GODDARD CONSULTING
Strategic Ecological Consulting

July 28, 2025

Franklin Conservation Commission
355 East Central Street
Franklin MA 02038

Re: Response to BETA Comments – Notice of Intent Peer Review
444 East Central Street, Franklin MA
(DEP File No. not yet issued)

Dear Franklin Conservation Commission,

Goddard Consulting, LLC (Goddard) is pleased to submit this letter on behalf of the Applicant, AJ Alevizos of TAG Central LLC, providing revised materials and responses to the peer review letter issued by BETA, dated July 10, 2025, in regard to the Notice of Intent (NOI) filed for 444 East Central Street, Franklin MA (Parcel ID: 284-66).

A list of attached documents is as follows:

- 444 East Central Street MassDEP NOI Peer Review, Allen & Major Associates, Inc., 7/24/2025
- Revised WPA Form 3
- Regulatory Compliance Analysis, Goddard Consulting LLC, revised through 7/28/2025, inclusive of:
    - Existing Flood Plain Volume Exhibit, Allen & Major Associates, Inc., 6/18/2025
    - Proposed Flood Plain Volume Exhibit, Allen & Major Associates, Inc., 7/25/2025
    - Flood Plain Volume Cut/Fill, Allen & Major Associates, Inc., 7/25/2025
    - Preservation Land Exhibit, Allen & Major Associates. Inc., 6/9/2025
- Restoration, Replication and Mitigation Plan, Goddard Consulting LLC, revised through 7/28/2025
- Drainage Report, Allen & Major Associates, Inc., revised through 7/21/2025
- Civil Site Plans For: 40B Multi-Family Site Development, 444 East Central Street, Franklin MA, Allen & Major Associates, Inc., revised through 7/21/2025

Sincerely,
Goddard Consulting, LLC

Chris Frattaroli
Lead Wetland Scientist

CC:
AJ Alevizos, TAG Central LLC

Goddard and the project team have reviewed the comments provided by BETA and offer the following responses.

Comment A1:
The Massachusetts Department of Environmental Protection (MassDEP) has not issued a DEP file number as of this writing.

Response:
Goddard has reached out to MassDEP Central Regional Office to confirm that they have received all necessary materials and to inquire about the status of the issuance of a file number.

Comment A2:
The proposed tree line is currently only depicted on the Layout & Material Plan. Depict the proposed tree line on all sheets.

Response:
Site plans have been revised to depict the proposed tree line on all relevant plan sheets.

Comment A3:
Resource Area impacts (both permanent and temporary) should be clearly labeled on the Project plans.

Response:
A Resource Area Impacts plan sheet has been added to the plan set to illustrate impacts to resource areas proposed.

Comment A4:
Provide a note on the plans referencing the approved ORAD in effect for the Site.

Response:
General Note #31 on Abbreviations and Notes Sheet C-001 has been added noting "An Order of Resource Area Delineation (ORAD), DEP File #159-1306, was issued for this site on April 1, 2025."

Comment A5:
Update the WPA Form 3 to include the proposed amount of fill within BLSF. The supporting calculations for BLSF fill should be summarized in a single table that discloses proposed fill, proposed cuts, and the resulting flood storage capacity at each elevation. The plan sheets depicting flood storage volumes are helpful but need to be summarized for the Commission to fill out an Order of Conditions.

Response:
WPA Form 3 has been updated to more thoroughly and accurately represent alterations and replacements proposed within resource areas. A single table summarizing proposed fill and cut is provided in the revised Regulatory Compliance Analysis. Please see plan sheets depicting existing and proposed floodplain volumes, as well as quantities of cut and fill proposed within the floodplain, attached to the Regulatory Compliance Analysis.

Comment W1:
The Project, as currently depicted, will disturb more than one (1) acre of land; therefore, a Notice of Intent (NOI) must be submitted to the Environmental Protection Agency (EPA) under the

Construction General Permit (CGP) and a Stormwater Pollution Prevention Plan (SWPPP) must be prepared. The Commission could consider a Special Condition within the Order of Conditions that requires the submission of the SWPPP for review and approval prior to the commencement of work.

Response:

The Applicant is aware that the project, as proposed, will be subject to jurisdiction under the EPA CGP and a SWPPP must be prepared. As noted by BETA, there are specific federal regulations already in place that the Applicant must adhere to, so the Applicant does not think this special condition is necessary, but ultimately defers to the Commission.

Comment W2:

The construction stockpile/staging area is currently depicted within the 200-foot RA with erosion controls surrounding a portion of the area. The construction stockpile/staging should be relocated out of the Resource Areas. If this is not feasible, erosion controls should be depicted around the entire stockpile/staging area within Resource Areas.

Response:

Site plans have been revised to relocate stockpile and staging areas outside of the 200-ft Riverfront Area.

Comment W3:

The Applicant should provide further information on the proposed construction of the dock within the perennial stream including how the dock will be constructed and details on the structures proposed within the stream/LUW; any permanent and temporary impacts to Resource Areas (Bank, LUW, and BVW) associated with the construction of the dock; and how the dock will be maintained. Sufficient information has not been provided to permit the construction of the dock.

Response:

Landscape Plans have been updated to provide all requested information as it relates to the design and construction of the dock including details illustrating the structures proposed within the stream/LUW and impacts to the Resource Areas (Bank, LUW and BVW). The dock and gangway are planned to be a prefabbed product similar or equal to the product line offered by the manufacturer, EZ-Dock (image included for illustrative purposes). The dock is low-maintenance, durable, and slip-resistant made of polyethylene. As such, maintenance is limited to sweeping the surface of the dock clean, and as it's a modular system, can be easily dissembled and stored as/if necessary during winter months.

Figure 1: Representative photo of proposed dock.

Comment W4:
The proposed location of erosion controls conflict with proposed structures/grading at the following locations:

- FES1;
- FES5;
- FES6;
- FES7;
- The proposed dock;
- Retaining wall construction north of flag C50;
- The riprap proposed along FES8; and
- The grading near flag A10.

The proposed work and/or locations of erosion controls should be revised as necessary to resolve these conflicts.

Response:
The erosion control line has been updated to avoid conflicts with proposed work.

Comment W5:
The proposed work does not appear constructable without some level of temporary and/or permanent impacts to facilitate access and sufficient space to work at the following locations:

- FES1;
- The retaining wall north of C50;
- FES4;
- The proposed dock;
- The grading north of flag A40;
- FES3;
- FES5; and
- The placement of riprap north of flag A90.

The proposed design should be revised to either avoid impacts at these locations, or the associated impacts should be disclosed and appropriately mitigated. Particular attention should be given to the proposed retaining wall, as over excavation is required to install the leveling pad and place impervious fill per the detail provided.

Response:
Locations of proposed features have been revised to limit impacts. The only unavoidable impacts are associated with the construction of the retaining wall north of flag A40. These impacts are now disclosed on the Resource Area Impacts plan sheet, which has been added to the plan set to illustrate permanent and temporary impacts proposed.

Comment W6:
The Project will require a significant area of earthwork. Provide a phasing plan to supplement the erosion control plan that limits the total area of disturbance at the Site at any time, with provisions to temporarily stabilize previous phases as appropriate before further advancing work.

Response:
Detail regarding construction sequencing has been added to plan sheet C-002.

Comment W7:
Proposed snow storage is shown within the 100-foot Buffer Zone of the A Series wetland. Relocate snow storage outside of the 100-foot Buffer Zone to wetlands where feasible.

Response:
Snow storage areas have been removed from within the 100-foot Buffer Zone of the A Series wetland.

Comment W8:
The work proposed over the existing southern stream crossing (i.e., north of flag C50) depicts proposed linework that appears to denote a new culvert. The Applicant should clarify the intent at this location. If no new crossing is proposed, provide a cross section that demonstrates that proposed utilities can be installed without conflicting with the existing pipe. Should the Applicant propose a new crossing, documentation of compliance with the Massachusetts Stream Crossing Standards to the extent practicable is required, and the plans will need to be supplemented with additional details, water control provisions, etc.

Response:
No new stream crossing culverts are proposed, nor do the plans indicate such – perhaps the linework in the previous plan set was unclear. Regardless, a cross section of the stream crossing has been added to the plans illustrating utilities can be installed without conflicts with the existing pipe.

Comment W9:
The northern stream crossing is proposed to be reused, and the existing piping will remain in place. BETA recommends that the engineer of record provide a statement certifying the condition of the pipe and the structural capacity to support the loading of the pavement courses, vehicular traffic, and construction equipment

Response:
The Applicant is amenable to a condition of approval requiring a statement from a structural engineer indicating the structural capacity of the northern stream crossing can support the loads. This can be provided prior to the commencement of construction.

Comment W10:
Use of silt fencing is traditionally not accepted by the Franklin Conservation Commission. BETA concurs with the use of the 12-inch compost filter tube as noted in the details. Additional controls will be required should the dock construction be pursued.

Response:
Plans have been revised to remove silt fencing. Plans have been coordinated accordingly with the further detailed dock plans.

Comment W11:
The Applicant has stated that invasive species including common reed (*Phragmites australis*), glossy buckthorn (*Frangula alnus*), Japanese knotweed (*Fallopia japonica*), and bittersweet (*Celastrus orbiculatus*) are present at the Site. During BETA's Site visit, these species and the following additional species were observed: purple loosestrife (*Lythrum salicaria)*, multiflora rose (*Rosa multiflora*), garlic mustard (*Alliaria petiolata)*, Norway maple (*Acer platanoides)*, autumn olive (*Elaeagnus umbellate),* winged euonymus

(*Euonymus alatus)*, and bush honeysuckle (*Lonicera spp.*). These species were observed in areas proposed for development, but no formal invasive species removal plan has been provided for these species. The Applicant should provide information regarding the removal of all invasive species at the site to ensure further spread does not occur during construction.

Response:

The management methods proposed are applicable to all identified invasive species on site. The Restoration, Replication and Mitigation Plan has been updated to reflect this and to provide additional detail regarding preferred management techniques and access considerations. An Invasive Species Management Coordination Plan (sheet L0) has also been added to the Landscape Plans which depicts the areas in which invasive species management is proposed.

Comment W12:

The Applicant should provide the locations and areal extent of invasive species proposed for removal and provide additional details on the means and methods of removal in the submitted invasive species management plan. Dense stands of common reed are present along the Banks of the River and will require specific access and treatment considerations. Significant invasive species control efforts will be required along the River to ensure that the adjacent native plantings and restoration areas are not compromised. It is recommended that areas subject to invasive species management be monitored for at least three (3) growing seasons to document the efficacy of the control efforts.

Response:

Additional details regarding invasive species management methods, especially with regard to the Phragmites and Japanese knotweed along the Banks of the River, have been added to the Restoration, Replication and Mitigation Plan. An Invasive Species Management Coordination Plan (sheet L0) has also been added to the Landscape Plans. Applicant is amenable to monitoring for three (3) growing seasons.

Comment W13:

Areas proposed to be vegetated with native, herbaceous species should be monitored for at least three (3) growing seasons to demonstrate successful establishment and limited invasive species pressure. This could be conducted concurrently with the recommended invasive species control monitored noted above.

Response:

This monitoring requirement has been incorporated into the Restoration, Replication and Mitigation Plan.

Comment W14:

A monitoring protocol should be submitted by the Applicant to address the recommendations above for the Commission's review and approval. This protocol should include monitoring frequency, methodologies, corrective actions, metrics for success, and reporting schedule.

Response:

The above monitoring protocols have been incorporated into the Restoration, Replication and Mitigation Plan.

Comment W15:
It is recommended that areas subject to native plantings/restoration be mowed only once per year during late fall; this could be included as a Special Condition. If so, it is recommended that signage be required to demarcate these areas and this requirement in the field.

Response:
The Applicant is amenable to the inclusion of a Special Condition prohibiting the wholesale mowing of naturalized areas more than once per year in late fall; however, mechanical removal of invasive species in these areas, including mowing, may be implemented for invasive species management purposes in limited portions of these areas. Due to these areas not being contiguous, installing signage is not practical.

Comment W16:
The species proposed for planting throughout the Site have been provided; however, the proposed quantity of native shrubs, native ferns & grasses, and native herbaceous plants should be provided within the plant schedule.

Response:
Quantities of proposed plantings have been added to the plant schedules on Sheets L2.1-L2.3 of the landscape plans.

Comment W17:
The species include in the proposed seed mixes that will be used for stabilization should be provided on the plans.

Response:
The species included in proposed seed mixes has been provided on the plans.

Comment W18:
Provide additional information on the preservation of land at the Site, including the legal means of preserving the land; the responsible entity for monitoring compliance with any deed restrictions or conservation restrictions; and an Operation and Maintenance Plan that ensures protection of Areas Subject to Protection/Jurisdiction under the Act. Any related Project facets that may be required to support this endeavor (i.e., establishing trails and posting signage) should also be disclosed.

Response:
The southern portion of the site as depicted on the exhibit in the NOI submittal will be divided off as its own unbuildable lot and deeded to the Town of Franklin under the ANR process, to be approved by the ZBA under the Comprehensive Permit. As the Applicant will no longer own the land, future management of the property is at the discretion of the Town. The Applicant is amenable to post signage along the southerly edge of the parking lot in front of the land to be deeded. Details for this signage can be coordinated with the Commission and can be added to the Plans in the next resubmission.

Comment W19:
BETA offers the following comments regarding the wetland replication area:

a. The Applicant should provide the species within the proposed seed mix to be used in the Wetland Replication Area.
b. The access point to the proposed wetland replication area should be demarcated on the plans to ensure the adjacent wetland is not impacted.

c. Erosion controls should be depicted around the northern and eastern side of the wetland replication area to ensure sedimentation from adjacent grading work does not enter the existing wetland complex.
d. A note should be provided requiring the Wetland Scientist to contact the Commission for review and approval of the final grades and proposed planting stock prior to planting. This could be included as a Special Condition in the OOC.
e. The Applicant is proposing the reuse of the soil within the IVW that is proposed to be filled; however, the NOI states that invasive species are present within the existing IVW. It is recommended that the soil used in the wetland replication area be invasive species free to ensure the success of the wetland replication area.
f. The monitoring requirements should include a requirement to document development of hydric soils and hydrology. In addition, the monitoring protocol should include corrective actions as necessary to ensure success of the area. BETA recommends that the monitoring period occur over three (3) growing seasons.

Response:

The project team has made the following revisions to wetland replication plans:

a. The species included in the seed mix proposed in the replication area has been added to the site plans. See also response to comment W17.
b. The site plans have been updated to show that access to the replication area will be obtained via an existing cart path to limit disturbance to the greatest extent possible. The access path will be seeded upon completion.
c. Erosion controls surrounding the replication area are now shown on the plans.
d. A note has been added for the supervising wetland scientist to call for inspection and approval of completed grades and planting stock in the replication area.
e. The narrative has been updated to indicate that soil originating from areas known to support invasive species shall not be reused.
f. The monitoring requirements have been expanded and more clearly described.

Comment W20:

Invasive species proposed for removal including common reed and Japanese knotweed are present within the BVW and Bank associated with the onsite perennial stream. The Applicant should clarify if temporary impacts to Resource Areas will occur as a result of removing this vegetation. The Applicant should also clarify if supplemental plantings are proposed within Resource Areas where vegetation is removed.

Response:

Temporary impacts in the form of invasive species management are likely to occur with the management of invasive vegetation. The Restoration, Replication and Mitigation plan has been updated to specify that native potted plants and/or native seed mix shall be placed in these areas if invasive vegetation is sufficiently managed that areas become unvegetated; however, the likelihood of this being a problem is believed to be low.

