



**GODDARD
CONSULTING**
Strategic Ecological Consulting

Notice of Intent

for

Louise Drive Extension,
(Map: 339, Lots 9, 13-16 and Map 349, Lot 2)
Franklin, MA 02038

DATE:

September 19, 2024

ADDRESSED TO:

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

PREPARED BY:

Goddard Consulting LLC
291 Main Street, Suite 8
Northborough, MA 01532

PREPARED FOR:

Pam and Paul Longobardi
18 James Street
Franklin, MA 02038



September 19, 2024

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

Re: Notice of Intent (NOI)
Louise Drive Extension
Franklin, Massachusetts, 02038
(Map: 339, Lots 9, 13-16 and Map 349, Lot 2)

Dear Franklin Conservation Commission,

Goddard Consulting, LLC (Goddard) is pleased to submit this Notice of Intent as a Limited Project on behalf of the applicant, Pam and Paul Longobardi for the property known as Louise Drive Extension (Map: 339, Lots 9, 13-16 and Map 349, Lot 2). This Notice of Intent is for the construction of a +/- 626 private access road with a stream and wetland crossing, wetland replication and cul-de-sac, grading and associated stormwater management system within the 100-foot Buffer Zone cast off adjacent Bordering Vegetated Wetlands, Bordering Vegetated Wetland and intermittent stream. This NOI application is a filing under the MA Wetlands Protection Act (WPA), all applicable state regulations, and the Franklin Conservation Bylaw and Regulations. The applicant seeks an Order of Conditions that would allow for the construction of the proposed road.

Enclosed are the WPA Form 3 and additional supporting documentation of the project for your review and approval.

If you have any questions, please feel free to contact Goddard Consulting LLC at (508) 393-3784.

Sincerely,
Goddard Consulting, LLC

Tom Schutz, WPIT, WSA
Wetland Scientist

CC: Pam and Paul Longobardi, 18 James Street Franklin, MA 02038
MassDEP Central Regional Office, 8 New Bond Street Worcester, MA 01606

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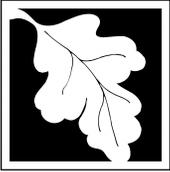
WPA FORM 3 - NOTICE OF INTENT & CHECKS REGULATORY COMPLIANCE NARRATIVE

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Appendix: B	Town of Franklin NOI Submission Material Local Filing Fee Calculation Worksheet Property Access Signature Page Resource Area Impact Summary Form Application Process Signature Form Variance Request, Goddard Consulting, LLC – 09/19/2024
Appendix C:	Wetland Information Order of Resource Area Delineation – 5/30/2024 Orthophoto of the Locus Site, Goddard Consulting, LLC – 09/18/2024 USGS of the Locus Site, Goddard Consulting, LLC – 09/19/2024
Appendix D:	Site Plans and Additional Information Bordering Vegetated Wetland Replication Plan, Goddard Consulting, LLC -09/18/2024 NOI Submission, DiPrete Engineering – 09/18/2024 Stormwater Management Report, DiPrete Engineering – 09/18/2024 Construction Stormwater Pollution Prevention Plan, DiPrete Engineering – 09/18/2024 Stormwater System Operations and Maintenance Plan -DiPrete Engineering – 09/18/2024



WPA FORM 3 AND CHECKS



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

Important:

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



Note:

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

A. General Information

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

Louise Drive Extension

a. Street Address

Franklin

b. City/Town

02038

c. Zip Code

Latitude and Longitude:

339, 349

f. Assessors Map/Plat Number

42.03893° N

d. Latitude

71.44867° W

e. Longitude

9, 13-16, 2

g. Parcel /Lot Number

2. Applicant:

Paul

a. First Name

Longobardi

b. Last Name

c. Organization

18 James Street

d. Street Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

h. Phone Number

i. Fax Number

sammie82@comcast.net

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Tom

a. First Name

Schutz

b. Last Name

Goddard Consulting, LLC

c. Company

291 Main Street Suite #8

d. Street Address

Northborough

e. City/Town

MA

f. State

01532

g. Zip Code

(508) 393-3784

h. Phone Number

i. Fax Number

tom@goddardconsultingllc.com

j. Email address

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

\$1,450

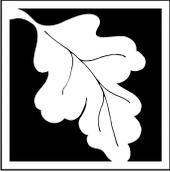
a. Total Fee Paid

\$712.50

b. State Fee Paid

\$737.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Franklin

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A. General Information (continued)

6. General Project Description:

This Notice of Intent is for the construction of a +/- 626 private access road with a stream and wetland crossing, wetland replication and cul-de-sac, grading and associated stormwater management system

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

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

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

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

310 CMR 10.53(3)(e)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

5613

c. Book

b. Certificate # (if registered land)

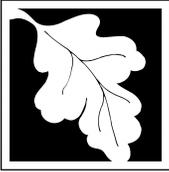
312

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	40.5 (temporary) 1. linear feet	40.5 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	2,396 1. square feet	4,800 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

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

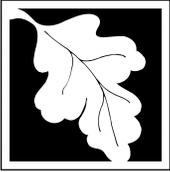
_____	_____	_____
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

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

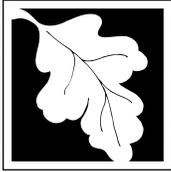
a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- August 2021
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

- Assessor’s Map or right-of-way plan of site

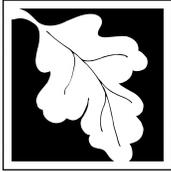
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Franklin

City/Town

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

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/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/nhosp/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:

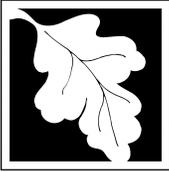
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Franklin

City/Town

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.

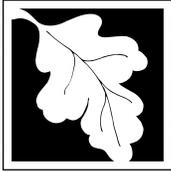
D. Additional Information

- 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.



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

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Franklin

City/Town

D. Additional Information (cont'd)

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

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

NOI Submission - Louise Drive Extension

a. Plan Title

DiPrete Engineering

Brandon D. Carr

b. Prepared By

c. Signed and Stamped by

9/18/2024

1'=40"

d. Final Revision Date

e. Scale

Stormwater Management Report

9/18/2024

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:

1089

9/18/2024

2. Municipal Check Number

3. Check date

1089

9/18/2024

4. State Check Number

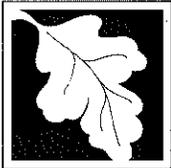
5. Check date

Paul

Longobardi

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:

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Franklin

City/Town

F. Signatures and Submittal Requirements

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

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

Paul A. Longobardi Joseph H. Longobardi
1. Signature of Applicant

9-18-24
2. Date

Same as above
3. Signature of Property Owner (if different)

9-18-24
4. Date

[Signature]
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:

Louise Drive Extension

a. Street Address

1090

c. Check number

Franklin

b. City/Town

\$712.50

d. Fee amount

2. Applicant Mailing Address:

Paul

a. First Name

Longobardi

b. Last Name

c. Organization

18 James Street

d. Mailing Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

h. Phone Number

i. Fax Number

sammie82@comcast.net

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.

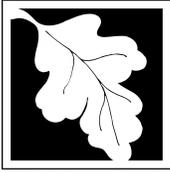
Step 2/Number of Activities: Identify the number of each type of activity.

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
4a. Each crossing for development	\$1,450	1	\$1,450
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$1,450

Step 6/Fee Payments:

Total Project Fee:	\$1,450
State share of filing Fee:	\$712.50
City/Town share of filling Fee:	\$737.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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



Notice of Intent – Regulatory Compliance Narrative

1.0 INTRODUCTION

This Notice of Intent (NOI) is being submitted as Limited Project in accordance with the requirements of the Massachusetts Wetlands Protection Act and Franklin Wetland Bylaw to construct a +/- 626 private access road with a stream and wetland crossing and replication, cul-de-sac, grading and associated stormwater management system within the 100-foot Buffer Zone cast off adjacent Bordering Vegetated Wetlands, Bordering Vegetated Wetland and Bank of intermittent stream.

2.0 EXISTING CONDITIONS

2.1 RESOURCE AREAS ON-SITE

The site's resource areas, discussed below, were confirmed through the issuance of an Order of Resource Area Delineation (ORAD) by the Franklin Conservation Commission. The ORAD was issued on June 3, 2024 under DEP File #159-1290 for the properties addressed as Louise Drive (Map: 339, Lots 9, 13-16 and Map 349, Lot 2). This ORAD expires on June 3, 2027. The ORAD permit is included with the filing of this Notice of Intent.

The project site is located at Louise Drive Extension in Franklin, MA. The site is comprised of six parcels and is approximately 8.9-acres. The site is primarily forested. The property is bordered by single family houses on Byron's Way to the East, single-family houses on Washington Street to the North, and undeveloped forested property to the West and South.

As approved in the ORAD (DEP File #159-1290), several wetland resource areas are located on the locus site. A Bordering Vegetated Wetland (BVW) exists in the eastern portion of the site. An intermittent stream, interior to the eastern BVW system, flows north through the site and eventually off property. An Isolated Vegetated Wetland (IVW) exists within southwestern portion of the site. This IVW is only jurisdictional under the Franklin Wetland Bylaw and Regulations.

According to the MassGIS data layers for NHESP, the property is not located within any Estimated Habitat of Rare Wildlife / Priority Habitat of Rare Species. No potential or certified vernal pools or Outstanding Resource Waters (ORW) are mapped within the site. The property does not fall within a jurisdictional FEMA Flood Zone. The site is not located in an Area of Critical Environmental Concern (ACEC).

2.1.1 Bordering Vegetated Wetland (BVW)

Massachusetts WPA Regulations define Bordering Vegetated Wetlands as “freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps, and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The ground and surface water regime and the vegetational community which occur in each type of freshwater wetland are specified in M.G.L. c. 131, § 40.”

A BVW system was identified in the field and were confirmed through the site's ORADs. The BVW system was flagged with wetland flag series B. As outlined above, the Bordering Vegetated Wetland (BVW) system exists in the eastern portion of the of the lot. This BVW system was confirmed as state and locally jurisdictional BVW systems, and its Buffer Zones added to the proposed plans.

2.1.2 Intermittent Stream

Massachusetts WPA Regulations defines an intermittent stream as “means a body of running water, including brooks and creeks, which moves in a definite channel in the ground due to a hydraulic gradient, and which flows within, into or out of an Area Subject to Protection under M.G.L. c. 131, § 40. A portion of a stream may flow through a culvert or beneath a bridge. Such a body of running water which does not flow throughout the year (i.e., which is intermittent) is a stream except for that portion upgradient of all bogs, swamps, wet meadows and marsh.”

The on-site intermittent stream originates from BVW located in the south of the site. The stream flows north off property. The bank of the stream was flagged with wetland flag series SB. The bank of the intermittent stream was delineated and confirmed through the site’s ORAD.

2.1.3 Isolated Vegetated Wetland

Massachusetts WPA Regulations do not take jurisdiction over isolated vegetated wetlands. The town of Franklin does regulate Isolated Vegetated Wetlands and have associated regulated buffer zones. The IVWs on-site are considered jurisdictional only under the Franklin Wetland Bylaw and Regulations. The IVW on-site was flagged with wetland flag series A. The project has been designed to avoid impacts to the Isolated Wetlands.

2.1.4 Buffer Zone (100-foot)

Massachusetts WPA Regulations define Buffer Zone as “100-ft area horizontally (on a true lateral) landward of approved delineation of applicable wetland resource areas.” The WPA further states that any activities undertaken within 100 feet of an area specified in 310 CMR 10.02(1)(a) (e.g., Bank, Bordering Vegetated Wetland) will be conducted per (310 CMR 10.02(2)(b)), “in a manner so as to reduce the potential for any adverse impacts to the resource area during construction, and with post-construction measures implemented to stabilize any disturbed areas.”

