

1. Revised Conservation Agenda

Documents:

2-12-2026 -REVISED CONSERVATION AGENDA.PDF

2. 670 King Street

Documents:

2026 NOI APPLICATION 670 KING STREET.PDF  
2026-01-27 SITE PLAN 670 KING STREET.PDF  
25110PROJDESC.PDF

3. Lewis Street

Documents:

LEWIS STREET NOI SITE PLAN.PDF  
NOI APPLICATION - LEWIS STREET.PDF

4. Minor Buffer Zone Activities

Documents:

76 PLAIN STREET MBZA - TREE REMOVAL.PDF  
MBZA APPLICATION 912 WASHINGTON NEW.PDF

5. Discussions

Documents:

BP\_FRANKLIN\_MA\_CP-1\_01-29-26.PDF  
BP\_FRANKLIN\_MA\_CP-1\_GRADING\_01-29-26.PDF

# Town of Franklin



## Conservation Commission

### AGENDA

February 12, 2026

**REVISED February 10, 2026**

**7:00 PM**

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

#### 0.0 SCHEDULING

##### 1. PUBLIC HEARINGS:

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

##### 2. GENERAL BUSINESS

- 2.1 Friendly 40B Lip
- 2.2 Minor Buffer Zone Activities
  - 2.2.1 76 Plain Street
  - 2.2.2 912 Washington Street
- 2.3 Request for Determination of Applicability
- 2.4 Permit Modifications/Extensions
- 2.5 Certificates of Compliance
- 2.6 Violations/Enforcement
  - 2.6.1 305 Union Street
- 2.7 Minutes
  - 2.7.1 January 29, 2026
- 2.8 Discussions
  - 2.8.1 603 Old West Central Street
  - 2.8.2 Interim Agent Services
  - 2.8.3 Government Emails
  - 2.8.4 Scheduling

#### Chair & Commission Comments

## **Notice of Intent**

January 24, 2026

**670 King Street  
Franklin, Massachusetts**

*Prepared for*

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

*Prepared by*

**Applied Ecological Sciences**

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

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

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January 24, 2026

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

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

Dear Members of the Commission:

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

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

Sincerely,

*Russell E. Waldron*

Russell E. Waldron  
Applied Ecological Sciences

Cc: MA DEP CERO  
Applicant

## **Table of Contents**

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### **Notice of Intent Forms**

**I**

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

### **Project Description**

**II**

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

### **Site Evaluation & Wetland Delineation Report**

**III**

#### **Introduction**

#### **General Site Description**

Forested Upland Description  
Soils

#### **Wetland Delineation Methodology**

#### **Wetland Resource Description**

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

#### **References**

**Appendix A:** MA DEP BVW Determination Forms

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

## **Notice of Intent Forms**

**Town of Franklin Conservation Commission**

**PROPERTY ACCESS SIGNATURE FORM**

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

Michael Don  
Signature of Property Owner

1-7-20  
Date

## Town of Franklin Conservation Commission

### APPLICATION PROCESS SIGNATURE FORM

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

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

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

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

  
\_\_\_\_\_  
Signature of Property Owner

1-7-26  
\_\_\_\_\_  
Date



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin  
 City/Town

**Important:**

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



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

**A. General Information**

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

670 King Street  
 a. Street Address

Franklin  
 b. City/Town

02083  
 c. Zip Code

Latitude and Longitude:  
 42.06166667  
 d. Latitude

71.40638889  
 e. Longitude

313  
 f. Assessors Map/Plat Number

065  
 g. Parcel /Lot Number

2. Applicant:

Michael  
 a. First Name

Davis  
 b. Last Name

c. Organization

670 King Street  
 d. Street Address

Franklin  
 e. City/Town

MA  
 f. State

02038  
 g. Zip Code

520-243-5430  
 h. Phone Number

i. Fax Number

diggerdavis@comcast.net  
 j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Russell E.  
 a. First Name

Waldron  
 b. Last Name

Applied Ecological Sciences  
 c. Company

P.O.Box 184  
 d. Street Address

Norfolk  
 e. City/Town

MA  
 f. State

02056  
 g. Zip Code

508-740-0438  
 h. Phone Number

i. Fax Number

rwaldron@earthlink.net  
 j. Email address

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

\$110.00  
 a. Total Fee Paid

\$42.50  
 b. State Fee Paid

\$67.50  
 c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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**A. General Information** (continued)

6. General Project Description:

Construct an unattached garage within the Buffer Zone to BVW.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Norfolk	
a. County	b. Certificate # (if registered land)
18693	574
c. Book	d. Page Number

**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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

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

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

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



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

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

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

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

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

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

\_\_\_\_\_

a. square feet of BVW

\_\_\_\_\_

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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Franklin	
City/Town	

## C. Other Applicable Standards and Requirements

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

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

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

2021 MA GIS  
b. Date of map

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

c. Submit Supplemental Information for Endangered Species Review\*

- 1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

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

- 2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

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

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

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





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?  
 a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.  
 b. ACEC

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

**D. Additional Information**

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

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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Provided by MassDEP:

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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.

Plan Showing Proposed Garage

a. Plan Title

Dennis O'Brien Land Surveying

b. Prepared By

11/4/2025

d. Final Revision Date

Dennis O'Brien PLS

c. Signed and Stamped by

1" = 40'

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

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

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

797

2. Municipal Check Number

798

4. State Check Number

Michael

6. Payor name on check: First Name

1/7/2026

3. Check date

1/7/2026

5. Check date

Davis

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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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.

Michael S. Sci  
1. Signature of Applicant

1-7-26  
2. Date

3. Signature of Property Owner (if different)

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

4. Date  
1/8/2026  
6. Date

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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



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

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



**A. Applicant Information**

1. Location of Project:

670 King Street	Franklin
a. Street Address	b. City/Town
798	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Michael	Davis	
a. First Name	b. Last Name	
c. Organization		
670 King Street		
d. Mailing Address		
Franklin	MA	02038
e. City/Town	f. State	g. Zip Code
520-243-5430	diggerdavis@comcast.net	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

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



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

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

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

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

\$0.50/foot/resource area: = \_\_\_\_\_

**5. OTHER PERMITS/SERVICES**

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

**6. FILING FEE CALCULATION**

<b>Town Share of State Fees</b> (See NOI Wetland Fee Transmittal Form)	\$ <u>67.50</u>
<b>Local Filing Fee Calculated Above</b>	\$ <b><u>50.00</u></b>
<b>TOTAL Due Town of Franklin (Check No.1)</b>	\$ <b><u>117.50</u></b>

<b>State Share of Filing Fee</b> (See NOI Wetland Fee Transmittal Form)	
<b>TOTAL Due DEP (Check No. 2)</b>	\$ <u>42.50</u>

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

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

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

**Town of Franklin Conservation Commission**

**AFFIDAVIT OF SERVICE**

**Under the Massachusetts Wetlands Protection Act**

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

I, Russell E. Waldron hereby certify under the pains and penalties of perjury that on or before 2/3/2026, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Michael Davis with the Franklin Conservation Commission on 1/29/2026 for property located on 670 King Street, Franklin, MA.

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

Russell E. Waldron

Signature

1/24/2026

Date

## Town of Franklin Conservation Commission

### NOTIFICATION TO ABUTTERS

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

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

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

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

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

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

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

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

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



# 300 feet Abutters List Report

Franklin, MA  
January 18, 2026

## Subject Property:

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

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

---

## Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

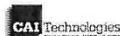
Mailing Address: RANIERI MARGARET C TR RANIERI  
TRUST MILLER, CATHERINE R TR  
59 PLEASANT ST  
FRANKLIN, MA 02038

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

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

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

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



www.cai-tech.com

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



# 300 feet Abutters List Report

Franklin, MA  
January 18, 2026

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



www.cai-tech.com

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

1/18/2026

Page 2 of 3

Abutters List Report - Franklin, MA



# 300 feet Abutters List Report

Franklin, MA  
January 18, 2026

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

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

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

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

*Kevin W. Doyle, 1-18-2026*



[www.cai-tech.com](http://www.cai-tech.com)

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

1/18/2026

Page 3 of 3

Abutters List Report - Franklin, MA

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

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

RENZ SUZIE ANN  
732 KING ST  
FRANKLIN, MA 02038

BARRETT BETTE J  
12 FOREST ST  
FRANKLIN, MA 02038

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

ROJEE LORRAINE V  
3 FOREST ST  
FRANKLIN, MA 02038

BASSIGNANI MICHAEL S  
9 FOREST ST  
FRANKLIN, MA 02038

KRISHNASAMY PONVINAYAGAN  
4 FOREST ST  
FRANKLIN, MA 02038

SCHAAF ROBERT  
SCHAAF BARBARA  
665 KING ST  
FRANKLIN, MA 02038

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

MALANGONE FREDERICK A TR  
MALANGONE LIVING TRUST  
1 FOREST ST  
FRANKLIN, MA 02038

ZIA ADENA  
ZIA MOHAMMAD  
23 FOREST ST  
FRANKLIN, MA 02038

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

MURPHY PAUL T  
MURPHY DEBORAH L  
17 FOREST ST  
FRANKLIN, MA 02038

DELLORCO ALBERT P JR&BARB  
703 KING ST REALTY TRUST  
703 KING ST  
FRANKLIN, MA 02038

NBPIV CONSTITUTION II LLC  
C/O NORTHBRIDGE PARTNERS  
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FRANKLIN, MA 02038

OTOOLE THOMAS J  
OTOOLE KATHERINE A  
5 FOREST ST  
FRANKLIN, MA 02038

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

POTTER JOHN  
16 FOREST ST  
FRANKLIN, MA 02038

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

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

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

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

## **Project Description**

**Town of Franklin Conservation Commission**

**RESOURCE AREA IMPACT SUMMARY FORM**

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

<b>Resource Area</b>	<b>Alteration Proposed</b>	<b>Mitigation Proposed</b>
Bordering Vegetated Wetland (SF)	0	
Bank (LF)	0	
Land Under Water Bodies (SF)	0	
Isolated Wetland (SF)	0	
Vernal Pool (SF)	0	
Buffer Zone (SF)	850 sf +/-	
Riverfront (SF)	0	
100-Year Floodplain (CF)	0	
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

**Project Description**  
**670 King Street**  
**Franklin, Massachusetts**

**Existing & Proposed Conditions**

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

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

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

**Functions & Characteristics Statement**

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

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

## **Erosion & Sedimentation Control Plan**

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

### **Erosion Control Inspectors**

Russell Waldron (AES)  
508-740-0438

## **Construction Sequence & Schedule**

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

## **Site Evaluation and Wetland Delineation Report**

## **Table of Contents**

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<b>Introduction</b>	1.
<b>General Site Description</b>	1.
Soils	1.
<b>Wetland Delineation Methodology</b>	2.
<b>Wetland Resource Description</b>	2.
Bordering Vegetated Wetland (BVW)	2.
FEMA Floodplain Designation	2.
NHESP Estimated & Priority Habitat	2.
Area of Critical Environmental Concern (ACEC)	2.
Water Supply Protection Areas	3.
Outstanding Resource Water (ORW)	3.
Buffer Zone	3.
<b>References</b>	5.
<b>Appendix A: MA DEP BVW Determination Forms</b>	6.
<b>Appendix B: U.S.G.S. Topo Map, FEMA Map</b>	7.

**Site Evaluation and Wetland Delineation  
670 King Street  
Franklin, Massachusetts**

**Introduction**

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

**General Site Description**

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

**Forested Upland Description**

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

**Soils**

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

## **Wetland Delineation Methodology**

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

## **Wetland Resource Description**

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

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

## **FEMA Floodplain Designation**

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

## **NHESP Estimated & Priority Habitat**

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

## **Area of Critical Environmental Concern (ACEC)**

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

### **Water Supply Protection Areas**

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

### **Outstanding Resource Water (ORW)**

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

### **Buffer Zone**

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

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

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

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

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

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

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

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

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

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

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

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

## **References**

Federal Emergency Management Agency, FEMA Map Service Center, [www.fema.gov](http://www.fema.gov).

Massachusetts Geographic Information Systems, [www.massgis.ma.state.us](http://www.massgis.ma.state.us).

Natural Resources Conservation Service, [www.nesoil.com](http://www.nesoil.com), [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov).