Comment W21:

Impacts to Bank associated with the installation of the proposed dock should be quantified and details regarding how the Project complies with the Performance Standards set forth in Act should be provided. Construction of a dock is considered a Limited Project under 10.53(3)j if all applicable standards are met.

Response:
Proposed impacts to Bank for the installation of the dock amount to 4 lf (i.e. the width of the gangway). The impact does not consist of direct alteration, only the overhanging dock walkway. Nevertheless, this aspect of the project is eligible to be treated as a Limited Project under 10.53(3)j. The dock has been selected to ensure that its minimal width does not materially effect the amount of light reaching below, such that vegetation is maintained.

310 CMR 10.53(j) states that limited projects may be permitted, such as, "*[t]he construction and maintenance of catwalks, footbridges, wharves, docks, piers, boathouses, boat shelters, duck blinds, skeet and trap shooting decks and observation decks; provided, however, that such structures are constructed on pilings or posts so as to permit the reasonably unobstructed flowage of water and adequate light to maintain vegetation,"* among others.

Comment W22:
Impacts to BVW for the installation of the proposed dock should be quantified and details regarding how the Project complies with the Performance Standards set forth in Act should be provided. Construction of a dock is considered a Limited Project under 10.53(3)j if all applicable standards are met.

Response:
Proposed impacts to BVW for the installation of the dock amount to 32 sf. The impact consists primarily of the overhanging dock gangway, and a minor direct impact for the installation of piles. Nevertheless, this aspect of the project is eligible to be treated as a Limited Project under 10.53(3)j as described in our response to comment W21.

Comment W23:
Impacts to LUW for the installation of the proposed dock should be quantified and details regarding how the Project complied with the Performance Standards set forth in the Act should be provided. Construction of a dock is consider a Limited Project under 10.53(3)j if all applicable standards are met.

Response:
Proposed impacts to LUW for the installation of the dock amount to 160 sf. The impact consists only of shading caused by the dock float. This impact is unlikely to have any adverse impact, as no significant amount of aquatic vegetation is present within LUW in this area. Nevertheless, this aspect of the project is eligible to be treated as a Limited Project under 10.53(3)j as described in our response to comment W21.

Comment W24:
The Applicant should provide further information regarding how the extent of BLSF at the Site was determined, as the ORAD only approved portions of the BLSF at the Site. Given the number of stream crossings / hydraulic restrictions present at the Site, this evaluation should be prepared by a Professional Engineer with experience in hydraulics. The Commission may require more up to date engineering information than what is provided by FEMA per (310 CMR 10.57(2)(a)3., particularly given the presence of a Zone A with no published base flood elevation.

Response:
Figure 2 below illustrates two flood plains onsite, Zone X in the northerly area of the site and Zone A (100-year floodplain) in the south. Zone A constitutes BLSF, and its boundaries have

already been defined under the approved ORAD; Zone A's undefined, estimated boundaries per FEMA are also shown on the Exhibit. Zone X does not constitute BLSF, and its boundaries are already shown on FEMA's maps.

The approved ORAD confirmed the extent of BLSF as depicted on the approved site plans to the south of a point located at latitude/longitude -71.377480, 42.078607 (i.e. south of the southern culvert on site, as shown on the Exhibit). BLSF to the south of this point was confirmed at elevation 271'. Everything north of this point is already defined officially as a Zone X, per FEMA, which does not equate to BLSF.

Generally, BLSF corresponds to the 100-year floodplain mapped by FEMA. However, in this case, no flood elevation is provided by FEMA. Given no flood elevation was provided by FEMA for the 100-year flood plain, the WPA regulations state that "where NFIP Profile data is unavailable, the boundary of Bordering Land Subject to Flooding shall be the maximum lateral extent of flood water which has been observed or recorded." As discussed in the ANRAD proceedings with the Commission, no flooding has been observed or recorded north of the above-referenced latitude/longitude.

A 100-year floodplain is not mapped by FEMA in this northern area in question, and no evidence exists indicating that it floods, so there is no presumption that BLSF should exist in the northern area; rather, there is more evidence supporting the contrary.

Although Comment W24 states that the Commission may require more up to date engineering information than is provided by FEMA per 310 CMR 10.57(2)(a)3, it omits the language stating that the Commission may only impose this requirement "in the event of a conflict". No information or data has been produced that conflicts with either the Applicant's delineation of the BLSF or the Applicant's assertion that BLSF does not exist north of the identified latitude/longitude point. In fact, all the information available indicates that no BLSF exists in the northerly area in question. FEMA defines this entire area as Zone X, and clearly Zone A cannot exist where a Zone X does. No Zone A is depicted by FEMA in this area. Information provided during the ANRAD process further supported the position that this area does not flood.

The Applicant has provided documentation and analysis supporting the delineation of BLSF as shown on project plans currently and as approved under the ORAD, which is consistent with FEMA's mapping and in compliance with WPA Regulations. No conflicting information has been produced, either in the ANRAD process or the NOI process.

Figure 2: Floodplain exhibit depicting FEMA's mapping and longitude/latitude point referenced in ORAD.

Comment W25:

The Applicant stated that no significant wildlife habitat is present in the area of proposed work within BLSF. However, according to 310 CMR 10.57(1)(a)3, areas of BLSF located within the 10-year floodplain or within 100 feet of a Bank or BVW (whichever is further away) are presumed to be significant to the protection of wildlife, unless they have been extensively altered by human activity as defined in the regulations. While some portions of the BLSF within 100 feet of the Bank and BVW appear to meet the definition of "altered", portions of BLSF where work is proposed do not. Therefore, the Applicant should depict the 10-year floodplain boundary and quantify impacts to BLSF as appropriate to determine if a wildlife habitat evaluation is warranted.

Response:

As is necessary for human safety and vehicular access, the existing southern stream crossing needs to be bolstered. This area is the only location where fill is proposed within BLSF. Figure 3 below, dated 3/7/2025, depicts the approximate location of fill within BLSF in yellow. Goddard believes that this work clearly is proposed in an extensively human-altered area. The majority of this work area is comprised of a hardpacked gravel access roadway. Vegetation is limited, but the dominant vegetation in this area is common reed (*Phragmites australis*) and Japanese knotweed (*Fallopia japonica),* both invasive species that provide little habitat value.

Figure 3: Oblique aerial image depicting area of proposed work within BLSF in yellow.

Comment W26:

The Applicant should provide further information regarding the assertion that 153,170 square feet of the existing RA is degraded. BETA agrees that some areas of the RA are considered degraded as pavement, debris piles, and absence of topsoil were observed; however, several areas that are shown as degraded by the Applicant were determined to be non-developed/not degraded, as topsoil and vegetation are present. It is recommended that the Applicant reassess vegetated areas of the RA to determine if topsoil is present in all areas currently depicted as degraded. MassDEP precedent has established that the presence of topsoil can be a primary determining factor of whether RA is degraded. BETA has attached a field sketch with photographs to this letter for reference. Compliance with Performance Standards should be reevaluated once these revisions are complete.

Response:

While the presence or absence of topsoil can be a factor for determining whether riverfront area is degraded, it is not the only consideration. The WPA regulations at 310 CMR 10.58(5) state that degraded riverfront area can be comprised of "*impervious surfaces from existing structures or pavement, absence of topsoil, junkyards,* ***or*** *abandoned dumping grounds*." Here, junkyards and abandoned dumping grounds define much of the area of degradation. Therefore, such areas are considered degraded by virtue of being junkyards or abandoned dumping grounds, regardless of the presence or absence of topsoil therein.

At this juncture, Goddard has not yet performed a follow-up site visit to review BETA's recommendations regarding existing degraded areas. This will be completed in the coming weeks. Regardless, the total square footage of the degraded areas in question would not amount to enough to impact whether the project remains compliant with the Performance Standards under 310 CMR 10.58(5).

Comment W27:
Areas of the RA that are not considered degraded are subject to the Performance Standards at 310 CMR 10.58(4). Details regarding how the Project complies with these Performance Standards set forth in the Act should be provided. As noted in the Superseding Order of Conditions referenced in Comment W26, a single Site can be evaluated under both 310 CMR 10.58(4) and (5) depending on the degraded status of different areas.

Response:
Goddard does not agree that a single site can or should be evaluated under both 310 CMR 10.58(4) and (5). Evaluating different parts of the site under different standards is inconsistent with the intent of the regulations. There is simply nothing in the regulations to suggest an intention to review a riverfront area in a discordant, piecemeal fashion (rather than as a singular holistic project) as comment W27 suggests. Here, significant portions of the riverfront area are undeniably degraded from previous development. Topsoil is present in certain portions of the degraded riverfront area as discussed in our response to comment W26 above; however, this fact does not diminish the overall characterization of the riverfront area on this site which consists predominantly of junkyards, absence of topsoil and dumping grounds. Clearly, this project consists of the redevelopment of a previously developed area rather than the new development of an undeveloped area.

Analyzing this (or any) project under two different sets of criteria could lead to chaotic and impractical results, which is not the intent of the WPA. The WPA is intended to protect the riverfront, while working to enhance the quality of previously developed riverfront areas via redevelopment. From a holistic point of view, it is clear this project as proposed meets the overall intent and mission of the WPA as the project results in not only the protection of the riverfront area, but also an enhancement of the riverfront area as compared to existing conditions.

The language of the WPA regulations for riverfront area redevelopment must be considered carefully. The introductory paragraph of the riverfront area redevelopment standards reads "*A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds.*" Note that this provision does not state that a previously developed riverfront area "consists only of" degraded areas, "is comprised of" degraded areas, or "is defined by the presence of" degraded areas. It simply states that a previously developed riverfront area "contains" degraded areas, which is categorically true of the locus site.

At 310 CMR 10.58(5)(a), the regulations go on to state that "*[a]t a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40*," which this proposed project very clearly does, as described above. This provision continues in reading that "*[w]hen a lot is previously developed but* ***no portion*** *of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.*" Note that this provision does not state that the requirements of 310 CMR 10.58(4) shall be met if some portions of the riverfront area are degraded, only that those requirements shall be met if **no portion** of the riverfront area is degraded, which is clearly not the case in this instance.

Applying both sets of riverfront area standards can actually result in projects that are less protective of the riverfront areas, as would be the case for this project. In accordance with the regulations, the proposed project is to be evaluated under only the redevelopment performance standards at 310 CMR 10.58(5). As designed, the project enables the restoration of 27,120 square feet of presently degraded riverfront area. These areas are primarily situated immediately adjacent to the stream (i.e. 0 feet of vegetation or buffer adjacent to the stream), especially on the eastern side. Proposed restoration activities (plantings with native trees, shrubs and seed mixes) will restore existing degraded riverfront area and establish new vegetation/buffer generally measuring at least 25 to 50 feet, with the establishment of as much as +/- 100 feet of vegetated buffer between developed areas and the stream. New alteration proposed within existing non-degraded riverfront area is situated almost entirely in the outer riparian zone (i.e. over 100' from the stream). If evaluation under 10.58(4) is required for work proposed in presently non-degraded portions of the riverfront area, the project would inherently be limited in its ability to provide restoration as currently designed. In this interpretation, the bifurcated application of the two separate sets of riverfront area performance standards would favor a project design that allows degraded riverfront area immediately adjacent to the stream to remain as-is, in lieu of restoration of areas immediately adjacent to the stream and development of areas farther from the stream. Therefore, the site would remain with little to no vegetated riverfront area to protect the stream in much of the northern and eastern portions of the site. This would also result in more construction closer to the residential neighborhood at the east of the site.

The Superseding Order of Conditions (SOC) referenced in comment W26 is more than a decade old and does not change the interpretation here. Firstly, SOCs are not legally binding or precedent-setting in any way. Additionally, the 2013 SOC appears to describe a site that had very limited degraded riverfront area and a substantial portion of non-degraded area. In contrast, the site subject to this application is very clearly substantially degraded.

A much more recent SOC issued by MassDEP (DEP File No. 234-0922) on 10/8/2024 approved a project that proposed the expansion of a building and yard space into a non-degraded riverfront area. In this SOC proceeding, MassDEP did not require the Applicant to analyze the project under both 310 CMR 10.58(4) and 10.58(5). Instead, analysis under only 10.58(5) was appropriate, because the mitigation/restoration provided in order to comply with the redevelopment performance standards offered a greater level of protection to the stream and its associated riverfront area, despite the project encroaching into previously non-degraded riverfront area.

The interpretation of the riverfront area regulations taken is the same Goddard has successfully utilized on countless other permitted projects across the state and the same that has been presented to the Commission from the beginning of the LIP Review process, where the Commission voted to unanimously support the project due to its merits of protecting and, indeed, enhancing the resource areas on site. Documentation of compliance with the applicable performance standards has been outlined in the attached Regulatory Compliance Analysis. With the inclusion of over 27,000 square feet of restoration, it is clear that this project has been designed to align with the intent of the Wetlands Protection Act by improving

previously degraded areas and establishing substantial areas of native vegetation where none currently exists, among other things.

Goddard and the project team believe that the responses and revised materials provided sufficiently address BETA's comments and enable the Commission's complete review of the proposed work. If you have any questions, please feel free to contact us at (508) 393-3784.

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ALLEN & MAJOR ASSOCIATES, INC.

July 24, 2025

Tyler Paslaski Permitting Specialist Town of Franklin Conservation Commission 355 East Central Street Franklin, MA 02038	**A&M Project #:**	3317-01A
	Re:	444 East Central Street MassDEP NOI Peer Review

Dear Mr. Paslaski,

On behalf of our client, TAG Central LLC, Allen & Major Associates, Inc. (A&M) is providing the following responses to a letter dated July 10, 2025. The responses below are only for the stormwater (SW) comments from the letter. Responses to other comments will be submitted under a separate cover.

The response to comments is shown below in **bold,** preceded by the original comment shown in *italics.*

Key Issues/Concerns:

SW1: Identify rim elevations on drain structure tables and ensure that adequate separation is provided between the rim and invert elevations.
A&M Response: The grading and drainage plan was revised to include rim elevations on the drain structure table.

SW2: Provide map delineating watershed areas for each of the proposed catch basins to verify data in structure table.
A&M Response: The Catch Basin Watershed Exhibit (EXH-3) has been added to the Civil Plan Set. This plan illustrates the delineated watershed areas contributing to each catch basin.

SW3: Review hydraulic calculations for drainage pipes. Several pipe spans appear to be absent from the calculations. Ensure that drain pipes conveying stormwater runoff from offsite locations are adequately sized to prevent flooding of adjacent properties.
A&M Response: All drainage piping has been added to the HydorCAD model. All drain pipes conveying stormwater runoff from abutters have been proposed to meet existing pipe capacities (size and slope) or been included in the pipe sizing analyses.

SW4: Review hydraulic calculation for the pipe segment between DMH21WQU to DMH20. The required capacity is greater than the provided capacity.
A&M Response: Hydraulic calculations for pipe segments have been reviewed to confirm adequate capacity.

SW5: Provide a label and invert information for the proposed DM to be installed on top of the existing drainage line, located directly west of the proposed pool. In addition, provide the data associated with the existing stormwater facilities on the adjacent lot at 440 East Central Street to ensure that this proposed connection does not interfere with the performance of the existing stormwater facilities.
A&M Response: Invert information has been added to the drain manholes intercepting the drainage lines from 440 East Central Street that are discharged on the applicant's parcel. Proposed drainage pipes have been designed to match or exceed the drainage capacity of the existing pipes to confirm they will not interfere with the performance of the existing stormwater facilities.

SW6: Identify the existing invert for the existing catch basin upstream of DMH25. Confirm that the outlet invert for DMH25 has been selected to maintain positive drainage from this existing catch basin to the new outfall.
A&M Response: The existing invert has been identified on the plans, and the proposed design maintains positive drainage from the existing catch basin to the new outfall.

