimming pool and construct a 1,500 square-foot garage (50'x 30') with a 240 square-foot attached porch (12'x 20') in its place. A concrete slab and knee wall will support the garage. Standard concrete footings will support the porch.

- Closest distance to BVW: 77.2 ft.
- Total proposed 100' BZ disturbance: 850 s.f.
- Total 0 – 25' BZ disturbance: 0
- Total 25' - 50' BZ disturbance: 0 s.f.

Functions & Characteristics Statement

Function & Characteristic	
1. Public Water Supplies: Distance from proposed project to nearest public well.	Approx. 6,152' W of the Camp Haiastan well (www.massgis.ma.state.us).
2. Private Water Supplies: Distance to nearest private wells.	No data.
3. Groundwater: Depth to groundwater as well as impacts associated with construction (i.e. digging & blasting) and operations (water use, use of toxic or hazardous materials and storm water management).	Depth to groundwater is 0 - 6.0" (USDA SCS, 1989).
4. Flood Control: Work within floodplain must address compensatory storage.	Based on the <i>Federal Emergency Management Agency Flood Insurance Rate Map</i> for the Town of Franklin, Massachusetts, (Map No. 25021C0316F), the site is located within Zone X (non-shaded), <i>Areas determined to be outside the 0.2% annual chance floodplain.</i>
5. Erosion & Sedimentation Control: This item must be addressed for both the construction and post construction conditions at the property.	Erosion controls will be installed prior to the start of construction activities. Erosion controls will be properly maintained and will remain in place until

	all disturbed soils have been stabilized and re-vegetated. Erosion and controls will be inspected daily and especially after significant rain events. Erosion control inspectors will keep a log of all inspections and maintenance and will provide copies of those logs to Conservation staff and Commissioners upon their request.
6. Storm Damage Prevention: Address whether the project will have an adverse effect on the way that the wetland or floodplain will be able to minimize water and wind related impacts during large scale storm events.	No direct impacts to wetland or flood plain. See #4 above.
7. Water Quality: This item must be addressed for both the construction and post construction conditions. This item will address the quality of the surface waters associated with the resource area being impacted by the project.	See #4 & #5 above.
8. Water Pollution Control: This item must be addressed for both the construction and post construction conditions at the property.	See #4, #5 & #7 above.
9. Fisheries: Reserved for work taking place adjacent to ponds and perennial streams. This response must address both the construction and post construction conditions at the property.	Not applicable.
10. Shellfish: Not applicable in Franklin	Not applicable
11. Wildlife Habitat: This item must be addressed for both the construction and post construction conditions at the property.	According to the <i>Massachusetts Natural Heritage and Endangered Species Program</i> habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species. Proposed garage location is currently comprised of manicured lawn.
12. Rare Species Habitat (including rare plant species): This item must be addressed for both the construction and post construction conditions at the property.	See Item #11 above.
13. Agriculture: This item must be addressed for both the construction and post construction conditions at the property.	Not applicable
14. Aquaculture: To date there are no aquaculture operations in Franklin.	Not applicable.
15. Recreation: This item must be addressed for both the construction and post construction conditions at the property and include both passive and active recreation.	Not applicable.

Erosion & Sedimentation Control Plan

Erosion and sedimentation controls consisting of a silt sock or similar will be installed prior to the start of construction activities. Erosion and sedimentation controls will be properly maintained and will remain in place until all disturbed soils have been stabilized and re-vegetated. Erosion and sedimentation controls will be inspected at regular intervals. The site will be kept clean throughout the construction process. All debris, trash, etc will be picked up and properly stored or disposed of before the end of each day. Erosion control inspectors will keep a log of all inspections and maintenance and will provide copies of those logs to Conservation staff and Commissioners upon their request.

Erosion Control Inspectors

Russell Waldron (AES)
508-740-0438

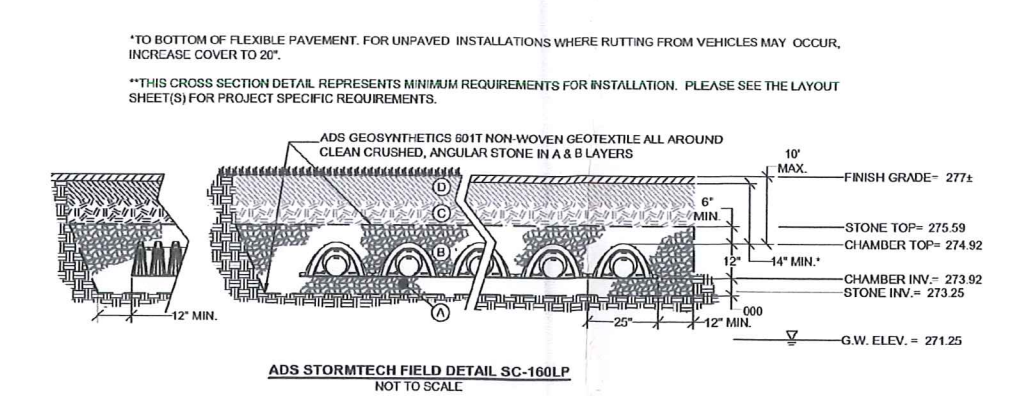
Construction Sequence & Schedule

1. Record the Order of Conditions at the Registry of Deeds and provide proof of the recording to the Commission prior to the start of clean-up activities.
2. Prominently display the DEP File Number at the site.
3. Install the erosion controls.
4. The erosion controls will be inspected prior to the start of construction activities. The inspector will supply the Conservation Department with a letter stating that the erosion controls are installed according to the plan and that the erosion controls will be maintained until a Certificate of Compliance is issued.
5. Remove the existing pool and fill the remaining hole.
6. Prep the garage location for pouring the concrete slab.
7. Construct garage and porch.
8. Soil test for infiltrator unit.
9. Install infiltrator unit.
10. Re-seed disturbed lawn areas.