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

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

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 670 King Street City/Town: Franklin Sampling Date: 10/1/2025

Applicant/Owner: \_\_\_\_\_ Sampling Point or Zone: DP1 UPL

Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.06166667/71.40638889

Soil Map Unit Name: Woodbridge (310B), MWD, fsl, 3% - 8% slopes NWI or DEP Classification: \_\_\_\_\_

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

Are Vegetation  No \_\_\_\_\_, Soil  No \_\_\_\_\_, or Hydrology  No \_\_\_\_\_ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation  No \_\_\_\_\_, Soil  No \_\_\_\_\_, or Hydrology  No \_\_\_\_\_ naturally problematic? (If yes, explain in Remarks)

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

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

**HYDROLOGY**

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

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
2.Black Gum	<i>Nyssa sylvatica</i>	FAC	63.0	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			126.0 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Morrow's Honeysuckle	<i>Lonicera morrowii</i>	NI	38.0	yes	no
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			38.0 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Sensitive Fern	<i>Onoclea sensibilis</i>	FACW	63.0	yes	yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			_____ = Total Cover		

**VEGETATION – continued.**

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

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

**Definitions of Vegetation Strata**

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

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

**SOIL**

<b>Profile Description:</b> (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Location <sup>2</sup>		
0 - 12	2.5Y 3/2	100					sl	
12 - 18+	10YR 5/6	100					sl	

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

<b>Hydric Soil Indicators</b> (Check all that apply)		<b>Indicators for Problematic Hydric Soils</b>
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)

**Restrictive Layer (if observed)**    Type: \_\_\_\_\_    Depth (inches): \_\_\_\_\_

Remarks:

**Hydric Soils criterion met?**    Yes \_\_\_\_\_    No X \_\_\_\_\_

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 670 King Street City/Town: Franklin Sampling Date: 10/1/2025

Applicant/Owner: \_\_\_\_\_ Sampling Point or Zone: DP2 WET

Investigator(s): Russell E. Waldron (AES) Latitude / Longitude: 42.06166667/71.40638889

Soil Map Unit Name: Ridgebury (RgB, 71B), MWD, fsl, 3% - 8% slopes NWI or DEP Classification: PFO1/E

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

Are Vegetation  No , Soil  No , or Hydrology  No  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation  No , Soil  No , or Hydrology  No  naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #5</u>			

**HYDROLOGY**

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

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
2.Black Gum	<i>Nyssa sylvatica</i>	FAC	20.5	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			83.5 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Southern Arrowwood	<i>Viburnum dentatum</i>	FAC	38.0	yes	yes
2.Winterberry	<i>Ilex verticillata</i>	FACW+	63.0	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			101.0 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Jewelweed	<i>Impatiens capensis</i>	FACW	38.0	yes	yes
2. Grass sp.	<i>Family Poaceae sp.</i>	NA	38.0	yes	no
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			76.0 = Total Cover		

**VEGETATION** – continued.

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

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

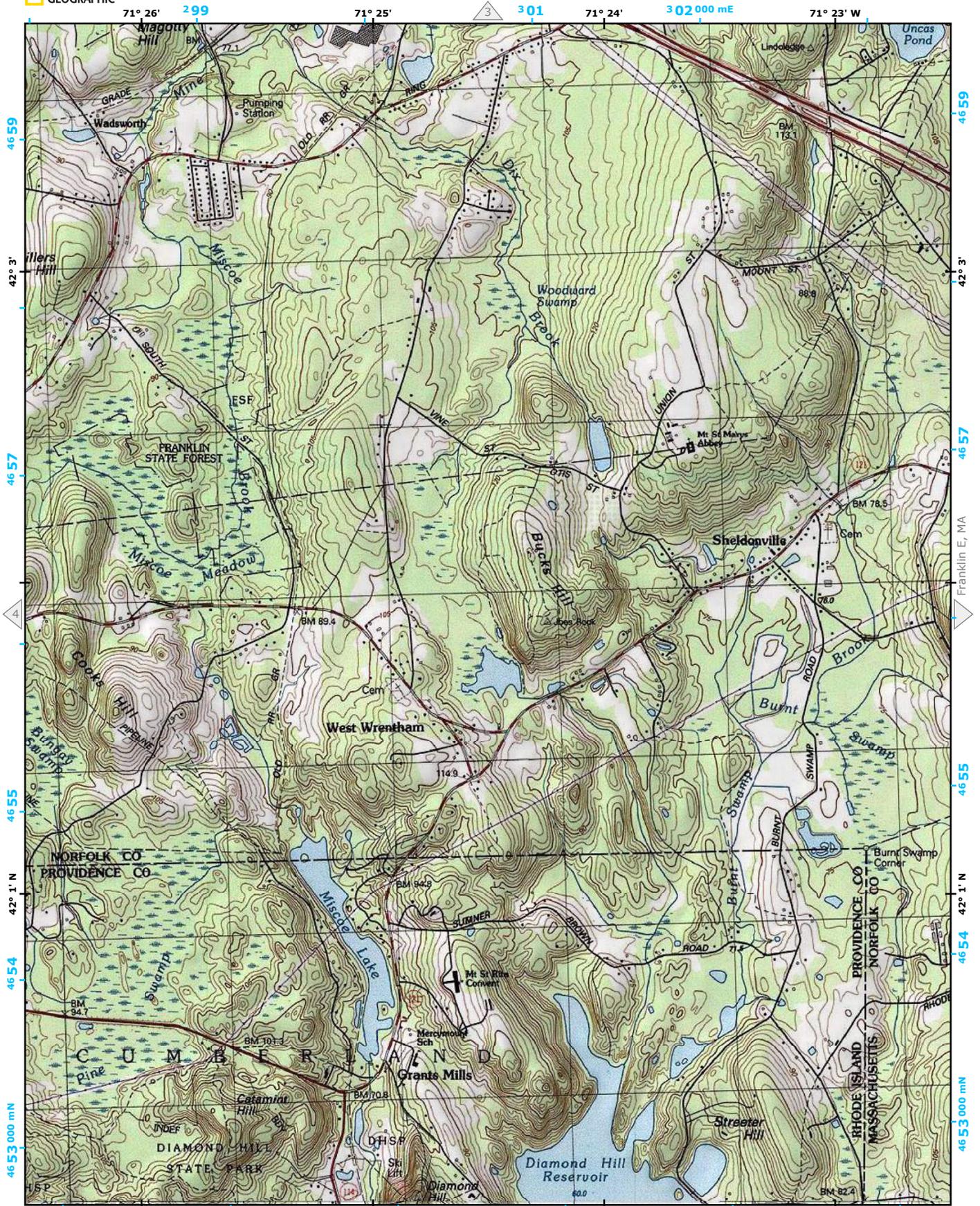
**Definitions of Vegetation Strata**

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

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



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



# National Flood Hazard Layer FIRMMette



71°24'41"W 42°3'55"N



1:6,000

71°24'41"W 42°3'29"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/24/2025 at 1:21 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

OWNER:  
MARY DAVIS & MICHAEL DAVIS

DEED REFERENCE:  
DEED BOOK 1-8693 PAGE 574

TOTAL LOT AREA = 752,037± S.F.

TAX ASSESSORS PARCEL ID:  
513-65

ZONING DISTRICT:  
GENERAL RESIDENTIAL V

TOWN OF FRANKLIN  
DIMENSIONAL REGULATIONS

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

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

NOTES:

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

ELEVATIONS ARE BASED NAVD 88 DATUM.

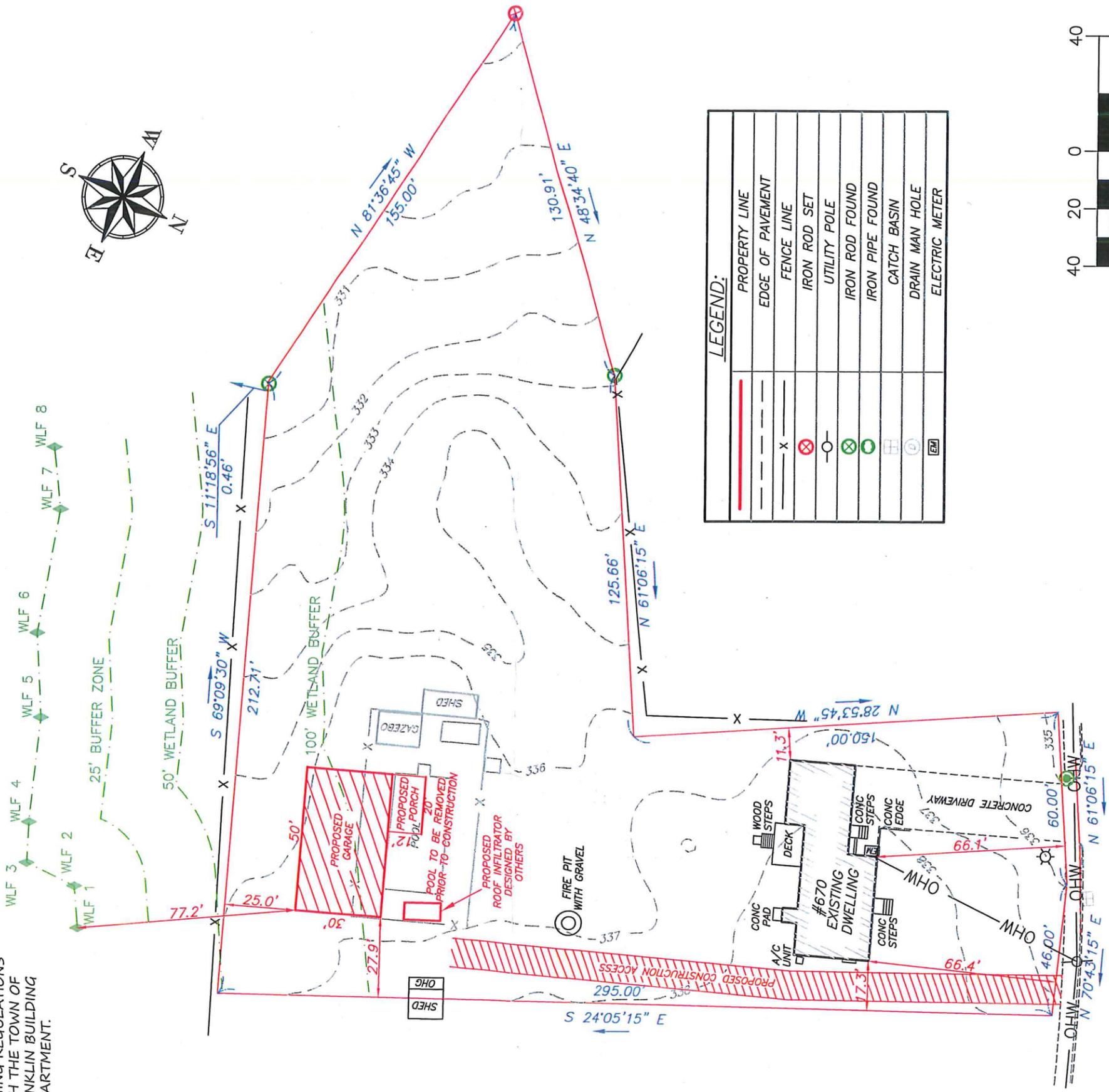
AC=AIR CONDITIONING  
BH=BULKHEAD  
EM=ELECTRIC METER  
GM=GAS METER  
OHW=OVERHEAD WIRES  
S=SEWER  
W=WATER  
WL=WOOD LANDING

CONSTRUCTION SEQUENCE & SCHEDULE

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

5. REMOVE THE EXISTING POOL AND FILL THE REMAINING HOLE.
6. PREP THE GARAGE LOCATION FOR POURING THE CONCRETE SLAB.
7. CONSTRUCT GARAGE AND PORCH.

RE-SEED DISTURBED LAWN AREAS.



LEGEND:

—	PROPERTY LINE
---	EDGE OF PAVEMENT
-x-	FENCE LINE
⊗	IRON ROD SET
⊙	UTILITY POLE
⊗	IRON ROD FOUND
⊙	IRON PIPE FOUND
⊕	CATCH BASIN
⊖	DRAIN MAN HOLE
EM	ELECTRIC METER



KING STREET



Dennis O'Brien P.L.S.

