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February 19, 2026

Mr. Mark C. LePage, Chairman
Franklin Conservation Commission
355 E Central Street
Franklin, MA 02038

RE: “Tanglewood Estates II” Symphony Drive Extension Definitive Plan

Dear Mr. Lepage,

On behalf of my client, Cypress Real Estate Development, LLC, I am submitting herewith a revised definitive plan and notice of intent. The modifications to the plan and report are as a result of the comments received by the Town’s professional consultant BETA through a memo dated February 13, 2026. For ease of review, we have included the comment and our response.

BETA:

PLAN AND GENERAL COMMENTS

A1. The Project was filed under the Bylaw only; therefore, no DEP file number has been issued.

BCG Response: Correct

A2. The following elements are missing from the provided plan set:

- a. Existing and proposed vegetation should be included on the plans as referenced in Bylaw Regulations Section 7.18.1.5 and 7.18.1.6, including individual trees/shrubs with a diameter greater than 1” proposed for removal. 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. However, the proposed tree line, areas of proposed lawn, and any other proposed vegetation should be depicted on the plans.

BCG Response: The existing tree line is shown on Sheets 2 & 2.1 of the Definitive Plan. All trees within the limit of work are to be removed. The proposed project disturbs approximately 20% of the 25’-100’ buffer zone on the site. Given the limited scope of disturbance and the nature of the

project, individual trees greater than 1-inch diameter have not been separately identified.

The proposed vegetation is depicted on Sheet 4 of the Definitive Plan and consists primarily of grassed yard areas and stabilization planting associated with the stormwater basin. No additional landscaping is proposed.

- b. The proposed location of erosion and sedimentation controls are only shown on Sheet 7 of the submitted plan set. Erosion controls should be depicted on Sheet 4 of the plans with all other proposed Site elements to ensure constructability and protection of Resource Areas.

BCG Response: Erosion controls have been shown on Sheet 4 of the Definitive Plan.

- c. A Construction Sequence with all proposed activities within Jurisdictional Areas should be provided on the plans per Bylaw Regulations Section 7.18.1.14.

BCG Response: A construction sequence has been added to Sheet 7 of the Definitive Plan.

- d. A survey benchmark should be provided on the plans.

BCG Response: A benchmark has been added to Sheet 2 & 2.1 of the Definitive Plan.

A3. Impacts to both the 25-50-foot and 50-100-foot Buffer Zone should be noted on the plans.

BCG Response: The impacts to the buffer zone are noted on Sheet 4 of the Definitive Plan.

WETLAND RESOURCE AREAS AND REGULATORY REVIEW

CONSTRUCTION & MITIGATION COMMENTS

W1. Provide specifications of the seed mixture(s) proposed for stabilization of disturbed areas within Buffer Zone, including any areas that are proposed to be lawn. All areas of proposed lawn should be demarcated on the Project plans. BETA recommends that native species with wildlife habitat value be proposed within Buffer Zone where lawn is not required as mitigation for Buffer Zone clearing.

BCG Response: All disturbed areas within the limit of work not occupied by the proposed homes or drainage infrastructure are proposed to be maintained as yard/lawn. Seed mixtures, both within and outside of the buffer zone are specified in the notes on Sheet 4. The proposed lawn areas have also been labeled on Sheet 4.

W2. The Applicant should consider providing a planting plan to mitigate for additional development within Buffer Zone. Specifically, areas within Buffer Zone closest to the IVW boundary should be prioritized for the planting of native vegetation and the application of native seed mix.

BCG Response: A native seed mix is proposed for areas within the buffer zone as specified on Sheet 4 of the Definitive Plan. At this time no additional planting plan is proposed, as the extent of buffer zone disturbance has been minimized to the greatest extent practicable and stabilization with native seed mix is considered appropriate for the limited encroachment.

W3. 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.

BCG Response: Acknowledged.

W4. On Sheet 7 of the plans, line work associated with erosion and sedimentation controls and the limit of clearing are shown; however, the limits of work is not shown in the vicinity of the Buffer Zone impacts. The Applicant should confirm if the limits of erosion controls are the same as the limits of work in this area and depict this on the plans.

BCG Response: Notes added to Sheet 7 specify that existing vegetation outside the limit of work will be protected by mulched filled silt socks or orange construction fence.

W5. The Project proposes to clear vegetation and grade within approximately 2,638 square feet of the 25-50-foot Buffer Zone; however, no Site elements are proposed for construction in this area. The Applicant should provide further details addressing what is proposed within this area and determine if these impacts are necessary.

BCG Response: No structures or impervious area are proposed within the 25-50-foot buffer zone in accordance with the local regulations. The approximately 2,638 square feet of disturbance in this area is limited to vegetation clearing and grading to establish lawn associated with the proposed home.

The proposed dwelling is designed as a walk-out structure, and the site grading has been carefully tailored to tie into existing grades to the greatest extent practicable. Minimal fill is required within the Buffer Zone to accommodate the walk-out configuration and to establish a usable backyard area. The layout and grading plan were developed to minimize disturbance within the Buffer Zone while addressing existing topography, roadway and driveway access constraints, and drainage requirements.

W6. Inlet protection within the catch basins along Symphony Drive should be depicted on the Erosion Control Plan.