The WPA Regulations [310 CMR 10.02(2)(b)] do not contain performance standards for Buffer Zone Alteration. All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered. The proposed structures have been laid out to maintain the furthest separation allowable from the on-site resource areas.

3.0 PROPOSED PROJECT

The applicant proposes a commercial subdivision which will result in the creation of five lots and a +/- 626-foot paved access drive. The access drive will originate at the corner of Byron’s Way and Louise Drive. The access drive will have a cul-de-sac located at the western end to provide a proper turnaround for future homeowners. The access road will be approximately 56-feet wide to match the existing width of Louise Drive. In order to reach the adjacent upland on-site, the proposed road will have a three-sided open bottom box culvert to span the intermittent stream. The open bottom culvert will prevent impact to the existing bank and bottom of the intermittent stream. The culvert has been designed to meet or exceed the Massachusetts’s stream crossing standards. The introduction of the culvert will result in the filling of +/- 2,396sf of Bordering Wetland. As mitigation, a 2:1 (4,800sf) replication area is proposed to the south of the crossing within the same BVW system. The attached wetland replication plan outlines the proposed planting and procedure for the construction of the replication area. In order to cross the BVW and intermittent stream, the proposed road will inevitably impact portions of the 25, 50 and 100-foot Buffer Zones. Reference Table 1 for an impact analysis. The entire limit of work will be encompassed by erosion control barriers consisting of silt fence and haybales. These measures ensure no erosion or sedimentation enter the wetlands, or sensitive areas.

The proposed stormwater management system will be comprised series of catch basins, a sediment forebay, a sand filter, and a detention pond. The treatment train will remove TSS (total suspended solids) in accordance with the MASWMS. Four stormwater catch basins are proposed to the east of the cul-de-sac within the access drive. Stormwater from these catch basins on proposed access road will be distributed into the associated stormwater sediment forebay, then detention pond. The sediment forebay and detention pond are located outside of buffer zone. Best Management Practices (BMPs) were used when designing this stormwater management system. The system was designed to manage storm events up to the 100-year storm. The system meets or exceeds the ten DEP Stormwater Management Standards (reference Hydraulic/Hydrologic Calculations).

3.1 WETLAND PROECTION ACT IMPACT AREA CALCULATION TABLE

Buffer Zone Disturbance on 8.9 Ac Development Site	Proposed Square Footage
SF of total work within the BVW on site	2,396
LF of temporary work within the Bank on site	40.5 (linear feet)
SF of total work within the 25' Buffer Zone on site	4,877
SF of total work within the 50' Buffer Zone on site	5,952
SF of total work to 100' Buffer Zone on site	31,780

Table 1. This table lays out the total proposed disturbance to the 25, 50 and 100-foot buffer zones, bank, and BVW on the site.

3.2 STREAM CROSSING COMPLIANCE

- Type of Crossing:** The proposed crossing will consist of an arched three-sided box culvert
- Embedment:** As seen on diagram “Cross Section B-B” on sheet 10 of the submitted plan set, the culvert will be embedded two feet into the ground.
- Crossing Span:** The average width of the stream at the location of the proposed culvert is 11.76-feet. The proposed width of the culvert is 14.5-feet. This width is larger than the 1.2 times the bankful width of the stream. The arched profile of the crossing will also provide headroom for wildlife passage through the culvert.
- Openness Ratio:** To calculation for openness ratio is (crossing height x crossing width)/crossing length. The proposed crossing will be 14.5-feet wide, 3-feet in height (above ground), and 40.5-feet in length. This equates to an openness ratio of 1.07. 1.07 is greater than the standard of 0.82.
- Substrate:** The proposed culvert is an open bottom three-sided culvert. There are no proposed impacts to the existing natural substrate. The stream will continue to resist displacement during floods and maintain an appropriate bottom during normal flows.

6. **Water Depth and Velocity:** The proposed culvert is an open bottom three-sided culvert. There are no proposed impacts to the existing natural water depth of velocity.

4.0 REGULATORY COMPLIANCE WITH WETLANDS PROTECTION ACT

Work within resource areas protected by the Wetlands Protection Act is being proposed. The project has been designed to minimize Buffer Zone, BVW and Bank impacts to the extent practicable. Table 1 above outlines impact to the various resource areas and buffer zones (state and bylaw) on site. Explanation on how the project meets the performance standards of each resource follows.

4.1 BUFFER ZONE (100-FOOT)

The WPA Regulations do not contain performance standards for Buffer Zone Alteration (310 CMR 10.02(2)(b)). All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered. Reference Table 1 and Figure 2 for buffer zone impacts.

4.2 LIMITED PROJECT

§10.53	Limited Project	
	Performance Standard	Compliance
10.53 (3)	<p><i>(e) The construction and maintenance of a new roadway or driveway of minimum legal length and practical width acceptable to the planning board, where reasonable alternative means of access from a public way to an upland area of the same owner is unavailable. Such roadway or driveway shall be constructed in a manner which does not restrict the flow of water. Reasonable alternative means of access may include any previously or currently available alternatives such as realignment or reconfiguration of the project to conform to 310 CMR 10.54 through 10.58 or to otherwise minimize adverse impacts on resource areas. The issuing authority may require the applicant to utilize access over an adjacent parcel of land currently or formerly owned by the applicant, or in which the applicant has, or can obtain, an ownership interest. The applicant shall design the roadway or driveway according to the minimum length and width acceptable to the Planning Board, and shall present reasonable alternative means of access to the Board. The applicant shall provide replication of bordering vegetated wetlands and compensatory flood storage to the extent practicable. In the Certificate of Compliance, the issuing authority may continue a condition imposed in the Order of Conditions to prohibit further activities under 310 CMR 10.53(3)(e)</i></p>	<p>This project is being submitted as a Limited Project under CMR 10.53(3)(e). A wetland crossing is required to reach usable upland in the western portion of the site. The site is bound by property not owned by the applicant, Oak Hill Village Conservation Area and existing single-family house lots. This location for the proposed access drive is the only applicable location and will limit further impacts to the resource areas. The proposed access drive is an extension of the public way, Louise Drive, and will match the existing width of 56-feet. The proposed access drive will be 626-feet in length and meets the standards set by the Planning Board. An appropriately sized stream crossing that meets or exceeds Massachusetts Stream Crossing Standards is proposed in order to cross the intermittent stream. The crossing will not restrict the flow of water. BVW will be impacted and replicated at a ratio greater than 2:1.</p>

4.3 BORDERING VEGETATED WETLANDS

§10.55	Bordering Vegetated Wetlands (BVW)	
	Performance Standard	Compliance
10.55 (4)	<p><i>(a) Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.</i></p>	<p>This project is being submitted as a Limited Project under CMR 10.53(3)(e). A wetland crossing is required to reach usable upland on-site. The proposed crossings for the access drive will impact 2,396sf of existing Bordering Vegetated Wetland (BVW). A 4,800sf wetland replication area is proposed to the south of the proposed access drive. This will result in the net gain of 2,404sf of BVW on-site. This is greater than a 2:1 ratio.</p>
	<p><i>(b) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost[...]</i></p>	<p>This project is being submitted as a Limited Project under CMR 10.53(3)(e). A wetland crossing is required to reach usable upland on-site. The proposed crossings for the access drive will impact 2,396sf of existing Bordering Vegetated Wetland (BVW). This is less than the allowable 5,000sf. A 4,800sf wetland replication area is proposed to the south of the proposed access drive on the same stretch of BVW. The replication will result in the net gain of 2,404sf of BVW on-site. This is greater than a 2:1 ratio.</p>
	<p><i>(c) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when;</i> <ol style="list-style-type: none"> <i>1. said portion has a surface area less than 500 square feet;</i> <i>2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and</i> <i>3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.</i> </p>	<p>Based on resource area restrictions on the locus site, the current location of the proposed access road has been designed to limit BVW impacts. Alternative designs or locations would significantly increase the amount of BVW altered.</p>
	<p><i>(d) Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.</i></p>	<p>This site contains no Estimated or Priority Habitat of rare species.</p>
	<p><i>(e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland</i></p>	<p>There are no mapped Areas of Critical Environmental Concern (ACECs) according to MassGIS data layers. A Wildlife Habitat</p>

	<i>that is within an Area of Critical Environmental Concern [...]</i>	Evaluation can be submitted as supplemental at the request of the Commission.
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4.4 BANK OF INTERMITTENT STREAM

§10.54	Bank (Intermittent Stream)	
	Performance Standard	Compliance
10.54 (3)(a)	<i>(a) Where the presumption set forth in 310 CMR 10.54(3) is not overcome, any proposed work on a Bank shall not impair the following: 1. the physical stability of the Bank;</i>	The stability of the bank will not be impacted by the proposed culvert and stream crossing. The culvert exceeds the requirement of 1.2x the bankful width. The native bank will remain undisturbed.
	<i>(2) the water carrying capacity of the existing channel within the Bank;</i>	The proposed stream crossing will impact the bottom of the intermittent stream which would reduce the length of the stream, or height of banks. The carrying capacity will not be impacted by the wetland crossings. The stream will remain the same width.
	<i>(3) ground water and surface water quality</i>	No impervious surfaces are proposed within the intermittent stream channel. The bottom of the stream will continue to allow all water to infiltrate into the ground.
	<i>(4) the capacity of the Bank to provide breeding habitat, escape cover and food for fisheries;</i>	This site contains no Estimated or Priority Habitat of rare species. A Wildlife Habitat Evaluation can be submitted as supplemental at the request of the Commission.

5.0 **REGULATORY COMPLIANCE WITH FRANKLIN WETLANDS PROTECTION BYLAW**

5.1 0-25', 25-50' & 50-100" BUFFER ZONES

This project is being submitted as a Limited Project under CMR 10.53(3)(e). CMR 10.53(3)(e). states “*practical width acceptable to the planning board, where reasonable alternative means of access from a public way to an upland area of the same owner is unavailable. Such roadway or driveway shall be constructed in a manner which does not restrict the flow of water. Reasonable alternative means of access may include any previously or currently available alternatives such as realignment or reconfiguration of the project to conform to 310 CMR 10.54 through 10.58 or to otherwise minimize adverse impacts on resource areas. The issuing authority may require the applicant to utilize access over an adjacent parcel of land currently or formerly owned by the applicant, or in which the applicant has, or can obtain, an ownership interest. The applicant shall design the roadway or driveway according to the minimum length and width acceptable to the Planning Board, and shall present reasonable alternative means of access to the Board. The applicant shall provide replication of bordering vegetated wetlands and compensatory flood storage to the extent practicable. In the Certificate of Compliance, the issuing authority*

may continue a condition imposed in the Order of Conditions to prohibit further activities under 310 CMR 10.53(3)(e).”The project is conforming to the standards listed above in order to be submitted as a Limited Project (reference section 4.3 for compliance standards). In order to reach the associated uplands west of the BVW and intermittent stream, work within the 25 & 50, and 100-foot Buffer Zone is inevitable. Work will include clearing of vegetation, grading, the construction of a pavement access driveway, and BVW replication area is proposed within these Buffer Zones. Total square footages of work within each Buffer Zone can be seen within Table 1.

5.2 FUNCTIONS AND CHARACTERISTICS STATEMENT

In accordance with §7.10.1 of the Town of Franklin Conservation Commission Regulations, please find below a summary of the proposed project’s impacts on the functions and characteristics of floodplains and wetlands. It is Goddard’s opinion that the project will have no significant individual or cumulative adverse effects on these functions and characteristics.

