



# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

**Milford Office**  
333 West Street  
P.O. Box 235  
Milford, MA 01757-0235  
Phone: (508) 473-6630  
Fax: (508) 473-8243

**Franklin Office**  
55 West Central Street  
Franklin, MA 02038-3807  
Phone (508) 528-3221  
Fax (508) 528-7921

F-4694

May 7, 2025

Town of Franklin Conservation Commission  
Attn: Breeka Li Goodlander  
355 East Central Street  
Franklin, Massachusetts 02038

**Re: Notice of Intent – 260 Daniels Street, Franklin, Massachusetts**

Dear Commission Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Notice of Intent for the property located at 260 Daniels Street, Franklin, Massachusetts (A.M. 219 Parcel 168). We have provided the following documentation for your review and approval.

As part of the submittal G & H has included the following:

- (2) Notice of Intent Packets
  - Project Narrative
  - Application Process Signature Form
  - Property Access Signature Form
  - Local Filing Fee Calculation Worksheet
  - Resource Area Impact Summary Form
  - Notification to Abutters
  - Affidavit of Service
  - MassDEP WPA Form 3 and Fee Transmittal Form
- (2) 18 x 24 Plan Sets
- (7) 11x17 Plan Sets
- Filing Fee: \$117.50

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,  
**Guerriere & Halnon, Inc.**

  
Dale Mackinnon, PE

Enclosures

**F-4694**

**Notice of Intent  
for  
260 Daniels Street  
Franklin, Massachusetts**

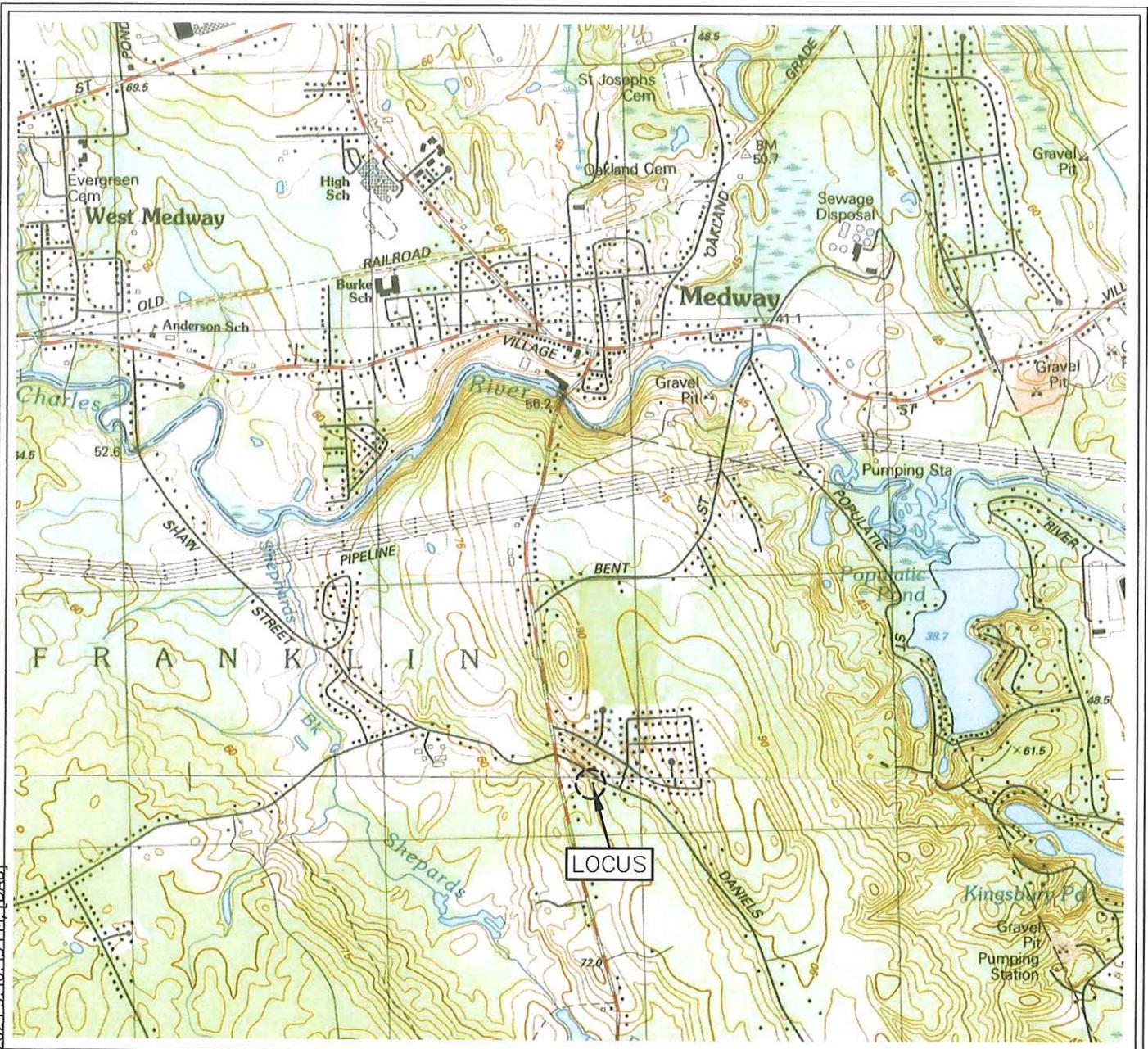
**Date: May 7, 2025**

**Owner/Applicant:  
Dianne Raymondi  
260 Daniels Street  
Franklin, MA 02038**



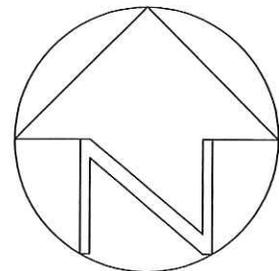
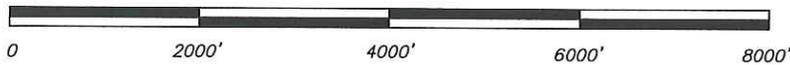
**Guerriere &  
Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

**55 West Central Street  
Franklin, MA.02038  
Tel.: 508-528-3221**



U.S.G.S.  
Quadrangle

Scale: 1"=2000'



