1. Revised Conservation Agenda

   Documents:

   10-30-2025 -REVISED CONSERVATION AGENDA.PDF

2. 444 East Central Street

   Documents:

   RESPONSE TO SW6 EXHIBIT.PDF
   RESPONSE TO SW6 RECORD PLAN.PDF
   RESPONSE TO SW21 2025.10.16 COMMENT MEMO.PDF
   RESPONSE TO SW10 ANR-2025-08-25.PDF

3. Lot 2 Forge Parkway

   Documents:

   FORGE PARKWAY LOT 2 NOI PEER REVIEW 2025-10-13.PDF

4. Nicholas/Prospect Street Culvert Repair

   Documents:

   NOI NARRATIVE - DPW WORK AT PROSPECT STREET AND NICHOLAS DRIVE.PDF
   DPW PROSPECT-NICHOLAS CULVERT WORK- WPA FORM 3 APPLICATION.PDF

5. 1199 West Central Street

   Documents:

   2025-10-23 GARELICK FARMS NOI SUPPLEMENTAL INFORMATION PACKAGE.PDF

6. MBZAs

   Documents:

   MBZA APPLICATION - 15 N SPY ROAD.PDF
   155 KING STREET 2025-10 WALL REPLACEMENT PHOTOS.PDF
   2025-10-22 MBZA APPLICATION 155 KING STREET.PDF

Tel: (508) 520-4929 Fax: (508) 520 4906

Town of Franklin

Conservation Commission

AGENDA

October 30, 2025

Revised October 29, 2025

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/88577070059 or call on your phone at 929-205-6099, meeting number is 885 7707 0059. 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 – 444 East Central Street
- **1.2.** 7:02 PM NOI – 260 Daniels Street
- **1.3.** 7:03 PM NOI – Lot 2 Forge Parkway
- **1.4.** 7:04 PM NOI – Nicholas Drive/Prospect Street Culvert Repair
- **1.5.** 7:05 PM NOI – 1199 West Central Street

2. GENERAL BUSINESS

2.1 Friendly 40B Lip

2.2 Minor Buffer Zone Activities

- **2.2.1** 15 Northern Spy Road
- **2.2.2** 155 King Street
- **2.3.1** 381 Prospect Street

2.3 Request for Determination of Applicability

- **2.3.1** Faith Pond Beaver Deceiver

2.4 Permit Modifications/Extensions

2.5 Certificates of Compliance

2.6 Violations/Enforcement

- **2.6.1** 8 Bogastow Brook Lane

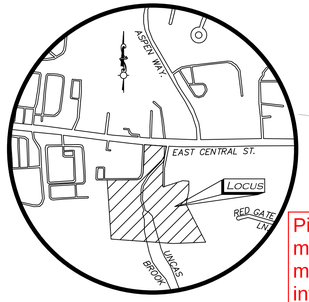
2.7 Minutes

- **2.7.2** October 16, 2025

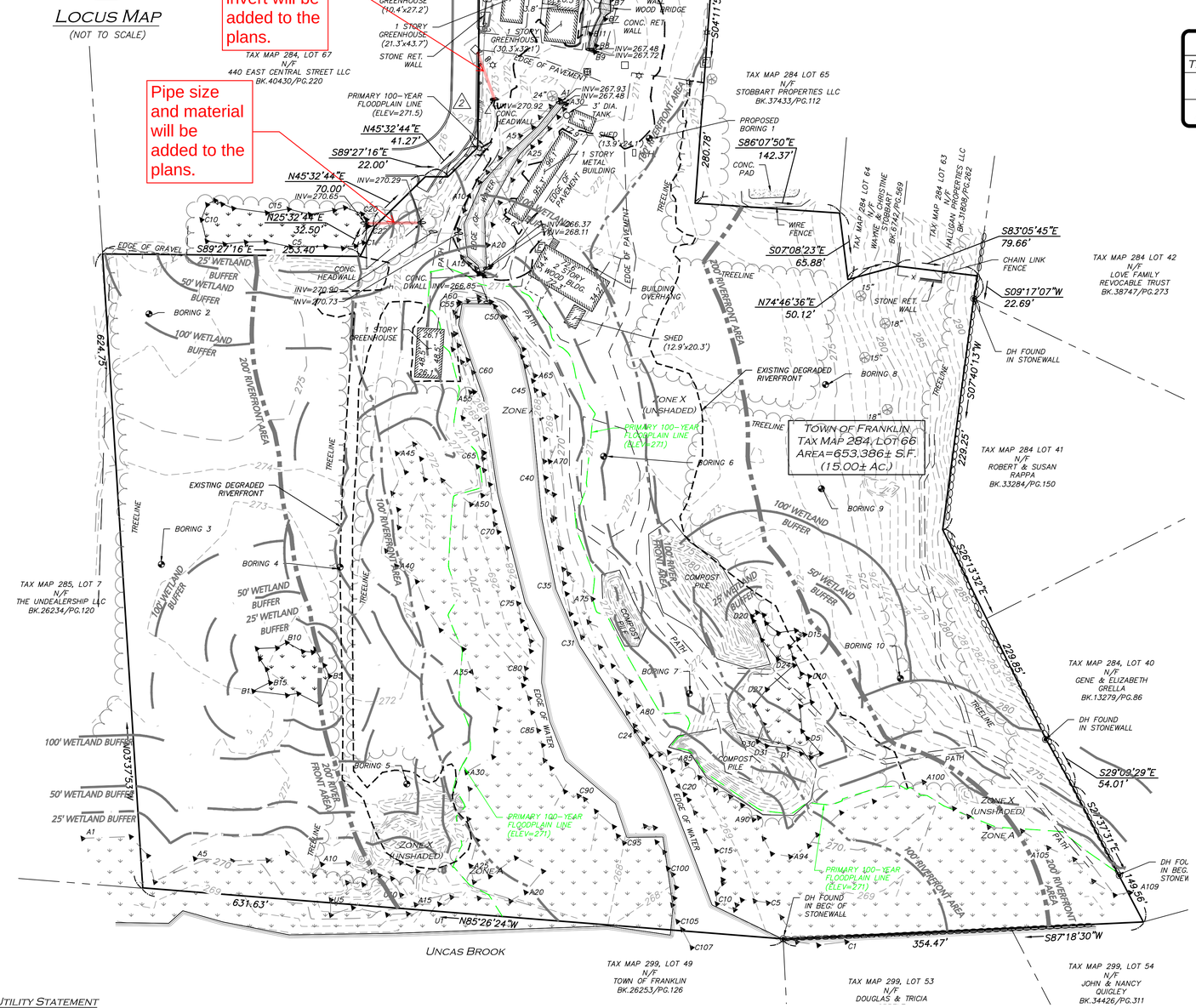
2.8 Discussions

- **2.8.1** Franklin Country Club CE159-1319
- **2.8.2** Results of Site Visits
- **2.8.3** Meeting Minutes

Chair & Commission Comments



LOCUS MAP
(NOT TO SCALE)



UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK SUMMARY

TBM #	DESCRIPTION	ELEV.
1	SPIKE SET IN PAVEMENT	276.77
2	MAG NAIL SET IN PAVEMENT	275.92

LEGEND

DRILL HOLE (DH)
DRAIN MANHOLE (DMH)
SEWER MANHOLE (SMH)
CATCH BASIN (CB)
ROUND CATCH BASIN (RCB)
UTILITY POLE
UTILITY POLE W/LIGHT
GUY WIRE
WATER GATE
INVERT (INV)
LIGHT
FLOODLIGHT
TREE
BUSH / SHRUB
SIGN
MAILBOX
HAND HOLE
ELECTRIC BOX
FLAG POLE
ELECTRIC METER
CONCRETE (CONC.)
LANDSCAPED AREA (LSA)
FLAGSTONE
WETLAND AREA
BRICK
BUILDING
BUILDING OVERHANG
1' CONTOUR
5' CONTOUR
PROPERTY LINE
ABUTTERS LINE
STONE WALL
CONCRETE RETAINING WALL
STONE RETAINING WALL
TREE LINE
EDGE OF PAVEMENT
EDGE OF BRICK
EDGE OF WATER
CURB
CHAIN LINK FENCE
WIRE FENCE
GUARDRAIL
DRAIN LINE
SEWER LINE
OVERHEAD WIRES
FINISHED FLOOR ELEVATION — FFE
BUILDING HEIGHT — BH
BITUMINOUS — BIT.
GRANITE — GRAN.
REINFORCED CONCRETE PIPE — RCP
CORRUGATED METAL PIPE — CMP
CAST IRON PIPE — CI
DUCTILE IRON PIPE — DI
HIGH DENSITY POLYETHYLENE PIPE — HDPE
FOUND — FND
NOW OR FORMERLY — N/F
BOOK — BK.
PAGE — PG.

LOCUS REFERENCES

–TOWN OF FRANKLIN ASSESSORS PARCEL 284–66
–DEED BOOK 37502, PAGE 50
–RECORD OWNER: STOBBART PROPERTIES LLC

PLAN REFERENCES

–PLAN 243 OF 1998
–PLAN 687 OF 1995
–PLAN 968 OF 1961
–PLAN 1091 OF 1988
–PLAN 971 OF 1985
–PLAN 148 OF 2002
–STATE HIGHWAY LAYOUT 1384
–STATE HIGHWAY LAYOUT 2436

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM NORFOLK REGISTRY OF DEEDS IN DEDHAM, MA.
3. VERTICAL DATUM IS NAVD 88, ESTABLISHED USING RTK GPS OBSERVATION.
4. CONTOUR INTERVAL IS ONE FOOT (1').
5. ALL DRAIN LINES SHOWN IN EAST CENTRAL STREET ARE 12".

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

N:\PROJECTS\3317–01\SURVEY\DRAWINGS\CURRENT\S–3317–01–EC.DWG

WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 22, 2023 AND SEPTEMBER 5, 2025.

Digitally signed by Andrew J. Ruggles
Date: 2025.09.10 09:29:17-04'00'

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

COMMONWEALTH OF MASSACHUSETTS
ANDREW J. RUGGLES
No.58014
PROFESSIONAL LAND SURVEYOR

REV	DATE	DESCRIPTION
2.	09/08/25	DRAIN & SEWER INVERTS ADDED
1.	10/25/24	WETLAND FLAGS

APPLICANT\OWNER:
TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	10/10/24
SCALE:	1" = 60'	DWG. NAME	3317-01-EC
DRAFTED BY:	KMT/COB	CHECKED BY:	AJR

PREPARED BY:

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

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: EXISTING CONDITIONS

SHEET No. 1

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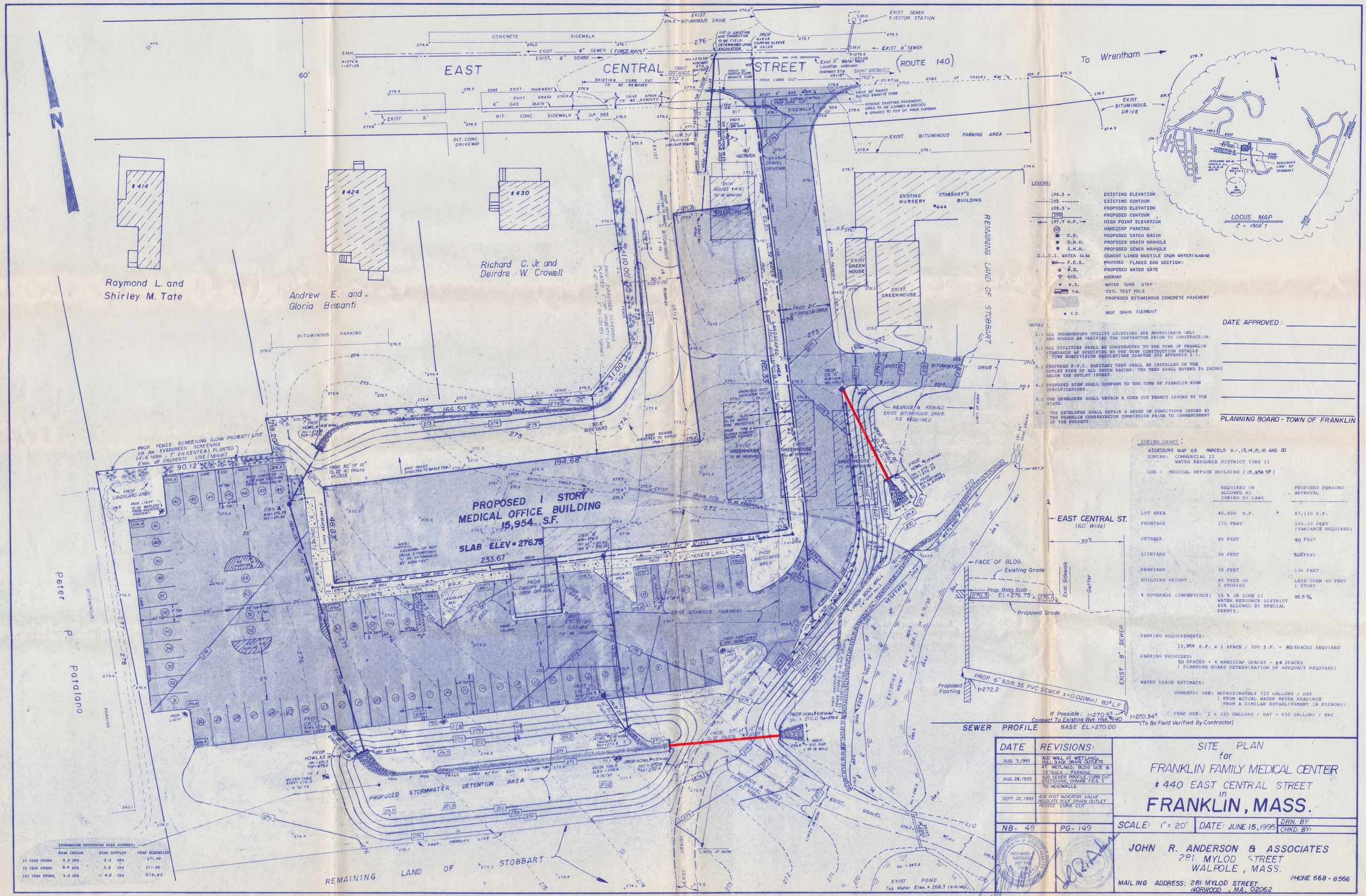

