



## Notice of Intent

for

1 Paddock Lane, Franklin MA 02038  
(Map: 211, Parcel: 118)

**DATE:**

November 25, 2024

**ADDRESSED TO:**

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

**PREPARED BY:**

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

**PREPARED FOR:**

Nabih Younis  
1 Paddock Lane  
Franklin, MA 02038



November 25, 2024

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

Re: Notice of Intent – 1 Paddock Ln, Franklin MA (Map: 211, Parcel: 118)

Dear Franklin Conservation Commission,

On behalf of Nabih Younis (the applicant), Goddard Consulting, LLC (representative) is hereby submitting this Notice of Intent (NOI) application for a project which consists of the construction of another single-family home, garage, driveway and other appurtenances at 1 Paddock Lane, Franklin MA. This report describes existing conditions, proposed conditions, wetlands present on site, and project compliance with the Franklin Wetlands Protection Bylaw and the MA Wetlands Protection Act.

The only wetland resources affected by the proposed work are Bordering Vegetated Wetland (BVW) and associated 100', 50', and 25' buffer zones. This NOI application is a filing under the Town of Franklin's Wetlands Protection Bylaw and the MA Wetlands Protection Act. The original, one additional hardcopy, two full-sized sets of plans, and seven 11"x17" sets of plans have been submitted for your review, along with a digital submittal to both the Conservation Department and the Department of Public Works. A list of enclosed documents is as follows:

- NOI Application (WPA Form 3)
- Copy of Checks
- Affidavit of Service, Notification to Abutters, Certified Abutters List
- Wetland Border Report, Goddard Consulting LLC., March 10, 2022, Inclusive of:
  - Orthophoto of the Locus Site, Goddard Consulting LLC., 3/10/2022
  - USGS of the Locus Site, Goddard Consulting LLC., 3/10/2022
  - BVW Determination Data Form, Goddard Consulting LLC., 3/10/2022
- Local Filing Fee Calculation Worksheet
- Property Access Signature Form & Application Process Signature Form
- Request for Variance
- Resource Area Impact Summary Form
- Wetland Replication & Mitigation Plan, Goddard Consulting LLC, 11/25/2024
- Site Plans: Fill & Replication Areas Plan of Land in Franklin, MA, Colonial Engineering Inc., 10/16/2024

Sincerely,

**Goddard Consulting, LLC**

**Chris Frattaroli**

*Wetland Scientist*

Cc: Nabih Younis, 1 Paddock Lane, Franklin MA, 02038  
Paul Desimone, Colonial Engineering Inc., 11 Awl Street, Medway, MA 02053  
MassDEP Central Regional Office, 8 New Bond Street, Worcester, MA 01606

TABLE OF CONTENTS

<b>1.0</b>	<b>EXISTING CONDITIONS.....</b>	<b>4</b>
1.1	RESOURCE AREAS ON SITE.....	4
1.2	OTHER JURISDICTIONAL AREAS ON SITE.....	5
<b>2.0</b>	<b>PROPOSED PROJECT.....</b>	<b>6</b>
2.1	EROSION AND SEDIMENTATION CONTROLS.....	6
2.2	MITIGATION FOR ALTERATIONS.....	6
2.3	CONSTRUCTION SEQUENCE.....	6
<b>3.0</b>	<b>REGULATORY COMPLIANCE WITH FRANKLIN'S WETLANDS PROTECTION BYLAW.....</b>	<b>7</b>
3.1	FUNCTIONS AND CHARACTERISTICS STATEMENT.....	9
<b>4.0</b>	<b>CONCLUSION.....</b>	<b>10</b>

## 1.0 EXISTING CONDITIONS

The project site consists of a 2.359-acre lot located at 1 Paddock Lane in Franklin, MA (Map 211, Lot 118). The project site currently contains a single-family home, bituminous driveway, deck and appurtenances. The southeastern portion of the lot consists of an area of Bordering Vegetated Wetland (BVW) and a small section of forested upland.



Figure 1: Photo of existing house on site.

### 1.1 RESOURCE AREAS ON SITE

The resource area onsite in proximity to the work area is one Bordering Vegetated Wetland (BVW) and is jurisdictional under the Franklin Wetlands Protection Bylaw, and under the MA Wetlands Protection Act. The associated BVW buffer zone under the MA Wetlands Protection Act is 100ft and under the Franklin Wetlands Protection Bylaw is 25ft and 50ft.

Vegetative cover of the BVW is dominated by red maple (*Acer rubrum*), highbush blueberry (*Vaccinium corymbosum*), arrowwood (*Viburnum dentatum*), spicebush (*Lindera benzoin*), sweet pepperbush (*Clethra alnifolia*), poison ivy (*Toxicodendron radicans*), skunk cabbage (*Toxicodendron radicans*), and cinnamon fern (*Osmundastrum cinnamomeum*). A soil sample taken from this IVW showed a matrix color 10YR2/1 from 0-10", and a matrix color 10YR6/1 from 10-20". This BVW has been flagged in the field and its extent is accurately depicted on the attached site plans. A BVW Determination Data form for this area is attached to this submittal.



Figure 3: View of BVW from driveway.



Figure 4: Alternate view BVW.

## 1.2 OTHER JURISDICTIONAL AREAS

According to the MassGIS data layers for NHESP, this site is not within Estimated and/or Priority Habitat of Rare Wildlife. There are no potential or certified vernal pools located onsite. The site is not located in an Area of Critical

Environmental Concern (ACEC) or an Outstanding Resource Waters Area (ORW). There is no FEMA Flood Zone mapped onsite. There is a DEP mapped wetland onsite.

## **2.0 PROPOSED PROJECT**

The applicant is proposing to construct another single-family home, garage, driveway and appurtenances on the southern corner of the lot. The project was designed to include a retaining wall to limit the need for grading and subsequent wetland impacts. The scale of project and location has been shifted to minimize impacts to the resource areas to the greatest extent practicable. Due to site constraints, the project requires the fill of 197 square feet of wetland and will replicate 545 square feet. All disturbed areas beyond the limit of lawn will be revegetated with native plants.

### **2.1 EROSION AND SEDIMENTATION CONTROLS**

Erosion and Sedimentation (E&S) controls for the site will be utilized so that discharge of sediment is minimized. Implementing these practices limit the amount of storm water entering a disturbed area or trap sediment prior to stormwater leaving the site. Control methods include straw wattles to be installed at the downhill limit of work. These E&S controls will minimize sediment migration downslope of the construction area.

E&S controls will be maintained weekly and after significant rain events throughout the duration of the construction, including the removal of accumulated sediment once accumulation reaches half the height of the wattle. All E&S controls will remain in place until the site is stabilized. Please see attached site plan for schematic details of E&S controls. The applicant will be responsible for inspecting and maintaining E&S controls and will keep a log of inspections and maintenance.

