IMPROVING COMMUNITIES TOGETHER

May 29, 2025

Jeffrey Livingstone, Chair
Franklin Conservation Commission
355 E Central Street
Franklin, MA 02038

Re: Notice of Intent
21 Grove Street Demolition Project
Franklin, MA

Dear Mr. Livingstone and Commissioners:

On behalf of the Town of Franklin, BETA Group, Inc. (BETA) is submitting a Notice of Intent (NOI) for a building demolition and hazardous materials abatement at 21 Grove Street (the Site) in the Town of Franklin, Massachusetts (the Project). The existing structure on the Site is structurally unsound and contains asbestos which presents a health risk. Site assessments were conducted in 2014 to assess the building for the presence of hazardous materials, however it was determined that there was no imminent threat to human health, and abatement was not completed at that time. The Town of Franklin has recently secured funding from the Environmental Protection Agency (EPA) to complete remediation of the existing building. Additional hazardous materials are present on the Site that will be addressed in a future project.

The project will consist of the following activities:

- Installation of erosion controls and turbidity curtains;
- Demolition of the existing building structure and basement slabs;
- Reinforcement of adjacent building wall;
- Live-loading and removal of asbestos-containing materials;
- Temporary stockpiling of demolished debris;
- Backfill of the excavated area;
- Restoration of the Site with loam and seed; and
- Removal of erosion and sedimentation controls.

Work associated with the Project will take place within Areas Subject to Protection/Jurisdiction under the Massachusetts Wetlands Protection Act (M.G.L. ch.131 s.40) and its Regulations at 310 CMR 10.00 (the Act), as well as the Town of Franklin Wetlands Protection Bylaw (Chapter 181) and associated regulations (the Bylaw) including Bank, Land Under Water (LUW) and Riverfront Area (RA) as well as the State and local 100-foot Buffer Zone. Erosion controls will be maintained throughout the duration of the Project to protect the adjacent Resource Areas.

This NOI has been concurrently submitted to the Massachusetts Department of Environmental Protection (MassDEP) Central Regional Office. As a municipal project, this NOI filing is not subject to fees under the Act or Bylaw. Abutter notification has been undertaken in accordance with the Act and the Bylaw.

We trust that the following application provides adequate information to facilitate the issuance of an Order of Conditions. Should you have any additional questions, please do not hesitate to contact us.

Very truly yours,
BETA Group, Inc.

Tyler Drew
Scientist

Matt Alger, LSP
Senior Project Manager

cc: Michael Maglio, P.E., Town of Franklin
Robert Cantoreggi, Town of Franklin
Laura Krause, BETA
MassDEP CERO, Division of Wetlands

Job No: 25.10521.50

Franklin, Massachusetts

21 Grove Street Demolition Project

21 Grove Street

May 2025

NOTICE OF INTENT

89 Shrewsbury Street
Suite 300
Worcester, MA 01604
508.756.1600
www.BETA-Inc.com

21 Grove Street Demolition Project

Franklin, Massachusetts

21 Grove Street

NOTICE OF INTENT

Prepared by: BETA GROUP, INC.
Prepared for: The Town of Franklin

May 2025

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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

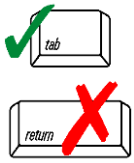
Provided by MassDEP:

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):

21 Grove Street — a. Street Address
Franklin — b. City/Town
02038 — c. Zip Code

Latitude and Longitude:
42.08718 — d. Latitude
-71.142821 — e. Longitude

276 — f. Assessors Map/Plat Number
022 — g. Parcel /Lot Number

2. Applicant:

a. First Name
b. Last Name
Town of Franklin — c. Organization
355 E Central Street — d. Street Address
Franklin — e. City/Town
MA — f. State
02038 — g. Zip Code
508-258-7900 — h. Phone Number
i. Fax Number
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):

Tyler — a. First Name
Drew — b. Last Name
BETA Group, Inc. — c. Company
701 George Washington Highway — d. Street Address
Lincoln — e. City/Town
RI — f. State
02865 — g. Zip Code
844-800-2382 — h. Phone Number
i. Fax Number
tdrew@beta-inc.com — j. Email address

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

Fee Exempt — a. Total Fee Paid
Fee Exempt — b. State Fee Paid
Fee Exempt — c. City/Town Fee Paid

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Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

The Project consists of the demolition of the existing abandoned building at 21 Grove Street and the subsequent abatement of hazardous materials on the Site.

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:

a. County	b. Certificate # (if registered land)
Norfolk	
c. Book	d. Page Number
4593	189

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

1. ☐ 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.
2. ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☒ Bank	58 (1. linear feet)	58 (2. linear feet)
b. ☐ Bordering Vegetated Wetland	(1. square feet)	(2. square feet)
c. ☒ Land Under Waterbodies and Waterways	65 (1. square feet); 0 (3. cubic yards dredged)	65 (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	Mine Brook - Inland (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: 34,844 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.
2,001	2,001	0

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

   August 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 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.

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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). 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; 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

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

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.

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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.

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Franklin
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D. Additional Information (cont'd)

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

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

Site Exhibit for 21 Grove Street
a. Plan Title

BETA Group, Inc.
b. Prepared By

c. Signed and Stamped by

April 29, 2025
d. Final Revision Date

1"-10'
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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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.

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.

LOCAL FILING FORMS

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 Date

ABUTTERS INFORMATION

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

Abutters List Request Form

Please Note: **A $35.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)**

Date of Request 04 /23 /2025

Assessors Parcel ID # (12 digits) 276 -022 -000 - 000

Property Street Address 21 Grove 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 Town of Franklin

Property Owner's Mailing Address 355 E Central Street

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 258 - 7900

Requestor's Name (if different from Owner) Tyler Drew

Requestor's Address 701 George Washington Highway, Lincoln, RI 02895

Requestor's Telephone # 844 - 800 - 2382 x7094

Office Use Only: Date Fee Paid ___/___/_____ Paid in Cash $ ___.___

Paid by Check $ ___.___ Check # _____ Town Receipt # _____

21 GROVE ST - 300' ABUTTERS

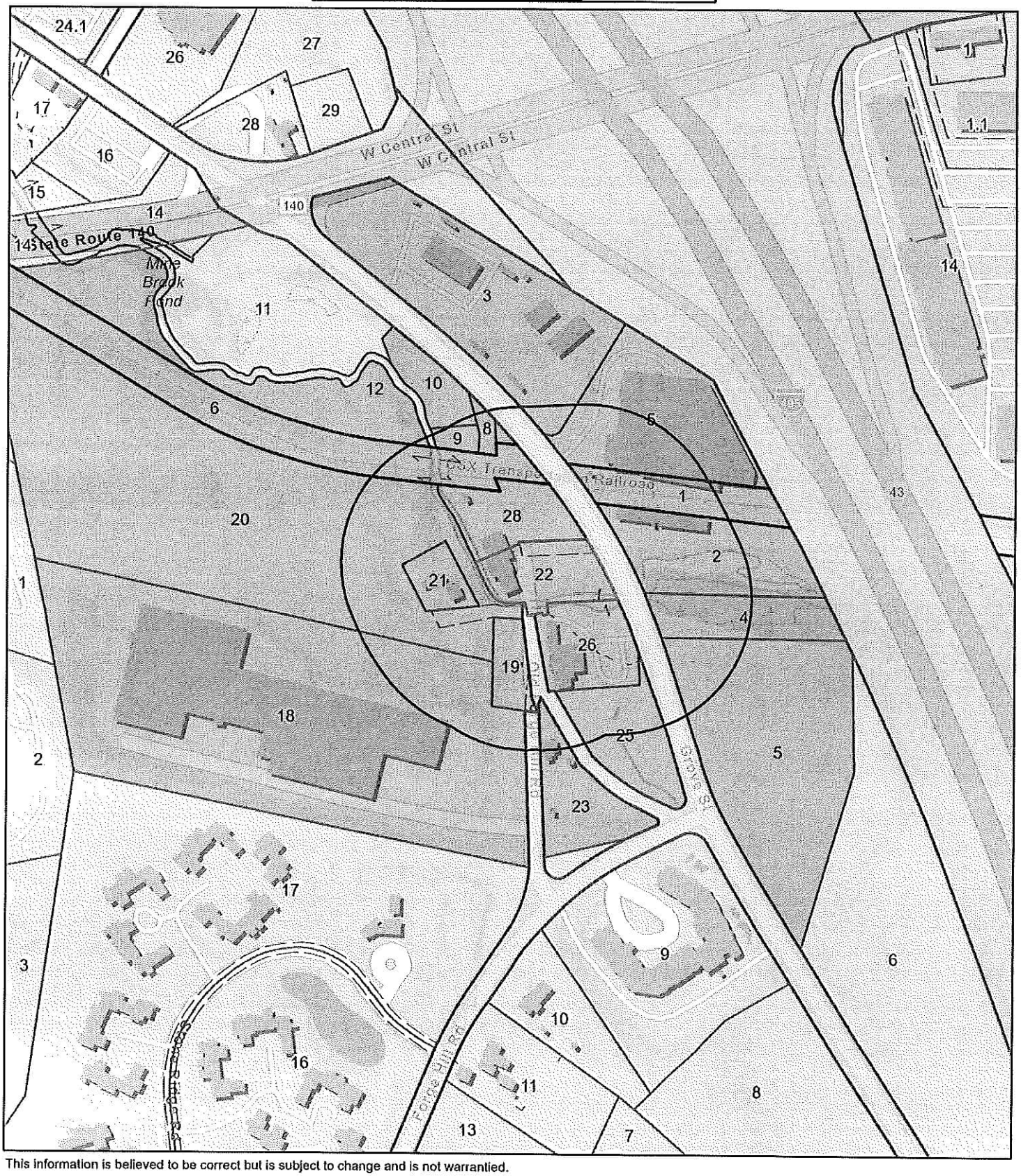
Town of Franklin, MA

1 inch = 300 Feet

0 300 600 900

April 25, 2025

CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com



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

300 feet Abutters List Report

Franklin, MA
April 25, 2025

Subject Property:

Parcel Number:	276-022-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	276-022-000-000		355 EAST CENTRAL ST
Property Address:	21 GROVE ST		FRANKLIN, MA 02038

Abutters:

Parcel Number:	271-003-000	Mailing Address:	COMMONWEALTH OF
CAMA Number:	271-003-000-000		MASSACHUSETTS HIGHWAY
Property Address:	6-10 GROVE ST		DEPARTMENT
			10 PARK PLAZA
			BOSTON, MA 02116
Parcel Number:	271-005-000	Mailing Address:	CUBESMART L.P.
CAMA Number:	271-005-000-000		5 OLD LANCASTER ROAD
Property Address:	14 GROVE ST		MALVERN, PA 19355
Parcel Number:	271-006-000	Mailing Address:	NEW YORK CENTRAL LINES LLC C/O
CAMA Number:	271-006-000-000		CSX TRANSPORTATION INC TAX
Property Address:	GROVE ST		DEPARTMENT
			500 WATER ST (C 910)
			JACKSONVILLE, FL 32202
Parcel Number:	271-007-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	271-007-000-000		355 CENTRAL ST
Property Address:	GROVE ST		FRANKLIN, MA 02038
Parcel Number:	271-008-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	271-008-000-000		355 EAST CENTRAL STREET
Property Address:	GROVE ST		FRANKLIN, MA 02038
Parcel Number:	271-009-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	271-009-000-000		355 EAST CENTRAL ST
Property Address:	61 GROVE ST		FRANKLIN, MA 02038
Parcel Number:	271-010-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	271-010-000-000		355 EAST CENRTAL
Property Address:	GROVE ST		FRANKLIN, MA 02038
Parcel Number:	271-012-000	Mailing Address:	FRANKLIN TOWN OF
CAMA Number:	271-012-000-000		355 EAST CENTRAL STREET
Property Address:	WEST CENTRAL ST		FRANKLIN, MA 02038
Parcel Number:	276-001-000	Mailing Address:	NEW YORK CENTRAL LINES LLC C/O
CAMA Number:	276-001-000-000		CSX TRANSPORTATION INC TAX
Property Address:	CONRAIL		DEPARTMENT
			500 WATER ST (C 910)
			JACKSONVILLE, FL 32202