LOCUS MAP  
260 Daniels Street  
Franklin, Massachusetts



**Guerriere  
&  
Halnon, Inc.**

Engineering & Land Surveying  
55 WEST CENTRAL STREET FRANKLIN, MA. 02038  
PH: (508) 528-3221  
WWW.GUERRIEREANDHALNON.COM

Date: OCTOBER 22, 2024

Project No. F-4694

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**Project Narrative  
Notice of Intent  
260 Daniels Street  
Franklin, MA. 02038**

**Project Description:**

The property is located at 260 Daniels Street Franklin, Massachusetts and consists of an existing single-family wood framed house, within the Residential Zoning District. The proposed project is the filling and regrading of the backyard for the purpose of providing a flat lawn area for passive recreational use and access to the building for maintenance. A portion of this project is located within the 100-foot buffer zone to the bordering vegetated wetlands delineated by Goddard Consulting, LLC on September 17, 2024. The property is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC), Outstanding Resource Area and there are no mapped or potential vernal pools on site. A copy of the wetland delineation report is enclosed.

The site consists of a previously disturbed area within the 100-foot buffer of 5,460± sf and a proposed additional area of disturbance of 1,170± sf for a total disturbance of 6,630± sf.

The Applicant is proposing to regrade the majority of current and the proposed disturbed slopes to a 3 to 1 grassed slope. Most of the proposed construction activities are proposed within the previously disturbed/degraded 0-100' buffer to the bordering vegetated wetlands. Prior to any further work on the site the contractor will install a mulch sock at the bottom of the edge of the disturbance. After grading and placement of loam and hydroseeding the slopes with New England Erosion Control Mix an erosion control blanket shall be installed. Concerns of erosion of these stabilized slopes shall be monitored and repaired by the contractor as necessary after rain events until all vegetation has been germinated.

**Mitigation Measures**

Erosion control consisting of a 12" mulch sock as depicted on the attached plans and will be maintained throughout construction activities. See attached plans for plantings and erosion control location.

**Town of Franklin Conservation Commission**

**NOTIFICATION TO ABUTTERS  
260 Daniels Street**

**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:

**Dianne Raymondi** has filed a Notice of Intent with the Franklin Conservation Commission for the **Proposed Planting Plot Plan** on **260 Daniels St**, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be examined during regular office hours at **Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA.**

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, **May 29, 2025**, 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.

**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, Dale MacKinnon hereby certify under the pains and penalties of perjury that on May 12, 2025, 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 Guerriere & Halton, Inc. with the Franklin Conservation Commission on \_\_\_\_\_ for property located on 260 Daniels St., 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.

Dale MacKinnon \_\_\_\_\_ 3/19/25 \_\_\_\_\_  
Signature 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.

  
\_\_\_\_\_  
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.

Walter M Raymond  
Signature of Property Owner

MARCH 12, 2025  
Date

**F-4694**  
**260 Daniels Street, Franklin, Massachusetts**  
**Functions & Characteristics Statement**  
**Notice of Intent**  
**Performance Standards D**  
**(2020)**

Owner/Applicant:  
Dianne Raymondi  
260 Daniels Street  
Franklin, Massachusetts

**Public Water Supply:** No public water supplies are located within 400 feet of the project area

**Private Water Supply:** No private wells are located within 100 ft. of the site and the site is connected to Town water.

**Groundwater Recharge:** N/A

**Flood Control:** No work is proposed in the 100-year flood plain.

**Erosion & Sedimentation Control:** Mulch sock erosion control barriers are proposed around the perimeter of work at the bottom of slope and shall be maintained in place until the site has been stabilized.

**Siltation:** The site will be loamed and seeded to minimize the movement of silt. Steep slopes will be stabilized with erosion control mats, straw and hydro-seeding or any combination of the above, if needed.

**Stormwater Prevention:** N/A existing single-family house

**Water Quality:** N/A

**Water Pollution Control:** A mulch sock/filter mitt will be installed.

**Wild Life Habitat:** This site is not in a NHESP site area.

**Fisheries:** No Coldwater Fisheries are located within 500 feet of the site. N/A

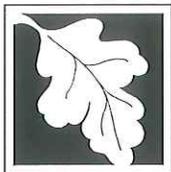
**Shellfish:** No shellfish areas are located on site. N/A

**Rare Species Habitat:** This site is not located within an NHESP Estimated Habitat of Rare Wildlife area.

**Agriculture:** N/A

**Aquaculture:** N/A

**Recreation:** N/A



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):

<u>260 Daniels Street</u>	<u>Franklin</u>	<u>02038</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42.124850</u>	<u>-71.397050</u>
	d. Latitude	e. Longitude
<u>219</u>	<u>168</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Dianne</u>	<u>Raymondi</u>	
a. First Name	b. Last Name	
<u>c. Organization</u>		
<u>260 Daniels Street</u>		
d. Street Address		
<u>Franklin</u>	<u>MA</u>	<u>02038</u>
e. City/Town	f. State	g. Zip Code
<u>617-543-5548</u>	<u>i. Fax Number</u>	<u>j. Email Address</u>
h. Phone Number		

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

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

4. Representative (if any):

<u>Dale</u>	<u>Mackinnon</u>	
a. First Name	b. Last Name	
<u>Guerriere &amp; Halnon, Inc.</u>		
c. Company		
<u>55 West Central Street</u>		
d. Street Address		
<u>Franklin</u>	<u>MA</u>	<u>02038</u>
e. City/Town	f. State	g. Zip Code
<u>508-528-3221</u>	<u>DMackinnon@gandhengineering.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
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:

This Notice of Intent is being filed for land disturbance consisting on regrading the backyard of an existing single family house within 100 feet of the bordering vegetated wetlands without a permit. A additional area to be filled and replanted =1350+/- sf.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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

202128

b. Certificate # (if registered land)

c. Book

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

Provided by MassDEP:

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Document Transaction Number

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. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

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

- f.  Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland \_\_\_\_\_
  2. Width of Riverfront Area (check one):
    - 25 ft. - Designated Densely Developed Areas only
    - 100 ft. - New agricultural projects only
    - 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