### **2.2 MITIGATION FOR ALTERATIONS**

The project proposes impacts to wetland resources within the area in the form filling existing wetland within the resource area. To build the structure the applicant will need to fill 202 square feet of wetland. As mitigation for this encroachment the applicant proposes the creation of a wetland replication area which will total 545 square feet, a ratio of approximately 2.7:1. Please see attached Wetland Replication and Mitigation Plan, Goddard Consulting LLC, 10/16/2024.

### **2.3 CONSTRUCTION SEQUENCE**

The sequence of construction activities will be as follows:

1. Install erosion control, call for inspection.
2. Place stone at the construction entrance.
3. Clear vegetation.
4. Install wall, foundation and utilities
5. Construct wetland replication area.
6. Grade site to proposed grade.
7. After plantings, loam and seed.
8. Call for inspection.

**3.0 REGULATORY COMPLIANCE WITH MA WETLANDS PROTECTION ACT**

**3.1 BORDERING VEGETATED WETLANDS**

§10.55	Bordering Vegetated Wetlands (BVW)	
	Performance Standard	Compliance
	<p><i>(a) Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.</i></p>	<p>The proposed wetland impacts for the purposes of the construction of a single-family house measure approximately 202 sf. Wetland replication totaling 545 sf is proposed. This will result in the net gain of 343 sf of BVW on-site. This is greater than a 2:1 ratio.</p>
10.55 (4)	<p><i>(b) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost</i></p> <ol style="list-style-type: none"> <li><i>1. the surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area");</i></li> <li><i>2. the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area;</i></li> <li><i>3. The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area;</i></li> <li><i>4. the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area;</i></li> <li><i>5. the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area;</i></li> <li><i>6. at least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to</i></li> </ol>	<ol style="list-style-type: none"> <li>1. The replacement area exceeds the area that will be lost by a factor of approximately 2.7.</li> <li>2. The elevations of the replacement area are within approximately 2 feet of the lost area.</li> <li>3. The configuration of the replacement area is similar to that of the lost area and is situated in close proximity to the lost area.</li> <li>4. The replacement area will meet the grades of the surrounding unimpacted wetland and will have an unrestricted hydraulic connection with the BVW system.</li> <li>5. The replacement area is located within close proximity to the impacted area within the same reach of the BVW.</li> <li>6. As outlined in the <i>Wetland Replication and Mitigation Plan</i>, prepared by Goddard Consulting LLC, at least 75% of the surface of the replacement area will be vegetated with indigenous wetland plant species within 2 growing seasons. If this criteria is not achieved, the Applicant will submit a plan to the Commission detailing how this goal will be met.</li> <li>7. No other resource areas jurisdictional under the MA WPA are present on site.</li> </ol>

	<p><i>prevent erosion in accordance with standard U.S. Soil Conservation Service methods;</i></p> <p><i>and 7. the replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00. In the exercise of this discretion, the issuing authority shall consider the magnitude of the alteration and the significance of the project site to the interests identified in M.G.L. c. 131, § 40, the extent to which adverse impacts can be avoided, the extent to which adverse impacts are minimized, and the extent to which mitigation measures, including replication or restoration, are provided to contribute to the protection of the interests identified in M.G.L. c. 131, § 40.</i></p>	
	<p><i>(c) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when;</i></p> <ol style="list-style-type: none"> <li><i>1. said portion has a surface area less than 500 square feet;</i></li> <li><i>2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and</i></li> <li><i>3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.</i></li> </ol>	<p>Wetland impact is less than 500 square feet but does not extend in a distinct linear configuration. Not applicable.</p>
	<p><i>(d) Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.</i></p>	<p>This site contains no Estimated or Priority Habitat of rare species.</p>
	<p><i>(e) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern [...]</i></p>	<p>There are no mapped Areas of Critical Environmental Concern (ACECs) according to MassGIS data layers.</p>

### 3.2 BUFFER ZONE (100-FOOT)

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

## 4.0 REGULATORY COMPLIANCE WITH FRANKLIN'S WETLANDS PROTECTION BYLAW

### 4.1 FUNCTIONS AND CHARACTERISTICS STATEMENT

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

1. **Public Water Supplies** – The nearest public well (GP WELL #8) is over 6000 feet away from proposed construction activities, and over 2,000 feet from the nearest Zone II (primary aquifer recharge area).

2. **Private Water Supplies** – Goddard could not find any documented private wells within 1000 feet of the site as per DEP Well Drilling Database.

3. **Groundwater** – Due to there not being a septic tank installed, no test pits had been taken to observe the depth of ground water. No stormwater system being installed because the project is not subject to the MA Stormwater Standards.

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

5. **Erosion and Sedimentation** – Erosion and sedimentation controls including straw wattles will be in place and maintained in good condition throughout construction activities.

6. **Storm Damage Prevention** – To limit storm damage this project will be creating an additional 545 square feet of wetland to store stormwater and aid in attenuation of peak flow rates.

7. **Water Quality** – During construction, protection of water quality will be achieved by erosion control features as described in the site plan. The added wetland area from the replication will also provide a benefit to the capacity of the wetland on site to provide filtration of water.

8. **Water Pollution Control** – During construction, erosion and sediment controls as described above will minimize any potential water pollution. No biological pollution (e.g. bacteria or viruses) is expected to occur as a result of construction activities or post-construction use of the site.

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

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

11. **Wildlife Habitat** – According to MassWildlife's BioMap, the work area is not considered either Core Habitat (areas that are critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems) or Critical Natural Landscape (large landscape blocks that are minimally impacted by development and buffers to core habitats and coastal areas).

12. **Rare Species Habitat (including rare plant species)** – No rare species are mapped on the project site. The nearest Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species is approximately 900ft from the site. There are no mapped potential or certified vernal pools onsite or on any abutting parcels. No other rare animal or plan species have been identified on the site.

13. **Agriculture** – The project site is not located in proximity to any agricultural operations. In addition, the soil unit mapped on site (Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony - 312B) is considered not prime farmland by the NRCS Soil Survey.

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

15. **Recreation** – Neither active nor passive recreational uses will be impacted by construction activities or post-construction conditions on the site. The work area does not contain any playing fields, walking paths, swimming areas, or other recreational areas. The land is private property and is not accessible to the public for recreation.

## 5.0 CONCLUSION

In summary, Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests protected by the Town of Franklin's Wetlands Protection Bylaw. The proposed project meets all regulatory compliance standards identified therein and has proposed mitigation for its impacts. Goddard Consulting respectfully requests that the Franklin Conservation Commission issue an Order of Conditions approving the proposed project.

