



# Abbreviated Notice of Resource Area Delineation (ANRAD)

for

444 East Central Street, Franklin, MA 02038

**DATE:**

November 26, 2024

**ADDRESSED TO:**

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

**PREPARED FOR (APPLICANT):**

TAG Central LLC  
275 Regatta Drive  
Jupiter, FL 33477

**PREPARED BY (REPRESENTATIVE):**

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



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

November 26, 2024

RE: Abbreviated Notice of Resource Area Delineation (ANRAD)  
444 East Central Street, Franklin MA 02038 (Map: 284, Lot: 66)

Dear Franklin Conservation Commission,

Goddard Consulting LLC. is pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) on behalf of the applicant, TAG Central LLC., for the property addressed as 444 East Central Street, Franklin MA 02038 (Map: 284, Lot: 66). This ANRAD is being filed under the MA Wetlands Protection Act (the WPA) and the Franklin Wetlands Protection Bylaw (the Bylaw).

One original and one hard copy of the ANRAD application are enclosed, including two full-sized sets of plans, and six 11x17 sets of the site plans. The titles of all the documents enclosed are as follows:

- ANRAD (WPA Form 4a) Application Form
- ANRAD Wetland Fee Transmittal Form
- Copy of Checks
- Property Access Signature Form
- Local Filing Fee Calculation Worksheet
- *Wetland Border Report*, Goddard Consulting, LLC, 7/15/2024, inclusive of:
  - DEP Bordering Vegetated Wetland Determination Form
  - *Orthophoto of the Locus Site*, Goddard Consulting LLC, 10/11/2023
  - *Orthophoto with NRCS Soil Survey*, Goddard Consulting LLC, 10/11/2023
  - *Orthophoto with FEMA Flood Zones*, Goddard Consulting LLC, 10/11/2023
  - *USGS of Locus Site*, Goddard Consulting LLC, 10/11/2023
- *ANRAD Plan*, Allen & Major Associates, Inc., 11/26/2024
- *ANRAD Exhibit Plan*, Allen & Major Associates, Inc., 11/26/2024

On July 3 and 8, 2024, the wetland resources were delineated on land located at 444 East Central Street in Franklin, MA 02038 (Map: 284, Lot: 66). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the local Wetland Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes. The attached Wetland Border Report provides a description of the wetland resource areas and contains DEP Bordering Vegetated Wetland Delineation Field Data Forms (reference *Wetland Border Report*, Goddard Consulting LLC, 7/15/2024).



### **Existing Conditions**

The boundary of the Bordering Vegetated Wetland (BVW) partially on site was delineated with flag series GCA1- GCA109. The other portion of the BVW across East Central Street from the locus site was also delineated with flag series GCE1-GCE9. The sampling point for the BVW determination took place near flag GCA42. The vegetation was dominated by gray willow, multiflora rose, silky dogwood, Phragmites, wrinkle-leaf goldenrod and Asiatic bittersweet.

Three Isolated Vegetated Wetlands (IVWs) were also identified and delineated with flag series GCB1-GCB15, GCC1- GCC22, and GCD1-GCD31. The GCC-series IVW appears to be a stormwater basin that has developed wetland characteristics over time. The mean annual high-water (MAHW) line of a perennial stream that bisects the site was also delineated in the field. This stream is culverted in three locations. The MAHW line was delineated with flag series GCMAHW A1-GCMAHW A30, GCMAHW B1-GCMAHW B19, GCMAHW C1- GCMAHW C107, and GCMAHW D1-GCMAHW D4. Detailed Vegetation and hydric soils forms for all the resource areas delineated can be found in the *Wetland Border Report* drafted by Goddard Consulting LLC. on July 15, 2024.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is not located in an Outstanding Resource Waters Area (ORW). The site partially falls within a jurisdictional FEMA Flood Zone, constituting the resource area Bordering Land Subject to Flooding. There are no mapped certified or potential vernal pools on site.

Please feel free to contact us if you have any questions.

Sincerely,  
Goddard Consulting, LLC

Chris Frattaroli  
Wetland Scientist

CC:

MassDEP Central Regional Office, Wetlands Division, 8 New Bond Street, Worcester, MA 01606  
A.J. Alevizos, TAG Central LLC, 275 Regatta Dr, Jupiter, FL 33477  
Wayne Stobbart, Stobbart Properties LLC, 444 East Central Street, Franklin MA 02038



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
 Resource Area Delineation**

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
 & Franklin Wetland Protection Bylaw (Codebook, Chapter 181)