300 feet Abutters List Report

Franklin, MA
April 25, 2025

Parcel Number:	276-002-000	Mailing Address:	COMPTON PAUL R TR UNGALA GROVE REALTY TRUST FINKELSTEIN, JAMES TR 54 MILL ST FRANKLIN, MA 02038
CAMA Number:	276-002-000-000		
Property Address:	20 GROVE ST		
Parcel Number:	276-004-000	Mailing Address:	COMPTON PAUL R 221 POND ST FRANKLIN, MA 02038
CAMA Number:	276-004-000-000		
Property Address:	GROVE ST		
Parcel Number:	276-005-000	Mailing Address:	COMMONWEALTH OF MASSACHUSETTS DIVISION OF STATE PARKS AND RE 251 CAUSEWAY STREET - SUITE 600 BOSTON, MA 02114-2104
CAMA Number:	276-005-000-000		
Property Address:	GROVE ST		
Parcel Number:	276-018-000	Mailing Address:	FRANKLIN-IM LLC C/O KHC INC 2660 GRAND AVENUE - STE 700 KANSAS CITY, MO 64108
CAMA Number:	276-018-000-000		
Property Address:	1 OLD FORGE HILL RD		
Parcel Number:	276-019-000	Mailing Address:	FRANKLIN ALLOYS INC C/O PAUL COMPTON 221 POND ST FRANKLIN, MA 02038
CAMA Number:	276-019-000-000		
Property Address:	7 OLD FORGE HILL RD		
Parcel Number:	276-020-000	Mailing Address:	MARGARET C RANIERI TR CATHERINE R MILLER TR RANIERI TRUST 59 PLEASANT ST FRANKLIN, MA 02038
CAMA Number:	276-020-000-000		
Property Address:	GROVE ST		
Parcel Number:	276-021-000	Mailing Address:	DELUCIA RALPH F 15 OLD FORGE HILL RD FRANKLIN, MA 02038
CAMA Number:	276-021-000-000		
Property Address:	15 OLD FORGE HILL RD		
Parcel Number:	276-022-000	Mailing Address:	FRANKLIN TOWN OF 355 EAST CENTRAL ST FRANKLIN, MA 02038
CAMA Number:	276-022-000-000		
Property Address:	21 GROVE ST		
Parcel Number:	276-023-000	Mailing Address:	HAINES SHEILA M TR HAINES LIVING TRUST 2 OLD FORGE HILL ROAD FRANKLIN, MA 02038
CAMA Number:	276-023-000-000		
Property Address:	2 OLD FORGE HILL RD		
Parcel Number:	276-025-000	Mailing Address:	COMMONWEALTH OF MASSACHUSETTS DIVISION OF STATE PARKS AND RE 251 CAUSEWAY STREET - SUITE 600 BOSTON, MA 02114-2104
CAMA Number:	276-025-000-000		
Property Address:	GROVE ST		
Parcel Number:	276-026-000	Mailing Address:	UNIFIED VENTURES LLC 51 ROBINSON AVE ATTLEBORO FALLS, MA 02763
CAMA Number:	276-026-000-000		
Property Address:	25 GROVE ST		

300 feet Abutters List Report

Franklin, MA
April 25, 2025

Parcel Number:	276-028-000	Mailing Address:	15 GROVE STREET LLC
CAMA Number:	276-028-000-000		142 HANCOCK ST
Property Address:	15 GROVE ST		EVERETT, MA 02149

Kevin W. Doyle, 4-25-25

15 GROVE STREET LLC
142 HANCOCK ST
EVERETT, MA 02149

COMMONWEALTH OF MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE
600
BOSTON, MA 02114-2104

COMMONWEALTH OF MASSACHUS
HIGHWAY DEPARTMENT
10 PARK PLAZA
BOSTON, MA 02116

COMPTON PAUL R
221 POND ST
FRANKLIN, MA 02038

COMPTON PAUL R TR
UNGALA GROVE REALTY TRUST
54 MILL ST
FRANKLIN, MA 02038

CUBESMART L.P.
5 OLD LANCASTER ROAD
MALVERN, PA 19355

DELUCIA RALPH F
15 OLD FORGE HILL RD
FRANKLIN, MA 02038

FRANKLIN ALLOYS INC
C/O PAUL COMPTON
221 POND ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

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355 EAST CENTRAL ST
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FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

FRANKLIN-IM LLC
C/O KHC INC
2660 GRAND AVENUE - STE 700
KANSAS CITY, MO 64108

HAINES SHEILA M TR
HAINES LIVING TRUST
2 OLD FORGE HILL ROAD
FRANKLIN, MA 02038

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

NEW YORK CENTRAL LINES LL
C/O CSX TRANSPORTATION IN
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

UNIFIED VENTURES LLC
51 ROBINSON AVE
ATTLEBORO FALLS, MA 02763

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:

The Town of Franklin has filed a Notice of Intent with the Franklin Conservation Commission for the 21 Grove Street Demolition Project on May 29. 2025, 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 _____

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, June 12, 2025, 20_____, at 7:00pm at the Town Council Chambers, located on the Second Floor of the Municipal Building on 355 East Central Street. The meeting is also available 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,_ _Tyler Drew_____ hereby certify under the pains and penalties of perjury that on _____May 29, 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 ___The Town of Franklin____with the Franklin Conservation Commission on ___May 29, 2025__ for property located on ___21 Grove 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.

_____ __May 29, 2025_____
Signature Date

NARRATIVE

1.0 INTRODUCTION

On behalf of the Town of Franklin, BETA Group, Inc. (BETA) is submitting a Notice of Intent (NOI) for a building demolition and hazardous materials abatement at 21 Grove Street (the Site) in the Town of Franklin, Massachusetts (the Project). The existing structure on the Site is structurally unsound and contains asbestos which presents a health risk. Site assessments were conducted in 2014 to assess the building for the presence of hazardous materials, however it was determined that there was no imminent threat to human health, and abatement was not completed at that time. The Town of Franklin has recently secured funding from the Environmental Protection Agency (EPA) to complete remediation of the existing building. Additional hazardous materials are present on the Site that will be addressed in a future project.

The project will consist of the following activities:

- Installation of erosion controls and turbidity curtains;
- Demolition of the existing building structure and basement slabs;
- Reinforcement of adjacent building wall;
- Live-loading and removal of asbestos-containing materials;
- Temporary stockpiling of demolished debris;
- Backfill of the excavated area;
- Restoration of the Site with loam and seed, and;
- Removal of erosion and sedimentation controls.

Work associated with the Project will take place within Areas Subject to Protection/Jurisdiction under the Massachusetts Wetlands Protection Act (M.G.L. ch.131 s.40) and its Regulations at 310 CMR 10.00 (the Act), as well as the Town of Franklin Wetlands Protection Bylaw (Chapter 181) and associated regulations (the Bylaw) including Bank, Land Under Water (LUW), and Riverfront Area (RA) as well as the state and local 100-foot Buffer Zone. Erosion controls will be maintained throughout the duration of the Project to protect the adjacent Resource Areas.

2.0 SITE DESCRIPTION

The Site consists of the property located at 21 Grove Street in Franklin, MA (Franklin Assessor's Parcel 276-022). The Site is bounded by Mine Brook to the west and south, by Grove Street to the east, and industrial properties to the north (Figure 1 – Site Locus). Existing improvements on the Site consist of chain link fencing, a masonry wall along Mine Brook, and an abandoned building. The remainder of the property consists of a mowed grass field. Mine Brook flows northwest along the southern and western Site boundaries.

2.1 WETLAND RESOURCE AREAS

A Site inspection was conducted by BETA Wetland Scientists on April 2, 2025, to identify and delineated Resource Areas within and in the immediate vicinity of the Site. Resource Area boundaries were identified and delineated in accordance with the methods developed by the Massachusetts Department of Environmental Protection's *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: Second Edition*, dated September 2022, as well as definitions set forth in the Act and the Bylaw.

State jurisdictional Resource Areas identified onsite include Bank, Bordering Vegetated Wetland (BVW), Land Under Water (LUW), Bordering Land Subject to Flooding (BLSF) and Riverfront Area (RA).

Additionally, the 100-foot Buffer Zone under the Act and the 100-foot Buffer Zone, 50-foot No Build Zone and 25-foot No Disturbance Zone under the Bylaw are present on the Site (Appendix A – Wetland Delineation Report).

2.2 NHESP-Mapped Habitat and Other Sensitive Areas

There are no Natural Heritage and Endangered Species Program (NHESP)-mapped Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife at the Site. No mapped Certified Vernal Pools (CVP's) or Potential Vernal Pools are present on the Site, and no vernal pools as defined in the Bylaw were identified. There are no Areas of Critical Environmental Concern (ACECs), Surface Water Protection Areas (Zones A, B, C), Groundwater Protection Areas (Zone I or II) or Interim Wellhead Protection Areas (IWPA) present on the Site (Figure 2 – Environmental Resources).

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 25021C0308E, dated July 17, 2012, a Zone AE Flood Hazard zone with a Base Flood Elevation (BFE) of 227 feet (NAVD88) is present on the Site. Mine Brook also has an associated Regulatory Floodway where it flows along the Site (Figure 3 – FEMA FIRMette).

3.0 Work Description

The Project is proposing to demolish and dispose of the existing abandoned building on the 21 Grove Street property. Asbestos-containing materials were identified during initial inspections of the Site in 2014 and confirmed during additional Site inspections in April of 2025. It was determined that the Site was not an imminent threat and has remained until recently when funding was secured from the EPA. Due to the age and condition of the building, an asbestos project designer will be employed to develop a non-traditional abatement plan that the contractor will follow during demolition.

The Project will consist of the following activities:

- Installation of erosion controls and turbidity curtains;
- Demolition of the existing building structure and basement slabs;
- Reinforcement of adjacent building wall;
- Live-loading and removal of asbestos-containing materials;
- Temporary stockpiling of demolished debris;
- Backfill of the excavated area;
- Restoration of the Site with loam and seed, and;
- Removal of erosion and sedimentation controls.

Inert materials stockpiled during demolition will be reused to backfill the footprint of the building, and any remaining materials will be removed from the Site as needed. Additional hazardous materials are presumed to be present on the Site within a subsurface tunnel that connects to a portion of the building's basement. Other portions of the tunnel were assessed for hazardous materials, which identified volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and heavy metals. This tunnel does not pose an immediate risk to public health, and will not be altered by the Project, but will be backfilled and buried during Site restoration and grading activities. A future project will be conducted to remediate this portion of the Site once funding is secured.

Abatement work will be completed by a licensed contractor and overseen by a licensed site professional (LSP). Additionally, an asbestos project monitor will be employed to perform a visual assessment of the Site following completion of the abatement work.

3.1 Work within Jurisdictional Resource Areas

The Project will occur within Bank, LUW, RA and the 100-foot Buffer Zone under the Act and the 25-foot No Disturbance Zone, the 50-foot No Build Zone and the 100-foot Buffer Zone under the Bylaw. Due to the location of the existing building and adjacent Resource Areas, these impacts are unavoidable, however; the Project has been designed to fully comply with the Performance Standards under the Act and the Bylaw.

3.1.1 Inland Bank (to Perennial Stream, 310 CMR 10.54)

A total of approximately 58 linear feet (ft) of temporary Bank impacts are proposed along Mine Brook. Vegetation consists of dense stands of Japanese knotweed (*Fallopia japonica*) that will be cleared to install erosion controls along the building foundation, and to install the turbidity curtain within the Brook. Following construction, temporarily impacted Bank will be restored to existing grade and revegetated with a native seed mix.

3.1.2 Land Under Water (310 CMR 10.56)

A total of 65 square feet (sf) of temporary LUW alteration is proposed within Mine Brook. Impacts are associated with installation of a turbidity curtain along the Bank of Mine Brook that abuts the building to contain any debris that may fall out of the work area. This installation will not require dewatering the work area, and any debris will be collected by hand and disposed of prior to removal of the turbidity curtain. While these impacts may not actually occur in the event that no debris falls into the stream, they are included herein for completeness.

3.1.3 Riverfront Area (310 CMR 10.58)

The Project is located entirely within RA to Mine Brook and will result in 2,001 sf of temporary impacts. Impacts are associated with building demolition, grading, vegetative clearing, and installation of erosion controls to prevent impacts to Mine Brook. Demolition and removal of the existing building will result in 5,045 sf of RA restoration, as the building footprint will be backfilled and restored with loam and a native seed mix. Similarly, temporary impact areas around the building will be regraded and restored with loam and seed.

3.2 Work in Buffer Zones

Due to the proximity of adjacent Resource Areas, the majority of the Site is located within the Buffer Zones under the Act and Bylaw and the work associated with the Project will require temporary impacts to these areas. Work within these areas is unavoidable, however the Project has been designed to prevent additional impacts to Resource Areas downgradient of the Site. Erosion controls will be installed and serve as a strict limit of work.