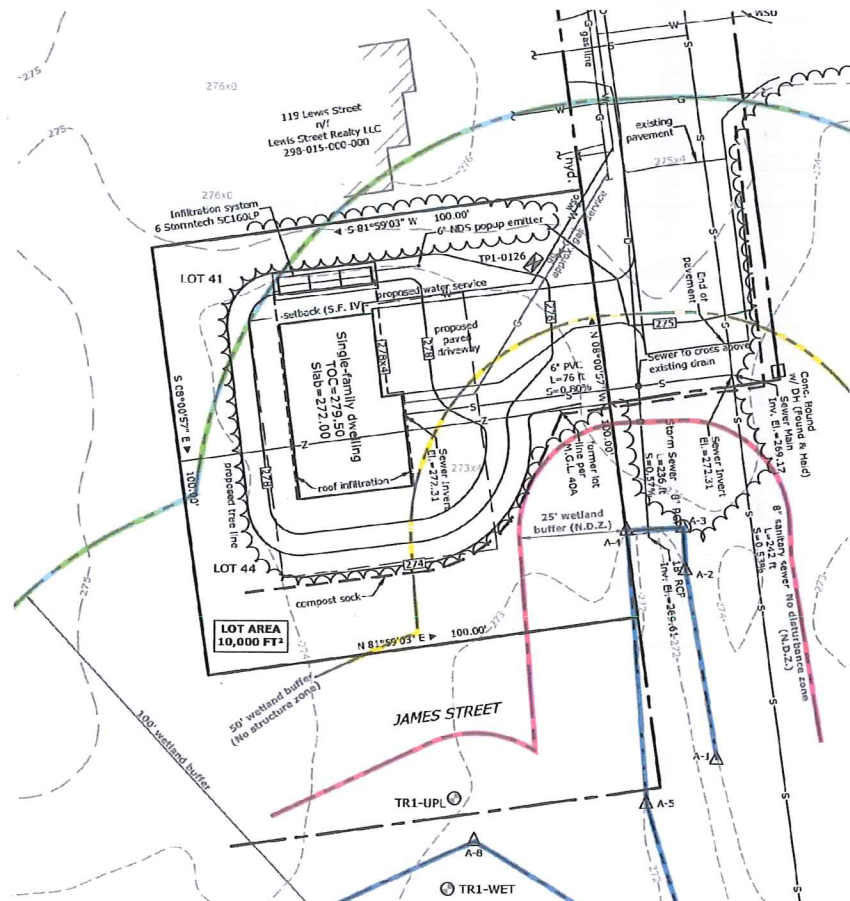
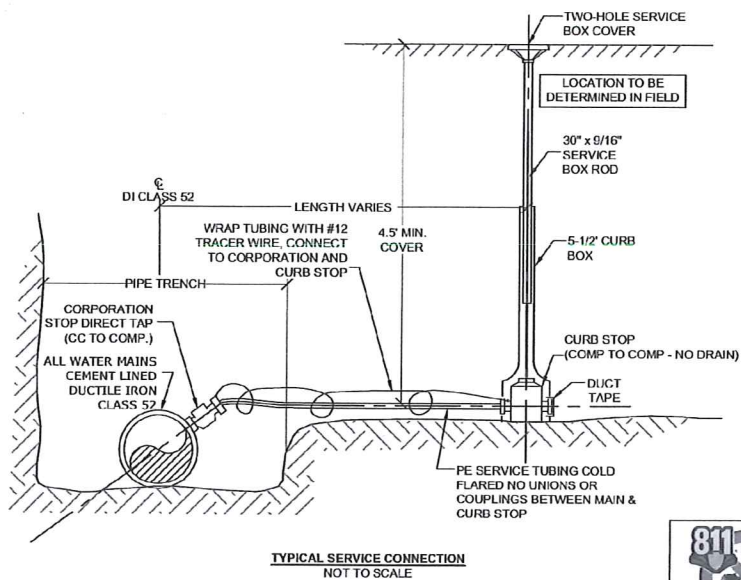
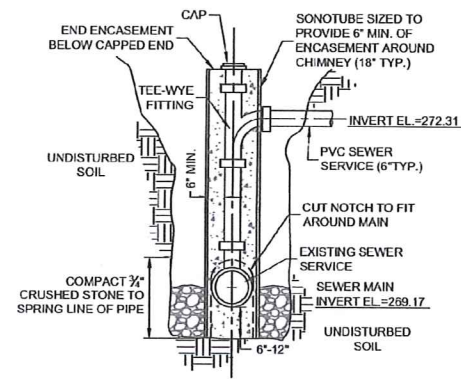
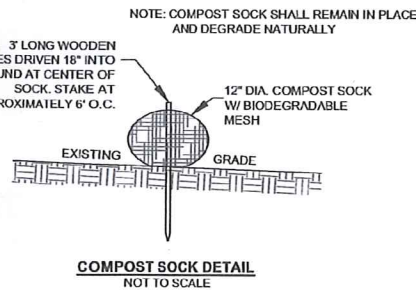
1. TOPOGRAPHY DETERMINED BY AN ON-THE-GROUND SURVEY BY LAND PLANNING, INC. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CURRENT STATE AND MUNICIPAL CONSTRUCTION CODES, STANDARDS AND REQUIREMENTS.
3. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FIRM MAP #25021C0309F DATED 7/8/2025.
4. WETLAND RESOURCE BOUNDARIES WERE FLAGGED AND LOCATED BY LAND PLANNING, INC DURING JULY 2025
5. PLACE 4" OF LOAM AND SEED ALL DISTURBED AREAS OF THE PROJECT NOT OTHERWISE IMPROVED.
6. ANY ALTERATIONS MUST BE REPORTED TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
7. CONSERVATION COMMISSION APPROVAL IS REQUIRED.
8. ALL TRENCHES FOR UTILITIES TO BE BACK-FILLED AND COMPACTED WITH GRANULAR MATERIALS FREE OF ROCKS LARGER THAN 2".
9. ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON FIELD EVIDENCE AND RECORDS PROVIDED TO LAND PLANNING, INC. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT FOUND. THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES AND "DIG SAFE" (888-DIG-SAFE) BEFORE EXCAVATION BEGINS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK AND PROJECT SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE DESIGN ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
11. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT O.S.A. STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE THAT THIS PROJECT IS SUBJECT TO THE ORDER OF CONDITIONS FROM THE CONSERVATION COMMISSION AND ITS REGULATIONS ARE APPLICABLE TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
2. SEDIMENT BARRIERS ARE TO BE INSTALLED WHERE SHOWN ON THIS PLAN. THE CONTRACTOR AND THE OWNER ARE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE SEDIMENT BARRIERS AND TO IDENTIFY AND CORRECT ALL SOURCES OF EROSION. EXTRA SEDIMENT BARRIER MATERIALS ARE TO BE STORED ON SITE IN ORDER TO QUICKLY REPAIR EROSION PRONE AREAS. PERIODIC MAINTENANCE OF THE EROSION CONTROL STRUCTURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS.
3. STOCKPILED MATERIAL THAT IS SUBJECT TO EROSION SHALL BE PROTECTED AT ITS BASE ON THE DOWN-SLOPE SIDE WITH A SILT FENCE.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS IS REQUIRED TO LIMIT EROSION TOWARD ADJACENT PROPERTIES AND PUBLIC WAYS. ALL GRADED SLOPES ARE TO BE STABILIZED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL TROUGH GULLIES TOWARD THE RESOURCE AREAS. AREAS OF EROSION ARE TO BE REPAIRED ON A DAILY BASIS.
5. THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL. INSPECTION IS REQUIRED AFTER MORE THAN 1/2" OF RAINFALL IN 24 HOURS.
6. ALL GRADED AREAS ARE TO BE LOAMED AND SEEDED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A GRASS SEED MIXTURE OF 20% RED TOP, 60% CHEWINGS FESCUE AND 20% KENTUCKY BLUEGRASS IS RECOMMENDED. "HYDROSEED" WITH HIGH FIBER CONTENT.
7. THE SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL ALL UPGRADENT AREAS HAVE BEEN STABILIZED.
8. DURING PERIODS OF HEAVY RAINFALL, IT WILL BE EXPECTED TO EXPERIENCE EROSION OF THE UNSTABILIZED SLOPES. IMMEDIATE ATTENTION TO THE MAINTENANCE OF THESE ERODED AREAS WILL FURTHER INSURE THE SUCCESSFUL STABILIZATION OF THE EXPOSED SLOPES WHILE LIMITING THE IMPACTS TO NEARBY RESOURCE AREAS.
9. PERIODIC INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE ARE TO BE PERFORMED BY A COMPETENT REPRESENTATIVE WHO WILL INSURE THE ADHERENCE TO THE REGULATIONS AS SET FORTH IN 310 CMR 10.00. NO UNAUTHORIZED INDIVIDUALS ARE TO ENTER THE CONSTRUCTION AREA WITHOUT THE EXPRESSED CONSENT OF THE OWNER.
10. THE APPLICANT IS TO NOTIFY THE CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND THE ENTIRE SITE HAS BEEN PROPERLY STABILIZED. UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS, THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLETION.

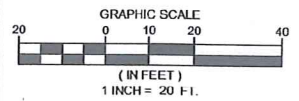
1. ALL WORK SHALL CONFORM TO TOWN OF FRANKLIN REQUIREMENTS AND MASSACHUSETTS HIGHWAY DEPARTMENT CONSTRUCTION STANDARDS AS APPLICABLE.
2. ALL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS OR 12" LIFTS WHEN MECHANICAL MEANS ARE UTILIZED.
3. MEASURES SHALL BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.
4. FOUNDATION WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE DESIGN ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DESCRIPTION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING GEOTEXTILE MATERIAL.
5. BEDDING- PIPE BEDDING FOR WATER UTILITIES SHALL BE SAND. PIPE BEDDING FOR SANITARY SEWER AND STORMWATER UTILITIES SHALL BE 3/4" DIAMETER CRUSHED STONE.
6. BACKFILL- SUITABLE MATERIAL SHALL BE CLASS II, OR II IN THE PIPE ZONE NOT LESS THAN 6" ABOVE THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATIONS TO THE DESIGN ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN THE LATEST EDITION OF ASTM D2321.
7. WHERE FEASIBLE, SEWERS SHALL BE SEPARATED A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING WATER MAIN OR IT SHALL BE ENCASED IN CONCRETE.
8. WHERE A 10 FOOT LATERAL SEPARATION BETWEEN SEWER AND WATER CAN NOT BE MAINTAINED, THE WATER MAIN SHALL BE LOCATED WITHIN A SEPARATE TRENCH AND THE CROWN OF THE SEWER SHALL BE PLACED A MINIMUM OF 18" BELOW THE INVERT OF THE WATER MAIN.
9. WHERE SEWERS CROSS WATER MAINS, THE CROWN OF THE SEWER SHALL BE LAID 18" BELOW THE INVERT OF THE WATER MAIN. WHERE THIS REQUIREMENT CAN NOT BE MET, THE WATER LINE SHALL BE CONSTRUCTED OF MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET OF EITHER SIDE OF THE CROSSING. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AS POSSIBLE FROM THE SEWER. BOTH THE WATER AND SEWER LINES SHALL BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING WHERE THE REQUIRED VERTICAL SEPARATION CAN NOT BE PROVIDED.
10. ALL SEWER PIPING AND/OR STRUCTURES LOCATED WITHIN 100 FEET OF ANY WETLAND, SURFACE WATER-BODY, OR DETENTION POND, SHALL BE BUILT USING WATERTIGHT CONSTRUCTION METHODS AND MATERIALS.
11. THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES AND "DIG SAFE" BEFORE EXCAVATION BEGINS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURACIES SHOWN.
12. WHERE ANY UTILITY INSTALLATION DETAIL CONFLICTS WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR UTILITY MATERIALS AND INSTALLATION, THE TOWN STANDARDS SHALL GOVERN.
13. ALL SEWER PIPING AND/OR STRUCTURES LOCATED WITHIN 100 FEET OF ANY WETLAND, SURFACE WATER-BODY, OR DETENTION POND, SHALL BE BUILT USING WATERTIGHT CONSTRUCTION METHODS AND MATERIALS.

