



**D&L Design Group**  
**Civil Engineering & Land Surveying**

115 Water Street • Millford, MA 01757  
P: (508) 408-2577 - [www.dandldesigngroup.com](http://www.dandldesigngroup.com)

September 25, 2024

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

**Attn: Breeka Li Goodlander, PWS, CERPIT**  
**Conservation Director**

**Re: Notice of Intent 60 Spring Street Lot 3 Assessors map 310 parcel 2**

Dear Board Members,

We are submitting a Notice of Intent (NOI) for **Lot 3 Spring Street** (a portion of a parcel that is referred to as 60 Spring Street). This project consists of work associated with the construction of a single-family dwelling. Proposed clearing, grading, small portion of a driveway and installation of a well will occur within the 50 - 100' buffer zone of a bordering vegetated wetland. The property is located at 60 Spring Street on a parcel of land to be subdivided into three separate building lots being a small portion of the parcel which is across from the State Forest and with a recently constructed Solar Farm to the rear of the property.

The applicant for the project is Lobisser Building Corp., with a place of business located at 1 Charlesview Road, Hopedale MA 01747 with a phone number 508-478-6235. The owner of the land is Lewis Street Realty Trust with a place of business located at 28 Tia Place in Franklin. Trustee Anthony Marinella phone number 508-962-1965.

Copies of this filing will be submitted to the Massachusetts D.E.P., along with the filing fee.

Please let us know if you need any additional information.

Respectfully,

Michael Dean, P.E.  
Principal

D&L Design Group, Inc.

**Notice of Intent  
for**

**Lot 3 –60 Spring Street  
Franklin, Massachusetts**

Prepared for:

**Lobisser Building Corp.**

Prepared By:

**D&L Design Group Inc.  
115 Water Street  
Milford Ma**

**May 10, 2024**

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## **Project Narrative**

May 10, 2024

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

**Re: Notice of Intent 60 Spring Street Lot 3 Assessors map 310 parcel 2**

Dear Board Members,

### **PROJECT NARRATIVE**

This project involves the construction of a single-family dwelling, onsite septic, private well and associated grading within the 50 - 100' buffer zone of a bordering vegetated wetland. The property is located at 60 Spring Street on a parcel of land to be subdivided into three separate building lots being a small portion of the parcel which is across from the State Forest and with a recently constructed Solar Farm to the rear of the property. Lots 2 and 3 were cleared and used as a lay-up and storage location for when the solar farm was constructed, so these lots were cleared and stabilized with loam and seed as part of that project. Construction of the home, well, septic and associated grading will require some grading within the 50-100 foot buffer zone with a minimal disturbance of 4,053 S.F. A Compost sock erosion / siltation barrier will be constructed as shown on site plans included with the Notice Intent.

Contact information: The applicant for the project is Lobisser Building Corp., with a place of business located at 1 Charlesview Road, Hopedale MA 01747 with a phone number 508-478-6235. The owner of the land is Lewis Street Realty Trust with a place of business located at 28 Tia Place in Franklin. Trustee Anthony Marinella phone number 508-962-1965  
Engineering Company: D&L Design Group, Inc. located at 115 Water Street, Milford Ma 01757 phone 508-408-2577.

### **CONSTRUCTION SEQUENCE**

1. Install compost sock Erosion Control / Siltation Barrier and call for inspection.
2. Remove any trees necessary, stump and grub to prepare site for excavation.
3. Remove the top and subsoil in the location of the proposed house and septic.
4. Construct proposed house, septic and drill well and back fill with clean fill according to the site plan Call for inspections and as-builts as needed.
5. Pave driveway.
6. Final grade, loam and seed and landscape any disturbed areas prepare and submit as-builts and request a certificate of compliance.

**Re. Functions and Values Statement for Lot 1 and Lot 3 located at #60 Spring Street.**

Dear Committee Members:

- 1) **Public / Private Water Supply** – The Proposed house will be serviced by Private Well and a private Title V septic System.
- 2) **Ground Water** – The proposed houses will be supported by a standard 10” Foundation. The soils consist of well drained soils located on a ground moraine. The proposed top of foundation elevations are estimated at approximately 12 feet above groundwater. The proposed Dwellings will be constructed slightly above the existing grade with miner grading to accommodate a walkout type of basement and also maintain 3-4 feet to groundwater from the basement floors, Thus no issues are anticipated with the basement or impact to ground water is expected.
- 3) **Flood Control** – The runoff from the proposed project will be following the existing runoff patterns that exist now.
- 4) **Erosion and Sedimentation Control** – A Silt Fence and Straw Wattle will be placed and staked as shown on the design plans. Erosion control will be in place prior to any work beginning and will remain in place and be maintained until all work is complete. This will prevent sedimentation from the construction site reaching the resource areas,
- 5) **Water Quality** – Once the site is completed and stabilized the Water quality will not be affected by the work. Great care shall be taken to prevent any debris or sediment from entering the adjacent properties and wetlands during the construction process. The runoff will continue to flow in the same general patterns as it currently does now and the project is residential by nature and will not produce pollutants.
- 6) **Water Pollution Control** – The existing lot is residential in nature and will not produce pollutants.
- 7) **Fisheries** – There are none located in this area.
- 8) **Shellfish** – There are none located in this area.
- 9) **Wildlife Habitat**- The proposed work will be constructed in a residential area which should have little to no impact on the wildlife habitat.
- 10) **Rare Species Habitat Including rare plant species** – The locus in not in a N.H.P. (Natural Heritage Program) area and will have no adverse affects on the site.
- 11) **Agriculture** – There are no farms located in the area.
- 12) **Aquaculture** – There are none located in this area.
- 13) **Recreation** – There is no proposed work that would be of impact.

**WPA Form 3 – 60 Spring Street – Lot 1:**



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

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

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):**

60 Spring Street Lot 3  
 a. Street Address

Franklin  
 b. City/Town

MA  
 c. Zip Code

Latitude and Longitude:  
 42.06471  
 d. Latitude

71.44351  
 e. Longitude

310  
 f. Assessors Map/Plat Number

2 (Lot 3)  
 g. Parcel /Lot Number

**2. Applicant:**

Kevin  
 a. First Name

Lobisser  
 b. Last Name

Lobisser Building Corp.  
 c. Organization

1 Charlesview Road  
 d. Street Address

Hopedale  
 e. City/Town

MA  
 f. State

01747  
 g. Zip Code

508-478-6234  
 h. Phone Number

kevin@lobisserbuildingcorp.com  
 j. Email Address

i. Fax Number

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

Anthony  
 a. First Name

Marinella  
 b. Last Name

Lewis Street Realty LLC  
 c. Organization

28 Tia Place P.O. Box 411  
 d. Street Address

Franklin  
 e. City/Town

Ma  
 f. State

02038  
 g. Zip Code

508-962-1965  
 h. Phone Number

anth2424@gmail.com  
 j. Email address

i. Fax Number

**4. Representative (if any):**

Michael  
 a. First Name

Dean  
 b. Last Name

D&L Design Group, Inc.  
 c. Company

115 Water Street  
 d. Street Address

Milford  
 e. City/Town

Ma  
 f. State

01757  
 g. Zip Code

508-408-2577  
 h. Phone Number

mdean@dandldesigngroup.com  
 j. Email address

i. Fax Number

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

700  
 a. Total Fee Paid

237.50  
 b. State Fee Paid

462.50  
 c. City/Town Fee Paid



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**A. General Information (continued)**

**6. General Project Description:**

Construct a single family home, well, septic and associated grading within the 100 foot buffer zone of a bordering vegetated wetland

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

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

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

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

**2. Limited Project Type**

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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

35685

c. Book

b. Certificate # (if registered land)

288

d. Page Number

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

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

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



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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.

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

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

f.  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.



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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



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**C. Other Applicable Standards and Requirements**

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

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

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

a.  Yes  No

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

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

On line Site 2023

b. Date of map

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

c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b)  Photographs representative of the site

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

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

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



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

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

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

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) **OR Check One of the Following**
1.  Project is exempt from MESA review.  
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2.  Separate MESA review ongoing.                      a. NHESP Tracking #                      b. Date submitted to NHESP
3.  Separate MESA review completed.  
 Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

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

South Shore - 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@mass.gov](mailto:dmf.envreview-south@mass.gov)

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@mass.gov](mailto:dmf.envreview-north@mass.gov)

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

- c.  Is this an aquaculture project?                      d.  Yes     No

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



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

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

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

**D. Additional Information**

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

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

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

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



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**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.