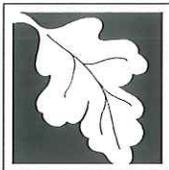
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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

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

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

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



**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

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

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

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

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

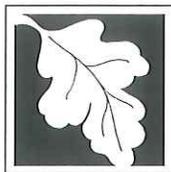
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____ 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____ 1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____ 1. square feet	_____ 2. sq ft restoration, rehab.,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

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

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

5.  Project Involves Stream Crossings

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



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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Document Transaction Number

Franklin

City/Town

### 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](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:**

MassMapper  
Online

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

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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm)). 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, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm); 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:

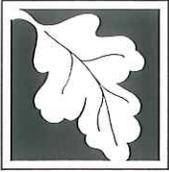
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



**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

**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**

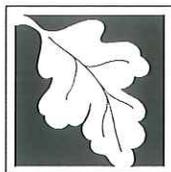
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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

Document Transaction Number

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.

Plot Plan 260 Daniels Street, Franklin, Massachusetts

a. Plan Title

Guerriere & Halnon, Inc.

Dale MacKinnon, P.E.

b. Prepared By

c. Signed and Stamped by

March 13, 2025

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:

7174

2. Municipal Check Number

March 13, 2025

3. Check date

9007

4. State Check Number

March 13, 2025

5. Check date

Dianne M.

6. Payor name on check: First Name

Raymondi

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

Franklin

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.

<p><u>James M Raymond</u></p> <p>1. Signature of Applicant</p>	<p><u>3/12/25</u></p> <p>2. Date</p>
<p><u>[Signature]</u></p> <p>3. Signature of Property Owner (if different)</p>	<p><u>3/19/25</u></p> <p>4. Date</p>
<p><u>[Signature]</u></p> <p>5. Signature of Representative (if any)</p>	<p>6. Date</p>

#### 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:

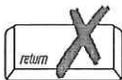
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

260 Daniels Street  
 a. Street Address  
 Franklin  
 b. City/Town  
 \$42.50  
 d. Fee amount

2. Applicant Mailing Address:

Dianne  
 a. First Name  
 Raymondi  
 b. Last Name  
 c. Organization  
 260 Daniels Street  
 d. Mailing Address  
 Franklin  
 e. City/Town  
 MA  
 f. State  
 02038  
 g. Zip Code  
 617-543-5548  
 h. Phone Number  
 i. Fax Number  
 j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

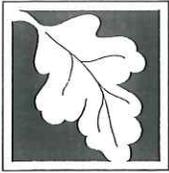
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

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

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

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

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



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
1b - site work without a house	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \$110.00

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$110.00</u>
State share of filing Fee:	<u>\$42.50</u>
City/Town share of filling Fee:	<u>\$67.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	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.)

**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              **\$ 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  
(Resource Area includes Buffer Zone)**

Base Fee    \$600.00              \$\_\_\_\_\_

Infrastructure in Buffer Zone **or** Resource Area

    Roads    \_\_\_ linear feet x \$2.00 = \$\_\_\_\_\_

    \*Drainage Structures    \_\_\_ X \$10.00 each              = \$\_\_\_\_\_

    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  
(Resource Area includes Buffer Zone)**

Base Fee	\$600.00	\$_____
Infrastructure in Buffer Zone <b>or</b> Resource Area		
Roads	____ linear feet x \$2.00	= \$_____
*Drainage Structures	____ X \$10.00 each	= \$_____
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 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)		
Bank (LF)		
Land Under Water Bodies (SF)		
Isolated Wetland (SF)		
Vernal Pool (SF)		
Buffer Zone (SF) **		
Riverfront (SF)		
100-Year Floodplain (CF)		
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

\*\*

Existing Disturbance:

0-25 No Disturb Buffer  
 25-50 No Build Buffer  
 50-100 Buffer

0 sf. Disturbance  
 344+/- sf. Disturbance  
 5116+/-sf. Disturbance  
 5460+/-sf. Disturbed

Total Existing Disturbance

Proposed Disturbance:

0-25 No Disturb Buffer  
 25-50 No Build  
 50-100 Buffer

0 sf.  
 652+/-sf.  
 518+/-sf.  
 1170+/-sf.

Total Proposed Disturbance

Total Disturbance (Existing & Proposed)

6630+/-sf.

**Wetland Border Report**

Site Locus: 260 Daniels St, Franklin  
 Prepared for: G&H Engineering  
 Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532  
 Date: 9-18-2024

**INTRODUCTION**

On September 17, 2024, the wetland resources were delineated on land located on or near 260 Daniels Street in Franklin, MA (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and local wetland bylaws. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Forms
- Orthophoto of Locus Site, Goddard Consulting LLC
- Orthophoto with NRCS Soil Survey, Goddard Consulting LLC
- Orthophoto with DEP Mapped Wetlands, Goddard Consulting LLC
- Orthophoto with FEMA Flood Zones, Goddard Consulting LLC
- USGS of Locus Site, Goddard Consulting LLC

**SUMMARY OF FINDINGS**

One intermittent stream channel Bank located on/near the site was delineated with flag series GC1-10. No Bordering Vegetated Wetland was located upgradient of this resource. Vegetation on the Bank was dominate in red maple, buckthorn, poison ivy and sedges. Vegetation up-gradient was dominate in oak, sugar and Norway maple, and buckthorn. Soils up-gradient of the Bank were bright upland soils.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife nor an Area of Critical Environmental Concern (ACEC). The site is not located in an Outstanding Resource Waters Area (ORW) nor a jurisdictional FEMA Flood Zone. There are no mapped certified or potential vernal pools on the site.