Franklin  
 City/Town

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

<u>444 East Central Street</u> a. Street Address	<u>Franklin</u> b. City/Town	<u>MA</u> c. Zip Code
<u>Latitude and Longitude:</u>	<u>42.12837</u> d. Latitude	<u>71.44142</u> e. Longitude
<u>284</u> f. Assessors Map/Plat Number	<u>66</u> g. Parcel /Lot Number	

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



2. Applicant:

<u>A.J.</u> a. First Name	<u>Alevizos</u> b. Last Name
<u>TAG Central LLC</u> c. Organization	
<u>275 Regatta Dr</u> d. Mailing Address	
<u>Jupiter</u> e. City/Town	<u>FL</u> f. State
<u>(561) 685-5336</u> h. Phone Number	<u>33477</u> g. Zip Code
<u></u> i. Fax Number	<u>aj@tagdevco.com</u> j. Email Address

3. Property owner (if different from applicant):

<u>Wayne</u> a. First Name	<u>Stobbart</u> b. Last Name
<u>Stobbart Properties LLC</u> c. Organization	
<u>444 East Central Street</u> d. Mailing Address	
<u>Franklin</u> e. City/Town	<u>MA</u> f. State
<u>508-962-0080</u> h. Phone Number	<u>02038</u> g. Zip Code
<u></u> i. Fax Number	<u>wayne@stobbartnurseries.com</u> j. Email Address

Check if more than one owner (attach additional sheet with names and contact information)

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

4. Representative (if any):

<u>Chris</u> a. Contact Person First Name	<u>Frattaroli</u> b. Contact Person Last Name
<u>Goddard Consulting LLC</u> c. Organization	
<u>291 Main Street, Suite 8</u> d. Mailing Address	
<u>Northborough</u> e. City/Town	<u>MA</u> f. State
<u>617-620-2740</u> h. Phone Number	<u>01532</u> g. Zip Code
<u></u> i. Fax Number	<u>chris@goddardconsultingllc.com</u> j. Email Address

Fees will be calculated for online users.

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

<u>\$2000 + \$2,834.37 (Bylaw)</u> a. Total Fee Paid	<u>\$987.50</u> b. State Fee Paid	<u>\$1,012.50 + \$2,834.37 (Bylaw)</u> c. City/Town Fee Paid
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 Bureau of Resource Protection - Wetlands  
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\_\_\_\_\_  
 Franklin  
 City/Town

## B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 2744.5  
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
  - a.  MassDEP BVW Field Data Form (attached)
  - b.  Other Methods for Determining the BVW boundary (attach documentation):
    1.  50% or more wetland indicator plants
    2.  Saturated/inundated conditions exist
    3.  Groundwater indicators
    4.  Direct observation
    5.  Hydric soil indicators
    6.  Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

Isolated Vegetated Wetland

a. Resource Area

712.61

b. Linear Feet Delineated

Perennial Stream Mean Annual High Water Line

c. Resource Area

2229.63

d. Linear Feet Delineated

## C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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.  ANRAD (Delineation Plans only)
2.  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.)
3.  Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4.  List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



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City/Town

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**D. Fees**

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

- 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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

1041  
2. Municipal Check Number

10/20/24  
3. Check date

1042  
4. State Check Number

10/20/24  
5. Check date

A.J.  
6. Payor name on check: First Name

Alevizos  
7. Payor name on check: Last Name



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

**WPA Form 4A – Abbreviated Notice of  
 Resource Area Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
 & Franklin Wetland Protection Bylaw (Codebook, Chapter 181)

Provided by MassDEP:

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

Franklin  
 City/Town

**E. Signatures**

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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).

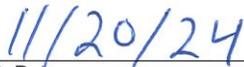
I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the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

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

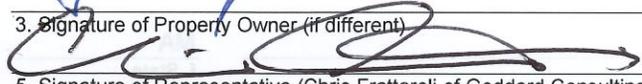
I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

  
 \_\_\_\_\_

1. Signature of Applicant (A.J. Alevizos)

  
 \_\_\_\_\_

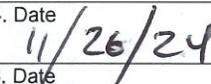
2. Date

  
 \_\_\_\_\_

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (Chris Frattaroli of Goddard Consulting LLC)

  
 \_\_\_\_\_

6. Date

**For Conservation Commission:**

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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 4A – Abbreviated Notice of  
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\_\_\_\_\_  
Franklin  
City/Town

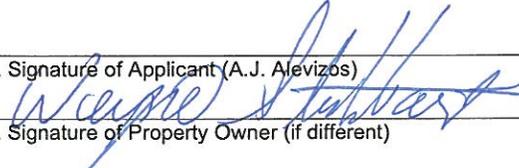
**E. Signatures**

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant (A.J. Alevizos)	2. Date
	11/25/24
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (Chris Frattaroli of Goddard Consulting LLC)	6. Date