EAST CENTRAL STREET (ROUTE 140)
To Wrentham
N
Raymond L. and Shirley M. Tate
Andrew E. and Gloria Bissanti
Richard C. Jr. and Deirdre W. Crowell
Peter P. Patalano
REMAINING LAND OF STOBBART
EXISTING NURSERY
STOBBART'S BUILDING #444
PROPOSED 1 STORY MEDICAL OFFICE BUILDING 15,954 S.F.
SLAB ELEV = 276.75
PROPOSED STORMWATER DETENTION AREA
EXIST. BITUMINOUS PARKING AREA
EXIST. BITUMINOUS DRIVE
EXIST. SEWER EJECTOR STATION
EXIST. 8" SEWER
EXIST. 6" SEWER (FORCE MAIN)
EXIST. 6" GAS MAIN
EXIST. 6" Water Main
PROP. 6" SDR 35 PVC SEWER s=0.02(Min) 80±L.F.
EAST CENTRAL ST. (60' Wide)
FACE OF BLDG.
Existing Grade
Prop. Bldg. Slab El.=276.75
Proposed Grade
Proposed Footing
EXIST 8" SEWER
SEWER PROFILE
BASE EL.=270.00
LOCUS MAP
1" = 1500'±
LEGEND:
198.5 + EXISTING ELEVATION
198 EXISTING CONTOUR
198.5 + PROPOSED ELEVATION
198 PROPOSED CONTOUR
197.7 H.P. HIGH POINT ELEVATION
HANDICAP PARKING
C.B. PROPOSED CATCH BASIN
D.M.H. PROPOSED DRAIN MANHOLE
S.M.H. PROPOSED SEWER MANHOLE
C.I.D.I. WATER CL52 CEMENT LINED DUCTILE IRON WATER (CLASS 52)
F.E.S. PROPOSED FLARED END SECTION
W.G. PROPOSED WATER GATE
HYD. HYDRANT
W.S. WATER CURB STOP
T.H. SOIL TEST HOLE
PROPOSED BITUMINOUS CONCRETE PAVEMENT
C.O. ROOF DRAIN CLEANOUT
NOTES
1.) ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED THE CONTRACTOR PRIOR TO CONSTRUCTION.
2.) ALL UTILITIES SHALL BE CONSTRUCTED TO THE TOWN OF FRANKLIN STANDARDS AS SPECIFIED BY THE TOWN CONSTRUCTION DETAILS (TOWN SUBDIVISION REGULATIONS CHAPTER 300 APPENDIX 2 I).
3.) PROPOSED P.V.C. SANITARY TEES SHALL BE INSTALLED ON THE OUTLET PIPE OF ALL CATCH BASINS. THE TEES SHALL EXTEND 24 INCHES BELOW THE OUTLET INVERT.
4.) PROPOSED SIGN SHALL CONFORM TO THE TOWN OF FRANKLIN SIGN SPECIFICATIONS.
5.) THE DEVELOPER SHALL OBTAIN A CURB CUT PERMIT ISSUED BY THE STATE.
6.) THE DEVELOPER SHALL OBTAIN A ORDER OF CONDITIONS ISSUED BY THE FRANKLIN CONSERVATION COMMISSION PRIOR TO COMMENCEMENT OF THE PROJECT.
DATE APPROVED:
PLANNING BOARD - TOWN OF FRANKLIN
ZONING CHART:
ASSESSORS MAP 68 PARCELS 11-1, 13, 14, 15, 16 AND 20
ZONING: COMMERCIAL II
WATER RESOURCE DISTRICT ZONE II
USE: MEDICAL OFFICE BUILDING (15,954 SF)
REQUIRED OR ALLOWED BY ZONING BY LAWS
PROPOSED PENDING APPROVAL
LOT AREA 40,000 S.F. 87,120 S.F.
FRONTAGE 175 FEET 106.39 FEET (VARIANCE REQUIRED)
SETBACK 40 FEET 40 FEET
SIDEYARD 30 FEET 30.5 FEET
REARYARD 30 FEET 136 FEET
BUILDING HEIGHT 40 FEET OR 3 STORIES LESS THAN 40 FEET 1 STORY
% COVERAGE (IMPERVIOUS) 15 % IN ZONE II WATER RESOURCE DISTRICT 60% ALLOWED BY SPECIAL PERMIT. 56.5 %
PARKING REQUIREMENTS:
15,954 S.F. x 1 SPACE / 200 S.F. = 80 SPACES REQUIRED
PARKING PROVIDED:
50 SPACES + 4 HANDICAP SPACES = 64 SPACES
(PLANNING BOARD DETERMINATION OF ADEQUACY REQUIRED)
WATER USAGE ESTIMATE:
DOMESTIC USE: APPROXIMATELY 325 GALLONS / DAY
(FROM ACTUAL WATER METER READINGS FROM A SIMILAR ESTABLISHMENT IN FOXBORO)
PEAK USE: 2 x 325 GALLONS / DAY = 650 GALLONS / DAY
STORMWATER DETENTION AREA SUMMARY:
PEAK INFLOW PEAK OUTFLOW PEAK ELEVATION
10 YEAR STORM 5.2 CFS 2.6 CFS 271.60
25 YEAR STORM 5.4 CFS 3.2 CFS 271.83
100 YEAR STORM 9.0 CFS 4.0 CFS 272.23
DATE REVISIONS:
AUG 3, 1995 ADD WALL AT WETLAND, PULL BACK DRAIN OUTLETS
AUG. 28, 1995 ADD SEWER PROFILE, CURB CUT STATIONING, CHANGE F.E.S. TO HEADWALLS.
SEPT. 22, 1995 ADD POST INDICATOR VALVE RELOCATE ROOF DRAIN OUTLET REVISE CURB CUT
NB- 48
PG- 149
SITE PLAN for FRANKLIN FAMILY MEDICAL CENTER # 440 EAST CENTRAL STREET in FRANKLIN, MASS.
SCALE: 1" = 20'
DATE: JUNE 15, 1995
DRN. BY:
CHKD. BY:
JOHN R. ANDERSON & ASSOCIATES
281 MYLOD STREET
WALPOLE, MASS.
MAILING ADDRESS: 281 MYLOD STREET NORWOOD, MA. 02062
PHONE 668-8566

BEALS • ASSOCIATES INC.
2 PARK PLAZA, SUITE 200, BOSTON MA 02116
PHONE: 617-242-1120

TECHNICAL MEMORANDUM

TO: **A.J. Alevisos, The Alevizos Group**

FROM: **Todd P. Morey, P.E., Principal**

SUBJECT: **Peer Review Comment SW21**
444 East Central Street, Franklin, MA

DATE: **October 16, 2025**

Comment SW21: *The HydroCAD model has been updated, and an HY-8 model has been provided to analyze the capacities for the existing culverts. HY-8 should also be used to model the proposed conditions to demonstrate there will be no adverse impacts to flood levels following construction.*

Response: Our office has updated the HY-8 model by adding the proposed culverts into the data. The culverts consist of six (6) 36-inch diameter concrete culverts at each of the northerly and southerly crossings that were previously analyzed. It is assumed that the existing culverts will remain in place, and the new culverts will be installed above them. Since we did not have the design profiles at our disposal during the modeling, we assumed a roadway overtopping elevation based on the proposed plans. As is demonstrated below and in the attached calculations, this assumption turns out to be irrelevant since the water levels did not approach the overtopping elevations.

The Northern Spy Road culverts were not altered in the updated model. The original results from the analysis at that point remain for this updated analysis. As was previously noted, the results at Northern Spy Road indicate that the roadway overtops between the 2- and 5-year events with the water level continuing to rise throughout the various storms.

Northern Spy Road Analysis		
Storm Event (year)	Total Discharge (cfs)	Headwater Elevation (ft)
2	48	268.87
5	80.3	270.51
10	106	270.74
25	144	270.93
50	176	271.06
100	210	271.17
200	246	271.27
500	299	271.40

The HY-8 program was used for the next culvert upstream with the following results:

Southerly Culvert Analysis				
Storm Event (year)	Total Discharge (cfs)	Tailwater Elevation (ft)	Original Headwater Elevation (ft)	Proposed Design Headwater Elevation (ft)
2	12.8	268.87	269.03	269.03
5	21.9	270.51	270.92	270.97
10	29.3	270.74	271.21	271.23
25	40.3	270.93	271.41	271.47
50	49.6	271.06	271.50	271.64
100	59.6	271.17	271.58	271.79
200	70.6	271.27	271.65	271.93
500	86.6	271.40	271.74	272.19

Once again, the headwater for this culvert becomes the tailwater for the next upstream culvert and the analysis is run again at that point.

Northerly Culvert Analysis					
Storm Event (year)	Total Discharge (cfs)	Original Tailwater Elevation (ft)	Proposed Design Tailwater Elevation (ft)	Original Headwater Elevation (ft)	Proposed Design Headwater Elevation (ft)
2	11.7	269.03	269.03	269.25	269.18
5	20.1	270.92	270.97	270.93	270.97
10	26.9	271.21	271.23	271.22	271.24
25	37.0	271.41	271.47	271.42	271.49
50	45.5	271.50	271.64	271.51	271.66
100	54.7	271.58	271.79	271.59	271.82
200	64.9	271.65	271.93	271.66	271.98
500	79.6	271.74	272.19	271.76	272.19

The results show that the water elevations will rise by about two to three inches during higher storm events. This does not indicate that there will be any adverse impacts to flood elevations across all storm events modeled.

HY-8 Culvert Analysis Report

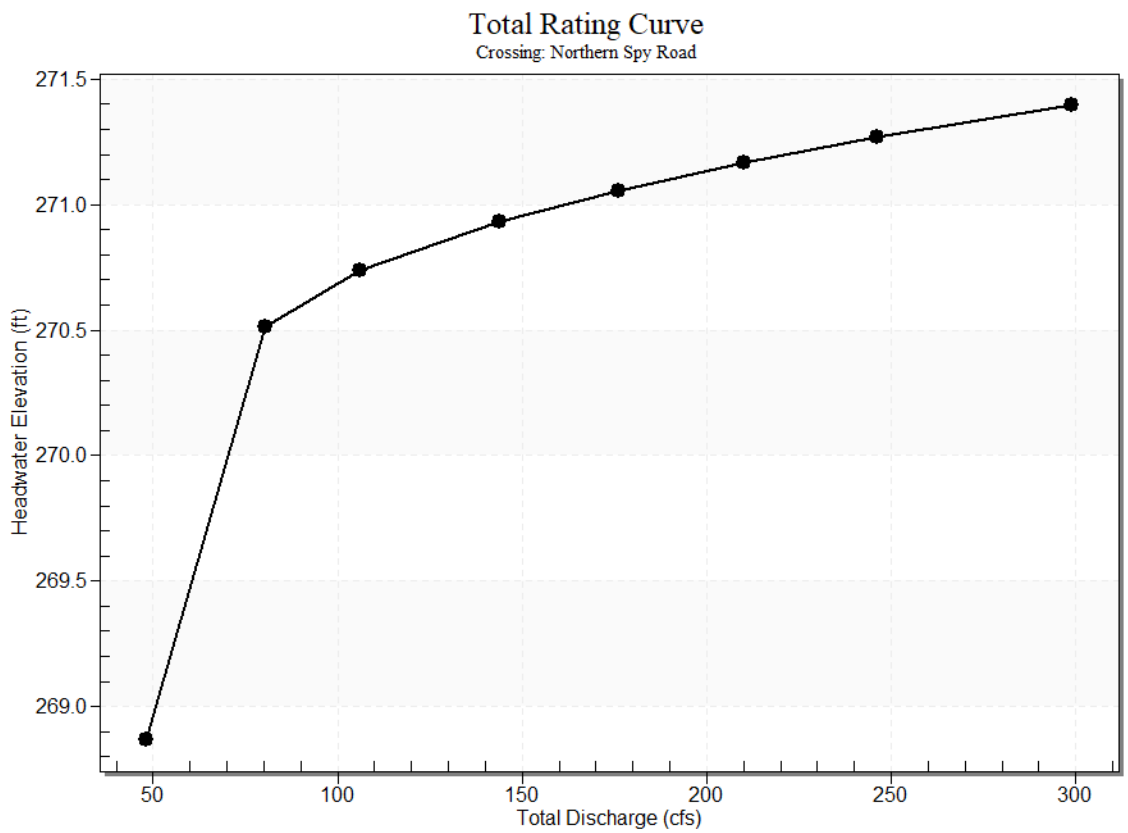
Crossing Discharge Data

Discharge Selection Method: Recurrence

Table 1 - Summary of Culvert Flows at Crossing: Northern Spy Road

Headwater Elevation (ft)	Discharge Names	Total Discharge (cfs)	Culvert 1 Discharge (cfs)	Roadway Discharge (cfs)	Iterations
268.87	2 year	48.00	48.00	0.00	1
270.51	5 year	80.30	77.77	2.44	15
270.74	10 year	106.00	80.86	24.94	9
270.93	25 year	144.00	83.51	60.28	7
271.06	50 year	176.00	85.14	90.55	5
271.17	100 year	210.00	86.56	123.34	5
271.27	200 year	246.00	87.83	157.97	4
271.40	500 year	299.00	89.44	209.51	4
270.40	Overtopping	76.11	76.11	0.00	Overtopping

Rating Curve Plot for Crossing: Northern Spy Road



Culvert Data: Culvert 1

Table 2 - Culvert Summary Table: Culvert 1

Discharge Names	Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth (ft)	Outlet Control Depth (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
2 year	48.00 cfs	48.00 cfs	268.87	2.37	1.716	6-FFc	1.10	1.44	1.44	0.67	6.60	6.30
5 year	80.30 cfs	77.77 cfs	270.51	4.01	3.423	6-FFc	1.55	1.78	1.78	0.91	8.76	7.51
10 year	106.00 cfs	80.86 cfs	270.74	4.24	3.599	6-FFc	1.61	1.81	1.81	1.06	9.03	8.23
25 year	144.00 cfs	83.51 cfs	270.93	4.43	3.755	6-FFc	1.67	1.83	1.83	1.27	9.26	9.08
50 year	176.00 cfs	85.14 cfs	271.06	4.56	3.852	6-FFc	1.71	1.84	1.84	1.42	9.40	9.68
100 year	210.00 cfs	86.56 cfs	271.17	4.67	3.938	6-FFc	1.75	1.84	1.84	1.56	9.53	10.22
200 year	246.00 cfs	87.83 cfs	271.27	4.77	4.016	6-FFc	2.00	1.85	1.85	1.71	9.65	10.73
500 year	299.00 cfs	89.44 cfs	271.40	4.90	4.090	6-FFt	2.00	1.86	1.90	1.90	9.66	11.38

Culvert Barrel Data

Culvert Barrel Type Straight Culvert

Inlet Elevation (invert): 266.50 ft,

Outlet Elevation (invert): 266.00 ft

Culvert Length: 40.00 ft,

Culvert Slope: 0.0125

Site Data - Culvert 1

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 266.50 ft

Outlet Station: 40.00 ft

Outlet Elevation: 266.00 ft

Number of Barrels: 3

Culvert Data Summary - Culvert 1

Barrel Shape: Circular

Barrel Diameter: 2.00 ft

Barrel Material: Concrete

Embedment: 0.00 in

Barrel Manning's n: 0.0120

Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall

Inlet Depression: None

Tailwater Data for Crossing: Northern Spy Road

Table 3 - Downstream Channel Rating Curve (Crossing: Northern Spy Road)

Flow (cfs)	Water Surface Elev (ft)	Velocity (ft/s)	Depth (ft)	Shear (psf)	Froude Number
48.00	266.67	0.67	6.30	1.88	1.43
80.30	266.91	0.91	7.51	2.54	1.49
106.00	267.06	1.06	8.23	2.98	1.53
144.00	267.27	1.27	9.08	3.55	1.56
176.00	267.42	1.42	9.68	3.98	1.58
210.00	267.56	1.56	10.22	4.39	1.60
246.00	267.71	1.71	10.73	4.80	1.62
299.00	267.90	1.90	11.38	5.35	1.64

Tailwater Channel Data - Northern Spy Road

Tailwater Channel Option: Trapezoidal Channel

Bottom Width: 10.00 ft

Side Slope (H:V): 2.00 (_:1)

Channel Slope: 0.0450

Channel Manning's n: 0.0350

Channel Invert Elevation: 266.00 ft

Roadway Data for Crossing: Northern Spy Road

Roadway Profile Shape: Irregular Roadway Shape (coordinates)

Irregular Roadway Cross-Section

Coord No.	Station (ft)	Elevation (ft)
0	0.00	272.00
1	68.00	271.00
2	75.00	270.50
3	100.00	270.40
4	125.00	270.50
5	155.00	271.00
6	200.00	272.00

Roadway Surface: Paved

Roadway Top Width: 40.00 ft

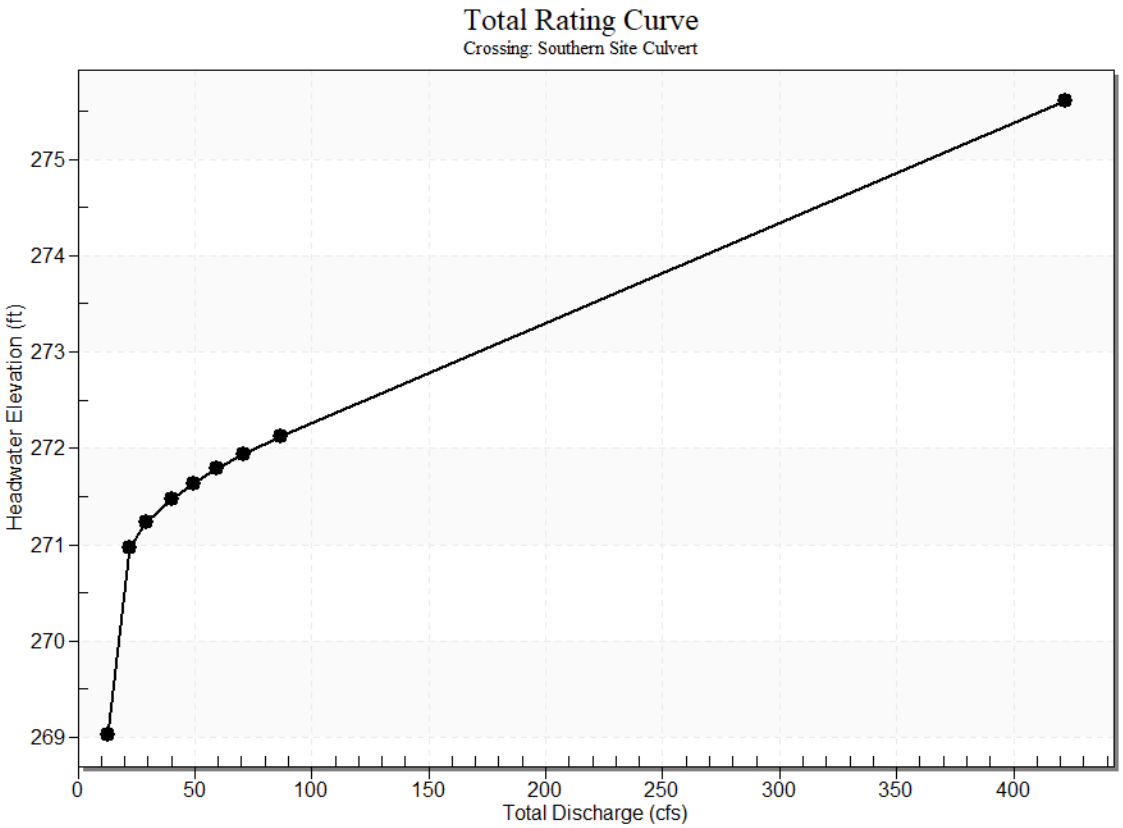
Crossing Discharge Data

Discharge Selection Method: Recurrence

Table 4 - Summary of Culvert Flows at Crossing: Southern Site Culvert

Headwater Elevation (ft)	Discharge Names	Total Discharge (cfs)	Existing Discharge (cfs)	Oct 2025 Proposed Discharge (cfs)	Roadway Discharge (cfs)	Iterations
269.03	2 year	12.80	12.86	0.00	0.00	37
270.97	5 year	21.90	19.85	2.06	0.00	3
271.23	10 year	29.30	20.55	8.73	0.00	6
271.47	25 year	40.30	21.58	18.68	0.00	5
271.64	50 year	49.60	22.19	27.33	0.00	4
271.79	100 year	59.60	22.97	36.61	0.00	4
271.93	200 year	70.60	23.80	46.79	0.00	4
272.12	500 year	86.60	24.87	61.80	0.00	3
276.00	Overtopping	449.28	62.75	386.52	0.00	Overtopping