Sewage Disposal System Design lot 3

a. Plan Title

D&L Design Group, Inc.

Michael Dean

b. Prepared By

c. Signed and Stamped by

May 10, 2024

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

- 5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8.  Attach NOI Wetland Fee Transmittal Form
- 9.  Attach Stormwater Report, if needed.

**E. Fees**

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

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

2. Municipal Check Number  
16227

3. Check date  
9/19/24

4. State Check Number  
10228

5. Check date  
9/19/24

Lobisser Building

6. Payor name on check: First Name

7. Payor name on check: Last Name



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# WPA Form 3 – Notice of Intent

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

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## 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.

<p>1. Signature of Applicant</p> <p><i>Jim M. Lohman</i></p>	<p>2. Date</p> <p>9/18/24</p>
<p>3. Signature of Property Owner (if different)</p>	<p>4. Date</p>
<p>5. Signature of Representative (if any)</p>	<p>6. Date</p>

### 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:

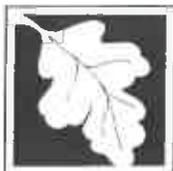
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### 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.

Handwritten signature or text, possibly "John B. Jones" or similar, written in cursive.



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**F. Signatures and Submittal Requirements**

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

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

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





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

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1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

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9/19/24

**For Conservation Commission:**

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**For MassDEP:**

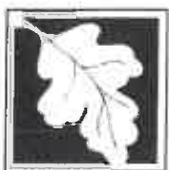
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**Other:**

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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.

## **Wetland Fee Calculations Local & State**



**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:**

60 Spring Street Lot 3

a. Street Address

Franklin

b. City/Town

c. Check number

d. Fee amount

**2. Applicant Mailing Address:**

Kevin

a. First Name

Lobisser

b. Last Name

Lobisser Building Corp.

c. Organization

1 Charlesview Road

d. Mailing Address

Hopedale

e. City/Town

MA

f. State

01747

g. Zip Code

5

h. Phone Number

i. Fax Number

J. Email Address

**3. Property Owner (If different):**

a. First Name

Marinella

b. Last Name

Lewis Street Realty LLC

c. Organization

PO Box 411

d. Mailing Address

Franklin

e. City/Town

Ma

f. State

02038

g. Zip Code

508-962-1965

h. Phone Number

i. Fax Number

anth2424@gmail.com

J. Email Address

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 A	1		500
Town By-law Fee			200

**Step 5/Total Project Fee:** 700

**Step 6/Fee Payments:**

Total Project Fee:	700
State share of filing Fee:	237.50
City/Town share of filing Fee:	462.50
	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.)

Lobisser Building Corp.  
1 Charlesview Rd  
Hopedale, MA 01747

Rockland Trust  
83-447/113

16229

9/19/2024

PAY TO THE ORDER OF Town of Franklin

\$ \*\*200.00

Two Hundred and 00/100\*\*\*\*\* DOLLARS

Town of Franklin  
355 East Central St  
Franklin, Ma 02038



*Tom W. Johnson*  
AUTHORIZED SIGNATURE

HEAT SENSITIVE

MEMO

Spring St Notice of Intent

⑈016229⑈ ⑆011304478⑆ 1333270512⑈

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

Lobisser Building Corp.  
1 Charlesview Rd  
Hopedale, MA 01747

Rockland Trust  
83-447/113

16228

9/19/2024

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ \*\*237.50

Two Hundred Thirty-Seven and 50/100\*\*\*\*\* DOLLARS

Commonwealth of Massachusetts



*Tom W. Johnson*  
AUTHORIZED SIGNATURE

HEAT SENSITIVE

MEMO

Spring St Franklin NOI

⑈016228⑈ ⑆011304478⑆ 1333270512⑈

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

Lobisser Building Corp.  
1 Charlesview Rd  
Hopedale, MA 01747

Rockland Trust  
83-447/113

16227

9/19/2024

PAY TO THE ORDER OF Town of Franklin

\$ \*\*262.50

Two Hundred Sixty-Two and 50/100\*\*\*\*\* DOLLARS

Town of Franklin  
355 East Central St  
Franklin, Ma 02038



*Tom W. Johnson*  
AUTHORIZED SIGNATURE

HEAT SENSITIVE

MEMO

Spring St NOI

⑈016227⑈ ⑆011304478⑆ 1333270512⑈

Details on Back Security Features Included Security Features Included



**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      **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**

Base Fee      \$600.00      \_\_\_\_\_  
Infrastructure in Buffer Zone or Resource Area  
Roads      \_\_\_\_\_ linear feet x \$2.00 = \_\_\_\_\_  
\*Drainage Structures      \_\_\_\_\_ X \$10.00 each = \_\_\_\_\_  
Wetland Resource Area Disturbed      \_\_\_\_\_square feet x \$0.50= \_\_\_\_\_

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

**1.5. Multifamily Dwellings, including Condominium Units:**  
\_\_\_\_\_MFDU x \$100.00 \_\_\_\_\_

**1.6. Commercial/Industrial**

Base Fee      \$600.00      \_\_\_\_\_  
Infrastructure in Buffer Zone or Resource Area

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

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

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

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

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

**5. OTHER PERMITS/SERVICES**

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

**6. FILING FEE CALCULATION**

<b>Town Share of State Fees (See NOI Wetland Fee Transmittal Form)</b>	\$	<b><u>262.50</u></b>
<b>Local Filing Fee Calculated Above</b>	\$	<b><u>200.00</u></b>
<b>TOTAL Due Town of Franklin (Check No.1)</b>	\$	<b><u>462.50</u></b>

<b>State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)</b>		
<b>TOTAL Due DEP (Check No. 2)</b>	\$	<b><u>237.50</u></b>

**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.

**Resource Area Impacts:**

**Town of Franklin Conservation Commission**

**RESOURCE AREA IMPACT SUMMARY FORM**

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

<b>Resource Area</b>	<b>Alteration Proposed</b>	<b>Mitigation Proposed</b>
Bordering Vegetated Wetland (SF)	0 SF	
Bank (LF)	0 SF	
Land Under Water Bodies (SF)	0 SF	
Isolated Wetland (SF)	0 SF	
Vernal Pool (SF)	0 SF	
Buffer Zone (SF)	4053 SF	0 SF
Riverfront (SF)	0 SF	
100-Year Floodplain (CF)	0 SF	
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

**Abutter Notification:**



131371

Abutter's List Request Form

Status: Active

Submitted On: 4/8/2024

Primary Location

60 SPRING ST  
FRANKLIN, MA 02038

Owner

LEWIS STREET REALTY LLC  
28 TIA PL FRANKLIN, MA  
02038

Applicant

Michael Dean

508-408-2577

mdean@dandldesigngroup.com

115 Water Street, Suite 101  
Milford, MA 01757

### Abutter's List Request Form

Which Board/Commission is requiring this list?\*

Conservation

What is the purpose for the request?\*

Certified List of Abutters for filing a Notice of Intent with the Conservation Commission- to notify the Abutters