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

Sincerely,  
**Goddard Consulting LLC**



**Chris Frattaroli**  
*Wetland Scientist*



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

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



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

**A. General Information**

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

1 Paddock Lane Franklin 02038  
 a. Street Address b. City/Town c. Zip Code  
 Latitude and Longitude: 42.128 -71.441  
 d. Latitude e. Longitude  
 Map 211 Lot 118  
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Nabih Younis  
 a. First Name b. Last Name  
 c. Organization  
 1 Paddock Lane  
 d. Street Address  
 Franklin MA 02038  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number j. Email Address  
 yes4solar@aol.com

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

(Same as applicant)  
 a. First Name b. Last Name  
 c. Organization  
 d. Street Address  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Mitch Maslanka  
 a. First Name b. Last Name  
 Goddard Consulting, LLC  
 c. Company  
 291 Main Street, Suite #8  
 d. Street Address  
 Northborough MA 01532  
 e. City/Town f. State g. Zip Code  
 508-393-3784 mitch@goddardconsultingllc.com  
 h. Phone Number i. Fax Number j. Email address

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

\$500 (+\$200 bylaw) \$237.50 \$262.50 (+\$200 bylaw)  
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**A. General Information (continued)**

6. General Project Description:

Construction of a single family home, driveway, utilities and appurtenances, with fill and replication of Bordering Vegetated Wetland.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

38214

c. Book

b. Certificate # (if registered land)

536

d. Page Number

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

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

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	202 1. square feet	545 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

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

- f.  Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland
  2. Width of Riverfront Area (check one):
    - 25 ft. - Designated Densely Developed Areas only
    - 100 ft. - New agricultural projects only
    - 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No
6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

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

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



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

Provided by MassDEP:

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

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

Franklin  
 City/Town

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

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

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

<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. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
	_____ a. number of new stream crossings	_____ b. number of replacement stream crossings



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**C. Other Applicable Standards and Requirements**

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

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

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

- a.  Yes  No

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

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

August 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review\*

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.



**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

**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).



**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

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

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

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

**D. Additional Information**

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

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

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

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



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**D. Additional Information (cont'd)**

- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

**E. Fees**

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

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

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
and the Franklin Wetlands Protection Bylaw

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.

Signed by:

1. Signature of Applicant

Nabih Younis

10/16/2024

2. Date

Same as applicant

3. Signature of Property Owner (if different)

4. Date

10/16/2024

Signed by:

5. Signature of Representative (if any)

Chris Frattaroli, Goddard Consulting LLC

6. Date

**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

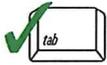
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



**A. Applicant Information**

1. Location of Project:

1 Paddock Lane Franklin  
 a. Street Address b. City/Town  
 263 237.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Nabih Younis  
 a. First Name b. Last Name  
 c. Organization  
 1 Paddock Lane  
 d. Mailing Address  
 Franklin MA 02038  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number yes4solar@aol.com  
 j. Email Address

3. Property Owner (if different):

(Same as applicant)  
 a. First Name b. Last Name  
 c. Organization  
 d. Mailing Address  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number j. Email Address

**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 2a: Single Family House	1	1	\$500
Bylaw: New Single Family Home	1	1	\$200

**Step 5/Total Project Fee:** \$500 (+\$200 bylaw)

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$500 (+\$200 bylaw)</u>
State share of filing Fee:	<u>\$237.50</u>
City/Town share of filing Fee:	<u>\$262.50 (+\$200 bylaw)</u>
	<u>c. 1/2 Total Fee plus \$12.50</u>

**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.)

**GODDARD CONSULTING LLC**  
291 MAIN ST. SUITE 8  
NORTHBOROUGH, MA 01532-1648

53-7052/2113 263

DATE 10/6/24

PAY TO THE ORDER OF Commonwealth of MA \$ 237.50

Two hundred thirty seven and 50/100 DOLLARS

 **Avidia Bank**

MEMO State Share NOI Fee  MP

⑆ 211370529⑆ 40991846⑆ 0263

**GODDARD CONSULTING LLC**  
291 MAIN ST. SUITE 8  
NORTHBOROUGH, MA 01532-1648

53-7052/2113 245

DATE 10/16/2024

PAY TO THE ORDER OF Town / City of Franklin \$ 262.50

Two hundred sixty two and 50/100 DOLLARS

 **Avidia Bank**

MEMO Town Share NOI Fee  MP

⑆ 211370529⑆ 40991846⑆ 0245

**GODDARD CONSULTING LLC**  
291 MAIN ST. SUITE 8  
NORTHBOROUGH, MA 01532-1648

53-7052/2113 248

DATE 10/16/2024

PAY TO THE ORDER OF Town / City of Franklin \$ 200.00

Two hundred and 00/100 DOLLARS

 **Avidia Bank**

MEMO Bylaw NOI Fee  MP

⑆ 211370529⑆ 40991846⑆ 0248

AFFIDAVIT OF SERVICE

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

I, Jessica Smith hereby certify under the pains and penalties of perjury that on November 25, 2024 I gave notification to abutters in Compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dating April 8, 1994 in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by Nabih Younis with the Franklin Conservation Commission on November 25, 2024 for property located at 1 Paddock Lane (Map 211, Parcel 118) in Franklin, MA for the construction of a single-family home, driveway, utilities and appurtenances within a Bordering Vegetated Wetland and its Buffer Zone, with associated wetland replication.

The form of the notification, and the list of abutters to whom it was given, and their addresses, are attached to this Affidavit of Service.

  
(Name)

11/25/24  
(Date)

**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:

Nabih Younis has filed a Notice of Intent with the Franklin Conservation Commission for the construction of a single-family home, driveway, utilities and appurtenances within a Bordering Vegetated Wetland and its Buffer Zone, with associated wetland replication on 1 Paddock Lane, 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 Goddard Consulting, LLC. - (508) 393 3784

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, December 12th, 2024, at 7:00 pm at the Town Council Chambers, located on the Second Floor of the Municipal Building on 355 East Central Street. The meeting is also available 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.



# 300 feet Abutters List Report

Franklin, MA  
September 27, 2024

## Subject Property:

Parcel Number: 211-118-000  
CAMA Number: 211-118-000-000  
Property Address: 1 PADDOCK LN

Mailing Address: YOUNIS NABIH  
38 HAWTHORNE RD  
WAYLAND, MA 01778

---

## Abutters:

Parcel Number: 211-001-000  
CAMA Number: 211-001-000-000  
Property Address: 140 BEECH ST

Mailing Address: HARTY WILLIAM HARTY KAREN  
140 BEECH ST  
FRANKLIN, MA 02038

Parcel Number: 211-001-001  
CAMA Number: 211-001-001-000  
Property Address: 2 JOSEPH CIR

Mailing Address: OLEARY JR STEPHEN OLEARY JORDAN  
2 JOSEPH CIRCLE  
FRANKLIN, MA 02038

Parcel Number: 211-006-000  
CAMA Number: 211-006-000-000  
Property Address: 3 JOSEPH CIR

Mailing Address: DICKINSON CHARLES W DICKENSON  
KERI L  
3 JOSEPH CIR  
FRANKLIN, MA 02038

Parcel Number: 211-007-000  
CAMA Number: 211-007-000-000  
Property Address: 1 JOSEPH CIR

Mailing Address: RIU MICHAEL J CARLUCCI LAURIE A  
1 JOSEPH CIR  
FRANKLIN, MA 02038