Rating Curve Plot for Crossing: Southern Site Culvert



Culvert Data: Existing

Table 5 - Culvert Summary Table: Existing

Discharge Names	Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth (ft)	Outlet Control Depth (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
2 year	12.80 cfs	12.86 cfs	269.03	1.77	2.660	7-H2f	-1.00	1.20	2.50	3.87	2.62	0.00
5 year	21.90 cfs	19.85 cfs	270.97	2.31	4.600	4-FFf	-1.00	1.51	2.50	5.51	4.04	0.00
10 year	29.30 cfs	20.55 cfs	271.23	2.37	4.863	4-FFf	-1.00	1.54	2.50	5.74	4.19	0.00
25 year	40.30 cfs	21.58 cfs	271.47	2.45	5.104	4-FFf	-1.00	1.58	2.50	5.93	4.40	0.00

50 year	49.60 cfs	22.19 cfs	271.64	2.50	5.265	4-FFf	-1.00	1.60	2.50	6.06	4.52	0.00
100 year	59.60 cfs	22.97 cfs	271.79	2.56	5.416	4-FFf	-1.00	1.63	2.50	6.17	4.68	0.00
200 year	70.60 cfs	23.80 cfs	271.93	2.62	5.562	4-FFf	-1.00	1.66	2.50	6.27	4.85	0.00
500 year	86.60 cfs	24.87 cfs	272.12	2.71	5.753	4-FFf	-1.00	1.70	2.50	6.40	5.07	0.00

Culvert Barrel Data

Culvert Barrel Type Straight Culvert

Inlet Elevation (invert): 266.37 ft,

Outlet Elevation (invert): 266.37 ft

Culvert Length: 40.00 ft,

Culvert Slope: 0.0000

Site Data - Existing

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 266.37 ft

Outlet Station: 40.00 ft

Outlet Elevation: 266.37 ft

Number of Barrels: 1

Culvert Data Summary - Existing

Barrel Shape: Circular

Barrel Diameter: 2.50 ft

Barrel Material: Concrete

Embedment: 0.00 in

Barrel Manning's n: 0.0120

Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall (Ke=0.5)

Inlet Depression: None

Culvert Data: Oct 2025 Proposed

Table 6 - Culvert Summary Table: Oct 2025 Proposed

Discharge Names	Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth (ft)	Outlet Control Depth (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
2 year	12.80 cfs	0.00 cfs	269.03	0.00	0.000	0-NF	0.00	0.00	0.00	3.87	0.00	0.00
5 year	21.90 cfs	2.06 cfs	270.97	0.24	0.0*	6-FFc	0.15	0.18	0.18	5.51	1.95	0.00
10 year	29.30 cfs	8.73 cfs	271.23	0.50	0.134	6-FFc	0.30	0.37	0.37	5.74	2.87	0.00
25 year	40.30 cfs	18.68 cfs	271.47	0.74	0.314	6-FFc	0.43	0.55	0.55	5.93	3.51	0.00
50 year	49.60 cfs	27.33 cfs	271.64	0.91	0.438	6-FFc	0.51	0.67	0.67	6.06	3.89	0.00
100 year	59.60 cfs	36.61 cfs	271.79	1.06	0.554	6-FFc	0.59	0.78	0.78	6.17	4.21	0.00
200 year	70.60 cfs	46.79 cfs	271.93	1.20	0.671	6-FFc	0.67	0.88	0.88	6.27	4.51	0.00
500 year	86.60 cfs	61.80 cfs	272.12	1.39	0.830	6-FFc	0.77	1.02	1.02	6.40	4.89	0.00

* Full Flow Headwater elevation is below inlet invert.

Culvert Barrel Data

Culvert Barrel Type Straight Culvert

Inlet Elevation (invert): 270.73 ft,

Outlet Elevation (invert): 270.49 ft

Culvert Length: 25.00 ft,

Culvert Slope: 0.0096

Site Data - Oct 2025 Proposed

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 270.73 ft

Outlet Station: 25.00 ft

Outlet Elevation: 270.49 ft

Number of Barrels: 6

Culvert Data Summary - Oct 2025 Proposed

Barrel Shape: Circular

Barrel Diameter: 3.00 ft

Barrel Material:

Embedment: 0.00 in

Barrel Manning's n: 0.0120

Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall (Ke=0.5)

Inlet Depression: None

Tailwater Data for Crossing: Southern Site Culvert

Table 7 - Downstream Channel Rating Curve (Crossing: Southern Site Culvert)

Flow (cfs)	Water Surface Elev (ft)	Depth (ft)	Velocity (ft/s)
12.80	268.87	3.87	0.00
21.90	270.51	5.51	0.00
29.30	270.74	5.74	0.00
40.30	270.93	5.93	0.00
49.60	271.06	6.06	0.00
59.60	271.17	6.17	0.00
70.60	271.27	6.27	0.00
86.60	271.40	6.40	0.00

Tailwater Channel Data - Southern Site Culvert

Tailwater Channel Option: Enter Rating Curve

Channel Invert Elevation: Enter Rating Curve

Roadway Data for Crossing: Southern Site Culvert

Roadway Profile Shape: Irregular Roadway Shape (coordinates)

Irregular Roadway Cross-Section

Coord No.	Station (ft)	Elevation (ft)
0	0.00	276.00
1	29.00	276.00
2	47.00	276.00
3	48.00	276.00
4	53.00	276.00
5	64.00	276.00
6	98.00	276.00
7	98.10	276.00

Roadway Surface: Paved

Roadway Top Width: 24.00 ft

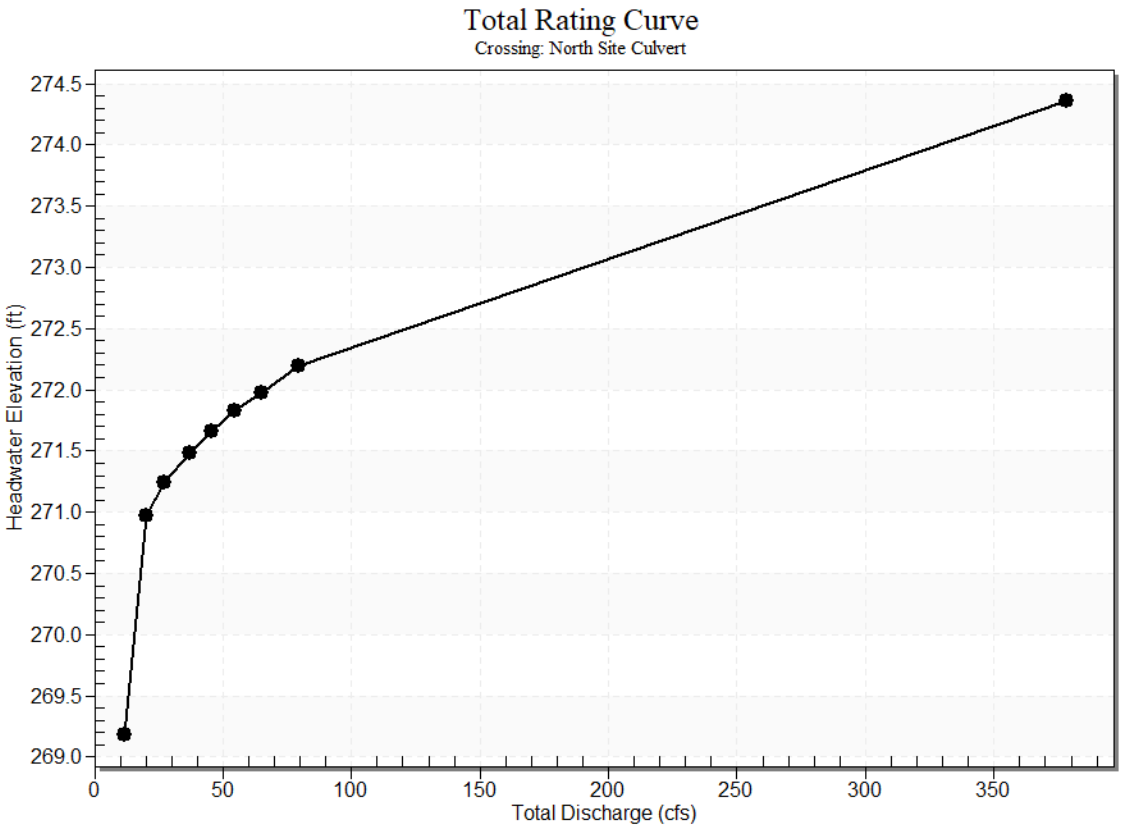
Crossing Discharge Data

Discharge Selection Method: Recurrence

Table 8 - Summary of Culvert Flows at Crossing: North Site Culvert

Headwater Elevation (ft)	Discharge Names	Total Discharge (cfs)	Existing Discharge (cfs)	Oct 2025 Proposed Discharge (cfs)	Roadway Discharge (cfs)	Iterations
269.18	2 year	11.70	11.77	0.00	0.00	39
270.97	5 year	20.10	2.04	18.18	0.00	3
271.24	10 year	26.90	2.88	24.34	0.00	9
271.49	25 year	37.00	4.17	33.12	0.00	8
271.66	50 year	45.50	5.16	40.43	0.00	9
271.82	100 year	54.70	6.27	48.69	0.00	9
271.98	200 year	64.90	7.48	57.93	0.00	8
272.19	500 year	79.60	9.20	70.80	0.00	6
274.80	Overtopping	412.85	56.54	356.32	0.00	Overtopping

Rating Curve Plot for Crossing: North Site Culvert



Culvert Data: Existing

Table 9 - Culvert Summary Table: Existing

Discharge Names	Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth (ft)	Outlet Control Depth (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
2 year	11.70 cfs	11.77 cfs	269.18	1.23	1.704	7-H2t	-1.00	0.86	1.55	7.03	2.25	0.00
5 year	20.10 cfs	2.04 cfs	270.97	0.47	3.493	4-FFf	-1.00	0.35	2.00	8.97	0.32	0.00
10 year	26.90 cfs	2.88 cfs	271.24	0.57	3.757	4-FFf	-1.00	0.41	2.00	9.23	0.46	0.00
25 year	37.00 cfs	4.17 cfs	271.49	0.69	4.005	4-FFf	-1.00	0.50	2.00	9.47	0.66	0.00

50 year	45.50 cfs	5.16 cfs	271.66	0.77	4.182	4-FFf	-1.00	0.56	2.00	9.64	0.82	0.00
100 year	54.70 cfs	6.27 cfs	271.82	0.85	4.343	4-FFf	-1.00	0.62	2.00	9.79	1.00	0.00
200 year	64.90 cfs	7.48 cfs	271.98	0.94	4.497	4-FFf	-1.00	0.68	2.00	9.93	1.19	0.00
500 year	79.60 cfs	9.20 cfs	272.19	1.06	4.711	4-FFf	-1.00	0.75	2.00	10.12	1.46	0.00

Culvert Barrel Data

Culvert Barrel Type Straight Culvert

Inlet Elevation (invert): 267.48 ft,

Outlet Elevation (invert): 267.48 ft

Culvert Length: 60.00 ft,

Culvert Slope: 0.0000

Site Data - Existing

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 267.48 ft

Outlet Station: 60.00 ft

Outlet Elevation: 267.48 ft

Number of Barrels: 2

Culvert Data Summary - Existing

Barrel Shape: Circular

Barrel Diameter: 2.00 ft

Barrel Material: Concrete

Embedment: 0.00 in

Barrel Manning's n: 0.0120

Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall (Ke=0.5)

Inlet Depression: None

Culvert Data: Oct 2025 Proposed

Table 10 - Culvert Summary Table: Oct 2025 Proposed

Discharge Names	Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth (ft)	Outlet Control Depth (ft)	Flow Type	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
2 year	11.70 cfs	0.00 cfs	269.18	0.00	0.000	0-NF	0.00	0.00	0.00	7.03	0.00	0.00
5 year	20.10 cfs	18.18 cfs	270.97	0.73	0.955	6-FFt	0.42	0.54	1.24	8.97	1.10	0.00
10 year	26.90 cfs	24.34 cfs	271.24	0.85	1.219	6-FFt	0.48	0.63	1.50	9.23	1.15	0.00
25 year	37.00 cfs	33.12 cfs	271.49	1.00	1.466	6-FFt	0.56	0.74	1.74	9.47	1.30	0.00
50 year	45.50 cfs	40.43 cfs	271.66	1.11	1.644	6-FFt	0.62	0.82	1.91	9.64	1.42	0.00
100 year	54.70 cfs	48.69 cfs	271.82	1.23	1.804	6-FFt	0.68	0.90	2.06	9.79	1.57	0.00
200 year	64.90 cfs	57.93 cfs	271.98	1.34	1.959	6-FFt	0.74	0.98	2.20	9.93	1.74	0.00
500 year	79.60 cfs	70.80 cfs	272.19	1.50	2.173	6-FFt	0.82	1.09	2.39	10.12	1.95	0.00

Culvert Barrel Data

Culvert Barrel Type Straight Culvert

Inlet Elevation (invert): 270.02 ft,

Outlet Elevation (invert): 269.73 ft

Culvert Length: 29.00 ft,

Culvert Slope: 0.0100

Site Data - Oct 2025 Proposed

Site Data Option: Culvert Invert Data

Inlet Station: 0.00 ft

Inlet Elevation: 270.02 ft

Outlet Station: 29.00 ft

Outlet Elevation: 269.73 ft

Number of Barrels: 6

Culvert Data Summary - Oct 2025 Proposed

Barrel Shape: Circular

Barrel Diameter: 3.00 ft

Barrel Material:

Embedment: 0.00 in

Barrel Manning's n: 0.0120

Culvert Type: Straight

Inlet Configuration: Square Edge with Headwall (Ke=0.5)

Inlet Depression: None

Tailwater Data for Crossing: North Site Culvert

Table 11 - Downstream Channel Rating Curve (Crossing: North Site Culvert)

Flow (cfs)	Water Surface Elev (ft)	Depth (ft)	Velocity (ft/s)
11.70	269.03	7.03	0.00
20.10	270.97	8.97	0.00
26.90	271.23	9.23	0.00
37.00	271.47	9.47	0.00
45.50	271.64	9.64	0.00
54.70	271.79	9.79	0.00
64.90	271.93	9.93	0.00
79.60	272.12	10.12	0.00

Tailwater Channel Data - North Site Culvert

Tailwater Channel Option: Enter Rating Curve

Channel Invert Elevation: Enter Rating Curve

Roadway Data for Crossing: North Site Culvert

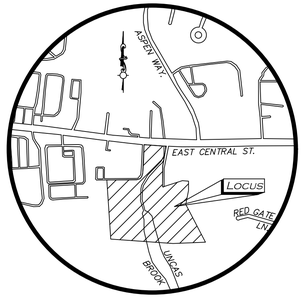
Roadway Profile Shape: Irregular Roadway Shape (coordinates)