**DESCRIPTION OF REGULATED INLAND RESOURCE AREA**

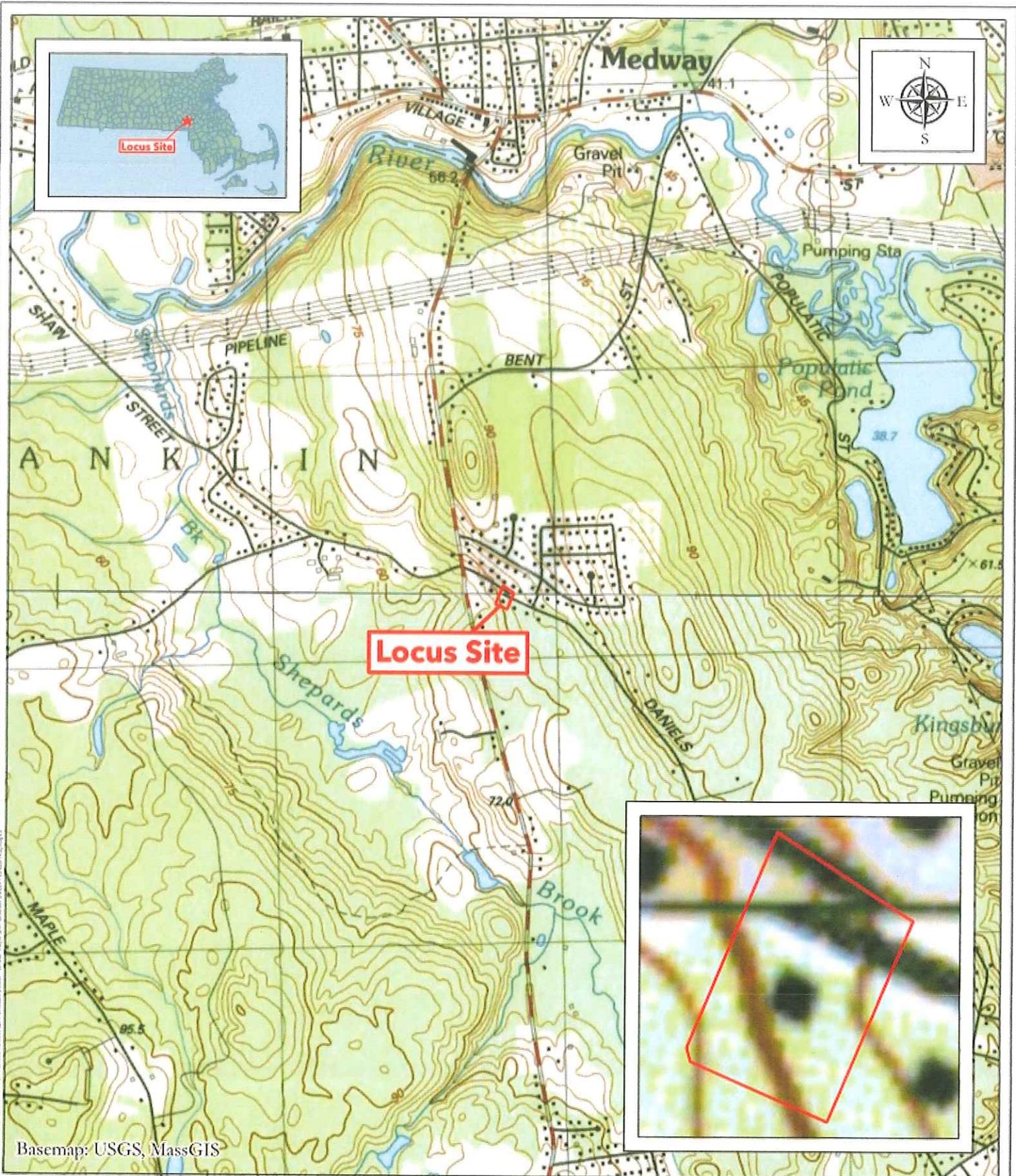
The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

Resource Area	Regulatory Jurisdiction	Flag Numbers and Color	Wetland Types and Locations
Bank	Bank with 100-ft buffer zone	GC 1-10(Blue flags)	Bank of intermittent stream

Goddard Consulting, LLC.



Nicole Hayes, PWS  
Senior Wetland Scientist



Basemap: USGS, MassGIS



### USGS of Locus Site

Date: 09/11/2024

260 Daniels Street  
Franklin, MA 02038

0 1,000 2,000 Feet 1" = 2,000'

71.3970917°W, 42.1249205°N

Parcel ID: 219-168

Figure 1



Basemap: MassGIS



### Sketch of Wetland Delineation

0 60 120 Feet 1" = 120'

Date:

260 Daniels Street  
Franklin, MA 02038

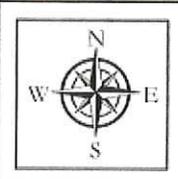
71.3970917°W, 42.1249205°N

Parcel ID: 219-168

260 Daniels Street - Local Map (2017) - Local Map (2017) - Local Map (2017) - Local Map (2017)

# Legend

- Locus Site
- \* NHESP Certified Vernal Pools: 0
- o NHESP Potential Vernal Pools: 0
- DEP Delineated Hydrologic Connections: 6
- DEP Delineated Wetlands: 3
- NHESP Priority Habitats of Rare Species: 0
- NHESP Estimated Habitats of Rare Wildlife: 0
- Areas of Critical Environmental Concern (ACEC): 0
- Outstanding Resource Waters (ORW): 0



Basemap: MassGIS



Orthophoto of Locus Site

0      150      300      1" = 300'  
 Feet

71.3970917°W, 42.1249205°N

Date: 09/11/2024

260 Daniels Street  
 Franklin, MA 02038

Parcel ID: 219-168

Figure 2





# Legend

-  Locus Site
- FEMA National Flood Hazard Layer
  -  1% Annual Chance Flood Hazard: 0
  -  Regulatory Floodway: 0
  -  Area of Undetermined Flood Hazard: 0
  -  0.2% Annual Chance Flood Hazard: 0
  -  Area with Reduced Risk Due to Levee: 0
  -  Area Not Included: 0

Basemap: MassGIS



FEMA Flood Map  
of Locus Site

0 150 300 Feet 1" = 300'

71.3970917°W, 42.1249205°N

Date: 09/11/2024

260 Daniels Street  
Franklin, MA 02038

Parcel ID: 219-168

Figure 3

# 260 DANIELS ST



- Property Tax Parcels
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Map Features for Imagery