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

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

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

**Project Description**  
**670 King Street**  
**Franklin, Massachusetts**

**Existing & Proposed Conditions**

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

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

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

**Functions & Characteristics Statement**

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

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

## **Erosion & Sedimentation Control Plan**

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

### **Erosion Control Inspectors**

Russell Waldron (AES)  
508-740-0438

## **Construction Sequence & Schedule**

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

**GENERAL NOTES**

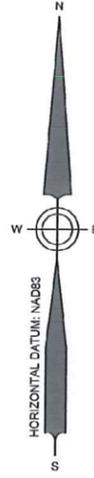
- TOPOGRAPHY DETERMINED BY AN ON-THE-GROUND SURVEY BY LAND PLANNING, INC. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CURRENT STATE AND MUNICIPAL CONSTRUCTION CODES, STANDARDS AND REQUIREMENTS.
- THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FIRM MAP #25021C0300F DATED 7/8/2025.
- WETLAND RESOURCE BOUNDARIES WERE FLAGGED AND LOCATED BY LAND PLANNING, INC DURING JULY 2025
- PLACE 4" OF LOAM AND SEED ALL DISTURBED AREAS OF THE PROJECT NOT OTHERWISE IMPROVED.
- ANY ALTERATIONS MUST BE REPORTED TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONSERVATION COMMISSION APPROVAL IS REQUIRED.
- ALL TRENCHES FOR UTILITIES TO BE BACK-FILLED AND COMPACTED WITH GRANULAR MATERIALS FREE OF ROCKS LARGER THAN 2".
- ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON FIELD EVIDENCE AND RECORDS PROVIDED TO LAND PLANNING, INC. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT FOUND. THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES AND "DIG SAFE" BEFORE EXCAVATION BEGINS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK AND PROJECT SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE DESIGN ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

**EROSION & SEDIMENT CONTROL NOTES**

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

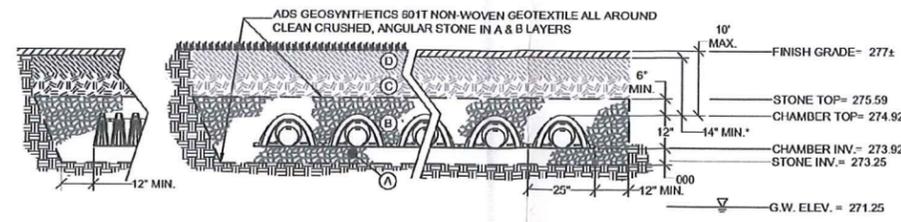
**UTILITY CONSTRUCTION NOTES**

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



\*TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 20".

\*THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.



**SOIL TEST LOG: January 13, 2026**

Depth	Horizon	Texture	Color
0-5	O	Sandy loam	10YR 2/1
5-11	A	Sandy loam	10YR 3/2
11-24	Bw	Sandy loam	10YR 5/6
24-78	C	Sand	2.5Y 5/3

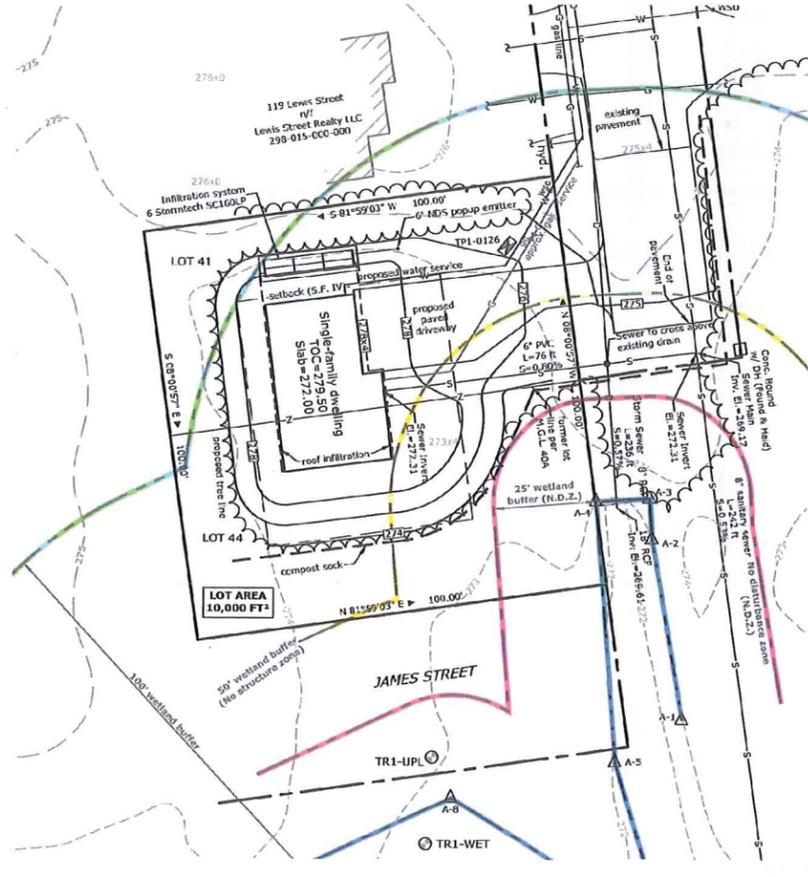
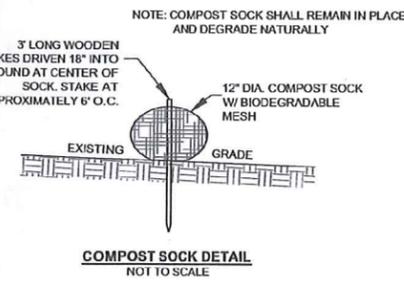
Notes: Weeping: @ 27" Standing: N/A

**BUFFER ZONE IMPACT REPORT**

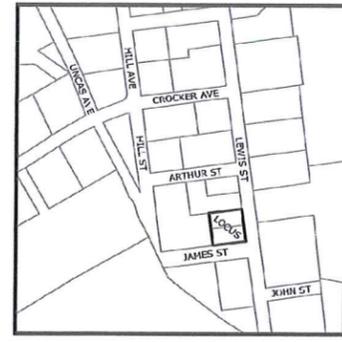
Buffer Zone (ft)	Total Existing Area (ft <sup>2</sup> )	Impact-Disturbed Area (ft <sup>2</sup> )
0-25	1,000	0
25-50	1,996	1,559
50-100	6,053	4,261
<b>Total:</b>	<b>9,049</b>	<b>5,820</b>

**BENCHMARK SCHEDULE**

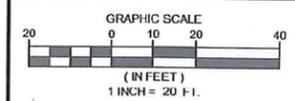
No.	Description	Elevation
BM#1	Nail in UP#16	276.07



**SITE PLAN**  
1" = 20'



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



**CONSERVATION SITE DESIGN PLAN**

Located at  
**Lewis Street**  
Franklin, MA

Owned By  
**Lewis Street Realty LLC**

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

**ZONING DISTRICT**  
SINGLE FAMILY IV

AREA:	15,000 FT <sup>2</sup>
FRONTAGE:	100 FT
FRONT YARD:	30 FT
SIDE YARD:	20 FT
REAR YARD:	20 FT
IMPERVIOUS COV.	35% MAX.

**LOCUS REFERENCES**

Deed (Book / Page): 29497 / 310

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

Plan (Plan No. / Year): 2488 / 1909  
489 / 1999  
460 / 2000  
Lewis Street Acceptance Plan 2015



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

**REVISIONS**

Date	Description

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



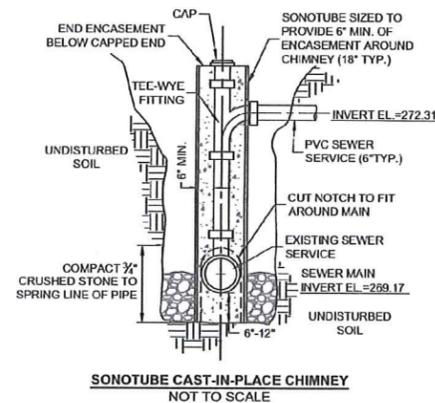
**Land Planning, Inc.**  
Civil Engineers • Land Surveyors  
Environmental Consultants

**Bellingham**  
167 Hartford Ave.  
Bellingham, MA 02019  
508-966-4130

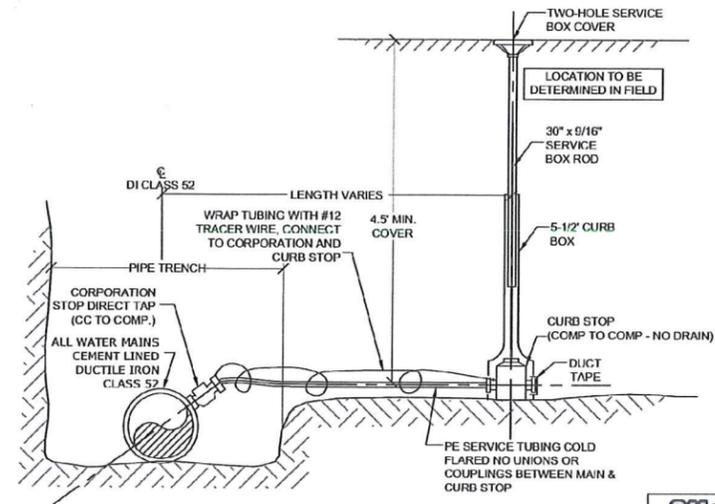
**North Grafton**  
214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

**Hanson**  
1115 Main Street  
Hanson, MA 02341  
781-294-4144

www.landplanninginc.com



**SONOTUBE CAST-IN-PLACE CHIMNEY**  
NOT TO SCALE



**TYPICAL SERVICE CONNECTION**  
NOT TO SCALE



# Notice of Intent

Filing Under the Massachusetts Wetlands Protection Act  
M.G.L. Chapter 131, Section 40  
&  
the Town of Franklin Wetlands Protection Bylaw

## Lewis Street

Franklin, Massachusetts



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

**Prepared for:**

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

**Prepared by:**

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

**Date: January 8, 2026**



# PROJECT NARRATIVE

## 1.0 Project Description

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

The Site is 10,000 ft<sup>2</sup> and is located along the westerly side of Lewis Street, beyond the end of the paved travel way. The majority of the wooded residential lot is within the 100-ft buffer zone from the adjacent Boring Vegetated Wetland ("BVW"), which is located off Site.

The Applicant proposes to improve the access to the property, per DPW specifications, and construct a 980 ft<sup>2</sup> single-family dwelling (the "Project"). Additional land disturbing activities incidental to construction include (but not limited to): sanitary sewer, water, gas, E.T.C. connections and the construction of a sub-surface infiltration system. No land disturbing activities are proposed within a resource area or the 25' No Disturbance Zone. The land disturbing activities associated with the Project are as follows:

**Table 1- Project Alteration Summary**

<u>Land Disturbing Activity</u>	<u>Alteration (ft<sup>2</sup>)</u>
Access improvements	1,340
Residential lot development	5,975
Total:	7,315

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

## **2.0 Functions & Characteristics**

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

### **2.1 Public Water Supplies**

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

### **2.2 Private Water Supplies**

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

### **2.3 Groundwater**

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

Add comment regarding soil tests

### **2.4 Flood Control**

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

### **2.5 Erosion & Sediment Control (ESC)**

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

### **2.6 Storm Damage Prevention**

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

### **2.7 Water Quality**

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

### **2.8 Water Pollution Control**

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

## **2.9 Fisheries**

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

## **2.10 Shellfish**

This item is not applicable in Franklin.

## **2.11 Wildlife Habitat**

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

## **2.12 Rare Species Habitat**

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

## **2.13 Agriculture**

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

## **2.14 Recreation**

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

# **3.0 Vernal Pool Statement**

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

# **4.0 Riverfront Statement**

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

## **4.1 Alternative Analysis Statement**

The Project does not propose alterations within a riverfront area, propose septic components within the buffer zone, or propose 5,000 ft<sup>2</sup> of wetland fill. An alternative Analysis is not applicable to the Project.

## 5.0 Mitigation

### 5.1 Mitigation Narrative

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

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

The 10,000 ft<sup>2</sup> Site consist of 9,049 ft<sup>2</sup> (90%) of upland area within the jurisdictional buffer zone. Land disturbance was limited to the greatest extent feasible in order to maintain the integrity of the buffer zone.

### 5.2 Mitigation – Buffer Zone Impacts

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

#### a. **Wetland Buffer Zone Impact**

The Site development proposes 5,820 ft<sup>2</sup> of land disturbing activities within jurisdictional buffer zones. The table below summarizes the buffer zone impacts.

**Table 2- Residential Lot Development**

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

#### b. **Proposed Wetland Buffer Zone Mitigation**

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

## **6.0 Stormwater Management Narrative**

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

### **6.1 Drainage Calculations**

Subsurface infiltration is utilized to mitigate buffer zone impacts for the Site. The system has been sized to retain 1-inch of runoff from the Site impervious surface. The infiltration system consist of six (6) Stormtech SC-160LP chambers embedded in stone. The surrounding stone shall be 12-inches around the side with 8-inches of stone below the chamber invert and 8- inches of stone above. The total volume provided ( $Pro_{volume}$ ) of the system is 160 ft<sup>3</sup>. The following calculations demonstrate compliance.