SW7: Indicate the disposition of existing pipe segments and outfalls associated with offsite drainage connections from the west and all culvert crossings. Clearly indicate which segments are to be retained and which will be abandoned or removed.
A&M Response: Plans have been updated to clearly indicate which segments of existing pipes will be retained.

SW8: Provide catchbasin catchment and pipe size calculations to determine adequacy of grate inlet capacity and pipe sizes to accommodate 25-year storm event.
A&M Response: A grate inlet capacity has been provided in the drainage report.

SW9: Review all locations where drainage and sewer utilities cross. Inverts for the proposed sewer system appear to be at a similar elevation to the proposed drainage, and therefore conflicts may occur at crossings. Recommend depicting all inverts on a single plan to evaluate conflicts.
A&M Response: Sewer and drainage crossings have been called out on the utilities plan.

SW10: Provide details for trench drain.
A&M Response: A detail for the gravel trench drain has been provided.

SW11: BETA recommends that the proposed outfalls be pulled back to the edge of fill and allow existing vegetation to be maintained to help stabilize the area prior to discharge. In addition, invert elevations at these outfalls should be noted on the plans.
A&M Response: The proposed outfalls have been pulled back to the edge of fill to the maximum extent possible. The invert elevation of the outfalls has been added to the grading and drainage plan.

SW12: Consider providing a grate or similar measure at outfalls and culverts to prohibit access by pedestrians and wildlife.
A&M Response: The proposed pipe outfalls are not large enough for access to pedestrians.

SW13: Evaluate if fencing or a similar barrier is needed along the proposed retaining walls and the crest of the slope along the perennial stream for pedestrian safety.
A&M Response: The layout and materials plan were revised to show fall protection fencing on top of the retaining walls for pedestrian safety. Please see sheet C-507 for details of the wall with fence protection.

SW14: Indicate any existing or proposed easements for the conveyance of stormwater across property lines. The proposed stormwater management system includes piped connections from the abutting lot to the west, and the perennial stream and culverts carry stormwater runoff from offsite properties.
A&M Response: There are no existing or proposed drainage easements on the site.

SW15: Provide calculations for sizing of riprap aprons, including stone sizing.
A&M Response: Riprap sizing calculations have been provided.

SW16: Provide table comparing pre- and post-development runoff volumes for each design point.
A&M Response: A table of pre- and post-development volumes has been provided in the drainage report.

SW17: Revise watershed plans such that the soil group labels are not obstructing important existing and proposed information.
A&M Response: The soil group labels on the existing and proposed watershed plans were revised to not obstruct the existing and proposed information.

SW18: Revise node numbers for Ponds in HydroCAD model to clarify which system is being referred to. UIS4 is titled "Underground Chamber #5" and UIS5 is titled "Underground Chamber #6".
A&M Response: The node numbers for ponds UIS5 and UIS6 were revised to correctly reflect the drainage system labels in the grading and drainage plan.

SW19: Revise HydroCAD model to include UIS #4. This system's catchment area is anticipated to include portions of subcatchment P-2. Overflow from this system should be routed to Pond CC: Culvert Crossing.
A&M Response: The proposed HydroCAD model was revised to include UIS #4. The proposed subcatchment "CB2" was added to delineate the outdoor area, which includes a paved pathway that was included in the model.

SW20: Revise the pre-development HydroCAD model to also include Pond CC: Culvert Crossing, modified for existing grading, for consistency between the pre- and post-development models.
A&M Response: All culvert crossings have been added to both pre- and post-development models.

SW21: Provide ponding analysis at 2nd culvert crossing also to ensure that the wetlands are not providing any attenuation capability more than the existing conditions. In addition, flood levels associated with Uncas Brook should be considered in the hydraulic calculations associated with the culverts.
A&M Response: The stream crossings have been added to the model and provide ponding elevations.

SW22: There are several isolated depressions on the site that should be considered in the existing conditions analysis.
A&M Response: The existing conditions model has been updated to include low points in the analysis.

SW23: Review routing for subcatchment P-13. Based on the grading and drainage plan, a portion of this subcatchment will be captured by the trench drain, but the majority of stormwater runoff will flow, unhindered, onto the Site for conveyance to UIS-1 or UIS-5.
A&M Response: The subcatchment areas have been updated.

SW24: Provide spot grades at the driveway entrance at East Central Street to confirm that roadway runoff will not be conveyed onto the Site.
A&M Response: The grading and drainage plan was revised to show existing and proposed spot grades to ensure roadway runoff will not be conveyed onto the proposed site. The proposed design now incorporates a high point at the property line.

SW25: Provide spot grades at internal "corners" along parking lot curbs, particularly around landscaping islands, to ensure positive drainage towards catch basins.
A&M Response: Spot grades have been added to the plans.

SW26: Review model for Subcatchment P-2. The plans indicate a paved pathway through this area that is not represented in the model.
A&M Response: The subcatchment areas have been updated.

SW27: Review model for Subcatchments P-3, P-5, and P-6. The areas modelled as paved parking are inconsistent between the plans and the model.
A&M Response: The subcatchment areas have been updated.

SW28 Revise subcatchments E-5, E-6, E-7, P-10, P-12, and P-13 to use actual cover types, based on aerial imagery and survey data, rather than the more generic "1/4 acre lot" cover type.
A&M Response: The cover types for subcatchment areas located off the property have been updated to accurately reflect the existing land cover based on aerial imagery

SW29: Review soil group ratings utilized in the hydroCAD models. NRCS mapping indicates an HSGR of A for the majority of the Site, yet the hydroCAD model utilizes an HSGR of B.
A&M Response: We selected the HSGR rating of A, based on evidence gathered through field investigations. Specifically, test pits excavated on-site revealed predominantly sandy soils. In addition, textural analyses confirmed low fines content, further supporting the classification. These findings collectively justify the assigned HSGR and ensure consistency with observed site conditions.

SW30: Provide calculations for time of concentration for all subcatchments, rather than assuming a minimum TC of 6 minutes or other "direct entry" values. The designer is reminded that the Tc for a watershed is the greatest travel time, not distance, especially in the existing conditions analysis.
A&M Response: The time of concentration values for each of the subcatchments are revised.

SW31: Identify the weir elevation for proposed outlet controls structures on the plans to ensure consistency between the hydroCAD model and the design.
A&M Response: Weir elevations for the proposed outlet control structures have been added to the plans.

SW32: Review HydroCAD model for UIS-1, UIS-2, UIS-3, UIS-4. The outlet invert elevation, and in some cases, the pipe diameter, is inconsistent with the plans.
A&M Response: The HydroCAD and UIS system elevations on the plans have been coordinated.

SW33: Clarify outlet design for UIS-3, UIS-4, and UIS-5. The models for each system identify two 9.0" vertical orifices/grates for each system. These orifices must be identified on the plans to ensure consistency between the model and the design.
A&M Response: The outlet control design has been added to the plan set.

SW34: Provide calculations for sizing of trench drain to ensure that offsite runoff will be captured, rather than bypassing the drain and flowing into UIS-1.
A&M Response: The gravel trench drain outlet pipe has been added to the HydroCAD model to ensure proper sizing.

SW35: Recommend a condition that an agent of the town observe native soils after excavation for basins to confirm design assumptions.
A&M Response: The applicant takes no exception to an agent of the town observing the excavation prior to infiltration installation as a condition of approval.

SW36: Provide plan identifying the location of previously completed test pits. Clarify if soil tests were completed in the footprint of proposed infiltration areas.
A&M Response: The Test Pit Exhibit (EXH-1) has been added to the Civil Plan Set. This plan includes the locations and results of both previously completed and recently conducted test pits, as well as boring locations and monitoring wells. The proposed drainage system footprints are also shown to clearly demonstrate that the test pits were performed within the areas of the proposed drainage system.

SW37: Test pit logs identify two separate logs each for TP-112 and TP-113. Correct the labels as necessary.
A&M Response: The compiled test pit log forms have been revised to correct the duplicate entries for TP-112 and TP-113

SW38: The plans indicate several boring locations throughout the Site. Clarify if these borings have been completed and provide boring logs if available.
A&M Response: The completed boring locations have been added to the Test Pit Exhibit, and the corresponding boring log information has been included in the Drainage Report.

SW39: Test pit logs identify a depth to groundwater ranging from 1.33 ft below grade to 5.83 ft below grade. As the test pit locations are not depicted on the plans, it is unknown if shallow groundwater will conflict with the proposed systems.
A&M Response: The test pit locations have been added to the Grading and Drainage Plans and are also provided on a separate Test Pit Exhibit for clarity.

SW40: Based on the average depth to groundwater encountered the test pits, systems UIS-3, UIS-5 do not have adequate separation to groundwater. Review and revise these systems as necessary.
A&M Response: Underground infiltration systems have provided at least 2' of separation to the estimated seasonal high groundwater elevations.

SW41: BETA notes that test pits were conducted in May, outside of the period of probably high groundwater.
A&M Response: It should also be noted that late spring was unusually wet this year, and high groundwater levels were recorded until early June.

SW42: Provide required mounding analysis where infiltration SCMs have less than 4 feet of separation to estimated seasonal high groundwater.
A&M Response: Mounding analysis has been provided for all drainage systems and can be found in the appendix of the drainage report.

SW43: Provide drawdown calculations for all six subsurface systems. Only five systems are represented in the calculations.
A&M Response: The MA DEP standard calculation spreadsheet was revised to include all the proposed subsurface systems. The calculation sheet can be found in the appendix of the drainage report.

SW44: Recommend providing separate infiltration systems for roof runoff. These typically will require less maintenance and have a longer life span.
A&M Response: Separate infiltration systems for roof runoff are not economically feasible on this project and are not required.

SW45: The proposed subsurface systems are to be installed in fill areas. Include a requirement to overexcavate the systems, as needed, to remove undesirable material such as fill.
A&M Response: Drainage Note #16 has been added to C-001 stating – "Underground infiltration systems shall not be installed above fill. Contractor must over excavate unsuitable material, backfill, and compact with suitable material to be approved by the engineer and Geotech prior to construction".

SW46: Remove pretreatment devices from TSS worksheet for total TSS; the 80% TSS provided by the subsurface system is inclusive of required pretreatment.
A&M Response: The TSS worksheet has been revised.

SW47: Provide separate TSS Removal calculations for each outfall including pretreatment at each treatment train.
A&M Response: The TSS worksheet has been revised to include each outfall.

SW48: Some impervious surfaces are not draining to treatment SCMs, including subcatchments P-7, P-9, and P-14. Provide required treatment for these areas.
A&M Response: Additional mitigation has been provided to treat impervious areas.

SW49: Provide third party TSS removal rate documentation for proprietary water quality unit, including sizing calculations based on treatment flow rate.
A&M Response: A third-party documentation has been provided in the drainage report.

SW50: Confirm that adequate water quality volume is provided for system UIS-3. As noted in a previous comment, the impervious area proposed for subcatchment P-3 appears to be greater than what has been identified in the model. As such, the required water quality volume calculation may be inaccurate as well.
A&M Response: The water quality volume calculations have been updated to reflect the impervious areas outlined in the Catch Basin Watershed Exhibit.

SW51: Revise long-term pollution prevention narrative related to vehicle washing. There is a likelihood that residents may choose to wash their vehicles in the parking lot.
A&M Response: There are no hose bibs or areas being designed for car washing on this project. The applicant takes no exception to the Commission adding a condition of approval that does not allow car washing infrastructure on this project.

SW52: Provide oil grit separator, sand filter, filtering bioretention area, or equivalent for treatment trains originating in any LUHPPL area. IF the water quality units are intended to meet this requirement, demonstrate that they have similar oil and grease treatment capabilities to the aforementioned controls.
A&M Response: The water quality units and the hoods on the deep sump catch basins are intended to meet this requirement for oil and grease treatment.

SW53: Indicate means of emergency shut-off or containment prior to discharge to an infiltration SCM.
A&M Response: A shutoff valve has been added to the inlet pipes of UIS-1. All other parking areas are not considered a LUHHPL.

SW54: Provide measures to protect open excavations for subsurface structures during construction.
A&M Response: As noted on sheets C-001 and C-002, excavations shall be protected with tubular barriers.

SW55: Provide a general construction sequence including phasing of work on the plan.
A&M Response: An estimated construction sequencing plan has been provided on sheet C-002. A more detailed phasing plan can be provided prior to construction start as a condition of approval.

SW56: Provide signature(s) of the owner(s) on the Operation and Maintenance Plan (§153-18.B(5)).
A&M Response: The Operation and Maintenance Plan has been signed by the owner.

SW57: Include provision requiring a documentation submittal to the DPW confirming when maintenance has been satisfactorily completed (§153-18.B(6)).
A&M Response: The applicant takes no exception to this being a condition of approval.

SW58: Provide map, drawn to scale, that shows the location of all stormwater SCMs in each treatment train and snow storage areas.
A&M Response: The BMP plan (EXH-2) was added to the plan set to display all stormwater SCMS in each treatment train, as well as snow storage areas.

SW59: Include operation and maintenance requirements for trench drain and add to maintenance checklist.
A&M Response: The stone trench drain has been added to the operation and maintenance checklist.

SW60: Include operation and maintenance requirements for Pond CC: Culvert Crossing. This basin has been incorporated into the hydroCAD model and therefore must be maintained similar to a detention basin.
A&M Response: The stream crossings have been added to the stormwater operation and maintenance checklist.

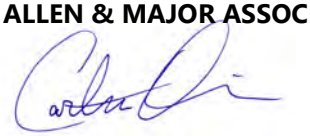
SW61: Maintenance inspection ports are required on all subsurface systems which should be depicted in plan view and noted in the report.
A&M Response: Maintenance Inspection ports were added to all subsurface systems and were noted in the drainage report.

SW62: Provide owner's signature on Illicit Discharge Compliance Statement.
A&M Response: The illicit Discharge Compliance Statement has been signed by the owner.

A&M believes these responses will provide sufficient information for the continued review of this application. If you require additional information, please feel free to contact me.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.



Carlton M. Quinn, PE
Principal

Copy: TAG Central LLC (by email)

Enclosures: Civil Plan Set, dated 7/21/25
Drainage Report, dated 7/21/25

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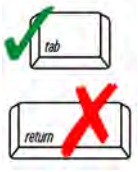
Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



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):

444 East Central Street — a. Street Address
Franklin — b. City/Town
MA — c. Zip Code

Latitude and Longitude:
42.12837 — d. Latitude
71.44142 — e. Longitude

284 — f. Assessors Map/Plat Number
66 — g. Parcel /Lot Number

2. Applicant:

A.J. — a. First Name
Alevizos — b. Last Name
TAG Central LLC — c. Organization
275 Regatta Dr — d. Street Address
Jupiter — e. City/Town
FL — f. State
33477 — g. Zip Code
561-685-5336 — h. Phone Number
i. Fax Number
aj@tagdevco.com — j. Email Address

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

Wayne — a. First Name
Stobbart — b. Last Name
Stobbart Properties LLC — c. Organization
444 East Central Street — d. Street Address
Franklin — e. City/Town
MA — f. State
02038 — g. Zip Code
508-962-0080 — h. Phone Number
i. Fax Number
wayne@stobbartnurseries.com — j. Email address

4. Representative (if any):

Chris — a. First Name
Frattaroli — b. Last Name
Goddard Consulting, LLC — c. Company
291 Main Street, Suite 8 — d. Street Address
Northborough — e. City/Town
MA — f. State
01532 — g. Zip Code
617-620-2740 — h. Phone Number
i. Fax Number
chris@goddardconsultingllc.com — j. Email address

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

$7875 — a. Total Fee Paid
$3925 — b. State Fee Paid
$3950 — c. City/Town Fee Paid

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A. General Information (continued)

6. General Project Description:

Construction of 40B multifamily development on historic nursery/landscape yard property totaling 264 units, including associated parking, stormwater management, habitat enhancement/invasive species management and wetland replication.