# National Flood Hazard Layer FIRMette

71°24'9"W 42°7'43"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, AE, AP  
With BFE or Depth Zone AE, AO, AH, VE, AP  
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 OF FLOOD HAZARD**

- Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

**OTHER AREAS**

- Area of Undetermined Flood Hazard Zone I

**GENERAL STRUCTURES**

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

20.2 Cross Sections with 1% Annual Chance  
17.5 Water Surface Elevation  
8 Coastal Transsect

50 Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transsect Baseline

Profile Baseline

Hydrographic Feature

**OTHER FEATURES**

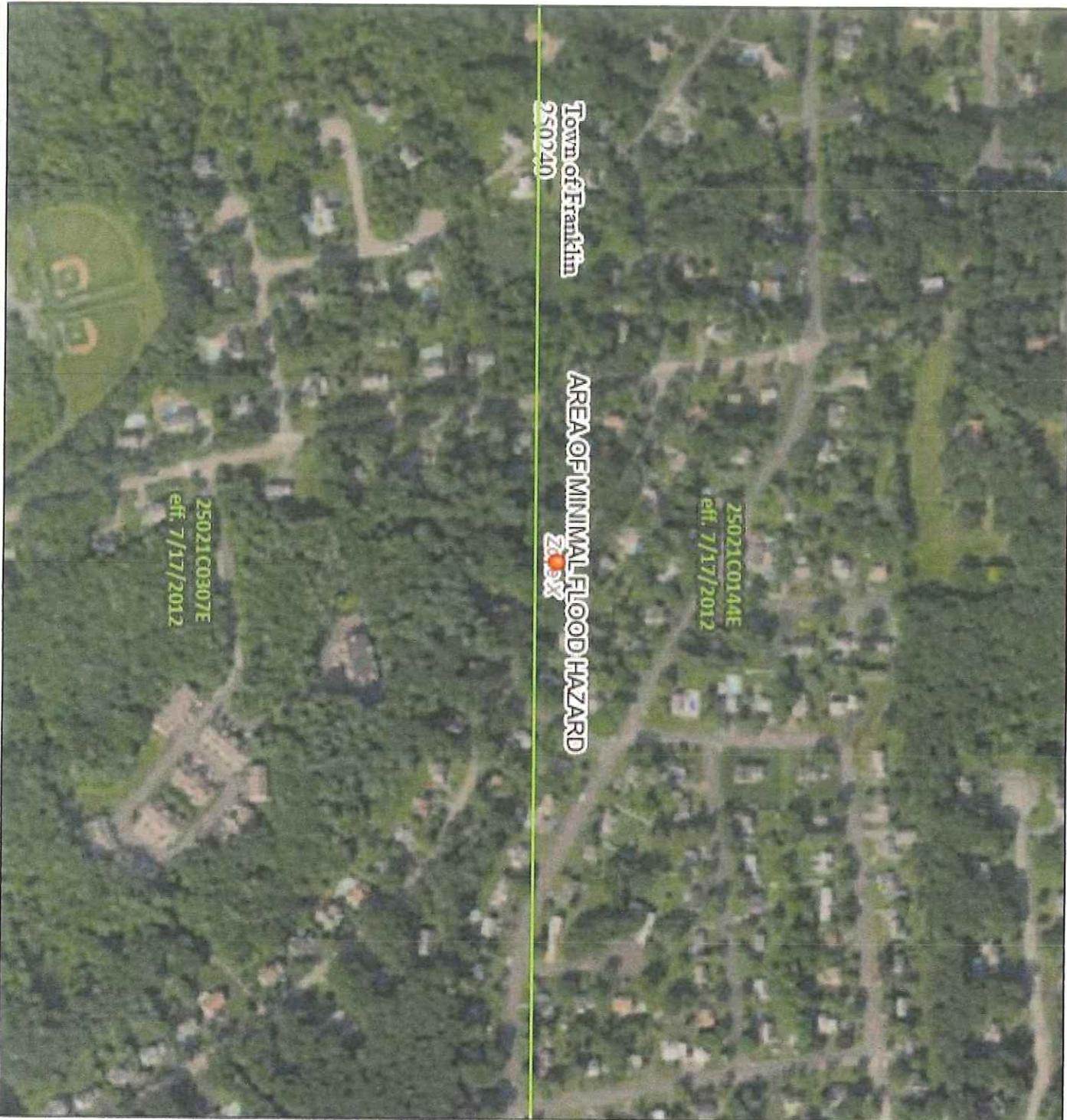
- Digital Data Available
- No Digital Data Available
- Unmapped

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 10/22/2024 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, FIRMI panel number, and FIRMI effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



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

71°23'30"W 42°7'17"N

MAY 02 2025

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

BOARD OF ASSESSORS

### Abutters List Request Form

**Please Note:** A <sup>35</sup>\$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 05 / 02 / 2025

Assessors Parcel ID # (12 digits) 219 - 168 - 000 - 000

Property Street Address 260 Daniels St

Distance Required From Parcel # listed above (Circle One): 500 **(300)** 100  
(Note: if a distance is not circled, we cannot process your request)

Property Owner Dianne Raymondi

Property Owner's Mailing Address 260 Daniels St

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 617 - 543 - 5548

Requestor's Name (if different from Owner) Guerriere & Halnon, Inc

Requestor's Address 55 West Central St. Franklin, MA.