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

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

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

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

## **7.0 Erosion & Sediment Control Plan**

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

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

### **7.1 Contact Information/ Responsible Parties**

#### *Property Owner*

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

#### *Project Manager or Site Supervisor*

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

### **7.2 Construction Period ESC**

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

#### **a. Compost Sock**

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

### **7.3 Forms & Logs**

The following forms & logs to follow:

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

# Initial Inspection of Erosion and Sediment Control

DEP File Number: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor/Representative: \_\_\_\_\_

ESC Coordinator: \_\_\_\_\_

## Project Overview

How Many Acres Total Does the Project Disturb? \_\_\_\_\_

Project Start Date: \_\_\_\_\_

Project End Date: \_\_\_\_\_

Is multi-phase project:  Yes

No, not applicable

Phase I Start Date: \_\_\_\_\_

Phase II Start Date: \_\_\_\_\_

Phase III Start Date: \_\_\_\_\_

Phase IV Start Date: \_\_\_\_\_

## Paperwork\*

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

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

## Site Preparation\*

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

Are vehicles using it?  Yes  No  N/A

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

Are concrete trucks using it?  Yes  No  N/A

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

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

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

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

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

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

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

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

# Quality Assurance Field Review – Erosion & Sediment Control

DEP File Number: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor/Representative: \_\_\_\_\_

ESC Coordinator: \_\_\_\_\_

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

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

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

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



# Final Inspection of Erosion & Sediment Control

DEP File Number: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor/Representative: \_\_\_\_\_

ESC Coordinator: \_\_\_\_\_

## Project Overview

How Many Acres Total Does the Project Disturb? \_\_\_\_\_

Project Start Date: \_\_\_\_\_

Project End Date: \_\_\_\_\_

Is multi-phase project:  Yes

No, not applicable

Phase I Start Date: \_\_\_\_\_

Phase II Start Date: \_\_\_\_\_

Phase III Start Date: \_\_\_\_\_

Phase IV Start Date: \_\_\_\_\_

## Paperwork

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

## Final Site Preparation\*

Has the concrete wash-out area been cleaned?  Yes  No  N/A

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

Have perimeter sediment controls been taken down?  Yes  No  N/A

Have indications of the construction limits been taken down?  Yes  No  N/A

Has all the dirt on the site been covered?  Yes  No  N/A

Have appropriate grasses/sod/trees been planted?  Yes  No  N/A

Have the plants accepted?  Yes  No  N/A

Have gutters and streets been cleaned of soil/trash?  Yes  No  N/A

Have all erosion controls been removed?  Yes  No  N/A

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

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

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

## **7.4 Final Stabilizations**

### **a. Permanent Seeding**

#### **Seedbed Preparation**

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

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

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

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

### **b. Grass Selection/Application**

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

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

### **c. Mulching**

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

## **7.5 Post-Construction ESC**

### **a. Snow Removal**

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

### **b. Deicing Chemicals**

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

### **c. Fertilizers, Pesticides, Herbicides**

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

### **d. Landscape Maintenance**

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

### **e. Street Sweeping**

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

## **8.0 Construction Sequence & Schedule**

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

### March 2026

#### Pre-construction activities

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

#### Construction activities

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

### April 2026- September 2026

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

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

## 9.0 Attachments

A. Plan Book 52, Plan No. 2488

B. FEMA Flood Plain Map

C. USGS Topo Map

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

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

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

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

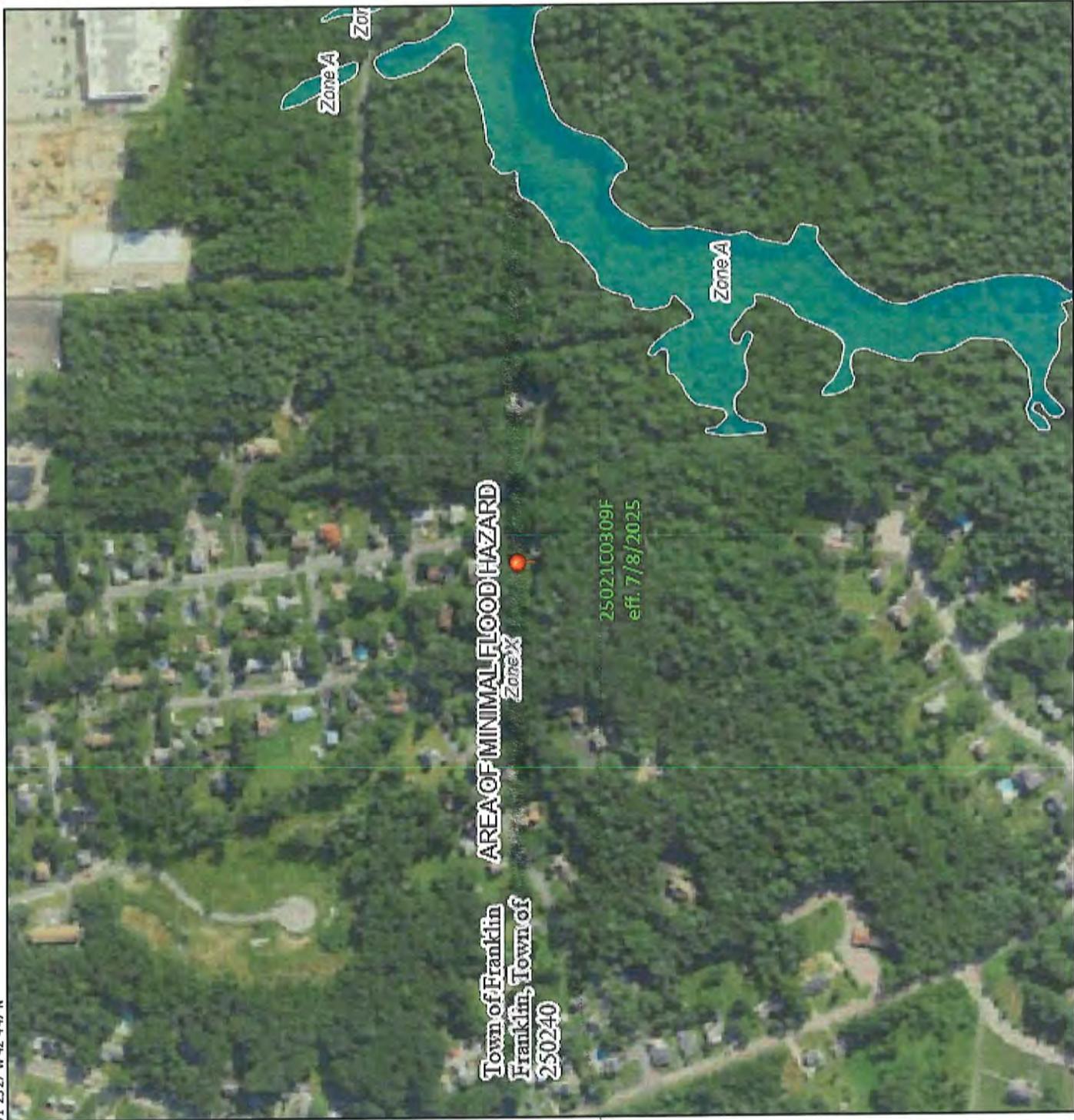


Read for Record April 20, 1909 & filed as  
 Map of Martin Park, Franklin, Mass.  
 Messrs. L. Burdett, Ass't. Register.

# National Flood Hazard Layer FIRMette



71°23'27"W 42°4'47"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

71°22'50"W 42°4'20"N

## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

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

**OTHER AREAS OF FLOOD HAZARD**

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

**OTHER AREAS**

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

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

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

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped



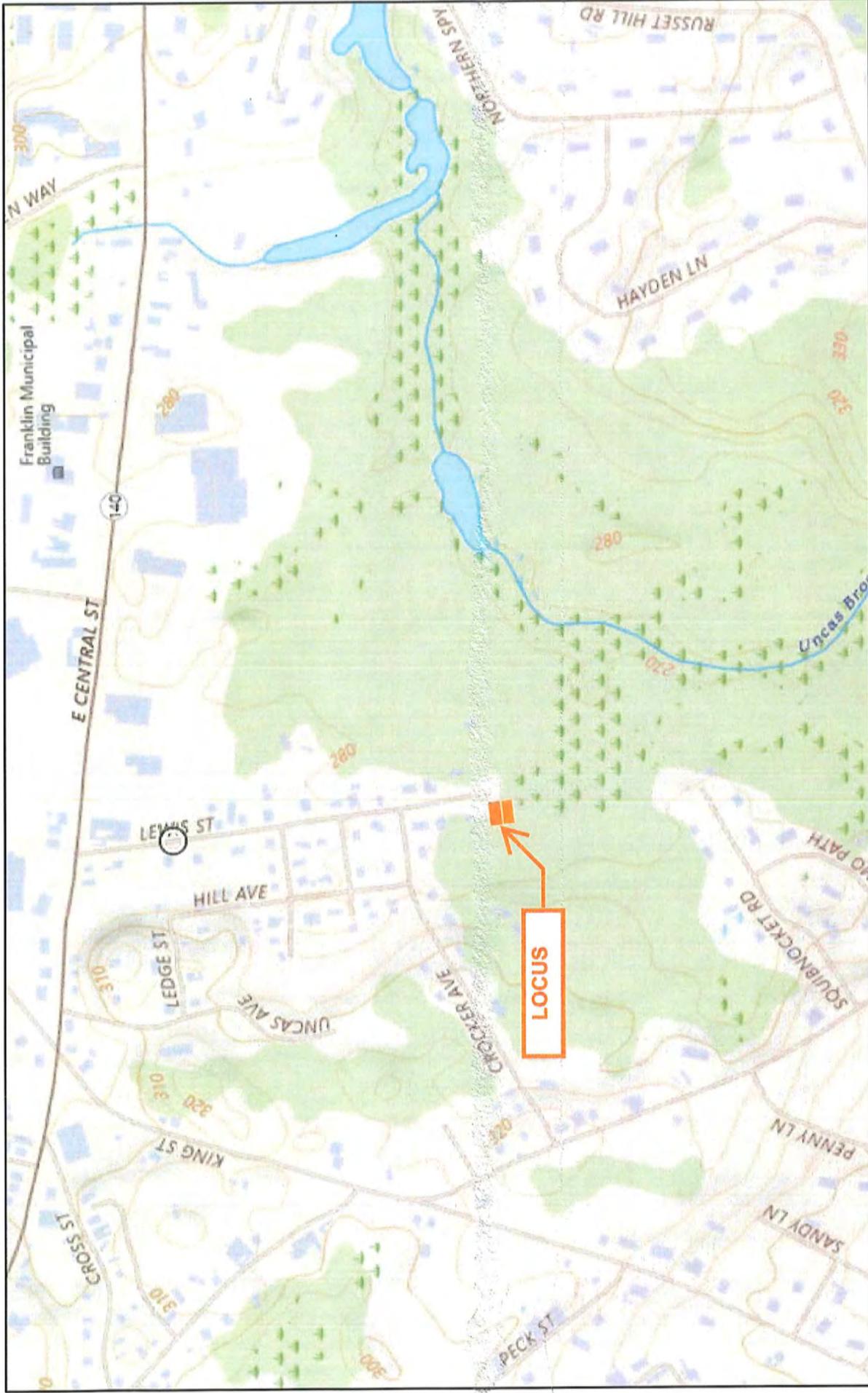
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

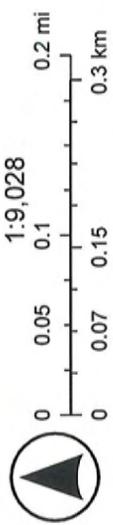
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/2/2025 at 3:20 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded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