Irregular Roadway Cross-Section

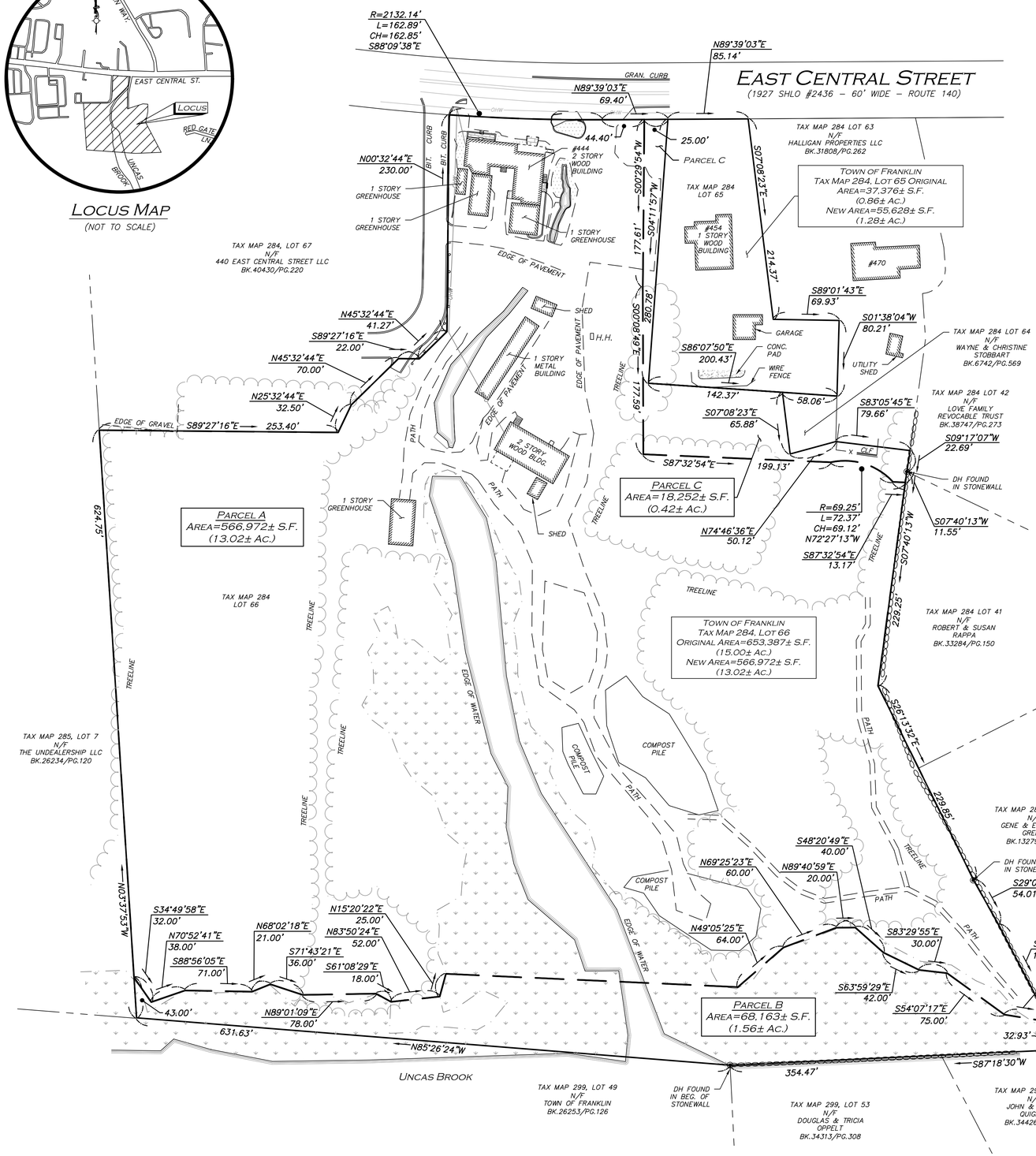
Coord No.	Station (ft)	Elevation (ft)
0	0.00	274.80
1	25.00	274.80
2	50.00	274.80
3	100.00	274.80
4	125.00	274.80
5	150.00	274.80

Roadway Surface: Paved

Roadway Top Width: 24.00 ft



LOCUS MAP
(NOT TO SCALE)



LOCUS REFERENCES
- –TOWN OF FRANKLIN ASSESSORS PARCEL 284–66
  - –DEED BOOK 37502, PAGE 50
  - –RECORD OWNER: STOBBART PROPERTIES, LLC
- –TOWN OF FRANKLIN ASSESSORS PARCEL 284–65
  - –DEED BOOK 37433, PAGE 112
  - –RECORD OWNER: 444 EAST CENTRAL STREET REALTY TRUST

PLAN REFERENCES
- –PLAN 243 OF 1998
- –PLAN 687 OF 1995
- –PLAN 968 OF 1961
- –PLAN 1091 OF 1988
- –PLAN 971 OF 1985
- –PLAN 148 OF 2002
- –STATE HIGHWAY LAYOUT 1384
- –STATE HIGHWAY LAYOUT 2436

NOTES
1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM NORFOLK REGISTRY OF DEEDS IN DEDHAM, MA.
3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TOWN OF FRANKLIN ASSESSORS MAP 284, LOT 66 INTO PARCEL A, PARCEL B, & PARCEL C, AS SHOWN HEREON.
4. PARCEL A IS TO BE CONSIDERED A SEPARATE BUILDABLE LOT.
5. PARCEL B IS NOT TO BE CONSIDERED A SEPARATE BUILDABLE LOT AND IS TO BE DEEDED TO THE TOWN OF FRANKLIN.
6. PARCEL C IS NOT TO BE CONSIDERED A SEPARATE BUILDABLE LOT AND IS TO BE COMBINED WITH TOWN OF FRANKLIN ASSESSORS MAP 284, LOT 65 TO FORM A NEW LOT WITH AN AREA OF 55,628± S.F.
7. WETLAND LINE SHOWN HEREON IS TAKEN FROM ORDER OF RESOURCE AREA DELINEATION APPROVED BY MASSDEP (FILE# 159–1306) AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS WITH BOOK 42402, PAGE 54.

APPROVED BY THE FRANKLIN ZONING BOARD OF APPEALS PURSUANT TO THE COMPREHENSIVE PERMIT DECISION ISSUED TO TAG CENTRAL, LLC UNDER M.G.L. CHAPTER 40B, SECTIONS 20–23 DATED _____, 2025 RECORDED WITH NORFOLK REGISTRY OF DEEDS IN BOOK _____, PAGE _____.

DATE OF PLAN ENDORSEMENT: _____, 2025

FRANKLIN ZONING BOARD OF APPEALS

_____

_____

_____

_____

_____

_____

ZONING TABLE
COMMERCIAL II DISTRICT

ITEM	REQUIRED
LOT AREA (MIN)	40,000 S.F.
LOT FRONTAGE (MIN)	175'
LOT WIDTH (MIN)	157.5'
FRONT YARD SETBACK (MIN)	40'
SIDE YARD SETBACK (MIN)	30'
REAR YARD SETBACK (MIN)	30'
BUILDING HEIGHT (MAX)	40'
BUILDING HEIGHT (MAX)	3 STORIES

LEGEND

DRILL HOLE (DH)	
CONCRETE	
LANDSCAPED AREA (LSA)	
FLAGSTONE	
BRICK	
WETLAND AREA	
BUILDING	
BUILDING OVERHANG	
EXISTING PROPERTY LINE	
ABUTTERS LINE	
PROPOSED PROPERTY LINE	
STONE WALL	
CONCRETE RETAINING WALL	
STONE RETAINING WALL	
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF BRICK	
WETLAND	
EDGE OF WATER	
CURB	
CHAIN LINK FENCE (CLF)	x
WIRE FENCE	o
GUARDRAIL	
OVERHEAD WIRES	OHW
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
FOUND	FND
NOW OR FORMERLY	N/F
STATE HIGHWAY LAYOUT	SHLO
BEGINNING	BEG.
BOOK	BK.
PAGE	PG.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

N:\PROJECTS\3317–01A\SURVEY\DRAWINGS\CURRENT\S–3317–01A–ANR.DWG

FOR REGISTRY USE ONLY

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 22, 2023 AND JANUARY 16, 2025.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF FRANKLIN ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Digitally signed by Andrew J. Ruggles
Date: 2025.08.25 08:42:00-04'00'

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

COMMONWEALTH OF MASSACHUSETTS
ANDREW J. RUGGLES
No.58014
PROFESSIONAL LAND SURVEYOR

REV	DATE	DESCRIPTION
1.	08/25/25	ENDORSEMENT BLOCK UPDATED

OWNER:
444 EAST CENTRAL STREET REALTY TRUST
454 EAST CENTRAL STREET
FRANKLIN, MA 02038

OWNER:
STOBBART PROPERTIES, LLC
454 EAST CENTRAL STREET
FRANKLIN, MA 02038

APPLICANT:
TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	07/31/25
SCALE:	1" = 60'	DWG. NAME:	S-3317-01A-ANR
DRAFTED BY:	COB	CHECKED BY:	AJR

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting ◆ landscape architecture
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: APPROVAL NOT REQUIRED

SHEET No. 1

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IMPROVING COMMUNITIES TOGETHER

October 13, 2025

Tyler Paslaski, Permitting Specialist
Town of Franklin Conservation Commission
355 East Central Street
Franklin, MA 02038

Re: Lot 2 – Forge Parkway
MassDEP File No. 159-1318
Notice of Intent Peer Review #2

Dear Mr. Paslaski:

BETA Group, Inc. (BETA) has reviewed revised documents and plans for the Notice of Intent (NOI) seeking approval for the construction of an office, warehouse building, and other site features (the Project) at ***0 Forge Parkway*** in Franklin, Massachusetts (the Site). This letter is provided to present BETA's findings, comments and recommendations.

BASIS OF REVIEW

The following revised documents were received by BETA and will form the basis of the review:

- Letter entitled ***Lot 2 Forge Parkway – Site Plan Peer Review;*** prepared by United Consultants, Inc.; dated October 2, 2025.
- Narrative entitled ***Invasive Species Management Plan***; prepared by Goddard Consulting; dated October 7, 2025.
- Variance Request entitled ***Variance Request, Lot 2 Forge Parkway, Franklin, MA***; prepared by Goddard Consulting; dated October 8, 2025.
- Plans (10 Sheets) entitled ***Site Plan, Lot 2 Forge Parkway***; prepared by United Consultants, Inc.; dated July 7, 2025 and revised on October 2, 2025; stamped and signed by Carol A Quintal MA P.E. No. 30812 and Andrew C Murphy MA PLS No. 35042.
- FEMA National Flood Hazard Layer FIRMette Figure

Review by BETA included the above items along with the following, as applicable:

- Site Visit on August 15, 2025
- ***Massachusetts Wetlands Protection Act 310 CMR 10.00*** effective October 24, 2014
- ***Massachusetts Stormwater Handbook*** effective January 2, 2008 by MassDEP
- ***Stormwater Management Chapter 153 From the Code of the Town of Franklin,*** Adopted May 2, 2007
- ***Wetlands Protection Chapter 181 From the Code of the Town of Franklin,*** dated August 20, 1997
- ***Town of Franklin Best Development Practices Guidebook***, dated September 2016

PEER REVIEW UPDATE—OCTOBER 13, 2025

The Applicant has provided revised materials and written comment responses pursuant to BETA's August 28, 2025 peer review letter. BETA's original comments from the August 28, 2025 peer review letter are

included in plain text. Comment responses attributed to United Consultant, Inc. (UCI), are provided in *italics* and are prefaced with "*UCI:*" BETA's most recent responses are provided in **bold** and are prefaced with "**BETA2**:".

BETA's responses in this letter identify that the Applicant has generally demonstrated compliance with the Act and Bylaw; however, further information is required to describe proposed mitigation.

SITE AND PROJECT DESCRIPTION

The 3.01-acre Site is located at 0 Forge Parkway as identified Map 272 Lot 001 in Franklin, Massachusetts. The Site is bounded to the north by West Central Street and an undeveloped lot, to the west by Forge Parkway and an undeveloped lot, to the south by train tracks, and to the east by commercial buildings. The Site is currently undeveloped and consists of wetland complexes and upland forest with species including black walnut (*Juglans nigra*), sassafras (*Sassafras albidum*), and red maple (*Acer rubrum*). Topographic relief at the Site generally follows an east-to-west orientation.

Resource Areas Subject to Protection under the Massachusetts Wetlands Protection Act (M.G.L. ch.131 s.40) and its implementing regulations at 310 CMR 10.00 (collectively "the Act"), as well as the Town of Franklin Wetlands Protection Bylaw (Chapter 181) and its associated regulations (collectively "the Bylaw") are present at the Site and include:

- Bank (to intermittent stream);
- Bordering Vegetated Wetland (BVW);
- Land Under Water (LUW); and
- 25-foot Buffer Zone, 50-foot Buffer Zone, and 100-foot Buffer Zone.

There are no Outstanding Resource Waters (ORWs) or Areas of Critical Environmental Concern (ACEC) present, and the most recent Natural Heritage and Endangered Species Program (NHESP) mapping does not depict any Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife at the Site. There are no NHESP-mapped Certified or Potential Vernal Pools located within 100 feet of the Site. The Site is not located within any Surface Water Protection Areas (Zone A, B, or C), or Zone I or Interim Wellhead Protection Areas. No Zone II is located on the site; however, a mapped Zone II is present directly north of the Site.

Natural Resource Conservation Service (NRCS) soil maps indicate the presence of the following soil types at the Site: Freetown muck, 0 to 1 perfect slopes with a Hydrologic Soil Group (HSG) rating of B/D; Hollis-Rock outcrop-Charlton complex, 15 to 35 percent slope, with a HSG rating of A/D; and Udorthents, loamy with a HSG of A.

Proposed work includes the construction of an 11,200 square foot (sf) office and warehouse building, with associated site features including utilities, stormwater management system, retaining walls, parking areas, landscaping, and other site features. More specifically, proposed activities include:

- Installation of erosion and sedimentation controls;
- Clearing of vegetation and removal of stumps;
- Removal of loam and subsoil;
- Rough grading of the Site;
- Constriction of the stormwater management system;
- Installation of the retaining wall;
- Construction of the foundation;

- Construction of the building;
- Installation of utilities;
- Construction of the walkways and sidewalks;
- Construction and paving of the parking area;
- Installation of landscaping;
- Installation of site features including signs; and
- Stabilization of the Site.

No impacts are proposed to the onsite BVW, Bank, or LUW. Impacts are proposed within the 25-50-foot Buffer Zone and the 50-100-foot Buffer Zone. The following impacts are proposed to onsite Resource Areas:

- 5,061 sf of impacts to the 25-50' Buffer Zone to BVW; and
- 17,271 sf of impacts to the 50-100' Buffer Zone to BVW.

BETA2: Impacts to Buffer Zone have increased due to the proposed planting and invasive species removal. As noted in the Variance request, the Project will result in:

- **7,600 sf of impacts to the 0-25-Foot Buffer Zone; and**
- **5,061 sf of impacts to the 25-50-Foot Buffer Zone.**

The impact numbers previously shown on the plans should be revised with these new value for impacts to the 0-25-foot Buffer Zone.

ADMINISTRATIVE AND PLAN COMMENTS

The plan set (as identified above) is missing information and requires additional information for clarity.

Table 1. NOI Plan

NOI Plan Requirements	Yes	No
Scale of 40'=1" or larger	✓	
North Arrow (with reference)	✓	
Topographic contours (2' intervals)	✓	
Existing Conditions Topography (with source and date of survey)	✓	
Proposed Topography	✓	
Existing and Proposed Vegetation		✓ (See Comment A2.a)
Existing Structures and Improvements	✓	
Resource Areas and Buffer Zones labeled	✓	
Location of Erosion Controls	✓	
Details of Proposed Structures	✓	
Construction Sequence and Schedule	✓	
Registered PLS Stamp (Existing Condition Plans Only)	✓	
Assessors' Reference	✓	
Abutting Property Assessors' Reference	✓ **(BETA2)**	
Survey Benchmark	✓	
Accurate Plan Scale	✓	

PLAN AND GENERAL COMMENTS

A1. The Massachusetts Department of Environmental Protection (MassDEP) has not issued a DEP file number.

UCI: MassDEP has issued a file number for the project. DEP File #CE159-1318.

BETA2: MassDEP has issued a file number (No. 159-1318) with technical comments and UCI has provided the following responses to comments:

The site appears to include Riverfront Area (RA) associated with an offsite unnamed perennial stream which is not shown on the plans. RA should be shown to determine if work is proposed this wetland resource area.

UCI: The riverfront area has been added to the site plans.

As shown, a portion of the subsurface infiltration system is located within 50 ft of the BVW. Infiltration BMPs are required to be set back a minimum of 50 ft from a surface water as identified in V.2 Ch.2 of the MA Stormwater Handbook.

UCI: The proposed infiltration system layout has been revised and a 5' diameter connector pipe was added. The total length of 5' diameter perforated pipe has remained at 444 L.F.

The location of the proposed subsurface infiltration basins should be restricted during construction to avoid soil compaction which could decrease the effectiveness of the future infiltration structures. Stockpiling of materials and vehicles and equipment should be restricted from those areas. See Vol.2 Ch. 2 pg. 106 of the MA Stormwater Handbook. The Commission may consider that the erosion control plan sheet and future SWPPP be updated to include recommended measures.

UCI: Notes to protect the Underground Infiltration Area have been added to sheet 6.

The O&M Plan should be update to include activities specific for the subsurface infiltration system. The Commission may want to consider perpetual conditions for O&M activities.

UCI: Refer to the O&M Plan within the Drainage Analysis and on sheet 6 for underground infiltration area inspection and maintenance. The applicant is amendable to a perpetual condition regarding O&M activities.

A2. The following plan elements are required:

a. The proposed tree line and individual trees/shrubs with a diameter greater than 1" proposed for removal should be shown on the plans per Bylaw Regulation Section 7.18.1.5. It is BETA's understanding that the Commission generally increases the size threshold for tree location based on the Project and therefore defers to the Commission on this matter.

UCI: The requested additional information has been added to sheet 5.

BETA2: Comment partially addressed. The plan callouts now state that the limit of clearing is coincident with the limit of work; however, individual trees for removal are not shown. BETA defers to the Commission on this requirement and whether a tree survey should be conducted prior to construction.

b. The Assessor's Reference for the abutting properties should be provided on the plans.

UCI: The requested additional information has been added to sheet 3.

BETA2: Comment addressed.