4.0 Mitigation Measures

4.1 Erosion and Sedimentation Controls

Soil erosion and sedimentation control issues have been considered in the planning process of the Project. Erosion and sedimentation controls will be installed prior to the initiation of demolition activities and maintained throughout the Project. Compost filter tubes backed by embedded silt fence are proposed at the downgradient limit of disturbance, along Mine Brook. Once established, these measures will be monitored daily until construction activities are complete. After significant rainstorms, all sedimentation control measures will be inspected and maintained and/or replaced, as necessary.

The erosion control barriers will serve as the strict limits of disturbance for the Project. The limits of clearing, grading, and disturbance will be kept to a minimum within the proposed area of construction. Due to the close proximity of the existing building to Mine Brook, additional sedimentation and turbidity controls are proposed within Mine Brook to serve as a backup in case demolition debris falls outside of the establish erosion controls.

Any stockpiles of soils or materials placed within Jurisdictional Areas will be underlain by plastic sheeting and surrounded by erosion controls. Following the completion of the project, any exposed soils will be seeded with the approved, native seed mixture and stabilized prior to removal of erosion controls.

4.2 Water Controls and Dewatering

Excavation on the Site is limited to the basement of the existing building; therefore the need for dewatering is not anticipated. A turbidity curtain is proposed along the Bank of Mine Brook to provide additional protection to the waterway during demolition. Installation will not require dewatering of the Brook, and any debris that falls into the area surrounded by the turbidity curtain will be removed by hand.

4.3 Stormwater Management

According to the Massachusetts Stormwater Management Standards (310 CMR 10.05(6)(k-q) – the Standards), the Project is considered a Redevelopment Project. Redevelopment projects are required to meet the Standards 1 and 7 through 10 fully and Standards 2 through 6 only to the maximum extent practicable but must at least improve existing conditions. A Stormwater Report detailing the Project's approach to stormwater management is included in Appendix B.

There is currently no formal stormwater infrastructure on the Site.

4.4 Resource Area and Buffer Zone Restoration

Following completion of building demolition and removal of stockpiled material, temporarily impacted Bank, Buffer Zone and RA will be restored. Temporarily impacted Bank will be returned to existing grade and restored with a native seed mix. Temporarily impacted Buffer Zone and RA will be returned to existing grade and restored with loam and a native seed mix. A portion of RA is proposed to be restored following removal of the building. The area will be backfilled to create flat topography and will be permanently stabilized with loam and a native seed mix.

Following restoration, the Site will be monitored for at least two (2) growing seasons to ensure at least 75% coverage of native vegetation. The Town of Franklin will be responsible for inspecting the restored area once per year until it has been determined to be successful.

5.0 Alternatives Analysis

The Project is located within the RA to Mine Brook; therefore, the following analysis has been provided in accordance with the Performance Standards for Riverfront Area at 310 CMR 10.58(4)(c). This alternatives analysis is also being completed pursuant to Section 7.13.1 of the local Regulations that requires an alternatives analysis narrative in compliance with the requirements presented in 310 CMR 10.58 (4) for certain project types. This Project requires an alternatives analysis pursuant to the local Regulations as work is within RA and Wetland Resource Area impacts are proposed.

No Action

The No Action alternative consists of allowing the dilapidated building to remain on the property. This alternative would allow hazardous materials to remain along a major waterway which poses a risk to

public health. Additionally, the Project is necessary to allow for future remediation projects to take place, which will not be possible with the existing structure being maintained in its current state. This alternative does not meet the Project's goals and was not selected as the preferred alternative.

Pre-Demolition Abatement

This alternative consists of completing asbestos abatement prior to building demolition, in order to minimize potential for contaminants to migrate into Mine Brook during demolition. This alternative was initially considered in 2015 during initial property inspections. Large portions of the building have since collapsed, making it inaccessible. This makes traditional abatement impossible therefore this was not selected as the preferred alternative.

Building Demolition and Abatement – Preferred Alternative

This alternative consists of demolishing the building and removing hazardous materials at the same time. This is necessary because the building is significantly collapsed and traditional abatement measures are not feasible to execute. During demolition, asbestos-containing materials will be live-loaded and removed from the Site to protect public health. Other inert materials will be temporarily stockpiled on the Site and removed at a later date. In order to prevent the migration of demolition debris into Mine Brook, two layers of erosion controls are proposed. These consist of a layer of compost filter tubes backed by silt fence to contain larger debris, as well as a turbidity curtain along the Bank of Mine Brook to capture any debris that bypasses the silt fencing. This alternative meets the Project's goals while minimizing impact to wetland Resource Areas; therefore, it was selected as the preferred alternative.

6.0 Regulatory Compliance

The Project has been designed to fully comply with the performance standards under the Act and Bylaw. The Project, as proposed, results in the following impacts:

Bank - 58 lf of temporary impact,
LUW - 65 sf of temporary impact,
RA - 2,001 sf of temporary alteration RA,
- 5,045 sf of RA restoration.

6.1 Massachusetts Wetlands Protection Act and Regulations

The General Performance Standards at 310 CMR 10.54(4), 10.56(4) and 10.58(4) will be met fully, and all Resource Areas impacts are temporary.

6.1.1 Inland Bank – General Performance Standards – 310 CMR 10.54(4)

Work impacting inland Bank will meet the Performance Standards at 310 CMR 10.54(4) fully, as proposed impacts are temporary in nature and will be restored following completion of the work. Impacts are associated with installation of erosion controls to protect ground and surface water quality within Mine Brook. Water carrying capacity will not be impacted by the work. Impacted Banks will be restored to existing grade and revegetated with a native seed mix to prevent impacts to the stability of the Banks.

Proposed impacts are greater than 50 feet, however wildlife habitat along the Bank consists of dense stands of invasive species and the existing building, therefore Bank on the Site does not provide appreciable wildlife habitat. The Project proposes to remove the invasive vegetation and building, and replace them with a native seed mix that will greatly improve the Bank's ability to provide wildlife habitat. A Simplified Wildlife Habitat Evaluation is included in Appendix C.

6.1.2 LUW – General Performance Standards – 310 CMR 10.56(4)

Impacts to LUW will meet the Performance Standards at 310 CMR 10.56(4) fully, as proposed alterations total less than 5,000 sf and are temporary in nature. Work within LUW is associated with the installation of a turbidity curtain along the Bank of Mine Brook to provide additional water quality protection. This will not require dewatering of the Brook. This work will not alter the carrying capacity or wildlife habitat capacity of the Brook and will protect downstream ground and surface water quality.

6.1.3 Riverfront Area – Performance Standards – 310 CMR 10.58 (4)

The Project proposes temporary impacts to the RA to Mine Brook; however, the performance standards will be met fully.

In accordance with 310 CMR 10.58(4):

a. The Project meets the General Performance Standards for all resource areas within RA.
b. The Project is not located within mapped Rare and Endangered Species Habitat.
c. There are no practicable or substantially equivalent alternatives that would result in less adverse effects on the interest of the Act.
d. The Project does not have a significant adverse impact of the RA:
    (1) The 21 Grove Street property has existed before 1996; and proposed impacts are less than 5,000 sf or 10% of the existing RA on the Site.
        (a) The building's proximity to Mine Brook means that a 100-foot-wide area of vegetation does not exist between the structure and the Brook. Temporarily cleared vegetation adjacent to the building will be restored through placement of a native seed mix.
        (b) The Project qualifies as a Redevelopment Project under the Massachusetts stormwater standards and will meet standards 1 and 7 through 10 fully. The Project proposes to reduce impervious surfaces.
        (c) Riverfront Area in the vicinity of the Project primarily consists of mowed grass, and industrial properties with significant invasive vegetation that does not provide significant wildlife habitat. Additionally, cleared areas of vegetation will be restored following completion of the work to replace any lost wildlife habitat. There are no vernal pools in the vicinity of the Project.
        (d) Erosion and sedimentation controls will be maintained throughout the Project, and incidental impacts to Mine Brook will be prevented with a turbidity curtain to prevent debris from entering the waterway. Erosion controls will only be removed once full stabilization of the Site is achieved.
    2-4. The Project is not within a 25-foot RA, does not propose a septic system, and does not propose a commercial structure, so these Performance Standards are not applicable.

RA at the Site partially consists of degraded areas; therefore, work within these areas is subject to the provisions of 310 CMR 10.58(5).

a. The Project will improve RA's ability to protect the interests of the Act including flood control, storm damage prevention, prevention of pollution, protection of fisheries and wildlife habitat through the removal of the existing building and restoration of the area with loam and a native seed mix.
b. The Stormwater Standards have been met to the maximum extent practicable as a redevelopment project.

c. Work is proposed closer to Mine Brook than existing conditions, however this work is necessary to install erosion controls and protect the Brook. Restoration of the area is proposed in accordance with standard 310 CMR 10.58(5)(f).
outside of existing roadway and drainage infrastructure.
d. Proposed work within RA is limited to removal and restoration of the existing building and installation of erosion controls. Due to the location of the building and Mine Brook, work is necessary within 25-feet of RA to protect downgradient Resource Areas.
e. Permanent RA impacts will occur within existing degraded areas and therefore will not exceed the area of degraded RA at the Site.
f. This Project proposes to restore a portion of degraded area. Restoration consists of demolition and removal of the existing dilapidated building, backfill and grading the area to match existing grades, coverage with topsoil and seeding with a native seed mix.
g. This Project does not propose RA mitigation.

6.2 Town of Franklin Wetlands Protection Bylaw and Regulations

The Bylaw Regulations set forth specific Performance Standards for work within the Buffer Zone Resource Area.

6.2.1 0 to 25-Foot Buffer Zone Resource Area

Section 4.2 of the Bylaw Regulations states that no work or disturbance including grading activities shall occur within the 0- to 25-foot Buffer Zone Resource Area. Due to the close proximity of the building to Mine Brook, work within this area is unavoidable. Work in this area includes demolition activities, as well as installation of erosion controls to protect downgradient Resource Areas. This area will be backfilled and stabilized with loam and a native seed mix to return it to a more natural condition following completion of the work. Erosion controls are proposed to protect downgradient Bank in these areas and all temporary impacts will be restored in place with a native seed mix. A Variance request is included in Section 7.0 of this NOI.

6.2.2 50-Foot No Build Zone

Section 4.3 of the Bylaw Regulations states that alteration within the 50-foot No Build Zone is limited to grading, tree clearing, installation of stormwater management system components, and other low impact uses. Work within this Resource Area consists of building demolition, asphalt driveway removal, installation of erosion controls and restoration of the area through grading and seeding. Concrete foundations are present under portions of the building within the 50-foot No Build Zone. In the event that these pads cannot be removed, they will be back-filled and the area stabilized with a loam and seed mix. The existing asphalt driveway present south of the building will be removed. The Project does not propose to construct any structures within this Resource Area.

6.2.3 100-Foot Buffer Zone Resource Area

Section 4.4 of the Bylaw Regulations states that work on slopes in excess of 10% within the 100-foot Buffer Zone Resource Area may be subject to additional mitigation requirements as deemed necessary by the Commission. Portions of the Site located within this area do not contain slopes greater than 10%. Additionally, portions of the building located within this area will be removed, reducing the amount of impervious surface. Disturbed soils will be restored with loam and a native seed mix.

6.2.4 Functions and Characteristics Statement

In accordance with Section 7.13 of the Bylaw Regulations, the following summary of the Project's potential effects on Resource Area functions and characteristics is provided for the Commission's review:

Public Water Supplies

The Site is located 0.4 miles upstream of a Zone II Wellhead Protection Area. While the Project proposes temporary impacts to the Brook, it will ultimately improve the public health by remediating a source of contamination along Mine Brook.

Private Water Supplies

There are no known private wells in the area – this function is not applicable.

Groundwater

Groundwater recharge will be improved through the removal of the existing building and impervious surfaces on the Site, and returning it to a more natural condition.

Flood Control

By removing the existing building, the Project may result in additional flood storage along Mine Brook. The more natural proposed condition along the waterway also slows storm surges to prevent damage to structures downstream. Therefore, this function is upheld.

Erosion and Sedimentation

As discussed in Section 4.1 of this NOI, erosion control measures consisting of compost filter tubes and turbidity curtains will be implemented during construction. Following construction, all areas of exposed soil will be stabilized with the approved seed mixture. These measures are anticipated to be adequate in preventing construction-period erosion and sedimentation and support the Buffer Zone Resource Area's ability to provide this function in the future. Therefore, this function is upheld.

Storm Damage Prevention

As stated above, the Project may improve the Site's ability to attenuate storm flows through the area.