Parcel Number: 211-008-000  
CAMA Number: 211-008-000-000  
Property Address: 150 BEECH ST

Mailing Address: SALEK CLEMENT  
150 BEECH ST  
FRANKLIN, MA 02038

Parcel Number: 211-009-000  
CAMA Number: 211-009-000-000  
Property Address: 152 BEECH ST

Mailing Address: QUINBY DEAN B QUINBY ELIZABETH R  
152 BEECH ST  
FRANKLIN, MA 02038

Parcel Number: 211-010-000  
CAMA Number: 211-010-000-000  
Property Address: BEECH ST

Mailing Address: DEVINE WILLIAM  
152 A BEECH ST  
FRANKLIN, MA 02038

Parcel Number: 211-011-000  
CAMA Number: 211-011-000-000  
Property Address: 154 BEECH ST

Mailing Address: QUINN ROBERT QUINN DONNA  
154 BEECH ST  
FRANKLIN, MA 02038

Parcel Number: 211-012-000  
CAMA Number: 211-012-000-000  
Property Address: 160 BEECH ST

Mailing Address: DIGIACOMO STEPHEN DIGIACOMO  
BLANCA  
160 BEECH ST  
FRANKLIN, MA 02038

Parcel Number: 211-013-000  
CAMA Number: 211-013-000-000  
Property Address: 166 BEECH ST

Mailing Address: PAGE MATTHEW J & KRISTEN M  
42 CYPRESS ST  
MEDFIELD, MA 02052



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/27/2024

Page 1 of 3



# 300 feet Abutters List Report

Franklin, MA  
September 27, 2024

Parcel Number: 211-014-000 CAMA Number: 211-014-000-000 Property Address: BEECH ST	Mailing Address: FITZGERALD DAVID S & SARA D B TRS DAVID & SARA FITZGERALD TRUST 9 LAUREL AVENUE NORTHBORO, MA 01532
Parcel Number: 211-015-000 CAMA Number: 211-015-000-000 Property Address: 171 BEECH ST	Mailing Address: SABELLA SYAM K SABELLA SANDHYA R 171 BEECH ST FRANKLIN, MA 02038
Parcel Number: 211-016-000 CAMA Number: 211-016-000-000 Property Address: PADDOCK LN	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 211-017-000 CAMA Number: 211-017-000-000 Property Address: 58 PALOMINO DR	Mailing Address: HOWARD EDDA V 58 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-018-000 CAMA Number: 211-018-000-000 Property Address: 62 PALOMINO DR	Mailing Address: SAXENA AKHIL SAXENA NIDHI 62 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-019-000 CAMA Number: 211-019-000-000 Property Address: PALOMINO DR	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 211-088-000 CAMA Number: 211-088-000-000 Property Address: 38 PALOMINO DR	Mailing Address: GILAR MARTIN GILAROVA RENATA 38 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-089-000 CAMA Number: 211-089-000-000 Property Address: 40 PALOMINO DR	Mailing Address: BOKIL MANGESH M JOSHI AMRUTA J 40 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-090-000 CAMA Number: 211-090-000-000 Property Address: 42 PALOMINO DR	Mailing Address: JAMMULA GEETA 42 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-105-000 CAMA Number: 211-105-000-000 Property Address: 52 PALOMINO DR	Mailing Address: TIRUVEEDI VENKAT R TIRUVEEDI KALI 52 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-116-000 CAMA Number: 211-116-000-000 Property Address: 54 PALOMINO DR	Mailing Address: PITKE SAMEER PITKE VANDANA S 54 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-118-000 CAMA Number: 211-118-000-000 Property Address: 1 PADDOCK LN	Mailing Address: YOUNIS NABIH 38 HAWTHORNE RD WAYLAND, MA 01778



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/27/2024

Page 2 of 3



# 300 feet Abutters List Report

Franklin, MA  
September 27, 2024

Parcel Number: 211-119-000 CAMA Number: 211-119-000-000 Property Address: 153 BEECH ST	Mailing Address: GOODELL ROLAND J GOODELL SHERRI L 153 BEECH ST FRANKLIN, MA 02038
Parcel Number: 211-120-000 CAMA Number: 211-120-000-000 Property Address: 149 BEECH ST	Mailing Address: MIGA CHRISTOPHER P MIGA JOANNE 149 BEECH ST FRANKLIN, MA 02038
Parcel Number: 211-121-000 CAMA Number: 211-121-000-000 Property Address: 145 BEECH ST	Mailing Address: BURKETT CHRISTINA M 145 BEECH ST FRANKLIN, MA 02038
Parcel Number: 211-122-000 CAMA Number: 211-122-000-000 Property Address: 141 BEECH ST	Mailing Address: DEVERIX RICHARD DEVERIX BEVERLY 141 BEECH ST FRANKLIN, MA 02038
Parcel Number: 211-123-000 CAMA Number: 211-123-000-000 Property Address: 139 BEECH ST	Mailing Address: ROY LAURIE A 139 BEECH ST FRANKLIN, MA 02038
Parcel Number: 211-127-000 CAMA Number: 211-127-000-000 Property Address: BEECH ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038



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

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/27/2024

Page 3 of 3

March 10, 2022

Nabih Younis  
1 Paddock Lane  
Franklin, MA 02038

Re: Wetland Border Report  
1 Paddock Lane, Franklin

Dear Client:

On March 10, 2022, the wetland resources were delineated on land located at the above referenced site (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 and the local Wetland Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland (BVW) and two enclosed upland islands were delineated on site. The BVW was delineated with series GC 1-50. This wetland is dominant in red maple, highbush blueberry, arrowwood, spicebush, sweet pepperbush, poison ivy, skunk cabbage, and wetland ferns. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC-24. The upland islands were flagged with series U1-5 and UA1-15. These areas contained more than 50% upland vegetation dominant in oak and white pine.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife and has no mapped vernal pools. The site is not located in an ACEC, within 200-ft of a mapped river or within a FEMA flood zone.

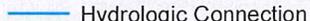
The Local Wetland Protection Bylaw and the MA Wetlands Protection Act take jurisdiction over BVW resources. In addition, these resource areas have a jurisdictional 100-foot Buffer Zone. Any work within the resource areas and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission.