Notes: Weeping: @ 27" Standing: N/A

BENCHMARK SCHEDULE		
No.	Description	Elevation
BM#1	Nail in UP#16	276.07



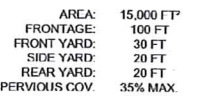
LOCUS MAP
Scale 1" = 250'
from Mass Mapper data layers
to be considered approximate



Located at
Lewis Street
Franklin, MA

Owned By
Lewis Street Realty LLC

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

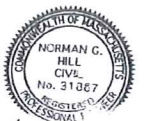


Deed (Book / Page): 29497 / 310

Assessors Parcel ID: 298-013-000-000
298-014-000-000

Plan (Plan No. / Year): 2488 / 1909

489 / 1999
460 / 2000
Lewis Street Acceptance
Plan 2015



Norman G. Hill, PE. Date: 1-15-26
Norman G. Hill, PE #31887

Date	Description
Field By:	SB/JB 12/2025
Designed By:	SB 1/2026
Drawn By:	SB 1/2026
Checked By:	NGH 1/2026



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Environmental Consultants

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Hanson, MA 02341
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www.landplanninginc.com

Date _____

Job No. G25125

Sheet No.

1 of 1



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



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



Land
Planning
Inc.

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 Bordering 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.

214 Worcester Street, North Grafton, MA 01536

Phone: 508-839-9526

www.landplanninginc.com

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.

Erosion and Sediment Control Inspection Report Form

Project Name and Location		
Weather:		Pollution Control Measures (BMP) Checklist:
Rain in last 24 hr (inches):		☐ Inlet Barrier (i.e.: filter bags)
Owner / Permittee:		☐ Sediment Barriers (i.e.: wattles/silt fence, compost sock)
A. Current Construction / Active Areas:		☐ Erosion Blankets, Hydro mulch / Seed
		☐ Stabilized Construction Entrance
		☐ Diversion Berms
		☐ Seed / Sod Areas
		☐ Sediment Basins & Discharge
		☐ Borrow Areas
		☐ General Site Condition (trash, etc)
B. Problem Areas / Special Observations (Note problem areas ONLY below):		
ESC	Location	Observations, Effectiveness, & Corrective Actions Ordered
C. Listing of Areas where construction operations have permanently or temporarily stopped; stabilization measures initiated.		
D. Have items noted on last inspection been corrected? ☐ Yes ☐ No, if "No" explain		

Note: Inspection comments above indicate deficiencies only. Deficiencies must be corrected within 7 days, unless otherwise noted. All other ESCs on site are considered to be in good working condition

Inspection Date

ESC Coordinator Signature _____

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

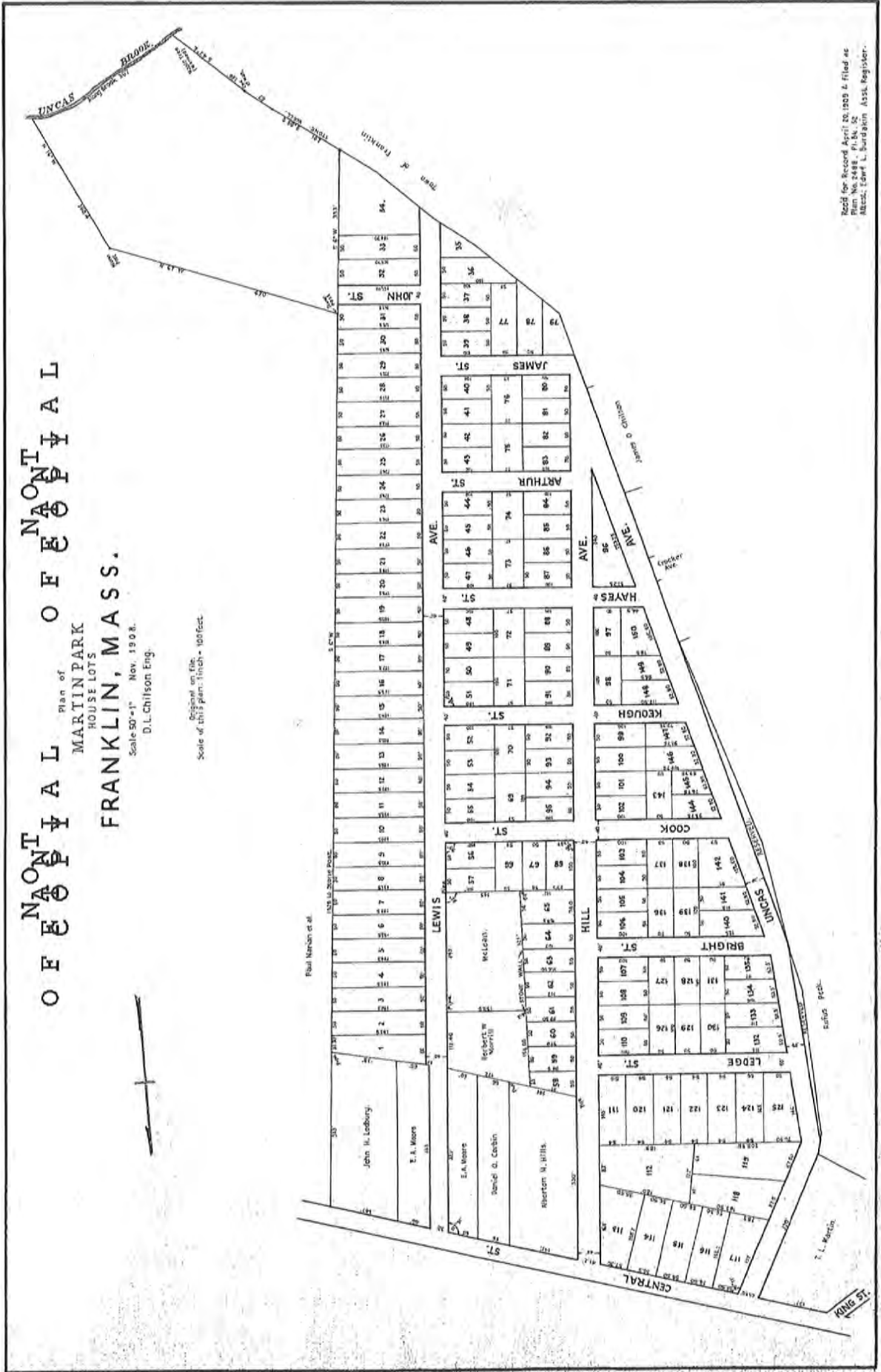
C. USGS Topo Map

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

OFFICE OF THE REGISTRAR OF DEEDS Plan of MARTIN PARK HOUSE LOTS FRANKLIN, MASS.

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

Recorded on file
 Scale of this plan, 1 inch = 100 feet

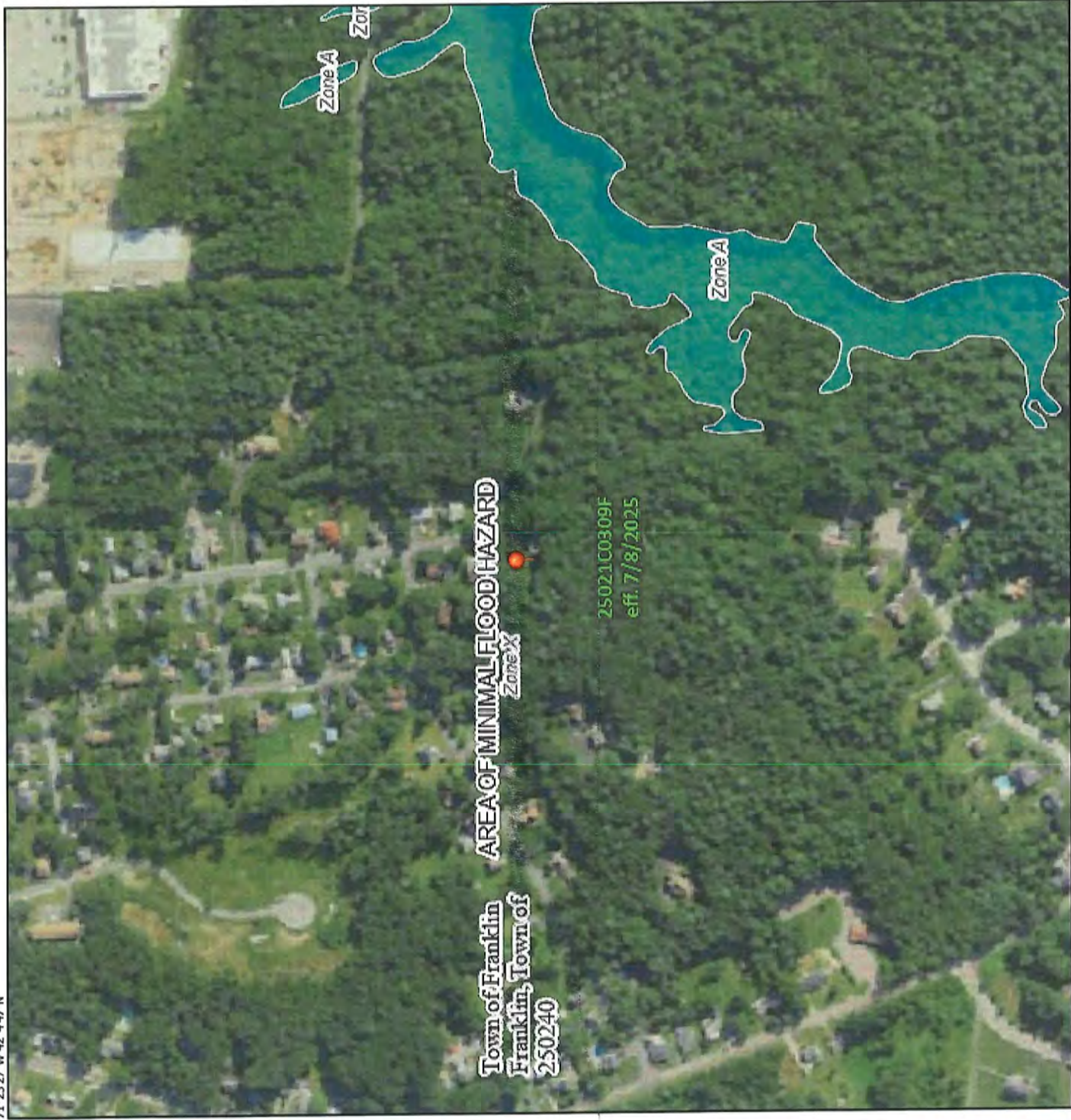


Read for Record April 20 1909 & filed as
 Map of Martin Park House Lots in
 Franklin, Mass. Dated 11.11.1908. Ass't Registrar.