**For Conservation Commission:**

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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  
**ANRAD Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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### **C. Submittal Requirements**

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**Town of Franklin Conservation Commission**

**PROPERTY ACCESS SIGNATURE FORM**

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

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

11/25/24  
\_\_\_\_\_  
Date

**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**

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: = \$2,843.37

**5. OTHER PERMITS/SERVICES**

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

**6. FILING FEE CALCULATION**

<b>Town Share of State Fees</b> (See NOI Wetland Fee Transmittal Form)	\$ <u>\$1012.50</u>
<b>Local Filing Fee Calculated Above</b>	\$ <u>\$2,834.37</u>
<b>TOTAL Due Town of Franklin (Check No.1)</b>	\$ <u>\$3,855.87</u>

<b>State Share of Filing Fee</b> (See NOI Wetland Fee Transmittal Form)	\$ <u>\$987.50</u>
<b>TOTAL Due DEP (Check No. 2)</b>	\$ <u>\$987.50</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.

## **Wetland Border Report**

Site Locus: 444 East Central Street, Franklin MA

Prepared for: TAG Central LLC

Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532

Date: 7/15/2024

### **INTRODUCTION**

On July 3 and 8, 2024, wetland resources were delineated for TAG Central LLC on land located on or near 444 East Central Street in Franklin, MA (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form
- Orthophoto of Locus Site, Goddard Consulting LLC, 10/11/2023
- Orthophoto with NRCS Soil Survey, Goddard Consulting LLC, 10/11/2023
- Orthophoto with FEMA Flood Zones, Goddard Consulting LLC, 10/11/2023
- USGS of Locus Site, Goddard Consulting LLC, 10/11/2023

### **SUMMARY OF FINDINGS**

The boundary of the Bordering Vegetated Wetland (BVW) partially on site was delineated with flag series GCA1-GCA109. Another portion of BVW across East Central Street from the locus site was also delineated with flag series GCE1-GCE9. The sampling point for the BVW determination took place near flag GCA42. Vegetation upgradient of the BVW at this point is dominated by buckthorn, multiflora rose, blackberry, mugwort, Phragmites, and Asiatic bittersweet. Vegetation downgradient of the BVW is dominated by gray willow, multiflora rose, silky dogwood, Phragmites, wrinkle-leaf goldenrod and Asiatic bittersweet.

Three Isolated Vegetated Wetlands (IVWs) were also identified and delineated with flag series GCB1-GCB15, GCC1-GCC22, and GCD1-GCD31. The GCC-series IVW appears to be a stormwater basin that has developed wetland characteristics over time, and therefore is likely jurisdictional under the Franklin Wetlands Protection Bylaw.

In addition to the delineated vegetated wetlands, the mean annual high-water (MAHW) line of a perennial stream that bisects the site was also delineated in the field. This stream is culverted in three locations. The MAHW line was delineated with flag series GCMAHW A1-GCMAHW A30, GCMAHW B1-GCMAHW B19, GCMAHW C1-GCMAHW C107, and GCMAHW D1-GCMAHW D4.

Soils identified on the property include sandy loams. In the upland soil sample taken downgradient of flag GCA42, fine sandy loam (FSL) with matrix color 10YR2/2 was found from 0-6", FSL (10YR4/3) was found from 6-18", and FSL (10YR5/4) was found from 18-24". In the wetland soil sample, FSL (10YR2/1) was found from 0-20", and FSL (10YR4/2) with redoximorphic features was found past 20". More detailed information about soils is included in the attached NRCS Soil Map and the DEP Bordering Vegetated Wetland Determination Forms.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is not located in an Outstanding Resource Waters Area (ORW). The site partially falls within a jurisdictional FEMA Flood Zone, constituting the resource area Bordering Land Subject to Flooding. There are no mapped certified or potential vernal pools on site.

The MA Wetlands Protection Act and the Town of Franklin take jurisdiction over Bordering Vegetated Wetlands, perennial streams and their associated Riverfront Area, and Bordering Land Subject to Flooding. Additionally, the Town of Franklin takes jurisdiction over Isolated Vegetated Wetlands. The BVW and IVWs onsite have a jurisdictional 100-foot Buffer Zone that casts into the locus site. The perennial stream that bisects the site also has a jurisdictional 200-foot Riverfront Area extending from the MAHW line.

Any work within these resource areas including the 100-foot Buffer Zones and 200-foot Riverfront Area requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Franklin Conservation Commission.