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

# Lewis Street, Franklin



 LOCUS



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

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



NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Property Tax Parcels



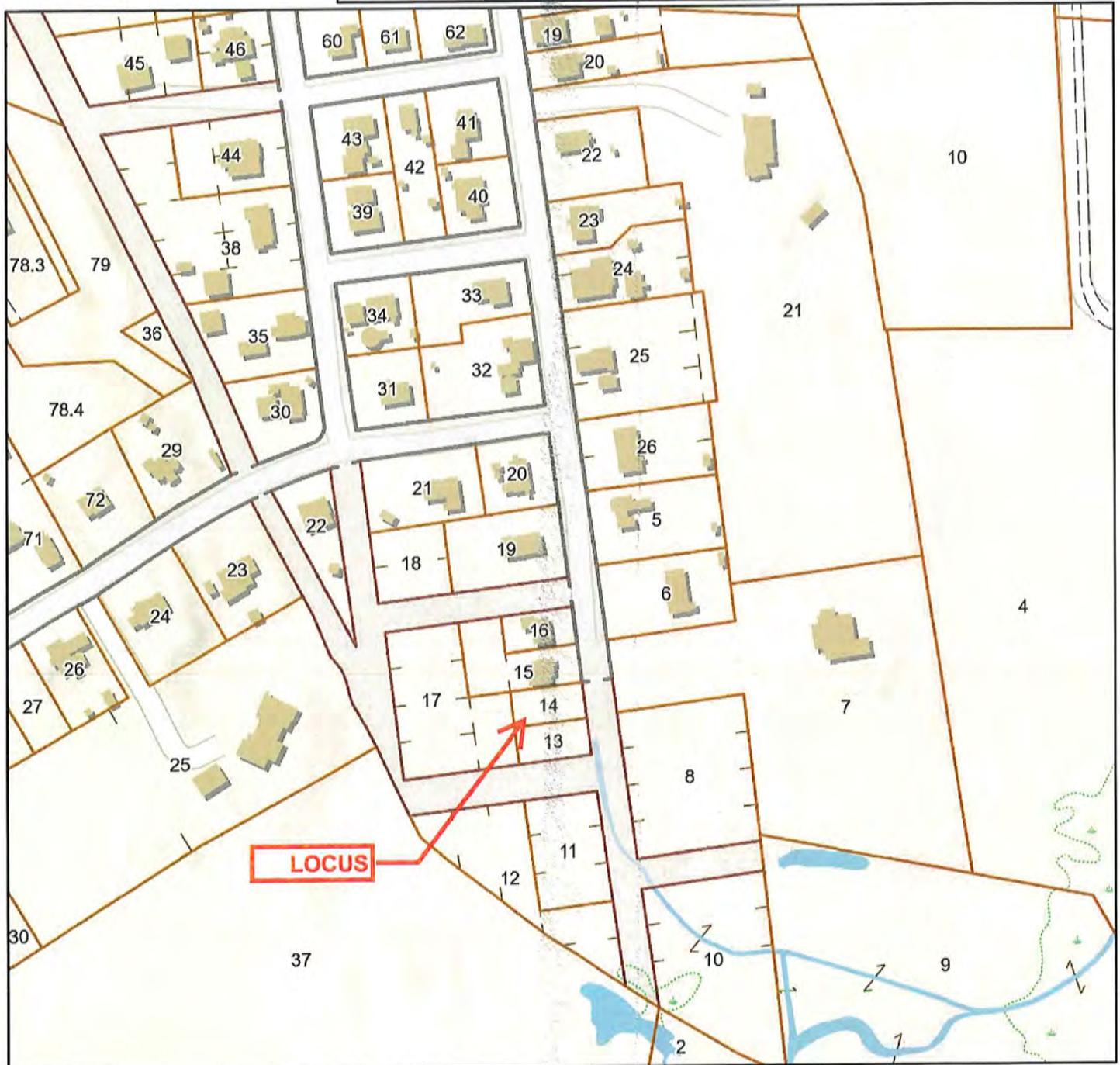
Town of Franklin, MA

1 inch = 200 Feet



www.cai-tech.com

December 4, 2025



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

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

**Town of Franklin Conservation Commission**

**RESOURCE AREA IMPACT SUMMARY FORM**

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

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

## Town of Franklin Conservation Commission

### APPLICATION PROCESS SIGNATURE FORM

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

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

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

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

  
\_\_\_\_\_  
Signature of Property Owner

  
\_\_\_\_\_  
Date

**Town of Franklin Conservation Commission**

**PROPERTY ACCESS SIGNATURE FORM**

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

  
\_\_\_\_\_  
Signature of Property Owner

1/14/2026  
\_\_\_\_\_  
Date



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**Important:**

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



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

## A. General Information

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

Lewis Street  
a. Street Address

Franklin  
b. City/Town

02038  
c. Zip Code

Latitude and Longitude:  
40.49175  
d. Latitude

-74.480260  
e. Longitude

298  
f. Assessors Map/Plat Number

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

2. Applicant:

Tony  
a. First Name

Marinella  
b. Last Name

Lewis Street Realty, LLC  
c. Organization

PO Box 411  
d. Street Address

Franklin  
e. City/Town

MA  
f. State

02038  
g. Zip Code

508-918-9766  
h. Phone Number

i. Fax Number

jojo.marinella09@gmail.com  
j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Norman  
a. First Name

Hill  
b. Last Name

Land Planning, Inc  
c. Company

214 Worcester Street  
d. Street Address

North Grafton  
e. City/Town

MA  
f. State

01590  
g. Zip Code

508-839-9526  
h. Phone Number

i. Fax Number

nhill@landplanninginc.com  
j. Email address

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

\$500.00  
a. Total Fee Paid

\$237.50  
b. State Fee Paid

\$262.50  
c. City/Town Fee Paid



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

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**A. General Information (continued)**

6. General Project Description:

Construct a single family home

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

29497

c. Book

b. Certificate # (if registered land)

317

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

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

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

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

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

f.  Riverfront Area

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

2. Width of Riverfront Area (check one):

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

Provided by MassDEP:

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Franklin
City/Town

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

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

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

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

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

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

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

5.  Project Involves Stream Crossings

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



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**C. Other Applicable Standards and Requirements**

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

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

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

- a.  Yes  No

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

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

2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b)  Photographs representative of the site

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

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

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



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Bureau of Resource Protection - Wetlands

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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](mailto: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](mailto: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  
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### C. Other Applicable Standards and Requirements (cont'd)

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

### D. Additional Information

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

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

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

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

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



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

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Franklin
City/Town

**D. Additional Information (cont'd)**

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

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

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

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

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

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

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



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

**F. Signatures and Submittal Requirements**

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

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

[Handwritten Signature]  
1. Signature of Applicant

1/14/2026  
2. Date

3. Signature of Property Owner (if different)  
Norma G. Hill, P.E.

4. Date  
1.14.2026

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

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

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



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

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



**A. Applicant Information**

1. Location of Project:

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

2. Applicant Mailing Address:

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

3. Property Owner (if different):

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

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

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

**Step 5/Total Project Fee:** \$500.00

**Step 6/Fee Payments:**

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

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

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

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

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

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

**HYDROLOGY**

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

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

**VEGETATION** – Use both common and scientific names of plants.

Tree Stratum Plot size 30' x 30'

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

0.0 = Total Cover

Shrub/Sapling Stratum Plot size 30' x 30'

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

0.0 = Total Cover

Herb Stratum Plot size 30' x 30'

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

0.0 = Total Cover

**VEGETATION** – continued.

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

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

**Definitions of Vegetation Strata**

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

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



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

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

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

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

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

**HYDROLOGY**

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

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

**VEGETATION** – Use both common and scientific names of plants.

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

**VEGETATION** – continued.

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

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

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

**Wetland vegetation criterion met?** Yes  No

**Definitions of Vegetation Strata**

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

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



**Town of Franklin Conservation Commission**

**AFFIDAVIT OF SERVICE**

**Under the Massachusetts Wetlands Protection Act**

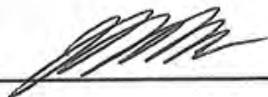
(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing a Notice of Intent)

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

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

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

  
Signature



1/14/2026  
Date

JAN 12 2026

BOARD OF ASSESSORS

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

### Abutters List Request Form

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

Date of Request 01 / 07 / 2026

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

Property Street Address Lewis Street

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

Property Owner Lewis Street Realty

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

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 918 - 9766

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

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

Requestor's Telephone # 508 - 839 - 9526

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

Paid by Check \$    Check #    Town Receipt #



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

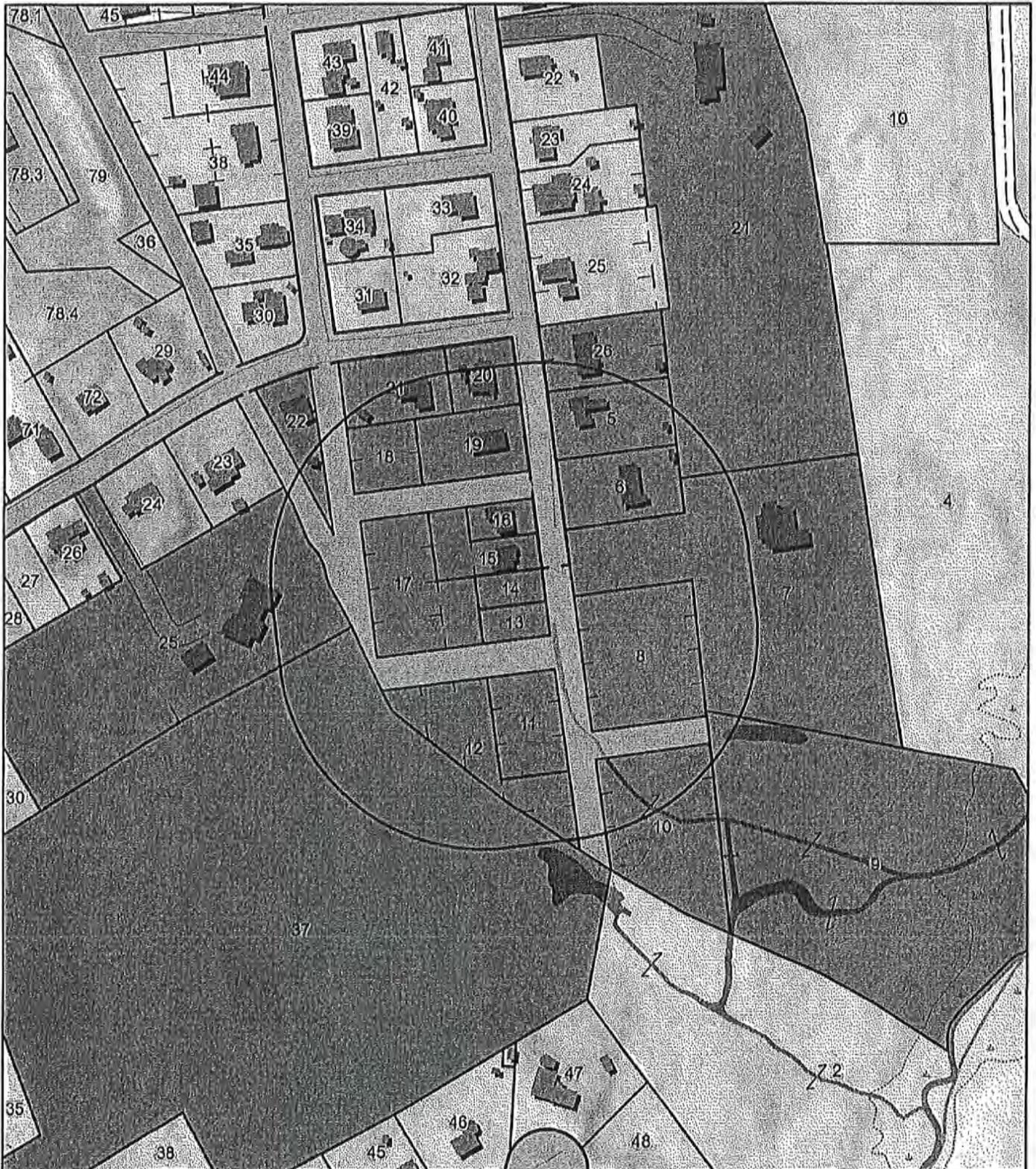
Town of Franklin, MA

1 Inch = 200 Feet



[www.cai-tech.com](http://www.cai-tech.com)

January 15, 2026



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



# 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

## Subject Properties:

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

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

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

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

## Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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



# 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

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



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Page 2 of 3



# 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

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

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

*Kevin W. Doyle, 1-15-2026*



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1/15/2026

Page 3 of 3

Abutters List Report - Franklin, MA

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

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

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

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

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

MCGANN JOSEPH E  
120 LEWIS ST  
FRANKLIN, MA 02038

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

PASQUINO RONALD  
102 LEWIS ST  
FRANKLIN, MA 02038

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

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

DIROSARIO MICHAEL  
DIROSARIO JEAN  
70 LEWIS ST  
FRANKLIN, MA 02038

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

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

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

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

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

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

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

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



# 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

## Subject Properties:

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

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

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

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

## Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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# 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

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



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1/15/2026

Page 2 of 3



# 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

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

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

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

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Page 3 of 3



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To pay  
meter

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

From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

To: VANESIAN CHRISTOPHER A  
HASWELL JOANNA M

73 CROCKER AVE

FRANKLIN, MA 02038

Post

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

**\$2.40**  
R2304M114143-08

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



**UNITED STATES  
POSTAL SERVICE**

**Certificate of Mailing**

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meter

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

214 Worcester Street

N. Grafton, MA 01536

To: VERROCHI JILL C  
VERROCHI LOUIS III

87 CROCKER AVE

FRANKLIN, MA 02038

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

**2.40**  
04M114143-08

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



**UNITED STATES  
POSTAL SERVICE**

**Certificate of Mailing**

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meter

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

214 Worcester Street

N. Grafton, MA 01536

To: WOOD-NEUFVILLE DIANE E  
WOOD PHILIP W

40 KING ST

NORFOLK, MA 02056

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

**\$2.40**  
R2304M114143-08



**UNITED STATES  
POSTAL SERVICE**

**Certificate of Mailing**

To pay  
meter

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

214 Worcester Street

N. Grafton, MA 01536

To: AYLETT ANDREW JEFFREY  
ALTMIES MADISON ELYSE

104 LEWIS ST

FRANKLIN, MA 02038

Post

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

**\$2.40**  
R2304M114143-08

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



**UNITED STATES  
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From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

To: DIROSARIO MICHAEL  
DIROSARIO JEAN

70 LEWIS ST

FRANKLIN, MA 02038

Post

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

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



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From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postmark Here



RDC 99



RDC 99

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

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



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To寄/To  
meter post

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

From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

LEWIS STREET REALTY LLC

P O BOX 411

FRANKLIN, MA 02038

Postage

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



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

From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

LEWIS STREET REALTY LLC

C/O MARINELLA CONSTRUCTIO

P O BOX 411

FRANKLIN, MA 02038

Postage

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



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**Certificate of Mailing**

To寄/To  
meter post

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From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

MCGANN JOSEPH E

120 LEWIS ST

FRANKLIN, MA 02038

Postage

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

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT  
**\$2.40**  
R2304M114143-08

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT  
**\$2.40**  
R2304M114143-08

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
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AMOUNT  
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RDC 99



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POSTAL SERVICE**

**Certificate of Mailing**

To寄/To  
meter post

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

214 Worcester Street

N. Grafton, MA 01536

PASQUINO RONALD

102 LEWIS ST

FRANKLIN, MA 02038

Postage

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



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**Certificate of Mailing**

To寄/To  
meter post

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This form may be used for domestic and international mail.