National Flood Hazard Layer FIRMette



71°23'27"W 42°4'47"N



71°22'50"W 42°4'20"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, AE, AH, AR
- With BFE or Depth Zone AE, AO, AH, 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 2
- 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

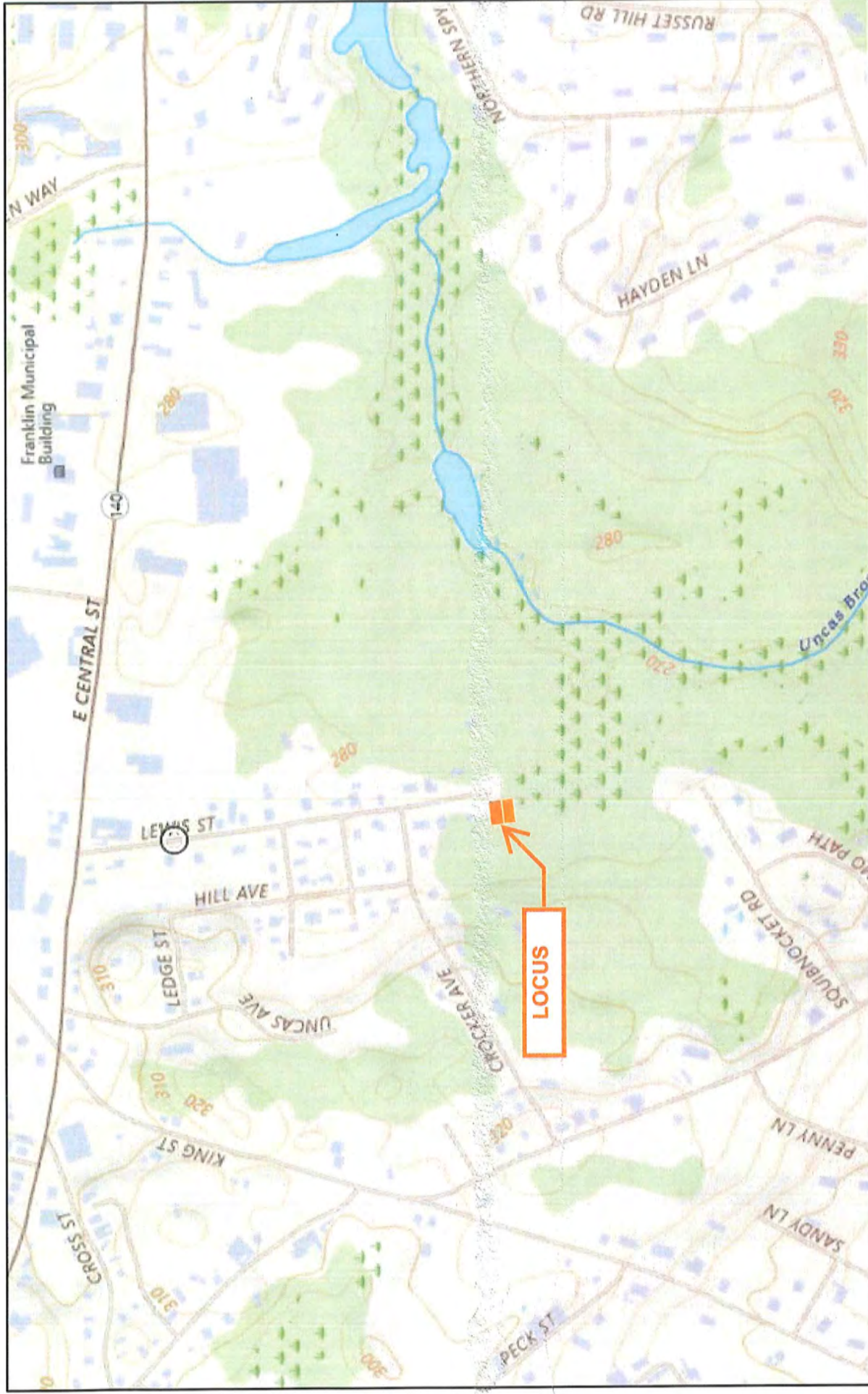
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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.

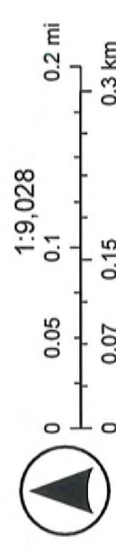
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/2/2025 at 3:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by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