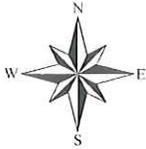
Requestor's Telephone # 508 - 528 - 3221 ←

Office Use Only: Date Fee Paid 5/2/25 Paid in Cash \$35.00

Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_ Town Receipt # 30301

**Please Circle One:**

Administration      Conservation      Planning      Zoning Board of Appeals



# 260 DANIELS ST - 300' ABUTTERS

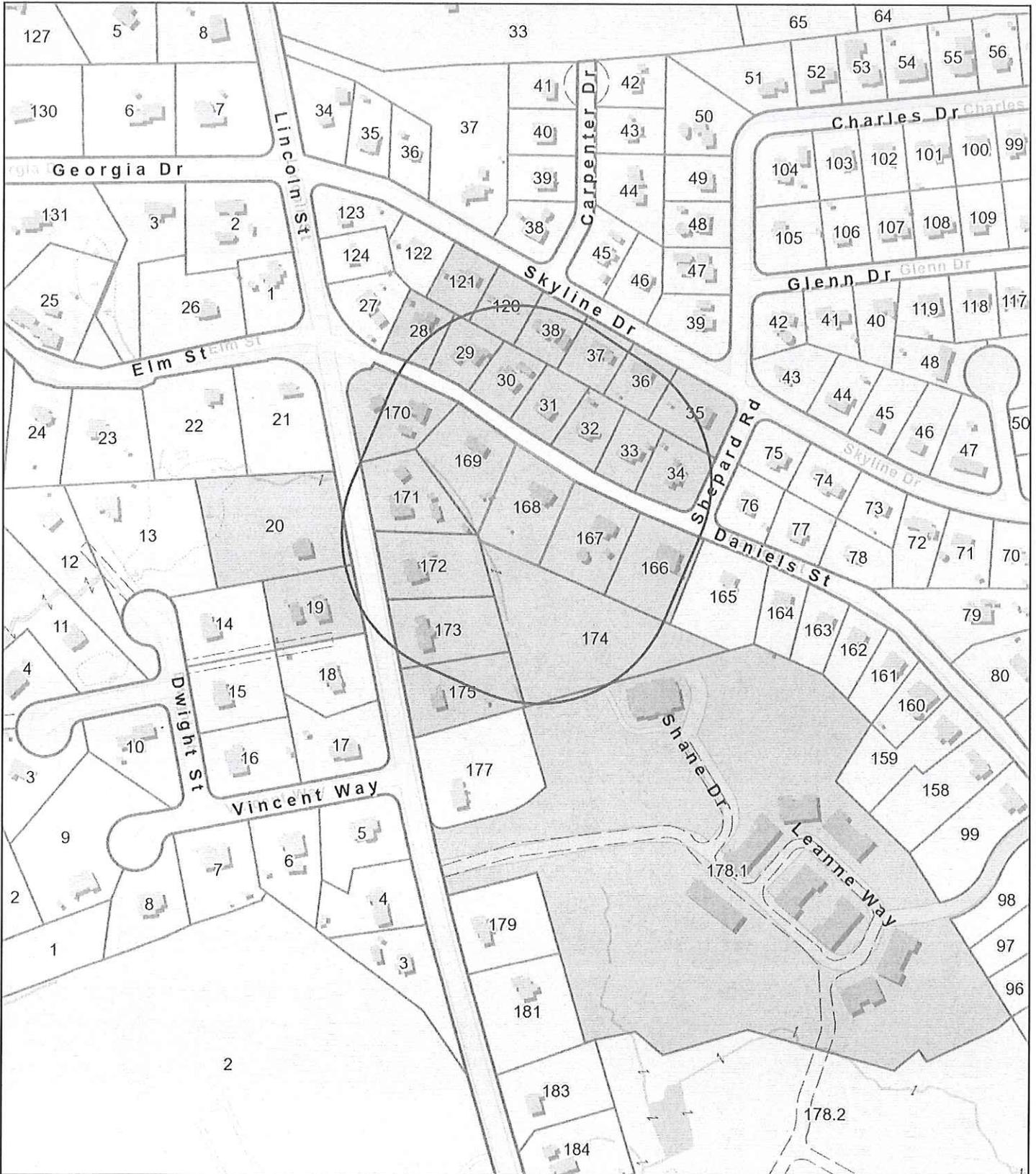
Town of Franklin, MA

1 inch = 300 Feet



www.cai-tech.com

May 4, 2025



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



# 300 feet Abutters List Report

Franklin, MA  
May 04, 2025

## Subject Property:

Parcel Number: 219-168-000  
CAMA Number: 219-168-000-000  
Property Address: 260 DANIELS ST

Mailing Address: RAYMONDI DIANNE M  
260 DANIELS ST  
FRANKLIN, MA 02038

---

## Abutters:

Parcel Number: 215-120-000  
CAMA Number: 215-120-000-000  
Property Address: 9 SKYLINE DR

Mailing Address: COLAHAN PATRICIA D  
9 SKYLINE DR  
FRANKLIN, MA 02038

Parcel Number: 215-121-000  
CAMA Number: 215-121-000-000  
Property Address: 7 SKYLINE DR

Mailing Address: TORREY MICHAEL P TORREY  
KRISTEEN L  
7 SKYLINE DR  
FRANKLIN, MA 02038

Parcel Number: 219-019-000  
CAMA Number: 219-019-000-000  
Property Address: 732 LINCOLN ST

Mailing Address: FRYE STEPHEN M TR STEPHAN M  
FRYE REVO TR  
732 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 219-020-000  
CAMA Number: 219-020-000-000  
Property Address: 734 LINCOLN ST

Mailing Address: VEERAPPAN VISWANATH DEVADAS  
VIVEKA C  
734 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 219-028-000  
CAMA Number: 219-028-000-000  
Property Address: 267 DANIELS ST

Mailing Address: RIDDOCH EDWARD W BARRY MACALLA  
M  
267 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-029-000  
CAMA Number: 219-029-000-000  
Property Address: 265 DANIELS ST

Mailing Address: PRESTON WILLIAM CLOSE LAURA M  
265 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-030-000  
CAMA Number: 219-030-000-000  
Property Address: 263 DANIELS ST

Mailing Address: TOCCI LAWRENCE C TOCCI GAIL J  
263 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-031-000  
CAMA Number: 219-031-000-000  
Property Address: 261 DANIELS ST

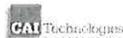
Mailing Address: BERTRAM KYLE BERTRAM KELLE  
261 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-032-000  
CAMA Number: 219-032-000-000  
Property Address: 259 DANIELS ST

Mailing Address: MCGOVERN THOMAS H  
259 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-033-000  
CAMA Number: 219-033-000-000  
Property Address: 257 DANIELS ST

Mailing Address: MIDDELMANN MARTIN B MIDDELMANN  
PATRICIA  
257 DANIELS 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  
May 04, 2025