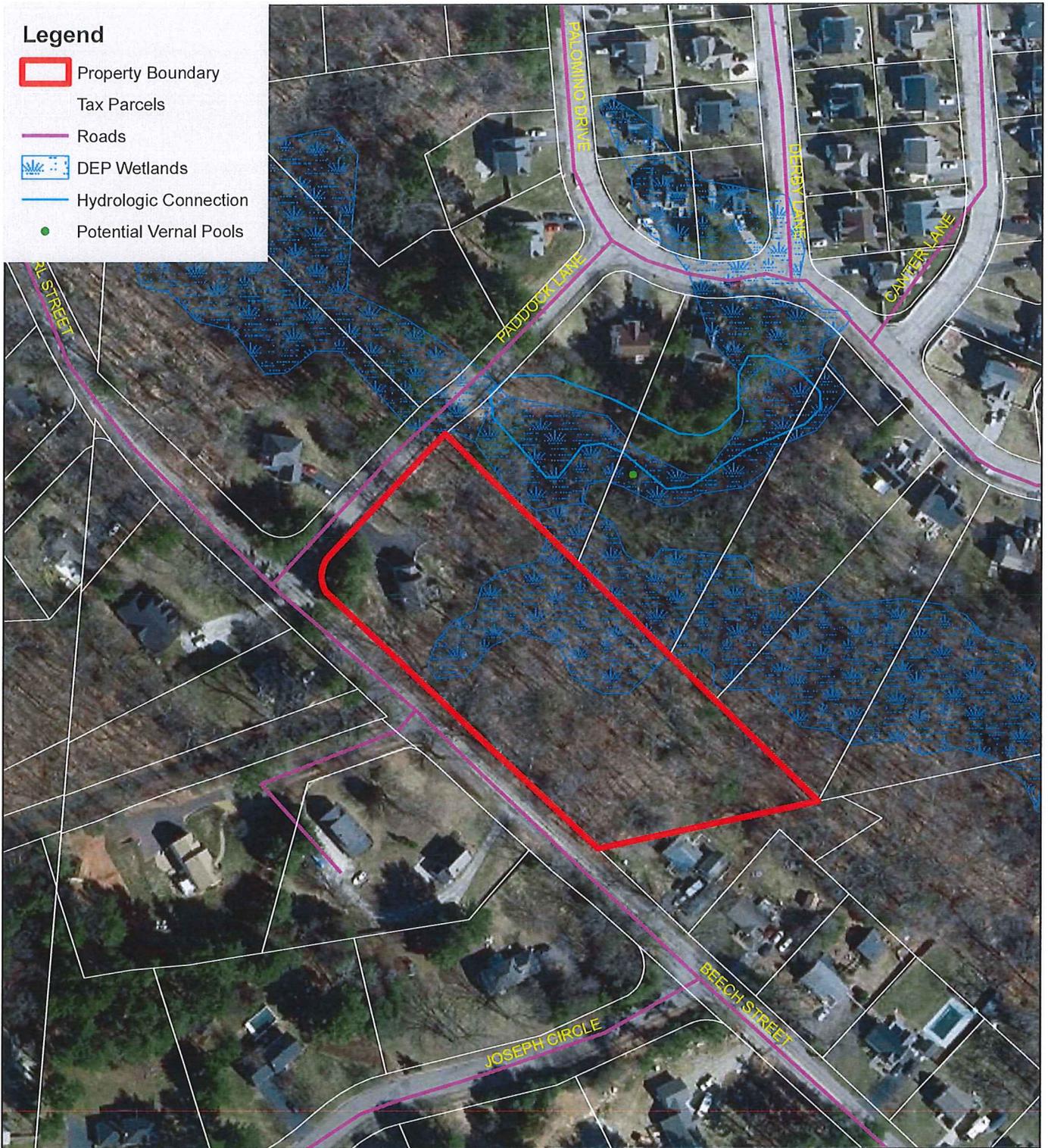
Goddard Consulting, LLC.



Nicole Hayes, PWS  
Senior Wetland Scientist

### Legend

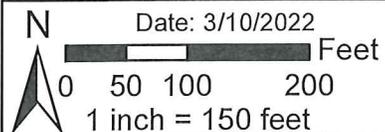
-  Property Boundary
-  Tax Parcels
-  Roads
-  DEP Wetlands
-  Hydrologic Connection
-  Potential Vernal Pools



## Orthophoto of the Locus Site

1 Paddock Lane - Franklin, MA

(Map: 211, Parcel: 118)



Date: 3/10/2022

Feet

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

**GODDARD CONSULTING**  
Strategic Wetland Permitting LLC



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

Applicant: **Younis**

DEP File #:

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)

Project location: **1 Paddock lane, Franklin**

Prepared by: **Goddard Consulting LLC**

Section I. Vegetation		Observation Plot Number: <b>GC-24</b>	Transect Number: <b>Upgradient</b>	Date of Delineation: <b>10-Mar-22</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Shagbark hickory	<i>Carya ovata</i>	20%	29.0%	Yes	FACU
Red Maple	<i>Acer rubrum</i>	10%	14.5%	No	FAC*
Red Oak	<i>Quercus rubra</i>	36%	52.2%	Yes	FACU
Northern white oak	<i>Quercus alba</i>	3%	4.3%	No	FACU
<u>Sapling Layer</u>					
Shagbark hickory	<i>Carya ovata</i>	10%	100.0%	Yes	FACU
<u>Shrub Layer</u>					
Witch hazel	<i>Hamamelis virginiana</i>	36%	78.3%	Yes	FACU
Black birch	<i>Betula lenta</i>	10%	21.7%	Yes	FACU
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	10%	100.0%	Yes	FACW*

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Description:

Morphological Adaptations: 0

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 1

Number of dominant non-wetland indicator plants: 5

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989  
 map number: \_\_\_\_\_

soil type mapped: Woodbridge  
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey?  yes  no  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	0-8	10YR2/2	
B	8-20	10YR5/4	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other:

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- 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 for Upgradient of GC-24**

	<u>yes</u>	<u>no</u>
Number of wetland indicator plants >= number of non-wetland plants	X	X
Wetland hydrology present: hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

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

DEP File #: \_\_\_\_\_

Project location: 1 Paddock lane, Franklin

Prepared by: Goddard Consulting LLC

Transsect Number: Downgradient Date of Delineation: 10-Mar-22

Observation Plot Number: GC-24

Applicant: Younis

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)

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Red Maple	<i>Acer rubrum</i>	63%	100.0%	Yes	FAC*
<u>Shrub Layer</u>					
Red Maple	<i>Acer rubrum</i>	10%	100.0%	Yes	FAC*
<u>Strub Layer</u>					
Elderberry	<i>Sambucus nigra</i>	20%	87.0%	Yes	FACW*
Highbush blueberry	<i>Vaccinium corymbosum</i>	3%	13.0%	No	FACW*
<u>Climbing Woody Vine</u>					
Eastern poison ivy	<i>Toxicodendron radicans</i>	20%	100.0%	Yes	FAC*
<u>Ground Cover</u>					
Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	20%	50.0%	Yes	FACW*
skunk cabbage	<i>Symplocarpus foetidus</i>	20%	50.0%	Yes	OBL*

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Description:

Morphological Adaptations: 0

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 6

Number of dominant non-wetland indicator plants: 0

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

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_  
 soil type mapped: Woodbridge  
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey?  yes  no  
 Remarks: \_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-10	10YR2/1	
C	10-20	10YR6/1	
_____	_____	_____	_____
_____	_____	_____	_____

Remarks: \_\_\_\_\_

3. Other:

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BW: \_\_\_\_\_
- Oxidized rhizospheres: within 6 inches
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: \_\_\_\_\_