How would you like to receive this abutters list?\*

Emailed

What email address should we use to send you the abutters list?\*

mdean@dandldesigngroup.com

### General Parcel Information

Assessor's Parcel ID\*

310-002-000-000

Property Street Address\*

60 Spring Street



# 60 SPRING ST - 300' ABUTTERS

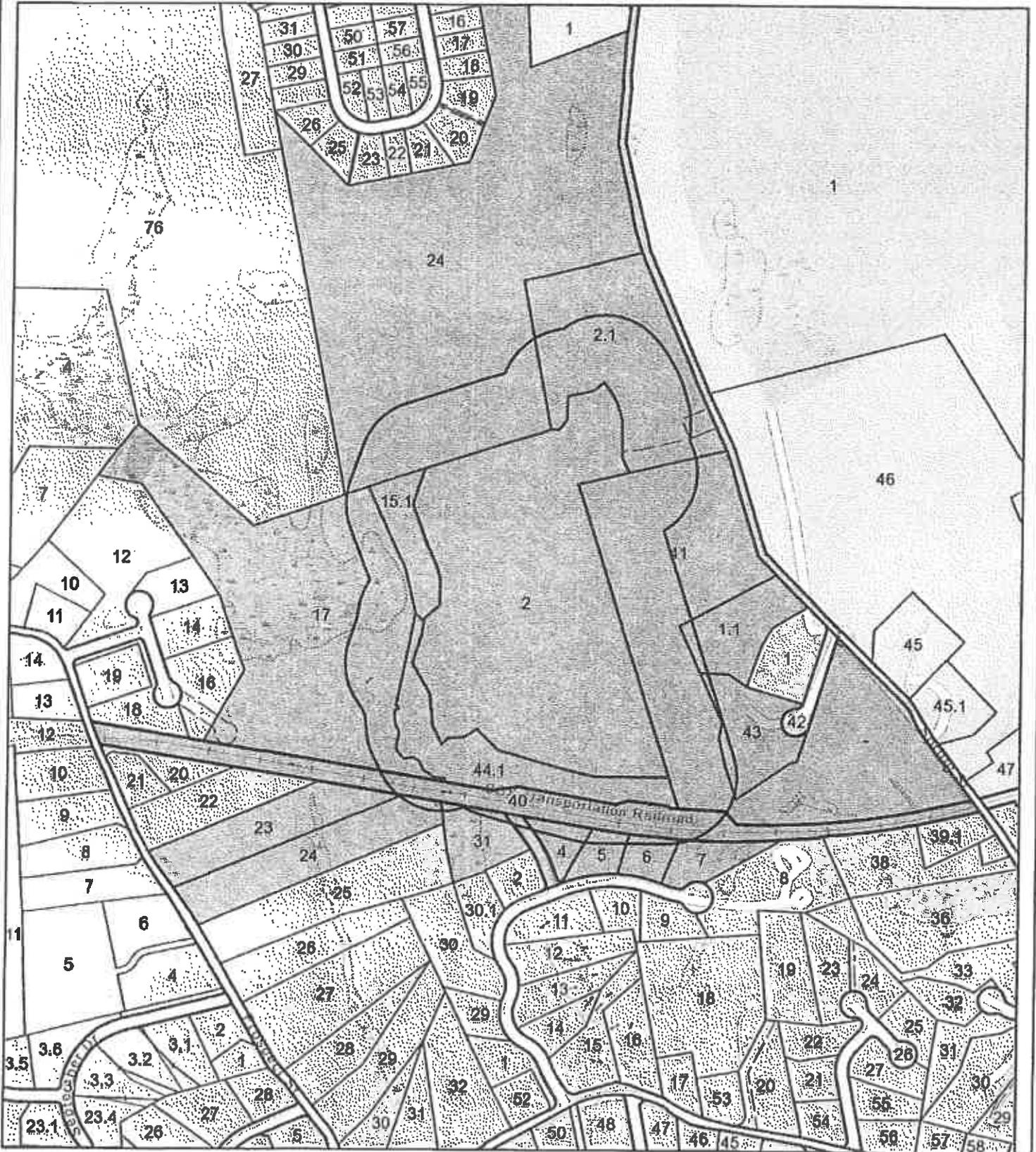
Town of Franklin, MA

1 Inch = 600 Feet



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

September 2, 2024



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



# 300 feet Abutters List Report

Franklin, MA  
September 02, 2024

## Subject Property:

Parcel Number: 310-002-000  
CAMA Number: 310-002-000-000  
Property Address: 60 SPRING ST

Mailing Address: LEWIS STREET REALTY LLC  
28 TIA PL  
FRANKLIN, MA 02038

## Abutters:

Parcel Number: 308-024-000  
CAMA Number: 308-024-000-000  
Property Address: OXFORD DR

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

Parcel Number: 309-015-001  
CAMA Number: 309-015-001-000  
Property Address: SPRING ST

Mailing Address: LEWIS STREET REALTY LLC  
28 TIA PL  
FRANKLIN, MA 02038

Parcel Number: 310-001-001  
CAMA Number: 310-001-001-000  
Property Address: 36 SPRING ST

Mailing Address: CHIKLIS CHARLES G CHIKLIS  
ALEXANDER J  
62 CHARLES RIVER DR  
FRANKLIN, MA 02038

Parcel Number: 310-002-000  
CAMA Number: 310-002-000-000  
Property Address: 60 SPRING ST

Mailing Address: LEWIS STREET REALTY LLC  
28 TIA PL  
FRANKLIN, MA 02038

Parcel Number: 310-002-001  
CAMA Number: 310-002-001-000  
Property Address: SPRING ST

Mailing Address: LEWIS STREET REALTY LLC  
28 TIA PL  
FRANKLIN, MA 02038

Parcel Number: 323-003-000  
CAMA Number: 323-003-000-000  
Property Address: DEPOTO DR

Mailing Address: KERR RONALD E  
19 KENNEY RD  
MEDFIELD, MA 02052

Parcel Number: 323-004-000  
CAMA Number: 323-004-000-000  
Property Address: 3 DEPOTO DR

Mailing Address: LESSARD WILLIAM F LESSARD LISA A  
3 DEPOTO DR  
FRANKLIN, MA 02038

Parcel Number: 323-005-000  
CAMA Number: 323-005-000-000  
Property Address: 14 BUBBLING BROOK DR

Mailing Address: KURTZ RONALD PETERS JENNIFER  
14 BUBBLING BROOK DR  
FRANKLIN, MA 02038

Parcel Number: 323-006-000  
CAMA Number: 323-006-000-000  
Property Address: 16 BUBBLING BROOK DR

Mailing Address: BUTRIMOWICZ NIKOLAI LIAUCHUK  
VOLHA  
16 BUBBLING BROOK DR  
FRANKLIN, MA 02038

Parcel Number: 323-007-000  
CAMA Number: 323-007-000-000  
Property Address: 18 BUBBLING BROOK DR

Mailing Address: BECKMANN ROBERT M BECKMANN  
MELISSA B  
18 BUBBLING BROOK DR  
FRANKLIN, MA 02038



www.cai-tech.com

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



# 300 feet Abutters List Report

Franklin, MA  
September 02, 2024

Parcel Number: 323-040-000  
CAMA Number: 323-040-000-000  
Property Address: SPRING ST

Mailing Address: COMMONWEALTH OF MASSACHUSETTS DIVISION OF STATE PARKS AND RE  
251 CAUSEWAY STREET - SUITE 600  
BOSTON, MA 02114-2104

Parcel Number: 323-041-000  
CAMA Number: 323-041-000-000  
Property Address: SPRING ST

Mailing Address: MORSE PATRICIA L TR L/E  
WADSWORTH FARM REALTY TRUST  
MORSE, DANIEL W TR  
17 SPRING ST  
FRANKLIN, MA 02038

Parcel Number: 323-043-000  
CAMA Number: 323-043-000-000  
Property Address: 2 COCHRAN WAY

Mailing Address: POLITO ERIC J POLITO KRISTEN M  
2 COCHRAN WAY  
FRANKLIN, MA 02038

Parcel Number: 323-044-001  
CAMA Number: 323-044-001-000  
Property Address: SPRING ST

Mailing Address: LEWIS STREET REALTY LLC  
28 TIA PL  
FRANKLIN, MA 02038

Parcel Number: 324-017-000  
CAMA Number: 324-017-000-000  
Property Address: 15 PEPPERMILL LN

Mailing Address: DAVIS ALAN R JR DAVIS LISA P  
15 PEPPERMILL LN  
FRANKLIN, MA 02038

Parcel Number: 324-023-000  
CAMA Number: 324-023-000-000  
Property Address: 250 PROSPECT ST

Mailing Address: MAHER DONNA  
46 CRESTVIEW TER  
STRATHAM, NH 03885

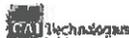
Parcel Number: 324-024-000  
CAMA Number: 324-024-000-000  
Property Address: 244 PROSPECT ST

Mailing Address: DONOVAN JAMES C DONOVAN ANN-MARIE  
244 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 324-031-000  
CAMA Number: 324-031-000-000  
Property Address: 4 DEPOTO DR