Water Quality

While the Project proposes temporary impacts to Mine Brook, it will ultimately improve water quality by remediating hazardous materials along the Brook. The erosion and sedimentation controls described in Section 4.1 will prevent negative impacts to water quality during demolition. Therefore, good water quality will be upheld by the Project.

Fisheries

There are no Resource Areas known to be functioning as fisheries at the Site, however Mine Brook is a perennial stream that may function as fishery habitat. Proposed installation of erosion controls and in water turbidity curtains will protect water quality and wildlife habitat withing the Brook.

Wildlife Habitat

The Site is historically industrial, and periodically maintained and therefore does not provide significant wildlife habitat. Removal of the existing structure and returning the Site to a more

natural condition will greatly improve its ability to provide wildlife habitat, therefore this standard is upheld.

Rare Species Habitat

There are no known rare species present at the Site – this function is not applicable.

Agriculture

There are no known agricultural operations at the Site – this function is not applicable.

Recreation

There are no known recreational activities undertaken at the Site– this function is not applicable.

7.0 VARIANCE REQUEST

Pursuant to Section 5 of the Bylaw Regulations, the DPW respectfully requests a Variance from several of the requirements of the Bylaw – specifically, the 25-foot Buffer Zone Performance Standards under Section 4.2 and select plan requirements under Section 7.18.

Due to the location of the property along Mine Brook, complying with the 25-Foot Buffer Zone Resource Area is not feasible. A portion of the existing building is located within this area which contains materials hazardous to human health and must be removed. Where impacts are required, they have been minimized through the use of erosion controls, and all temporarily impacted areas will be restored following completion of the work.

The Project is also seeking a variance for several Plan requirements listed under Section 7.18 of the Bylaw. These requirements include:

- 7.18.1.4 - Depicted proposed topography;
- 7.18.1.5 - Identifying areas of existing vegetation, and;
- 7.18.1.12 - Details of temporary and permanent structures.

The Site Exhibit completed for the Project includes only one sheet, therefore only the relevant Project information is depicted. Additional information required by this section can be found in this NOI.

8.0 SUMMARY

The Project proposes to demolish an existing dilapidated building along Mine Brook with asbestos-containing materials. Temporary impacts will be required to complete the work, which will be restored following completion of the structure removal. Overall, the Project will greatly benefit public health and water quality within Mine Brook.

The Project Team feels the Commission has sufficient information to describe the Site, the work, and the effect of the work on the interests identified in the Act and the Bylaw. This NOI respectfully requests the issuance of an Order of Conditions approving the Project.

Figures

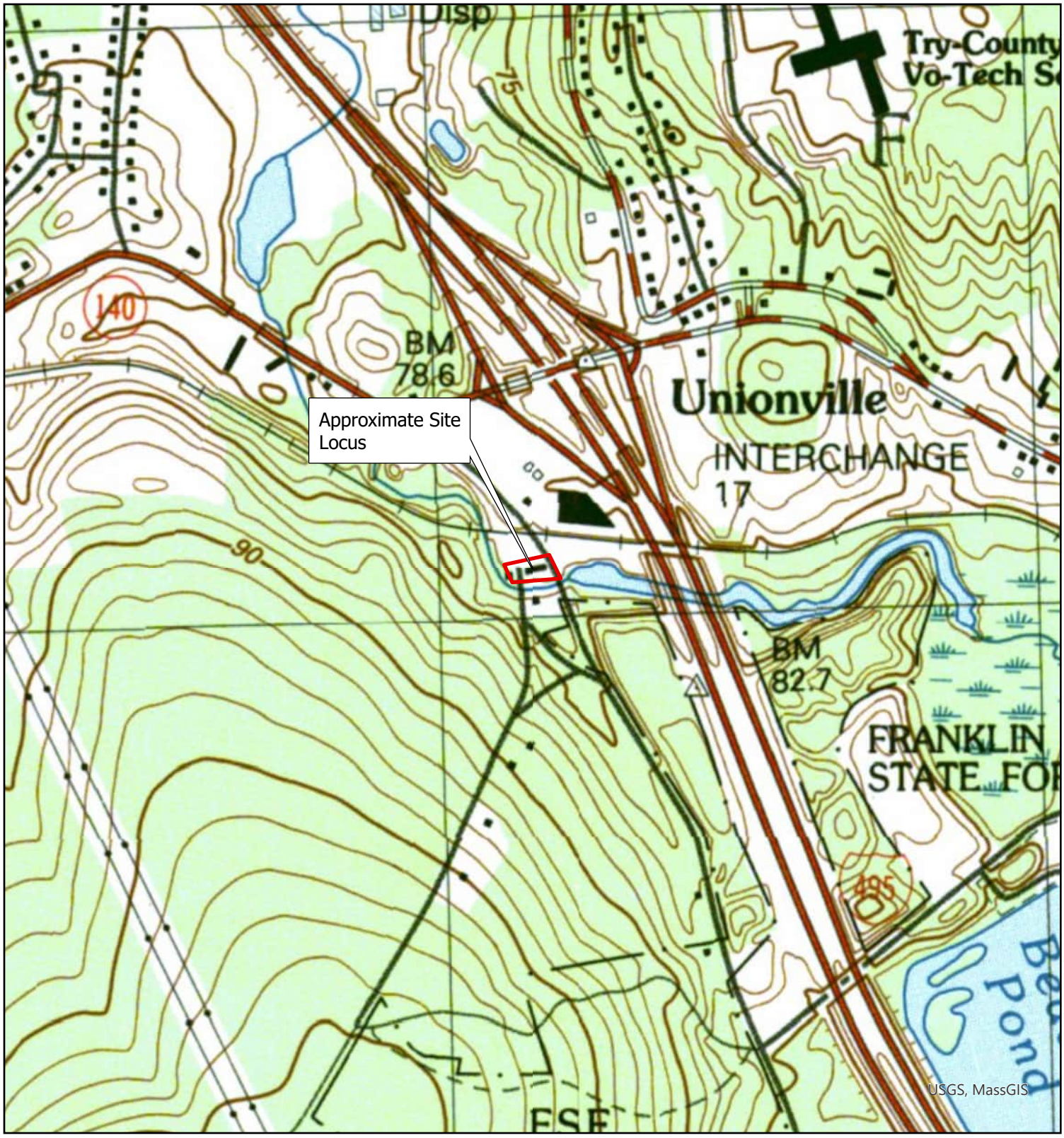

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Figure 1
Site Locus
21 Grove Street
Franklin, MA

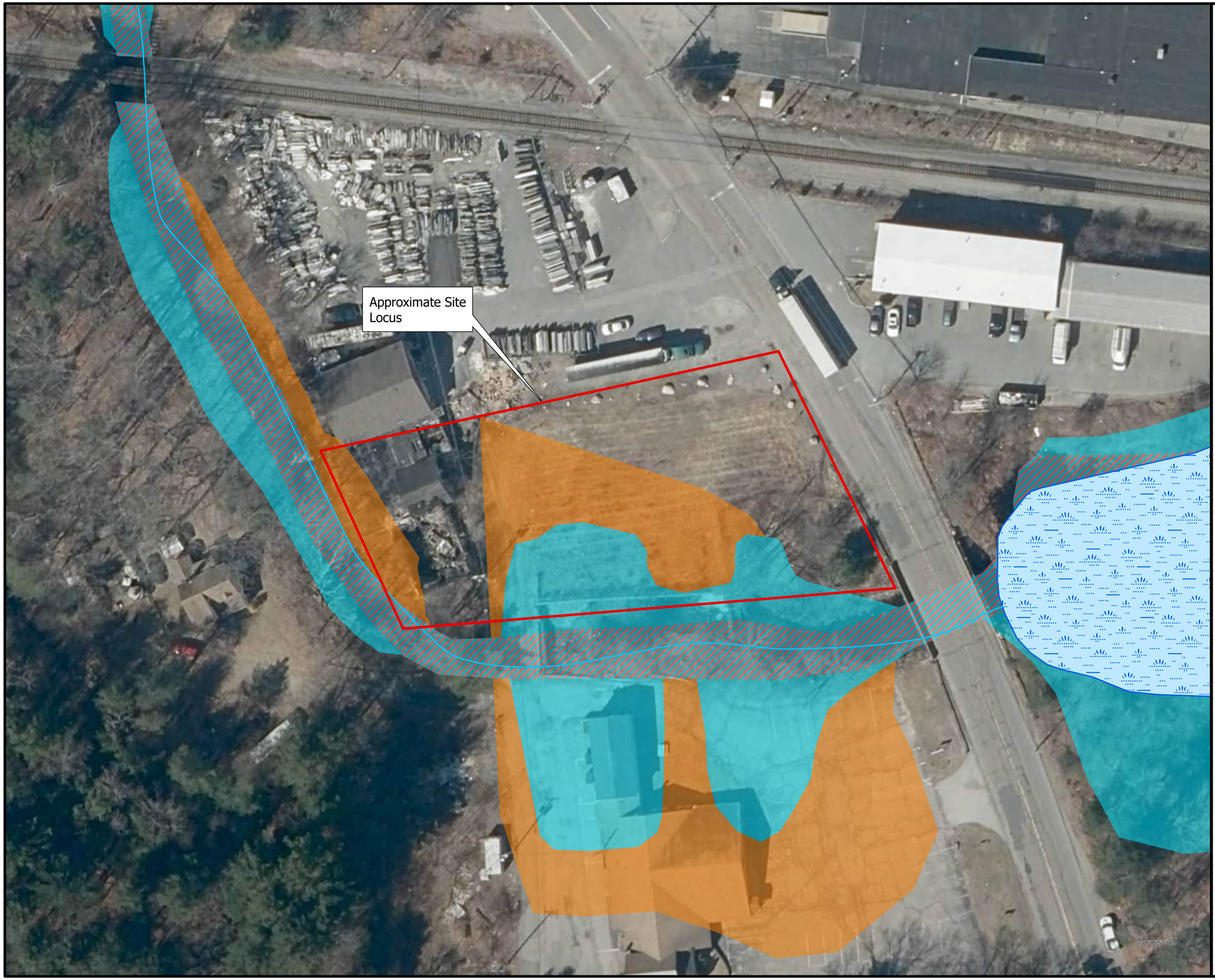
N
W E
S

0 1,000 2,000 Feet

1 inch = 1,000 feet

Data Source: USGS Topographic Map (1982-1990)

Figure 2
Environmental Resources Map
21 Grove Street
Franklin, MA



Legend

Wetland Resources

- Marsh/ Bog
- Wooded Marsh
- Open Water
- Hydrologic Connections

Wildlife Resources

- Estimated Habitat of Rare Wildlfie
- Priority Habitat of Rare Species
- Certified Vernal Pool
- Potential Vernal Pool
- Coldwater Fisheries
- Areas of Critical Environmental Concern (ACEC)

Water Protection Resources

- Zone A
- Zone B
- Zone C
- Zone I
- Zone II
- IWPA
- Outstanding Resource Waters

FEMA National Flood Hazard Layer

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

N
W E
S

0 50 100 Feet

1 inch = 50 feet

Data Source: MassGIS USGS Color Ortho Imagery (2023), MassDEP Wetlands (2017), NHESP Potential Vernal Pools (2013), NHESP Certified Vernal Pools, NHESP Priority Habitats of Rare Species (2021), NHESP Estimated Habitats of Rare Species (2021), Areas of Critical Environmental Concern (2009), FEMA National Flood Hazard Layer (2014),