**Vegetation and Hydrology Conclusion for Downgradient of GC-24**

	<u>yes</u>	<u>no</u>
Number of wetland indicator plants >= number of non-wetland plants	X	

**Wetland hydrology present:**

hydric soils present

other indicators of hydrology present

**Sample location is in a BW**

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

## 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   X    
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



## 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.

Signed by:  


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

10/16/2024

\_\_\_\_\_  
Date

## Town of Franklin Conservation Commission

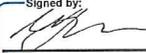
### APPLICATION PROCESS SIGNATURE FORM

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

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

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

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

Signed by:  


59FACB24BA6C4A2

Signature of Property Owner

10/16/2024

Date



November 25, 2024

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

Re: Variance Request  
1 Paddock Lane, Franklin MA

Dear Franklin Conservation Commission,

Goddard Consulting, LLC, (Goddard) is pleased to submit this revised variance request on behalf of Nabih Younis (the Applicant) in regard to the Notice of Intent (NOI) filed for 1 Paddock Lane.

This report is a supplement to the Notice of Intent application submitted concurrently as required by the Franklin Wetlands Protection Bylaw. Site constraints and the lack of upland space on the lot make it difficult to relocate or scale back the proposed construction of a single-family home and driveway.

As noted in this Notice of Intent submittal, the proposed project requires alteration to existing Bordering Vegetated Wetlands (BVWs) and jurisdictional buffer zones. As outlined in the Resource Area Impact Summary Form, total impacts are as follows:

- Wetland: 202 sf
- 0-25' Buffer Zone: 4,275 sf
- 25-50' Buffer Zone: 5,289 sf
- 50-100' Buffer Zone: 3,501 sf
- Total Buffer Zone Impact: 13,330 sf

The applicant requests a variance from the following sections of the Franklin Wetlands Protection Bylaw:

- **Section 4.2.1. – 0-25' Buffer Zone Regulations**
  - The project proposes impacts to the 0-25' Buffer Zone totaling approximately 4275 square feet. This impact is comprised primarily of clearing and grading for a retaining wall.
- **Section 4.3.1. – 25-50' Buffer Zone Regulations**
  - The project proposes impacts to the 25-50' Buffer Zone totaling approximately 5289 square feet. This impact is comprised primarily of the construction of the home, garage, and driveway and a deck.
- **Section 4.4.1. – 50-100' Buffer Zone Regulations**
  - The project proposes impacts to the 50-100' Buffer Zone totaling approximately 3501 square feet. This impact is comprised primarily of paving, along with some ancillary grading.
- **Section 7.14.1 – Replication Plan and Protocol**
  - The project proposes impacts to Bordering Vegetated Wetlands and associated wetland replication at a ratio of approximately 2.7:1.

In all, Goddard believes that impacts to wetland resource areas and buffer zones have been avoided, minimized, and mitigated for, to the greatest extent practicable. Revisions have been made to scale back the impacts proposed by the project and provide increased mitigating efforts.

As mitigation for the above-mentioned impacts to BVW, the applicant proposes wetland replication across the site. See *Wetland Replication & Mitigation Plan*, prepared by Goddard Consulting LLC, dated 11/25/2024 for detailed information regarding these mitigation efforts.

Site Plan Base Layer: Fill & Replication Areas Plan of Land in Franklin, MA,  
prepared by Colonial Engineering, Inc., dated October 16, 2024

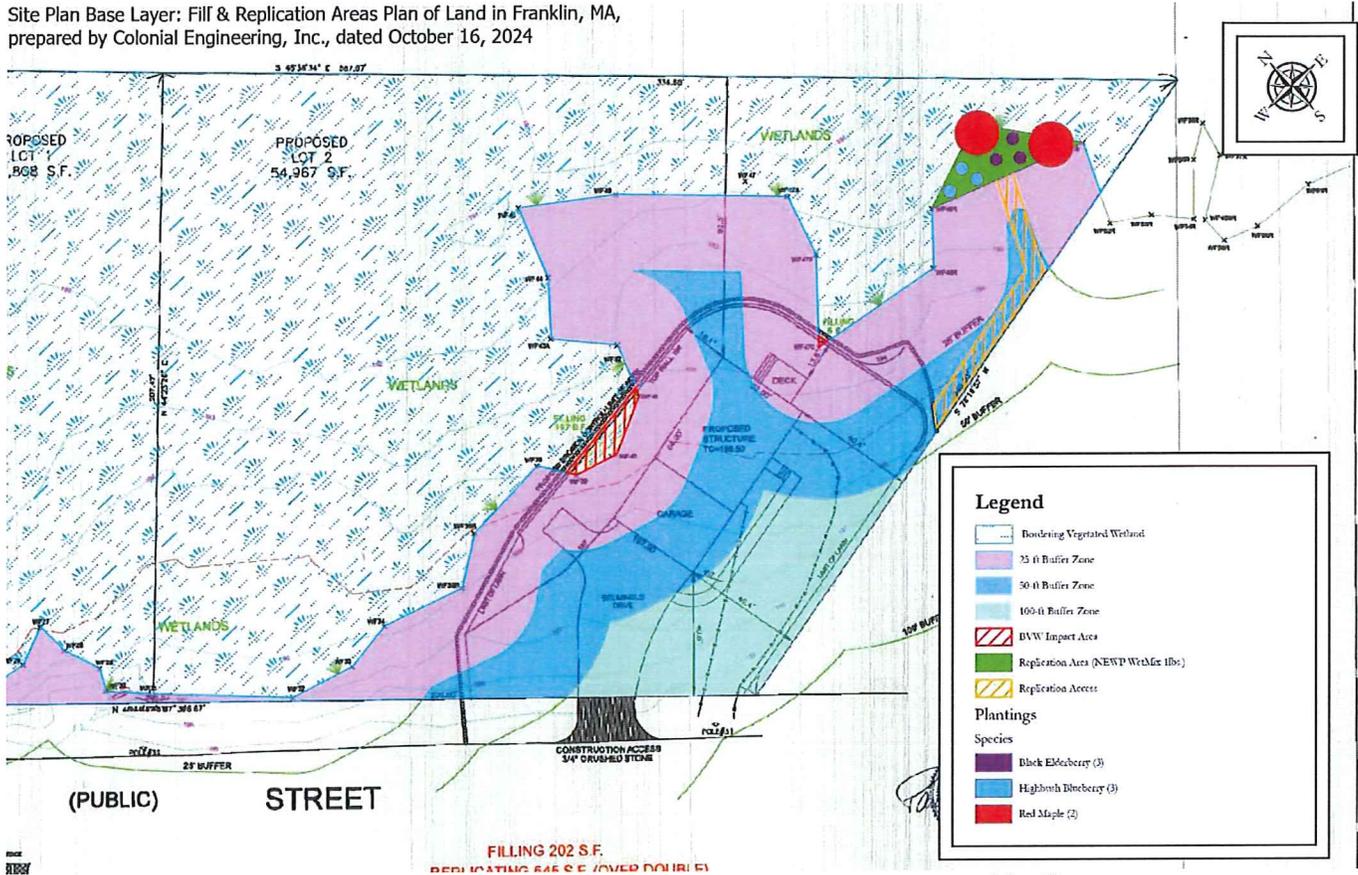


Figure 1: Visual depiction of project impacts to resource areas and buffer zones.