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)

310 CMR 10.53(3)j - Construction of a dock
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**
37433	112

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	12.5 (+4 for dock limited project) 1. linear feet	12.5 2. linear feet
b. ■ Bordering Vegetated Wetland	40 (+32 for dock limited project) 1. square feet	6,180 2. square feet
c. ■ Land Under Waterbodies and Waterways	160 (for dock limited project) 1. square feet 0 3. cubic yards dredged	0 2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ■ Bordering Land Subject to Flooding	2,580 1. square feet 4,131 3. cubic feet of flood storage lost	6,604 2. square feet 15,957 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	Unnamed, 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: 370,970 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.
151,710	57,915	93,795

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 https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review).
Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.
** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.

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

(c) ☐ MESA filing fee (fee information available at https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review).
Make check payable to "Commonwealth of Massachusetts - NHESP" and ***mail to NHESP*** at above address

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

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

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

North Shore - Plymouth to New Hampshire border:

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

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

c. ☐ Is this an aquaculture project? d. ☐ Yes ■ No

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

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Franklin
City/Town

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

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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City/Town

D. Additional Information (cont'd)

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

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

Civil Site Plans for 40B Multifamily Site Development 444 East Central Street Franklin MA
a. Plan Title

Allen & Major Associates Inc.
b. Prepared By

Carlton M Quinn, PE, et al.
c. Signed and Stamped by

7/21/2025
d. Final Revision Date

Varies
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:

1155
2. Municipal Check Number

4/16/25
3. Check date

1154
4. State Check Number

4/16/25
5. Check date

TAG Central LLC
6. Payor name on check: First Name

7. Payor name on check: Last Name

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin
City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant	2. Date: 4/16/25
3. Signature of Property Owner (if different): Wayne Stobbart	4. Date: 4/16/25
5. Signature of Representative (if any)	6. Date: 4/16/25

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

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

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

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

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

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

A. Applicant Information

1. Location of Project:

a. Street Address	b. City/Town
444 East Central Street	Franklin
c. Check number	**d. Fee amount**
1154	$3925

2. Applicant Mailing Address:

a. First Name	b. Last Name
Alexander	Alevizos

c. Organization: TAG Central LLC

d. Mailing Address: 275 Regatta Dr

e. City/Town	f. State	g. Zip Code
Jupiter	FL	33477

h. Phone Number	i. Fax Number	j. Email Address
561-685-5336		aj@tagdevco.com

3. Property Owner (if different):

a. First Name	b. Last Name
Wayne	Stobbart

c. Organization: Stobbart Properties LLC

d. Mailing Address: 444 East Central Street

e. City/Town	f. State	g. Zip Code
Franklin	MA	01532

h. Phone Number	i. Fax Number	j. Email Address
617-620-2740		wayne@stobbartnurseries.com

B. Fees

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

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

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

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

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

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

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

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

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NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3b	5	$1050*1.5	$7875

Step 5/Total Project Fee: $7845 (+$20,000 bylaw)

Step 6/Fee Payments:

Total Project Fee: $7875
a. Total Fee from Step 5

State share of filing Fee: $3925
b. 1/2 Total Fee **less $**12.50

City/Town share of filling Fee: $3950
c. 1/2 Total Fee **plus** $12.50

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

REGULATORY COMPLIANCE ANALYSIS

444 East Central Street, Franklin MA
Prepared by: Goddard Consulting LLC
Prepared for: TAG Central LLC
Date: 4/16/2025, Revised 6/19/2025, 7/28/2025

1.0 INTRODUCTION

On behalf of TAG Central LLC (the Applicant), Goddard Consulting, LLC (Goddard) is pleased to submit this Regulatory Compliance Analysis as a supplement to the Notice of Intent. This analysis describes existing conditions, proposed conditions and project compliance with relevant performance standards contained within 310 CMR 10.00 et seq.

The project site is located at 444 East Central Street in Franklin (Map: 284, Lot: 66) and totals approximately 15 acres. The site is comprised of previously degraded and disturbed riverfront area consisting of the two existing buildings and outbuildings, variety of compost/brush piles, construction and landscaping supplies, abandoned vehicles and other anthropogenic impacts. One perennial stream is located centrally within the parcel with associated Bordering Vegetated Wetlands (BVW) and Bordering Land Subject to Flooding (BLSF).

According to Natural Heritage Endangered Species Program (NHESP) mapping, the Project Site is not within an area mapped as Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife, or an Area of Critical Environmental Concern. There are no mapped certified or potential vernal pools on the site. The site is not located within an Outstanding Resource Waters (ORW) area. Only a small portion of the site is located within a FEMA Flood Zone A, which constitutes the resource area Bordering Land Subject to Flooding (BLSF).

Photo 1: View of existing degraded area onsite east of the stream.

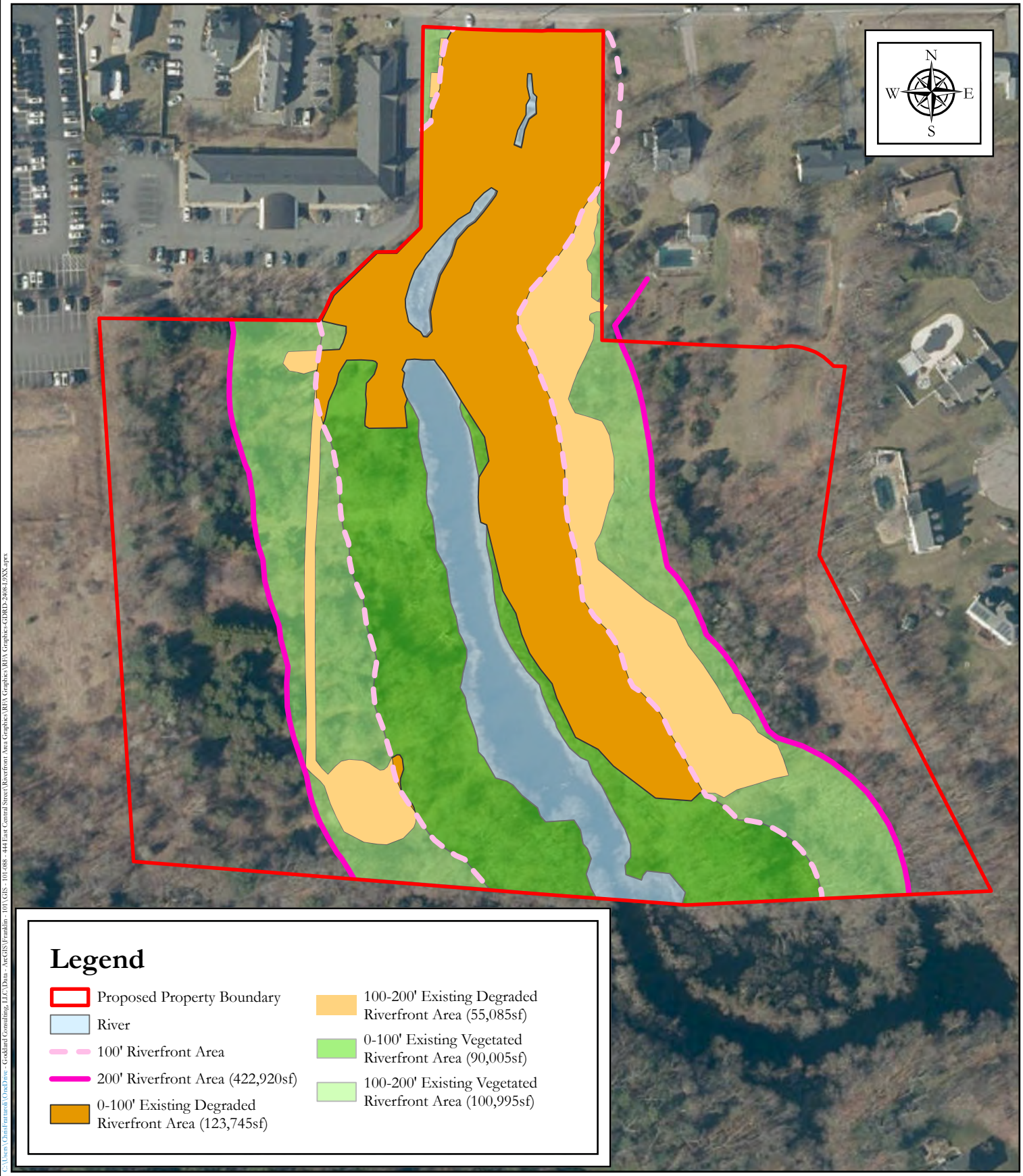
2.0 RIVERFRONT AREA

The Mean Annual High-Water (MAHW) line of the perennial stream on site was delineated by Goddard and confirmed with an Order of Resource Area Delineation. Massachusetts WPA Regulations define the Riverfront Area as "the area of land between a river's mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away." A total of 370,970 square feet of Riverfront Area is present on the locus site. The following table summarizes the cover types within the 200-foot and 100-foot Riverfront Areas on site under existing conditions. See also the included graphic titled *Existing Conditions in Riverfront Area*, Goddard Consulting LLC, 6/16/2025.

Riverfront Area Existing Conditions		
Degraded 0-100' RFA	123,745 sf	178,830 sf
Degraded 100-200' RFA	55,085 sf	
Vegetated 0-100' RFA	90,005 sf	191,000 sf
Vegetated 100-200' RFA	100,995 sf	

The applicant proposes to develop the site as a multifamily housing development. The project will reuse existing degraded Riverfront Area and will restore existing degraded Riverfront Area with native vegetation to the greatest extent practicable. The following table summarizes the cover types within the 200-foot Riverfront Areas on site under proposed conditions. See also the included graphic titled *Proposed Conditions in Riverfront Area*, Goddard Consulting LLC, 7/28/2025.

Riverfront Area Proposed Conditions		
Degraded 0-100' RFA	57,915 sf	151,710 sf
Degraded 100-200' RFA	93,795 sf	
Vegetated 0-100' RFA	157,170 sf	219,365 sf
Vegetated 100-200' RFA	62,195 sf	



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GODDARD CONSULTING
Strategic Ecological Consulting

Existing Conditions in Riverfront Area

444 East Central Street
Franklin, MA 02038

0 100 200 Feet

1" = 200'

71.3771102°W, 42.0778722°N

Date: 06/16/2025

Parcel ID: 284-66

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GODDARD CONSULTING
Strategic Ecological Consulting

Proposed Conditions in Riverfront Area

444 East Central Street
Franklin, MA 02038

0 100 200 Feet

1" = 200'

71.3771102°W, 42.0778722°N

Date: 07/28/2025

Parcel ID: 284-66

Riverfront Area Net Change		
Degraded 0-100' RFA	- 65,830 sf	- 27,120 sf
Degraded 100-200' RFA	+ 38,710 sf	
Vegetated 0-100' RFA	+ 67,165 sf	+ 28,365 sf
Vegetated 100-200' RFA	- 38,800 sf	

The project has been designed to meet the Wetlands Protection Act's performance standards for work within the 200-foot Riverfront Area and to minimize impacts to the greatest extent practicable. This project constitutes Riverfront Area redevelopment because it consists of the replacement and expansion of existing structures in a previously developed Riverfront Area. The project also proposes removal and rehabilitation of areas that have historically been negatively impacted by the presence of surfaces from existing structures or pavement, absence of topsoil, junkyards, and abandoned dumping grounds. An explanation of how the project meets the applicable performance standards follows.

§ 10.58	**Riverfront Area:** **The area of land between a river's mean annual high-water line and a parallel line measured horizontally outward from the river and a parallel line located 200 feet away.**

	Performance Standard	**Compliance**
10.58 (5)	*Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:*	The proposed project has been designed as a Riverfront Area (RFA) redevelopment project. The existing buildings on site have been present within the RFA since the mid-1990s. The site has been in use as a nursery operation, including clearing, grading, cultivation and access roadways since at least the 1960s. Proposed work shall conform to the following criteria as outlined below.
10.58 (5)(a)	*At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.*	The proposed work will result in an improvement of the capacity of the RFA to protect the interests of the WPA. This will be achieved by removing impacted and developed areas from within feet of resource areas, by providing stormwater management where there is currently none, and by managing invasive species.

10.58 (5)(b)	*Stormwater management is provided according to standards established by the Department.*	Stormwater management has been designed to comply with the MassDEP Stormwater Standards.
10.58 (5)(c)	*Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).*	Proposed work is not situated any closer to the river than existing conditions. Presently, degraded areas and anthropogenic debris are located immediately along the resource area boundary, and in some locations, debris can be found within the resource areas on site. With the exception of the two reused stream crossings, proposed work is located farther from the river than under existing conditions.
10.58 (5)(d)	*Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).*	One of the five proposed buildings is located entirely outside of the RFA, and two more buildings are located entirely outside of the inner riparian zone (100' RFA). Proposed work has been sited to be outside of the RFA to the greatest extent practicable, but some proposed work is slightly closer to the river than existing conditions. Therefore, the project must comply with 310 CMR 10.58(f) and/or (g) as described below.
10.58 (5)(e)	*The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).*	The total square footage of RFA onsite is 370,970 square feet, 10% of which is 37,097 square feet. Existing degraded RFA totals 178,830 square feet, which exceeds the 10% threshold. Therefore, the project must comply with 310 CMR 10.58(f) and/or (g) as described below.
10.58 (5)(f)	*When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:* 1. *removal of all debris, but retaining any trees or other mature vegetation;* 2. *grading to a topography which reduces runoff and increases infiltration;* 3. *coverage by topsoil at a depth consistent with natural conditions at the site; and* 4. *seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;*	Restoration of onsite degraded riverfront area is proposed. All existing degraded areas not to be reused for development will be revegetated, to result in a net decrease of approximately 27,120 sf of degraded riverfront area, thereby exceeding a 1:1 ratio of restoration. Please refer to the landscape sheets of the plan set for details regarding the native planting scheme.

10.58 (5)(g)	*When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Energy and Environmental Affairs.*	Mitigation for purposes of compliance with this section is not proposed. However, invasive species management is included in the proposal. This invasive species management is an additional environmental benefit intended to allow the areas proposed for revegetation to thrive with reduced invasive species pressure. Additionally, the Applicant proposes preserving a portion of the locus site's wetlands and buffer zones by conveying over 1.5 acres of land to the Town of Franklin as conservation land. This conveyance is not intended for the purposes of compliance with this section but contributes to the protection of the interests of the Act. Please refer to attached plan entitled *Preservation Land Exhibit*, Allen & Major Associates, Inc., 6/9/2025.
10.58 (5)(h)	*The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.*	The Applicant is amenable to such a condition. The Restoration, Replication and Mitigation Plan also outlines monitoring protocols to ensure success of the restoration areas for at least three growing seasons. This monitoring program consists of documenting a variety of items to demonstrate the health of the restoration and mitigation areas including assessment of invasive species growth, survival and establishment of native vegetation, stabilization of soils and more.

Alternatives Analysis

The alternatives analysis below has been provided to demonstrate that the Applicant has evaluated options to avoid and minimize impacts to wetland resource areas per Section 310 CMR 10.55(4)(b). The alternatives presented include the 1) No-Build Alternative, 2) Five Story Building Alternative, and 3) Parking Alternative.

No-Build Alternative

The site would not be developed under the No-Build Alternative. The proposed buildings could not be built. The No-Build Alternative's effects make it impossible to build sizable upland areas and disregards the necessity for mixed-income housing development on a local and regional level. A no-build alternative also would preclude cleanup of the site, installation of stormwater management, control of invasive species, and native plantings as proposed.