1. Public Water Supplies – The nearest public well (ID 4350003-01G) is approximately 14,000 feet away from proposed construction activities, and nearly 9,000+ feet from the nearest Zone II (primary aquifer recharge area).

2. Private Water Supplies – According to MassDEP’s Well Drilling Database, the nearest private well that could be identified is located at 105 Louise Drive, approximately 200+ feet away from the work area. This distance is significantly greater than any setbacks for wells identified in MassDEP’s Private Well Guidelines.

3. Groundwater – Groundwater onsite is reached at approximately 2.5 to 3 feet of depth, as determined with test pits. The stormwater management features proposed for installation were designed to provide appropriate treatment and groundwater recharge in accordance with the MassDEP Stormwater Standards.

4. Flood Control – No work of any kind is proposed in any FEMA Flood Zones. Compensatory storage is not required to be addressed.

5. Erosion and Sedimentation – Erosion and sedimentation controls including silt fencing, haybales, and stone construction entrance will be in place and maintained in good condition throughout construction activities. The proposed stormwater system includes catch basins with separators, and inlet sediment control devices to ensure proper treatment of stormwater that may carry sediment after construction is completed. The entire site will be stabilized by the end of construction to ensure long-term stabilization of soils.

6. Storm Damage Prevention – The proposed stormwater management system has been designed to handle the 2-, 10-, 25- and 100-year return periods for Franklin, as well as a 24-hour type III rainfall distribution. Further, nearly all sheet flow stormwater runoff presently flows towards the existing wetlands onsite, as they were designed as stormwater management features. The proposed stormwater management system will attenuate peak rates of runoff, resulting in less damaging stormwater runoff for the site and surrounding areas.

7. Water Quality – The proposed stormwater management system directs runoff to an sediment forebay and detention pond basin. Both have been designed to ensure there are no detrimental water quality impacts to any surface waters in the area in accordance with MassDEP’s Stormwater Standards.

8. Water Pollution Control – During construction, erosion and sediment controls as described above will minimize any potential water pollution. The proposed stormwater management system has been designed to separate sediment and chemical pollutants such as oil and gas from the water it receives, which will ensure that such chemical

pollutants are satisfactorily removed. No biological pollution (e.g. bacteria or viruses) is expected to occur as a result of construction activities or post-construction use of the site.

9. **Fisheries** – No work is proposed in ponds, perennial streams, or any other fishery habitat.

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

11. **Wildlife Habitat** – The natural community present on the site, as described in MassWildlife’s Classification of the Natural Communities of Massachusetts, is White Pine – Oak Forest. This type of natural community is assigned an SRank of S5, which means it is “demonstrably secure in Massachusetts” and is “common, widespread, and abundant.”

According to MassWildlife’s BioMap, the work area is not considered either Core Habitat (areas that are critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems) or Critical Natural Landscape (large landscape blocks that are minimally impacted by development and buffers to core habitats and coastal areas). The Index of Ecological Integrity (IEI) provided by UMass Amherst, which quantifies wildlife habitat and biodiversity value, identifies the area as having 0% ecological integrity.

12. **Rare Species Habitat (including rare plant species)** – No rare species are mapped on or near the project site. The nearest Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species is approximately 4,500-feet from the site. There are no mapped potential or certified vernal pools onsite or on any abutting parcels.

13. **Agriculture** – The project site is not located in proximity to any agricultural operations. In addition, the soil unit mapped on site (Charlton-Hollis Rock outcrop complex, 8 to 15 percent slopes– 103C) is considered not prime farmland by the NRCS Soil Survey.

14. **Aquaculture** – There are no aquaculture operations on or near the project site.

15. **Recreation** – Neither active nor passive recreational uses will be impacted by construction activities or post-construction conditions on the site. The work area does not contain any playing fields, walking paths, swimming areas, or other recreational areas.

6.0 CONCLUSION

In summary, Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests identified in the Wetlands Protection Act. The project has been designed with sensitivity to the resource areas on site. The proposed project meets all regulatory compliance standards under the Wetlands Protection Act; therefore, Goddard Consulting respectfully requests that the Franklin Conservation Commission issue an Order of Conditions approving the project.



Please feel free to contact us if you have any questions about this Notice of Intent submission.

Sincerely,
Goddard Consulting, LLC

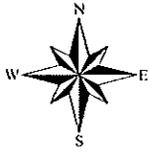
A handwritten signature in black ink, appearing to read 'T. Schutz'.

Tom Schutz, WPIT, WSA
Wetland Scientist

CC: Pam and Paul Longobardi, 18 James Street Franklin, MA 02038
MassDEP Central Regional Office, 8 New Bond Street Worcester, MA 01606

Appendix A

Abutter Information



114-122 LOUISE DR - 300' ABUTTERS

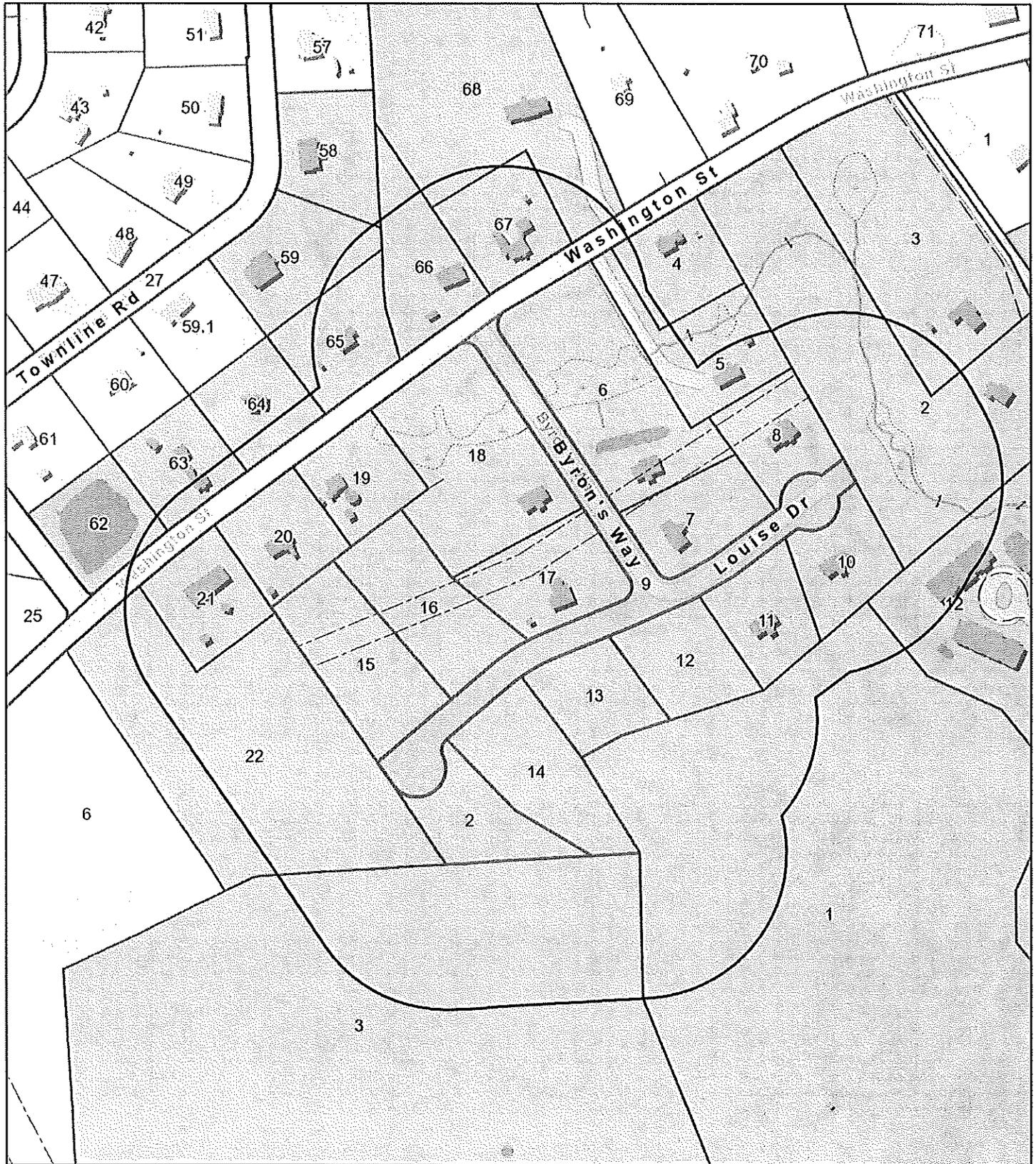
Town of Franklin, MA

1 inch = 280 Feet



www.cai-tech.com

June 29, 2024



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



300 feet Abutters List Report

Franklin, MA

June 29, 2024

Subject Properties:

Parcel Number: 339-009-000
CAMA Number: 339-009-000-000
Property Address: LOUISE DR

Mailing Address: LONGOBARDI PAUL A LONGOBARDI
JOANNE
18 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 339-013-000
CAMA Number: 339-013-000-000
Property Address: 114 LOUISE DR

Mailing Address: LONGOBARDI PAUL A LONGOBARDI
JOANNE
18 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 339-014-000
CAMA Number: 339-014-000-000
Property Address: 118 LOUISE DR

Mailing Address: LONGOBARDI PAUL A LONGOBARDI
JOANNE
18 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 339-015-000
CAMA Number: 339-015-000-000
Property Address: 121 LOUISE DR

Mailing Address: LONGOBARDI PAUL A LONGOBARDI
JOANNE
18 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 339-016-000
CAMA Number: 339-016-000-000
Property Address: 117 LOUISE DR

Mailing Address: LONGOBARDI PAUL A LONGOBARDI
JOANNE
18 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 349-002-000
CAMA Number: 349-002-000-000
Property Address: 122 LOUISE DR

Mailing Address: LONGOBARDI PAUL A LONGOBARDI
JOANNE
18 JAMES ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 339-002-000
CAMA Number: 339-002-000-000
Property Address: 920 WASHINGTON ST

Mailing Address: MALHOTRA MRINAL DJALEVA-
MALHOTRA VALENTINA A
920 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 339-003-000
CAMA Number: 339-003-000-000
Property Address: 916 WASHINGTON ST

Mailing Address: SLOAN II STEPHEN FLAHERTY SLOAN
STEPHANIE
916 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 339-004-000
CAMA Number: 339-004-000-000
Property Address: 924 WASHINGTON ST

Mailing Address: GRILLO MARY JANE
924 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 339-005-000
CAMA Number: 339-005-000-000
Property Address: 928 WASHINGTON ST