Mailing Address: KLEIN STUART J  
4 DEPOTO DR  
FRANKLIN, MA 02038

*Kevin M. Doyle, 9-2-2024*



www.cal-tech.com

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

BECKMANN ROBERT M  
BECKMANN MELISSA B  
18 BUBBLING BROOK DR  
FRANKLIN, MA 02038

LESSARD WILLIAM F  
LESSARD LISA A  
3 DEPOTO DR  
FRANKLIN, MA 02038

BUTRIMOWICZ NIKOLAI  
LIAUCHUK VOLHA  
16 BUBBLING BROOK DR  
FRANKLIN, MA 02038

LEWIS STREET REALTY LLC  
28 TIA PL  
FRANKLIN, MA 02038

CHIKLIS CHARLES G  
CHIKLIS ALEXANDER J  
82 CHARLES RIVER DR  
FRANKLIN, MA 02038

MAHER DONNA  
46 CRESTVIEW TER  
STRATHAM, NH 03885

COMMONWEALTH OF MASSACHUS  
DIVISION OF STATE PARKS A  
251 CAUSEWAY STREET - SUITE  
800  
BOSTON, MA 02114-2104

MORSE PATRICIA L TR L/E  
WADSWORTH FARM REALTY TRU  
17 SPRING ST  
FRANKLIN, MA 02038

DAVIS ALAN R JR  
DAVIS LISA P  
15 PEPPERMILL LN  
FRANKLIN, MA 02038

POLITO ERIC J  
POLITO KRISTEN M  
2 COCHRAN WAY  
FRANKLIN, MA 02038

DONOVAN JAMES C  
DONOVAN ANN-MARIE  
244 PROSPECT ST  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

KERR RONALD E  
19 KENNEY RD  
MEDFIELD, MA 02052

KLEIN STUART J  
4 DEPOTO DR  
FRANKLIN, MA 02038

KURTZ RONALD  
PETERS JENNIFER  
14 BUBBLING BROOK DR  
FRANKLIN, MA 02038

**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, Michael Dean, hereby certify under the pains and penalties of perjury that on ~~9/12~~<sup>9/20</sup>/24, 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 Lobisser Building Corp. with the Franklin Conservation Commission on ~~9/12~~<sup>9/20</sup>24 for property located 60 Spring Street Lots 1 and 3 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



Date

9/20/24

**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:

**Lobisser Building Corp.** has filed a Notice of Intent with the Franklin Conservation Commission for **Lot 1 and Lot 3 located at 60 Spring Street** on May , 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 at D&L Design Group, Inc. located at 115 Water Street, Milford Ma 01757, 508-408-2577

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, June , 2024, at 7:00 pm**, via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

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

**Wetland Report – ASE - Applied Ecological Science:**

## **Site Evaluation & Wetland Delineation**

**Lots 1, 2, & 3 Spring Street  
Franklin, Massachusetts**

*July 28, 2023*

*Prepared by*

**Applied Ecological Sciences**

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

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# **Site Evaluation and Wetland Delineation Lots 1, 2, & 3, Spring Street Franklin, Massachusetts**

## **Introduction**

A site evaluation was conducted at the above referenced property on June 28, 2023. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) was delineated in the field with red flagging tape. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation Report*. The following narrative provides a general site description, resource area delineation methodology, and wetland resource descriptions.

## **General Site Description**

The subject property encompasses undeveloped land located westerly of Spring Street in Franklin, Massachusetts. Topography of the site is generally flat. A gravel parking area occupies the southeastern corner of the property. The remainder of the site is forested. A solar farm abuts the site to the west. Forested land lies to the north, south, and east.

## **Forested Upland Description**

A moderately dense canopy of Northern Red Oak (*Quercus rubra*), White Oak (*Quercus alba*), Eastern White Pine (*Pinus strobus*), Red Maple (*Acer rubrum*), Sassafras (*Sassafras albidum*), Shagbark Hickory (*Carya ovata*), and Black Gum (*Nyssa sylvatica*) dominates vegetation in the forested upland. The woody understory is comprised of saplings from the canopy, Witch-Hazel (*Hamamelis virginiana*), Sweet Pepperbush (*Clethra alnifolia*), Black Huckleberry (*Gaylussacia baccata*), Poison Ivy (*Toxicodendron radicans*), Common Greenbrier (*Smilax rotundifolia*), and Early Lowbush Blueberry (*Vaccinium angustifolium*). Ground cover species include seedlings from the canopy and understory, Tree Clubmoss (*Lycopodium obscurum*), Canada Mayflower (*Maianthemum canadense*), Cinnamon Fern (*Osmunda cinnamomea*), Star Flower (*Trientalis borealis*), Hay-Scented Fern (*Dennstaedtia punctilobula*), Sessile-leaved Bellwort (*Uvularia sessilifolia*), and Pennsylvania Sedge (*Carex pensylvanica*).

## **Soils**

Soils underlying the site consist of well-drained, extremely stony Montauk (302B) fine sandy loam, 0% to 8% slopes, well-drained Montauk (MoB, 300B) fine sandy loam, 3% to 8% slopes, and poorly drained, extremely stony Ridgebury (RgB, 71B) fine sandy loam, 3% to 8% slopes (USDA SCS 1989, Map #36).

## **Wetland Delineation Methodology**

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

## **Wetland Resource Description**

Wetland resources associated with the site include Bordering Vegetated Wetland (BVW) Seasonally saturated to seasonally flooded Forest Swamp is located within or adjacent to the western portion of the site. Topography within the BVW is generally flat with distinct pit and mound micro-topography and leaf staining evident throughout. A moderately dense canopy of Red Maple and Black Gum dominates vegetation within the wetland. The woody understory is comprised of saplings from the canopy, Sweet Pepperbush, Highbush Blueberry, Winterberry (*Ilex verticillata*), Poison Ivy, and Common Greenbrier. Ground cover species include seedlings from the canopy and understory, Cinnamon Fern, Sensitive Fern (*Onoclea sensibilis*), Royal Fern (*Osmunda regalis*), Skunk Cabbage (*Symplocarpus foetidus*), and Sphagnum Moss (*Sphagnum* sp.).

*The upland/wetland boundary to BVW located on or adjacent to the site is delineated in the field with AES flagging stations #1 through #40.*

## **FEMA Floodplain Designation**

Based on the *Federal Emergency Management Agency Flood Insurance Rate Map* for the Town of Franklin, Massachusetts, (Map No. 25021C0304E), the site is located within Zone X (non-shaded), *Areas determined to be outside the 0.2% annual chance floodplain.*

## **NHESP Estimated & Priority Habitat**

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

## **Water Supply Protection Areas**

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

**Buffer Zone to BVW**

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

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

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

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

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

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

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

1. *Any applicant proposing a project within the 25 to 50-foot buffer zone resource area shall indicate that there are no structures including, but not limited to, concrete, stone, or other impervious foundations and/or slabs for construction purposes that for all intents and purposes would significantly increase runoff. Alteration within the 25 to 50-foot buffer zone resource area is limited to grading, tree clearing, storm water management components, lawns, gardens, and other low impact uses as determined by the Commission or as otherwise approved by the Commission by the variance procedures set forth under Section XVII of these regulations.*
2. *Areas disturbed prior to June 29, 2006: When there is a pre-existing disturbance (disturbed as part of a previously record Certificate of Compliance or was disturbed prior to the enactment of the Wetlands Protection Act and the Franklin Wetlands Protection Bylaw), and the work proposed is entirely within the previously disturbed area, the applicant may propose impervious surfaces such as pools, buildings, porches, and sheds within the 25 to 50-foot buffer zone resource area. The Commission shall evaluate the proposed uses based upon the demonstration by the applicant that the functions and characteristics of the resource area will not be adversely affected.*

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

*Alterations including structures are allowed in the 50-100-foot buffer zone resource area. The Commission may require additional mitigation offsets when the slope within the buffer zone is steeper than 10%. Additionally, mitigation offsets may be required by the Commission when the applicant proposes that more than 30% of the 50-100-foot buffer zone resource area is proposed to be*

*impervious surface. Mitigation offsets may include, but is not limited to, plantings, conversion of impervious to pervious surfaces, and other practices consistent with the Town of Franklin Best Development Practice Handbook.*

The westerly portions of the property are contained within the regulatory Buffer Zones.