Five Story Building Alternative
This alternative proposes increasing the building heights to five stories to achieve a similar unit density and parking count, which would in turn yield less impact to the 100-foot Riverfront Area and the 200-foot Riverfront Area. This alternative would not be feasible due to conflicts with previously granted approvals based on lower maximum building heights. The proposed project as designed currently requires a zoning waiver due to the 4-story height. Increasing the maximum height of the buildings to five stories would make the project even more zoning-nonconforming and would be inconsistent with local neighborhood character, aesthetics and prior project approvals.

Parking Alternative
This alternative proposes placing parking at the ground floor of the proposed buildings and elevating the buildings by one story to achieve the same required density. This alternative would allow for less impervious surface on-site as well as less impact to the Riverfront Area. As mentioned above, the additional height required in this alternative would conflict with Franklin's Zoning Bylaw and impact the neighborhood aesthetics. Locating the parking below grade underneath the buildings is similarly not feasible due to shallow depth to estimated seasonal high groundwater.

3.0 BORDERING VEGETATED WETLAND

A small amount of fill (40 square feet) is proposed within the delineated Bordering Vegetated Wetland (BVW) along the proposed improved southern stream crossing. ECB will be installed around the limit of work in accordance with approved site plans prior to any earth disturbance to limit the potential for any erosion or sedimentation to leave the work area and travel offsite or towards resource areas on site.

§10.55	Bordering Vegetated Wetlands (BVW)	
	Performance Standard	**Compliance**
	(a) Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.	An improved wetland crossing is required to safely allow the travel of people and vehicles to the western portion of the site. Retaining walls will be constructed to limit the impact to the greatest extent possible. This proposed work amount to an impact to the BVW of 40 square feet. A 7,145 square foot wetland replication area is proposed in the southeast corner of the site to comply with the following sections.
10.55 (4)	*(b) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost* *1. the surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area");*	The proposed work results in the impact of 40 square feet of BVW, far below the allowable 5,000 square foot threshold. The replacement area is far greater than the area that will be lost, resulting in an increase of BVW on site of 7,105 square feet. The surface and groundwater elevations have been designed to approximate that of the adjacent BVW, and is situated at a similar location with respect to the bank. The replication area will have an unrestricted hydraulic connection to the same BVW

	2. the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area; *3. The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area;* *4. the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area;* *5. the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area;* *6. at least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods;* *and 7. the replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00.*	within the same reach of the wetland. As outlined in the Replication, Restoration and Mitigation Plan, the replication area will be reestablished with at least 75% cover by native vegetation and the establishment of wetland hydrology/soil conditions. If this standard is not reached, the Applicant shall prepare a plan that will meet these goals. The replication area does not interfere with compliance with other performance standards for other resource areas.
	(c) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when; *1. said portion has a surface area less than 500 square feet;* *2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and* *3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.*	Not applicable.
	(d) Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.	This site contains no Estimated or Priority Habitat, nor any mapped potential or certified vernal pools. Generally, much of the site is disturbed or degraded, with limited natural vegetation.
	(e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern […]	There are no mapped Areas of Critical Environmental Concern (ACECs) according to MassGIS data layers.

4.0 BORDERING LAND SUBJECT TO FLOODING

Bordering Land Subject to Flooding (BLSF) is present on site as depicted on the site plans. Massachusetts WPA Regulations define BLSF as "an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds, or lakes."

The project proposes +/-153 cy (4,131cf) of BLSF fill around the southern stream crossing, and +/-591 cy (15,957cf) of cut around the proposed dock and replication area. In sum, the existing flood storage capacity of the Bordering Land Subject to Flooding (BLSF) on site totals 24,256.5 cubic feet. The proposed capacity of BLSF to contain floodwater will be 36,095.5 cubic feet. Therefore, the project proposes an increase in flood storage capacity of 11,839 cubic feet. An increase is provided at each contour interval. This means that the site will be capable of storing a greater volume of floodwater than under existing conditions. Please refer to attached engineering drawings entitled as follows:

- *Existing Flood Plain Volume Exhibit* (4 sheets), Allen & Major Associates, Inc., 6/18/2025
- *Proposed Flood Plain Volume Exhibit* (4 sheets), Allen & Major Associates, Inc., 7/25/2025
- *Flood Plain Volume Cut/Fill* (1 sheet), Allen & Major Associated, Inc., 7/25/2025

A summary of existing and proposed flood storage capacities is provided in the table below:

Contour Interval	**Existing Volume**	**Proposed Volume**	**Net Change**
268'-269'	640 cf	2,932 cf	+2,292 cf
269'-270'	5,134.5 cf	10,046 cf	+4,911.5 cf
270'-271'	18,482 cf	23,117.5 cf	+4,635.5 cf
Total:	**24,256.5 cf**	**36,095.5 cf**	**+11,839 cf**

An analysis of the BLSF performance standards is provided below.

§ 10.57	**Bordering Land Subject to Flooding:** **An area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds, or lakes.**	
Performance Standard		**Compliance**
10.57 (4)(a)(1)	*Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.* *(1) Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.*	Some fill of BLSF is proposed, primarily around the existing crossing to be improved at the center of the site. The project's engineer, Allen & Major Associates, Inc. has incorporated compensatory flood storage in the grading plan design. Please refer to attached engineering drawings, which graphically and numerically depict the existing and proposed flood storage capacity at each 1-foot contour interval. In all, the project will result in an increase of 11,839 cubic feet of flood storage capacity. Compensatory flood storage will have an unrestricted hydraulic connection to the perennial stream on site. Compensatory storage is provided nearly immediately adjacent to areas where flood storage is lost.
10.57 (4)(a)(2)	*(2) Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.*	No work within BLSF will restrict flows to increase flood stage or velocity. Under proposed conditions, floodwater will be able to fill a slightly larger lateral space, serving to reduce flood stage and velocity.
10.57 (4)(a)(3)	*(3) Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.*	In the area of proposed work within BLSF, no significant wildlife habitat is present. No vernal pools or NHESP mapped habitats exist therein. Furthermore, the area of BLSF to be impacted is comprised primarily of degraded riverfront area (i.e. lacking topsoil and vegetation) or a near monoculture of common reed (*Phragmites australis*) in areas that do contain vegetation.

5.0 BUFFER ZONE (100-FOOT)

Work in the buffer zone is proposed. The WPA Regulations do not contain performance standards for Buffer Zone alteration (310 CMR 10.02(2)(b)). All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered. Work within the 0-25' buffer zone consists primarily of grading, revegetation, and stormwater management as well as pedestrian and vehicle paths required for access. None of the five buildings on site are located within 25' of the BVW boundary. Only small portions of two buildings are located within 50' of the BVW boundary. Work has been limited to the outer extents of the buffer zone to the greatest extent possible. The majority of work in the inner portions of the buffer zone have been laid out to reuse existing degraded areas.

6.0 FUNCTIONS AND VALUES ASSESSMENT

An assessment of the impact of the project on the functions and values protected by the Wetlands Protection Act is provided below:

1. **Protection of Public and Private Water Supplies** – The nearest domestic well is located at 409 East Central Street. No septic system or wells are proposed as part of the project, and it is proposed that sewer and water will be tied into existing infrastructure. The project will result in substantial improvements over existing conditions with regard to stormwater management, which directly affects groundwater infiltration and ultimately water quality. Existing stormwater runoff conditions exhibit unmitigated, direct, sheet-flowing surface runoff towards wetland resources, whereas the proposed project will provide a modern stormwater management and infiltration system in compliance with MassDEP Stormwater Management Standards.

2. **Protection of Groundwater Supply** – No discharges are proposed to the groundwater supply other than infiltration of stormwater. This is an improvement over existing conditions on site. As mentioned above and described in the Drainage Report, the project satisfies all of the Massachusetts Stormwater Management Standards.

3. **Flood Control** –Minimal work is proposed in any FEMA Flood Zones. Compensatory storage is provided, resulting in no loss in flood storage capacity.

4. **Storm Damage Prevention** – As mentioned above and described in the Drainage Report, the project satisfies all of the Massachusetts Stormwater Management Standards. Infiltrating stormwater in this way serves to reduce runoff from the site, reducing the potential for flooding of downstream properties and infrastructure. Similarly, ensuring no loss of flood storage capacity also makes certain that potential floodwaters are not redirected elsewhere or offsite. The project will therefore not have a negative impact in terms of storm damage prevention.

5. **Pollution Prevention** – As mentioned above and described in the Stormwater Report, the project satisfies the Stormwater Management Standards. The proposed stormwater treatment train includes components designed to remove potential pollutants such as oil from treated stormwater. The project will therefore not have a negative impact on the on-site resource areas in terms of pollution protection.

6. **Fisheries** – The water bodies in proximity to the site are not fisheries. No alteration to Land Under Waterbodies and Water Ways that could impact potential fishery habitat is proposed.

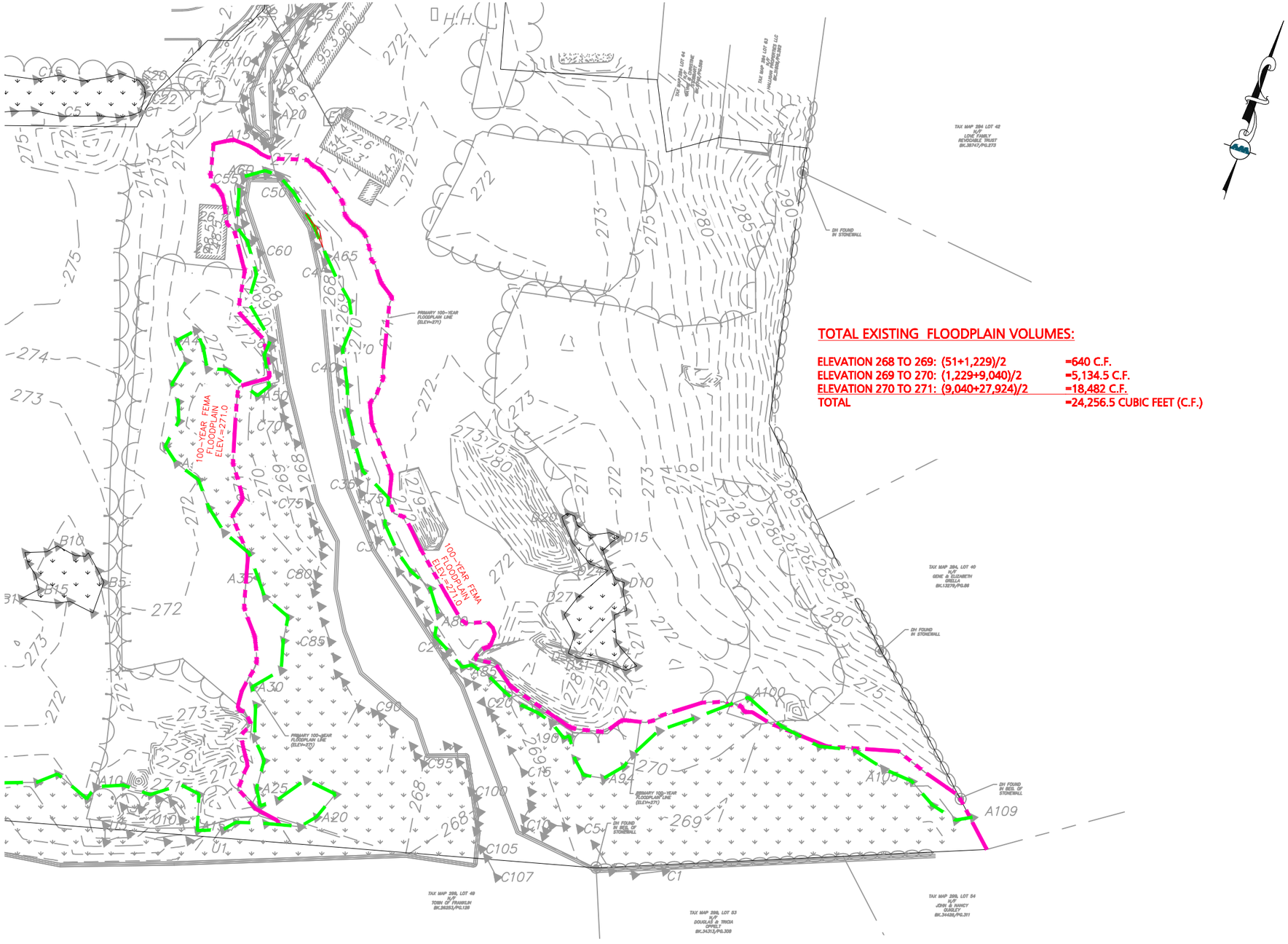
7. **Shellfish** - Not applicable in Franklin.

8. **Wildlife Habitat** – According to MassWildlife's BioMap, the work area is not considered either Core Habitat (areas that are critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems) or Critical Natural Landscape (large landscape blocks that are minimally impacted by development and

buffers to core habitats and coastal areas). No NHESP habitat areas are mapped onsite, nor are any potential or certified vernal pools. In general, the site is comprised largely of invasive or nonnative species that provide minimal wildlife habitat value.

7.0 CONCLUSION

The project has been designed with sensitivity to the resource areas on site. Proposed construction has been located as far from wetland resources as possible and new stormwater management is provided, along with rehabilitation of degraded and otherwise low-quality buffer zones and riverfront area. The Applicant will also be conveying over 1.5 acres of land to the Town to be preserved in perpetuity. In summary, Goddard Consulting believes that the proposed project meets all applicable regulatory performance standards and will not have any adverse impacts on the interests identified in the Wetlands Protection Act as outlined herein.