WETLAND RESOURCE AREAS AND REGULATORY REVIEW

BETA conducted an onsite review of existing conditions and proposed work areas on August 15, 2025. The Project proposes impacts to onsite areas Subject to Jurisdiction and Protection under the Act and the Bylaw including the 25-50' and 50-100' Buffer Zones.

The NOI application includes narrative information describing the Project, and the proposed impacts within Buffer Zone have generally been quantified and described. Proposed mitigation measures include the use of erosion controls and installation of Buffer Zone plantings. However, the NOI requires further information regarding construction details, plan information, and compliance with the Bylaw. Additional information is required to demonstrate compliance with the Bylaw, including submission of a variance request, alternative analysis, and a vernal pool statement. Further plan details are required including the location of the proposed snow storage and details regarding the proposed retaining wall. At one location, BETA observed wetland indicators upgradient of the delineated wetland boundary and the delineation should be revised in this area. All Act requirements have been met with the filing.

BETA2: The Applicant has provided supplemental information to further describe the Site, the work, and the proposed mitigation. However, details should be provided regarding invasive species management, the retaining wall, and impacts to the Buffer Zones at the Site should be quantified. BETA has also recommended multiple Special Conditions for the Commissions consideration throughout this letter.

RESOURCE AREA BOUNDARY COMMENTS

W1. Upgradient of flags A-20 through A-22, hydric soils were observed including a dark surface underlain by depletions and redoximorphic features, and hydrophytic vegetation was observed including sensitive fern (*Onoclea sensibilis*), skunk cabbage (*Symplocarpus foetidus*), and red maple (*Acer rubrum*). The delineation should be revised in this area.

UCI: Wetland flag A-19R, A-20R and A-21R were added by Goddard Consulting. The revised flag locations have been added to the site plans.

BEAT2: Comment addressed. BETA agrees with the revised wetland delineation as depicted on the plans.

CONSTRUCTION COMMENTS

W2. The Applicant should determine if the Project will disturb more than one (1) acre of land; if so, a Notice of Intent (NOI) must be submitted to the Environmental Protection Agency (EPA) under the Construction General Permit (CGP) and a Stormwater Pollution Prevention Plan (SWPPP) must be prepared. The Commission could consider a Special Condition within the Order of Conditions that requires the submission of the SWPPP for review and approval prior to the commencement of work.

UCI: The project disturbance area will exceed one acre. A NOI and SWPPP will be completed. The applicant is amendable to a condition to allow the Commission to review and approve the NOI and SWPPP documents.

BETA2: No further response required. See recommended Special Condition above.

W3. Invasive species including bittersweet (*Celastrus orbiculatus*), bush honeysuckle (*Lonicera spp*.), Japanese barberry (*Berberis thunbergii*), and multiflora rose (*Rosa multiflora*) are present throughout the area proposed for construction. The Applicant should provide a plan detailing how material containing invasive species plant matter will be managed to ensure no further spread occurs as a result of this Project.

UCI: The applicant's environmental consultant, Goddard Consulting, will be providing an invasive species management plan.

BETA2: The Applicant should provide details on how success of invasive species management will be assessed. The Applicant should also provide information regarding follow-up management as many of these species have an established seed bank and have a high likelihood of new plants sprouting after one year of management occurs.

BETA recommends the Commission include a Special Condition within the Order of Conditions requiring monitoring reports of the invasive species management area and plantings. Monitoring reports should include one (1) report once work has been completed and a monitoring report for two (2) consecutive growing seasons after management has occurred. BETA also recommends a Special Condition requiring the Applicant to submit information regarding who will be conducting the work including the name of the company and a copy of the Massachusetts Pesticide Certificates of all herbicide applicators prior to conducting the invasive species management work.

W4. The location where snow will be stored during construction should be shown on the plans outside of Buffer Zones.

UCI: A construction period snow storage area has been added along with excess snow removal notes. See sheet 6.

BETA2: Comment addressed.

W5. Provide further information on the construction of the proposed retaining wall including any required weep holes and whether stone/grading is required beyond the base of the wall.

UCI: The applicant will provide retaining wall plans. The crushed stone base and weep hole notes were added to sheet 5.

BETA2: A detail for the retaining wall should be added to the plans. The Commission could consider including a Special Condition that requires that the plans be revised with this information prior to construction.

W6. It is not anticipated that groundwater will be encountered when excavating for the retaining wall; however, the Commission could include a Special Condition in the Order of Conditions requiring the submission and approval of a dewatering plan prior to discharge in the event that groundwater is encountered.

UCI: The applicant is amenable to the requested Special Condition with the Order of Conditions.

BETA2: No further comment.

W7. Inlet protection should be depicted on the Erosion Control Plan within the catch basins along Forge Parkway.

UCI: The catch basins located with Forge Parkway and down gradient from the site entrance has a proposed silt sak. See sheet 6 CB #4.

BETA2: Comment addressed.

MITIGATION COMMENTS

W8. The Applicant is proposing planting of native species at the Site; however, it is understood that each circle represents a woody planting, and these are located directly along the base of the retaining wall. The Applicant should confirm whether a greater setback between the wall and plantings is required.

UCI: The proposed plantings will be located within the invasive species removal area. See Goddard Consulting invasive species management plan for plantings.

BETA2: Plantings consisting of exclusively native species are now proposed within both the 0-25-foot and the 25-50-foot Buffer Zones. The proposed number of plantings has been provided; however, exact locations of plantings have not been provided and are anticipated to be determined during construction. The plans should be revised to outline the area in which this restoration work will occur; this could be considered as a condition of approval.

WPA PERFORMANCE STANDARDS COMMENTS

The Project does not propose any work within Resource Areas Subject to Protection under the Act; however, the Project does propose work with the local Buffer Zone Resource Area. BETA notes the following:

W9. The Applicant included Bordering Land Subject to Flooding (BLSF) as a Resource Area that exists on the property within the project narrative and has depicted BLSF on the plans. According to FEMA's most up-to-date mapping that was updated on July 8, 2025, no area of BLSF is present at the Site; only a Zone X - 500-year flood zone is present. The Applicant should revise the plans and provide a new FEMA Flood Plain Map to comply with the Bylaw Regulations set forth in Section 7.17.1.

UCI: A copy of the FEMA Map, dated July 8, 2025, is provided. The FEMA Map shows the Lot being within the Zone X and the 500 year flood zone. The map also provides the 100 year flood zone AE which is elevation 194.4. This Zone AE elevation has been shown and listed on the site plans.

BETA2: Comment resolved.

BYLAW REGULATORY COMMENTS

W10. The Applicant should submit a Variance request per Section 4.3.1 and 5.3 of the Bylaw Regulations for work proposed within the 25-50-foot Buffer Zone as the retaining wall, portions of the parking lot, and portion of the stormwater management system are proposed within the 25-50' Buffer Zone. BETA defers to the Commission on the issuance of this waiver.

Per Section 7.13 of the Bylaw Regulations, the Applicant is required to provide an Alternatives Analysis, as the Project requires a Variance request for the construction of a structure that includes concrete, stone, or other impervious foundations. The Applicant provided a statement

regarding an Alternatives Analysis but did not provide an Alternatives Analysis that complies with the requirements set forth in the Act at 310 CMR 10.58(4) as required in the Bylaw Regulations.

UCI: The applicants Wetland Consultant, Goddard Consulting, will provide the Variance Request and Alternative analysis.

BETA2: The Applicant has provided a Variance request and Alternatives Analysis for work within the 0-25-foot and 25-50-foot Buffer Zone that appears to be in compliance with the requirements set forth in Section 4.3.1 and 5.3 of the Bylaw Regulations. BETA defers to the Commission on the acceptance of the Variance request and Alternatives Analysis.

W11. A Vernal Pool Statement should be provided per Bylaw Regulations Section 7.7.

UCI: The Vernal Pool Statement located on sheet 4 has been revised to include abutting properties within 100 feet of the locus property.

BETA2: Comment addressed.

Stormwater Management Review

A review of the Project's compliance with the Massachusetts Stormwater Management Standards and the applicable local Regulations is currently ongoing through the Planning Board review process.

Review Summary

Based on our review of the NOI submittal and Project plans, the Applicant should submit additional information to further describe proposed mitigation.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.

Anna Haznar
Staff Scientist

Jonathan Niro, PWS
Project Manager

cc: Amy Love, Town Planner

Notice of Intent

Prepared for: Town of Franklin Department of Public Works

Prepared by: Derek Adams

30 September 2025

Project Description

This is a retroactive filing for emergency work that was completed at the Nicholas Drive/Prospect Street culvert.

On April 29, 2025 resident D. Civetti of Nicholas Drive contacted DPW front office staff to request an inspection of the town-owned culvert that abuts her property. She stated a condition existed which she had never encountered before - water breaching the level of the manicured turf grass in her backyard. I inspected the area the following day, and contacted Civetti to discuss the situation. I advised her that her property abuts a large drainage/Stormwater storage area, and while I respect her insight into the changing conditions; the area in question was currently "underwater" - so we would attempt to unclog the (likely) clogged culvert. Actionable items would be to slowly unclog the pipe, as to not send high velocity water downstream, potentially causing adverse effects.

The Stormwater Crew inspected and partially unclogged one of the pipes on April 30th, 2025. We further unclogged the pipe on May 1st, 2025. Civetti was extremely unsettled by what she perceived to be a massive and catastrophic blockage of the pipes. She and I had additional lengthy discussions on May 2nd, 2025 and May 6th, 2025. I stated to her that we could not currently take significant action, as there were periodic rain events at the time, and it was not uncommon or unexpected that the rain totals would contribute to the existing conditions. On May 9th 2025, Civetti contacted the Franklin Police Department, stating there was a clogged pipe. I dispatched a stormwater employee immediately, yet conditions were not dire - the pipe(s) were discharging greater than 50% of pipe volume on the downstream side.

On May 12, the water had subsided enough to inspect the top ~50% of the pipes. As you will see in the attached photo, one pipe is visible; yet the other was experiencing impeded flow due to debris and fallen stones. The stones that impeded the pipe originated from the dry-laid-stone headwall, which is estimated to have been constructed nearly 100 years ago. At this time, a few stones were carefully removed (by hand) from their obstructive position in order to enhance flow. Subsequent rain events proved that a negative feedback loop was occurring. As the height of the water level ebbed and flowed with additional rain events - additional soil would wash away and undermine additional stones.

It was my professional opinion that remediation needed to be conducted immediately, in order to prevent a catastrophic event which could and would undermine the structural integrity of Prospect Street. The hazard was significant, and the ramifications even more so: should the road be undermined, and subsequently 'closed' at the culvert - it would not only instigate a costly and lengthy repair, but it would also impact emergency service response times and school bus routes. Prospect Street is a bit unique in that it is an older road in town, and also does not have 'outlets' other than Lake Street which directs traffic to Bellingham.

On July 15 2025, the Stormwater crew re-established/stabilized the headwall along the southern bank of the roadway. A mini-excavator was mobilized to carefully remove the remainder of the existing headwall. The excavator entered the work zone by travelling within 1

foot of the existing guardrail; entering on the side of Nicholas Drive. Two police details provided traffic control on the narrow stretch of roadway. Three crew members of the Stormwater Division provided the labor.

The dimensions of the existing 'headwall' consisted of 15 linear feet by 5 linear feet of stone/small boulders that were less than 1 foot in diameter. The bucket of the excavator removed the stone and placed it in a 1 ton vehicle, which was parked on the roadway. The stones were transported to the Department of Public Works storage yard. Four-to-eight inch trap rock replaced the former headwall stones. This work remained within the footprint of the previously removed stone along the bank of the roadway. Due the nature of the previous conditions which lead to the emergency repair, a portion of the bank had eroded in front of the pipes. Three ½ yard buckets of sediment from the bank erosion were removed from in front of the pipes. Also, due to the poor condition of the existing two 18" clay pipes, a 4 foot section of 18" corrugated plastic pipe was sleeved into each of the existing pipes, in order to provide additional strength for the existing "chipped" and "cracked" pipes. While mats were used to minimize excavator tracks along its travel, a steel rake was used to smooth out ridges that had formed. The area was then over-seeded with a native-conservation-mix.

Later, a section of asphalt was paved/extended from the edge of the existing roadway, to beyond the crest of the trap rock - in order to ensure the roadway stormwater did not infiltrate and undermine the newly installed trap rock. Sediment/erosion control was reviewed for effectiveness approximately every 48 hours for the first week. The area was also monitored after rain events. No adverse events regarding sediment/erosion were observed.

Functions and Characteristics

1) Public Water Supplies: The nearest well which supplies Public Drinking Water is 4,967 feet; or 0.94 miles.

2) Private Water Supplies: It is approximately 400' to the nearest Private Well (69 Prospect Street).

3) Groundwater Depth: Estimated to be 6 feet. This project did not involve 'digging' or 'blasting.' The existing rocks were removed, and were subsequently replaced. There was no use of water on-site. One and a half cubic yards of erosion were removed from in front of the existing pipes.

4) Flood Control: The repair work was confined to the existing slope of the bank, and did not reduce flood storage.

5) Erosion and Sedimentation: Erosion and Sediment Control: Silt socks were used along the bank/water interface, in order to prevent potential discharge of additional erosion into the waterway - as well as a protective measure in the occurrence of a fuel or hydraulic fluid leak during construction.

6) Storm Damage Prevention: The goal of this project was to strengthen the headwall, therefore significantly reducing the adverse effects regarding impacts of large-scale storm events.

7) Water Quality: The water resource area is not listed as an impaired water body within the Town of Franklin.

8) Water Pollution Control: Water Quality - Construction: Silt socks were placed along the bank/water interface. They were installed by using 2' wooden stakes to maintain their desired position.

Water Quality – Post Construction: The area was observed approximately every 48 hours to ensure stability. No adverse events or indications were observed. Silt socks were removed once the Conservation Mix had rooted; and after several rain events did not provide evidence of washout/erosion.

9) Fisheries: The relatively minimal impact of the repair will stabilize the bank and reduce/eliminate sediment from impeding the life cycle of aquatic life.

10) Shellfish – Not applicable in Franklin.

11) Wildlife Habitat: Reconstruction of the headwall and the restoration of the extended area with native grasses were conducted as to not impact the wildlife area.

12) Rare Species Habitat: The area is absent of habitats for rare wildlife as conveyed through National Heritage and Endangered Species Program mapping.

13) Agriculture: Upstream - The town-owned property at 209 Prospect Street bales hay. Improvements to the headwall are anticipated to have zero effect, other than continued successful drainage or water/stormwater through the Prospect Street culvert. There is no anticipated affect on the hay bale operation or apiary boxes located downstream at 398 Prospect Street.

14) Aquaculture: To date there are no aquaculture operations in Franklin.

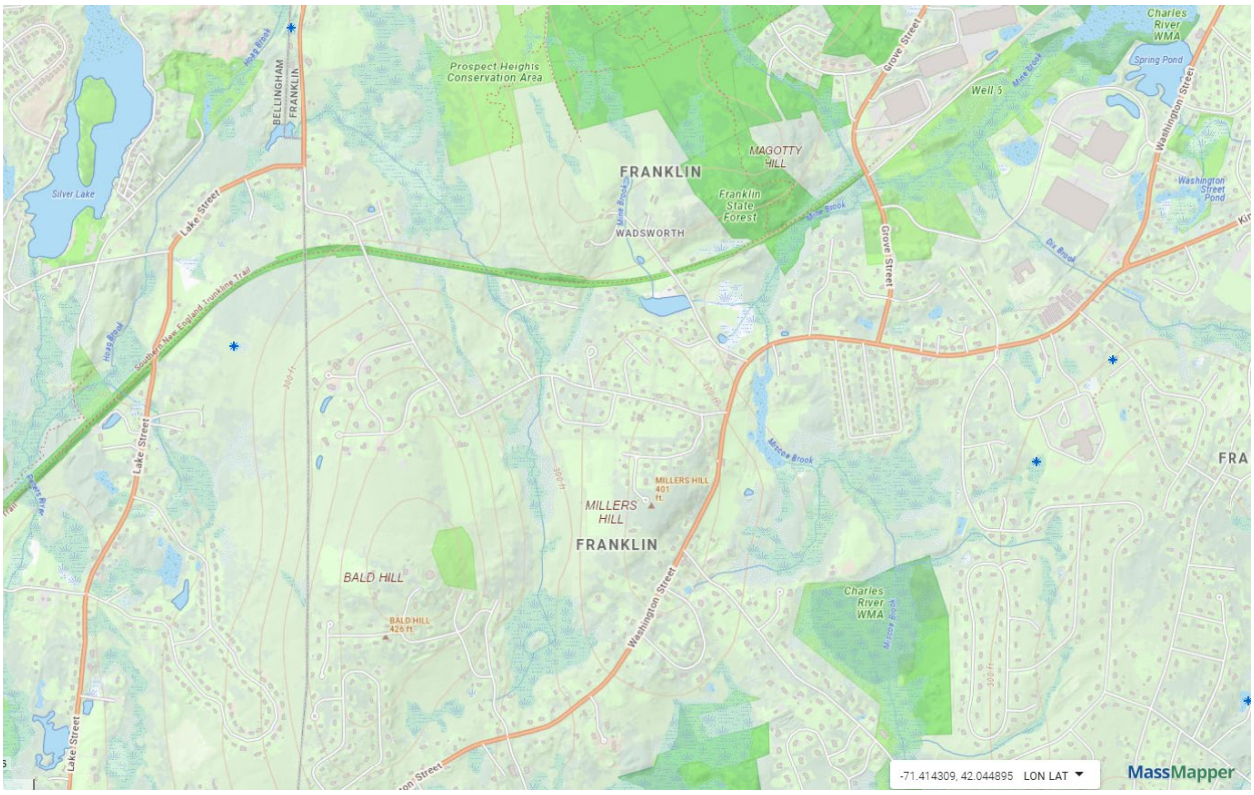
15) Recreation: The upstream town-owned property located at 209 Prospect Street ("Schmidt's Farm") will remain unaffected by the restoration of the headwall.