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

Summary of Alternatives			
Alternative option	Impact to wetland resources and buffer zone	Mitigation	Cost
<i>Alternative 1:</i> No change to existing conditions	No impacts to buffer zone or wetland resources.	None. Project would not include wetland replication management as proposed.	No cost, but applicant is unable to develop land as needed.
<i>Alternative 2:</i> Scale back proposed construction and driveway area to avoid BVW entirely	Impacts to buffer zone as described. No wetland replication.	Project would provide significantly scaled-back mitigation.	Similar cost as current proposal, but applicant is unable to develop land to extent needed.
<i>Alternative 3:</i> Current proposal	Impacts to buffer zone and BVW onsite as described.	Project provides approx. 545 sf of wetland replication, improving habitat value of the wetland resource and surrounding area and increasing total BVW square footage on site.	Current design is most costly but meets the needs of the applicant.

In summary, the proposed project provides an opportunity to enhance the wildlife habitat value of the vegetated buffers and provide wetland replication. Based on the above analysis, Goddard believes that adverse impacts to wetland resources and buffer zones have been avoided to the greatest extent practicable, and respectfully requests that the Commission approve this request for variance.

Sincerely,  
Goddard Consulting, LLC



Chris Frattaroli  
Wetland Scientist

**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)	202 sf	545 sf
Bank (LF)		
Land Under Water Bodies (SF)		
Isolated Wetland (SF)		
Vernal Pool (SF)		
Buffer Zone (SF)	13,330 sf	
Riverfront (SF)		
100-Year Floodplain (CF)		
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		



**GODDARD  
CONSULTING**  
Strategic Ecological Consulting

# Wetland Replication and Mitigation Plan

for  
1 Paddock Lane  
Franklin, MA

**DATE:**

November 25, 2024

**PURPOSE:**

CONSTRUCTION DOCUMENT

**PREPARED FOR:**

Nabih Younis  
1 Paddock Lane  
Franklin, MA 02038

**PREPARED BY:**

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

#### **A. Location:**

The proposed wetland replication area is located on the northeastern side of the site to the north of the proposed single-family home. The Wetland Replication Area is an area of  $\pm$  545 s.f.

#### **B. General Installation Procedures:**

**Supervision:** All work within the replication area shall be supervised by a qualified wetland scientist. Wetland scientist shall submit qualification for approval by the Conservation Commission prior to the commencement of work that requires supervision. The supervisor shall submit monitoring reports to the Conservation Commission as described below. Reports shall contain details of all work performed and photographs of completed conditions.

**Timing:** Work shall take place ideally when the altered wetlands are completely dry. The construction and installation of the replication area should be accomplished during the spring or fall growing seasons (between April 16 and May 31 or between September 16 and October 30). Planting during these periods is highly recommended. The replication area grading is advised not commence unless the contractor can guarantee completion of the work within the replication area within the same season.

##### **Step 1: Stake Limits of Work, confirm wetland flags in place & install ECB**

Stake out limits of work for replication areas and confirm wetland flags are in place on site. Erosion control barriers shall then be installed in the form of straw wattles (or similar invasive-free barrier) placed at the limit of work for the replication area. These will remain in place and be maintained until the areas are completely stabilized and then may be removed after approval of the Conservation Commission. Wetland scientists shall have authority to require additional erosion control measures if deemed necessary.

##### **Step 2: Remove trees and vegetation**

Save woody debris specimens stockpile for reuse, clear and remove all remaining vegetation within the replication areas and the BVW alteration areas in preparation for excavation and grading. Access to the replication area will be laid out to avoid the destruction of vegetation to the greatest extent possible.

##### **Step 3: Excavation of BVW Alteration Areas**

Pull all invasive plants and shrubs prior to transporting soils. Excavate BVW alteration area and transport organic-rich topsoils to the wetland replication area for reuse.

##### **Step 4: Excavation of new BVW Replication Area**

An excavator or backhoe shall remove existing soils up to the edge of the staked BVW replication area boundary. Excavation will continue until redoximorphic features are reached in the soil profile. Once redoximorphic features are reached, excavation will cease. Subsoil of the C-horizon shall be loosened prior to Step 5 to ensure soils aren't compacted prior to topsoil placement. Care will be taken to remove any invasive roots and plants within the area to ensure soils used in the replication area are uncontaminated.

**Step 5: Final Grading of Replication Area**

The target finished elevation of the replication area is anticipated to be approximately 191.8ft. Upon removal of existing soils down to the proper depth (as determined by the wetland scientist based on the presence of redoximorphic features in the soil profile), 6-12" of organic rich topsoil will be spread throughout the replication area. Soil excavated from the BVW impact area may be reused for this purpose. If necessary, supplemental material to be added to the replication area shall consist of a 50:50 mix of loam and organic material with an organic content between 12 and 20%. This material shall be placed within the replication area to a total depth 6-12" and even with the surrounding proposed elevation on design plan, to be determined by the supervising wetland scientist. Final grade shall be confirmed to be proper by the wetland scientist prior to plantings. Placement of soil shall be such that no equipment drives over, or compacts placed soils. Final grading will result in microtopographic relief of pits and mounds. Topography will create areas that pool and flood during heavy rain events and see water near the surface during the wet seasons. Slopes around the replication area shall be graded to less than 2H:1V where practical and shall have erosion control mats installed as necessary. The wetland scientist onsite has authority to adjust grade based on field observations during construction.

**Step 6: Place woody debris and boulders**

Woody debris and boulders if available shall be randomly placed throughout the replication area to provide cover for wildlife.

**Step 7: Planting**

Precise siting of plants may be determined by the wetland scientist in the field prior to installation. All plantings shall be distributed throughout the area according to the planting plan; trees spaced at 10-15' on center; shrubs spaced at 6-10' on center. All plantings will be removed from burlap sacks, wire cages and plastic containers prior to planting. Each plant will have its roots loosened prior to planting to encourage root growth away from the planting bulb. Leaf litter shall be spread throughout area if available. Wetland seed mix shall be scattered evenly by hand throughout the replication area. The erosion control barrier shall remain in place until the disturbed soils have been stabilized.

**Step 8: Erosion Controls Removal**

Once the replication area is stable, a request shall be submitted to the Conservation Commission's Agent to remove the erosion controls around wetland replication area. Upon approval of stabilization, erosion controls shall be removed promptly and any significant disturbance seeded with a wetland seed mix as specified above.