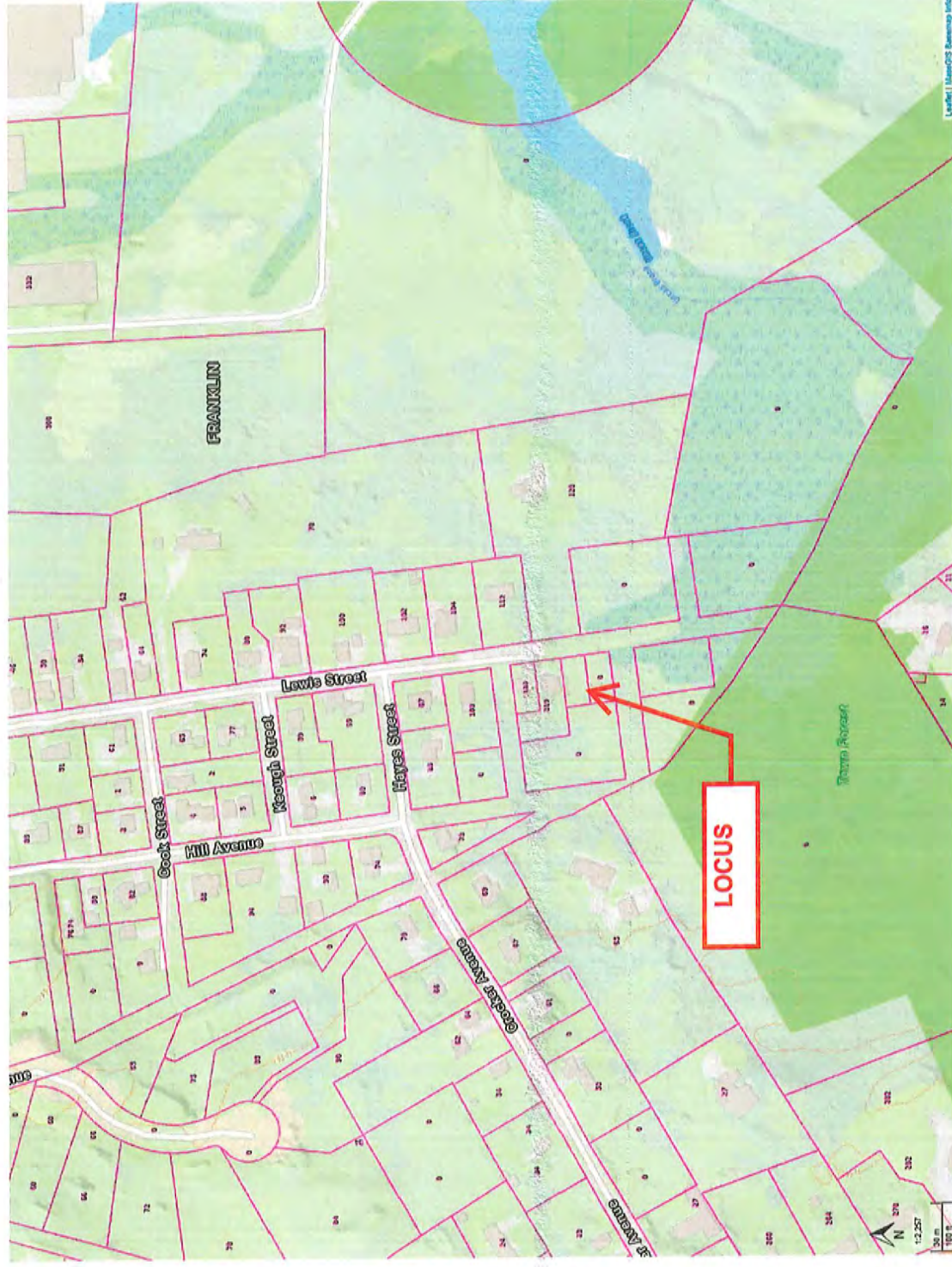


LOCUS



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

MassMapper



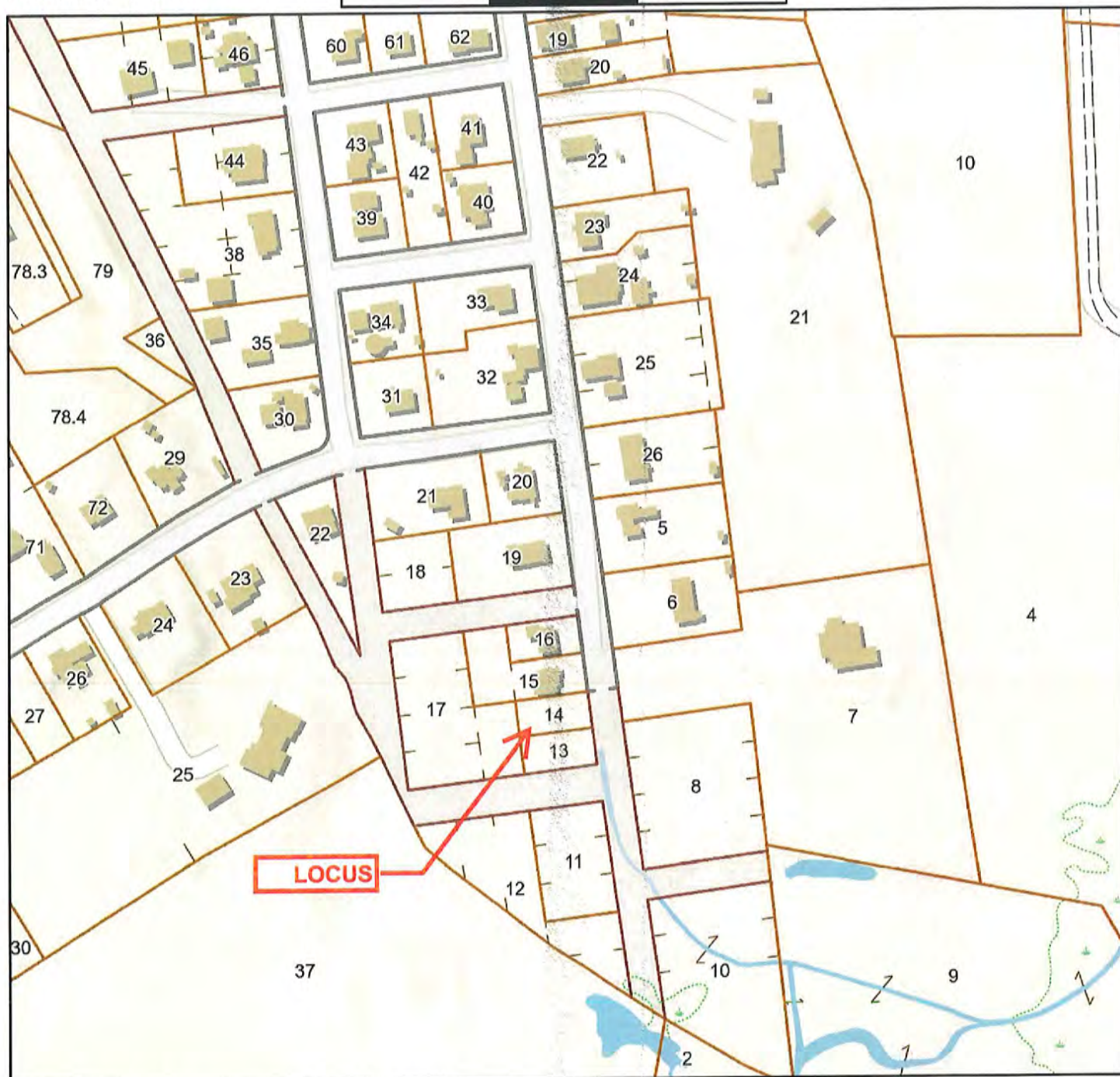
Town of Franklin, MA

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

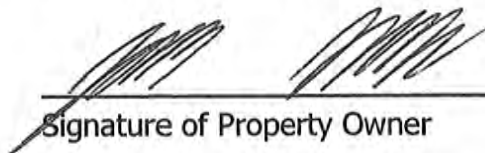
APPLICATION PROCESS SIGNATURE FORM

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	Franklin	02038
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	40.49175	-74.480260
298	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	113-000-000 and 114-000-000	g. Parcel /Lot Number

2. Applicant:

Tony	Marinella
a. First Name	b. Last Name
Lewis Street Realty, LLC	
c. Organization	
PO Box 411	
d. Street Address	
Franklin	MA
e. City/Town	f. State
508-918-9766	02038
h. Phone Number	g. Zip Code
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	Hill
a. First Name	b. Last Name
Land Planning, Inc	
c. Company	
214 Worcester Street	
d. Street Address	
North Grafton	MA
e. City/Town	f. State
508-839-9526	01590
h. Phone Number	g. Zip Code
i. Fax Number	nhill@landplanninginc.com
	j. Email address

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

\$500.00	\$237.50	\$262.50
a. Total Fee Paid	b. State Fee Paid	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:

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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. ☒ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☐ 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.



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

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Franklin

City/Town

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. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ 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. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ 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.



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

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Franklin

City/Town

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. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. ☐ Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. ☐ Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. ☐ Land Containing Shellfish	1. square feet _____	
k. ☐ 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. ☐ 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 _____



Massachusetts Department of Environmental Protection
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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.



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:

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City/Town

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).



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:

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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.



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

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Franklin

City/Town

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

Norman Hill

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



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

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

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

a. Street Address

1023

c. Check number

Franklin

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

Tony

a. First Name

Marinella

b. Last Name

Lewis Street Realty, LLC

c. Organization

PO Box 411

d. Mailing 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 (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).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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 filing 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 ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soils criterion met?	Yes ☐ No ☐		
Wetlands hydrology present?	Yes ☐ No ☐		
Remarks, Photo Details, Flagging, etc.: <u>Larger trees are growing in this upland area.</u>			

HYDROLOGY

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

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. Oak		FACup	25	Yes	No	
2. Pine	Pinus Regida	FACup	10	No	No	
3. Red Maple	Acer Rubrum	Frc	65	No	-	
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. Sapling oak	Quercus alba	FACup	25	Yes		
2. Sapling pine	Pinus Regida	up	10	No		
3. Red Sapling maple	Acer Rubrum	Frc	65	No		
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. 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.							
				<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 $\geq 50\%$ of dominant plant species? Yes ☐ No ☒
		<u>0</u>		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species	<u>0</u>	X 1	= 0.00
	FACW species	<u>0</u>	X 2	= 0.00
	FAC species	<u>1</u>	X 3	= 0.00 <u>3</u>
	FACU species	<u>5</u>	X 4	= 0.00 <u>20</u>
	UPL species		X 5	= 0.00
	Column Totals	(A) <u>0</u> <u>6</u>		(B) <u>0</u> <u>23</u>
Prevalence Index		B/A = <u>0.00</u> $\frac{23}{6} = 3.8$		Is the Prevalence Index ≤ 3.0 ? Yes ☐ No ☒
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 %

SOIL

[illegible]

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 ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☐
Hydric Soils criterion met?	Yes ☐ No ☐		
Wetlands hydrology present?	Yes ☐ No ☐		
Remarks, Photo Details, Flagging, etc.: <u>All larger trees in the wetland area have died.</u>			

HYDROLOGY

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

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	OB2				
3. Sensitive Fern	Onoclea sensibilis	FACu				
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
			0.0 = Total Cover			

VEGETATION – continued.

Woody Vine Stratum		Plot size	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name					
1. multi Flower Rose	Rosa multiflora	FACU	5	No	No	
2.						
3.						
4.						
			0.0 = 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 ☐ No ☐	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result	
	OBL species	1	X 1	= 0.00	1
	FACW species	2	X 2	= 0.00	4
	FAC species	2	X 3	= 0.00	6
	FACU species	1	X 4	= 0.00	4
	UPL species	0	X 5	= 0.00	0
	Column Totals	(A) 0 6		(B) 0 15	
Prevalence Index		B/A = 0.00 $\frac{15}{6} = 2.5$		Is the Prevalence Index ≤ 3.0?	
				Yes ☒ No ☐	
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 %

SOIL

[illegible]

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

Town of Franklin – Board of Assessors

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 -014 ⁻⁰¹³ -000 ⁻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