## **References**

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

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

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

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

**Appendix A**  
**DEP Bordering Vegetated Wetland (310 CMR 10.55)**  
**Delineation Field Data Forms**

# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: \_\_\_\_\_ Prepared by: Applied Ecological Sciences (AES) Project location: Lots 1, 2, 3 Spring St DEP File #: Franklin, MA

- Check all that apply:
- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
  - Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
  - Method other than dominance test used (attach additional information)
- DP-1 @ AES #11**

Section I. Vegetation Observation Plot Number: DP-1 UPL Transect Number: 1 Date of Delineation: 6/28/2023

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
<u>Trees</u>				
Red Maple ( <i>Acer rubrum</i> )	63.0	38%	yes	FAC*
Eastern White Pine ( <i>Pinus strobus</i> )	38.0	23%	yes	FACU
Black Gum ( <i>Nyssa sylvatica</i> )	63.0	38%	yes	FAC*
TOTAL COVER = 164.0				
<u>Woody Vines:</u>				
Absent	TOTAL COVER = 0.0			
<u>Saplings</u>				
Absent	TOTAL COVER = 0.0			
<u>Shrubs</u>				
Sweet Pepperbush ( <i>Clethra alnifolia</i> )	63.0	57%	yes	FAC+*
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	10.5	9%	no	FACW*
Witch-Hazel ( <i>Hammamelis virginiana</i> )	38.0	34%	yes	FAC-
TOTAL COVER = 111.5				
<u>Ground Cover</u>				
Cinnamon Fern ( <i>Osmunda cinnamomea</i> )	63.0	43%	yes	FACW*
Tree Clubmoss ( <i>Lycopodium obscurum</i> )	20.5	14%	no	FACU
Sweet Pepperbush ( <i>Clethra alnifolia</i> )	63.0	43%	yes	FAC+*
TOTAL COVER = 146.5				

**Vegetation conclusion:**  
 Number of dominant wetland indicator plants: **6**      Number of dominant non-wetland indicator plants: **3**  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **Yes**

**Section II. Indicators of Hydrology**  
**Hydric Soil Interpretation**

DP-2 WET

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.

map number: 36

soil type mapped: Ridgebury (RgB, 71B), PD, fsl, 3% to 8% slopes, extremely stony.

hydric soil inclusions: Whitman

Are field observations consistent with soil survey? Yes

Remarks:

**2. Soil Description**

Horizon	Depth	Matrix color	Redoximorphic features
A	0"- 12"	10YR 2/1 fsl	
Bw1	12"- 18"	2.5Y 7/2 sl	10YR 5/6 m/2/d (>20%)

**Other indicators of Hydrology: (check all that apply)**

- Site inundated:
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole: Surface
- Water marks:
- Drift lines:
- Sediment deposits:
- Drainage patterns in BVW:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded data (stream, lake, or tidal gauge; aerial photo; other)
- Other:

**Vegetation and Hydrology Conclusion:**

Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	yes	no
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
hydric soil present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Remarks:

3. Other: Cloudy, damp

Conclusion: Is soil hydric? Yes

# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: \_\_\_\_\_

Prepared by: Applied Ecological Sciences (AES)

Project location: \_\_\_\_\_

Lots 1, 2, 3 Spring St DEP File #: \_\_\_\_\_  
Franklin, MA

Check all that apply:

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

Method other than dominance test used (attach additional information)

DP-2 @ AES #11

Section I. Vegetation Observation Plot Number: DP-2 WET Transect Number: 1 Date of Delineation: 6/28/2023

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
<u>Trees</u>				
Red Maple ( <i>Acer rubrum</i> )	63.0	45%	yes	FAC*
Eastern White Pine ( <i>Pinus strobus</i> )	38.0	27%	yes	FACU
Black Gum ( <i>Nyssa sylvatica</i> )	38.0	27%	yes	FAC*

TOTAL COVER = 139.0

Woody Vines:

Absent

TOTAL COVER = 0.0

Saplings

Absent

TOTAL COVER = 0.0

Shrubs

Sweet Pepperbush (*Clethra alnifolia*)

Black Gum (*Nyssa sylvatica*)

50%

50%

yes

yes

FAC+\*

FAC+\*

TOTAL COVER = 126.0

Ground Cover

Cinnamon Fern (*Osmunda cinnamomea*)

Sweet Pepperbush (*Clethra alnifolia*)

50%

50%

yes

yes

FACW\*

FAC+\*

TOTAL COVER = 126.0

**Vegetation conclusion:**

Number of dominant wetland indicator plants: **6**

Number of dominant non-wetland indicator plants: **1**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **Yes**

**Section II. Indicators of Hydrology**  
**Hydric Soil Interpretation**  
**DP-2 WET**

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.  
 map number: 36

soil type mapped: Ridgebury (RgB, 71B), PD, fsl, 3% to 8% slopes, extremely stony.

hydric soil inclusions: Whitman

Are field observations consistent with soil survey? Yes  
 Remarks:

**2. Soil Description**

Horizon	Depth	Matrix color	Redoximorphic features
A	0"-12"	10YR 2/1 fsl	
Bw1	12"-18"	2.5Y 7/2 sl	10YR 5/6 m/2/d (>20%)

Remarks:

3. Other: Cloudy, damp

Conclusion: Is soil hydric? Yes

**Other indicators of Hydrology: (check all that apply)**

- Site inundated:
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole: Surface
- Water marks:
- Drift lines:
- Sediment deposits:
- Drainage patterns in BWw:
- Oxidized rhizospheres:
- Water-stained leaves:
- Recorded data (stream, lake, or tidal gauge; aerial photo; other)
- Other:

**Vegetation and Hydrology Conclusion:**

Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	yes	no
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
hydric soil present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BWw	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Appendix B**

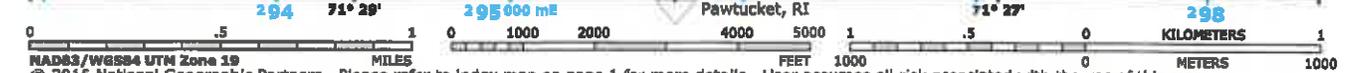
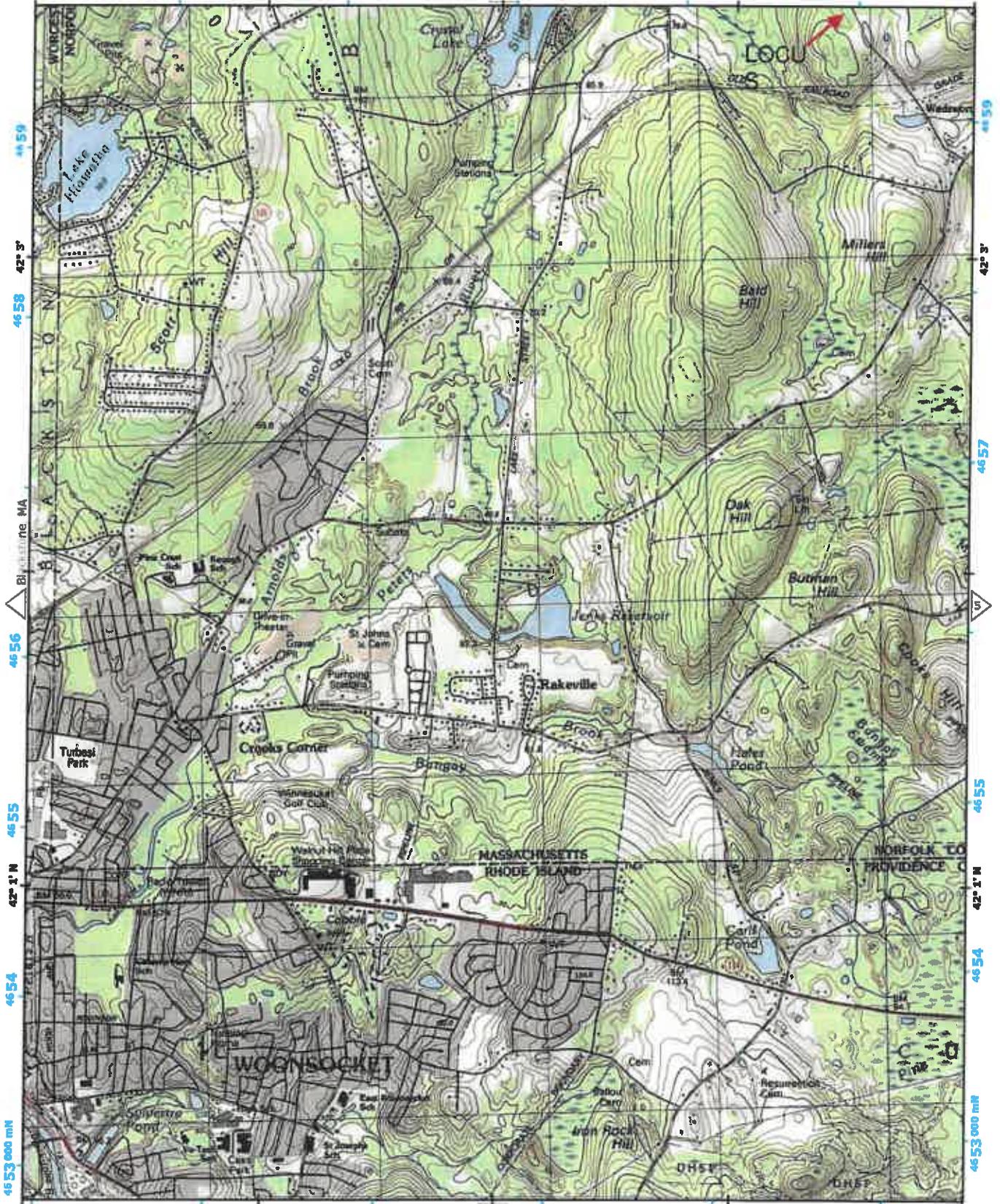
**U.S.G.S. Topographic Map**

**FEMA Map**

**N.H.E.S.P. Habitat Map**

294 000 mE 71° 29' 295

297 71° 27' 298



NAD83/WGS84 UTM Zone 19

© 2016 National Geographic Partners. Please refer to index map on page 1 for more details. User assumes all risk associated with the use of this map.

