



January 30, 2025

Franklin Conservation Commission  
355 East Central St  
Franklin, MA 02038

Re: Interim Update to NOI  
1 Paddock Lane, Franklin MA (DEP File No. 159-1307)

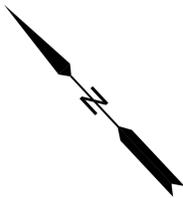
Dear Franklin Conservation Commission:

Goddard Consulting, LLC, (Goddard) is pleased to submit this interim update on behalf of Nabih Younis, (the Applicant), in regard to the Notice of Intent (NOI) filed for 1 Paddock Lane (DEP File No. 159-1307). As the project team waits for peer review comments from BETA, we felt it appropriate to provide this interim update to the Commission. The attached site plan represents changes made to date based on discussion at the Commission's 12/12/2024 public hearing. Notable changes include reducing the overall footprint of work to eliminate the need for wetland fill/replication and relocating the driveway turnaround, in turn shrinking the overall limit of lawn.

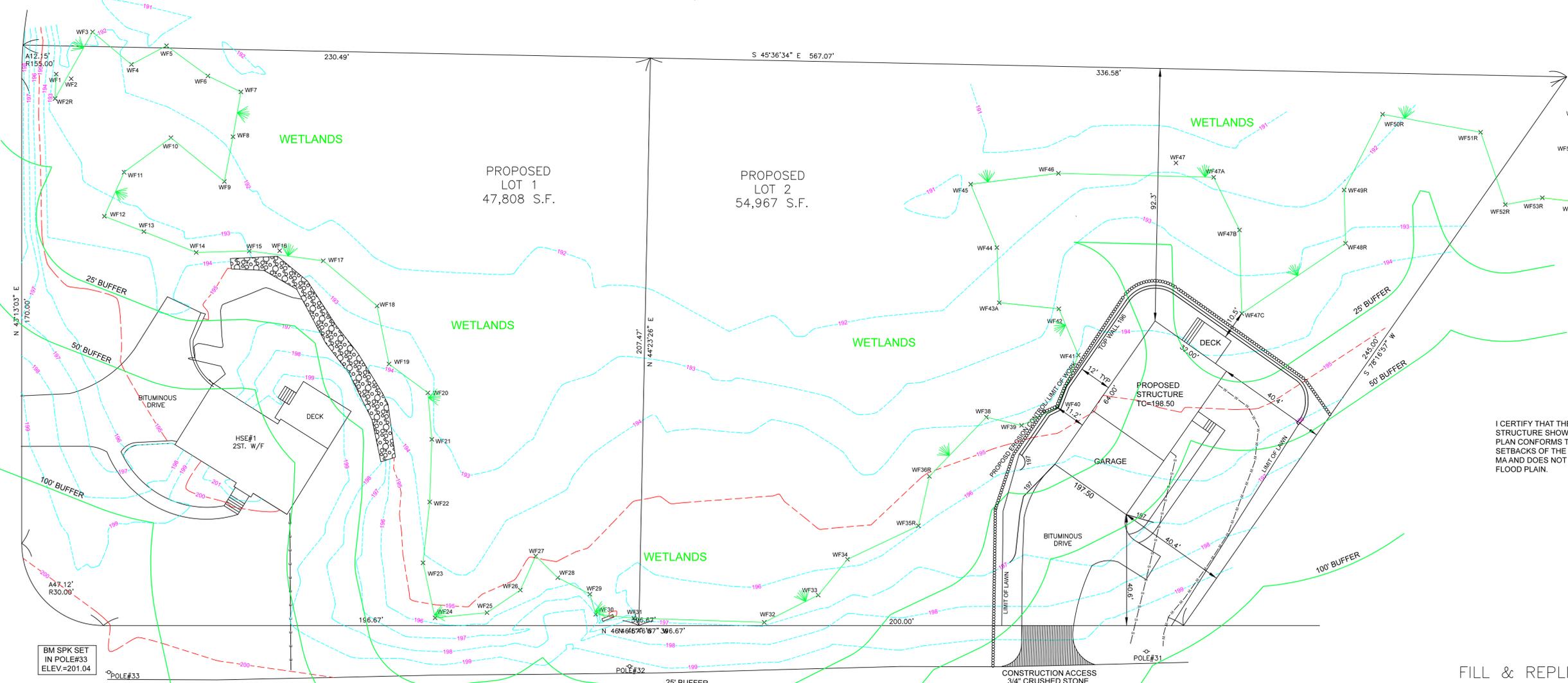
The Applicant intends to finalize these changes, and incorporate recommendations included in BETA's review comments, once received. At that point, a formally updated and stamped site plan will be submitted for the Commission's review.