Mailing Address: LEWIS STEVEN E PELLEGRINI NINA E
928 WASHINGTON ST
FRANKLIN, MA 02038



www.cai-tech.com

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

6/29/2024

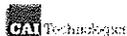
Page 1 of 14



300 feet Abutters List Report

Franklin, MA
June 29, 2024

Parcel Number: 339-018-000 CAMA Number: 339-018-000-000 Property Address: 3 BYRONS WAY	Mailing Address: BALARAMAN SADAGOPAN 3 BYRONS WAY FRANKLIN, MA 02038
Parcel Number: 339-019-000 CAMA Number: 339-019-000-000 Property Address: 944 WASHINGTON ST	Mailing Address: ORTIZ CHRISTOPHER ORTIZ COLLEEN 944 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 339-020-000 CAMA Number: 339-020-000-000 Property Address: 950 WASHINGTON ST	Mailing Address: CARROLL FRANCIS C 950 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 339-021-000 CAMA Number: 339-021-000-000 Property Address: 956 WASHINGTON ST	Mailing Address: CAMPOS LOUIS M TR LOUIS M CAMPOS REALTY TRUST P O BOX 461 FRANKLIN, MA 02038
Parcel Number: 339-022-000 CAMA Number: 339-022-000-000 Property Address: WASHINGTON ST	Mailing Address: CAMPOS LOUIS M TR LOUIS M CAMPOS REALTY TRUST P O BOX 461 FRANKLIN, MA 02038
Parcel Number: 339-058-000 CAMA Number: 339-058-000-000 Property Address: 36 TOWN LINE RD	Mailing Address: BRESSLER BRITTANY A DODDS JOHN C 36 TOWN LINE RD FRANKLIN, MA 02038
Parcel Number: 339-059-000 CAMA Number: 339-059-000-000 Property Address: 38 TOWN LINE RD	Mailing Address: GONZALEZ SANDOVAL CARLOS E 38 TOWN LINE RD FRANKLIN, MA 02038
Parcel Number: 339-062-000 CAMA Number: 339-062-000-000 Property Address: WASHINGTON ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 339-063-000 CAMA Number: 339-063-000-000 Property Address: 965 WASHINGTON ST	Mailing Address: NEVILLE RICHARD E NEVILLE JENNIFER 965 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 339-064-000 CAMA Number: 339-064-000-000 Property Address: 953 WASHINGTON ST	Mailing Address: CASTELLEZ CASEY CASTELLEZ KARI CASSANDRA 953 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 339-065-000 CAMA Number: 339-065-000-000 Property Address: 947 WASHINGTON ST	Mailing Address: MCFARLAND PAUL ANDERSON ELAINE 947 WASHINGTON ST FRANKLIN, MA 02038
Parcel Number: 339-066-000 CAMA Number: 339-066-000-000 Property Address: 941 WASHINGTON ST	Mailing Address: KIRBY RONALD JR 941 WASHINGTON ST FRANKLIN, MA 02038



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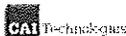


300 feet Abutters List Report

Franklin, MA

June 29, 2024

Parcel Number: 340-012-000 CAMA Number: 340-012-000-010 Property Address: 4 FRANCESCO AVE	Mailing Address: ASSNER LEONARD J & NANCY J TRS LEONARD & NANCY ASSNER LIV TR 4 FRANCESCO AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-011 Property Address: 6 FRANCESCO AVE	Mailing Address: PROCTOR BETH A 6 FRANCESCO AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-012 Property Address: 8 FRANCESCO AVE	Mailing Address: MOSS JAMES III & JOANNE TRS JAMES L MOSS III LIVING TRUST JOANNE A MOSS LIVING 8 FRANCESCO AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-013 Property Address: 7 TUSCANY DR	Mailing Address: CANISIUS PETER CANISIUS MADELINE A 7 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-014 Property Address: 5 TUSCANY DR	Mailing Address: REED STEVEN P & WILLIAM J TRS REED IRREVOCABLE HOME TRUST 2 APPLEWOOD LN MENDON, MA 01756
Parcel Number: 340-012-000 CAMA Number: 340-012-000-015 Property Address: 3 TUSCANY DR	Mailing Address: MORREALE RICHARD J MORREALE KIM E 3 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-016 Property Address: 1 TUSCANY DR	Mailing Address: PERROTTA ROBERT PERROTTA ANN 1 TUSCANY DRIVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-017 Property Address: 17 TUSCANY DR	Mailing Address: WRIGHT ALICE R & FRANK P TRS WRIGHT FAMILY REVOCABLE TRUST 17 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-018 Property Address: 15 TUSCANY DR	Mailing Address: BERGESEN ROY BERGESEN JUDITH 15 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-019 Property Address: 13 TUSCANY DR	Mailing Address: COUTINHO KIMBERLY 13 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-020 Property Address: 11 TUSCANY DR	Mailing Address: HURLEY PATRICIA L/E HARRINGTON DEREK P 11 TUSCANY DRIVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-021 Property Address: 21 CASSANDRA AVE	Mailing Address: CUMMINGS JEFFREY A TR THE STEPHEN CUMMINGS IRREV TR 21 CASSANDRA AV FRANKLIN, MA 02038



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

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300 feet Abutters List Report

Franklin, MA
June 29, 2024

Parcel Number: 340-012-000 CAMA Number: 340-012-000-034 Property Address: 26 CASSANDRA AVE	Mailing Address: HATEM MICHAEL HATEM MARY ANN 26 CASSANDRA AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-035 Property Address: 8 CASSANDRA AVE	Mailing Address: STEWART SUSAN 8 CASSANDRA AVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-036 Property Address: 10 CASSANDRA AVE	Mailing Address: BRAY KENNETH A & MARIE T TRS KENNETH A BRAY LIVING TRUST MARIE T BRAY LIVING TR 10 CASSANDRA AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-037 Property Address: 12 CASSANDRA AVE	Mailing Address: STEARNS PAULINE M STEARNS REVOCABLE FAM TRUST 12 CASSANDRA AVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-038 Property Address: 14 CASSANDRA AVE	Mailing Address: FERSTENFELD WILLIAM FERSTENFELD NANCY 14 CASSANDRA AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-039 Property Address: 2 CASSANDRA AVE	Mailing Address: GILSTEIN ROBERT & BARBARA TR GILSTEIN LIVING TRUST 2 CASSANDRA AVENUE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-040 Property Address: 4 CASSANDRA AVE	Mailing Address: DILL MARVIN H DILL JOAN B 4 CASSANDRA AVENUE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-041 Property Address: 37 TUSCANY DR	Mailing Address: KUCICH ANTHONY, JOHN&ROBERT TRS ANTHONY KUCICH REVOC TRUST 37 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-042 Property Address: 35 TUSCANY DR	Mailing Address: GRASSO EILEEN 35 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-043 Property Address: 33 TUSCANY DR	Mailing Address: FERRANTI MICHAEL FERRANTI IRENE P 33 TUSCANY DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-044 Property Address: 7 CLUBHOUSE DR	Mailing Address: PIELECH ROBERT M PIELECH MARILYN W 7 CLUBHOUSE DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-045 Property Address: 22 TUSCANY DR	Mailing Address: MONTANA STEPHEN & P CHRISTINE TRS MONTANA FAMILY LIVING TRUST 22 TUSCANY DR FRANKLIN, MA 02038



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



300 feet Abutters List Report

Franklin, MA
June 29, 2024

Parcel Number: 340-012-000
CAMA Number: 340-012-000-057
Property Address: 60 TUSCANY DR

Mailing Address: REILLY GERTRUDE RUTH TR REILLY
2018 FAMILY REVOC TRUST REILLY,
KENNETH J T
60 TUSCANY DRIVE
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-058
Property Address: 62 TUSCANY DR

Mailing Address: KELLY DONALD J KELLY LISA M
62 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-059
Property Address: 66 TUSCANY DR

Mailing Address: MALMBERG JUDITH TR JUDITH A
MALMBERG REVOCABLE TR
66 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-060
Property Address: 32 TUSCANY DR

Mailing Address: WALSH RICHARD WALSH REGINA C
32 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-061
Property Address: 34 TUSCANY DR

Mailing Address: ALESSI GINA
34 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-062
Property Address: 68 TUSCANY DR

Mailing Address: HODGSON DEBORAH L & GARY D TRS
HODGSON FAMILY TRUST GARY D &
DEBORAH L
68 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-063
Property Address: 4 TUSCANY DR

Mailing Address: PATEL ASHIK
4 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-064
Property Address: 6 TUSCANY DR

Mailing Address: DEMELLE NANCY J TR NANCY J
DEMELLE REV TRUST
6 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-065
Property Address: 8 TUSCANY DR

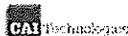
Mailing Address: PATRICK SUZANNE M
8 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-066
Property Address: 10 TUSCANY DR

Mailing Address: ZABOROWSKI TERESE M TR NANCY M
BOUCHER IRREVOC TRUST GIBBONS,
CHERYL A TR
10 TUSCANY DR
FRANKLIN, MA 02038

Parcel Number: 340-012-000
CAMA Number: 340-012-000-067
Property Address: 10 VANDO WAY

Mailing Address: DINATALE LEANNE & CHRISTINE TRS
M&M TRUST
10 VANDO WAY
FRANKLIN, MA 02038



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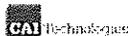
This information is believed to be correct but is subject to change and is not warranted.



300 feet Abutters List Report

Franklin, MA
June 29, 2024

Parcel Number: 340-012-000 CAMA Number: 340-012-000-080 Property Address: 51 VAIL DR	Mailing Address: KERAS CAROL A & ROBERT F TRS CAROL A KERAS REVOCABLE TRUST 51 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-081 Property Address: 49 VAIL DR	Mailing Address: MACKIE DENNIS M MACKIE JUDITH T 49 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-082 Property Address: 73 VAIL DR	Mailing Address: ROGALIN STEPHANIE SILBERT ROCHELLE 73 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-083 Property Address: 71 VAIL DR	Mailing Address: BRODEUR GLENN WHITEHOUSE- BRODEUR NANCY 71 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-084 Property Address: 69 VAIL DR	Mailing Address: WILGA PETER J & NANCY L TRS NANCY WILGA 2011 IRREVOC TRUST PETER WILGA 2011 IR 69 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-085 Property Address: 62 VAIL DR	Mailing Address: ANDERSON ROBERT D ANDERSON LAURA A 62 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-086 Property Address: 64 VAIL DR	Mailing Address: TROTIN GAIL V & DOMINIQUE R CURLEY IRREVOCABLE TRUST TROTIN,GAIL&MITCHELL, CYN 64 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-087 Property Address: 66 VAIL DR	Mailing Address: MULLEN JOSEPH L SHERIDAN-MULLEN NANCY 66 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-088 Property Address: 68 VAIL DR	Mailing Address: POWERS CARLYN M TR HALEY IRREVOCABLE TRUST 101 RODNEY LECOURS DRIVE NORTH ATTLEBORO, MA 02760
Parcel Number: 340-012-000 CAMA Number: 340-012-000-089 Property Address: 52 VAIL DR	Mailing Address: GRIFFIN ROBERT C GRIFFIN BETH M 52 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-090 Property Address: 54 VAIL DR	Mailing Address: FISK CHESTER W & ELIZABETH P TR FISK TRUST 54 VAIL DR FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-091 Property Address: 56 VAIL DR	Mailing Address: YOUNG GEORGE L JR & PAMELA J TR YOUNG FAMILY TRUST 56 VAIL DR FRANKLIN, MA 02038



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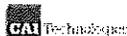
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300 feet Abutters List Report