**DESCRIPTION OF REGULATED INLAND RESOURCE AREA**

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

<b>Resource Area</b>	<b>Regulatory Jurisdiction</b>	<b>Flag Numbers and Color</b>	<b>Wetland Types and Locations</b>
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone (WPA)  BVW & 100-foot Buffer Zone, including 25-foot No Disturb Zone and 50-foot No Build Zone (bylaw)	GCA1-GCA109 GCE1-GCE9 (Blue flags)	The boundary of the main BVW system associated with the onsite stream.
Isolated Vegetated Wetland (IVW)	IVW & 100-foot Buffer Zone, including 25-foot No Disturb Zone and 50-foot No Build Zone (bylaw)	GCB1-GCB15 GCC1-GCC22 GCD1-GCD31 (Blue flags)	The boundary of 3 isolated wetlands located around the site. GCC-series wetland is likely a historic stormwater basin.
Perennial Stream	Land Under Water & 200-foot Riverfront Area (WPA & bylaw)	GCMAHW A1-GCMAHW A30, GCMAHW B1-GCMAHW B19, GCMAHW C1-GCMAHW C107, & GCMAHW D1-GCMAHW D4 (Pink flags)	The mean annual high-water line of the perennial stream that bisects the site.
Bordering Land Subject to Flooding	BLSF (WPA & bylaw)	Not flagged in field.	Extent of BLSF to be determined with topographic survey data.



Photo 1: View of stream that bisects site, facing north, near southern property boundary.



Photo 2: View of BVW just offsite to the south.



Photo 3: View of typical upland onsite. Stream at right. Photo taken from existing stream crossing.

Sincerely,  
Goddard Consulting, LLC



Chris Frattaroli  
Wetland Scientist

*Andrew Thibault*

Andrew Thibault  
Environmental Scientist

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 444 East Central Street City/Town: Franklin Sampling Date: 7/8/24  
 Applicant/Owner: TAG Central LLC Sampling Point or Zone: A42  
 Investigator(s): Goddard Consulting, LLC Latitude/Longitude: 42.07805, -71.37784  
 Soil Map Unit Name: Scarborough 10, Merrimac 254A & B NWI or DEP Classification: Shrub-Swamp and Open Water

**UPGRADIENT**

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

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

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			

Remarks, Photo Details, Flagging, etc.:

Property used as former nursery and landscaping supply

**HYDROLOGY**

<b>Field Observations:</b>				
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)	
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)	
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)	

<b>Wetland Hydrology Indicators</b>		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
<input type="checkbox"/> Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

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

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

**Tree Stratum** Plot size     30'    

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Common Buckthorn	Rhamnus cathartica	FAC	10.5%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

    10.5%     =Total Cover

**Shrub/Sapling Stratum** Plot size     15'    

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Multiflora Rose	Rosa multiflora	FACU	38.0%	X		50.7%
2	Allegheny Blackberry	Rubus allegheniensis	FACU	20.5%	X		27.3%
3	Japanese Knotweed	Reynoutria japonica	FACU	10.5%			14.0%
4	Black Raspberry	Rubus occidentalis	UPL	3.0%			4.0%
5	Silky Dogwood	Cornus amomum	FACW	3.0%		X	4.0%
6							
7							
8							
9							

    75.0%     =Total Cover

**Herb Stratum** Plot size     5'    

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Common Mugwort	Artemisia vulgaris	UPL	20.5%	X		55.4%
2	Phragmites	Phragmites australis	FACW	10.5%	X	X	28.4%
3	Wrinkle-Leaf Goldenrod	Solidago rugosa	FAC	3.0%		X	8.1%
4	Vetch	Vicia sp.	FACU	3.0%			8.1%
5							
6							
7							
8							
9							
10							
11							
12							

    37.0%     =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size 30'							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Asian Bittersweet	Celastrus orbiculatus	FACU	3.0%	X		100.0%
2							
3							
4							
				3.0%	=Total Cover		

<b>Rapid Test:</b>		Do all dominant species have an indicator status of OBL or FACW?		Yes		No	X
<b>Dominance Test:</b>		Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?			
		6	2	Yes		No	X
<b>Prevalence Index:</b>			Total % Cover (all strata)	Multiply by:	Result		
		OBL species	0%	x1	=	0%	
		FACW species	14%	x2	=	27%	
		FAC species	14%	x3	=	41%	
		FACU species	75%	x4	=	300%	
		UPL species	24%	x5	=	118%	
		Column Totals (A)	126%		(B)	485%	
		Prevalence Index	B/A=	3.86	Is the Prevalence Index ≤ 3.0?		
					Yes	No	X
<b>Wetland vegetation criterion met?</b>		Yes	No	X			

**Definitions of Vegetation Strata**

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

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

**SOIL**

<b>Profile Description:</b> (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Location <sup>2</sup>		
0-6"	10YR2/2	100					FSL	
6-18"	10YR4/3	100					FSL	
18-24"	10YR5/4	100					FSL	