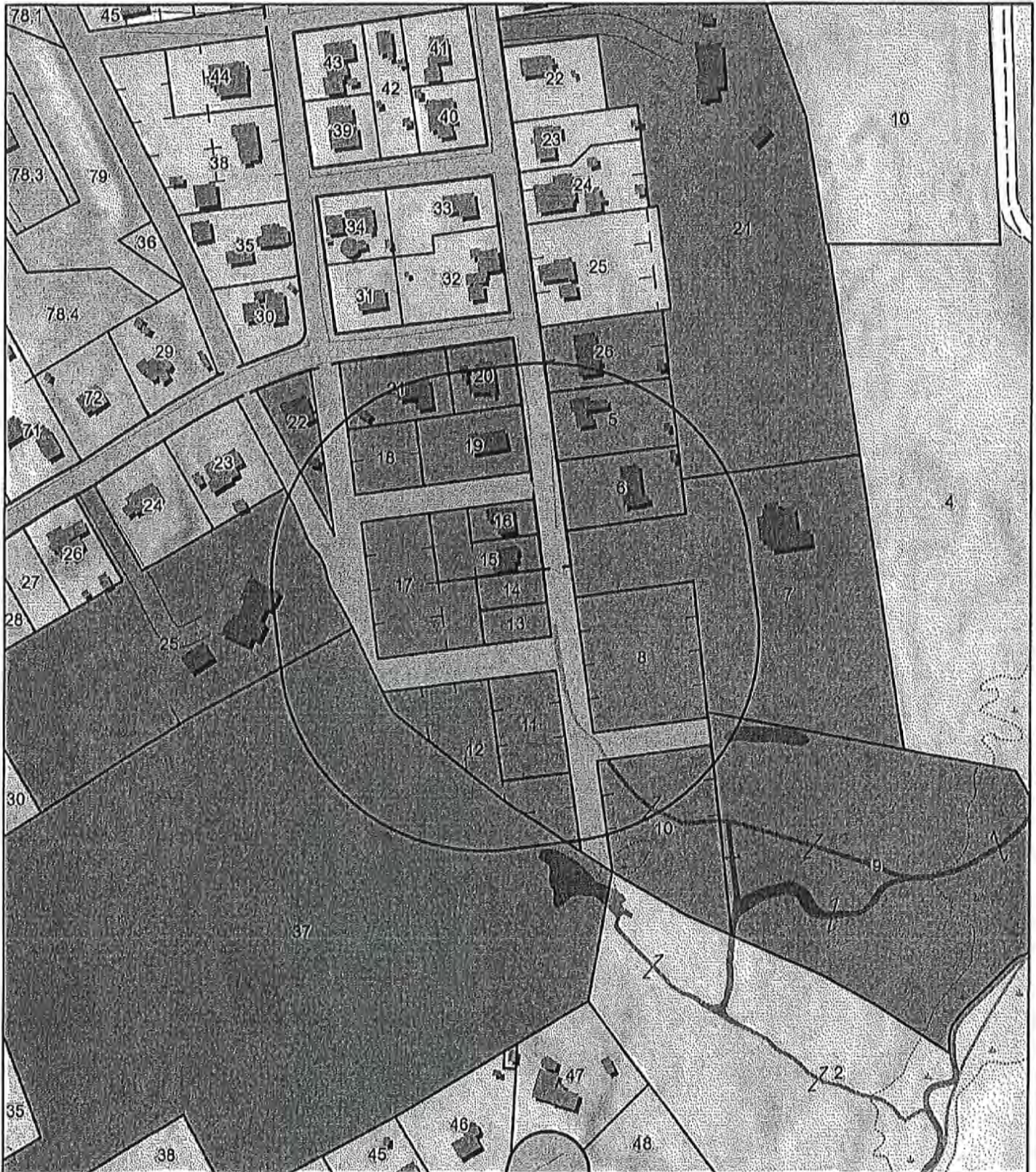
Town of Franklin, MA

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



www.cal-tech.com

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

1/15/2026

Page 1 of 3



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

1/15/2026

Page 2 of 3



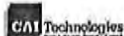
300 feet Abutters List Report

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



www.cai-tech.com

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

1/15/2026

Page 3 of 3

Abutters List Report - Franklin, MA

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

PASQUINO RONALD
102 LEWIS ST
FRANKLIN, MA 02038

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

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
355 EAST CENTRAL STREET
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
P O BOX 411
FRANKLIN, MA 02038



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



www.cai-tech.com

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



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214 Worcester Street

N. Grafton, MA 01536

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Post

HASWELL JOANNA M

73 CROCKER AVE

FRANKLIN, MA 02038

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JAN 16, 26
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To: VERROCHI JILL C

Post

VERROCHI LOUIS III

87 CROCKER AVE

FRANKLIN, MA 02038

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To: WOOD-NEUFVILLE DIANE E

Post

WOOD PHILIP W

40 KING ST

NORFOLK, MA 02056

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To: AYLETT ANDREW JEFFREY

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ALTWIES MADISON ELYSE

104 LEWIS ST

FRANKLIN, MA 02038

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To: DIROSARIO MICHAEL

Post

DIROSARIO JEAN

70 LEWIS ST

FRANKLIN, MA 02038

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To: _____
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To: LEWIS STREET REALTY LLC

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FRANKLIN, MA 02038

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To: LEWIS STREET REALTY LLC

C/O MARINELLA CONSTRUCTIO

P O BOX 411

FRANKLIN, MA 02038

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To: MCGANN JOSEPH E

120 LEWIS ST

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To: PASQUINO RONALD

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FRANKLIN, MA 02038

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To: RANIERI MARGARET C

RANIERI TRUST MILLER, CAT

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FRANKLIN, MA 02038

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To: SUSSMAN KIMBERLY G TR

112 LEWIS STREET REALTY T

112 LEWIS ST

FRANKLIN, MA 02038

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AYLETT ANDREW

JEFFREYALTWIES MADISON

ELYSE104 LEWIS ST

FRANKLIN, MA 02038

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DANELLO ANITA

To: DANIELLO MICHAEL

28 SOUTH BOW ST - APT 3 REAR

MILFORD, MA 01757-3574

Postmark

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DANGELO STEPHEN & SUZANNE

To: DANGELO FAMILY TRUST

85 CROCKER AVE

FRANKLIN, MA 02038

Postmark

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GRIFFIN DANIEL

To: GRIFFIN JOAN P

103 LEWIS ST

FRANKLIN, MA 02038

Postmark

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214 Worcester Street

N. Grafton, MA 01536

LAMPASONA ANTHONY J JR

To: LAMPASONA MARGARET K

85 CROCKER AVE

FRANKLIN, MA 02038

Postmark

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NORTH GRAFTON, MA
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TOWN OF FRANKLIN CONSERVATION COMMISSION

MINOR BUFFER ZONE ACTIVITY APPLICATION AS PER FRANKLIN BY-LAW CHAPTER 181

In order to be considered complete, all information, requirements and conditions must be completed and the \$50.00 filing fee submitted with the application.

January 30, 2026

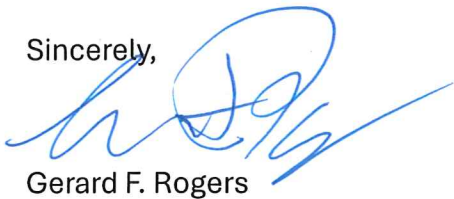
Town of Franklin

Conservation Commission

To whom it may concern:

We would like to remove (4) large pine trees from our property line. Over the last few years, these trees have been dropping limbs in our yard, on our fence, and in our neighbor's yard. It is our intention to have the trees removed as soon as possible.