Sincerely,  
Goddard Consulting, LLC

Chris Frattaroli  
Lead Wetland Scientist



PADDOCK LANE (40' WIDE)



I CERTIFY THAT THE PROPOSED STRUCTURE SHOWN ON THIS PLAN CONFORMS TO THE ZONING SETBACKS OF THE TOWN OF FRANKLIN, MA AND DOES NOT LIE WITHIN THE FLOOD PLAIN.

BEECH (PUBLIC) STREET

FILL & REPLICATION AREAS  
PLAN OF LAND  
IN  
**FRANKLIN, MA.**

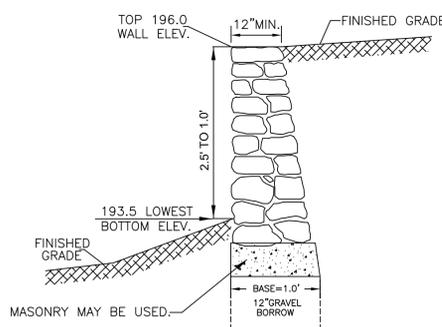
SCALE: 1" = 20' OCT. 16, 2024

OWNER: Nabih Younis  
1 Paddock Lane  
Franklin, Ma. 02038

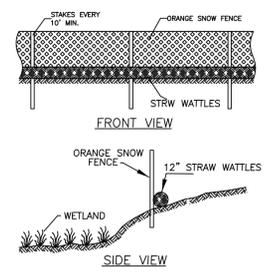
COLONIAL ENGINEERING INC.  
11 AWL STREET MEDWAY, MA.  
508-533-1644



BM SPK SET IN POLE#33  
ELEV.=201.04  
POLE#33



PROPOSED RETAINING WALL  
NOT TO SCALE



STRAW WATTLES WITH SNOW FENCE DETAIL  
NOT TO SCALE

ZONE RR1  
AREA 40,000 S.F.  
FRONTAGE 200'  
DEPTH 200'  
180' DIA. CIRCLE  
SETBACK 40'  
SIDEYARD 40'  
REARYARD 40'  
LOT COVERAGE  
STRUCTURES 20%  
STRUC. & IMPER. 25%  
NOT WITHIN THE W.R. DISTRICT

PROPOSED LOT COVERAGE  
LOT 1 STRUCTURE 3.49%  
LOT 1 STRUC. & IMPER. 8.36%  
LOT 2 STRUCTURE 3.72%  
LOT 2 STRUC. & IMPER. 7.06%

NOTE: ALL DISTURBED AREAS BEYOND LIMIT OF LAWN  
WILL BE REVEGETATED WITH NATIVE PLANTS.

CONSTRUCTION SEQUENCE  
INSTALL EROSION CONTROL, CALL FOR INSPECTION.  
PLACE STONE AT CONSTRUCTION ENTRANCE.  
CLEAR VEGETATION  
INSTALL WALL, FOUNDATION AND UTILITIES.  
GRADE SITE TO PROPOSED GRADE.  
AFTER PLANTINGS LOAM AND SEED.  
CALL FOR INSPECTION.