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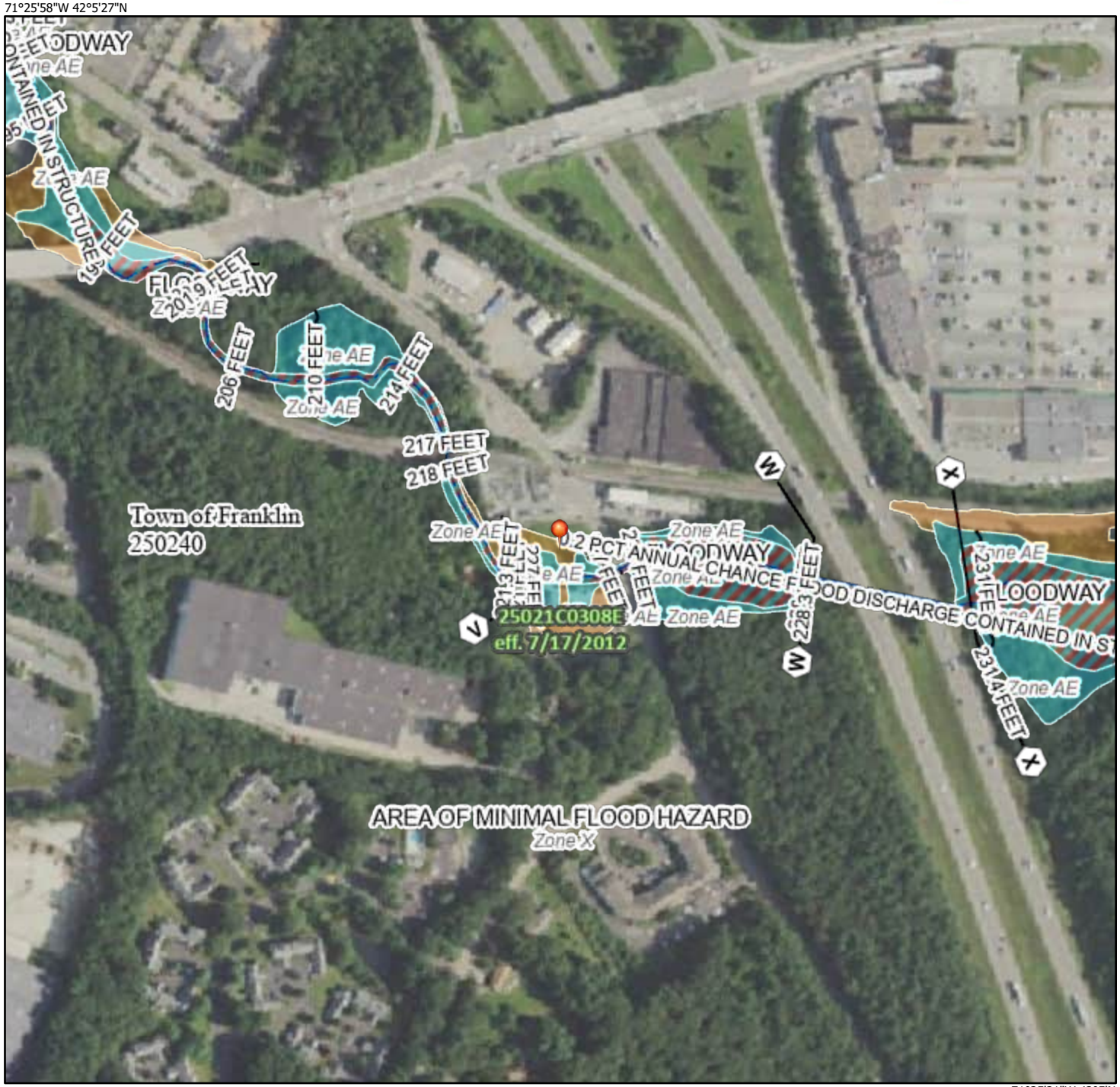
National Flood Hazard Layer FIRMette

FEMA

71°25'58"W 42°5'27"N



71°25'21"W 42°5'N

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

1:6,000

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*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 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*
- 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 D*

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

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 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

N

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 4/2/2025 at 7:25 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.

Photographic Documentation

Photo 1

View of the southern extent of Mine Brook—Facing west

Photo 2

View of Mine Brook from the Old Forge Hill Road bridge—facing west

PHOTOGRAPHIC DOCUMENTATION

21 Grove Street

Franklin, Massachusetts

Photographs Documented April 2, 2025

Photo 3

View of the Western extent of Mine Brook—facing north

Photo 4

View of the abandoned building and the *B1 Series* Bank—facing north

PHOTOGRAPHIC DOCUMENTATION

21 Grove Street

Franklin, Massachusetts

Photographs Documented April 2, 2025

Photo 5

View of the WF1 Series BVW—facing northwest

Photo 6

View of the grass field above Mine Brook—facing south

PHOTOGRAPHIC DOCUMENTATION

21 Grove Street

Franklin, Massachusetts

Photographs Documented April 2, 2025

APPENDIX A – Wetland Delineation Report

Resource Area Boundary Delineation
21 Grove Street
Franklin, Massachusetts

April 8, 2025

On April 2, 2025, BETA Group, Inc. (BETA) Wetland Scientists identified and delineated Resource Area boundaries associated with the property located at 21 Grove Street in Franklin, Massachusetts (the Site). This report describes Wetland Resource Areas Subject to Protection under the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131 Section 40 - the Act), the federal Clean Water Act (CFR 33 U.S.C. §1251 et seq (1972)), the Massachusetts Clean Water Act (MGL Chapter 21 Section 26-53), and the Town of Franklin Wetland Protection Bylaw (Chapter 271 – the Bylaw) that exist on and within proximity of the Site, and the methodology used to delineate their boundaries.

Site Description

The Site consists of the property located at 21 Grove Street in Franklin, MA (Franklin Assessor's Parcel 276-022). The Site is bounded by Mine Brook to the west and south, by Grove Street to the east, and industrial properties to the north (Figure 1 – Site Locus). Existing improvements on the Site consist of chain link fencing, a masonry wall along Mine Brook, and an abandoned building. The remainder of the property consists of a mowed grass field. Mine Brook flows northwest along the southern and western Site boundaries (Figure 2 – Environmental Resources).

According to the USDA Natural Resources Conservation Service – Soil Survey, mapped soils on and in the vicinity of the Site are classified as Udorthents, loamy. Field work performed by BETA generally confirmed the soil types within the Site. The *Custom Soil Resource Report for Norfolk and Suffolk Counties, Massachusetts* is attached.

State Jurisdictional Resource Areas identified within and adjacent to the Site consist of Bank, Bordering Vegetated Wetlands (BVW), Land Under Water (LUW), Bordering Land Subject to Flooding (BLSF), and Riverfront Area (RA). The MassGIS database was used as the initial step in identifying critical areas on or within proximity to the Site. Table 1 describes selected environmentally critical categories as determined through MassGIS.

Table 1. Selected MassGIS Environmental Data Layers *(Source: MassGIS)*

Mapped Resource On or Within Proximity to Site	Yes	No
Area of Critical Environmental Concern		✓
NHESP Certified Vernal Pool		✓
NHESP Potential Vernal Pool		✓
Coldwater Fisheries Resource		✓
NHESP Estimated Habitat of Rare Wildlife		✓
NHESP Priority Habitat of Rare Species		✓
Outstanding Resource Waters		✓
FEMA Flood Zones	✓	
Surface Water Protection Area (Zones A and B)		✓
Interim Wellhead Protection Area		✓
Zone II Wellhead Protection Area		✓
Wild and Scenic River		✓
Dam		✓

Jurisdictional Wetland Resource Areas – Massachusetts Wetlands Protection Act

A Site visit was conducted by BETA Wetland Scientists on April 2, 2025 to identify and delineate Wetland Resource Areas present at, and adjacent to, the Site. Resource Area boundaries were identified and delineated in accordance with methods developed by the Massachusetts Department of Environmental Protection's *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: Second Edition*, dated September 2022, as well as definitions set forth in the Wetland Regulations, 310 CMR 10.00. Several Areas Subject to Protection under the Act exist on or adjacent to the Site and are described below.

Bank (to perennial stream) – 310 CMR 10.54

According to 310 CMR 10.54(2), the definition of a Bank is the portion of the land surface which normally abuts and confines a water body, occurring between a water body and a vegetated bordering wetland and adjacent floodplain, or, in the absence of these, it occurs between a water body and an upland. The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower.

BETA delineated Bank associated with one (1) perennial stream (Mine Brook) with blue flagging as described below.

Table 2: Bank to Intermittent Stream Boundary Description

Flag Series	Location	Description / Notes
B1/B2 Series Flags B1-100 to B1-116 & B2-98 to B2-102	Mine Brook	The northern/eastern (*B1 Series*) and southern (*B2 Series*) Banks of Mine Brook were delineated along the first observable break in slope/mean annual flood level. Banks are well defined and steep; portions consist of masonry and field stone retaining walls while the remainder consists of eroded soil slopes lined with roots. Vegetation present along the Banks includes silky dogwood (*Swida amomum*), red maple (*Acer rubrum*), gray birch (*Betula populifolia*), and Japanese knotweed (*Fallopia japonica*). Mine Brook is approximately 20 feet wide; has an approximate depth of 1 to 3 feet; and has a sand/cobble substrate. Mine Brook is depicted as perennial on United States Geological Survey (USGS) topographic maps and is therefore considered a River under the Act.

Bordering Vegetated Wetlands – 310 CMR 10.55

According to 310 CMR 10.55(2), the definition of BVW are freshwater wetlands which border on creeks, Rivers, streams, ponds and lakes and are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of BVW is the line within which 50% or more of the vegetation community consists of wetland indicator plants and saturated or inundated conditions exist.

BETA identified one (1) area of BVW in proximity to the Site. The attached Army Corps of Engineers data forms describe evidence of hydrophytic vegetation, hydric soils, and indicators of hydrology observed at specific data plots.

Table 3: BVW Boundary Description

Flag Series	Location	Description / Notes
WF1 Series Flags WF1-100 to 105	Along northern Bank of Mine Brook	The *WF1 Series* BVW is an emergent and scrub shrub wetland that borders Mine Brook. The BVW is located at the toe of a steep slope between the 21 Grove Street property and Mine Brook at the discharge point of stormwater runoff from Grove Street. The attached U.S. Army Corps of Engineers Field Data Sheets describe evidence of hydrology, hydric soils, and hydrophytic vegetation at a specific data plot.

Bordering Land Subject to Flooding – 310 CMR 10.57

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 25021C0308E, dated July 17, 2012, a Zone AE Flood Hazard zone with a Base Flood Elevation (BFE) of 227 feet (NAVD88) is present on the Site. Mine Brook also has an associated Regulatory Floodway where it flows along the Site.

Riverfront Area – 310 CMR 10.58

According to 310 CMR 10.58(2), RA is defined as the area of land between a river's MAHW line, and a parallel line measured 200' away horizontally. A River is any natural flowing body of water that empties to any ocean, lake, pond, or other River flowing throughout the year and is shown as perennial on the current United States Geological Survey or more recent map provided by the Department, or has a watershed size of at least 0.50 square miles and a predicted flow rate greater than or equal to 0.01 cubic feet per second at the 99% flow duration using the USGS Stream Stats Method.

Mine Brook is a River with an associated 200-foot RA measured from the MAHW boundary. The MAHW boundary at the Site coincides with the delineated Bank boundary and is characterized by MAHW indicators including a break in slope and a change in vegetation. The RA is measured 200 feet horizontally from the *B1 Series* and *B2 Series* flags.

Jurisdictional Wetland Resource Areas – Town of Franklin Wetland Protection Bylaw

The Bylaw and associated regulations provide definitions that differ from those found in the Act, including the following:

Freshwater Wetland

The Bylaw extends protections to all freshwater wetlands, regardless of size or connectivity, including Isolated Vegetated Wetlands.

No additional freshwater wetlands were observed on the Site.

Buffer Zone

The Bylaw considers the Buffer Zone to delineated Resource Areas as an additional protected resource. These include Floodplains, land within 100 feet of a Resource Area and the 200-foot Riverfront Area. The Buffer Zone is divided into the 25-foot No Disturbance Zone, a 50-foot No-Build Zone and the 100-foot Buffer Zone.

These Buffer Zones are present on the Site upgradient of the delineated boundaries described in Tables 1 and 2 above.

Vernal Pool

The Bylaw defines 'Vernal Pools' as any isolated wetland subject to flooding which is determined by a vote of the commission to be capable of satisfying the definition of a vernal pool as set forth in 310 CMR 10.00.

No areas that meet the Act or Bylaw definition of Vernal Pool were observed at the Site.

Jurisdictional Wetland Resource Areas – Federal Clean Water Act (Section 404)

The wetland and waterway located at the Site are "waters of the United States" and are therefore subject to the federal Clean Water Act, 33 U.S.C. §1251 et seq (1972). The boundary to "waters of the United States" is the vegetated wetlands boundary, or, in the absence of vegetated wetlands, is the Ordinary High Water Mark (OHWM) for non-tidal rivers and streams, as specified at 33 CFR §328.4. Waters of the United States are present on the Site are delineated by the *WF1 Series* vegetated wetland boundary, and from B1-104 to 117 and B2-98 to 102.

According to 33 CFR §328.3(c)(1), vegetated wetlands are defined as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." The wetland boundary previously described in Table 3 of this report was delineated in accordance with this definition. US Army Corps vegetated wetland boundary delineation field data sheets are attached documenting BETA's observations of evidence of hydrology, soils, and hydrophytic vegetation at specific data plots.

Work requiring the placement of fill below the boundary of vegetated wetlands at the Site is subject to jurisdiction under Section 404 of the Clean Water Act.