TOTAL EXISTING FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: (51+1,229)/2	=640 C.F.
ELEVATION 269 TO 270: (1,229+9,040)/2	=5,134.5 C.F.
ELEVATION 270 TO 271: (9,040+27,924)/2	=18,482 C.F.
TOTAL	=24,256.5 CUBIC FEET (C.F.)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\FLOODPLAIN CALCULATIONS\3317-01 - FLOODPLAIN CALCULATIONS - EXISTING.DWG

APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

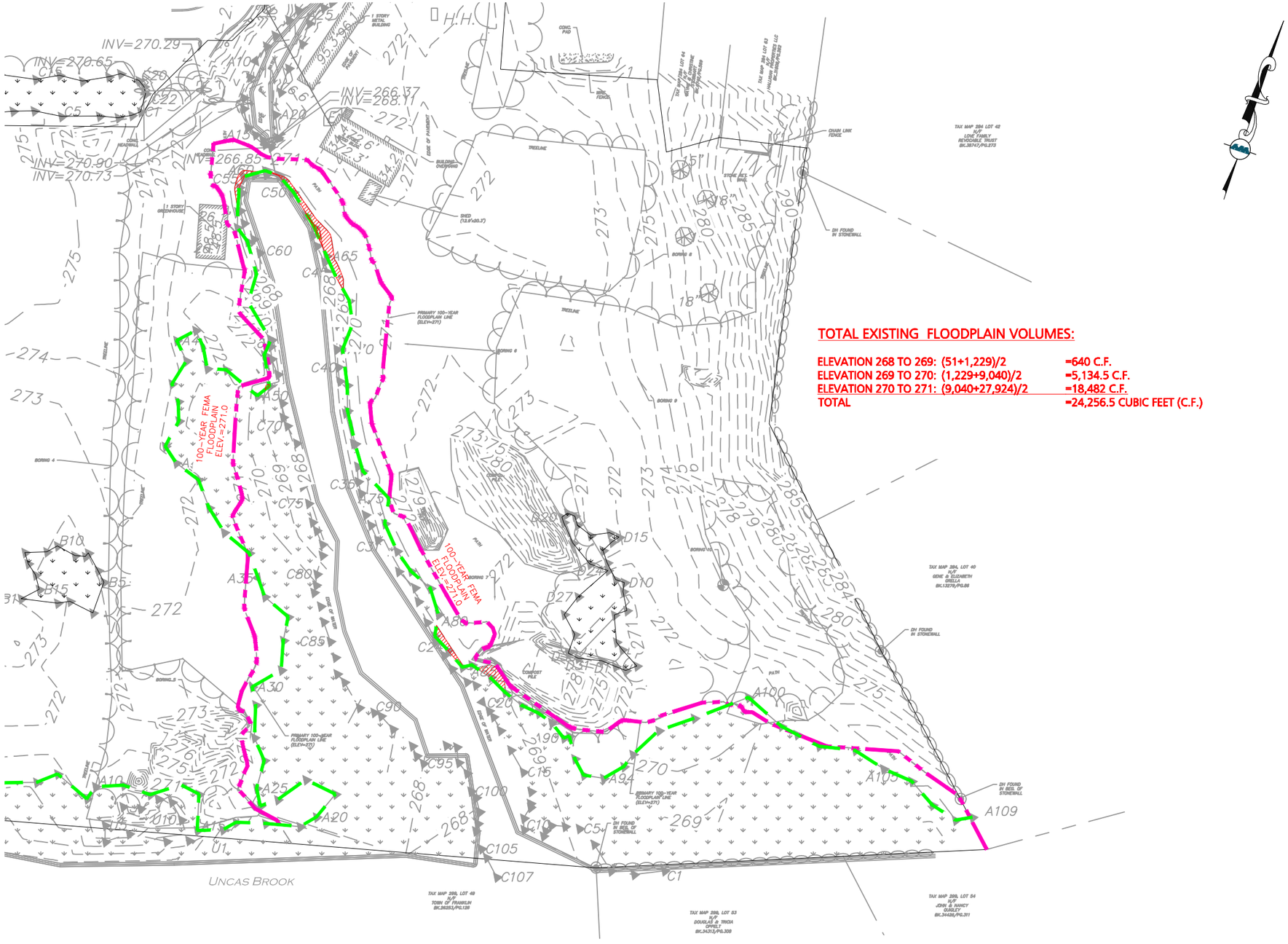
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

DRAWING TITLE:

EXISTING FLOOD PLAIN VOLUME EXHIBIT

SHEET No.

EL. 268



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N:\PROJECTS\3317-01\CIVIL\DRAWINGS\FLOODPLAIN CALCULATIONS\3317-01 - FLOODPLAIN CALCULATIONS - EXISTING.DWG

APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

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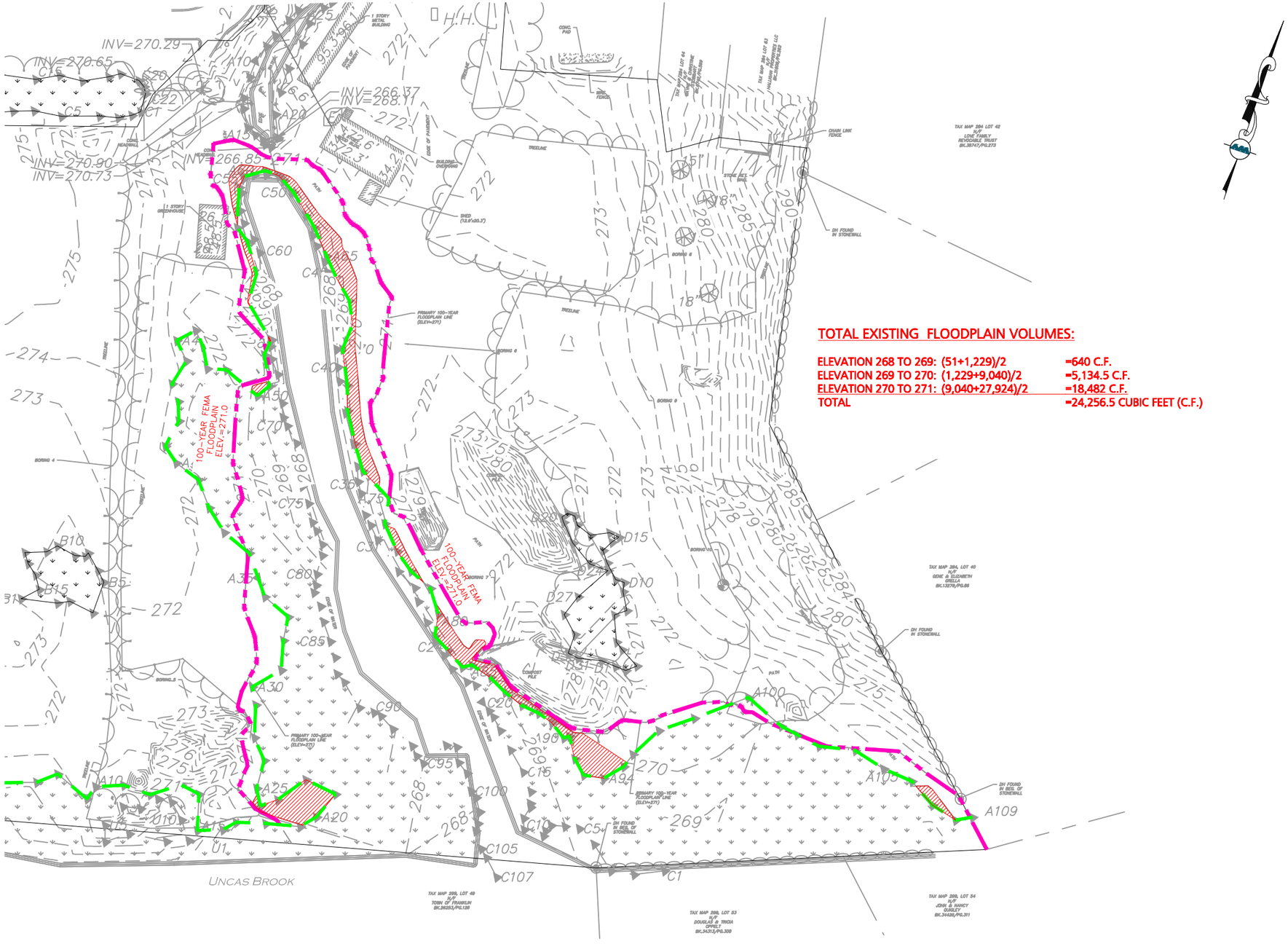
DRAWING TITLE:

EXISTING FLOOD PLAIN VOLUME EXHIBIT

SHEET No.

EL. 269



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TOTAL	=24,256.5 CUBIC FEET (C.F.)

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APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

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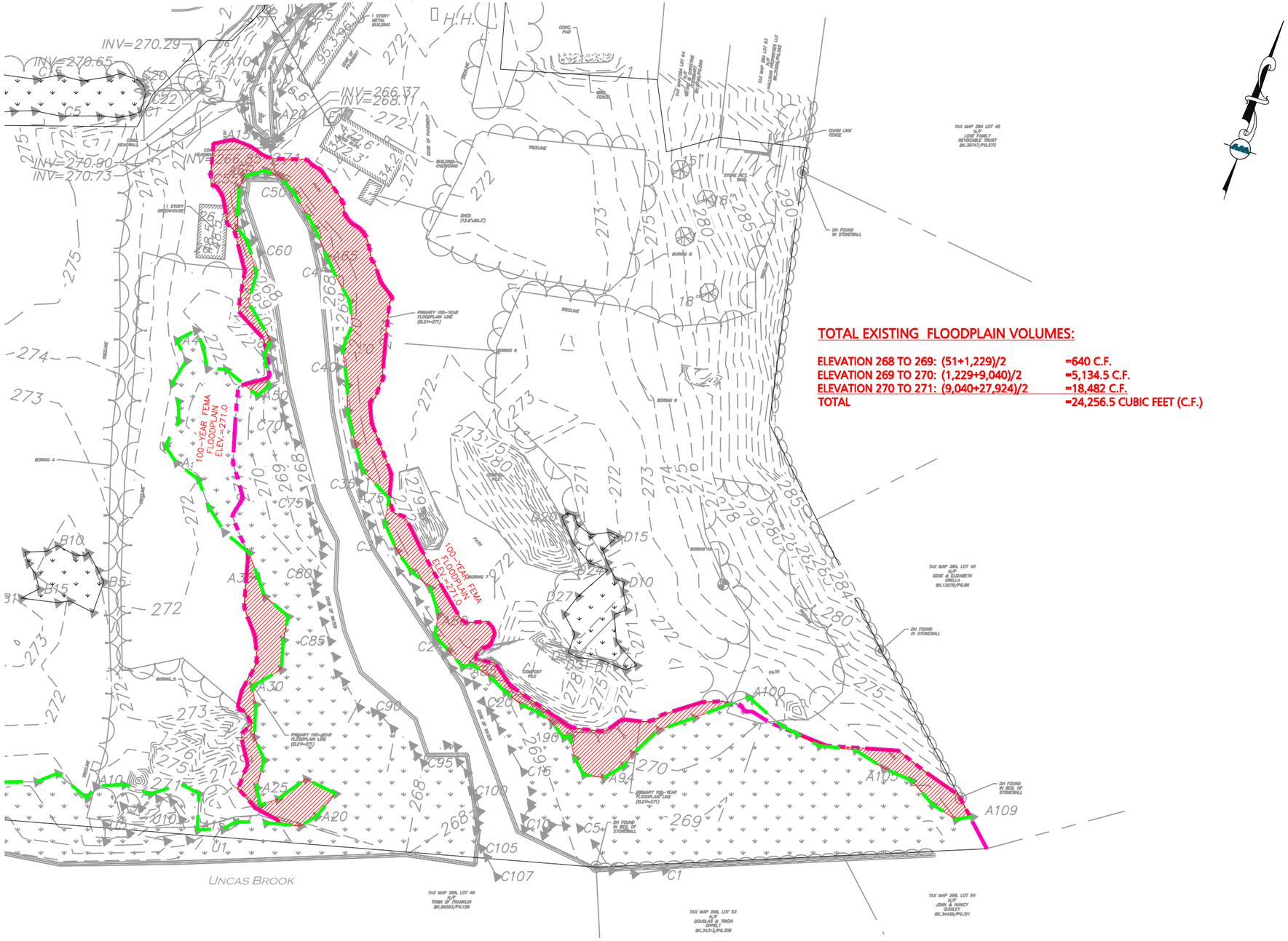
DRAWING TITLE:

EXISTING FLOOD PLAIN VOLUME EXHIBIT

SHEET No.

EL. 270



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APPLICANT/OWNER:

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JUPITER, FL 33477

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444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

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DRAWING TITLE:

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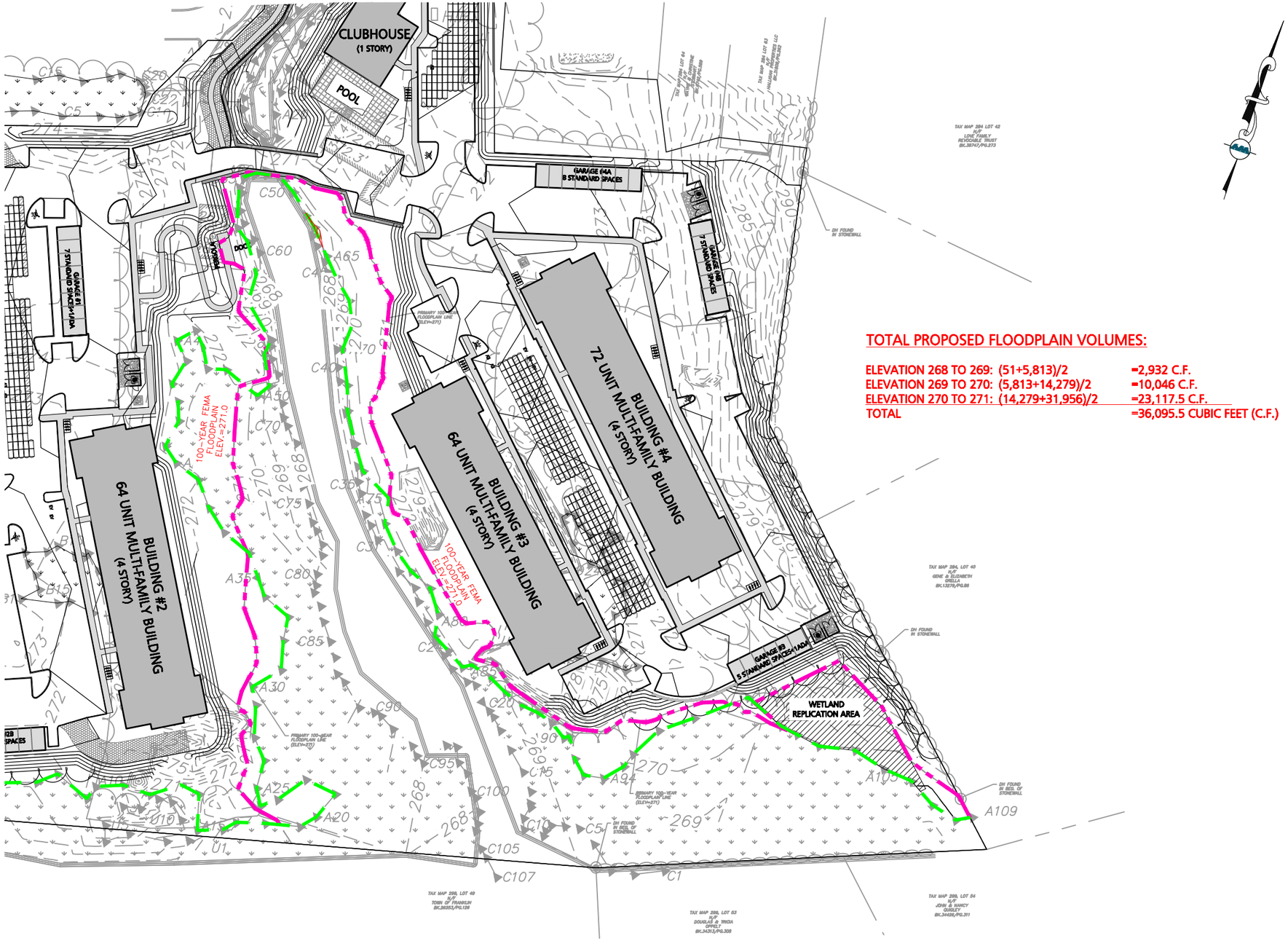
SHEET No.

EL. 271



TOTAL PROPOSED FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: (51+5,813)/2	=2,932 C.F.
ELEVATION 269 TO 270: (5,813+14,279)/2	=10,046 C.F.
ELEVATION 270 TO 271: (14,279+31,956)/2	=23,117.5 C.F.
TOTAL	=36,095.5 CUBIC FEET (C.F.)

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APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	7/25/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

DRAWING TITLE:

PROPOSED FLOOD PLAIN VOLUME EXHIBIT

SHEET No.

EL. 268

TOTAL PROPOSED FLOODPLAIN VOLUMES:

ELEVATION 268 TO 269: (51+5,813)/2	=2,932 C.F.
ELEVATION 269 TO 270: (5,813+14,279)/2	=10,046 C.F.
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APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	7/25/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

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DRAWING TITLE:

PROPOSED FLOOD PLAIN VOLUME EXHIBIT

SHEET No.