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

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

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

Hydric Soils criterion met?      Yes      No    X

**DOWNGRADIENT**

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

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

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

**HYDROLOGY**

<b>Field Observations:</b>					
Surface Water Present?	Yes	<input checked="" type="checkbox"/>	No	Depth (in)	0
Water Table Present?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Depth (in)
Saturation Present (including capillary fringe)?	Yes	<input checked="" type="checkbox"/>	No	Depth (in)	Surface
<b>Wetland Hydrology Indicators</b>					
<b>Reliable Indicators of Wetlands</b>	<b>Indicators that can be Reliable with</b>	<b>Indicators of the Influence of Water</b>			
<input checked="" type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation			
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns			
<input type="checkbox"/> Iron deposits	<input checked="" type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines			
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas			
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits			
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks			
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface			
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief			
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)			
<input type="checkbox"/> Hydrogen sulfide odor					
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):					

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

Sampling Point     A42    

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

**Tree Stratum** Plot size     30'    

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Gray Willow	Salix bebbiana	FACW	20.5%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

    20.5%     =Total Cover

**Shrub/Sapling Stratum** Plot size     15'    

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Multiflora Rose	Rosa multiflora	FACU	20.5%	X		50.0%
2	Silky Dogwood	Cornus amomum	FACW	20.5%	X	X	50.0%
3							
4							
5							
6							
7							
8							
9							

    41.0%     =Total Cover

**Herb Stratum** Plot size     5'    

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Phragmites	Phragmites australis	FACW	20.5%	X	X	31.5%
2	Wrinkle-Leaf Goldenrod	Solidago rugosa	FAC	20.5%	X	X	31.5%
3	Common Boneset	Eupatorium perfoliatum	FACW	10.5%		X	16.2%
4	Joe-Pye Weed	Eutrochium dubium	FACW	10.5%		X	16.2%
5	Spotted Touch-Me-Not	Impatiens capensis	FACW	3.0%		X	4.6%
6							
7							
8							
9							
10							
11							
12							

    65.0%     =Total Cover

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30'</u>					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Asian Bittersweet	Celastrus orbiculatus	FACU	3.0%	X		100.0%
2							
3							
4							
				3.0%	=Total Cover		

<u>Rapid Test:</u>		Do all dominant species have an indicator status of OBL or FACW?		Yes	No	X
<u>Dominance Test:</u>	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make		
	6	4		Yes	X	No
<u>Prevalence Index:</u>		Total % Cover	Multiply by:	Result		
	OBL species	0%	x1	=	0%	
	FACW species	86%	x2	=	171%	
	FAC species	21%	x3	=	62%	
	FACU species	24%	x4	=	94%	
	UPL species	0%	x5	=	0%	
	Column Totals (A)	130%		(B)		
	Prevalence Index	B/A=	2.52	Is the Prevalence Index ≤ 3.0?		
				Yes	X	No
<u>Wetland vegetation criterion met?</u>		Yes	X	No		

**Definitions of Vegetation Strata**

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

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

**SOIL**

<b>Profile Description:</b> (Describe to the depth needed to document the indicator or confirm the absence of indicators)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>		
0-20"	10YR2 /1	100				FSL	
20"+	10YR4/2	85	5YR4/6	15		FSL	

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

<b>Hydric Soil Indicators</b> (Check all that apply)		<b>Indicators for Problematic Hydric Soils</b>	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)	
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input checked="" type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)	
<b>Restrictive Layer (if observed)</b> Type: _____		Depth (inches): _____	
Remarks Saturated at surface, groundwater present at 20"+			
<b>Hydric Soils criterion met?</b>		Yes	X No