Vernal Pool Statement

Mass Mapper indicates the nearest vernal pool in located in Bellingham, Massachusetts – 3,936 feet from the scope of work. The closest vernal pool in Franklin is located 6,446 feet away at 628 Washington Street.

Maps

Topographical Map



Mass Mapper – Vernal Pool

Erosion and Sediment Control Narrative

Silt socks were installed at the bank/water interface in order to protect and mitigate sediment/erosion from entering the waterway. These were secured in place with 2 foot wooden stakes. There were no adverse impacts observed of sediment/erosion breaching or accumulating at the silt socks. There were no fuel releases or hydraulic leaks during the construction process.

Point of Contact: Derek Adams 508-553-5545

Mitigation Narrative

The purpose of this project was to enhance and strengthen the headwall of the Prospect Street/Nicholas Drive culvert; attempting to replicate conditions of the former headwall as closely as possible. Most work was done from the roadway. In order to clear the sediment that had accumulated in front of the existing pipes from the former failing headwall, the mini-excavator did briefly work from the "shoulder" of the road. Mats were used in order to reduce impact to the existing soil along the shoulder of the road. Massachusetts Conservation Mix was overseeded along the shoulder of the road. Erosion control was implemented to reduce/mitigate the possibility of washout entering the waterway.

Plans

See attached.

Photos

Figure 1: May 12th, 2025. One pipe flowing at 50% capacity, impeded by fallen stones. The second pipe is not visible due to fallen stones originating from a failing headwall.

Figure 2: Completed project.

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

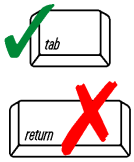
Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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):

12 Nicholas Drive
a. Street Address

Franklin
b. City/Town

MA
c. Zip Code

Latitude and Longitude:

42.054238
d. Latitude

-71.443601
e. Longitude

326
f. Assessors Map/Plat Number

326-084-000-000
g. Parcel /Lot Number

2. Applicant:

Derek
a. First Name

Adams
b. Last Name

Town of Franklin - Department of Public Works
c. Organization

25 Public Works Way
d. Street Address

Franklin
e. City/Town

MA
f. State

02038
g. Zip Code

508-918-2972
h. Phone Number

i. Fax Number

dadams@franklinma.gov
j. Email Address

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

a. First Name

b. Last Name

Town of Franklin
c. Organization

355 East Central Street
d. Street Address

Franklin
e. City/Town

MA
f. State

02038
g. Zip Code

508-553-5545
h. Phone Number

i. Fax Number

dadams@franklinma.gov
j. Email address

4. Representative (if any):

Derek
a. First Name

Adams
b. Last Name

Town of Franklin
c. Company

25 Public Works Way
d. Street Address

Franklin
e. City/Town

MA
f. State

02038
g. Zip Code

508-553-5545
h. Phone Number

i. Fax Number

dadams@franklinma.gov
j. Email address

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

a. Total Fee Paid

b. State Fee Paid

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:

See attached.

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

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

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

1. ☐ Yes ☒ No

If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

a. County

b. Certificate # (if registered land)

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

Provided by MassDEP:

MassDEP File Number

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City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☒ Bank	24 1. linear feet	24 2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☒ Land Under Waterbodies and Waterways	1. square feet 1.5 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☒ Bordering Land Subject to Flooding	24 1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ Riverfront Area	1. Name of Waterway (if available) - **specify coastal or inland**	

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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.

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

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

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

a. square feet of BVW

b. square feet of Salt Marsh

5. ☒ Project Involves Stream Crossings

0
a. number of new stream crossings

0
b. number of replacement stream crossings

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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.

   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

   b. Date of map

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

   c. Submit Supplemental Information for Endangered Species Review*

      1. ☐ Percentage/acreage of property to be altered:

         (a) within wetland Resource Area percentage/acreage

         (b) outside Resource Area percentage/acreage

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

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

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

   (b) ☒ Photographs representative of the site

---

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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

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Provided by MassDEP:

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

(c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and ***mail to NHESP*** at above address

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

(d) ☐ Vegetation cover type map of site

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

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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Provided by MassDEP:

MassDEP File Number

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City/Town

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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

   a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

   b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

   a. ☐ Yes ☒ No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

   a. ☐ Yes ☒ No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

   a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

      1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)

      2. ☐ A portion of the site constitutes redevelopment

      3. ☐ Proprietary BMPs are included in the Stormwater Management System.

   b. ☒ No. Check why the project is exempt:

      1. ☐ Single-family house

      2. ☒ Emergency road repair

      3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)

2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant	9/30/25 2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

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

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

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

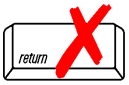
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

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



A. Applicant Information

1. Location of Project:

12 Nicholas Drive
a. Street Address

Franklin
b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Derek
a. First Name

Adams
b. Last Name

Town of Franklin Department of Public Works
c. Organization

25 Public Works Way
d. Mailing Address

Franklin
e. City/Town

MA
f. State

02038
g. Zip Code

508-553-5545
h. Phone Number

i. Fax Number

dadams@franklinma.gov
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

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

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.

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

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	a. Total Fee from Step 5
State share of filing Fee:	b. 1/2 Total Fee **less $**12.50
City/Town share of filling Fee:	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.)

Tighe&Bond

1650990003
October 22, 2025

Franklin Conservation Commission
Municipal Building
355 E Central Street
Franklin, MA 02038

Re: **Notice of Intent – Supplemental Information**
Garelick Farms Flooding Resiliency Improvements
1199 West Central Street, Franklin, MA

Dear Members of the Conservation Commission:

On behalf of Dandreo Brothers General Contractors (the "Applicant") Tighe & Bond is pleased to submit additional information in support of the Notice of Intent (NOI) application for the Garelick Farms Flooding Resiliency Improvements (referred to as "the Project"). The NOI application was submitted to the Franklin Conservation Commission on October 2, 2025. This letter provides an update on the Project based on our discussions during the October 16, 2025 public hearing.

Revised Project Drawings

Please note the following updates have been made to the Project Drawings at the request of the Commission at the October 16, 2025 public hearing::

- Resource areas and buffer zones in shown in a variety of colors for clarity
- Erosion control barrier locations are provided in color for clarity

A copy of the revised Project Drawing set is provided in Attachment A.

Project Drainage Flow

Additional information was requested regarding the flow rate of water passing through existing and proposed infrastructure. Please refer to Attachment B for the drainage flow memorandum.

We look forward to discussing the Project with you at the next Conservation Commission public meeting scheduled for October 30, 2025. If you have any questions regarding this application or if you require additional information, please contact me at 413-572-3238 or JEChristy@tighebond.com.

Very truly yours,
TIGHE & BOND, INC.

Jean E. Christy, P.E.
Principal Engineer

Enclosures: Attachment A – Site Plans, revised 10/22/25
Attachment B – Drainage Flow Memorandum

Copy: MassDEP – Central Regional Office

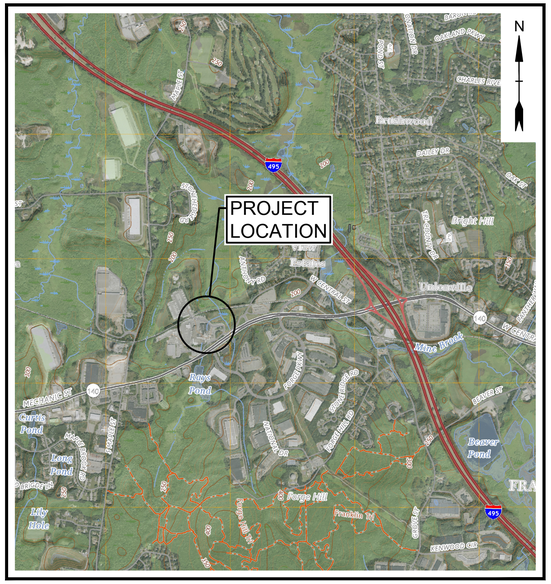
Attachment A
Revised Drawings

FRANKLIN, MA

GARELICK FARMS
FLOODING RESILIENCY IMPROVEMENTS

PERMIT DRAWINGS
SEPTEMBER 2025
REVISED OCTOBER 2025

DRAWING NO.	DRAWING TITLE
G-001	COVER SHEET
G-002	LEGEND, ABBREVIATIONS & GENERAL NOTES
G-003	GENERAL NOTES
C-101	EXISTING CONDITIONS PLAN
C-102	SITE PREPARATION PLAN
C-201	DRAINAGE IMPROVEMENT PLAN
C-501	DETAILS - 1
C-502	DETAILS - 2
C-503	DETAILS - 3



SITE LOCATION MAP
SCALE: 1 = 2000'

PREPARED BY:

Tighe&Bond

COMMONWEALTH OF MASSACHUSETTS
WAYNE EDWARD BATES
36402
DISCIPLINE CIVIL
REGISTERED PROFESSIONAL ENGINEER
10/22/2025
Wayne E. Bates

WAYNE BATES, PE

COMMONWEALTH OF MASSACHUSETTS
JEAN CHRISTY
CIVIL
No. 47080
REGISTERED PROFESSIONAL ENGINEER
10/22/2025

JEAN CHRISTY, PE

PREPARED FOR:

DANDREO BROTHERS
GENERAL CONTRACTORS
AND GARELICK FARMS

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

COMPLETE SET 9 SHEETS

Last Saved: 10/21/2025
Plotted On:Oct 21, 2025-1:45pm By: TLabbe
Tighe & Bond: J:\G\G5099 Garelick Farms\0003 Flood Mitigation Design and Permitting\Drawings\AutoCAD\Sheet\G5099-0003-G-001.dwg

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
LIMIT OF WORK		
INTERMEDIATE CONTOURS		
INDEX CONTOURS	25	25
SPOT GRADE	X 141.2	+ 32.0
MAGNITUDE & DIRECTION OF SLOPE		0.0%
STORM DRAIN	SD SD	SD
STORM UNDERDRAIN		
GRAVITY SANITARY SEWER	SS SS	SS SS
SANITARY SEWER FORCE MAIN		
WATER SERVICE	W W	W W
FIRE SERVICE		
UNDERGROUND ELECTRIC	E E	E E
PRIMARY ELECTRIC SERVICE	OE OE	OE OE
OVERHEAD UTILITY (UNSPECIFIED)	OHW OHW	
CURB		
EDGE OF PAVEMENT		
FENCE - CHAIN LINK		
STORM DRAIN STRUCTURES	MANHOLE D, CATCH BASIN	MANHOLE, CATCH BASIN
SANITARY SEWER STRUCTURES	MANHOLE S, TANK	MANHOLE, TANK
WATER SERVICE STRUCTURES	HYDRANT, MANHOLE W, VALVE	HYDRANT, MANHOLE W, VALVE
GAS SERVICE STRUCTURES	MANHOLE G, VALVE	MANHOLE G, VALVE
ELECTRIC SERVICE STRUCTURES	UTILITY CO. POLE #, MANHOLE E, LIGHT	UTILITY CO. POLE #, MANHOLE E, LIGHT
TELECOMMUNICATIONS MANHOLE	T	T
TREELINE		
TREE	EVERGREEN, DECIDUOUS, STUMP	EVERGREEN, DECIDUOUS
POTENTIAL SNOW STORAGE LOCATION		
NHESP PRIORITY HABITAT OF RARE SPECIES		

LEGEND

DEMOLITION / GEOTECHNICAL	
EROSION & SEDIMENT CONTROL	
ITEM TO BE DEMOLISHED	
CLEAR AND GRUB VEGETATION	
TEST PIT	

LEGEND

RESOURCE AREAS	
VEGETATED WETLAND LIMIT	
TOP OF BANK	
100-FOOT WETLAND BUFFER	
50-FOOT WETLAND BUFFER	
25-FOOT NO-DISTURB BUFFER	
200' RIVERFRONT AREA	
BORDERING LANDS SUBJECT TO FLOODING	
WETLAND FLAG	W

ABBREVIATIONS

BIT	BITUMINOUS
BLDG	BUILDING
BC	BOTTOM OF CURB
CB	CATCH BASIN
CF	CUBIC FOOT
CI	CAST IRON
CLDI	CEMENT LINED DUCTILE IRON PIPE
CONC	CONCRETE
CY	CUBIC YARD
D	DEPTH
DI	DUCTILE IRON PIPE
DIA	DIAMETER
DMH	DRAIN MANHOLE
EFF	EFFECTIVE
EG	EXISTING GRADE
EL/ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
GAL	GALLON
GPD	GALLONS PER DAY
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
IN	INCHES
INV	INVERT
L	LENGTH
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MPT	MALE PIPE THREAD
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
N/F	NOW OR FORMERLY
OC	ON CENTER
OH	OVERHEAD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYLCHLORIDE
PVMT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R&D	REMOVE AND DISPOSE
RD	ROOF DRAIN
REV	REVISION
R&R	REMOVE AND RESET
S	SLOPE
SCH	SCHEDULE
SF	SQUARE FOOT
SMH	SEWER MANHOLE
STA	STATION
STRM	STORM
TC	TOP OF CURB
TP	TEST PIT
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WIDTH
WV	WATER VALVE

BASE PLAN NOTES

1. THE EXISTING CONDITIONS INFORMATION SHOWN ON THE DRAWINGS IS BASED ON THE FOLLOWING:
   - ORIGINAL SITE PLAN WAS PROVIDED BY GARELICK FARMS DATED SEPTEMBER 8, 2006.
   - EXISTING TOPOGRAPHY WAS PROVIDED BY TIGHE & BOND VIA DRONE SURVEY ON JUNE 4, 2024.
   - PARTIAL SURVEY OF THE EXISTING DRAINAGE INFRASTRUCTURE WAS PERFORMED BY WSP IN MAY 2024.
   - THE RESOURCE AREA BOUNDARIES DEPICTED ON THE DRAWINGS WERE DELINEATED BY TIGHE & BOND, INC. ON MAY 1, 2025.
   - THE UTILITY INFORMATION SHOWN WAS LOCATED BY GROUND-PENETRATING RADAR PERFORMED BY UNDERGROUND SURVEYING, LLC. IN JUNE 2025.
   - EXISTING DRAINAGE INFRASTRUCTURE WITHIN WEST CENTRAL STREET WAS TAKEN FROM THE DESIGN PLAN SET TITLED "ROUTE 140 RELOCATION & I-495 INTERCHANGE 17 IMPROVEMENTS" PREPARED BY VHB AND MASSDOT DATED MARCH 20, 2002.
2. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION (E.G., EXISTING UTILITIES) SHOWN ON THESE DRAWINGS IS NOT GUARANTEED AND SOME SUBSURFACE INFORMATION MAY NOT BE SHOWN. DETERMINE THE LOCATIONS AND ELEVATIONS OF ALL SUBSURFACE FEATURES WHICH MAY AFFECT CONSTRUCTION OPERATIONS BY TEST PIT OR OTHER METHODS, AS NECESSARY TO PREVENT DAMAGE TO UTILITIES AND OTHER SUBSURFACE FEATURES, AND/OR INTERRUPTIONS IN UTILITY SERVICE. PROVIDE DATA COLLECTED THROUGH THESE INVESTIGATIONS TO THE ENGINEER PRIOR TO CONSTRUCTING THE PROPOSED IMPROVEMENTS.
3. SUB-SURFACE EXPLORATIONS ARE ANTICIPATED TO BE PERFORMED BY GEOLOGIC EARTH EXPLORATION, INC IN JULY 2025. TEST BORING LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND TESTING INFORMATION IS NOT GUARANTEED IN ANY WAY TO REPRESENT EXISTING CONDITIONS.
4. THE DRAWINGS ARE BASED ON THE FOLLOWING DATUMS: HORIZONTAL-NAD83; VERTICAL-NAVD88
5. THE EXISTING CONDITIONS SHOWN ARE APPROXIMATE. FIELD VERIFY EXISTING CONDITIONS.
6. THE PROPERTY LINES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE NOT BASED ON DEED OR PLAN RESEARCH.