# National Flood Hazard Layer FIRMette



71°26'35"W 42°41'N



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

Basemap Imagery Source: USGS National Map 2023

## Legend

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

	Without Base Flood Elevation (BFE) Zone A, V, AGP
	With BFE or Depth Zone AE, AO, AH, VE, AF
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levees. See Notes, Zone X
	Area with Flood Risk due to Levees Zone D
	Area of Minimal Flood Hazard Zone X
	Effective LOWIRs
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Trenchcut
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Trenchcut Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

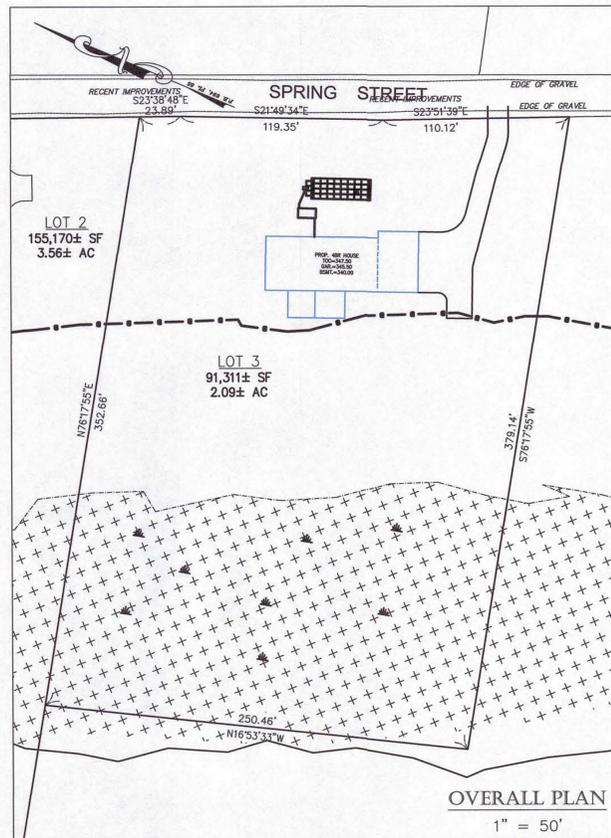
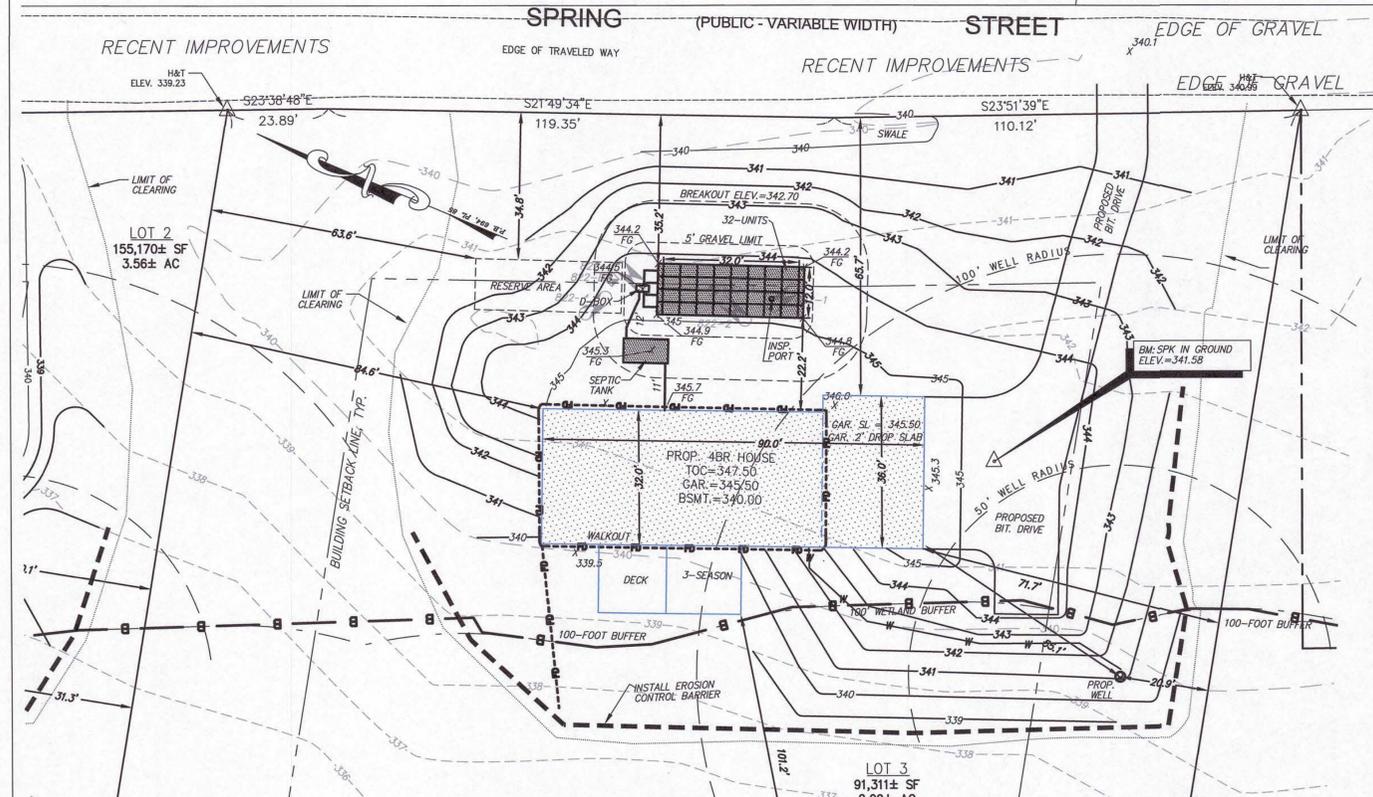


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/13/2023 at 8:30 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



**SEPTIC TANK NOTES:**

SEPTIC TANK SHALL BE A PRECAST REINFORCED CONCRETE TANK MADE WATER-TIGHT. CONSTRUCTION MATERIALS AND DIMENSIONS SHALL CONFORM TO TITLE 5 AND AASHTO HS 10 REQUIREMENTS AND PLACED ON A STABLE MECHANICALLY COMPACTED LEVEL BASE.

TANK/ SYSTEM TO BE VENTED THROUGH THE BUILDING PLUMBING SYSTEM AS REQUIRED BY BUILDING CODE.

TANK SHOULD BE INSPECTED, MAINTAINED AND BE PUMPED OUT WHEN SLUDGE DEPTH IN THE BOTTOM EXCEEDS ONE FOURTH OF THE TOTAL LIQUID DEPTH.

SEPTIC TANKS SHALL BE FITTED WITH CONCRETE COLLARS 24" MINIMUM INSIDE DIAMETER AS NECESSARY TO BRING AT LEAST ONE ACCESS COVER TO WITHIN NOT MORE THAN 12" BELOW FINISHED GRADE.

INVERT OUT OF SEPTIC TANK SHALL BE A MINIMUM OF 12" ABOVE GROUNDWATER.

**"D" BOX NOTES:**

"D" BOX TO BE MADE WATER-TIGHT. CONSTRUCTION MATERIALS AND DIMENSIONS SHALL CONFORM TO TITLE 5 AND AASHTO HS 10 REQUIREMENTS AND PLACED ON A STABLE MECHANICALLY COMPACTED LEVEL BASE.

"D" BOX OUTLETS SHALL BE INSTALLED LEVEL ("BUILT UP" INVERTS, NOT PERMITTED).

FIRST 2' (MIN.) OF OUTLETS SHALL BE INSTALLED LEVEL TO EQUALIZE FLOW.

THE MINIMUM INSIDE DIMENSIONS OF THE "D" BOX TO BE 12" AND THE MINIMUM WALL THICKNESS TO BE 2".

WHEN INLET PIPE SLOPE EXCEEDS 8% INLET TEE REQUIRED. CUT LOW END 1" ABOVE OUTLET INVERT.

"D" BOX COVER TO BE SEALED WITH BITUMEN.