Jurisdictional Wetland Resource Areas – Massachusetts Clean Waters Act (Section 401)

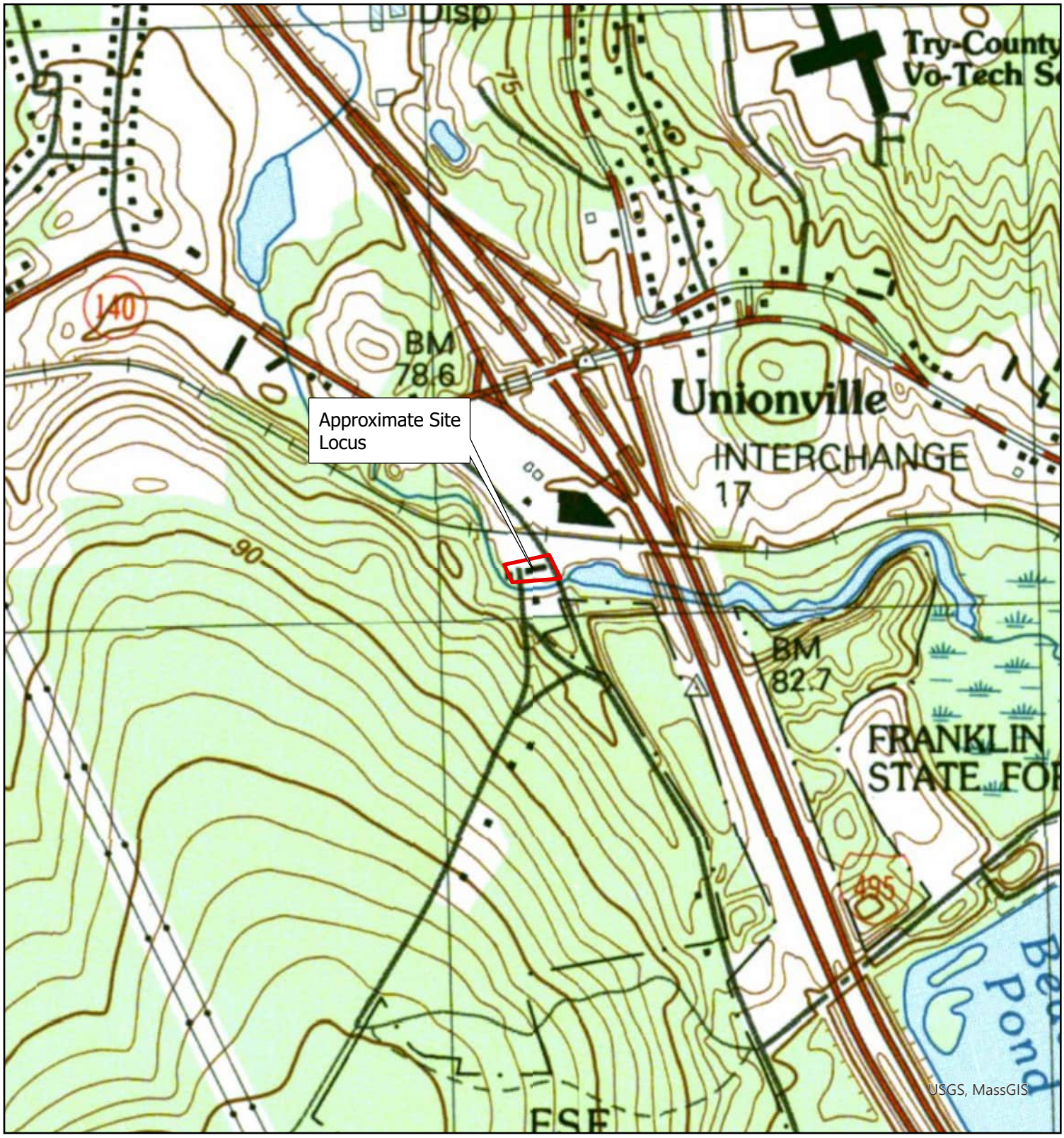
The limit of jurisdiction under Massachusetts Clean Waters Act (Section 401), as specified in 314 CMR 9.00, is the limit of Section 404 jurisdiction under the federal Clean Water Act. Exceedances of the jurisdictional threshold under 314 CMR 9.00 require filing for a Water Quality Certification under Section 401.

Findings and Recommendations

BETA has identified areas Subject to Protection and/or Jurisdiction under the Massachusetts Wetlands Protection Act, the federal Clean Water Act, the Massachusetts Clean Waters Act, and the Town of Franklin Wetlands Protection Bylaw on or within 100 feet of the Site and have delineated the boundary of Resource Areas that exist at the Site. In order to definitively determine the extent of Conservation Commission jurisdiction, Army Corps jurisdiction, and MassDEP jurisdiction, the boundary flags would need to be located and depicted on a to-scale plan of the Site.

Attachments: Figure 1 – Site Locus
Figure 2 – Environmental Resources Map
Figure 3 – FEMA FIRMette
Photographic Documentation
US Army Corps of Engineers' *Vegetated Wetland Boundary Delineation Field Data Sheets*
Custom Soil Report for Norfolk and Suffolk County, Massachusetts

Job No: 25.10521.50



BETA
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Figure 1
Site Locus
21 Grove Street
Franklin, MA

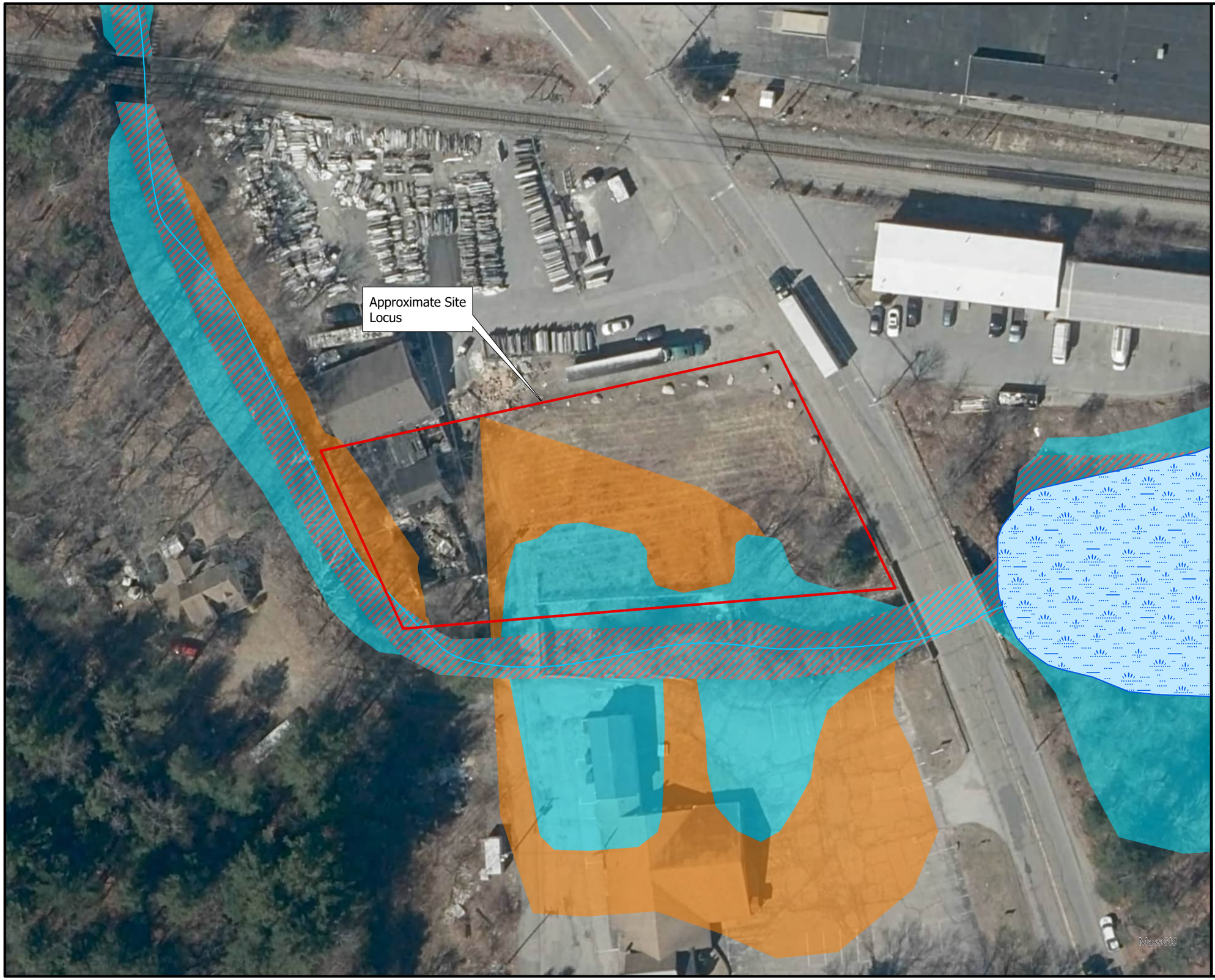
N
W E
S

0 1,000 2,000 Feet

1 inch = 1,000 feet

Data Source: USGS Topographic Map (1982-1990)

Figure 2
Environmental Resources Map
21 Grove Street
Franklin, MA



Legend

Wetland Resources

- Marsh/ Bog
- Wooded Marsh
- Open Water
- Hydrologic Connections

Wildlife Resources

- Estimated Habitat of Rare Wildlfie
- Priority Habitat of Rare Species
- Certified Vernal Pool
- Potential Vernal Pool
- Coldwater Fisheries
- Areas of Critical Environmental Concern (ACEC)

Water Protection Resources

- Zone A
- Zone B
- Zone C
- Zone I
- Zone II
- IWPA
- Outstanding Resource Waters

FEMA National Flood Hazard Layer

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

N
W E
S

0 50 100 Feet

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Data Source: MassGIS USGS Color Ortho Imagery (2023), MassDEP Wetlands (2017), NHESP Potential Vernal Pools (2013), NHESP Certified Vernal Pools, NHESP Priority Habitats of Rare Species (2021), NHESP Estimated Habitats of Rare Species (2021), Areas of Critical Environmental Concern (2009), FEMA National Flood Hazard Layer (2014),

BETA
IMPROVING COMMUNITIES TOGETHER

National Flood Hazard Layer FIRMette

FEMA

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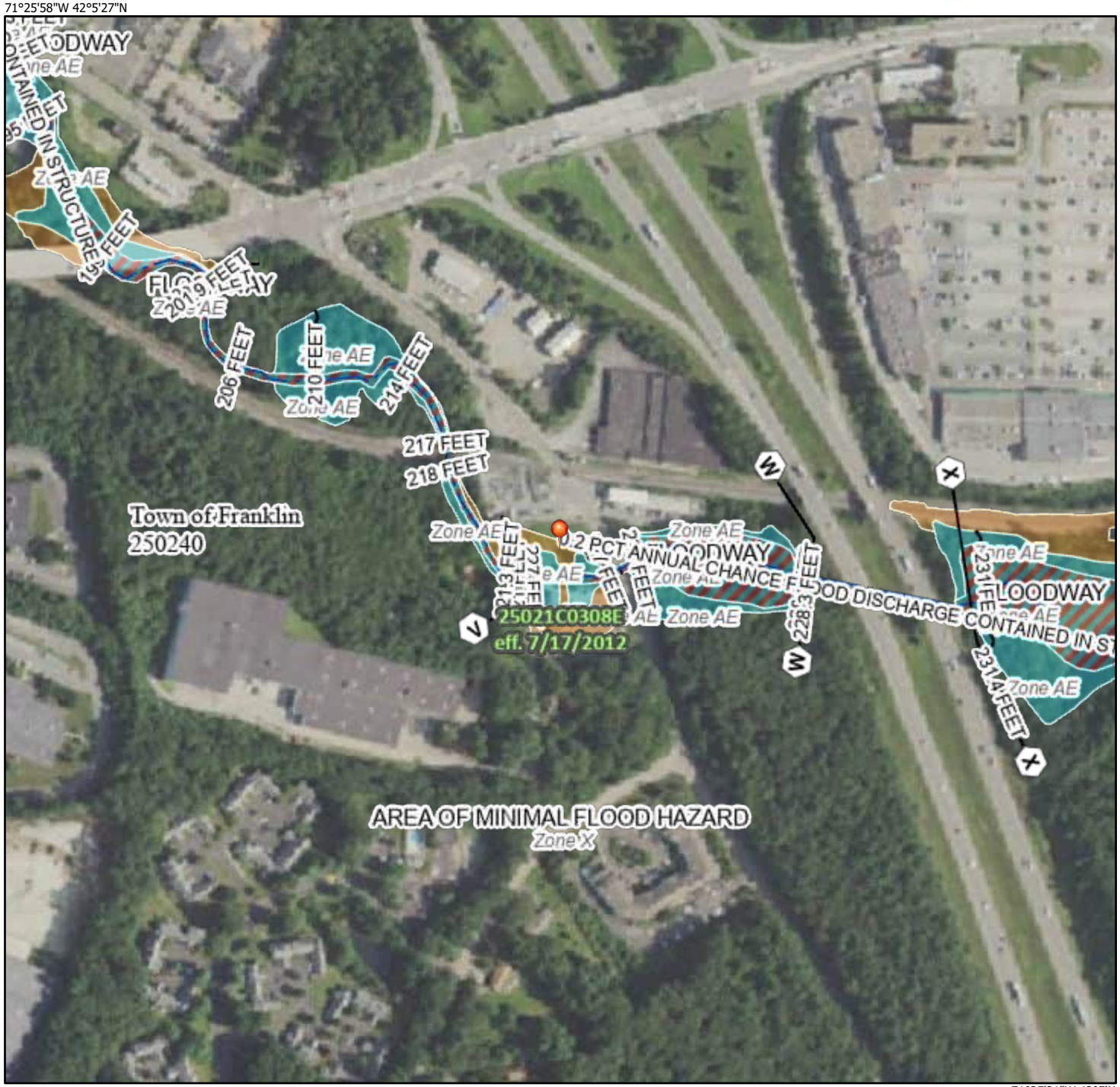