Franklin, MA
June 29, 2024

Parcel Number: 340-012-000 CAMA Number: 340-012-000-104 Property Address: 28 DANTE AVE	Mailing Address: HOLMES KEVIN G & EUGENE L III TR TWENTY EIGHT REALTY TRUST 28 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-105 Property Address: 30 DANTE AVE	Mailing Address: MOLGARD MELVYN A & JANICE MELVYN & JANICE MOLGARD LIV TR 30 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-106 Property Address: 14 DANTE AVE	Mailing Address: RAPKO STEPHEN A RAPKO JEANNINE H 14 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-107 Property Address: 16 DANTE AVE	Mailing Address: ETESSAMI, FARHAD TR RAMYAR, ROYA TR ETESSAMI & RAMYAR REVOC TRUST 16 DANTE AVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-108 Property Address: 18 DANTE AVE	Mailing Address: KEANE KATHLEEN M 18 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-109 Property Address: 20 DANTE AVE	Mailing Address: DOYLE JOHN E TR JOHN E DOYLE 2017 REVOC TRUST 20 DANTE AVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-110 Property Address: 6 DANTE AVE	Mailing Address: NATAN MARGARET L/E MARGARET NATAN REVOCABLE TRUST NATAN, MARGARET & S 6 DANTE AV FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-111 Property Address: 8 DANTE AVE	Mailing Address: OSBORNE JOANN 8 DANTE AVE FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-112 Property Address: 10 DANTE AVE	Mailing Address: ROMANO ROSEMARY ROMANO KEITH 12315 TRANQUILITY PARK TERRACE BRADENTON, FL 34211
Parcel Number: 340-012-000 CAMA Number: 340-012-000-113 Property Address: 26 INNSBRUCK WAY	Mailing Address: GOUNARIS JOHN GOUNARIS JACQUELINE 26 INNSBRUCK WAY FRANKLIN, MA 02038
Parcel Number: 340-012-000 CAMA Number: 340-012-000-114 Property Address: 28 INNSBRUCK WAY	Mailing Address: MIGDAL MICHAEL MIGDAL DONNA 28 INNSBRUCK WAY FRANKLIN, MA 02038
Parcel Number: 349-001-000 CAMA Number: 349-001-000-000 Property Address: INNSBRUCK WAY	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038



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ALESSI GINA
34 TUSCANY DR
FRANKLIN, MA 02038

BOROWIEC PETER J JR
BOROWIEC SANDRA A
28 TUSCANY DR
FRANKLIN, MA 02038

CARROLL FRANCIS C
950 WASHINGTON ST
FRANKLIN, MA 02038

ANDERSON ROBERT D
ANDERSON LAURA A
62 VAIL DR
FRANKLIN, MA 02038

BOYLAN HERTA
19 INNSBRUCK WAY
FRANKLIN, MA 02038

CASTELLEZ CASEY
CASTELLEZ KARI CASSANDRA
953 WASHINGTON ST
FRANKLIN, MA 02038

ASSNER LEONARD J & NANCY
LEONARD & NANCY ASSNER LI
4 FRANCESCO AV
FRANKLIN, MA 02038

BRAY KENNETH A & MARIE T
KENNETH A BRAY LIVING TRU
10 CASSANDRA AV
FRANKLIN, MA 02038

CONNOR JAMES G TR
JAMES G CONNOR REVOC TRUS
75 JOHN REED RD
WESTPORT, MA 02790

BALARAMAN SADAGOPAN
3 BYRONS WAY
FRANKLIN, MA 02038

BRENNAN JOANNE
26 DANTE AV
FRANKLIN, MA 02038

COUTINHO KIMBERLY,
13 TUSCANY DR
FRANKLIN, MA 02038

BEHESHTI SAM
GILANSHAH FATANEH
15 DANTE AV
FRANKLIN, MA 02038

BRESSLER BRITTANY A
DODDS JOHN C
36 TOWN LINE RD
FRANKLIN, MA 02038

CUMMINGS JEFFREY A TR
THE STEPHEN CUMMINGS IRRE
21 CASSANDRA AV
FRANKLIN, MA 02038

BERGESEN ROY
BERGESEN JUDITH
15 TUSCANY DR
FRANKLIN, MA 02038

BRODEUR GLENN
WHITEHOUSE-BRODEUR NANCY
71 VAIL DR
FRANKLIN, MA 02038

CYR JOHN F
CYR DENISE M
24 CASSANDRA AV
FRANKLIN, MA 02038

BERMACK DENNIS TR
DENNIS I BERMACK REV TR
19 CASSANDRA AVE
FRANKLIN, MA 02038

BROUWER CLAIRE MARIE
21 INNSBRUCK WAY
FRANKLIN, MA 02038

DACEY JR JAMES P TR
THE CAROL ANN DACEY REVOC
3 FAITH WAY
FRANKLIN, MA 02038

BLIMMEL WILLIAM C & ANNAM
BLIMMEL REVOCABLE TRUST
15 CASSANDRA AV
FRANKLIN, MA 02038

CAGGIANO ANTHONY G TR
CAGGIANO LIVING TRUST
55 VAIL DR
FRANKLIN, MA 02038

DALICANDRO JOSEPH, DONNA
DALICANDRO REVOCABLE TRUS
20 CASSANDRA AV
FRANKLIN, MA 02038

BOIARDI STEVEN C
BOIARDI MARY K
7 FAITH WAY
FRANKLIN, MA 02038

CAMPOS LOUIS M TR
LOUIS M CAMPOS REALTY TRU
P O BOX 461
FRANKLIN, MA 02038

DASILVA ANTHONY C & JOYCE
JOYCE J DASILVA REVOCABLE
34 CASSANDRA AV
FRANKLIN, MA 02038

BOND ROBERT & DOROTHY TRS
ROBERT BOND 2013 IRREVOC
8 HAILEY AV
FRANKLIN, MA 02038

CANISIUS PETER
CANISIUS MADELINE A
7 TUSCANY DR
FRANKLIN, MA 02038

DEFRANZO DEBRA TR
DEBRA DEFRANZO REVOCABLE
25 INNSBRUCK WAY
FRANKLIN, MA 02038

DEL SIGNORE GEORGE & ELIZ
DEL SIGNORE REALTY TRUST
5 BYRONS WAY
FRANKLIN, MA 02038

FONTAINE ROBERT
FONTAINE DENISE
19 VAIL DR
FRANKLIN, MA 02038

GRANT LINDA J TR
22 CASSANDRA AVE REALTY T
22 CASSANDRA AV
FRANKLIN, MA 02038

DEMELLE NANCY J TR
NANCY J DEMELLE REV TRUST
6 TUSCANY DR
FRANKLIN, MA 02038

FRANK JEFFREY A & ELLEN L
ELLEN LINER FRANK FAMILY
7 HAILEY AV
FRANKLIN, MA 02038

GRASSO EILEEN
35 TUSCANY DR
FRANKLIN, MA 02038

DILL MARVIN H
DILL JOAN B
4 CASSANDRA AVENUE
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