EL. 269

TOTAL PROPOSED FLOODPLAIN VOLUMES:

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ELEVATION 269 TO 270: (5,813+14,279)/2	=10,046 C.F.
ELEVATION 270 TO 271: (14,279+31,956)/2	=23,117.5 C.F.
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APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	7/25/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

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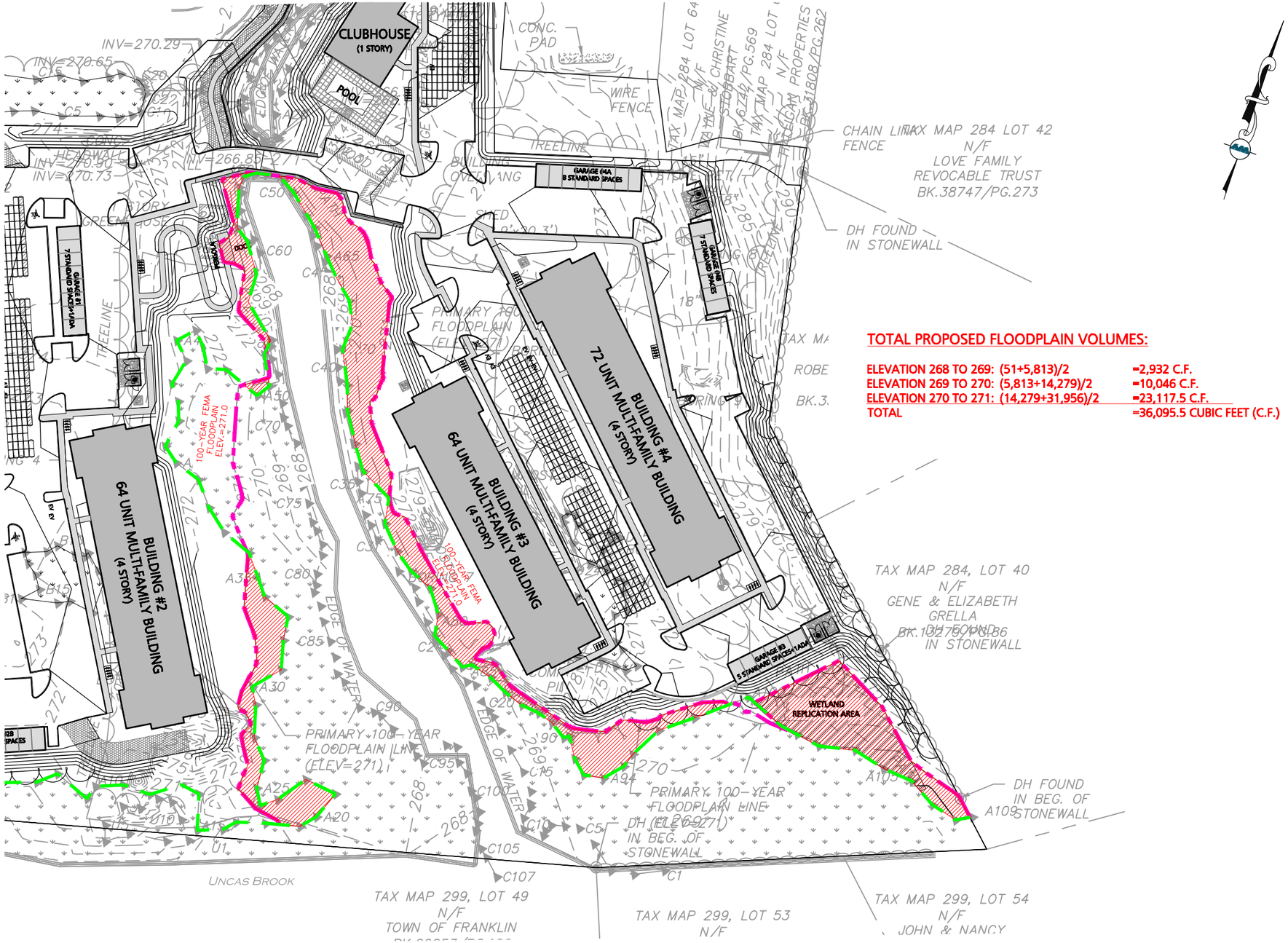
DRAWING TITLE:

PROPOSED FLOOD PLAIN VOLUME EXHIBIT

SHEET No.

EL. 270



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TOTAL	=36,095.5 CUBIC FEET (C.F.)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\FLOODPLAIN CALCULATIONS\3317-01 - FLOODPLAIN CALCULATIONS - PROPOSED.DWG

APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	7/25/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
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100 COMMERCE WAY, SUITE 5
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

DRAWING TITLE:

PROPOSED FLOOD PLAIN VOLUME EXHIBIT

SHEET No.

EL. 271

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\FLOODPLAIN CALCULATIONS\3317-01 - FLOODPLAIN CUT-FIILL.DWG

APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

RESIDENCES AT 444 CENTRAL
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	7/25/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

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TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

DRAWING TITLE:

FLOOD PLAIN VOLUME CUT/FILL

SHEET No.

EX

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\CURRENT\C-3317-01_PRESERVATION LAND - EXHIBIT.DWG

ISSUED FOR REVIEW
JUNE 9, 2025

REV	DATE	DESCRIPTION

APPLICANT\OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 40'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

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DRAWING TITLE:

PRESERVATION LAND EXHIBIT

SHEET No.

EX-01

GODDARD CONSULTING
Strategic Ecological Consulting

Restoration, Replication and Mitigation Plan

for
444 East Central Street
Franklin, MA
(Assessor's Map 284, Parcel 66)

DATE:
April 17, 2025
Revised July 28, 2025

ADDRESSED TO:
Franklin Conservation Commission
355 East Central Street
Franklin, MA 02038

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A. Site History

The locus site, 444 East Central Street in Franklin, is presently in use as a nursery and landscape facility known as Stobbart's Nursery. The site has been used as such for several decades. The Franklin Assessor's records indicate that the main building on the site was built in 1950, and historic aerial imagery corroborates that the site has been used for farming, nursery, and/or landscape operations since at least the mid-1960s. The site has been used, cultivated and altered repeatedly over the last 75 or more years.

The land had historically been used primarily as a nursery grow operation, cultivating plants for sale. Over time, as nursery cultivation and sale operations dwindled, portions of the site went unmaintained. This has resulted in the presence of large stands of nonnative species that were never harvested for sale. In addition to the nonnative landscape plants that have been allowed to grow to maturity, the site contains a significant contingent of both invasive species, and nonnative species that have escaped from cultivation.

While the storefront remains active, the nursery no longer cultivates plants for sale on the site. However, portions of the site do continue to be used sporadically as a construction and landscape yard, primarily on the eastern half of the property. Large brush, compost and fill piles are present variously throughout the site, along with laydown areas for construction materials, equipment and abandoned vehicles.

Photo 1: View of contractor yard area in eastern portion of the site.

B. Proposed Development

As part of the construction of a residential development on the site as a "friendly 40B," consisting of multiple residential buildings and one clubhouse building with associated interior and exterior amenities, parking, and open areas, this document has been prepared to outline proposed restoration, replication and mitigation efforts. Because much of the site is encompassed by wetland resource areas and their buffer zones, extensive restoration of the site is proposed as part of the project.

C. Restoration Programs

Based on Goddard's detailed observation of the site on multiple occasions, there are four components of proposed restoration, replication and mitigation activities. These programs are as follows:

- Brush, Fill and Compost Pile Removal
  - This program consists of the removal of several large piles consisting of brush, compost and fill materials, which have accumulated over years of activities on the site. These piles are located primarily in the southeastern quadrant of the site.
- Contractor Laydown Yard Cleanup
  - This program consists of the removal of the abandoned vehicles, construction materials and various equipment that are present scattered throughout the site. This work will be focused on the north-central portion of the site and will continue southerly along the eastern side of the river.
- Invasive Species Management
  - This program consists of the management of large stands of invasive species by mechanical, chemical and cultural practices.
- Wetland Replication
  - This program consists of the replication of impacted isolated vegetated wetlands (IVWs) as a Bordering Vegetated Wetland in the southeast corner of the site, with associated grading and planting.

Large portions of the above restoration programs will be addressed through site preparation, grading, and demolition required for the proposed development. However, additional restoration activities will be undertaken to ensure that the site is satisfactorily restored and, in fact, improved over existing conditions. Restored areas that are intended to naturalize will be planted and seeded with appropriate native species to aid in the protection of the interests of the Wetlands Protection Act.

D. General Procedures

Supervision:
Work specific to carrying out the Restoration Programs outlined in Sections E through H shall be supervised by a qualified wetland scientist with experience in ecological restoration and invasive species management. The supervisor shall submit monitoring reports to the Conservation Commission as described below. Reports shall contain written details of all work performed and photographs of completed work.

Timing:
Removal of brush, fill and compost piles may be accomplished at any time of year but should be coordinated such that the area can be stabilized, if necessary, either temporarily or permanently, shortly after the

completion of removal. Similarly, wetland replication should also be executed such that the replication area can be stabilized with vegetation shortly after completion of grading.

The timing of invasive species management activities will be dependent on the target species and means of management as outlined in section G.

Seeding and installation of plantings should ideally be accomplished during the spring or fall growing seasons (i.e approximately between April 16 and May 31 or between September 16 and October 30). Work outside of these windows is acceptable, but plant mortality may be greater.

E. Brush, Fill and Compost Removal

Brush, fill and compost piles are present sporadically throughout the site. Materials in these piles will be removed with machinery. This work can be largely accomplished simultaneously with site preparation and grading. Access will be obtained via upland routes to the greatest extent practicable. Any debris or intact brush will be exported from all wetland resource areas.

Some of these piles are present in very close proximity to wetland resource areas. Care shall be taken to ensure that erosion control barriers remain intact and functional throughout this work. In areas to be revegetated, loam will be spread to provide a suitable medium for planting and seeding.

F. Contractor Laydown Yard Cleanup

Similarly to the brush, fill and compost pile removal, the majority of the cleanup of the existing contractor yard will be accomplished in tandem with site preparation and grading. This effort will consist of the removal of all abandoned and dilapidated vehicles and machinery, construction materials such as masonry stone and pallets, and other scattered anthropogenic debris. All of these items shall be disposed of offsite in accordance with any applicable local, state and federal laws. In areas to be revegetated, loam will be spread to provide a suitable medium for planting and seeding.

G. Invasive Species Management

Invasive species management is proposed as part of restoration and mitigation activities for the project. Invasive species present on site consist primarily of common reed (*Phragmites australis),* Japanese knotweed (*Reynoutria japonica*), buckthorn (*Rhamnus cathartica*) and Asiatic bittersweet (*Celastrus orbiculatus*). These four species will be the primary targets of the invasive species management program. Additional invasive species present on site also include purple loosestrife (*Lythrum salicaria)*, multiflora rose (*Rosa multiflora*), garlic mustard (*Alliaria petiolata)*, Norway maple (*Acer platanoides)*, autumn olive (*Elaeagnus umbellate),* winged euonymus (*Euonymus alatus)*, and honeysuckle (*Lonicera spp*.). These seven additional species will also be targets of the invasive species management program.

MANAGEMENT GOALS:

The invasive plant species onsite have varying densities, distributions, and effects on the natural ecosystem. As a result, we will have different management goals for each species and area. Due to the massive extent of invasive species pressure on site and on neighboring sites, total eradication of invasive species is likely not feasible. Therefore, the goal of this management plan is to control invasive species on site. Control consists

of the reduction of a species' density and abundance to a level that does not compromise the integrity of the ecosystem and allows native species to repopulate and thrive. For invasive plant populations which are large and pervasive, eradication is not feasible. In this situation, the more realistic management goal is to control the invasive species, primarily to deter the spread into new areas and reduce invasive species pressure in existing areas.

INVASIVE SPECIES DESCRIPTIONS:

Common Reed (*Phragmites australis*):
Common reed is a tall (up to 15 ft.), densely growing, perennial grass with purple or golden flowers in bushy panicles. It was likely introduced to North America from Europe by accident in ballast material in the late 1700s or early 1800s. It is similar to a native North American subspecies, *Phragmites australis* ssp. *americanus*. Common reed is a vigorous growing plant that forms dense stands that push out other plants including the native subspecies. It also alters wetland hydrology and degrades wetland wildlife habitat due in part to its very dense growth habit.

Glossy Buckthorn (*Rhamnus frangula*, aka *Frangula alnus*):
Glossy buckthorn is a perennial understory shrub or a small tree that can reach heights of 20 ft. It has oval, smooth, glossy, toothless, leaves that stay green late into the fall. Its berries transition from green to red before finally ripening to a dark purple in August and September. This species was introduced to North America as an ornamental shrub and used for living fence rows and wildlife habitat. It has spread aggressively and become a threat to the degradation of native forest habitats where it out-competes native plant species.

Japanese Knotweed (*Fallopia japonica*, aka *Polygonum cuspidatum* & *Reynoutria japonica*):
Japanese knotweed is a shrubby, herbaceous perennial which grows 4-10 ft. tall. It is often compared to bamboo, with smooth hollow stems, and stem leaf junctures with a membranous sheath. Its leaves are approximately 6 in by 4 in and range from oval to triangular with a tapered tip. In the summer it produces clusters of small white flowers. It was introduced to North America from East Asia in the 1800s as an ornamental plant and is now invasive throughout the northeastern and northwestern United States. It forms dense monotypic thickets which displace native vegetation. In addition to reproducing by seed, it also spreads through long rhizomes that can be challenging to remove completely.

Oriental Bittersweet (*Celastrus orbiculatus*):
Oriental bittersweet is a deciduous, woody vine, sometimes occurring as a trailing shrub, with alternate, rounded, finely toothed leaves. It has globular, green to yellow fruits which split open at maturity to reveal fleshy red-orange arils that cover the seeds. Originally from east Asia, it was introduced into the United States in the 1860s as an ornamental plant and has been widely dispersed by the many bird species who consume its fruit. Oriental bittersweet is a vigorous growing plant that threatens native vegetation from the ground to the canopy. Thick masses of vines sprawl over shrubs, small trees, and other plants, producing dense shade that weakens and kills them. Oriental bittersweet also appears to be displacing the native American bittersweet (*Celastrus scandens*).

DESCRIPTIONS OF TREATMENT METHODS:

When treating invasive vegetation on site, mechanical removal methods will be prioritized over herbicidal treatment whenever it can be practicable and effective. However, due to the aggressive and pervasive nature of invasive plants, herbicide treatment may be necessary. Herbicide treatment will selectively target invasive

vegetation, taking care to avoid impact to surrounding native vegetation. More detailed information on the appropriate removal methods that may be utilized as part of the proposed work are as follows:

Mechanical Treatment Methods

- *Cutting*: Cutting entails the gross removal of above ground plant material, either by manual cutting, mechanical cutting, or mowing. This method only removes the surface vegetation, and, in most circumstances, invasive plants regrow from the rootstock or latent seeds. Treatments using only this method will usually require repeated follow-up treatments. The timing of cutting should occur and be species specific to avoid inadvertent spread of any mature seed. It is anticipated that mechanical cutting will comprise the majority of post-construction invasive management activities, particularly in addressing Phragmites and Japanese knotweed.

  Mowing may be conducted with hand-operated power tools or a walk-behind brush mower in any locations where target vegetation is located. Alternatively, target vegetation may be mowed with a brush-cutting attachment on a machine such as an excavator or bobcat; however, such machinery shall not drive into or otherwise track through or across any BVW, Bank, or LUW in any manner which would compact or destabilize soils.

- *Weed Wrench*: The weed wrench is a tool which is used to uproot saplings of woody plants. The weed wrench grasps the base of the plant and uses a lever to uproot the entire plant including the roots. Using the weed wrench results in minimal disturbance to the surrounding soil and plants and is usually successful at removing the majority of the target plant's roots. Invasive plants to be targeted using this method include any woody species. This method will be used on scattered woody individuals of relatively small size.