From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

RANIERI MARGARET C

RANIERI TRUST MILLER, CAT

59 PLEASANT ST

FRANKLIN, MA 02038

Postage

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



**UNITED STATES  
POSTAL SERVICE**

**Certificate of Mailing**

To寄/To  
meter post

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

From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

SUSSMAN KIMBERLY G TR

112 LEWIS STREET REALTY T

112 LEWIS ST

FRANKLIN, MA 02038

Postage

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

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT  
**\$2.40**  
R2304M114143-08

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

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT  
**\$2.40**  
R2304M114143-08



RDC 99



**UNITED STATES  
POSTAL SERVICE®**

**Certificate Of Mailing**

To pay, at meter p

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

From: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

AYLETT ANDREW  
JEFFREYALTWES MADISON  
ELYSE104 LEWIS ST  
FRANKLIN, MA 02038

Postmark

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



**UNITED STATES  
POSTAL SERVICE®**

**Certificate Of Mailing**

To pay, at meter p

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

From: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

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

Postmark

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



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POSTAL SERVICE®**

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To pay, at meter p

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

From: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

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

Postmark

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



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT  
**\$2.40**  
R2304M114143-08

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
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FCM LETTER  
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01536  
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**UNITED STATES  
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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

Postmark H

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



**UNITED STATES  
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From: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

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

Postmark

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



**UNITED STATES  
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From: Land Planning Inc.  
214 Worcester Street  
N. Grafton, MA 01536

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

Postmark

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



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FCM LETTER  
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U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT  
**\$2.40**  
R2304M114143-08

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FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT  
**\$2.40**  
R2304M114143-08

# **TOWN OF FRANKLIN CONSERVATION COMMISSION**

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

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

January 30, 2026

Town of Franklin

Conservation Commission

To whom it may concern:

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

Sincerely,

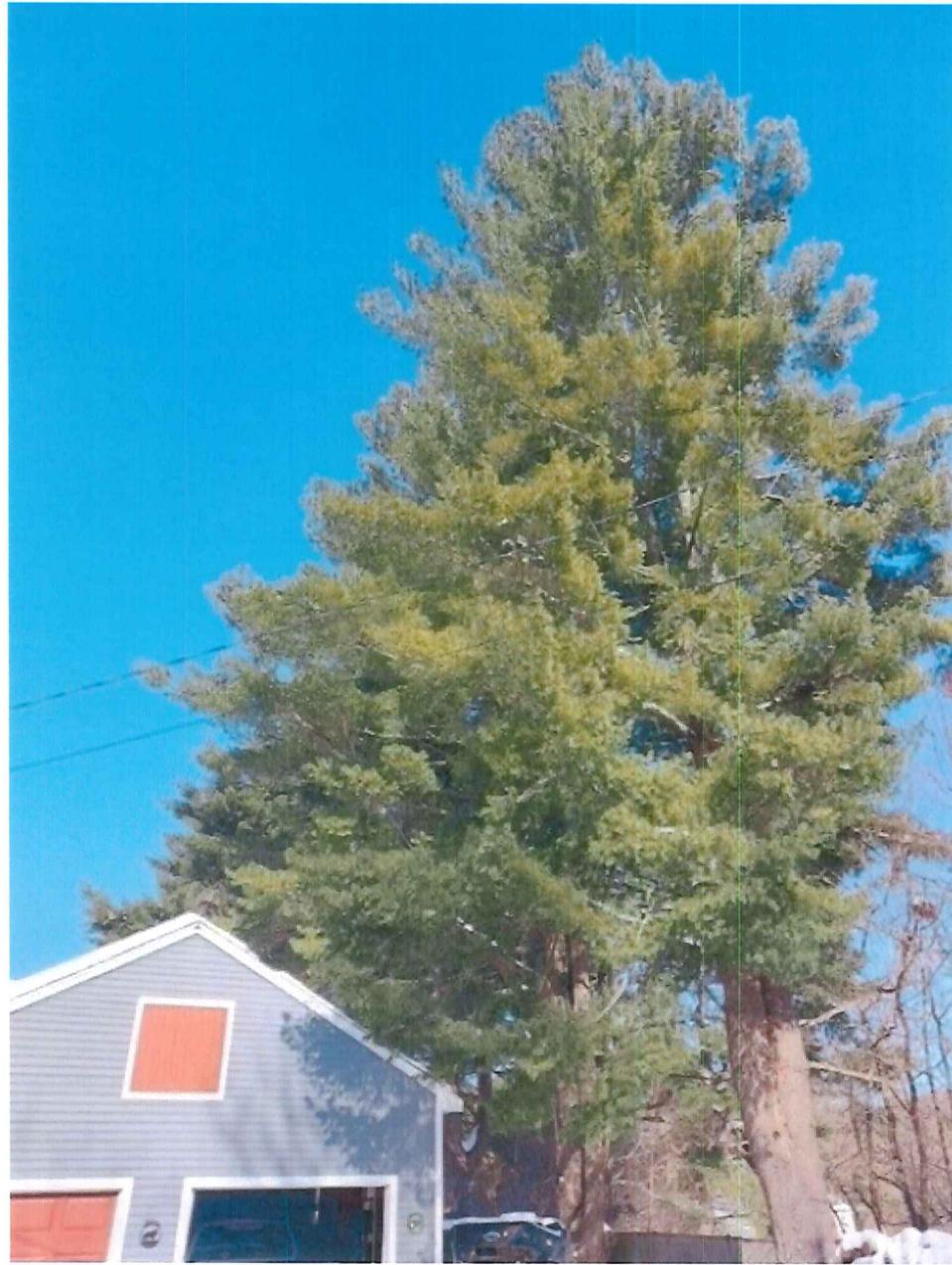


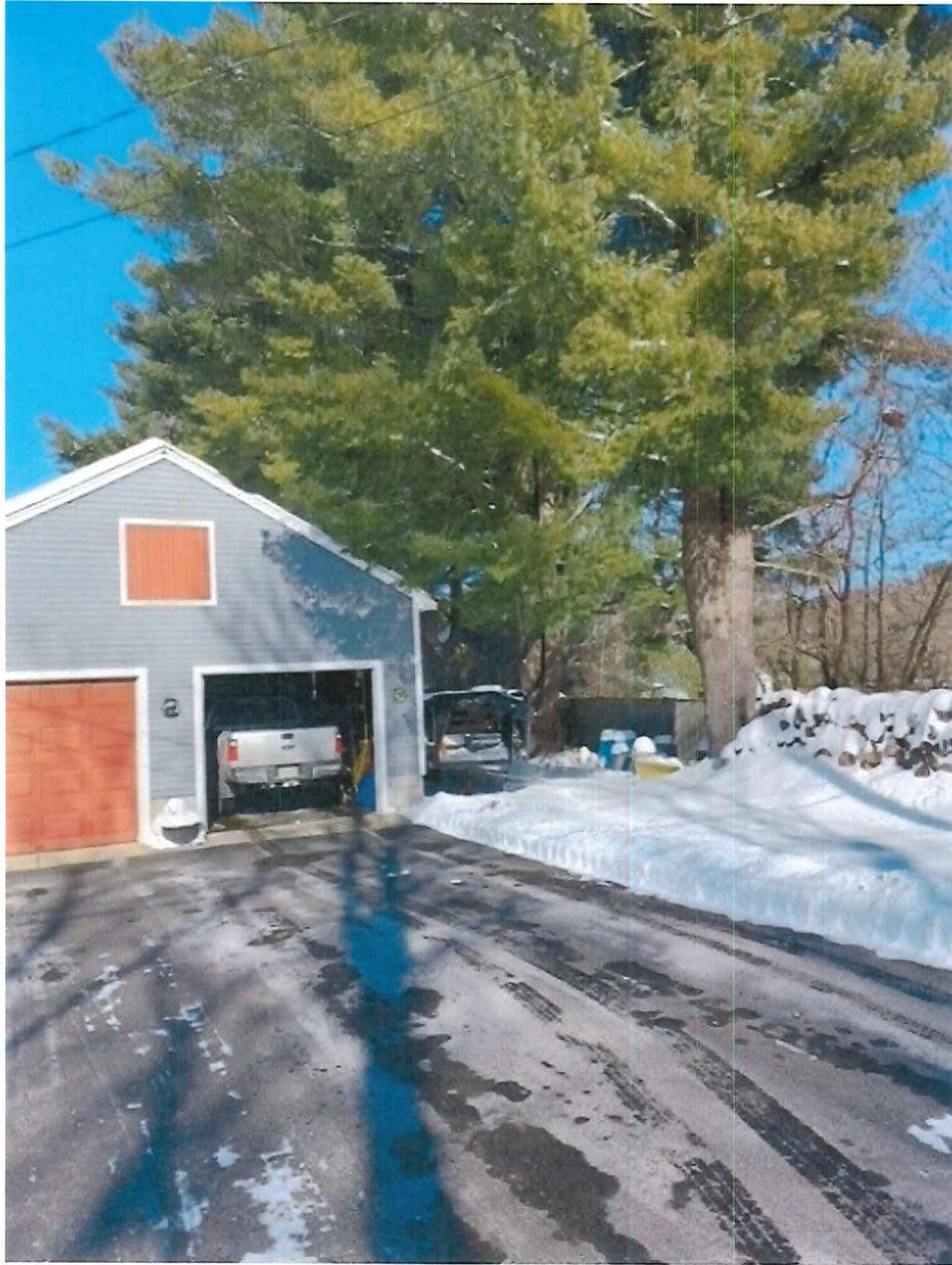
Gerard F. Rogers

76 Plain St.

Franklin MA 02038

508-533-5132







## Town of Franklin Conservation Commission

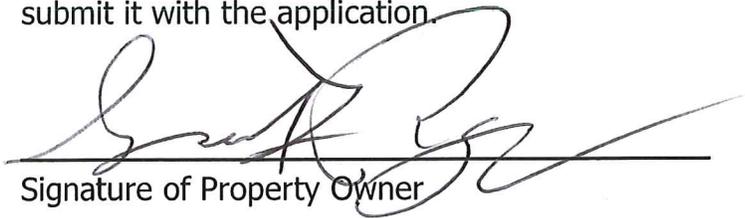
### APPLICATION PROCESS SIGNATURE FORM

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

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

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

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

  
Signature of Property Owner

1-29-20  
Date

**Applicant: (Please Print the following information)**

Gerard Rogers

Applicant's Name

76 Plain Street

Mailing Address

Franklin

Ma

02038

City/Town

State

Zip Code

508-533-5132

gerard.rogers@comcast.net

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

**Property & Plan Information:**

Land Owner's Name (If Different from Applicant)

76 Plain Street

Project Location (Street Address)