Sincerely,

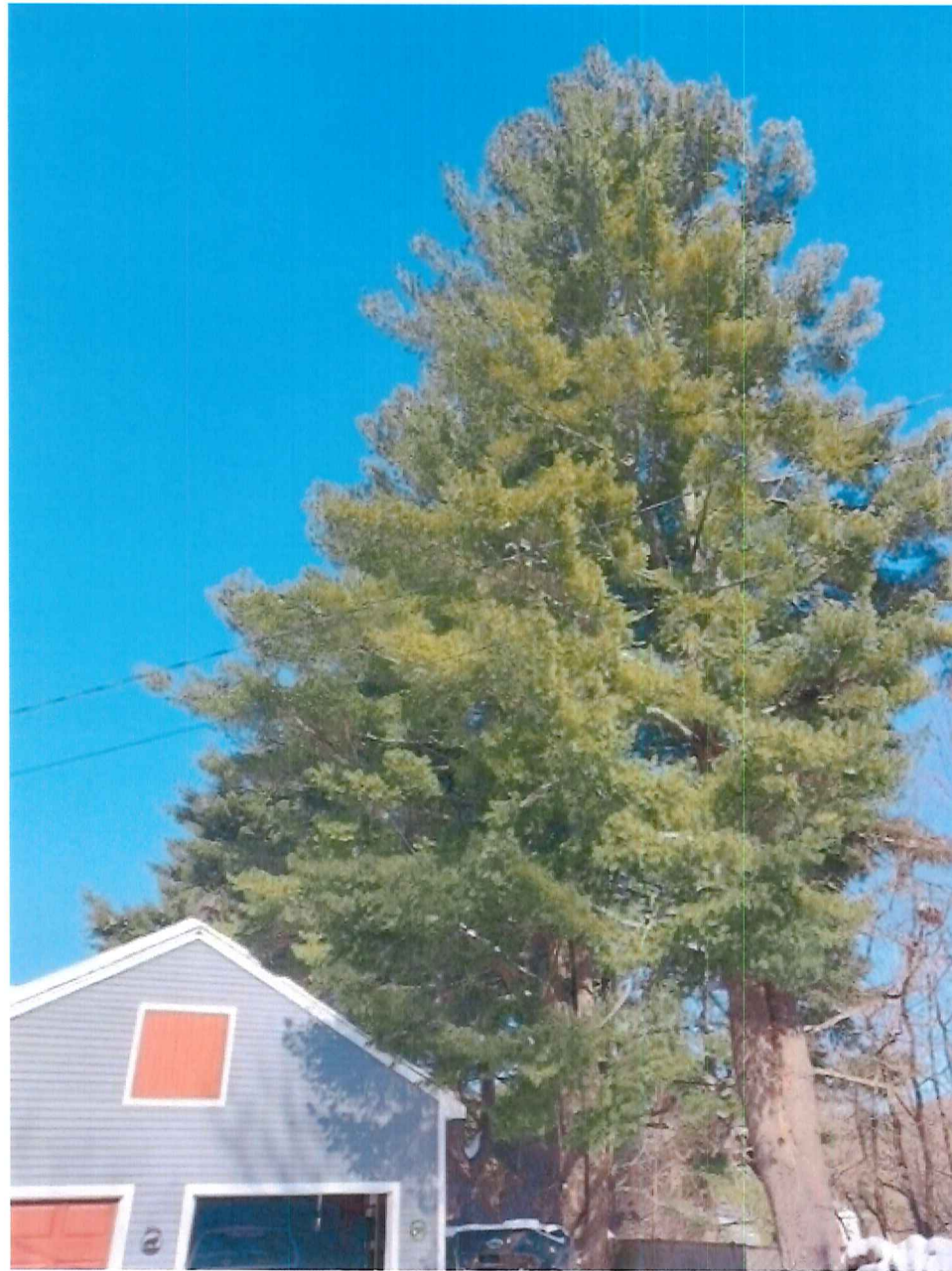


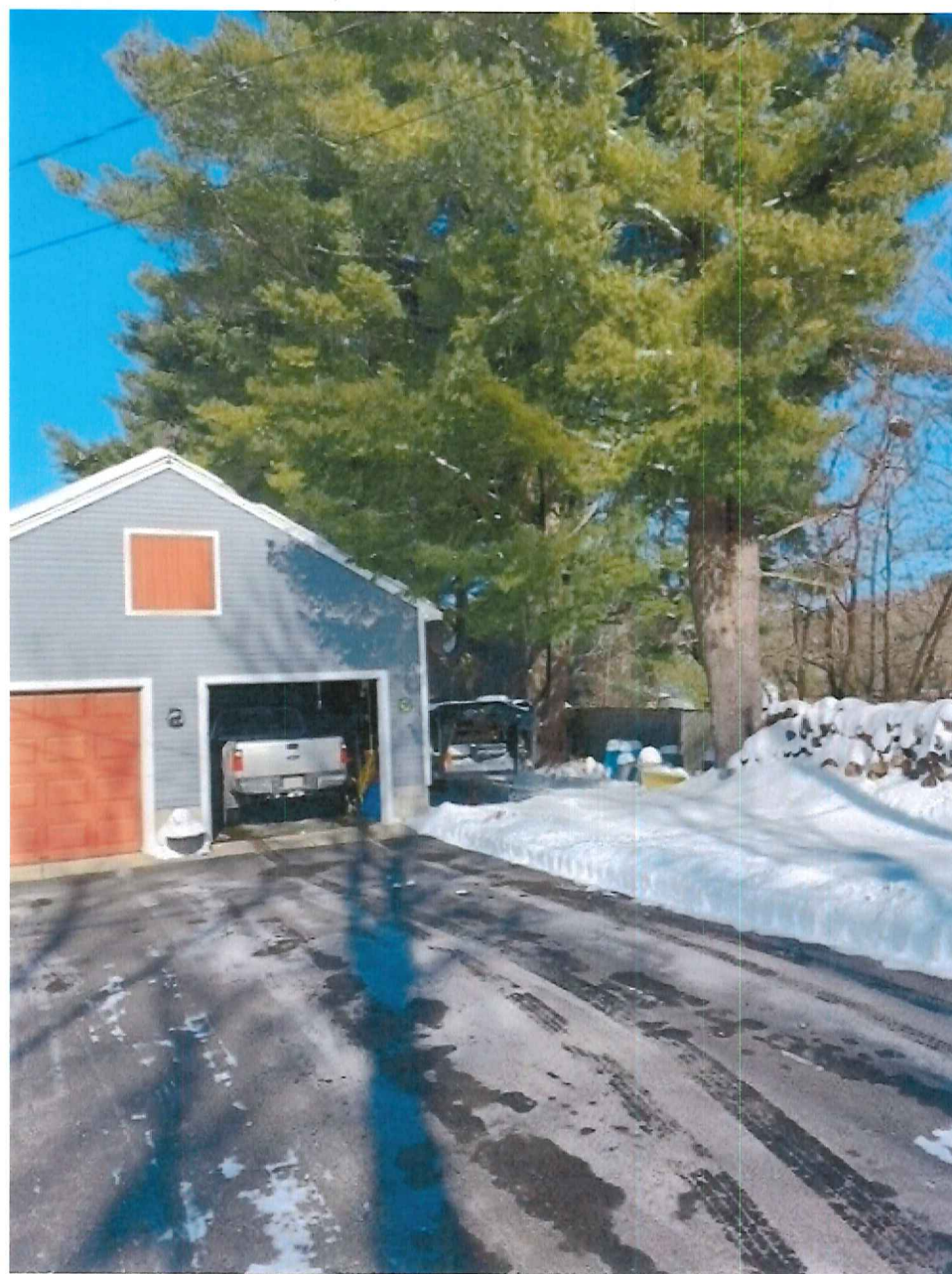
Gerard F. Rogers

76 Plain St.

Franklin MA 02038

508-533-5132







Town of Franklin Conservation Commission

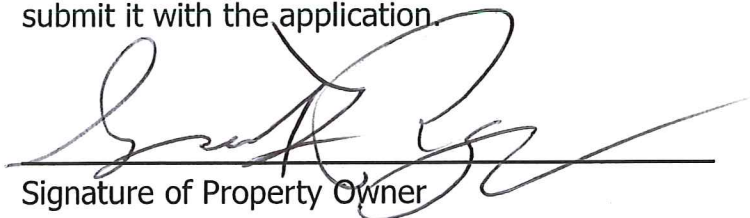
APPLICATION PROCESS SIGNATURE FORM

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

1-29-20
Date

Applicant: (Please Print the following information)

Gerard Rogers

Applicant's Name

76 Plain Street

Mailing Address

Franklin

City/Town

Ma

State

02038

Zip Code

508-533-5132

gerard.rogers@comcast.net

Telephone Number and e-mail address of primary contact for this application.

Property & Plan Information:

Land Owner's Name (If Different from Applicant)

76 Plain Street

Project Location (Street Address)

Assessor's Map & Parcel Number

1-30-26

Plan Name and date

All plans and information submitted for an MBZA must contain information to adequately depict the following: (NOTE: 2 hard copies of all material must be submitted to the Town Hall and an electronic copy of the entire application to the Conservation Agent's email.)

1. Plans:

- 1.1. Existing conditions of the property showing all existing structures;
- 1.2. Area of proposed work including total area of disturbance and whether the disturbances are permanent or temporary;
- 1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;
- 1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;
- 1.5. Existing slopes and direction of drainage; and
- 1.6. Location of any required erosion control.

2. Narrative:

- 2.1. Detailed description of the activity to take place; and
- 2.2. Detailed description of how and when the work will be performed.

3. Other:

- 3.1. A photograph of the area where the activity is to take place.
- 3.2. A filing fee of \$50.00.

Authorization:

I hereby request that the Franklin Conservation Commission review this Application for a Minor Buffer Zone Activity. I (we) affirm that the project will comply with all criteria as stated in Section 14 of the Franklin Wetlands Protection Regulations as well as all information submitted. I (we) also grant authority to the Franklin Conservation Commission members and agent to go onto my (our) property solely for purposes directly related to the inspection and approval of this application

Property owner's Signature

1-29-26
Date

2. PERFORMANCE STANDARDS

2.1. These are the requirements for a Minor Buffer Zone Activity (MBZA)

2.1.1. The Conservation Commission (The Commission) shall presume that activity proposed to occur:

- Exclusively within a previously disturbed or clearly delineated buffer zone; and
- The alteration is less than 1,000 Square Feet or 5% of the buffer zone on the lot, whichever is less; and
- At a minimum, a 25 foot wide area is preserved between the activity and the resource area boundary; and
- The buffer zone does not contain estimated wildlife habitat which is indicated on the most recent Estimated Habitat Map of State listed Rare Wetlands Wildlife; and
- Erosion and sedimentation controls, if required, are provided at the limit of work to protect the resource areas, and
- Shall constitute activities within the buffer zone that would be eligible for a Negative Determination of Applicability with conditions.

2.2. The Commission may determine that this presumption should not apply based on unusual circumstances such as steep slopes, the potential for negative impacts over time or because the proposed project would require oversight through continuing conditions. The Commission may waive any or all of the above requirements if they find that there is an emergency situation. In order for the site to be declared an emergency, a vote of the Commission shall be required.

2.3. In order for a property owner to apply for an MBZA they must meet all of the above requirements and provide a plan of the activity, a detailed project narrative and photographs of the project area. The distance between the proposed project and the wetlands must be noted on the plan and may require delineation if requested by the Commission or Agent. Additional items detailed on the MBZA form or requested by the Commission, or its Agent, may be required. The applicant is required to prove by a preponderance of the evidence that their proposed MBZA will not result in a negative impact to the wetlands.