GRIFFIN ROBERT C
GRIFFIN BETH M
52 VAIL DR
FRANKLIN, MA 02038

DINATALE LEANNE & CHRISTI
M&M TRUST
10 VANDO WAY
FRANKLIN, MA 02038

GABRIEL HOMES COMPANY INC
10 SHEFFIELD DR
BRAINTREE, MA 02184

GRILLO JENNIFER D
8 FAITH WAY
FRANKLIN, MA 01581

DOYLE JOHN E TR
JOHN E DOYLE 2017 REVOC T
20 DANTE AVE
FRANKLIN, MA 02038

GAFFNEY REBECCA G
17 VAIL DR
FRANKLIN, MA 02038

GRILLO MARY JANE
924 WASHINGTON ST
FRANKLIN, MA 02038

DUTHE RICHARD G
BAKER ANNA M
13 DANTE AV
FRANKLIN, MA 02038

GATTI CAROLE A TR
GATTI FAMILY LIVING TRUST
3 HAILEY AV
FRANKLIN, MA 02038

HARKINS KERRY F
HARKINS DAWN O
2 FRANCESCO AV
FRANKLIN, MA 02038

ETESSAMI, FARHAD TR RAMYA
ETESSAMI & RAMYAR REVOC T
16 DANTE AVE
FRANKLIN, MA 02038

GILBERT SUSANNE LEE
72 DANTE AV
FRANKLIN, MA 02038

HATEM MICHAEL
HATEM MARY ANN
26 CASSANDRA AV
FRANKLIN, MA 02038

FERRANTI MICHAEL
FERRANTI IRENE P
33 TUSCANY DR
FRANKLIN, MA 02038

GILSTEIN ROBERT & BARBARA
GILSTEIN LIVING TRUST
2 CASSANDRA AVENUE
FRANKLIN, MA 02038

HEALY STEPHEN J
TYBURSKI LYNN A
5 FRANCESCO AV
FRANKLIN, MA 02038

FERSTENFELD WILLIAM
FERSTENFELD NANCY
14 CASSANDRA AV
FRANKLIN, MA 02038

GONZALEZ SANDOVAL CARLOS
38 TOWN LINE RD
FRANKLIN, MA 02038

HENDRICK WILLIAM S & ROBE
HENDRICK REVOCABLE TRUST
1 FRANCESCO AV
FRANKLIN, MA 02038

FISK CHESTER W & ELIZABETH
FISK TRUST
54 VAIL DR
FRANKLIN, MA 02038

GOUNARIS JOHN
GOUNARIS JACQUELINE
26 INNSBRUCK WAY
FRANKLIN, MA 02038

HODGSON DEBORAH L & GARY
HODGSON FAMILY TRUST GARY
68 TUSCANY DR
FRANKLIN, MA 02038

HOLMES KEVIN G & EUGENE L
TWENTY EIGHT REALTY TRUST
28 DANTE AV
FRANKLIN, MA 02038

KEANE KATHLEEN M
18 DANTE AV
FRANKLIN, MA 02038

MALHOTRA MRINAL
DJALEVA-MALHOTRA VALENTIN
920 WASHINGTON ST
FRANKLIN, MA 02038

HOLT ELAINE & EUGENE L TR
ELAINE HOLT 2010 TRUST
53 VAIL DR
FRANKLIN, MA 02038

KELLY DONALD J
KELLY LISA M
62 TUSCANY DR
FRANKLIN, MA 02038

MALMBERG JUDITH TR
JUDITH A MALMBERG REVOCAB
66 TUSCANY DR
FRANKLIN, MA 02038

HOMAN FLORIS
HOMAN PEGGY
105 LOUISE DR
FRANKLIN, MA 02038

KERAS CAROL A & ROBERT F
CAROL A KERAS REVOCABLE T
51 VAIL DR
FRANKLIN, MA 02038

MCCRACKEN ERNESTINE E
67 TUSCANY DR
FRANKLIN, MA 02038

HUEMPFNER LINDA POOLE TR
LINDA POOLE HUEMPFNER LIV
12 HAILEY AV
FRANKLIN, MA 02038

KIRBY RONALD JR
941 WASHINGTON ST
FRANKLIN, MA 02038

MCFARLAND PAUL
ANDERSON ELAINE
947 WASHINGTON ST
FRANKLIN, MA 02038

HURLEY KATHLEEN&DANIEL TR
KATHLEEN T HURLEY FAMILY
6 BYRONS WAY
FRANKLIN, MA 02038

KUCICH ANTHONY, JOHN&ROBE
ANTHONY KUCICH REVOC TRUS
37 TUSCANY DR
FRANKLIN, MA 02038

MCGUIRE EDWARD J
MCGUIRE KARAEN L
10 HAILEY AV
FRANKLIN, MA 02038

HURLEY PATRICIA L/E
HARRINGTON DEREK P
11 TUSCANY DRIVE
FRANKLIN, MA 02038

KULIG JOHN W TR
THE JOHN W KULIG REVOC TR
65 TUSCANY DR
FRANKLIN, MA 02038

MCKINLEY CHRISTOPHER J TR
MCKINLEY IRREVOCABLE TRUS
6186 BLUE BELLE DR
CENTER VALLEY, PA 18034

IACOVELLI RICHARD A & JANE
RICHARD A IACOVELLI 2021
26 TUSCANY DR
FRANKLIN, MA 02038

LEFEBVRE RENE & LINDA L/E
LEFEBVRE FAMILY IRREVOCAB
30 CASSANDERA AVE
FRANKLIN, MA 02038

MESSIER ROBERT F & PATRIC
ROBERT & PATRICIA MESSIER
7 FRANCESCO AVE
FRANKLIN, MA 02038

JANTZEN DEANNA PINNEY
58 TUSCANY DR
FRANKLIN, MA 02038

LEWIS STEVEN E
PELLEGRI NINA E
928 WASHINGTON ST
FRANKLIN, MA 02038

MIGDAL MICHAEL
MIGDAL DONNA
28 INNSBRUCK WAY
FRANKLIN, MA 02038

JOSEPH ROBERT R & JOANNE
JOSEPH FAMILY 2023 REVO T
23 INNSBRUCK WAY
FRANKLIN, MA 02038

LONGOBARDI PAUL A
LONGOBARDI JOANNE
18 JAMES ST
FRANKLIN, MA 02038

MOLGARD MELVYN A & JANICE
MELVYN & JANICE MOLGARD L
30 DANTE AV
FRANKLIN, MA 02038

KAYAJANIAN HARRY
KAYAJANIAN CHARLOTTE
70 DANTE AV
FRANKLIN, MA 02038

MACKIE DENNIS M
MACKIE JUDITH T
49 VAIL DR
FRANKLIN, MA 02038

MONTANA STEPHEN & P CHRIS
MONTANA FAMILY LIVING TRU
22 TUSCANY DR
FRANKLIN, MA 02038

MORREALE RICHARD J
MORREALE KIM E
3 TUSCANY DR
FRANKLIN, MA 02038

OSBORNE JOANN
8 DANTE AVE
FRANKLIN, MA 02038

RADLER GREGORY L & SANDRA
RADLER REVOCABLE TRUST
15 VAIL DR
FRANKLIN, MA 02038

MOSS JAMES III & JOANNE T
JAMES L MOSS III LIVING T
8 FRANCESCO AV
FRANKLIN, MA 02038

OTOOLE MICHAEL F & JUDITH
OTOOLE TRUST
5 FAITH WAY
FRANKLIN, MA 02038

RAPKO STEPHEN A
RAPKO JEANNINE H
14 DANTE AV
FRANKLIN, MA 02038

MUCCIARONE JANET A
68 DANTE AV
FRANKLIN, MA 02038

PARIKH VIRAL & VISHRUTA T
PARIKH FAMILY TRUST
101 LOUISE DR
FRANKLIN, MA 02038

RAPOSA ARTHUR J
RAPOSA MARY C
17 CASSANDRA AV
FRANKLIN, MA 02038

MULLEN JOSEPH L
SHERIDAN-MULLEN NANCY
66 VAIL DR
FRANKLIN, MA 02038

PATEL ASHIK
4 TUSCANY DR
FRANKLIN, MA 02038

REED STEVEN P & WILLIAM J
REED IRREVOCABLE HOME TRU
2 APPLEWOOD LN
MENDON, MA 01756

NATAN MARGARET L/E
MARGARET NATAN REVOCABLE
6 DANTE AV
FRANKLIN, MA 02038

PATRICK SUZANNE M
8 TUSCANY DR
FRANKLIN, MA 02038

REILLY GERTRUDE RUTH TR
REILLY 2018 FAMILY REVOC
60 TUSCANY DRIVE
FRANKLIN, MA 02038

NEVILLE RICHARD E
NEVILLE JENNIFER
965 WASHINGTON ST
FRANKLIN, MA 02038

PERROTTA ROBERT
PERROTTA ANN
1 TUSCANY DRIVE
FRANKLIN, MA 02038

REMILLARD JAMES F & JOYCE
JOYCE A REMILLARD LIVING
28 CASSANDRA AV
FRANKLIN, MA 02038

O'DONNELL JOHN F & PATRIC
O'DONNELL FAMILY REALTY T
16 VANDO WAY
FRANKLIN, MA 02038

PIELECH ROBERT M
PIELECH MARILYN W
7 CLUBHOUSE DR
FRANKLIN, MA 02038

RICHARDSON PAUL C III
RICHARDSON JULIA G
102 LOUISE DRIVE
FRANKLIN, MA 02038

OCONNOR JOHN M & KATHLEEN
OCONNOR FAMILY TRUST
58 VAIL DR
FRANKLIN, MA 02038

POIRIER JOHN M TR
THE POIRIER FAMILY REALTY
135 BRALEY JENKINS ROAD
CENTERVILLE, MA 02632-2128

ROGALIN STEPHANIE
SILBERT ROCHELLE
73 VAIL DR
FRANKLIN, MA 02038

OPPENHEIM SAMUEL A
OPPENHEIM ALYNE F
12 VANDO WAY
FRANKLIN, MA 02038

POWERS CARLYN M TR
HALEY IRREVOCABLE TRUST
101 RODNEY LECOIRS DRIVE
NORTH ATTLEBORO, MA 02760

ROMANO ROSEMARY
ROMANO KEITH
12315 TRANQUILITY PARK
TERRACE
BRADENTON, FL 34211

ORTIZ CHRISTOPHER
ORTIZ COLLEEN
944 WASHINGTON ST
FRANKLIN, MA 02038

PROCTOR BETH A
6 FRANCESCO AV
FRANKLIN, MA 02038

ROUSLIN MARCIA L TR
24 DANTE AVENUE REALTY TR
24 DANTE AVE
FRANKLIN, MA 02038

SARAPAS ALAN
SARAPAS CYNTHIA
33 CASSANDRA AV
FRANKLIN, MA 02038

TOPHAM CHARLES F
925 WASHINGTON ST
FRANKLIN, MA 02038

SCAMPOLI LOUIS
SCAMPOLI DIANE
14 VANDO WAY
FRANKLIN, MA 02038

TROTIN GAIL V & DOMINIQUE
CURLEY IRREVOCABLE TRUST
64 VAIL DR
FRANKLIN, MA 02038

SCHROEDER KATHLEEN
31 CASSANDRA AV
FRANKLIN, MA 02038

VILLAGES AT OAK HILL COND
C/O BARKAN MANAGEMENT CO
7 WELLS AVE, SUITE 11
NEWTON, MA 02459

SLOAN II STEPHEN FLAHERTY
SLOAN STEPHANIE
916 WASHINGTON ST
FRANKLIN, MA 02038

WALSH RICHARD
WALSH REGINA C
32 TUSCANY DR
FRANKLIN, MA 02038

SMIT ROBERT
SMIT SYLVIA A
17 DANTE AV
FRANKLIN, MA 02038

WHITE MARK J
WHITE CATHERINE J
1 FAITH WAY
FRANKLIN, MA 02038

SOLOMON JOANNE S
21 VAIL DR
FRANKLIN, MA 02038

WILGA PETER J & NANCY L T
NANCY WILGA 2011 IRREVOC
69 VAIL DR
FRANKLIN, MA 02038

STEARNS PAULINE M
STEARNS REVOCABLE FAM TRU
12 CASSANDRA AVE
FRANKLIN, MA 02038

WRIGHT ALICE R & FRANK P
WRIGHT FAMILY REVOCABLE T
17 TUSCANY DR
FRANKLIN, MA 02038

STEWART SUSAN
8 CASSANDRA AVE
FRANKLIN, MA 02038

YOUNG GEORGE L JR & PAMEL
YOUNG FAMILY TRUST
56 VAIL DR
FRANKLIN, MA 02038

TING ANASTASIA TR
ANASTASIA TING FAMILY TRU
32 CASSANDRA AV
FRANKLIN, MA 02038

ZABOROWSKI TERESE M TR
NANCY M BOUCHER IRREVOC T
10 TUSCANY DR
FRANKLIN, MA 02038

TOMAINO RICHARD S
923 WASHINGTON ST
FRANKLIN, MA 02038

ZICKO JOHN M & LINDA M TR
ZICKO LIVING TRUST
4 BYRONS WAY
FRANKLIN, MA 02038

Town of Franklin Conservation Commission

NOTIFICATION TO ABUTTERS

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

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

Paul Longobardi has filed a Notice of Intent with the Franklin Conservation Commission for the construction of a private access road, cul-de-sac, and stormwater management on September 19, 2024, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be examined during regular office hours (M-F 9am-3pm) at Goddard Consulting, LLC.

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

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

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

The public hearing will be held on Thursday, October 3, 2024, at 7 pm, via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

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

Town of Franklin Conservation Commission

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

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

I, Tom Schutz, Goddard Consulting, LLC hereby certify under the pains and penalties of perjury that on September 19, 2024, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Paul Longobardi with the Franklin Conservation Commission on September 19, 2024 for property located on Louise Drive Extension, Franklin, MA.

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



Signature

September 19, 2024

Date



Appendix B

Town of Franklin NOI Submission Material

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 \$50.00 \$_____

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 **\$ 600**

Infrastructure in Buffer Zone **or** Resource Area

Roads 626 linear feet x \$2.00 = **\$1,252**

*Drainage Structures 4 X \$10.00 each = **\$40**

Resource Area Disturbed 34,176 square feet x \$0.50= **\$17,088**

(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 \$10.00 each	= \$_____
Resource Area Disturbed	____ square feet x \$0.50	= \$_____
Buildings	____ X \$125 each	= \$_____
All Accessory Improvements	\$100.00	= \$_____

2. REQUEST FOR DETERMINATION (RDA) \$100.00 = \$_____

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

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

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

5. OTHER PERMITS/SERVICES

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

6. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form)	<u>\$737.50</u>
Local Filing Fee Calculated Above	<u>\$18,380</u>
TOTAL Due Town of Franklin (Check No.1)	<u>\$19,117.50</u>

State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)	
TOTAL Due DEP (Check No. 2)	<u>\$712.50</u>

7. ADVERTISING FEE (Check No. 3)

TBD

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

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

Town of Franklin Conservation Commission

PROPERTY ACCESS SIGNATURE FORM

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

James H. Longobardi Paul A. Longobardi
Signature of Property Owner

9-18-24
Date

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

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

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)	2,396	4,800
Bank (LF)	40.5 (temporary)	0
Land Under Water Bodies (SF)	0	0
Isolated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
Buffer Zone (SF)	34,176	0
Riverfront (SF)	0	0
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

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

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

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

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

Paul & Angelardi James D. Longardi
Signature of Property Owner

9-18-24
Date



September 18, 2024

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

Re: Request for Variance – Louise Drive Ext, Franklin MA
(Map: 339, Lots 9, 13-16 and Map 349, Lot 2)

Dear Franklin Conservation Commission,

On behalf of the applicant, Pam and Paul Longobardi, Goddard Consulting, LLC is hereby submitting this request for variance for a project which consists of the construction of a +/- 626 private access road with a stream and wetland crossing, wetland replication and cul-de-sac, grading and associated stormwater management system at Louise Drive Extension, Franklin MA. This report is attached to the Notice of Intent Limited Project application submitted concurrently as required by the Franklin Wetlands Protection Bylaw. Site constraints, including zoning requirements for provided parking area and the lack of usable space on the lot, make it unfeasible to relocate or scale back the proposed parking and driveway expansion.

As noted in this Notice of Intent submittal, the proposed project requires impacts to the Bordering Vegetated Wetland (BVW) and Bank of intermittent stream. The impacts to BVW total 2,396sf. The impacts to Bank will be temporary in nature and are 40.5lf. A total of 4,877 square feet of alteration to the 0-25' buffer zone, and 5,952 square feet of impacts to the 25-50' buffer zone, is proposed.