DISTRIBUTION BOXES BURIED GREATER THAN 9 INCHES BELOW GRADE SHALL BE EQUIPPED WITH RISERS.

**LEACH AREA NOTES:**

ALL LOAM, LARGE BOULDERS OR FOREIGN MATERIAL ENCOUNTERED DURING EXCAVATION ARE TO BE REMOVED FROM THE LEACHING AREA.

GRAVEL FILL IS REQUIRED. ALL TOP (A) & SUBSOIL (B) AND ORGANIC MATERIAL SHALL BE REMOVED FROM AREA TO BE FILLED. FILL SHALL BE COMPACTED TO MINIMIZE SETTLEMENT AND SHALL BE CLEAN GRANULAR MATERIAL, FREE FROM FINES AND ORGANIC MATERIALS, AND SHALL BE IN ACCORDANCE WITH 310 CMR 15.255(3).

ALL DISTURBED AREAS ARE TO BE LOAMED, SEEDED AND MAINTAINED TO PREVENT EROSION.

AREAS ABOVE THE SOIL ABSORPTION SYSTEM SHALL REMAIN PERVIOUS UNLESS UNAVOIDABLE. IN SUCH CASES THE SYSTEM SHALL BE VENTED.

THE SOIL ABSORPTION SYSTEM SHALL BE COVER BY A MINIMUM OF 12" AND A MAXIMUM OF 36" OF CLEAN BACKFILL MATERIAL, FREE OF STONES AND BOULDERS GREATER THAN 6" IN SIZE.

**GENERAL NOTES:**

ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.

SYSTEM IS DESIGNED TO ACCOMMODATE SANITARY SEWAGE ASSOCIATED WITH NORMAL DOMESTIC USE AND CONSISTING OF WATER CARRIED PUTRESCIBLE WASTE ONLY.

ALL COMPONENTS OF THE SEWAGE DISPOSAL SYSTEM SHALL BE COVERED BY A MAXIMUM OF 36" OF CLEAN BACKFILL MATERIAL, FREE OF STONES AND BOULDERS GREATER THAN 6" IN SIZE. OWNER SHALL VERIFY EFFECTIVE ZONING REGULATIONS PRIOR TO CONSTRUCTION.

PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON DATE OF TOPOGRAPHY, AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.

ALL PIPING SHALL BE LAID TRUE TO LINE, GRADE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

THE DESIGN ENGINEER SHALL BE NOTIFIED PROMPTLY OF ANY PLAN DEFICIENCIES FOUND DUE TO UNFORESEEN SUBSURFACE CONDITIONS OR OTHER REASONS THAT MIGHT AFFECT THE FUNCTION OF THIS DESIGNED SYSTEM.

CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY EXCAVATION. 1-888-DIG-SAFE (344-7233)

PRIOR TO ANY CONSTRUCTION A BENCHMARK SHALL BE SET WITHIN 50'-75' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM.

HYDRAULIC CEMENT IS REQUIRED TO SEAL ALL CONNECTIONS AT THE SEPTIC TANK, "D" BOX AND WHEN REQUIRED, THE PUMP CONNECTED.

WATER SOFTENERS ARE NOT TO BE CONNECTED TO SEPTIC SYSTEM.

SUBSURFACE DRAINAGE, EXCLUDING FOOTING DRAINS, IS NOT TO BE LOCATED CLOSER THAN THE FOLLOWING DISTANCES:

IN AREAS NOT TRIBUTARY TO SURFACE WATER SUPPLIES OR ZONE OF PUBLIC WELLS  
SEPTIC TANK 25 FEET  
LEACHING FIELD 25 FEET

IN AREAS TRIBUTARY TO SURFACE WATER SUPPLIES OR ZONE OF PUBLIC WELLS  
SEPTIC TANK 100 FEET  
LEACHING FIELD 100 FEET

**SITE SPECIFIC NOTES:**

THERE ARE NO EXISTING WELLS WITHIN 100' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM. (50' OF THE SEPTIC TANK.)

THERE ARE NO EXISTING SEWAGE DISPOSAL SYSTEMS WITHIN 100' OF THE PROPOSED WELL.

ALL KNOWN SEPTIC SYSTEMS WITHIN 150 FEET OF THE PROPOSED SEPTIC AREA ARE SHOWN.

NO PUBLIC WATER SUPPLY WELLS EXIST ON SITE.

KNOWN WETLANDS WITHIN 200' OF THE PROPOSED WORK AREA ARE SHOWN.

PROJECT DOES NOT FALL WITHIN THE ESTABLISHED FLOOD HAZARD AREA ZONE AS SHOWN ON PANEL #59220304E, EFFECTIVE JULY 17, 2012.

WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY SYSTEM COMPONENT.

FOUNDATION DRAINS SHALL BE PROVIDED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS IN COMPLIANCE WITH THE APPLICABLE BUILDING AND PLUMBING CODES.

THE SITE DOES NOT FALL WITHIN AN AQUIFER PROTECTION OVERLAY DISTRICT.

EXISTING PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF LAND OF 60 SPRING STREET, FRANKLIN, MASSACHUSETTS OWNED BY LEWIS STREET REALTY TRUST" DATED JUNE 24, 2022, PREPARED BY GW SITE SOLUTIONS.

EXISTING TOPOGRAPHIC INFORMATION PREPARED BY SETH L. LAJOIE & ASSOCIATES AND VERIFIED BY TURNING POINT ENGINEERING.

WETLAND DELINEATION PERFORMED BY APPLIED ECOLOGICAL SCIENCES ON JUNE 28, 2023.

CONTRACTOR TO PROVIDE SAFETY BARRIERS/MEASURES AS NECESSARY TO ENSURE VEHICULAR AND PEDESTRIAN SAFETY.

OBSERVATION TEST HOLE DATA  
PERFORMED BY: SETH LAJOIE / SE#1304  
WITNESSED BY: STEVEN DONATELLI (6/10/22)

822-1 (ELEV. = 341.4)	0'-14" Ap	FINE SANDY LOAM
	14'-36" Bw	LOAMY SAND
	36'-120" C	LOAMY SAND

MOTTLING OBSERVED @ 48" (ELEV. 337.4)  
NO GROUNDWATER OBSERVED  
E.S.H.W.T. = 48"  
NO REFUSAL

822-2 (ELEV. = 341.5)	0'-14" Ap	FINE SANDY LOAM
	14'-36" Bw	LOAMY SAND
	36'-120" C	LOAMY SAND

MOTTLING OBSERVED @ 48" (ELEV. 337.5)  
NO GROUNDWATER OBSERVED  
E.S.H.W.T. = 48"  
NO REFUSAL

822-3 (ELEV. = 341.3)	0'-24" Ap	FINE SANDY LOAM
	24'-48" Bw	LOAMY SAND
	48'-120" C	LOAMY SAND

MOTTLING OBSERVED @ 48" (ELEV. 337.3)  
NO GROUNDWATER OBSERVED  
E.S.H.W.T. = 48"  
NO REFUSAL

822-4 (ELEV. = 341.7)	0'-24" Ap	FINE SANDY LOAM
	24'-48" Bw	LOAMY SAND
	48'-120" C	LOAMY SAND

MOTTLING OBSERVED @ 48" (ELEV. 337.7)  
NO GROUNDWATER OBSERVED  
E.S.H.W.T. = 48"  
NO REFUSAL

**DESIGN CRITERIA**

PERC. TESTS: PERFORMED BY: SETH LAJOIE / SE#1304  
WITNESSED BY: STEVE DONATELLI

PERC. #	RATE (M/1)	ELEVATION	DEPTH	DATE
822-A	3 MPI	341.3	62"-80"	8/10/22
822-B	5 MPI	341.1	61"-79"	8/10/22

LOADING RATE: 0.74 GPD/SQ.FT.

FLOWS: 4 BEDROOMS AT 110 GPD = 440 GPD (330 GPD MIN.)