Parcel Number: 219-034-000  
CAMA Number: 219-034-000-000  
Property Address: 2 SHEPARD RD

Mailing Address: STRASSBERGER CHRISTOPHER A  
STRASSBERGER ALLYSON  
2 SHEPARD RD  
FRANKLIN, MA 02038

Parcel Number: 219-035-000  
CAMA Number: 219-035-000-000  
Property Address: 4 SHEPARD RD

Mailing Address: CHRABASCZ RONALD Z JR  
CHRABASCZ KATHRYN ANN  
4 SHEPARD RD  
FRANKLIN, MA 02038

Parcel Number: 219-036-000  
CAMA Number: 219-036-000-000  
Property Address: 15 SKYLINE DR

Mailing Address: SPANEK MARK E BLACK-SPANEK  
SUZANNE M  
15 SKYLINE DR  
FRANKLIN, MA 02038

Parcel Number: 219-037-000  
CAMA Number: 219-037-000-000  
Property Address: 13 SKYLINE DR

Mailing Address: GIORDANO ROBERT A GIORDANO  
DOROTHY C  
13 SKYLINE DR  
FRANKLIN, MA 02038

Parcel Number: 219-038-000  
CAMA Number: 219-038-000-000  
Property Address: 11 SKYLINE DR

Mailing Address: DONOVAN BENJAMIN M DONOVAN AMY  
F R  
11 SKYLINE DR  
FRANKLIN, MA 02038

Parcel Number: 219-166-000  
CAMA Number: 219-166-000-000  
Property Address: 254 DANIELS ST

Mailing Address: BROWN ROBERT J  
254 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-167-000  
CAMA Number: 219-167-000-000  
Property Address: 258 DANIELS ST

Mailing Address: FREIWALD DANIEL R FREIWALD LISA M  
258 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-168-000  
CAMA Number: 219-168-000-000  
Property Address: 260 DANIELS ST

Mailing Address: RAYMONDI DIANNE M  
260 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-169-000  
CAMA Number: 219-169-000-000  
Property Address: 262 DANIELS ST

Mailing Address: JOANIS STEVEN C JOANIS BRONYA  
262 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-170-000  
CAMA Number: 219-170-000-000  
Property Address: 266 DANIELS ST

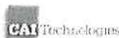
Mailing Address: KOVALY REBECCA KOVALY NATHANIEL  
J  
266 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-171-000  
CAMA Number: 219-171-000-000  
Property Address: 727 LINCOLN ST

Mailing Address: KINDRED RALPH W KINDRED  
MARIBETH L  
727 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 219-172-000  
CAMA Number: 219-172-000-000  
Property Address: 725 LINCOLN ST

Mailing Address: LAMPHERE MARIE R TR MARIE R  
LAMPHERE REV LIV TR  
725 LINCOLN ST  
FRANKLIN, MA 02038



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# 300 feet Abutters List Report

Franklin, MA  
May 04, 2025

Parcel Number: 219-173-000 CAMA Number: 219-173-000-000 Property Address: 723 LINCOLN ST	Mailing Address: BURTON ROBERT W LANGILLE MAURA K 723 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 219-174-000 CAMA Number: 219-174-000-000 Property Address: LINCOLN ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 219-175-000 CAMA Number: 219-175-000-000 Property Address: 721 LINCOLN ST	Mailing Address: HOWELL EDWARD D HOWELL CATHERINE A 721 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-000 Property Address: 2-10 LEANNE WAY	Mailing Address: FRANKLIN HEIGHTS CONDOMINIUM PIONEER PROPERTY MANAGEMENT ROY BLANCHARD 146 FOREST ST FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-001 Property Address: 2 LEANNE WAY	Mailing Address: CALLE PAUL R CALLE AVA M 528 QUINCY MAIL CTR CAMBRIDGE, MA 02138
Parcel Number: 219-178-001 CAMA Number: 219-178-001-002 Property Address: 4 LEANNE WAY	Mailing Address: HINES DONNA M TR DONNA M HINES TRUST 4 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-003 Property Address: 6 LEANNE WAY	Mailing Address: REAGAN SARAH YEE 6 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-004 Property Address: 8 LEANNE WAY	Mailing Address: CLEGG MARYELLEN 8 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-005 Property Address: 10 LEANNE WAY	Mailing Address: NOVICK SETH J TR LEANNE HERITAGE REALTY TRUST 10 LEANNE WAY - UNIT 5 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-006 Property Address: 14 LEANNE WAY	Mailing Address: SILVER STEPHEN H TR STEPHEN H SILVER REVOCABLE TR 14 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-007 Property Address: 16 LEANNE WAY	Mailing Address: RIVARD AMY H TR THE AMY H RIVARD REV TRUST 16 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-008 Property Address: 18 LEANNE WAY	Mailing Address: CROWE PATRICK THOMAS 18 LEANNE WAY FRANKLIN, MA 02038



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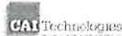
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# 300 feet Abutters List Report

Franklin, MA  
May 04, 2025

Parcel Number: 219-178-001 CAMA Number: 219-178-001-009 Property Address: 22 LEANNE WAY	Mailing Address: STREESEMAN ROGER STREESEMAN MARCIA C 22 LEANNE WAY UNIT 9 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-010 Property Address: 24 LEANNE WAY	Mailing Address: TAWAWALLA ALI TAWAWALLA SAKINA 16 HANSOM RD ANDOVER, MA 01810
Parcel Number: 219-178-001 CAMA Number: 219-178-001-011 Property Address: 26 LEANNE WAY	Mailing Address: SCHMIDT CLIFF S 26 LEANNE WAY - UNIT 11 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-012 Property Address: 28 LEANNE WAY	Mailing Address: MCMULLEN PAULA M 28 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-013 Property Address: 42 LEANNE WAY	Mailing Address: BELINKIE DIANE GURBARG DANIEL 42 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-014 Property Address: 44 LEANNE WAY	Mailing Address: GNERRE DANIELLE 44 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-015 Property Address: 46 LEANNE WAY	Mailing Address: ROSEDALE NANCY B TR NANCY ROSEDALE REVOC LIV TRUST 46 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-016 Property Address: 48 LEANNE WAY	Mailing Address: GIRARDI MICHAEL D GIRARDI BARBARA R 48 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-017 Property Address: 52 LEANNE WAY	Mailing Address: RACHAMALLA PRASHANTH KUMAR UPPALA MOUNIKA 52 LEANNE WAY FRANKLIN, MA 01581
Parcel Number: 219-178-001 CAMA Number: 219-178-001-018 Property Address: 54 LEANNE WAY	Mailing Address: TODKARI SHREERAM TODKARI GAURI SHREERAM 54 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-019 Property Address: 56 LEANNE WAY	Mailing Address: SUTHERLAND KENNETH H TR 56 LEANNE WAY REALTY TR FITZGERALD, TYLER TR 56 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-020 Property Address: 3 LEANNE WAY	Mailing Address: BROWN, BERNICE TR JACOBSON, KRISTINE TR LEANNE WAY REALTY TRUST STEWART, SUSAN TR 3 LEANNE WAY FRANKLIN, MA 02038