Assessor's Map & Parcel Number

1-30-26

Plan Name and date

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

1. Plans:

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

2. Narrative:

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

3. Other:

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

**Authorization:**

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

Property owner's Signature

Date

## 2. PERFORMANCE STANDARDS

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

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

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

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

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

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

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

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

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

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

2.7.2. The proposed activity shall collectively not encompass more than 150 ft<sup>2</sup> of land area;

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

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

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

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

## Town of Franklin Conservation Commission

### APPLICATION PROCESS SIGNATURE FORM

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

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

*Hallie Whitman*

\_\_\_\_\_  
Signature of Property Owner

February 1, 2026

\_\_\_\_\_  
Date

# **TOWN OF FRANKLIN CONSERVATION COMMISSION**

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

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

**Applicant: (Please Print the following information)**

Hallie Whitman

Applicant's Name

912 Washington St

Mailing Address

Franklin

MA

02038

City/Town

State

Zip Code

(508)631-9424

hallie.glassman@gmail.com

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

**Property & Plan Information:**

Land Owner's Name (If Different from Applicant)

912 Washington St

Project Location (Street Address)

Assessor's Map & Parcel Number

912 Washington St.

Winter 2026

Plan Name and date

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

1. Plans:

1.1. Existing conditions of the property showing all existing structures;

1.2. Area of proposed work including total area of disturbance and whether the disturbances are permanent or temporary;

1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;

1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;

1.5. Existing slopes and direction of drainage; and

1.6. Location of any required erosion control.

2. Narrative:

2.1. Detailed description of the activity to take place; and

2.2. Detailed description of how and when the work will be performed.

3. Other:

3.1. A photograph of the area where the activity is to take place.

3.2. A filing fee of \$50.00.

**Authorization:**

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

*Hallie Whitman*

February 1, 2026

---

Property owner's Signature

Date

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

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

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

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

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

2.7.2. The proposed activity shall collectively not encompass more than 150 ft<sup>2</sup> of land area;

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

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

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

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

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

## 1. Plans

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

## 2. Narrative:

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

## 3. Other:

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



1-2 Previously accepted trees



3



4



5-7 Previously accepted trees



8-10



11 Tree split at bottom (under snow)



12



13-14 Previously accepted trees



15



16



17



# 912 Washington Street

Town of Franklin, MA

1 inch = 50 Feet



www.cai-tech.com

December 23, 2025



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

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

**GENERAL NOTES**

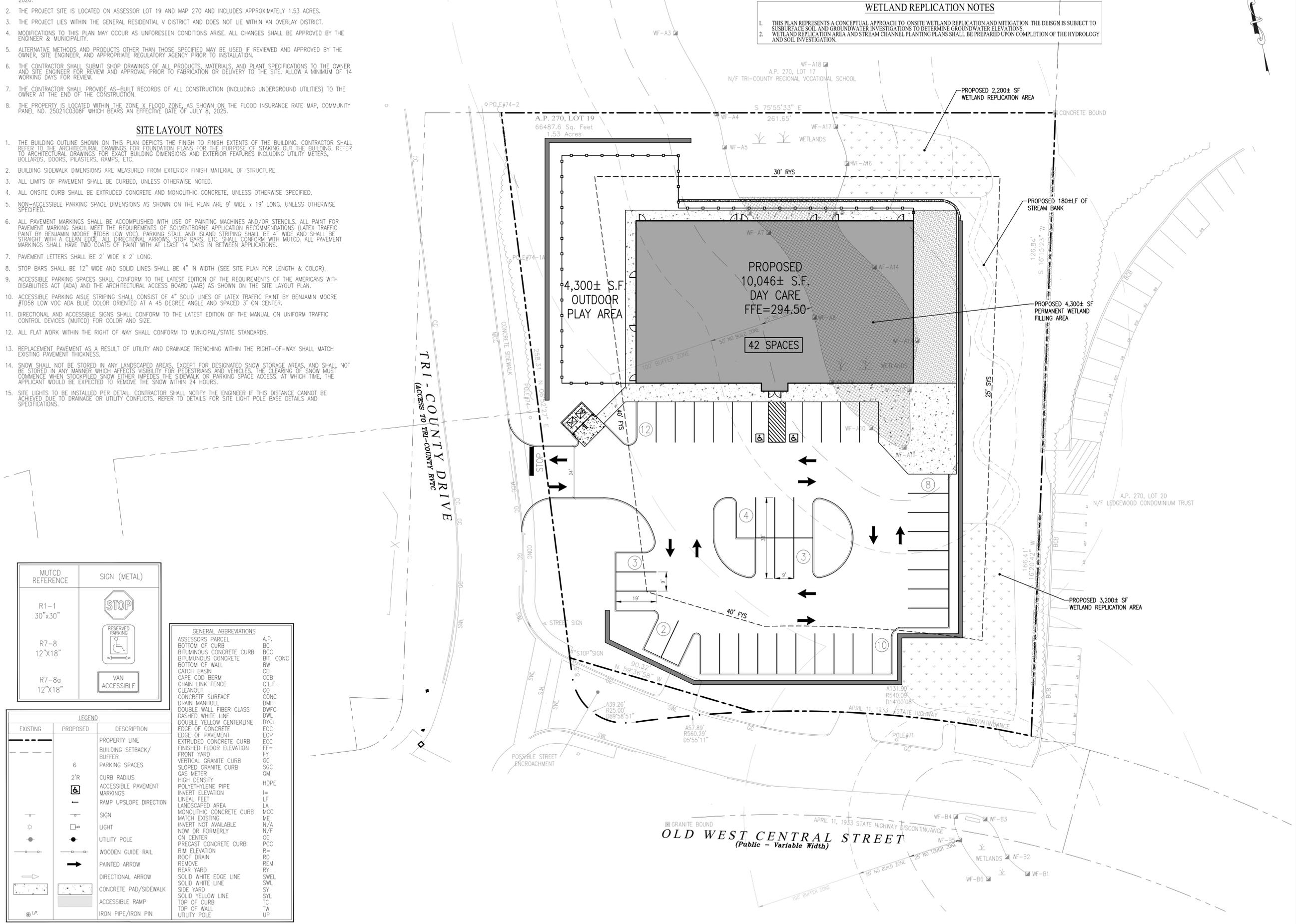
1. ZONING INFORMATION OBTAINED FROM THE TOWN OF FRANKLIN ZONING ORDINANCE AS DOWNLOADED THROUGH JANUARY 2026.
2. THE PROJECT SITE IS LOCATED ON ASSESSOR LOT 19 AND MAP 270 AND INCLUDES APPROXIMATELY 1.53 ACRES.
3. THE PROJECT LIES WITHIN THE GENERAL RESIDENTIAL V DISTRICT AND DOES NOT LIE WITHIN AN OVERLAY DISTRICT.
4. MODIFICATIONS TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER & MUNICIPALITY.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
8. THE PROPERTY IS LOCATED WITHIN THE ZONE X FLOOD ZONE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25021C0308F WHICH BEARS AN EFFECTIVE DATE OF JULY 8, 2025.

**SITE LAYOUT NOTES**

1. THE BUILDING OUTLINE SHOWN ON THIS PLAN DEPICTS THE FINISH TO FINISH EXTENTS OF THE BUILDING. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR FOUNDATION PLANS FOR THE PURPOSE OF STAKING OUT THE BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND EXTERIOR FEATURES INCLUDING UTILITY METERS, BOLLARDS, DOORS, PILASTERS, RAMPS, ETC.
2. BUILDING SIDEWALK DIMENSIONS ARE MEASURED FROM EXTERIOR FINISH MATERIAL OF STRUCTURE.
3. ALL LIMITS OF PAVEMENT SHALL BE CURBED, UNLESS OTHERWISE NOTED.
4. ALL ONSITE CURB SHALL BE EXTRUDED CONCRETE AND MONOLITHIC CONCRETE, UNLESS OTHERWISE SPECIFIED.
5. NON-ACCESSIBLE PARKING SPACE DIMENSIONS AS SHOWN ON THE PLAN ARE 9' WIDE X 19' LONG, UNLESS OTHERWISE SPECIFIED.
6. ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAVEMENT MARKING SHALL MEET THE REQUIREMENTS OF SOLVENTBORNE APPLICATION RECOMMENDATIONS (LATEX TRAFFIC PAINT BY BENJAMIN MOORE #1058 LOW VOC). PARKING SHALL AND ISLAND STRIPING SHALL BE 4" WIDE AND SHALL BE STRAIGHT WITH A CLEAN EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH MUTCD. ALL PAVEMENT MARKINGS SHALL HAVE TWO COATS OF PAINT WITH AT LEAST 14 DAYS IN BETWEEN APPLICATIONS.
7. PAVEMENT LETTERS SHALL BE 2' WIDE X 2' LONG.
8. STOP BARS SHALL BE 12" WIDE AND SOLID LINES SHALL BE 4" IN WIDTH (SEE SITE PLAN FOR LENGTH & COLOR).
9. ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE LATEST EDITION OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ARCHITECTURAL ACCESS BOARD (AAB) AS SHOWN ON THE SITE LAYOUT PLAN.
10. ACCESSIBLE PARKING AISLE STRIPING SHALL CONSIST OF 4" SOLID LINES OF LATEX TRAFFIC PAINT BY BENJAMIN MOORE #1058 LOW VOC ADA BLUE COLOR ORIENTED AT A 45 DEGREE ANGLE AND SPACED 3' ON CENTER.
11. DIRECTIONAL AND ACCESSIBLE SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
12. ALL FLAT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO MUNICIPAL/STATE STANDARDS.
13. REPLACEMENT PAVEMENT AS A RESULT OF UTILITY AND DRAINAGE TRENCHING WITHIN THE RIGHT-OF-WAY SHALL MATCH EXISTING PAVEMENT THICKNESS.
14. SNOW SHALL NOT BE STORED IN ANY LANDSCAPED AREAS, EXCEPT FOR DESIGNATED SNOW STORAGE AREAS, AND SHALL NOT BE STORED IN ANY MANNER WHICH AFFECTS VISIBILITY FOR PEDESTRIANS AND VEHICLES. THE CLEARING OF SNOW MUST COMMENCE WHEN STOCKPILED SNOW EITHER IMPEDES THE SIDEWALK OR PARKING SPACE ACCESS, AT WHICH TIME, THE APPLICANT WOULD BE EXPECTED TO REMOVE THE SNOW WITHIN 24 HOURS.
15. SITE LIGHTS TO BE INSTALLED PER DETAIL. CONTRACTOR SHALL NOTIFY THE ENGINEER IF THIS DISTANCE CANNOT BE ACHIEVED DUE TO DRAINAGE OR UTILITY CONFLICTS. REFER TO DETAILS FOR SITE LIGHT POLE BASE DETAILS AND SPECIFICATIONS.

**WETLAND REPLICATION NOTES**

1. THIS PLAN REPRESENTS A CONCEPTUAL APPROACH TO ONSITE WETLAND REPLICATION AND MITIGATION. THE DESIGN IS SUBJECT TO SUBSURFACE SOIL AND GROUNDWATER INVESTIGATIONS TO DETERMINE GROUNDWATER ELEVATIONS.
2. WETLAND REPLICATION AREA AND STREAM CHANNEL PLANTING PLANS SHALL BE PREPARED UPON COMPLETION OF THE HYDROLOGY AND SOIL INVESTIGATION.



MUTCD REFERENCE	SIGN (METAL)
R1-1 30"x30"	
R7-8 12"x18"	
R7-8a 12"x18"	

**GENERAL ABBREVIATIONS**

ASSESSORS PARCEL	A.P.
BOTTOM OF CURB	BC
BITUMINOUS CONCRETE CURB	BCC
BITUMINOUS CONCRETE	BIT. CONC
BOTTOM OF WALL	BW
CATCH BASIN	CB
CAPE COD BERM	CCB
CHAIN LINK FENCE	C.L.F.
CLEANOUT	CO
CONCRETE SURFACE	CONC
DRAIN MANHOLE	DMH
DOUBLE WALL FIBER GLASS	DWFG
DASHED WHITE LINE	DWL
DOUBLE YELLOW CENTERLINE	DTCL
EDGE OF CONCRETE	EDC
EDGE OF PAVEMENT	EOP
EXTRUDED CONCRETE CURB	ECC
FINISHED FLOOR ELEVATION	FF=
FRONT YARD	FY
VERTICAL GRANITE CURB	GC
SLOPED GRANITE CURB	SGC
GAS METER	GM
HIGH DENSITY	HDPE
POLYETHYLENE PIPE	I=
INVERT ELEVATION	IF
LINEAL FEET	LA
LANDSCAPED AREA	LA
MONOLITHIC CONCRETE CURB	MCC
MATCH EXISTING	ME
INVERT NOT AVAILABLE	N/A
NOW OR FORMERLY	N/F
ON CENTER	OC
PRECAST CONCRETE CURB	PCC
RIM ELEVATION	R=
ROOF DRAIN	RD
REMOVE	REM
REAR YARD	RY
SOLID WHITE EDGE LINE	SWEL
SOLID WHITE LINE	SWL
SIDE YARD	SY
SOLID YELLOW LINE	SYL
TOP OF CURB	TC
TOP OF WALL	TW
UTILITY POLE	UP

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		BUILDING SETBACK/BUFFER
		PARKING SPACES
		6 CURB RADIUS
		2'R CURB RADIUS
		ACCESSIBLE PAVEMENT MARKINGS
		RAMP UPSLOPE DIRECTION
		SIGN
		LIGHT
		UTILITY POLE
		WOODEN GUIDE RAIL
		PAINTED ARROW
		DIRECTIONAL ARROW
		CONCRETE PAD/SIDEWALK
		ACCESSIBLE RAMP
		IRON PIPE/IRON PIN

NOT FOR CONSTRUCTION

CDG PROJECT #: 25XXX

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		
6		
7		
8		
9		

SEAL:



PHILIP R. HENRY, P.E.