GENERAL NOTES

1. NOTIFY DIGSAFE AT 1-888-344-7233 AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE DIGSAFE LIST AT LEAST 72 HOURS PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORT OF EXISTING UTILITIES AND REPAIR OR REPLACEMENT COSTS OF UTILITIES DAMAGED DURING CONSTRUCTION, WHETHER ABOVE OR BELOW GRADE. REPLACE DAMAGED UTILITIES IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER AND AT NO COST TO THE PROPERTY OWNER
3. NOT ALL OF THE UTILITY SERVICES TO BUILDINGS ARE SHOWN. THE CONTRACTOR SHALL ANTICIPATE THAT EACH PROPERTY HAS SERVICE CONNECTIONS FOR THE VARIOUS UTILITIES.
4. BOLD TEXT AND LINES INDICATE PROPOSED WORK. LIGHT TEXT AND LINES INDICATE APPROXIMATE EXISTING CONDITIONS.
5. TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES, LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM TIGHE & BOND.
6. EXCAVATE ADDITIONAL TEST PITS TO LOCATE EXISTING UTILITIES AS DIRECTED OR APPROVED BY THE ENGINEER.
7. NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
8. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY; COORDINATION WITH THE OWNER, ALL SUBCONTRACTORS, AND WITH OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF WORK, THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
9. OBTAIN, PAY FOR AND COMPLY WITH PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK. ARRANGE AND PAY FOR NECESSARY INSPECTIONS AND APPROVALS FROM THE JURISDICTIONAL AUTHORITIES.
10. SHORE UTILITY TRENCHES WHERE FIELD CONDITIONS DICTATE AND/OR WHERE REQUIRED BY LOCAL, STATE AND FEDERAL HEALTH AND SAFETY CODES.
11. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
12. PROTECT AND MAINTAIN ALL UTILITIES IN THE AREAS UNDER CONSTRUCTION DURING THE WORK. LEAVE ALL PIPES AND STRUCTURES WITHIN THE LIMITS OF THE CONTRACT IN A CLEAN AND OPERABLE CONDITION AT THE COMPLETION OF THE WORK. TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SAND AND SILT FROM DISTURBED AREAS FROM ENTERING THE DRAINAGE SYSTEM.
13. NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICT, ERROR, AMBIGUITY, OR DISCREPANCY WITH THE PLANS OR BETWEEN THE PLANS AND ANY APPLICABLE LAW, REGULATION, CODE, STANDARD SPECIFICATION, OR MANUFACTURER'S INSTRUCTIONS.
14. EXCAVATE WITH EQUIPMENT SELECTED TO MINIMIZE DAMAGE TO EXISTING UTILITIES OR OTHER FACILITIES. HAND EXCAVATE AS NECESSARY TO LOCATE UTILITIES AND AVOID DAMAGE.
15. TAKE NECESSARY MEASURES AND PROVIDE CONTINUOUS BARRIERS OF SUFFICIENT TYPE, SIZE, AND STRENGTH TO PREVENT ACCESS TO ALL WORK AND STAGING AREAS AT THE COMPLETION OF EACH DAYS WORK.
16. NO OPEN TRENCHES WILL BE ALLOWED OVER NIGHT. THE USE OF ROAD PLATES TO PROTECT THE EXCAVATION WILL BE CONSIDERED UPON REQUEST, BUT BACKFILLING IS PREFERRED.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL/SAFETY DEVICES TO ENSURE SAFE VEHICULAR AND PEDESTRIAN ACCESS THROUGH THE WORK AREA, OR FOR SAFELY IMPLEMENTING DETOURS AROUND THE WORK AREA. PERFORM TRAFFIC CONTROL IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TRAFFIC CONTROL PLAN.
18. MAINTAIN EMERGENCY ACCESS TO ALL PROPERTIES WITHIN THE PROJECT AREA AT ALL TIMES DURING CONSTRUCTION.
19. WHEN WORKING IN THE ROAD, PROVIDE THE OWNER AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES A DETAILED PLAN OF APPROACH INDICATING METHODS OF PROPOSED TRAFFIC ROUTING ON A DAILY BASIS. PROVIDE COORDINATION TO ENSURE COMMUNICATION AND COORDINATION BETWEEN THE OWNER, CONTRACTOR AND LOCAL FIRE/POLICE/SCHOOL AUTHORITIES THROUGHOUT THE CONSTRUCTION PERIOD.
20. REMOVE AND DISPOSE OF ALL CONSTRUCTION-RELATED WASTE MATERIALS AND DEBRIS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
21. THE TERM "DEMOLISH" USED ON THE DRAWINGS MEANS TO REMOVE AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
22. THE TERM "ABANDON" USED ON THE DRAWINGS MEANS TO LEAVE IN PLACE AND TAKE APPROPRIATE MEASURES TO DECOMMISSION AS SPECIFIED OR NOTED ON THE DRAWINGS.
23. ALL PROPOSED WORK MAY BE ADJUSTED IN THE FIELD BY THE OWNER'S PROJECT REPRESENTATIVE TO MEET EXISTING CONDITIONS.
24. CONTRACTOR TO FOLLOW THE STERLING WATER DEPARTMENT RULES & REGULATIONS WHEN INSTALLING WATER SERVICE TO THE NEW BUILDING AND THE DEPARTMENT SHALL REVIEW PLANS FOR WATER SERVICE CONNECTION AS PART OF THE BUILDING PERMIT APPLICATION PROCESS.

Tighe&Bond
One University Avenue
Suite 100
Westwood, MA 02090
(781) 708-9820

COMMONWEALTH OF MASSACHUSETTS
WAYNE EDWARD BATES
36402
DISCIPLINE: CIVIL
REGISTERED PROFESSIONAL ENGINEER
10/22/2025

COMMONWEALTH OF MASSACHUSETTS
JEAN CHRISTY
CIVIL
No. 47080
REGISTERED PROFESSIONAL ENGINEER
10/22/2025

PERMIT SET

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

Garelick Farms Flooding Resiliency Improvements

Dandreo Brothers General Contractors

Franklin, MA

MARK	DATE	DESCRIPTION
1	10/2025	CONCOM COMMENTS

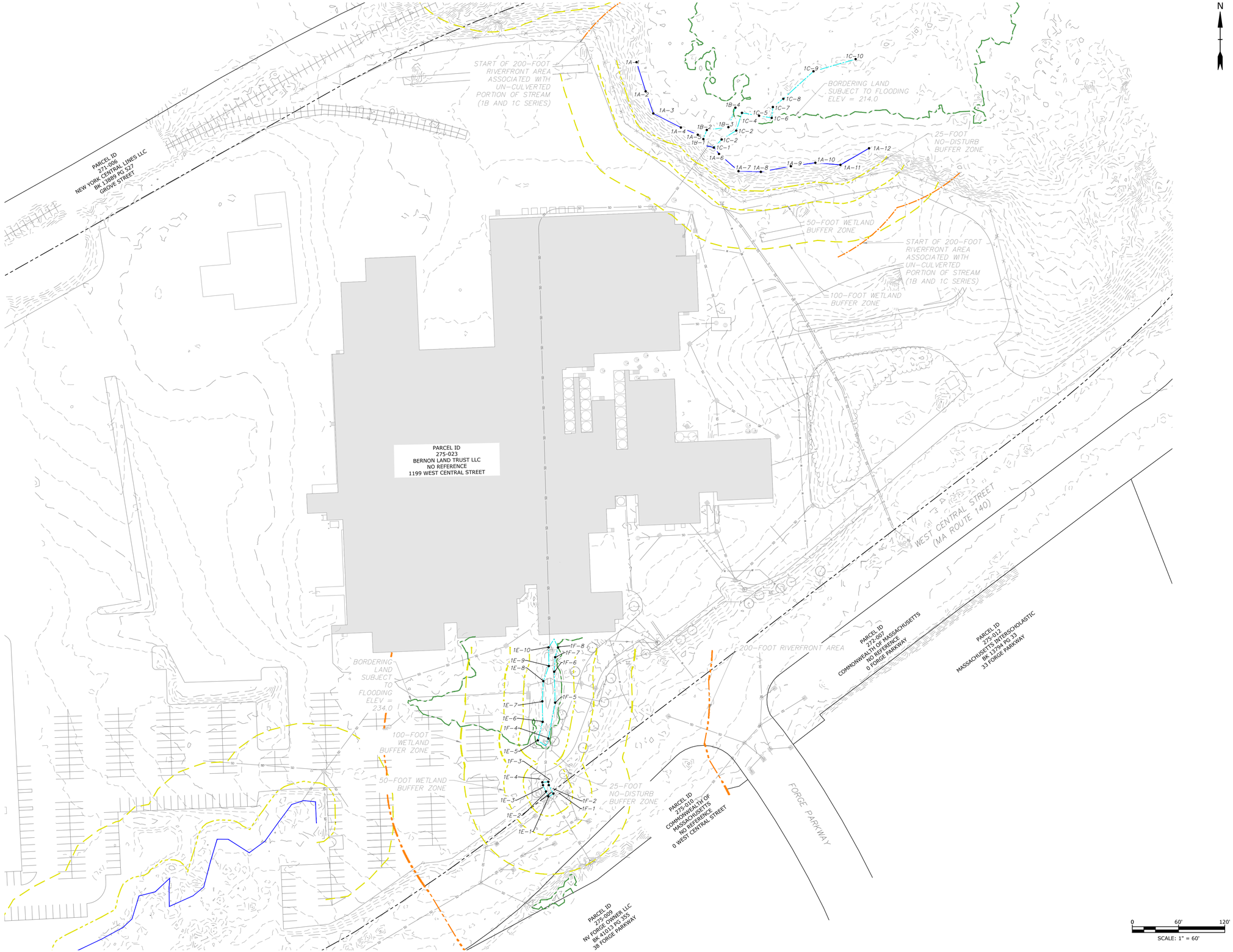
PROJECT NO:	G5099-0003
DATE:	SEPT 2025
FILE:	G5099-0003-G-002.dwg
DRAWN BY:	AJW
DESIGNED BY:	AJW
CHECKED BY:	JEC
APPROVED BY:	WEB

LEGEND, ABBREVIATIONS & GENERAL NOTES

SCALE: NO SCALE

G-002

Last Saved: 10/21/2025
Plotted On:Oct 21, 2025-7:40pm By: TLabbe
Tighe & Bond:J:\G\G5099 Garelick Farms\0003 Flood Mitigation Design and Permitting\Drawings\AutoCAD\Sheet\G5099-0003-G-002.dwg



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Garelick Farms Flooding Resiliency Improvements

Dandreo Brothers General Contractors

Franklin, MA

MARK	DATE	DESCRIPTION
1	10/2025	CONCOM COMMENTS

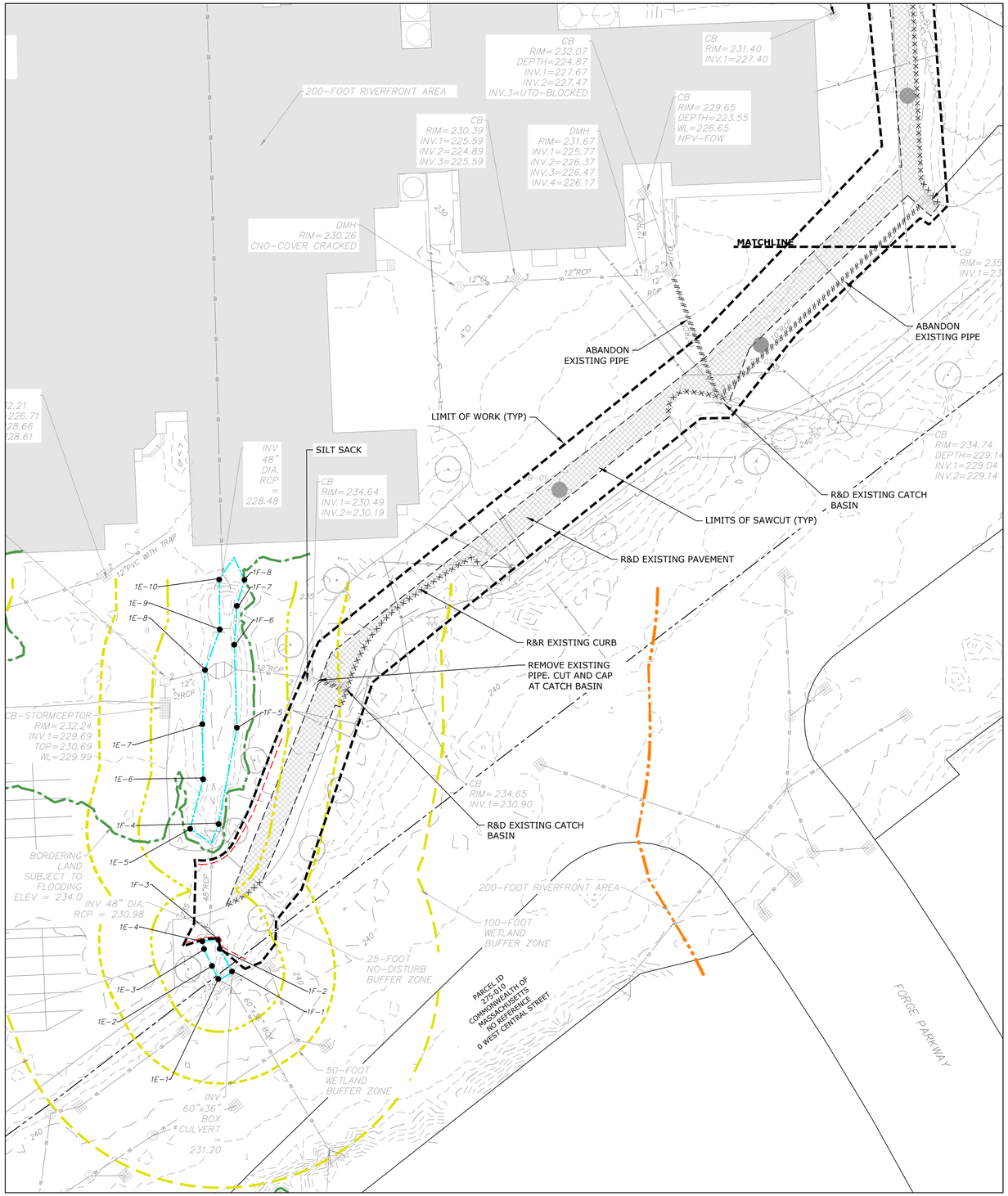
PROJECT NO:	G5099-0003
DATE:	SEPT 2025
FILE:	G5099-0003-C-101.dwg
DRAWN BY:	AJW
DESIGNED BY:	AJW
CHECKED BY:	JEC
APPROVED BY:	JEC

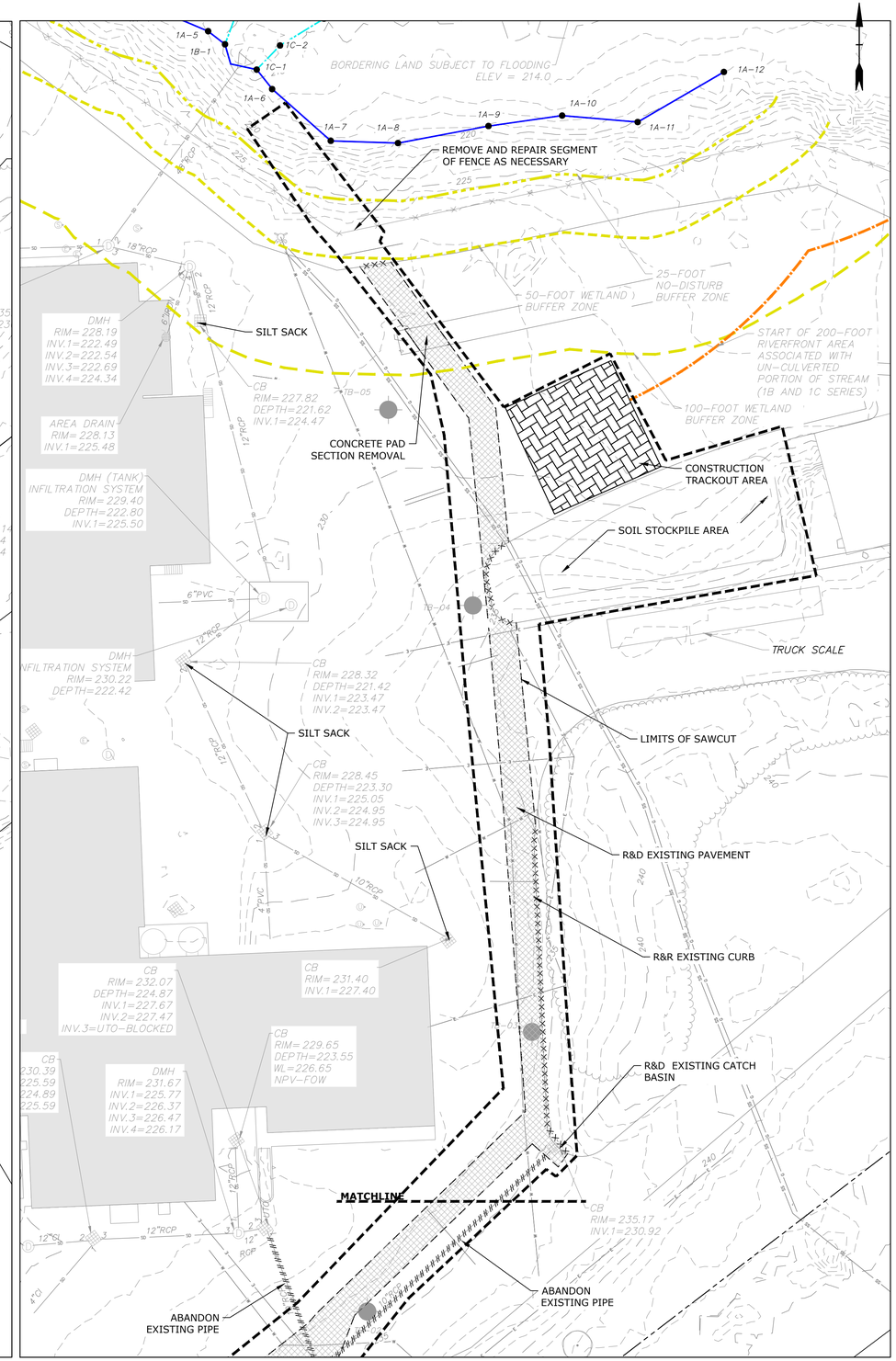
OVERALL EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