- *Deadheading*: Deadheading is the removal of a plant's seed head before it goes to seed. This will not kill the plant but can prevent it from reproducing and spreading. It is also useful in depleting the plant's energy reserves for future herbicide applications. This method is useful primarily for herbaceous plants. At the moment this plan does not include deadheading, but it may be recommended during post-management monitoring.

- *Excavation*: In cases where the invasive species are particularly dense, the most efficient way to remove the bulk of the invasive plant species will be to remove the topsoil and root mass. Further, site work that is otherwise required for development can additionally serve this purpose. Removal of soil containing invasive species also removes the latent seed stock, thereby reducing the need for follow-up treatments of newly sprouting invasive plants. Any topsoil removed will be replaced with an equal amount of topsoil imported from off-site and inspected for evidence of invasive species prior to use.

  Excavation will be employed heavily during construction-phase activities. Within the limit of work, dense stands of invasive species will be excavated along with their root masses and associated topsoil. These excavated materials will be exported offsite and disposed of in accordance with any applicable regulations.

Chemical Treatment Methods

Herbicide application is the most effective way to ensure the long-term removal of target species. All use of this method would be conducted by a licensed herbicide applicator with specific herbicide and

concentrations as outlined on the herbicide's label. Deviation from the stipulations of the herbicide's label is a violation of federal law. The herbicides recommended for the target species in this management plan include Glyphosate (RoundUp Custom or equivalent) and Triclopyr (Garlon 4 or equivalent). Glyphosate is recommended for most cut-stem applications and as a foliar application for phragmites, knotweed, and oriental bittersweet. Triclopyr is preferred for foliar applications of most invasive trees and shrubs because it primarily affects broadleaf plants and not grasses or conifers. These herbicides are effective and have a short half-life. Both are registered by the US EPA and MA Department of Agricultural Resources for aquatic use. Appropriate use by a licensed herbicide applicator will have a limited impact on surrounding non-target vegetation. It is not anticipated that chemical treatment will occur often or regularly.

- *Cutting and Dabbing with Herbicide*: Cutting & dabbing involves removing most of the above-ground plant material as described above, and then immediately treating the remaining cut surface with herbicide. This is the easiest and most efficient method to remove invasive trees and shrubs with woody stems. It is also effective against Phragmites reeds. It is a very controlled treatment method, leaving the surrounding non-target native vegetation unaffected. This method also decreases the likelihood of regrowth and the need for repeated treatments.

- *Bundle, Cut, & Treat*: This method is similar to the Cut & Dab treatment method, but is used exclusively on densely clustered vegetation with tall, narrow stems/canes. In this management plan, it will be used to target Phragmites. Treatment involves bundling large groups of phragmites canes and tying them together with twine at approximately waist height. Then the canes are cut just above the twine. Finally, an appropriate herbicide is painted directly onto the cut surfaces of the canes. Applying herbicide directly to the cut surface of the stems is a very controlled treatment method and limits potential herbicide exposure to non-target vegetation. Bundling the canes prior to treatment allows for greater efficiency.

- *Stem Injection Herbicide Application*: Stem injection involves the use of an injector gun with a hollow needle to inject herbicide directly into the inside of plants with hollow stems. Examples of these injector guns include JK Injector Systems. Injecting herbicide directly inside the plant stem is a very controlled method of herbicide application and significantly limits risk of herbicide exposure to non-target plants. This treatment method will be used on Japanese Knotweed.

- *Foliar Herbicide Application (Spray)*: Foliar herbicide application is a method of control which involves a tank-mixed solution of herbicide diluted with water to a concentration specified by the herbicide's label. This treatment method will be used as a last resort only, after all other treatments are considered and eliminated as viable options. A non-ionic surfactant is added to improve coverage and penetration of the herbicide. A non-toxic forestry dye is also added to allow for visibility of treated areas. This solution is sprayed from a backpack tank sprayer to thoroughly wet the majority of the target plants' leaves. Application will be carefully targeted to invasive vegetation and will cease before herbicide drips from leaves. The herbicide is absorbed through the leaves and transported into the plant's tissues. This treatment method will be conducted by an herbicide applicator trained to use foliar spray appropriately and will have limited impact on surrounding non-target vegetation. All invasive plant species in this management plan will likely by targeted using foliar spray, primarily for repeat or follow- up treatments.

ONGOING MANAGEMENT:

All areas within the limit of work will be subject to ongoing invasive species management activities while native vegetation becomes established. All management techniques described above may continue to be used after the completion of construction to manage any regrowth of invasive species. Monitoring, as outlined below in Section I, will evaluate the effectiveness of invasive management activities and make recommendations for continued management. Repeated mechanical removal/cutting of invasive species is an acceptable method of control. However, it should be noted that naturalized areas should not be mowed in a wholesale fashion; such mowing should be limited only to areas dominated by invasive species.

If necessary, additional native seed mix shall be spread, and/or potted specimens planted, within areas cleared of invasive species that are not otherwise specified to be planted as part of landscaping plans. Only native species (no cultivars) with an appropriate wetland indicator status for the area shall be planted in areas where invasive species have been thoroughly removed.

H. Wetland Replication

The Isolated Vegetated Wetlands (IVWs) proposed to be impacted will be replicated contiguous with the BVW system onsite in the southeastern corner of the property. Grading of the replication area shall be overseen by a qualified wetland scientist with authority to make field decisions in order to ensure sufficient wetland hydrology and a successful replication area. Wetland replication protocols shall adhere to the following sequence.

Step 1: Stake Limits of Work, confirm wetland flags in place & install ECB
Stake out limits of work for replication areas and confirm wetland flags are in place on site. Erosion control barriers shall then be installed in the form of straw wattles (or similar invasive-free barrier) placed at the limit of work for the replication area. These will remain in place and be maintained until the areas are completely stabilized and then may be removed after approval of the Conservation Commission or its Agent.

Step 2: Remove trees and vegetation
Save woody debris specimens and stockpile for reuse. Clear and remove all remaining vegetation as necessary within the replication areas and the IVW alteration areas in preparation for excavation and grading. If native vegetation can be retained, it shall. Access to the replication area will be obtained via an existing cart path, which will avoid the destruction of vegetation to the greatest extent possible.

Step 3: Excavation of IVW Alteration Areas
Pull all invasive plants and shrubs prior to transporting soils. Excavate IVW alteration areas and transport organic-rich topsoils to the wetland replication area for reuse if possible. Topsoil originating from areas known to contain invasive species shall not be reused.

Step 4: Excavation of new BVW Replication Area
An excavator or backhoe shall remove existing soils up to the edge of the staked BVW replication area boundary. Excavation will continue until redoximorphic features are reached in the soil profile. Once redoximorphic features are reached, excavation will cease. Subsoil of the C-horizon shall be loosened prior to Step 5 to ensure soils are not compacted prior to topsoil placement. Care will be taken to remove any invasive roots and plants within the area to ensure soils used in the replication area are uncontaminated.

Step 5: Final Grading of Replication Area

The target finished elevation of the replication area is anticipated to be approximately 270', subject to final grading plans and observed field conditions. Upon removal of existing soils down to the proper depth (as determined by the wetland scientist based on the presence of redoximorphic features in the soil profile), 6-12" of organic rich topsoil will be spread throughout the replication area. Soil excavated from the IVW impact areas may be reused for this purpose. If necessary, supplemental material to be added to the replication area shall consist of a 50:50 mix of loam and organic material with an organic content between 12 and 20%. This material shall be placed within the replication area to a total depth 6-12" and even with the surrounding proposed elevation on design plan, to be determined by the supervising wetland scientist. Final grade shall be confirmed to be proper by the wetland scientist prior to plantings. Placement of soil shall be such that no equipment drives over, or compacts placed soils. Final grading will result in microtopographic relief of pits and mounds. Topography will create areas that pool and flood during heavy rain events and see water near the surface during the wet seasons. Slopes around the replication area shall be graded to less than 2H:1V where practical and shall have erosion control mats installed as necessary. The wetland scientist onsite has authority to adjust grade based on field observations during construction in order to ensure sufficient wetland hydrology within the replication area.

Step 6: Call for inspection

After grading activities are complete, the supervising wetland scientist shall contact the Commission for an inspection and approval of final grades and proposed planting stock prior to planting.

Step 7: Place woody debris and boulders

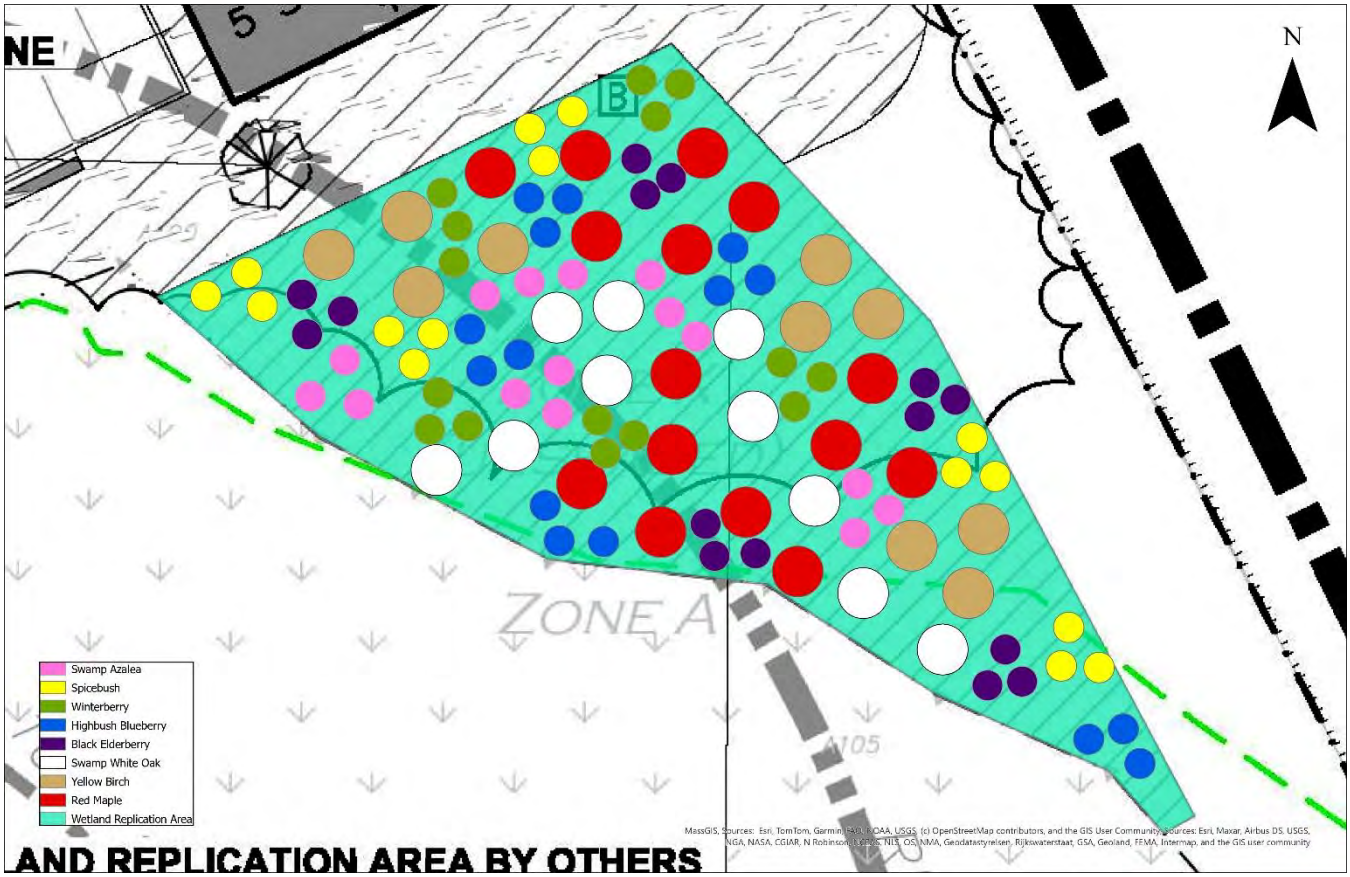
Woody debris and boulders, if available, shall be randomly placed throughout the replication area to provide cover for wildlife.

Step 8: Planting

Precise siting of plants may be determined by the wetland scientist in the field prior to installation. All plantings shall be distributed throughout the area according to the attached planting plan; trees spaced at 10-15' on center; shrubs spaced at 6-10' on center. All plantings will be removed from burlap sacks, wire cages and plastic containers prior to planting. Each plant will have it roots loosened prior to planting to encourage root growth away from the planting bulb. After woody plantings are installed, seed will be spread evenly throughout the planting and lightly raked in to ensure sufficient seed-to-soil contact. Seed will be applied at the manufacturer's recommended application rate. Leaf litter shall be spread throughout area if available. The erosion control barrier shall remain in place until the disturbed soils have been stabilized.

Step 9: Erosion Controls Removal

Once the replication area is stable, a request shall be submitted to the Conservation Commission's Agent to remove the erosion controls around wetland replication area. Upon approval of stabilization, erosion controls shall be removed promptly and any significant disturbance seeded with a wetland seed mix as specified above.



Proposed Plantings for Replication Area (+/- 7,145 s.f.)

Common Name	Scientific Name	Number	Minimum Size
Trees (n= 35)*			
Red Maple (FAC)	*Acer rubrum*	15	3’
Yellow Birch (FAC)	*Betula allegheniensis*	10	3’
Swamp White Oak (FACW)	*Quercus bicolor*	10	3’
Shrubs (n=75)*			
Black Elderberry (FACW)	*Sambucus nigra*	15	1-2 gal. pot
Highbush Blueberry (FACW)	*Vaccinium corymbosum*	15	1-2 gal. pot
Winterberry (FACW)	*Ilex verticillata*	15	1-2 gal. pot
Spicebush (FACW)	*Lindera benzoin*	15	1-2 gal. pot
Swamp Azalea (FACW)	*Rhododendron viscosum*	15	1-2 gal. pot
Seed Mix- New England Wetland Plants WetMix			6 lbs.

*Planting species and seed mixes may be substituted with similar native species with the same wetland indicator status if certain species are unavailable at the discretion of the supervising wetland scientist.

I. Monitoring

Annual monitoring reports will be prepared by a qualified wetland scientist for a period of 3 growing seasons after completion of restoration activities for the areas that will be left to naturalize. This monitoring program will consist of early summer and early fall inspections and will include photographs and details about the vitality of the mitigation and restoration areas. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the areas with respect to stability, survival of vegetation and plant mortality, areal extent and distribution, species diversity and vertical stratification (i.e. herb, shrub and tree layers). The monitoring program may utilize sampling plots or transects representative of the site to document species diversity, cover, etc. for snapshots of site conditions and/or for documenting change over time.

All areas will be monitored for invasive species to ensure the success of native plantings. Reports shall be submitted to the Commission by the end of each calendar year. Specifically, monitoring reports shall document the status of the following:

- Invasive species management success
- Regrowth and/or spread of invasive species
- Establishment of native vegetation (plantings, seeded areas, and volunteers) in all planted areas
- Development of hydrology and hydric soils within the replication area
- Overall soil stability and any observed erosion control concerns

Monitoring reports shall also recommend corrective actions to be taken if:

- Invasive species regrowth and/or spread appears problematic
- Establishment of plantings or seed appears insufficient
- Soil stabilization is poor or if erosion issues are noted
- The replication area does not exhibit sufficient hydrology

The revegetation and naturalization proposed as part of this project will be deemed a success if all areas that were planted and/or seeded exhibit at least 75% cover by native vegetation.