This project is being submitted as a Limited Project under CMR 10.53(3)(e). CMR 10.53(3)(e) states “*practical width acceptable to the planning board, where reasonable alternative means of access from a public way to an upland area of the same owner is unavailable. Such roadway or driveway shall be constructed in a manner which does not restrict the flow of water. Reasonable alternative means of access may include any previously or currently available alternatives such as realignment or reconfiguration of the project to conform to 310 CMR 10.54 through 10.58 or to otherwise minimize adverse impacts on resource areas. The issuing authority may require the applicant to utilize access over an adjacent parcel of land currently or formerly owned by the applicant, or in which the applicant has, or can obtain, an ownership interest. The applicant shall design the roadway or driveway according to the minimum length and width acceptable to the Planning Board, and shall present reasonable alternative means of access to the Board. The applicant shall provide replication of bordering vegetated wetlands and compensatory flood storage to the extent practicable. In the Certificate of Compliance, the issuing authority may continue a condition imposed in the Order of Conditions to prohibit further activities under 310 CMR 10.53(3)(e).*” The project is conforming to the standards listed above in order to be submitted as a Limited Project (reference section 4.3 of the Notice of Intent Coverletter for compliance standards). In order to reach the associated uplands west of the BVW and intermittent stream, work within the BVW, Bank, 25, 50, and 100-foot Buffer Zone is inevitable. Work will include clearing of vegetation, grading, the construction of a pavement access driveway, and BVW replication area is proposed within these Buffer Zones. As mitigation the project is proposing 2:1 replication for the impacted BVW, increasing the total BVW on-site by 2,404sf.

Below is a table summarizing potential alternatives to the proposed work.

Summary of Alternatives			
Alternative option	Impact to wetland resources and buffer zone	Mitigation	Cost
Alternative 1: No change to existing conditions	No impacts to buffer zone or wetland resources.	None required. Project would not include the additional BVW on-site	No cost, but applicant is unable to develop land as needed.
Alternative 2: Current proposal	Impacts to buffer zone, BVW and Bank onsite as described.	As mitigation the project is proposing 2:1 replication for the impacted BVW, increasing the total BVW on-site by 2,404sf. This replication will increase habitat value of the wetland resource and surrounding area. Project provides stormwater management where none currently exists, improving water quality, reducing pollutant and nutrient loading to nearby wetland resources, increasing groundwater recharge, and attenuating peak surface water flows.	Current design is most costly but meets the needs of the applicant.

In summary, the proposed project provides an opportunity to improve the BVW and Bank onsite and its surrounding area over existing conditions. Based on the above analysis, Goddard believes that adverse impacts to wetland resources and buffer zones have been avoided to the greatest extent practicable, and respectfully requests that the Commission approve this request for variance.

Sincerely,
Goddard Consulting, LLC



Tom Schutz, WPIT, WSA
Wetland Scientist



Appendix C

Wetland Information

copy

Town of Franklin

Tel: (508) 520-4929

Fax: (508) 520-4906



Conservation Commission

355 East Central Street • Franklin, Massachusetts 02038-1352

May 30, 2024

Paul & Joanne Longobardi
18 James Street
Franklin, MA 02038

RE: Order of Resource Area Delineation, Louise Drive Extension, CE159-1290

Dear Longobardi Family,

Please find enclosed the Order of Resource Area Delineation for Louise Drive Extension, recently confirmed through the Franklin Conservation Commission. Per state statute, the Order of Resource Area Delineation must be recorded in the Registry of Deeds and evidence of this recording must be given to the Conservation Department.

If you have any questions, please feel free to contact me 508-520-4929 or via email at bgoodlander@franklinma.gov.

Sincerely,

Breeka Li Goodlander, PWS, CERPIT
Conservation Agent/Natural Resource Protection Manager





Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: FRANKLINCONCOM

Transaction ID: 1732400

Document: WPA Form 4B - ORAD

Size of File: 99.72K

Status of Transaction: In Process

Date and Time Created: 5/30/2024:4:35:32 PM

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4B - Order of Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
 MassDEP File #:159-1290
 eDEP Transaction #:1732400
 City/Town:FRANKLIN

A. General Information

1. Conservation Commission FRANKLIN

2. This Issuance is for (Check one):

- a. Order of Resource Area Delineation
- b. Amended Order of Resource Area Delineation

3. Applicant Details

a. First Name	PAUL & JOANNR	b. Last Name	LONGOBARDI
c. Organization			
d. Mailing Address	18 JAMES STREET		
e. City/Town	FRANKLIN	f. State	MA
		g. ZIP	02038

4. Property Owner (if different from applicant):

a. First Name	PAUL & JOANNR	b. Last Name	LONGOBARDI
c. Organization			
d. Mailing Address	18 JAMES STREET		
e. City/Town	FRANKLIN	f. State	MA
		g. ZIP	02038

5. Project Location

a. Street Address	LOUISE DRIVE		
b. City/Town	FRANKLIN	c. Zip	02038
d. Assessors Map/Plat#	339/349	e. Parcel/Lot#	9,13,14,15,16/2
f. Latitude	42.03877N	g. Longitude	71.4493W

6. Dates

a. Date ANRAD Filed	3/4/2024	b. Date Public Hearing Closed	5/30/2024	c. Date Of Issuance	6/3/2024
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7. Final Approved Plans and Other Documents

Plan Title	Plan Prepared By	Plan Signed By	Plan Final Date	Plan Scale
??WETLAND DELINEATION PLAN, LOUISE DRIVE EXTENSION? (1 SHEET) PREPARED FOR PAUL LONGOBARDI (18 JAMES STREET, FRANKLIN, MA 02038) BY DIPRETE ENGINEERING (2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920) STAMPED BY ROBERT G BABCOCK, MA P.L.S. NO. 49233 DATED MARCH 4, 2024; REVISED THROUGH MAY 24, 2024 WITH A SCALE OF 1"=40'	ROBERT G BABCOCK	MA P.L.S. NO. 49233	May 24, 2024	

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable)

a. **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

- 1. Bordering Vegetated Wetlands
- 2. Other resource area(s), specifically
 - a.1) ISOLATED VEGETATED WETLAND (IVW)/FRESHWATER WETLAND FLAG SERIES A1 TO A15, A16A, AND



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B - Order of Resource Area
Delineation**

Provided by MassDEP:
MassDEP File #:159-1290
eDEP Transaction #:1732400
City/Town:FRANKLIN

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

A17 TO A23; 2) BORDERING VEGETATED WETLAND (BVW)/FRESHWATER WETLAND FLAG SERIES B1 TO B41; 3) BANK (TO INTERMITTENT STREAM) FLAG SERIES SB-B1 TO SB-B4, SB-5 TO SB-16, SB-B17 TO SB-B19, AND SB-20; AND 4) LAND UNDER WATER COINCIDING WITH BANK (TO INTERMITTENT STREAM) FLAG SERIES SB-B1 TO SB-B4, SB-5 TO SB-16, SB-B17 TO SB-B19, AND SB-20

- b. **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):
1. Bordering Vegetated Wetlands
 2. Other resource area(s), specifically
 - a.
- c. **Inaccurate::** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):
1. Bordering Vegetated Wetlands
 2. Other resource area(s), specifically
 - a.
 3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, S 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation. This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination. The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, S 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4B - Order of Resource Area
Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
 MassDEP File #:159-1290
 eDEP Transaction #:1732400
 City/Town:FRANKLIN

E. Signatures

Michael R. Rein MICHAEL R. REIN
Jeffrey J. ...
Robert ...

1. Date of Original Order

2. No. of Signatures required ⁴

Blayne Treadwell

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, and the Amended Order will expire on the date of the Original Final Order unless extended in writing by the Department.

This Order is issued to the applicant and the property owner (if different) as follows:

3. By hand delivery on

4. By certified mail, return receipt requested on

a. Date _____

a. Date June 5, 2024

Town of Franklin



Conservation Commission

Louise Drive Extension, Map 339, Lots 9, 13, 14, 15, 16 and Map 349, Lot 2
Franklin, Massachusetts
Order of Resource Area Delineation
Massachusetts Wetlands Protection Act & Regulations
Town of Franklin Wetlands Protection Bylaw & Regulations
DEP File #159-1290

List of Submittals for the Record:

- Abbreviated Notice of Resource Area Delineation Louise Drive Extension application, prepared for Paul and Joanne Longobardi (18 James Street, Franklin, MA 02038) by DiPrete Engineering (2 Stafford Court, Cranston, Rhode Island 02920) dated March 4, 2024
- "Wetland Delineation Plan, Louise Drive Extension" (1 sheet) prepared for Paul Longobardi (18 James Street, Franklin, MA 02038) by DiPrete Engineering (2 Stafford Court, Cranston, Rhode Island 02920) stamped by Robert G Babcock, MA P.L.S. No. 49233 dated March 4, 2024; revised through May 24, 2024 with a scale of 1"=40'
- Peer review letters from BETA Group, Inc. (89 Shrewsbury Street, Suite 300, Worcester, MA 01604) dated April 10, 2024 and May 29, 2024
- Peer review response letter from DiPrete Engineering (2 Stafford Court, Cranston, Rhode Island 02920) dated April 24, 2024

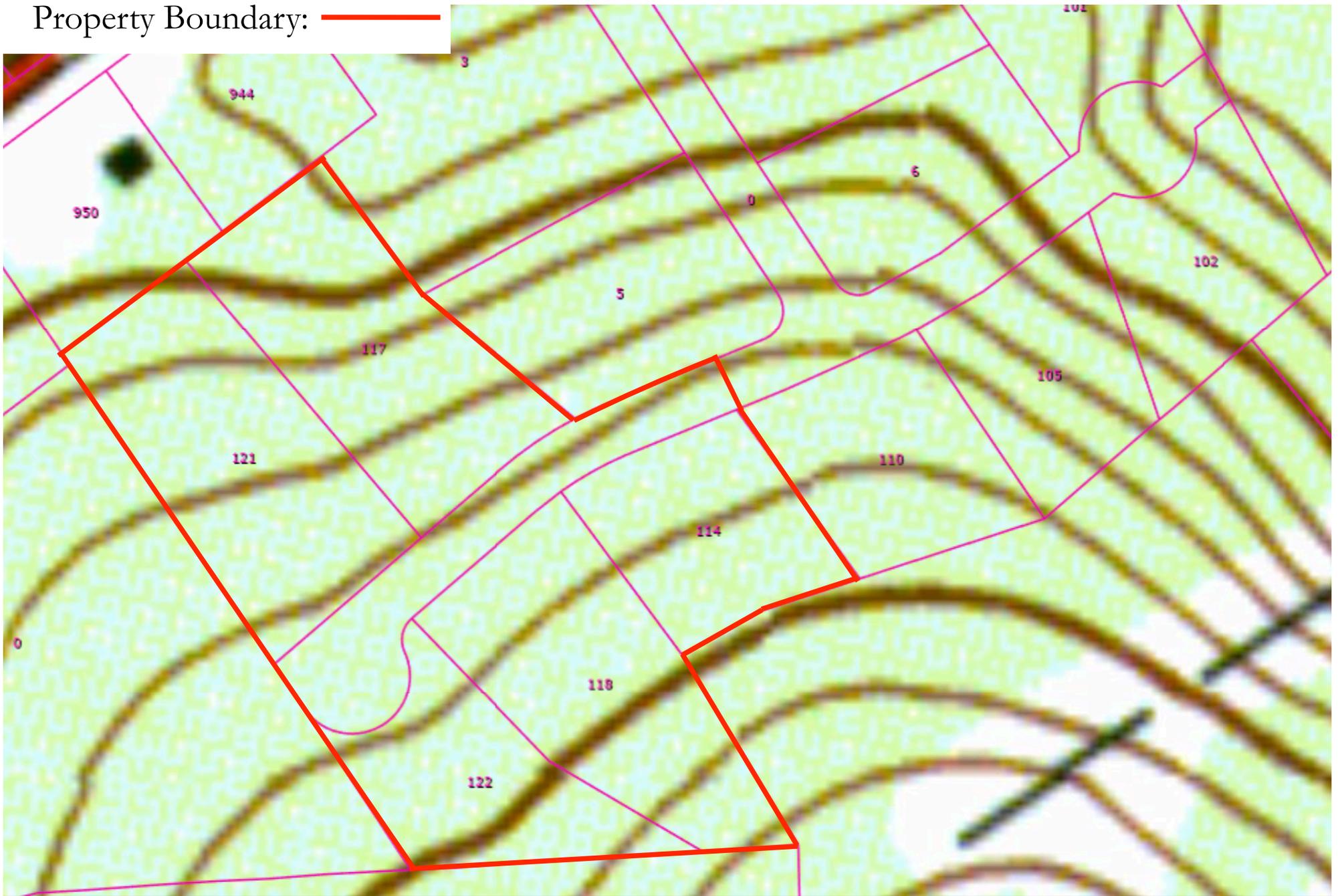
Wetland Resource Areas:

Resource Areas under M.G.L. 131, S 40, 310 CMR 10.00 and covered under the Franklin Wetlands Protection Bylaw Chapter 181 and associated Regulations. **This ORAD approves the delineation of the Resource Areas series flags as drafted on the "Wetland Delineation Plan, Louise Drive Extension" dated May 24, 2024 with a scale of 1"=40' incorporating revisions reflecting the Franklin Conservation Commission, Franklin Conservation Department, and BETA Group, Inc. review comments from review comment letters from BETA Group, Inc. dated April 10, 2024 and May 29, 2024.**

Findings:

- 1) Isolated Vegetated Wetland (IVW)/Freshwater Wetland flag series A1 to A15, A16A, and A17 to A23;
- 2) Bordering Vegetated Wetland (BVW)/Freshwater Wetland flag series B1 to B41;
- 3) Bank (to intermittent stream) flag series SB-B1 to SB-B4, SB-5 to SB-16, SB-B17 to SB-B19, and SB-20; and
- 4) Land Under Water coinciding with Bank (to intermittent stream) flag series SB-B1 to SB-B4, SB-5 to SB-16, SB-B17 to SB-B19, and SB-20

Property Boundary: 



9/18/2024

USGS of the Locus Site

Louise Drive Extension Franklin, MA 02038

(Map: 339, Lots 9, 13-16
& Map 349, Lot 2)



Site Plans & Additional Materials



**GODDARD
CONSULTING**
Strategic Ecological Consulting

Replication Planting Plan
for
Louise Drive Extension,
(Map: 339, Lots 9, 13-16 and Map 349, Lot 2)
Franklin, MA 02038

DATE:

September 18, 2024

ADDRESSED TO:

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

PREPARED BY:

Goddard Consulting LLC
291 Main Street, Suite 8
Northborough, MA 01532

PREPARED FOR:

Pam and Paul Longobardi
18 James Street
Franklin, MA 02038

A. EXISTING CONDITIONS

The project site is located at Louise Drive Extension in Franklin, MA. The site is comprised of six parcels and is approximately 8.9-acres. The site is primarily forested. The property is bordered by single family houses on Byron's Way to the East, single-family houses on Washington Street to the North, and undeveloped forested property to the West and South.

As approved in the ORAD (DEP File #159-1290), several wetland resource areas are located on the locus site. A Bordering Vegetated Wetland (BVW) exists in the eastern portion of the site. An intermittent stream, interior to the eastern BVW system, flows north through the site and eventually off property. An Isolated Vegetated Wetland (IVW) exists within southwestern portion of the site. This IVW is only jurisdictional under the Franklin Wetland Bylaw and Regulations.

According to the MassGIS data layers for NHESP, the property is not located within any Estimated Habitat of Rare Wildlife / Priority Habitat of Rare Species. No potential or certified vernal pools or Outstanding Resource Waters (ORW) are mapped within the site. The property does not fall within a jurisdictional FEMA Flood Zone. The site is not located in an Area of Critical Environmental Concern (ACEC).

B. PROPOSED CONDITIONS

The applicant proposes a commercial subdivision which will result in the creation of five lots and a +/- 626-foot paved access drive. The access drive will originate at the corner of Byron's Way and Louise Drive. The access drive will have a cul-de-sac located at the western end to provide a proper turnaround for future homeowners. The access road will be approximately 56-feet wide to match the existing width of Louise Drive. In order to reach the adjacent upland on-site, the proposed road will have a three-sided open bottom box culvert to span the intermittent stream. The open bottom culvert will prevent impact to the existing bank and bottom of the intermittent stream. The culvert has been designed to meet or exceed the Massachusetts's stream crossing standards. The introduction of the culvert will result in the filling of +/- 2,396sf of Bordering Wetland. As mitigation, a 4,800sf replication area is proposed to the south of the crossing within the same BVW system. This wetland replication plan will result in the net gain of 2,404sf of BVW on the locus site. In order to cross the BVW and intermittent stream, the proposed road will inevitably impact portions of the 25, 50 and 100-foot Buffer Zones. Reference Table 1 for an impact analysis. The entire limit of work will be encompassed by erosion control barriers consisting of silt fence and haybales. These measures ensure no erosion or sedimentation enter the wetlands, or sensitive areas.

The proposed stormwater management system will be comprised series of catch basins, a sediment forebay, a sand filter, and a detention pond. The treatment train will remove TSS (total suspended solids) in accordance with the MASWMS. Four stormwater catch basins are proposed to the east of the cul-de-sac within the access drive. Stormwater from these catch basins on proposed access road will be distributed into the associated stormwater sediment forebay, then detention pond. The sediment forebay and detention pond are located outside of buffer zone. Best Management Practices (BMPs) were used when designing this stormwater management system. The system was designed to manage storm events up to the 100-year storm. The system meets or exceeds the ten DEP Stormwater Management Standards (reference Hydraulic/Hydrologic Calculations).

C. GENERAL INSTALLATION PROCEDURES

Supervision: All work within the restoration areas shall be supervised by a qualified wetland scientist. The supervisor shall submit monitoring reports to the Conservation Commission as described below. Reports shall contain details of all work performed and photographs of completed conditions.

Timing: The installation of the plantings should be accomplished during the spring or fall growing seasons (between April 16 and May 31 or between September 16 and October 30).

Stake Limits of Work: Prior to planting, the limits of work will be staked, and wetland flags confirmed. Erosion control barriers shall be installed along the limits of work for the replication area. These will remain in place until the replication areas have stabilized, and approval is received from the Conservation Commission. The wetland scientist shall have the authority to require additional erosion control measures if deemed necessary.

Identify Plants in Replication & BVW Impact Area: The wetland scientist shall identify, and flag native species found within the replication and the BVW impact areas that may be dug up and stockpiled for use as additional plantings.

Excavation: A storage area for soil and leaf litter from the BVW impact area will be prepared prior to excavation, outside of any resource areas or buffer zone. Wetland soil from the impact zone will be excavated and transported to the replication area. The upland soils immediately surrounding the BVW impact area will be transplanted to the edges of the replication area to create a natural transition. Large trees should be avoided when excavating.

An excavator or backhoe will remove existing soils in the entirety of the soils in the replication zone, to a depth at which redoximorphic features become visible in the C-horizon at the soil's surface and at least one foot below the proposed final grade. This removal will be supervised and directed by the wetland scientist. Topsoil and subsoil shall be removed from the area to either be reused or removed from the site. Subsoil of the C-horizon will be loosened prior to final grading to ensure the soils aren't compacted before topsoil placement.

Once existing soils have been removed to the proper depth determined by the wetland scientist, the organic soils from the BVW impact areas will be placed into the replication zone. If the soil from the impact area is not sufficient, supplemental soil shall be imported and sourced from composted organic materials and shall consist of a 50:50 mix of loam and organic material with an organic content between 12% and 20%. Topsoil shall be placed within the replication area to a depth of 6-12", to be determined by the wetland scientist. Placement of the soil shall be such that no equipment drives over or compacts the placed soil. Final grading will mimic topography with areas of pooling and flooding during heavy rain events, and surface water during wetter seasons.

Planting: Plantings will be installed according to the plan. The precise siting of plants may be determined by the wetland scientist or landscaper in the field prior to installation. All plantings (reference the planting list in section D) shall be distributed randomly throughout the area with trees spaced at 12-15' on center, shrubs spaced at 8-10' on center, and herbaceous species 3' or less on center. Shrubs shall be placed in clumps of 3-

4 of the same species. Same species will be placed in groupings that more closely mimic natural conditions. All plantings will be removed from burlap sacks, wire cages, and plastic containers prior to planting. Trees will be planted on mounds, while shrubs and herbaceous species will be planted in depressions. Each plant will have its roots loosened prior to planting to encourage root growth away from the planting bulb. Plants will be adequately watered immediately following planting. Leaf litter will be spread throughout the area if it is available. Any significant disturbances shall be seeded with a wetland seed mix as specified in the Planting List tables in section D.

Restoration Monitoring

a. **Seasonal monitoring reports** shall be prepared for the enhancement areas by a qualified wetland scientist for a period of 2 additional years after installation or every year until a COC is issued by the Middleborough Conservation Commission. This monitoring program will consist of early summer and early fall inspections and will include photographs and details about the vitality of the enhancement area. Monitoring reports shall be submitted to the Commission by the end of each year. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the enhancement area with respect to stability, survival of vegetation and plant mortality, aerial extent and distribution, species diversity and vertical stratification (i.e., herb, shrub, and tree layers).

b. **At least 75% of the surface area** of the restoration areas shall be re-established with indigenous plant species within two growing seasons. If the enhancement area does not meet the 75% re-vegetation requirement by the end of the second growing season after installation, the applicant shall submit a remediation plan to the Commission for approval that will achieve enhancement goals, under the supervision of a Wetland Scientist. This plan must include an analysis of why the areas have not successfully re-vegetated and how the applicant intends to resolve the problem.

D. PLANTING LIST

Wetland Replication Area (4,800 SF)			
Common Name	Scientific Name	Number	Size
Trees (30)*			
Red Maple (FAC)	<i>Acer rubrum</i>	10	4-5'
Yellow Birch (FAC)	<i>Betula alleghaniensis</i>	10	4-5'
Swamp White Oak (FACW)	<i>Quercus bicolor</i>	10	4-5'

Common Name	Scientific Name	Number	Size
Shrubs (60)*			
Highbush Blueberry (FACW)	<i>Vaccinium corymbosum</i>	12	1 or 2 gal. pots
Silky Dogwood (FACW)	<i>Cornus amomum</i>	12	1 or 2 gal. pots
Northern Spicebush (FACW)	<i>Lindera benzoin</i>	12	1 or 2 gal. pots
Common Winterberry (FACW)	<i>Ilex verticillata</i>	12	1 or 2 gal. pots
Sweet Pepperbush (FAC)	<i>Clethra alnifolia</i>	12	1 or 2 gal. pots
Seed Mix			
New England Wetland Plants WETMIX or equivalent*			5 lb.

*Species selection dependent on nursery availability.

E. CONCLUSION

This mitigation will enhance the Bordering Vegetated Wetlands over current conditions and will improve the functions and values of the BVW. All local, state, and federal statutory interests and performance standards have been protected and will be met by the project, as described above.

Sincerely,
Goddard Consulting, LLC



Tom Schutz, WPIT
Wetland Scientist