C-101

Last Saved: 10/21/2025
Plotted On:Oct 21, 2025-3:43pm By: TLathe
Tighe & Bond:J:\G\G5099 Garelick Farms\0003 Flood Mitigation Design and Permitting\Drawings\AutoCAD\Sheet\G5099-0003-C-101.dwg





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COMMONWEALTH OF MASSACHUSETTS
WAYNE EDWARD BATES
36452
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10/22/2025

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Garelick Farms Flooding Resiliency Improvements

Dandreo Brothers General Contractors

Franklin, MA

MARK	DATE	DESCRIPTION
1	10/2025	CONCOM COMMENTS

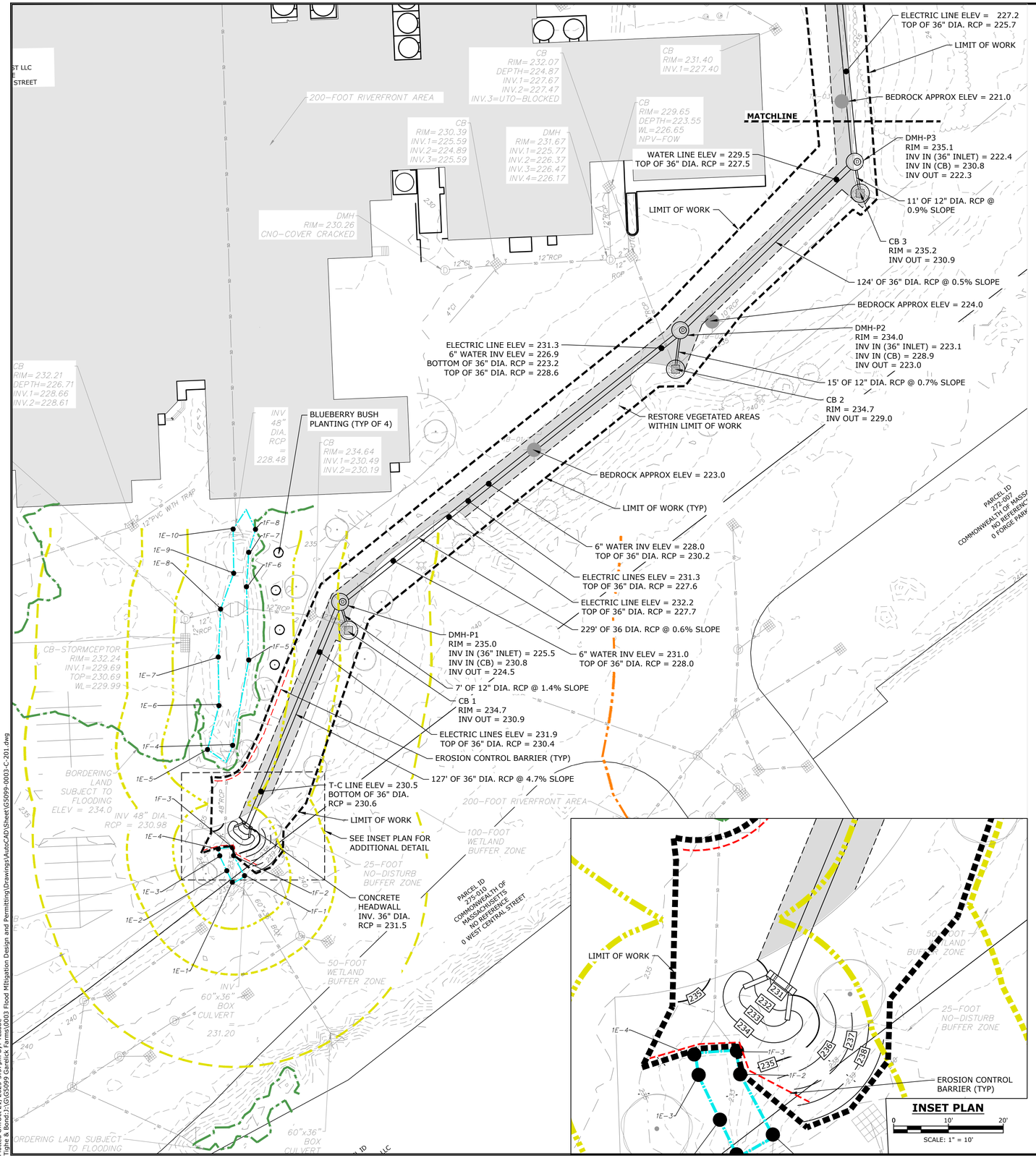
PROJECT NO:	G5099-0003
DATE:	SEPT 2025
FILE:	G5099-0003-C-101.dwg
DRAWN BY:	AJW
DESIGNED BY:	AJW
CHECKED BY:	JEC
APPROVED BY:	JEC

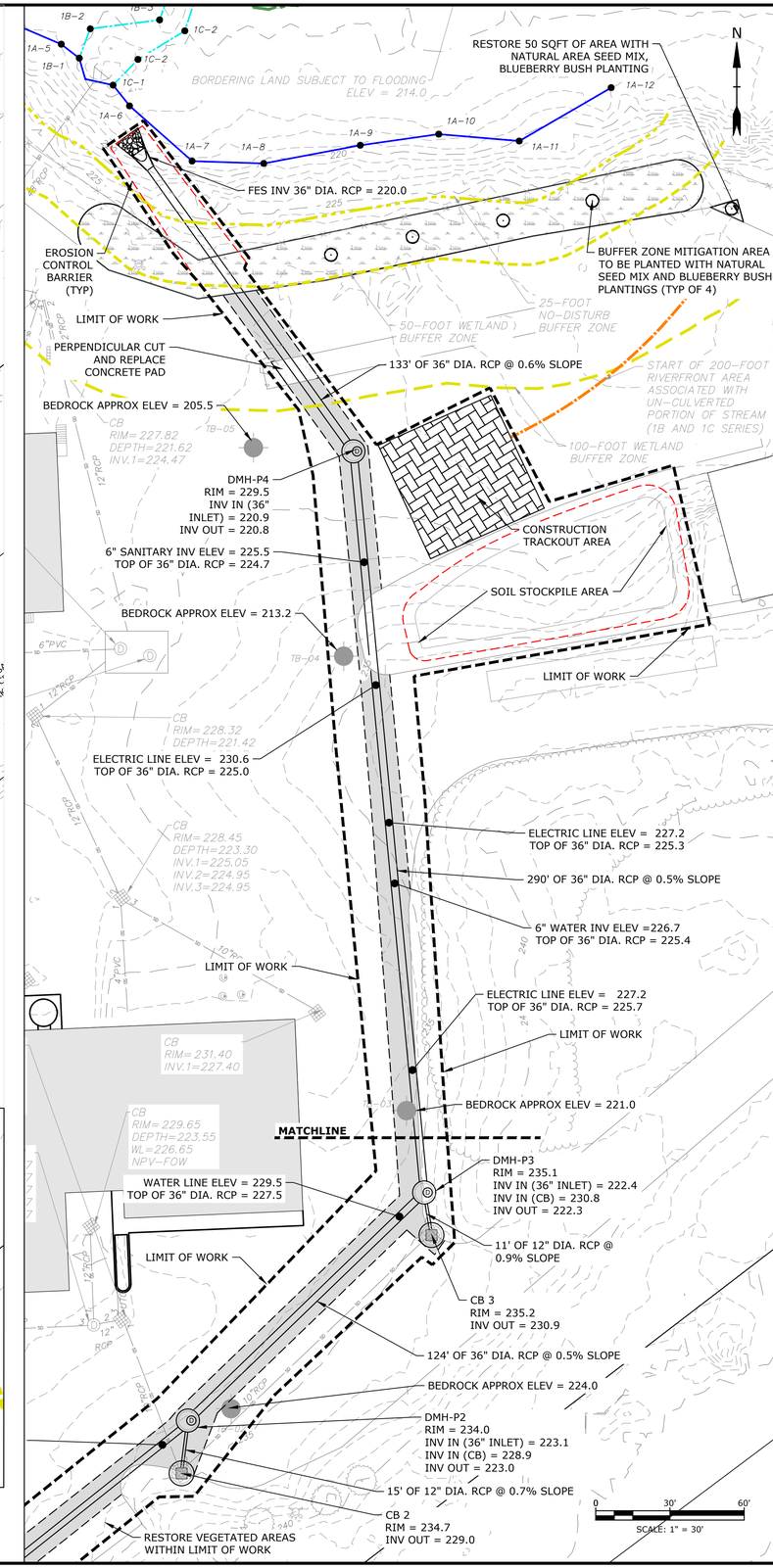
EXISTING CONDITIONS AND SITE PREPARATION PLAN

SCALE: 1" = 30'

C-102

Last Saved: 10/21/2025
Plotted On:Oct 21, 2025-3:44pm By: TLabbe
Tighe & Bond:J:\G\G5099 Garelick Farms\0003 Flood Mitigation Design and Permitting\Drawings\AutoCAD\Sheet\G5099-0003-C-101.dwg





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COMMONWEALTH OF MASSACHUSETTS
WAYNE EDWARD BATES
36402
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10/22/2025
Wayne E. Bates

COMMONWEALTH OF MASSACHUSETTS
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No. 47080
REGISTERED PROFESSIONAL ENGINEER
10/22/2025

PERMIT SET

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Garelick Farms Flooding Resiliency Improvements

Dandreo Brothers General Contractors

Franklin, MA

MARK	DATE	DESCRIPTION
1	10/2025	CONCOM COMMENTS

PROJECT NO:	G5099-0003
DATE:	SEPT 2025
FILE:	G5099-0003-C-201.dwg
DRAWN BY:	AJW
DESIGNED BY:	AJW
CHECKED BY:	JEC
APPROVED BY:	JEC

PROPOSED SITE PLAN

SCALE: 1" = 30'

C-201

Last Saved: 10/21/2025
Plotted On:Oct 21, 2025-3:57pm By: TLathbe
Tighe & Bond:J:\G\G5099 Garelick Farms\0003 Flood Mitigation Design and Permitting\Drawings\AutoCAD\Sheet\G5099-0003-C-201.dwg

Attachment B

Drainage Flows Memorandum

Garelick Farms Flooding Resiliency Improvements Franklin, Massachusetts

TO: Franklin Conservation Commission

FROM: Jean Christy, PE

DATE: October 22, 2025

On behalf of Dandreo Brothers General Contractors (the "Applicant"), Tighe & Bond is providing supplemental information in support of the Notice of Intent for the Garelick Farms Flooding Resiliency Improvements Project (referred to as "the Project"). The Notice of Intent (NOI) was submitted to the Franklin Conservation Commission on October 2, 2025 to be heard at the Commission's public hearing on October 16, 2025. During the public hearing on October 16, 2025, additional information regarding the flow rates of stormwater through existing and proposed infrastructure was requested.

Existing drainage patterns, discharge points, and contributing impervious areas will remain unchanged under the proposed project. The only modification proposed is the installation of a redundant 36" RCP drainage pipe, which serves as a resiliency measure to supplement the existing system and provide backup conveyance during large storm events. This improvement is intended solely to reduce the potential for localized flooding; it does not alter the volume of runoff generated on-site. A summary of peak flows from the project site can be found in Table 1 below. demonstrating to increase in peak rates.

Table 1
Peak Discharge Rate Comparison (cfs)

Condition	Outfall	2-Year	10-Year	100-Year)
Existing	Existing 48"	33.4	94.5	200.0
	Proposed 36"	-	-	-
	Total Site	**33.4**	**94.5**	**200.0**
Proposed	Existing 48"	25.7	63.2	135.3
	Proposed 36"	7.6	31.1	60.2
	Total Site	**33.3**	**94.3**	**195.5**

The results of the hydrologic and hydraulic modeling provided in Table 1 indicate that peak discharge rates remain generally unchanged as a result of the inclusion of a redundant pipe system.

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)**

Benjamin Walbridge

Applicant's Name

15 Northern Spy Road

Mailing Address

Franklin	MA	02038
City/Town	State	Zip Code

(978) 460-4429 bwalbrid@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)

15 Northern Spy Road Franklin, MA 02038

Project Location (Street Address)

Map 299 Lot 54

Assessor's Map & Parcel Number

15 N Spy Shed 10/22/2025

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

Ben Wallace 10/22/2025

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^2 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.

Narrative of Work

We are looking to have a 10x12 shed installed off the driveway. There will also be an area of crushed stone around the shed to assist with drainage which will extend about 1-2 feet on each side.

We need this shed to store our lawnmower, snow thrower, and other outdoor lawn tools and equipment.

The shed will be delivered and installed by Parker Sheds whose office is located at 80 Washington Street Plainville, MA 02762. The area of crushed stone will be installed by a professional landscaper who comes recommended by Parker Sheds.

The Shed will be constructed in the general area represented by the red box in the overhead photo.

Town of Franklin Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

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

1.2. Work Associated with Existing Residential Property
$100.00 $_____
Above-ground pools, fences or other incidental projects involving land disturbance that are not covered by the MBZA

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

1.4. Subdivisions
(Resource Area includes Buffer Zone)

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

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

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

1.6. Commercial/Industrial (Resource Area includes Buffer Zone)

Base Fee		$600.00	$_____
Infrastructure in Buffer Zone **or** Resource Area			
Roads	___ linear feet x $2.00		= $_____
*Drainage Structures	___ X $25.00 each		=$_____
Resource Area Disturbed	___ square feet x $0.50		= $_____
Buildings	___ X $125 each		= $_____
All Accessory Improvements		$100.00	= $_____

2. REQUEST FOR DETERMINATION (RDA)

Existing single family residence	$50.00	$_____
Other	$100.00	$_____

3. MINOR BUFFER ZONE ACTIVITY (MBZA)

Restoration projects	*No charge*
All other projects	$50.00= $ 50

4. ABBREVIATED NOTICE OF RESOURCE AREA DETERMINATION (ANRAD)

$0.50/foot/resource area: = $_____

5. CERTIFICATES OF COMPLIANCE

Residential Certificate of Compliance Request	$50.00	$_____
Residential Certificate Re-Inspection	$50.00	$_____
Commercial Certificate of Compliance Request	$100.00	$_____
Commercial Certificate Re-Inspection	$100.00	$_____

6. OTHER PERMITS/SERVICES

Project Extension (includes Order of Conditions)	$50.00	$_____
Status Letter for Financial Institution	$100.00	$_____
Permit Amendment	$100.00	$_____

7. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) **(Check No.1)**	$ _____
Local Filing Fee Calculated Above (Check No. 2)	$ _____
TOTAL Due Town of Franklin	$ _____
State Share of Filing Fee (See NOI Wetland Fee Transmittal Form) **TOTAL Due DEP (Check No. 3)**	$ 50

8. ADVERTISING FEE (Check No. 4) 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

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.

Ben Wallace — 10/22/2025

Signature of Property Owner — Date

4ZZT 47

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)**

James Mulvany

Applicant's Name

155 King St.

Mailing Address

Franklin MA

City/Town State Zip Code

508-528-5399

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

Property & Plan Information:

James Mulvany

Land Owner's Name (If Different from Applicant)

155 King St.

Project Location (Street Address)

Assessor's Map & Parcel Number

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;

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2. Narrative:

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Authorization:

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James T. Mahoney 10/22/25

Property owner's Signature Date

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- 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^2 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.

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.

James T. Mulcahey _____ 10/22/25 _____

Signature of Property Owner Date

155 King St. Franklin, MA

1 Plans

1.4 no vegetation will removed or disturbed
1.5 Natural slope towards back of property. Gravel and weeping holes in wall for drainage.

2. Narrative:

2.1 demolition and removal of collapsed concrete and brick wall, replacing it with concrete blocks: (Cambridge Sigma Plus)

2.2 Demolition of the concrete and brick wall currently in place. To dig and prepare proper footing for the new retaining wall to be installed with 4" of high density 3/4 gravel stone. To excavate 1' behind wall to fill with gravel for proper drainage. To reconfigure the wall as discussed to widen the opening of car path. To extend the existing wall by 12' in length under deck, and 7' towards corner of property foundation with 4' in height.
To install 4 weeping holes along the backside wall.
Block to be used: Cambridge Sigma Plus Toffee Onyx