71°25'21"W 42°5'N

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

1:6,000

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*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 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*
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- Effective LOMRs
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- 17.5 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

N

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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

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Photo 1

View of the southern extent of Mine Brook—Facing west

Photo 2

View of Mine Brook from the Old Forge Hill Road bridge—facing west

PHOTOGRAPHIC DOCUMENTATION

21 Grove Street

Franklin, Massachusetts

Photographs Documented April 2, 2025

Photo 3

View of the Western extent of Mine Brook—facing north

Photo 4

View of the abandoned building and the *B1 Series* Bank—facing north

PHOTOGRAPHIC DOCUMENTATION

21 Grove Street

Franklin, Massachusetts

Photographs Documented April 2, 2025

Photo 5

View of the WF1 Series BVW—facing northwest

PHOTOGRAPHIC DOCUMENTATION

21 Grove Street

Franklin, Massachusetts

Photographs Documented April 2, 2025

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region** See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: 21 Grove Street City/County: Franklin Sampling Date: 4/2/2025

Applicant/Owner: Town of Franklin State: MA Sampling Point: WF1-103 UP

Investigator(s): Tyler Drew Section, Township, Range: Norfolk

Landform (hillside, terrace, etc.): Top of slope Local relief (concave, convex, none): convex Slope %: 0-3

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 42.08707 Long: -71.42749 Datum: WGS84

Soil Map Unit Name: Udorthents, loamy NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area**
Hydric Soil Present?	Yes ____	No X	**within a Wetland?** **Yes** ____ **No** X
Wetland Hydrology Present?	Yes ____	No X	If yes, optional Wetland Site ID:

Remarks: (Explain alternative procedures here or in a separate report.)
A "Significant Drought" was in effect at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WF1-103 UP

Tree Stratum (Plot size: N/A)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1. *Ailanthus altissima*	5	Yes	UPL
2. *Rosa multiflora*	10	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	15 =Total Cover		
Herb Stratum (Plot size: 5' radius)			
1. *Poa spp.*	80	Yes	UPL
2. *Fallopia japonica*	30	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	110 =Total Cover		
Woody Vine Stratum (Plot size: N/A)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	40	x 4 =	160
UPL species	85	x 5 =	425
Column Totals:	125 (A)		585 (B)

Prevalence Index = B/A = 4.68

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WF1-103 UP

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 3/2	100					Sandy	Loamy Sand
3-8	10YR 4/3	95	5YR 4/6	5	C		Sandy	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Unknown

Depth (inches): 8

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

Refusal was encountered at 8 inches during all 3 attempts to collect a soil profile.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region
See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp: 9/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 21 Grove Street City/County: Franklin Sampling Date: 4/2/2025

Applicant/Owner: Town of Franklin State: MA Sampling Point: WF1-103 WET

Investigator(s): Tyler Drew Section, Township, Range: Norfolk

Landform (hillside, terrace, etc.): Toe of slope Local relief (concave, convex, none): Concave Slope %: 0-3

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 42.08707 Long: -71.42749 Datum: WGS84

Soil Map Unit Name: Udorthents, loamy NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area**
Hydric Soil Present?	Yes X	No ____	**within a Wetland?** **Yes** X **No** ____
Wetland Hydrology Present?	Yes X	No ____	If yes, optional Wetland Site ID: WF1

Remarks: (Explain alternative procedures here or in a separate report.)
A "Significant Drought" was in effect at the time of the delineation.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ____	Depth (inches): 1
Water Table Present?	Yes X	No ____	Depth (inches): 2
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 0

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: WF1-103 WET

Tree Stratum (Plot size: N/A)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1. *Swida amomum*	40	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	40 =Total Cover		
Herb Stratum (Plot size: 5' radius)			
1. *Juncus effusus*	20	Yes	OBL
2. *Symplocarpus foetidus*	10	No	OBL
3. *Dichanthelium clandestinum*	60	Yes	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	90 =Total Cover		
Woody Vine Stratum (Plot size: N/A)			
1.			
2.			
3.			
4.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	30	x 1 =	30
FACW species	100	x 2 =	200
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	130 (A)		230 (B)

Prevalence Index = B/A = 1.77

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: WF1-103 WET

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/2	90	10YR 4/1	10	D		Mucky Sand	Very High organic content

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
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- ___ Thick Dark Surface (A12)
- ___ Mesic Spodic (A17) **(MLRA 144A, 145, 149B)**
- ___ Iron Monosulfide (A18)
- X Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
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- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)
- ___ Red Parent Material (F21) **(MLRA 145)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
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- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Red Parent Material (F21) **(outside MLRA 145)**
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

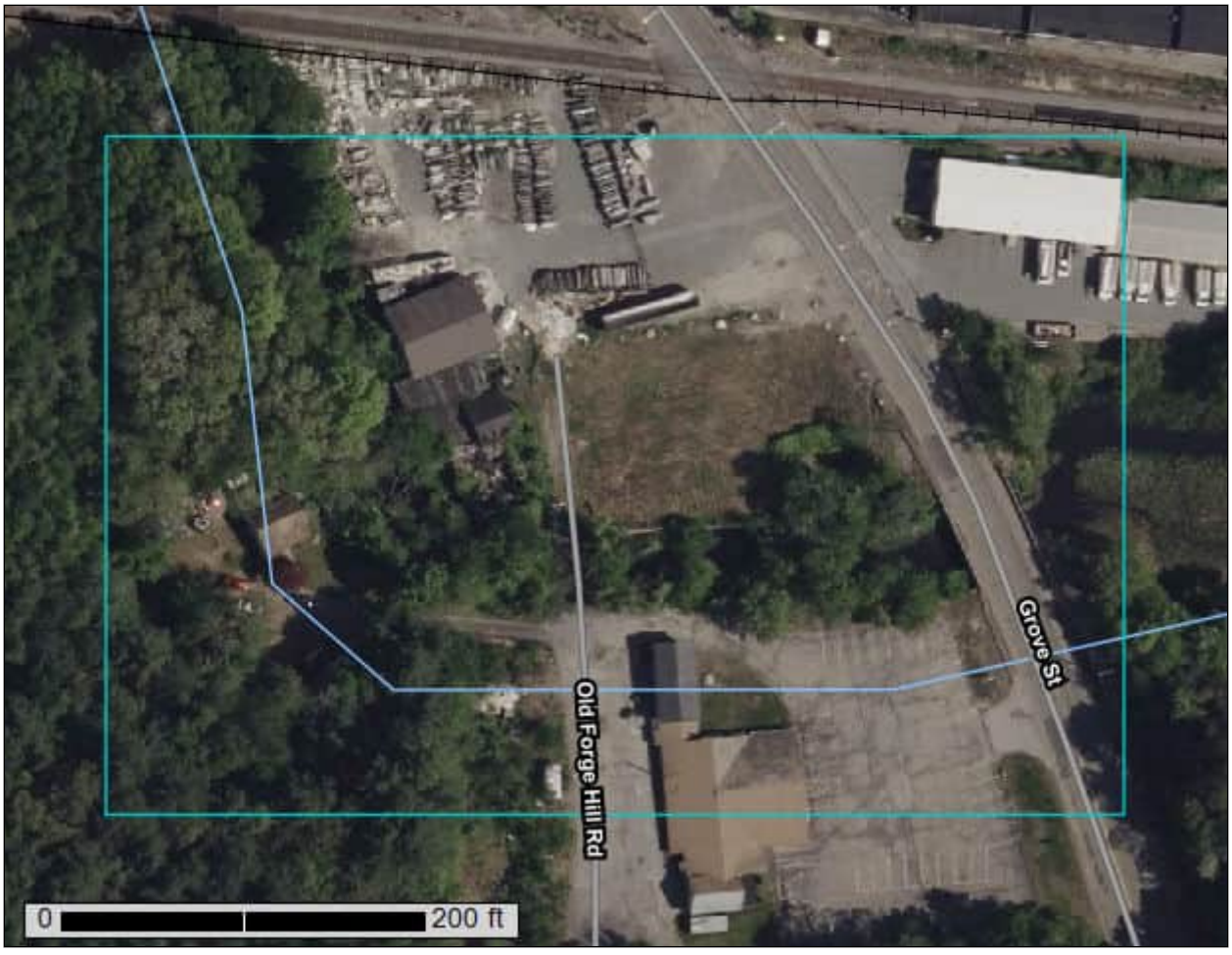
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Norfolk and Suffolk Counties, Massachusetts



April 2, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:958 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 20, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Scarboro and Birdsall soils, 0 to 3 percent slopes	0.0	0.0%
52	Freetown muck, 0 to 1 percent slopes	0.4	9.4%
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	0.3	5.7%
654	Udorthents, loamy	4.1	84.9%
Totals for Area of Interest		**4.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Norfolk and Suffolk Counties, Massachusetts

10—Scarboro and Birdsall soils, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: vkxw
Elevation: 0 to 2,100 feet
Mean annual precipitation: 45 to 54 inches
Mean annual air temperature: 43 to 54 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Scarboro and similar soils: 65 percent
Birdsall and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scarboro

Setting

Landform: Terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loose sandy glaciofluvial deposits

Typical profile

H1 - 0 to 9 inches: mucky fine sandy loam
H2 - 9 to 60 inches: stratified loamy fine sand to gravelly coarse sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: A/D
Ecological site: F144AY031MA - Very Wet Outwash
Hydric soil rating: Yes

Description of Birdsall

Setting

Landform: Terraces
Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Soft coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 8 inches: very fine sandy loam
H2 - 8 to 16 inches: very fine sandy loam
H3 - 16 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very high (about 12.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: F144AY031MA - Very Wet Outwash
Hydric soil rating: Yes

Minor Components

Swansea

Percent of map unit: 5 percent
Landform: Bogs
Hydric soil rating: Yes

Raynham

Percent of map unit: 3 percent
Landform: Depressions
Hydric soil rating: Yes

Walpole

Percent of map unit: 2 percent
Landform: Terraces
Hydric soil rating: Yes

52—Freetown muck, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t2q9
Elevation: 0 to 1,110 feet

Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Freetown and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freetown

Setting

Landform: Depressions, depressions, swamps, kettles, marshes, bogs
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Highly decomposed organic material

Typical profile

Oe - 0 to 2 inches: mucky peat
Oa - 2 to 79 inches: muck

Properties and qualities

Slope: 0 to 1 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: Rare
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very high (about 19.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: B/D
Ecological site: F144AY043MA - Acidic Organic Wetlands
Hydric soil rating: Yes

Minor Components

Whitman

Percent of map unit: 5 percent
Landform: Drainageways, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Swansea

Percent of map unit: 5 percent

Landform: Bogs, swamps, marshes, depressions, depressions, kettles
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Scarboro

Percent of map unit: 5 percent
Landform: Drainageways, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope, tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

71B—Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: 2w69c
Elevation: 0 to 1,290 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Ridgebury, extremely stony, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ridgebury, Extremely Stony

Setting

Landform: Drumlins, depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Head slope, base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 6 inches: fine sandy loam
Bw - 6 to 10 inches: sandy loam
Bg - 10 to 19 inches: gravelly sandy loam
Cd - 19 to 66 inches: gravelly sandy loam

Properties and qualities

Slope: 3 to 8 percent

Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Minor Components

Woodbridge, extremely stony

Percent of map unit: 10 percent
Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Summit, backslope, footslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Whitman, extremely stony

Percent of map unit: 8 percent
Landform: Depressions
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Paxton, extremely stony

Percent of map unit: 2 percent
Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Hydric soil rating: No

654—Udorthents, loamy

Map Unit Setting

National map unit symbol: vkyb
Elevation: 0 to 3,000 feet

Mean annual precipitation: 45 to 54 inches
Mean annual air temperature: 43 to 54 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Riser, tread
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Excavated and filled coarse-loamy human transported material

Typical profile

H1 - 0 to 6 inches: variable
H2 - 6 to 60 inches: variable

Properties and qualities

Slope: 0 to 25 percent
Depth to restrictive feature: More than 80 inches
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: Unranked

Minor Components

Udorthents,sandy

Percent of map unit: 8 percent
Hydric soil rating: Unranked

Udorthents,wet substr.