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# 300 feet Abutters List Report

Franklin, MA  
May 04, 2025

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-021  
Property Address: 5 LEANNE WAY

Mailing Address: SELDEN JONATHAN B  
5 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-022  
Property Address: 7 LEANNE WAY

Mailing Address: LI RIJIN LI WEI  
7 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-023  
Property Address: 9 LEANNE WAY

Mailing Address: TRUFANT ANDREW HEALEY  
SAMANTHA  
9 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-024  
Property Address: 43 LEANNE WAY

Mailing Address: MCKENNEY BRIAN P TR MCKENNEY  
FAMILY IRREVOC TRUST HOLLAND,  
MAUREEN A T  
43 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-025  
Property Address: 45 LEANNE WAY

Mailing Address: DOWD NANCY E  
45 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-026  
Property Address: 47 LEANNE WAY

Mailing Address: HO ELEANOR  
47 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-027  
Property Address: 49 LEANNE WAY

Mailing Address: HARTFORD WILLIAM J  
49 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-028  
Property Address: 33 TROOPER PAUL BARRY WAY

Mailing Address: GOOD KATHLEEN  
33 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-029  
Property Address: 31 TROOPER PAUL BARRY WAY

Mailing Address: GRIEVES MICHAEL A GRIEVES  
MICHELE R  
31 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-030  
Property Address: 29 TROOPER PAUL BARRY WAY

Mailing Address: LANZONI JANE E  
29 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-031  
Property Address: 27 TROOPER PAUL BARRY WAY

Mailing Address: RICHARDSON MICHELLE L  
27 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-032  
Property Address: 25 TROOPER PAUL BARRY WAY

Mailing Address: FEARNLEY COLETTE  
25 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038



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# 300 feet Abutters List Report

Franklin, MA  
May 04, 2025

Parcel Number: 219-178-001 CAMA Number: 219-178-001-033 Property Address: 24 SHAYNE RD	Mailing Address: GREENE JENNIFER 24 SHAYNE RD, UNIT 110 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-034 Property Address: 24 SHAYNE RD	Mailing Address: SULLIVAN SEAN P 24 SHAYNE ROAD, UNIT 111 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-035 Property Address: 24 SHAYNE RD	Mailing Address: CASHMAN DANIEL CASHMAN JAKOBSEN KATELYN 24 SHAYNE RD - UNIT 112 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-036 Property Address: 24 SHAYNE RD	Mailing Address: NICOTERA LISA 24 SHAYNE RD UNIT 113 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-037 Property Address: 24 SHAYNE RD	Mailing Address: BEEDANAGARI SUDHEER LINGALA PRIYANKA 25 PRIMROSE CIRCLE - UNIT 25 HOPKINTON, MA 01748
Parcel Number: 219-178-001 CAMA Number: 219-178-001-038 Property Address: 24 SHAYNE RD	Mailing Address: ALLEN SYLVIA 24 SHAYNE RD UNIT 115 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-039 Property Address: 24 SHAYNE RD	Mailing Address: DESCHAMPS DIANA M 24 SHAYNE RD UNIT 216 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-040 Property Address: 24 SHAYNE RD	Mailing Address: HERBST BETH ANNE 24 SHAYNE RD - UNIT 217 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-041 Property Address: 24 SHAYNE RD	Mailing Address: NEKOLA GRACE 24 SHAYNE ROAD UNIT 218 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-042 Property Address: 24 SHAYNE RD	Mailing Address: YOUNG DANIEL W ORTIZ MARIANA A 24 SHAYNE RD - UNIT 219 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-043 Property Address: 24 SHAYNE RD	Mailing Address: ORRELL LORELIE S 24 SHAYNE RD UNIT 220 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-044 Property Address: 24 SHAYNE RD	Mailing Address: BATCHELOR WILLIAM W BATCHELOR KAREN J 24 SHAYNE RD - UNIT 221 FRANKLIN, MA 02038



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# 300 feet Abutters List Report

Franklin, MA  
May 04, 2025

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-045  
Property Address: 24 SHAYNE RD

Mailing Address: RINKER JERRY L RINKER RUTH E  
24 SHAYNE RD UNIT 322  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-046  
Property Address: 24 SHAYNE RD

Mailing Address: MAISTROS LAUREN M MAISTROS  
SUSAN M  
24 SHAYNE ROAD, UNIT 323  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-047  
Property Address: 24 SHAYNE RD

Mailing Address: TREANNIE RUBY F TR RUBY F  
TREANNIE LIVING TRUST  
24 SHAYNE RD UNIT 324  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-048  
Property Address: 24 SHAYNE RD

Mailing Address: WALLACH ALAN & JANICE TRS ALAN &  
JANICE WALLACH IRRV TR  
24 SHAYNE RD - UNIT 325  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-049  
Property Address: 24 SHAYNE RD

Mailing Address: AW MYAT S FAIR CAROLINE A  
24 SHAYNE ROAD, UNIT 326  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-050  
Property Address: 24 SHAYNE RD

Mailing Address: SOUZA CHRISTINE  
24 SHAYNE RD UNIT 327  
FRANKLIN, MA 02038

*Glenn M. Doyle, 5-4-25*



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