**Legend**

Property Boundary

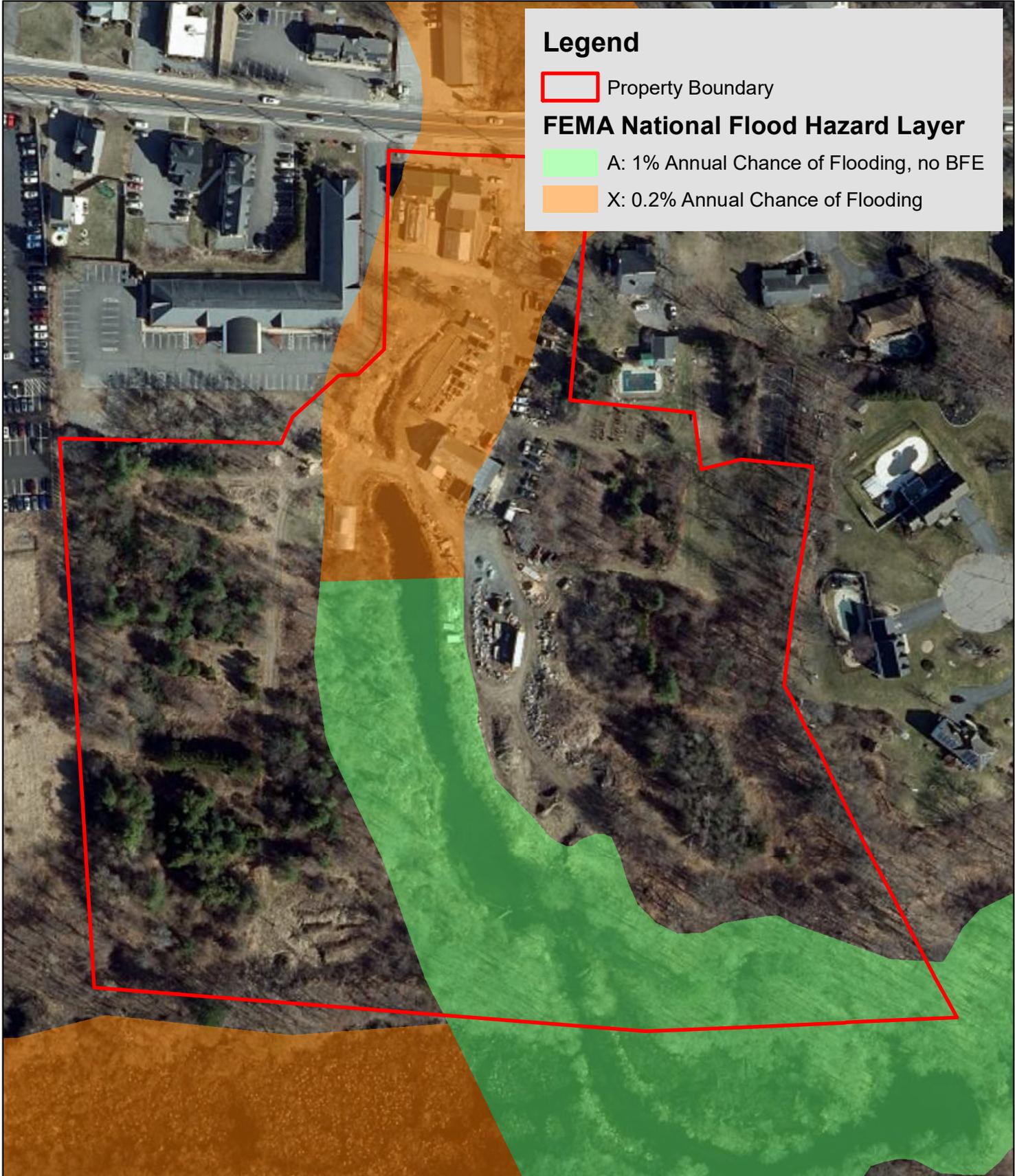
Date: 10/11/2023	GC Job Number: 101-088	<h2 style="margin: 0;">Wetland Border Report</h2> <h3 style="margin: 0;">Orthophoto of Locus Site</h3>	<p>0      75      150</p> <p>————— Feet</p>
 <p><b>GODDARD CONSULTING</b> Strategic Ecological Consulting</p>			<p>444 E. Central St. Franklin MA</p>



**Legend**

- Property Boundary
- Soils (Polygon Outlines)

Date: 10/11/2023	GC Job Number: 101-088	<h3 style="margin: 0;">Wetland Border Report</h3> <h3 style="margin: 0;">Orthophoto with NRCS</h3> <h3 style="margin: 0;">Soil Survey</h3> <p style="margin: 0;">444 E. Central St. Franklin MA</p>		
			<p>1 in = 150 ft</p> <p>Map: 284, Lot: 66</p>	