Percent of map unit: 8 percent
Hydric soil rating: Unranked

Urban land

Percent of map unit: 4 percent
Hydric soil rating: Unranked

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APPENDIX B – Stormwater Report and Checklist

STORMWATER MANAGEMENT CHECKLIST NARRATIVE
21 GROVE STREET DEMOLITION PROJECT, FRANKLIN, MA

This narrative is prepared for the demolition and abatement of an abandoned building located at 21 Grove Street in Franklin, Massachusetts (the Project). The Project limits include the western portion of the 21 Grove Street property located along Mine Brook which features an existing dilapidated building, masonry retaining walls and a mowed grass field. The purpose of the Project is to remove the abandoned building, where asbestos-containing materials have been identified, to protect the health of Mine Brook and the surrounding community. Refer to Notice of Intent for detailed description of the Project.

The following is a narrative outlining the Stormwater Management Standards and their relation to the proposed Project. The Project is considered a Redevelopment Project under the Massachusetts Stormwater Management Standards per the definition at 310 CMR 10.04 under the following category: "*Development, rehabilitation, expansion and phased projects on previously developed sites, provided the redevelopment results in no net increase in impervious area."* As a Redevelopment Project, the Project meets Standards 1 and 7 through 10 fully, and standards 2 through 6 to the maximum extent practicable.

LID Measures:

Low Impact Development measures incorporated into the Project include the use of "country drainage" and a reduction in impervious area on the Site.

Standard 1: No New Untreated Discharges

No new discharges to Wetland Resource Areas are proposed as part of the project and existing drainage patterns will be maintained – **complies with Standard.**

Standard 2: Peak Rate Attenuation

The project proposes the removal of the existing building, which includes basement slabs and a paved driveway which will reduce the amount of impervious area on the Site. The project will reduce the volume and rate of stormwater runoff from the project area – **complies with Standard.**

Standard 3: Recharge

Soils in the project area are mapped in Hydrologic Soil Group (HSG) A which are well suited for infiltration; however, the layout of the property and scope of the project limits the possibility of installing new infiltration structures. The project does propose to remove the existing structure and adjacent driveway which will effectively remove all impervious surface on the Site and improve its ability to infiltrate stormwater runoff – **project complies to the maximum extent practicable.**

Standard 4: Water Quality

Installation of stormwater improvements on the Site are not practicable due to scope of the Project and the possible presence of underground contamination. The Project proposes to remove all impervious surface on the Site therefore treatment is not required – **complies with Standard.**

Standard 5: Land Uses with Higher Potential Pollutant Loads (LUHPPLs)

The Project does not qualify as a Land Use with Higher Potential Pollutant Loads – **Standard not applicable.**

Standard 6: Critical Areas

The project will not include discharges to any critical areas – **Standard not applicable**.

Standard 7: Redevelopment

The project is classified as a redevelopment under the second definition "*Development, rehabilitation, expansion and phased projects on previously developed sites, provided the redevelopment results in no net increase in impervious area.*" Standards 1, 2, 4, 8, and 10 are met and Standard 3 is met to the maximum extent practicable. Standards 5, 6 and 9 are not applicable to this project.

Standard 8: Construction Period Pollution Prevention and Erosion and Sediment Control

The project will not disturb greater than one acre; therefore, filing a Notice of Intent with EPA and developing a Stormwater Pollution Prevention Plan (SWPPP) is not required. The Project will provide erosion and sedimentation controls as shown on the Site Plans, which will be maintained in good working order until stabilization at the Site is achieved. Erosion and sedimentation control measures are also summarized in the attached Notice of Intent – **complies with Standard.**

Standard 9: Long Term Operation and Maintenance Plan

There is no formal drainage infrastructure within the project limits therefore a long term operation and maintenance plan is not required – **Standard not applicable.**

Standard 10: Prohibition of Illicit Discharges

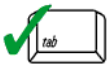
There are currently no known illicit discharges within the project limits and new illicit discharges are strictly prohibited – **complies with Standard.**

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

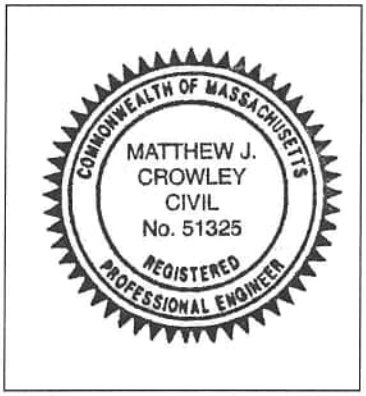
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



04/30/25

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☒ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☐ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☒ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☒ Use of “country drainage” versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☐ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☐ Soil Analysis provided.

☐ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

☐ Site is comprised solely of C and D soils and/or bedrock at the land surface

☒ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000

☐ Solid Waste Landfill pursuant to 310 CMR 19.000

☒ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☐ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☐ The BMP is sized (and calculations provided) based on:

- ☐ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☒ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☒ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☒ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☐ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☒ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☐ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☐ Name of the stormwater management system owners;
- ☐ Party responsible for operation and maintenance;
- ☐ Schedule for implementation of routine and non-routine maintenance tasks;
- ☐ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☐ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

APPENDIX C – Simplified Wildlife Habitat Evaluation

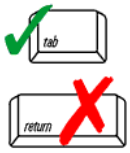
Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands program

Wildlife Habitat Protection Guidance

Appendix A: Simplified Wildlife Habitat Evaluation

Project Information

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



21 Grove Street
Project Location (from NOI)

Tyler Drew
Name of Person Completing Form

4/28/2025
Date

Important Habitat Features

Direct alterations to the following important habitat features in resource areas may be permitted only if they will have no adverse effect (refer to Section V).

- ☐ Habitat for state-listed animal species (receipt of a positive opinion or permit from MNHESP shall be presumed to be correct. Do not refer to Section V).
- ☐ Sphagnum hummocks and pools suitable to serve as nesting habitat for four-toed salamanders
- ☐ Trees with large cavities (≥18" tree diameter at cavity entrance)
- ☐ Existing beaver, mink or otter dens
- ☐ Areas within 100 feet of existing beaver, mink or otter dens (if significant disturbance)
- ☐ Existing nest trees for birds that traditionally reuse nests (bald eagle, osprey, great blue heron)
- ☐ Land containing freshwater mussel beds
- ☐ Wetlands and waterbodies known to contain open water in winter with the capacity to serve as waterfowl winter habitat
- ☐ Turtle nesting areas
- ☐ Vertical sandy banks (bank swallows, rough-winged swallows or kingfishers)

The following habitat characteristics when not commonly encountered in the surrounding area:

- ☐ Stream bed riffle zones (e.g. in eastern MA)
- ☐ Springs
- ☐ Gravel stream bottoms (trout and salmon nesting substrate)
- ☐ Plunge pools (deep holes) in rivers or streams
- ☐ Medium to large, flat rock substrates in streams

Wildlife Habitat Protection Guidance

Appendix A: Simplified Wildlife Habitat Evaluation

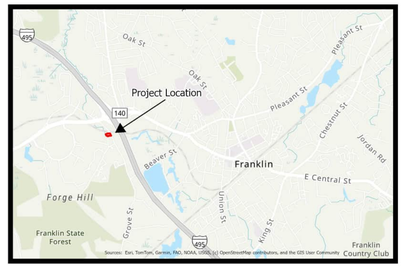
Activities

When any one of the following activities is proposed within resource areas, applicants should complete a Detailed Wildlife Habitat Evaluation (refer to Appendix B).

- ☐ Activities located in mapped "Habitat of Potential Regional or Statewide Importance"
- ☐ Activities affecting certified or documented vernal pool habitat, including habitat within 100' of a certified or documented vernal pool when within a resource area
- ☐ Activities in bank, land under water, bordering land subject to flooding (presumed significant) where alterations are more than twice the size of thresholds
- ☐ Activities affecting vegetated wetlands >5000 sq. ft. occurring in resource areas other than Bordering Vegetated Wetland
- ☐ Activities affecting the sole connector between habitats >50 acres in size
- ☐ Installation of structures that prevent animal movement
- ☐ Activities for the purpose of bank stabilization using hard structure solutions that significantly affect ability of stream channel to shift and meander, or disrupt continuity in cover that would inhibit animal passage
- ☐ Dredging (greater than 5,000 sf)

APPENDIX D – Site Plan

Site Exhibit for 21 Grove Street Franklin, MA



200-foot Riverfront Area

To Grove Street

100-foot Buffer Zone

50-foot No Build Zone

25-foot No Disturbance Zone

Use Existing Road for Site Access

Shoring Proposed Along Southern Wall of Remaining Building

100-foot Inner Riparian Zone

100-foot Buffer Zone

Potential Stockpiling Location

Temporary RA Impacts - 1,026 sf.

Approximate Limits of Demolition (RA Restoration - 4,162 sf.)

Proposed Turbidity Curtain Location

Temporary Bank Impact (58 ft.)
Temporary LUW Impact (65 sf.)

50-foot No Build Zone

Tie into existing grade and seed with native seed mix

25-foot No Disturbance Zone

Proposed Compost Filter Tubes and Siltation Fencing

Temporary RA Impacts - 975 sf.

Mine Brook

Existing Pavement to be Removed (RA Restoration - 883 sf.)

Old Forge Hill Road

B1-117 B1-116 B1-115 B1-114 B1-113 B1-112 B1-111 B1-110 B1-109 B1-108 B1-107 B1-106 B1-105 B2-98 B2-99 B2-100 B2-101

Notes:
1. Wetland Resource Areas Delineated and GPS located in the field on April 2, 2025 by BETA Group, Inc.
2. Depicted 100-Year Floodplain Boundaries from FEMA FIRMette 25021C0308E, effective date July 17, 2012. Base Flood Elevation (BFE) is 227 feet east of Old Forge Hill Road and 221.3 feet to the west. Mine Brook has an associated Regulatory Floodway.
3. Topographic contours from MassGIS (NAVD88).

Construction Sequence:
1. Clearing of vegetation and installation of erosion controls around the demolition area;
2. Demolition of the building and appurtenant features;
3. Live loading of Asbestos-containing materials and temporary stockpiling of all other inert demolition debris;
4. Backfilling the work area to tie into existing grade;
5. Restoration of the work area with a native seed mix, and;
6. Removal of erosion controls.

Erosion and Sediment Control Plan:
1. Stake out proposed erosion control locations.
2. Approval from Conservation Commission Staff.
3. Installation of erosion controls.
4. Maintain erosion controls in good working order throughout construction.
5. Remove erosion controls once permanent stabilization of the Site is achieved.

Legend
- Limit of Excavation
- Proposed Erosion Control Location
- Proposed Turbidity Curtain Location
- Possible Stockpile Location
- Massachusetts Tax Parcel Boundaries
- Contours (1 ft.)

Jurisdictional Resource Areas
- Bordering Vegetated Wetland (BVW)
- Bank
- Temporary Bank Impact
- Temporary Land Under Water (LUW) Impacts
- Temporary RA Impact
- Wetland Flags
- Riverfront Area Boundaries
- Buffer Zones
- 1% Annual Chance Flood Hazard

N
W E
S

0 20 40 Feet
1 inch =10 feet

Horizontal Datum: NAD83 State Plane Massachusetts FIPS 2001 (US Feet)
Vertical Datum: NAVD88

Issue Date: April 29, 2025
Prepared by: TD

BETA
IMPROVING COMMUNITIES TOGETHER