**Step 9: Replication Monitoring**

a. **Seasonal monitoring reports** shall be prepared for the replication area by a qualified wetland scientist for a period of 3 additional years after installation or every year until a COC is issued by the Franklin Conservation Commission. This monitoring program will consist of early summer and early fall inspections and will include photographs and details about the vitality of the replication area. Monitoring reports shall be submitted to the Commission by November 15th of each year. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the replication area with respect to stability, soil characteristics (i.e. horizons, depths, texture, percent gravel and rock, organic matter, Munsell hue, value and chroma, consistence and evidence of hydrologic influence), survival of vegetation and plant mortality, aerial extent and distribution, species diversity and

vertical stratification (i.e. herb, shrub and tree layers). Invasive species will be documented if present, monitored and removed.

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

### C. Planting List:

#### Proposed Plantings for Replication Area (545 s.f.)

Common Name	Scientific Name	Number	Minimum Size
<b>Trees (n= 3)*</b>			
Red Maple (FAC)	<i>Acer rubrum</i>	2	3'
<b>Shrubs (n=7)*</b>			
Black Elderberry (FACW)	<i>Sambucus nigra</i>	3	1-2 gal. pot
Highbush Blueberry (FACW)	<i>Vaccinium corymbosum</i>	3	1-2 gal. pot
<b>Seed Mix- New England Wetland Plants WetMix</b>			1 lbs.

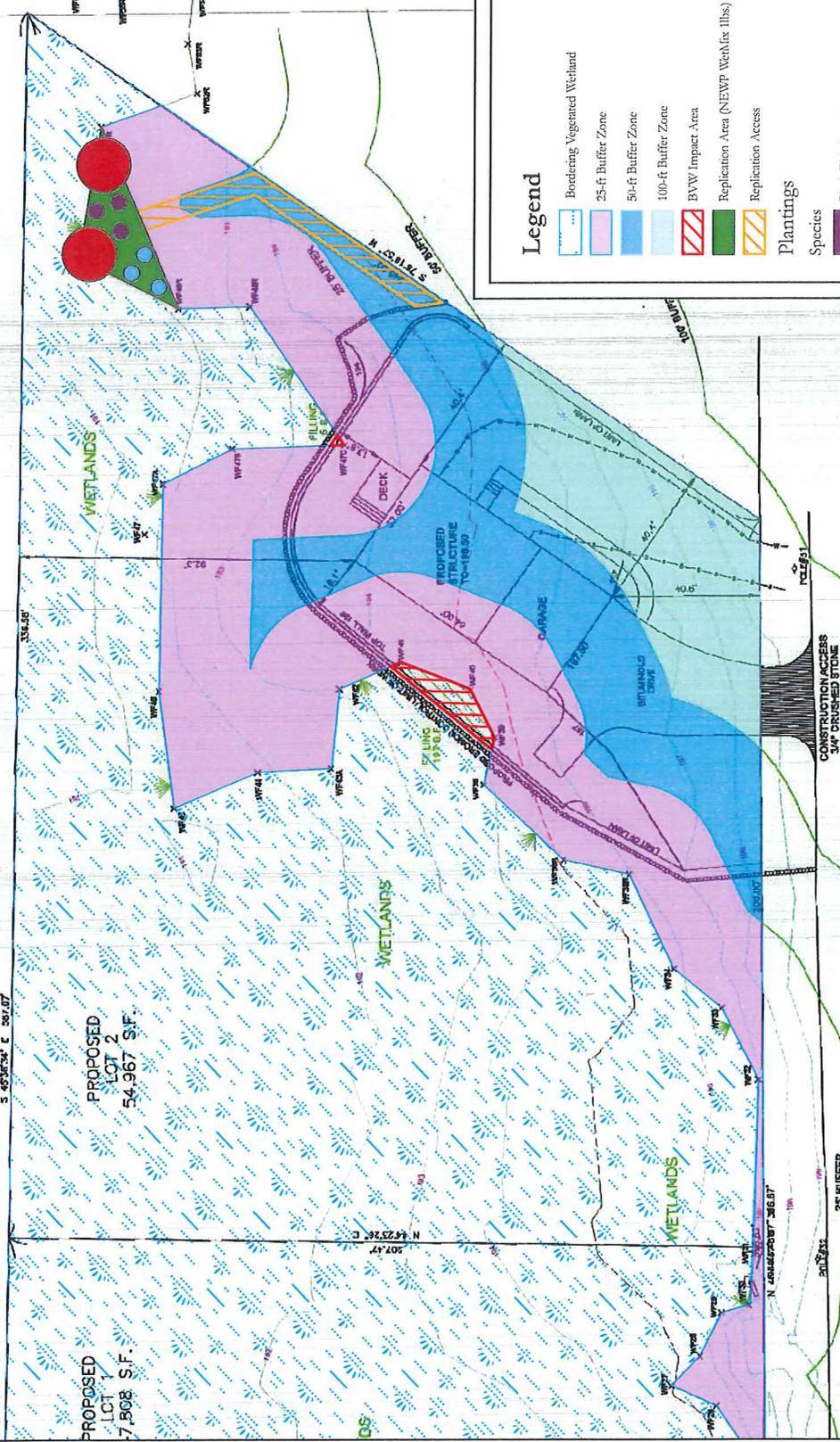
\*Planting species and seed mixes may be substituted with similar native species with the same wetland indicator status if certain species are unavailable.

#### Proposed Plantings for Replication Access Restoration (400-500 s.f anticipated)

Common Name	Scientific Name	Number	Minimum Size
<b>Trees*</b>			
Red Oak (FACU)	<i>Quercus rubra</i>	2	3'
<b>Shrubs*</b>			
Witch-hazel (FACU)	<i>Hamamelis virginiana</i>	4	1-2 gal. pot
<b>Seed Mix- New England Wetland Plants Conservation/Wildlife Mix</b>			2 lbs.

\*Planting species and seed mixes may be substituted with similar native species with the same wetland indicator status if certain species are unavailable. Planting quantities shall be increased if square footage of access route increases beyond the anticipated 500sf.

Site Plan Base Layer: Fill & Replication Areas Plan of Land in Franklin, MA,  
 prepared by Colonial Engineering, Inc., dated October 16, 2024



**Legend**

- Bordering Vegetated Wetland
- 25-ft Buffer Zone
- 50-ft Buffer Zone
- 100-ft Buffer Zone
- BVW Impact Area
- Replication Area (NEWP Wet.lix ilbs)
- Replication Access

**Plantings**

- Black Elderberry (2)
- Highbush Blueberry (3)
- Red Maple (2)

FILLING 202 S.F.  
 REPLICATING 545 S.F. (OVER DOUBLE)

0 30 60 Feet  
 1" = 60'

71.4405797°W, 42.1278859°N

Parcel ID: 211-118

Replication Planting Plan

1 Paddock Lane  
 Franklin, MA

**GODDARD CONSULTING**  
 Strategic Ecological Consulting

Date: 11/25/2024

(PUBLIC) STREET