SEPTIC TANK REQUIRED: ( 1,500 GAL. MIN.)  
440 GPD X 3.0 = 1,320 GAL. TANK

LEACHING AREA PROVIDED:  
A. BASIS 5 MIN./YR. PERCOLATION RATE

**INFILTRATOR SIZING**

UNIT DIMENSIONS 34"(W) X 48"(L) X 12"(H)

EFFECTIVE LEACHING AREA = 4.73 S.F./LF

440 GPD/0.74 GPD/S.F. = 595 S.F.

595 S.F./4.73 S.F./LF = 126 LF

126 LF/4' PER UNIT = 31.5 UNITS - USE 32 UNITS

USE 12' X 32' FIELD CONFIGURATION

**SCHEDULE OF ELEVATIONS**

EXISTING GROUND ELEVATION	341.70
DEPTH TO GROUNDWATER	- 4.0'
GROUNDWATER ELEVATION	337.70
GROUNDWATER OFFSET	+ 4'
BOTTOM OF SYSTEM (MIN.)	341.70

**SYSTEM IN FILL**

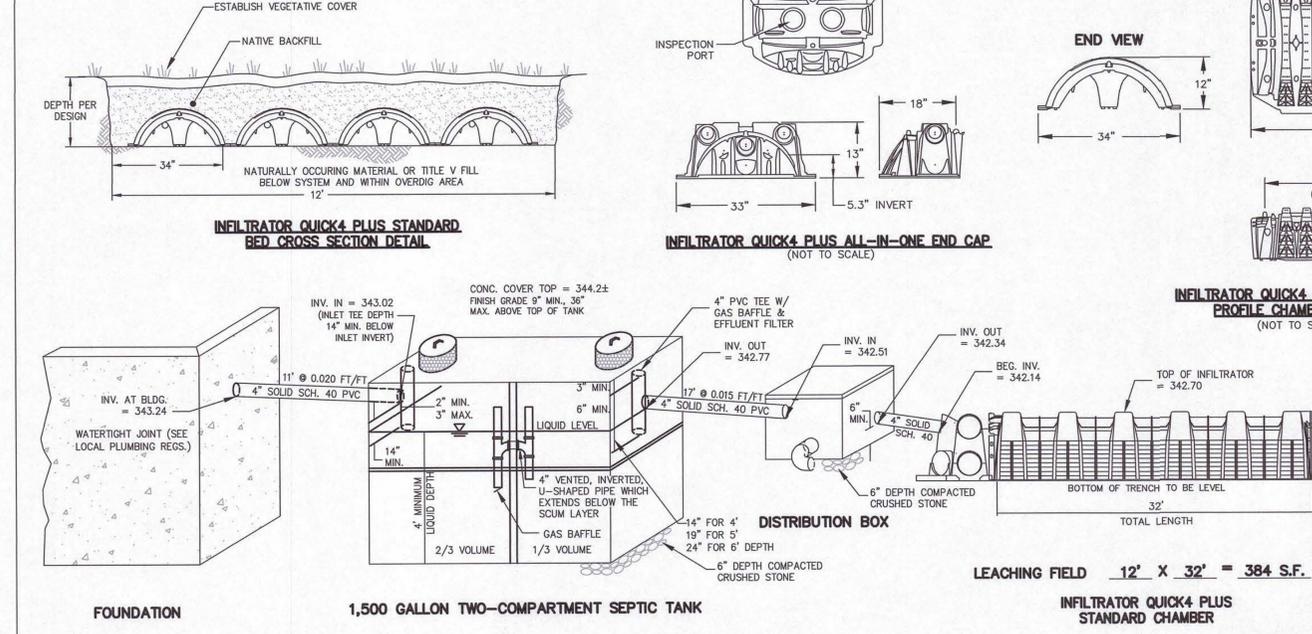
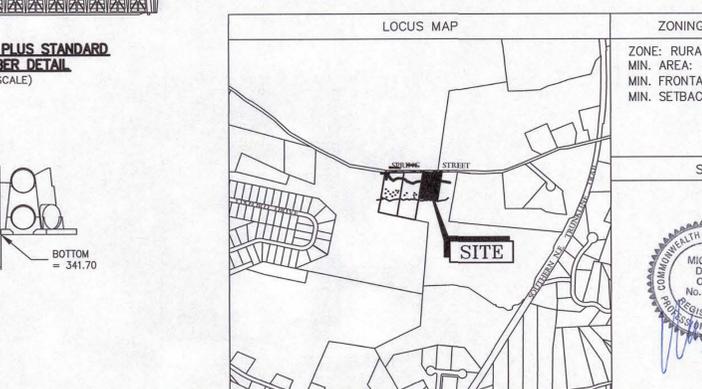
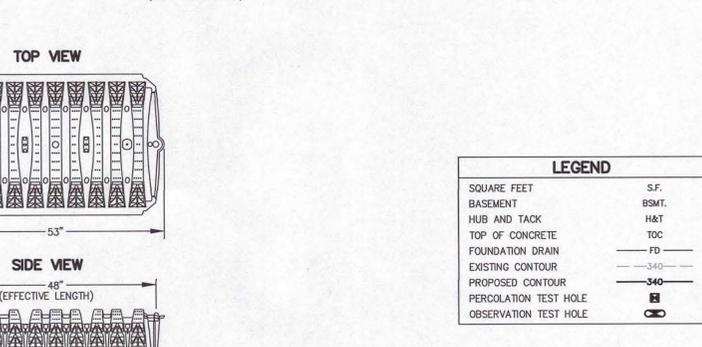
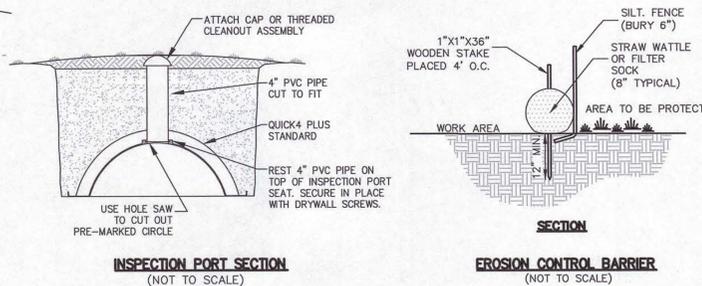
IF ANY PORTION OF THE PROPOSED LEACHING AREA IS LOCATED ABOVE EXISTING GRADE OR WITHIN TOPSOIL, PEAT OR OTHER UNSUITABLE OR IMPERVIOUS SOIL LAYER, THEN THE PLACEMENT OF FILL IS REQUIRED. PRIOR TO THE PLACEMENT OF FILL, ALL UNSUITABLE OR IMPERVIOUS SOILS SHALL BE EXCAVATED TO A MINIMUM OF FIVE FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE SOIL ABSORPTION SYSTEM TO THE DEPTH OF NATURALLY OCCURRING PERVIOUS MATERIAL. FILL MATERIAL SHALL BE SELECT, ON-SITE OR IMPORTED SOIL, CONSISTING OF CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, MIXTURES AND LAYERS OF DIFFERENT SOIL CLASSES SHALL NOT BE USED. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A SIEVE ANALYSIS USING A #4 SIEVE, SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF THE FILL. UP TO 45% BY WEIGHT OF THE FILL SAMPLE MAY BE RETAINED IN THE #4 SIEVE. SIEVE ANALYSES SHALL ALSO BE PERFORMED ON THE FRACTION OF FILL SAMPLE PASSING THE #4 SIEVE. ANALYSES MUST DEMONSTRATE THAT THE MATERIAL MEETS EACH OF THE FOLLOWING SPECIFICATIONS:

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 MM	100%
# 50	0.30 MM	10%-100%
#100	0.15 MM	0%-20%
#200	0.075 MM	0%-5%

**SEWAGE DISPOSAL SYSTEM DESIGN**  
(Lot 3) #60 SPRING STREET  
FRANKLIN, MA  
a.p.o. MAP 310 PARCEL 2

**APPLICANT:**  
LOBISSER BUILDING CORP.  
1 CHARLESVIEW ROAD  
HOPEDALE, MA

**OWNER:**  
LEWIS STREET REALTY TRUST  
28 TIA PLACE  
FRANKLIN, MA 02038



**ZONING SUMMARY**

ZONE: RURAL RESIDENTIAL-1  
MIN. AREA: 40,000 S.F.  
MIN. FRONTAGE: 200'  
MIN. SETBACKS: FRONT - 40'  
SIDE - 40'  
REAR - 40'

**GRAPHIC SCALE**

20 0 10 20 40  
( IN FEET )  
1 inch = 20 feet

**REVISIONS**

NO.	DATE	DESCRIPTION

**STAMP**

MICHAEL DEAN  
CIVIL ENGINEER  
No. 46225  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRES 12/31/24

**CAD FILE** .../dwg/J-177

**DRAWN BY** MD

**CHECKED BY** MD

**DATE** SEPTEMBER 25, 2024

**PROJECT NO.** TPE-1136

**PLAN NO.** J-177

**D&L Design Group**  
Civil Engineering & Land Surveying

115 Water Street • Milford, MA 01757  
P: (508) 488-2577  
www.dandlgroup.com