2.4. The minor nature of these projects will not require the Commission to hold an advertised public hearing on the matter. The Agent shall review the application and may perform a site visit to confirm information provided in the plan, project narrative and photographs. The Agent may request additional information if s/he deems necessary. Upon review of the MBZA application, the commission may issue an approval, with or without conditions, a denial, or require the applicant to provide further information. If the commission issues a denial, the applicant shall be required to file a Notice of Intent if they wish to pursue the activity.

2.5. The work must conform to the plans submitted in the Minor Buffer Zone Activity application and all applicable conditions or modifications imposed by the Commission in the approval. If the applicant fails to perform the work according to the approved plan or in conformance with the applicable conditions of the approval, the permit will be revoked. Failure to conform to the plans and specifications shall constitute grounds for requiring a Notice of Intent and/or an Enforcement Action, including fines, by the Commission.

2.6. Upon completion of the project the applicant shall notify the Agent. The Agent shall inspect the work for and inform the Commission of the results.

2.7 Minor activities within Riverfront Zone, the 100' buffer zone, but not within the 25' "no touch" zone, and not within 25' of a perennial stream, may be authorized by the Conservation Agent under the following conditions:

2.7.1. The proposed activity will not run counter to the interests of the Wetlands Protection Act;

2.7.2. The proposed activity shall collectively not encompass more than 150 ft² of land area;

2.7.3. The proposed activity shall be only those activities permitted under 310 CMR 10.02 (2) (b) as well as the removal of vegetative debris and trees;

2.7.4. These activities shall be outlined on a MBZA application providing all required information and accompanied by the required filing fee;

2.7.5. All decisions of the Conservation Agent may be appealed to the Conservation Commission following the procedures outlined in section 8 of these regulations;

2.7.6. The agent shall prepare and submit a report, at least monthly, to the Commission on all permits approved under this section.

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.

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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.

Hallie Whitman

Signature of Property Owner

February 1, 2026

Date

TOWN OF FRANKLIN CONSERVATION COMMISSION

MINOR BUFFER ZONE ACTIVITY APPLICATION AS PER FRANKLIN BY-LAW CHAPTER 181

In order to be considered complete, all information, requirements and conditions must be completed and the \$50.00 filing fee submitted with the application.

Applicant: (Please Print the following information)

Hallie Whitman		
Applicant's Name		
912 Washington St		
Mailing Address		
Franklin	MA	02038
City/Town	State	Zip Code
(508)631-9424	hallie.glassman@gmail.com	
Telephone Number and e-mail address of primary contact for this application.		

Property & Plan Information:

Land Owner's Name (If Different from Applicant)	
912 Washington St	
Project Location (Street Address)	
Assessor's Map & Parcel Number	
912 Washington St.	Winter 2026
Plan Name and date	

All plans and information submitted for an MBZA must contain information to adequately depict the following: (NOTE: 2 hard copies of all material must be submitted to the Town Hall and an electronic copy of the entire application to the Conservation Agent's email.)

1. Plans:

- 1.1. Existing conditions of the property showing all existing structures;
- 1.2. Area of proposed work including total area of disturbance and whether the disturbances are permanent or temporary;
- 1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;
- 1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;
- 1.5. Existing slopes and direction of drainage; and
- 1.6. Location of any required erosion control.

2. Narrative:

- 2.1. Detailed description of the activity to take place; and
- 2.2. Detailed description of how and when the work will be performed.

3. Other:

- 3.1. A photograph of the area where the activity is to take place.
- 3.2. A filing fee of \$50.00.

Authorization:

I hereby request that the Franklin Conservation Commission review this Application for a Minor Buffer Zone Activity. I (we) affirm that the project will comply with all criteria as stated in Section 14 of the Franklin Wetlands Protection Regulations as well as all information submitted. I (we) also grant authority to the Franklin Conservation Commission members and agent to go onto my (our) property solely for purposes directly related to the inspection and approval of this application

Hallie Whitman

Property owner's Signature

February 1, 2026

Date

2. PERFORMANCE STANDARDS

2.1. These are the requirements for a Minor Buffer Zone Activity (MBZA)

2.1.1. The Conservation Commission (The Commission) shall presume that activity proposed to occur:

- Exclusively within a previously disturbed or clearly delineated buffer zone; and
- The alteration is less than 1,000 Square Feet or 5% of the buffer zone on the lot, whichever is less; and
- At a minimum, a 25 foot wide area is preserved between the activity and the resource area boundary; and
- The buffer zone does not contain estimated wildlife habitat which is indicated on the most recent Estimated Habitat Map of State listed Rare Wetlands Wildlife; and
- Erosion and sedimentation controls, if required, are provided at the limit of work to protect the resource areas, and
- Shall constitute activities within the buffer zone that would be eligible for a Negative Determination of Applicability with conditions.

2.2. The Commission may determine that this presumption should not apply based on unusual circumstances such as steep slopes, the potential for negative impacts over time or because the proposed project would require oversight through continuing conditions. The Commission may waive any or all of the above requirements if they find that there is an emergency situation. In order for the site to be declared an emergency, a vote of the Commission shall be required.

2.3. In order for a property owner to apply for an MBZA they must meet all of the above requirements and provide a plan of the activity, a detailed project narrative and photographs of the project area. The distance between the proposed project and the wetlands must be noted on the plan and may require delineation if requested by the Commission or Agent. Additional items detailed on the MBZA form or requested by the Commission, or its Agent, may be required. The applicant is required to prove by a preponderance of the evidence that their proposed MBZA will not result in a negative impact to the wetlands.

2.4. The minor nature of these projects will not require the Commission to hold an advertised public hearing on the matter. The Agent shall review the application and may perform a site visit to confirm information provided in the plan, project narrative and photographs. The Agent may request additional information if s/he deems necessary. Upon review of the MBZA application, the commission may issue an approval, with or without conditions, a denial, or require the applicant to provide further information. If the commission issues a denial, the applicant shall be required to file a Notice of Intent if they wish to pursue the activity.

2.5. The work must conform to the plans submitted in the Minor Buffer Zone Activity application and all applicable conditions or modifications imposed by the Commission in the approval. If the applicant fails to perform the work according to the approved plan or in conformance with the applicable conditions of the approval, the permit will be revoked. Failure to conform to the plans and specifications shall constitute grounds for requiring a Notice of Intent and/or an Enforcement Action, including fines, by the Commission.

2.6. Upon completion of the project the applicant shall notify the Agent. The Agent shall inspect the work for and inform the Commission of the results.

2.7 Minor activities within Riverfront Zone, the 100' buffer zone, but not within the 25' "no touch" zone, and not within 25' of a perennial stream, may be authorized by the Conservation Agent under the following conditions:

2.7.1. The proposed activity will not run counter to the interests of the Wetlands Protection Act;

2.7.2. The proposed activity shall collectively not encompass more than 150 ft² of land area;

2.7.3. The proposed activity shall be only those activities permitted under 310 CMR 10.02 (2) (b) as well as the removal of vegetative debris and trees;

2.7.4. These activities shall be outlined on a MBZA application providing all required information and accompanied by the required filing fee;

2.7.5. All decisions of the Conservation Agent may be appealed to the Conservation Commission following the procedures outlined in section 8 of these regulations;

2.7.6. The agent shall prepare and submit a report, at least monthly, to the Commission on all permits approved under this section.

MBZA Application: Franklin, MA
912 Washington St.
Supporting Documentation

1. Plans

- 1.1. Existing conditions of the property showing all existing structures;
Please see attached images at the end of this document. Existing structures can be seen on GIS map.
- 1.2. Area of proposed work including total area of disturbance and whether the disturbances are permanent or temporary;
Please see attached images at the end of this document.
- 1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;
Please see attached images at the end of this document. No disturbances are within the actual wetland area limit.
- 1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;
Dead or dying trees threatening home, vehicles, and persons
- 1.5. Existing slopes and direction of drainage; and
Please see attached images at end of this document.
- 1.6. Location of any required erosion control.
Please see attached images at end of this document.

2. Narrative:

- 2.1. Detailed description of the activity to take place; and
Use of professional Tree Removal Service to remove dead, dying, or threatening trees from property at 912 Washington St. Franklin, MA 02038.
- 2.2. Detailed description of how and when the work will be performed.
Tree Removal Service may or may not use a crane. Any crane used will be placed on driveway. Tree service will leave adequate tree stumps per the determination from the conservation committee. Work will be scheduled when given the approval from the Conservation Committee.

3. Other:

- 3.1. A photograph of the area where the activity is to take place.
Please see attached images at the end of this document.
- 3.2. A filing fee of \$50.00.
Waived for repeat application.



1-2 Previously accepted trees







5-7 Previously accepted trees



8-10



11 Tree split at bottom (under snow)





13-14 Previously accepted trees









912 Washington Street

Town of Franklin, MA

1 inch = 50 Feet



www.cai-tech.com

December 23, 2025



Wetland Limit	Property Line	Private Road ROW
Wooded marsh	Public Road	Right of Way
TownPoly	Wetland	Wet Areas

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