BCG Response: Silt sacks have been added to catch basins on Symphony Drive as shown on Sheet 7 of the Definitive Plan.

BYLAW REGULATORY COMMENTS

W7. A Construction Sequence should also be provided on the Plans per Bylaw Regulation Section 7.15.1.

BCG Response: A construction sequence is shown on Sheet 7 of the Definitive Plan.

W8. The Applicant should provide an Erosion & Sedimentation Control Plan which includes contact information of the person(s) responsible for inspecting and maintaining erosion controls,

the requirement to inspect erosion controls weekly or following significant rain events, and all other requirements listed in Section 7.12.1 of the Bylaw Regulations.

BCG Response: An erosion and sediment control plan has been included on Sheet 7 of the Definitive Plan and Appendix C of the Stormwater Management Report. Prior to the start of construction, the contact information for the person(s) responsible for inspecting and maintaining of erosion control will be provided to the Commission. The inspections will be conducted in accordance with the SWPPP prepared for the project.

W9. A Mitigation Plan with information outlined in Bylaw Regulation Section 7.11 should be provided.

BCG Response: The project narrative in the Notice of Intent has been revised to include a Mitigation Plan in accordance with Section 7.11.

W10. A Vernal Pool Statement should be provided per Bylaw Regulations Section 7.7.

BCG Response: The presence of vernal pools was noted in the Wetland Delineation Report prepared by the Pare Corporation in Appendix B of the Notice of Intent.

W11. According to Section 7.9.1 of the Bylaw, the Project Narrative should include the following missing content:

- a. All activities required to construct the Project;

BCG Response: A construction sequence has been provided in the narrative of the Notice of intent as well as on Sheet 7 of the Definitive Plan.

- b. How the Project will affect the Functions and Characteristics outlined in Section 7 of the Regulations;

BCG Response: In accordance with Section 7.10.1 of the Bylaw the project will have the following effects:

- **Private Water Supplies – The nearest public well is located approximately 0.6 miles away off of Populatic Street**
- **Private water supplies – The nearest private domestic well is located approximately 0.4 miles away at 80 Populatic Street.**
- **Groundwater - Due to the existing site topography, and in compliance with the local Subdivision of Land Regulations and standard engineering practice, the project has been designed to the maximum extent reasonably practicable to minimize the depth and extent of the proposed cut into the hillside. The design is consistent with grading design previously approved and constructed along Symphony Drive and Berkshire Drive. The proposed drainage system is designed to control site hydrology. No groundwater was encountered in the western portion of the site within the area of the proposed cut during site investigations. Any groundwater encountered is due to an impermeable layer and will be handled during the home and potential wall construction in accordance with 780 CMR Section 1807.0**

(Massachusetts Building Code). We do not anticipate any off-site impacts.

- **Flood Control – No work within the floodplain is proposed as part of this project**
- **Erosion and Sedimentation – An erosion control plan (Sheet 7) has been developed in accordance with the state and local regulations. An operation and maintenance plan has been included in Appendix B of the Stormwater Management report.**
- **Storm Damage Prevention – The stormwater management has been designed in accordance with all state and local regulations. The stormwater analysis confirms that the proposed design will decrease the rate and volume of runoff flowing to the wetland.**
Trees are proposed to be cleared around the proposed homes in order to minimize the risk for future damage due to fallen trees.
- **Water Quality – The stormwater management consist of a multiphase system designed to treat and control stormwater runoff. The system meets the water quality standard outlined in the state and local regulations.**
- **Water pollution control - The stormwater management consist of a multiphase system designed to treat and control stormwater runoff. The system meets the state and local standards for TSS removal.**
- **Fisheries – The site is not located adjacent to any ponds or perennial stream. The resource area is also an isolated wetland with no hydraulic connections to a pond or river.**
- **Shellfish – Not applicable.**
- **Wildlife Habitat – The site is not located within an estimated habitat of rare wildlife or priority habitat of rare species.**
- **Rare species habitat - The site is not located within an estimated habitat of rare wildlife or priority habitat of rare species. No rare plant species were observed on-site by this office or the wetland consultant.**
- **Agriculture – There is no agriculture proposed as part of this project.**
- **Aquaculture – There is no aquaculture proposed as part of this project.**
- **Recreation - A 20' wide parcel (Parcel B) has been created east of Lot 2 to connect the Tanglewood Estates open space to the Town of Franklin land north of the site (Sheet 3).**

c. The entity performing the work; and

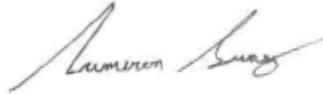
BCG Response: We represent the land owner, once a contractor has been determined their information will be shared with the Town.

d. When the proposed activities will be completed.

BCG Response: We anticipate the project will be completed in the Spring 2027. This date is subject to change based on weather, availability of material and personnel.

I believe this addresses the issues raised. Please feel free to contact me should you have any questions or concerns that you would like addressed prior to the public hearing.

Very truly yours,
BAY COLONY GROUP, INC.

A handwritten signature in black ink, appearing to read "Cameron Gray".

Cameron Gray
Project Engineer

A handwritten signature in blue ink, appearing to read "William R. Buckley, Jr.".

William R. Buckley, Jr., P.E.
Project Manager