PLANNING BOARD:

CIVIL ENGINEER:

**CIVIL DESIGN GROUP, LLC**  
 4 HIGH STREET, SUITE 155  
 NORTH ANDOVER, MA 01845  
 www.cdengineering.com  
 p: 978-794-5400 f: 978-965-3971

PREPARED FOR:

**XXX, LLC**  
 632 WASHINGTON STREET  
 SOUTH EASTON, MA 02375

PROJECT:  
**PROPOSED DAY CARE DEVELOPMENT**  
 603 OLD WEST CENTRAL STREET  
 FRANKLIN, MA 02038

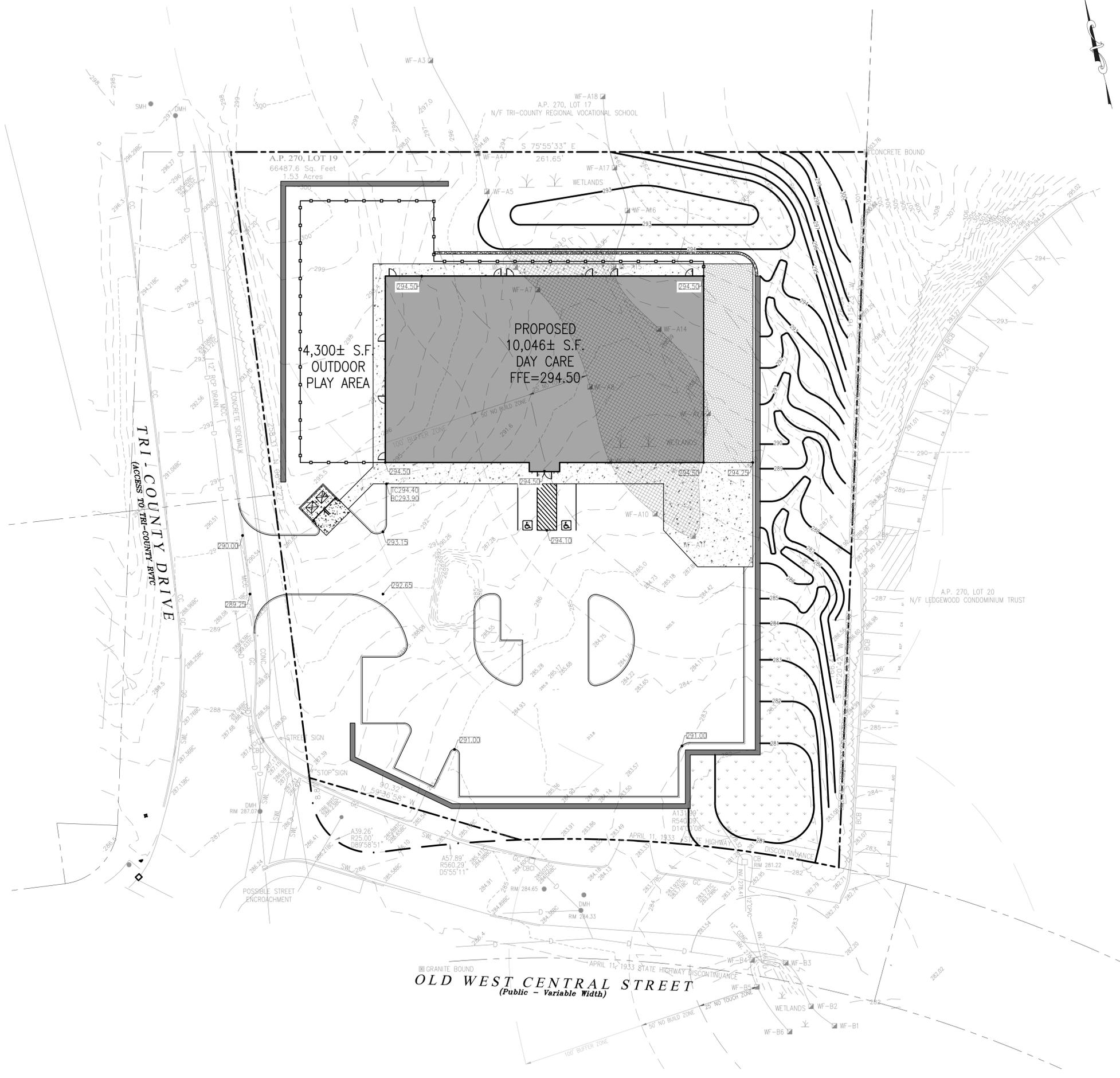
SCALE:  
 0 10 20 40  
 GRAPHIC SCALE IN FEET

SHEET:  
**CONCEPTUAL SITE PLAN**  
**1**

DATE: 01/29/2025

**GRADING & DRAINAGE NOTES**

- THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM REFERENCE ON THE EXISTING CONDITIONS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND ELEVATION BENCHMARKS THROUGHOUT CONSTRUCTION.
- EXTERIOR ELEVATIONS ALONG EACH BUILDING SIDE MAY VARY IN ORDER TO ACHIEVE GRADE IN CERTAIN AREAS. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING.
- NEW SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% AND A MAXIMUM RUNNING SLOPE OF 5.0% UNLESS AN ADA COMPLIANT RAMP IS PROVIDED. RAMP SHALL NOT EXCEED AN 8.0% RUNNING SLOPE AND SHALL NOT EXCEED A 6" RISE UNLESS A HANDRAIL IS PROVIDED. FURTHERMORE, ACCESSIBLE PARKING SPACES AND PROXIMATE ACCESS AISLES SHALL BE SLOPED AT A MAXIMUM OF 2.0% IN ALL DIRECTIONS. SHOULD ANY DISCREPANCIES WITH THESE REQUIREMENTS ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- CONTRACTOR SHALL NOTIFY ENGINEER IF THE ILLUSTRATED GRADES CANNOT BE ACHIEVED WITHIN ACCESSIBLE AREAS, INCLUDING PARKING SPACES, ROUTES AND RAMP.
- UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
- CURB SHALL TRANSITION FROM FLUSH TO FULL DEPTH REVEAL WITHIN 6 FEET.
- PROPOSED BOTTOM OF CURB ELEVATIONS ALONG EXISTING STREETS ARE BASED ON EXISTING CONDITIONS INFORMATION AND SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL MATCH EXISTING EDGE OF PAVEMENT GRADE.
- EXISTING DRAINAGE AND UTILITY RIM ELEVATIONS LOCATED WITHIN THE LIMIT OF WORK TO REMAIN SHALL BE ADJUSTED BY THE CONTRACTOR TO MATCH NEW FINISHED GRADE.
- ALL FLAT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO MUNICIPAL/STATE STANDARDS.
- EXISTING TREES OUTSIDE OF THE LIMIT OF WORK SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED IN KIND.
- NEW DRAINAGE PIPE SHALL BE DUAL WALL CORRUGATED HDPE (ADS N-12 OR APPROVED EQUAL), UNLESS OTHERWISE SPECIFIED.
- ROOF DRAIN LEADERS SHALL BE 6" HDPE PIPE, UNLESS OTHERWISE SPECIFIED.
- ELEVATION OF LANDSCAPED AREAS ARE GIVEN AT PLANTED/SOD GRADE.
- THE AREA BELOW THE SUBSURFACE INFILTRATION SYSTEM SHALL BE LEFT UNCOMPACTED.
- ANY DISTURBED AREAS THAT WILL NOT BE STABILIZED BY PAVEMENT OR BUILDING BASE COURSES SHALL BE SODDED OR SEEDED & MULCHED. MULCHING SHALL BE USED TO STABILIZE DISTURBED AREAS.
- ALL BACK FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. BACK FILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIALS, OR OTHER OBJECTIONABLE MATERIAL. BACK FILL MATERIALS SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER TAMPING BLOWS OR PROOF ROLLING. ALL BACK FILL MATERIAL SHALL BE PLACED IN LOOSE 6-IN. LIFTS AND COMPACTED BY MECHANICAL MEANS, AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- ALL BUILDINGS, SIDEWALK, AND PAVEMENT SUB-GRADES SHALL BE COMPACTED TO 98% OF ASTM D698 TO A DEPTH OF 12-IN. AND TO 95% OF ASTM D698 BELOW 12-IN DEPTHS. ALL OTHER NON-STRUCTURAL AREAS SHALL BE COMPACTED TO 90% OF ASTM D698.



**GENERAL ABBREVIATIONS**

A.P.	ASSESSOR'S PARCEL
BC	BOTTOM OF CURB
BCC	BITUMINOUS CONCRETE CURB
BIT.	BITUMINOUS CONCRETE
CONC	CONCRETE
BW	BOTTOM OF WALL
CB	CATCH BASIN
C.L.F.	CHAIN LINK FENCE
DCO	DRAINAGE CLEANOUT
CONC SURF	CONCRETE SURFACE
DH (F)	DRILL HOLE FOUND
DMH	DRAIN MANHOLE
DWFG	DOUBLE WALL FIBER GLASS
DWL	DASHED WHITE LINE
DYCL	DOUBLE YELLOW CENTERLINE
EOP	EDGE OF PAVEMENT
ECC	EXTRUDED CONCRETE CURB
EHH	ELECTRIC HANDHOLE
FF=	FINISHED FLOOR ELEVATION
FY	FRONT YARD
GC	VERTICAL GRANITE CURB
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE PIPE
I=	INVERT ELEVATION
LA	LANDSCAPED AREA
MCC	MONOLITHIC CONCRETE CURB
ME	MATCH EXISTING
N/A	INVERT NOT AVAILABLE
N/F	NOW OR FORMERLY
OC	ON CENTER
R=	RIM ELEVATION
RD	ROOF DRAIN
RE	REMOVE
RY	REAR YARD
SFM	SEWER FORCE MAIN
SWEL	SOLID WHITE EDGE LINE
SWL	SOLID WHITE LINE
SY	SIDE YARD
TC	TOP OF CURB
TW	TOP OF WALL
UP	UTILITY POLE
VC	VITRIFIED CLAY
WG	WATER GATE
WSO	WATER SHUT-OFF

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
⊙	⊙	PROPERTY LINE
⊕	⊕	DRAIN MANHOLE
⊖	⊖	CATCH BASIN
D	D	DRAIN PIPE
215	215	INDEX CONTOUR
214	214	MINOR CONTOUR
214.450 214.980	214.980 214.980	TOP/BOTTOM CURB ELEVATION
x214.5	214.5	SPOT ELEVATION
⊕	⊕	ACCESSIBLE PAVEMENT MARKINGS
—	—	RAMP UPSLOPE DIRECTION
⊙	⊙	LIGHT
⊙	⊙	UTILITY POLE
⊕	⊕	CONCRETE SIDEWALK/PAD
⊕	⊕	BIT. CONC. SIDEWALK
⊕	⊕	IRON PIPE/IRON PIN

NOT FOR CONSTRUCTION

CDG PROJECT #: 25XXX

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
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7		
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9		

SEAL:

**DRAFT**

PHILIP R. HENRY, P.E.

PLANNING BOARD:

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CIVIL ENGINEER:

**CIVIL DESIGN GROUP, LLC**

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NORTH ANDOVER, MA 01845  
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PREPARED FOR:

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632 WASHINGTON STREET  
SOUTH EASTON, MA 02375

PROJECT:

**PROPOSED DAY CARE DEVELOPMENT**

603 OLD WEST CENTRAL STREET  
FRANKLIN, MA 02038

SCALE:  
20 0 20 40  
GRAPHIC SCALE IN FEET

SHEET:

**CONCEPTUAL GRADING & DRAINAGE PLAN**

**2**

DATE: 01/29/2025