**Legend**

 Property Boundary

**FEMA National Flood Hazard Layer**

 A: 1% Annual Chance of Flooding, no BFE

 X: 0.2% Annual Chance of Flooding

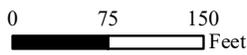
Date: 10/11/2023

GC Job Number:  
101-088

**Wetland Border Report  
Orthophoto with FEMA**

**Flood Zones**

444 E. Central St.  
Franklin MA

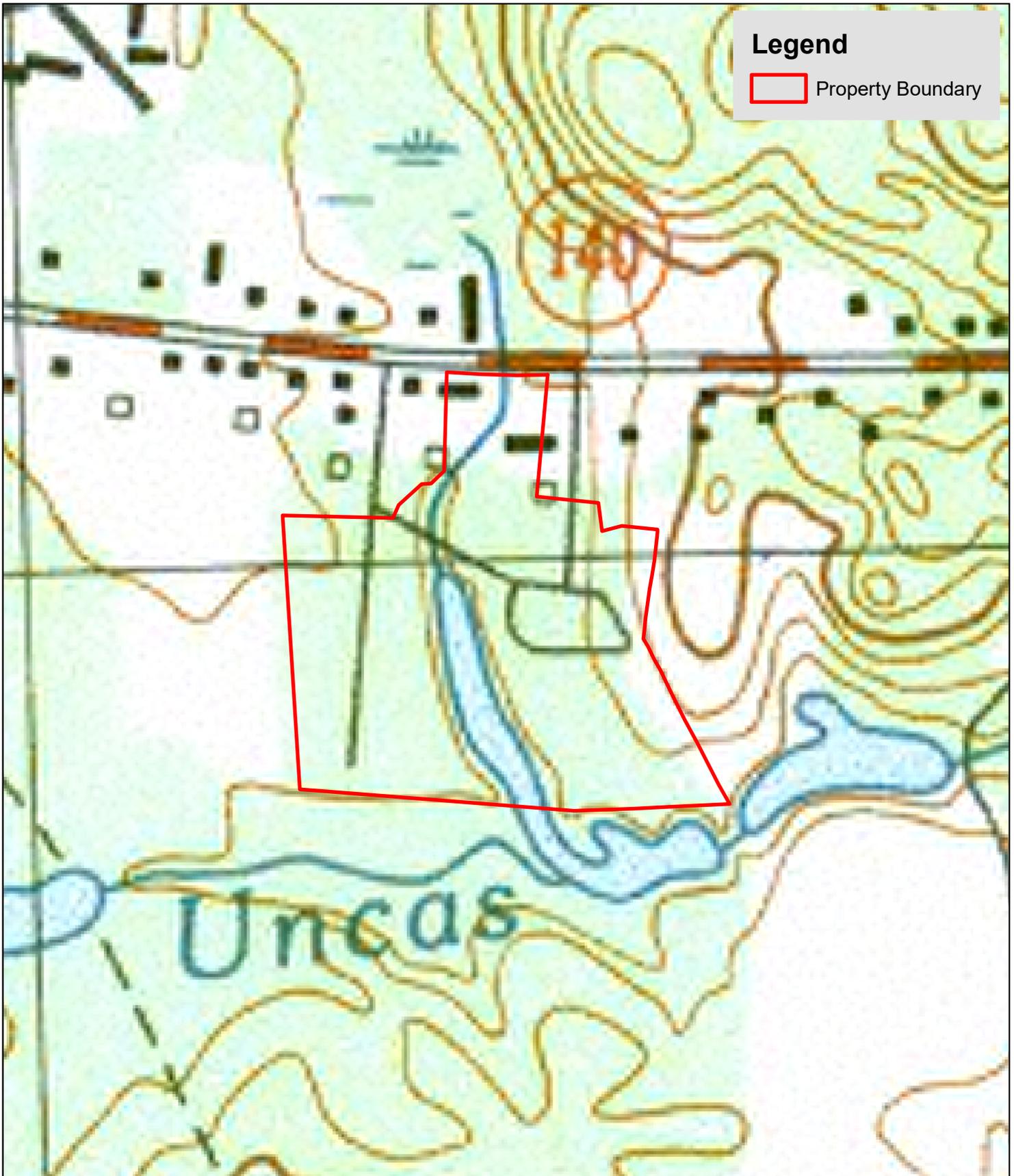


1 in = 150 ft

Map: 284, Lot: 66

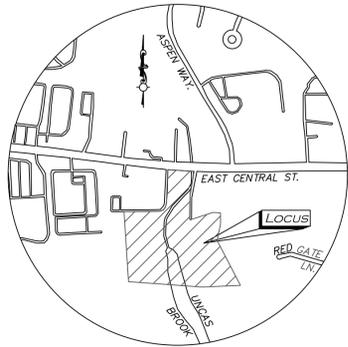


**GODDARD  
CONSULTING**  
Strategic Ecological Consulting



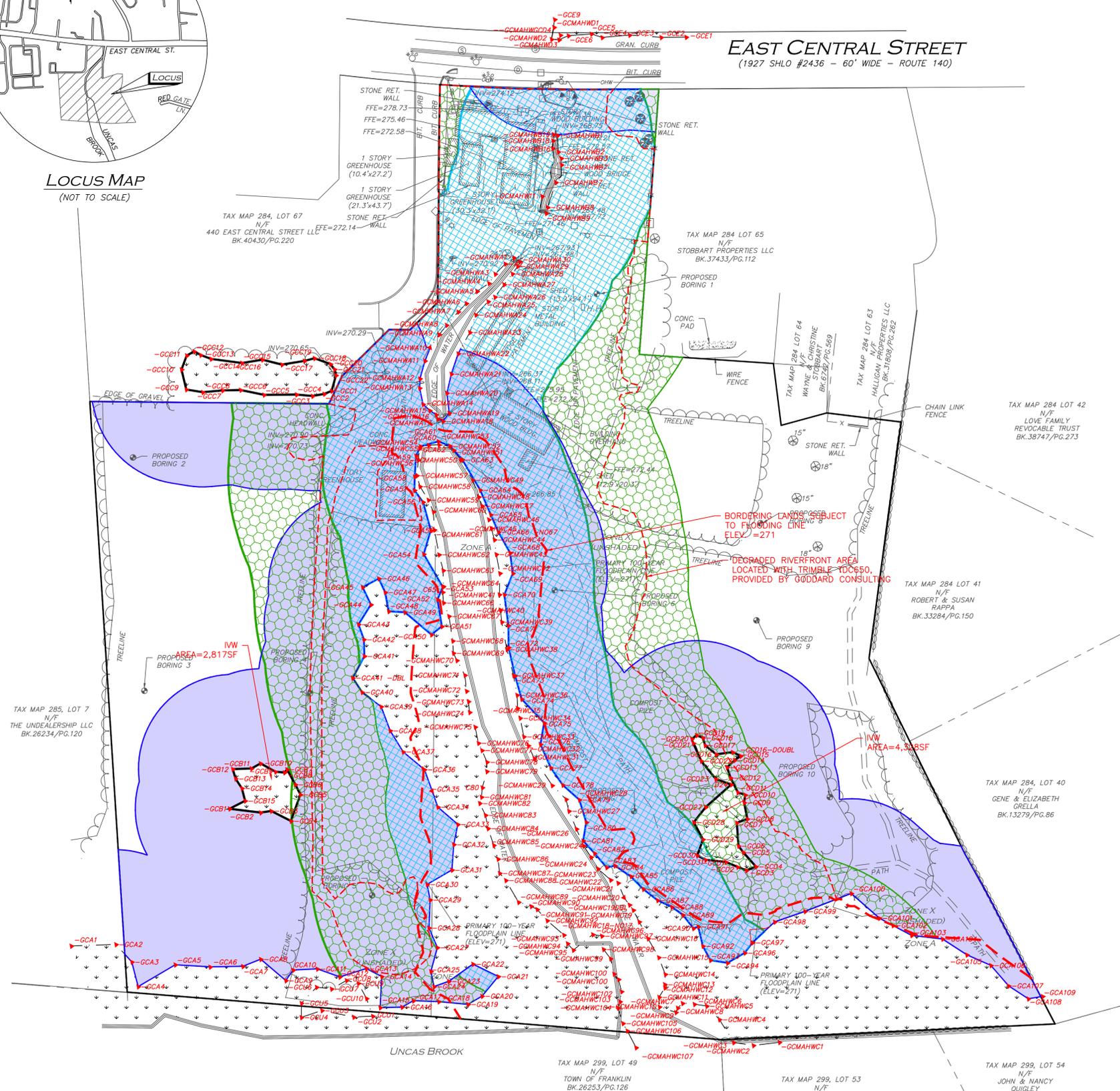
Date: 10/11/2023	GC Job Number: 101-088	<b>Wetland Border Report</b> <b>USGS of Locus Site</b>	0    150    300  Feet
<b>GODDARD CONSULTING</b> Strategic Ecological Consulting			
		444 E. Central St. Franklin MA	Map: 284, Lot: 66





**LOCUS MAP**  
(NOT TO SCALE)

**EAST CENTRAL STREET**  
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



**LEGEND:**

IWW	
100' WETLAND BUFFER AREA	
100' RIVERFRONT BUFFER AREA	
200' RIVERFRONT BUFFER AREA	

**444 EAST CENTRAL STREET, FRANKLIN (MAP 284 LOT 66) RESOURCE AREA SUMMARY**

ITEM	AREA (SF.)
RIVERFRONT 0-100'	152,890
RIVERFRONT 0-100' DISTURBED	136,003
RIVERFRONT 100'-200'	141,707
RIVERFRONT 100'-200' DISTURBED	58,300
ISOLATED VEGETATED WETLANDS	7,145
WETLAND 100'	290,243



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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

PROJECT:  
**444 EAST CENTRAL STREET**  
FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 11-26-2024  
SCALE: 1" = 60' DWG. NAME: S-3317-01-EC  
DRAFTED BY: MTB CHECKED BY: CMQ

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
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environmental consulting • landscape architecture  
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