

Notice of Intent

**16 Hemlock Lane
Franklin, Massachusetts**

Prepared for: John Prunier
Franklin, Massachusetts

Prepared by: McArthur Environmental Consulting, LLC
Framingham, Massachusetts

February 2025

McArthur Environmental Consulting, LLC
57 Eaton Road
Framingham, Massachusetts 01701
mcarthurenvironmental@gmail.com
508-904-6440

February 6, 2025

Jeffrey Livingstone, Chairman
Franklin Conservation Commission
355 East Central Street
Franklin, MA 02038

Re: Notice of Intent
16 Hemlock Lane
Franklin, Massachusetts

Dear Chairman Livingstone and Commissioners:

On behalf of the Applicant, John Prunier, McArthur Environmental Consulting, LLC respectfully submits 2 copies of the attached Notice of Intent (NOI) for the removal of an existing raised deck, the construction of a new addition within the existing deck footprint, and the construction of a new deck off of the proposed addition, within the backyard of his home located at 16 Hemlock Lane in Franklin, Massachusetts. Work is proposed within the state regulated 100-foot buffer zone and the locally regulated 50-foot buffer zone and a portion of the 25-foot buffer zone to a Bordering Vegetated Wetland. All work will occur within areas currently covered by existing deck or lawn. Work is minor in nature and a suite of mitigation measures are proposed to mitigate for any impacts to the locally regulated buffer zone.

Notification to abutters within 300 feet of the project site has been made by certified mailing. A copy of the abutter notification form, the affidavit of service, and a list of abutters are provided in the NOI.

In accordance with the requirements of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00), a copy of the NOI has been sent to the Central Regional Office of the Massachusetts Department of Environmental Protection (DEP).

The total filing fee for this NOI is \$110.00 under the state regulations. A check made out to the Town of Franklin for \$67.50 (town's share of state filing fee) is enclosed. A check for \$42.50 (state share of the filing fee) has been sent to the DEP lock box. A check for \$200.00 made out to the Town of Franklin is also included in this filing to cover the local bylaw fee.

We look forward to presenting the project at the next regularly scheduled Conservation Commission hearing.

Sincerely,



Susan McArthur, Wetland Scientist
McArthur Environmental Consulting, LLC

Attached: (2) NOI Packets, 2 Checks (\$67.50, \$200.00)

CC: DEP Central Regional Office
John Prunier, Applicant/Homeowner

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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):

<u>16 Hemlock Lane</u>	<u>Franklin</u>	<u>02038</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.118259</u>	<u>-71.416809</u>	
d. Latitude	e. Longitude	
<u>226</u>	<u>092</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>John</u>	<u>Prunier</u>	
a. First Name	b. Last Name	
c. Organization		
<u>16 Hemlock Lane</u>		
d. Street Address		
<u>Franklin</u>	<u>MA</u>	<u>02038</u>
e. City/Town	f. State	g. Zip Code
<u>508-365-7860</u>	<u>16hemlocklane@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Susan</u>	<u>McArthur</u>	
a. First Name	b. Last Name	
<u>McArthur Environmental Consulting, LLC</u>		
c. Company		
<u>57 Eaton Road</u>		
d. Street Address		
<u>Framingham</u>	<u>MA</u>	<u>01701</u>
e. City/Town	f. State	g. Zip Code
<u>508-904-6440</u>	<u>mcarthurenvironmental@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project consists of tearing down an existing deck off the back of the house and constructing an addition in its place. A new deck will be installed off of the new addition. This work lies within the state regulated 100-foot buffer zone and the locally regulated 50-foot and 25-foot buffer zones to a 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:

Middlesex

a. County

41200

c. Book

b. Certificate # (if registered land)

481

d. Page Number

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

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

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



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

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

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

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

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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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

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

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

August 2021
(MassGIS) _____

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

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

- c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

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

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

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

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

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



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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Plymouth to New Hampshire border:

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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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

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

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



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

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

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.

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



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D. Additional Information (cont'd)

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

Site Plan

a. Plan Title

Continental Land Survey, LLC

Christopher Charlton, PLS

b. Prepared By

c. Signed and Stamped by

January 25, 2025

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

<u>206</u>	<u>1/17/2025</u>
2. Municipal Check Number	3. Check date
<u>205</u>	<u>1/17/2025</u>
4. State Check Number	5. Check date
<u>John</u>	<u>Prunier</u>
6. Payor name on check: First Name	7. Payor name on check: Last Name

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.

	<i>1/17/25</i>
1. Signature of Applicant	2. Date
	<i>1/26/2025</i>
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

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

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)		
Bank (LF)		
Land Under Water Bodies (SF)		
Isolated Wetland (SF)		
Vernal Pool (SF)		
Buffer Zone (SF)	10.57 sf in 25' buffer, 7.85 sf in 50' buffer	5 native shrub plantings [northern arrowwood highbush blueberry)
Riverfront (SF)		
100-Year Floodplain (CF)		
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

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.

Susan McArthur on behalf of John Prunier
Signature of Property Owner

2/6/2025
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.

Susan McArthur

Signature of Property Owner

2/6/2025

Date

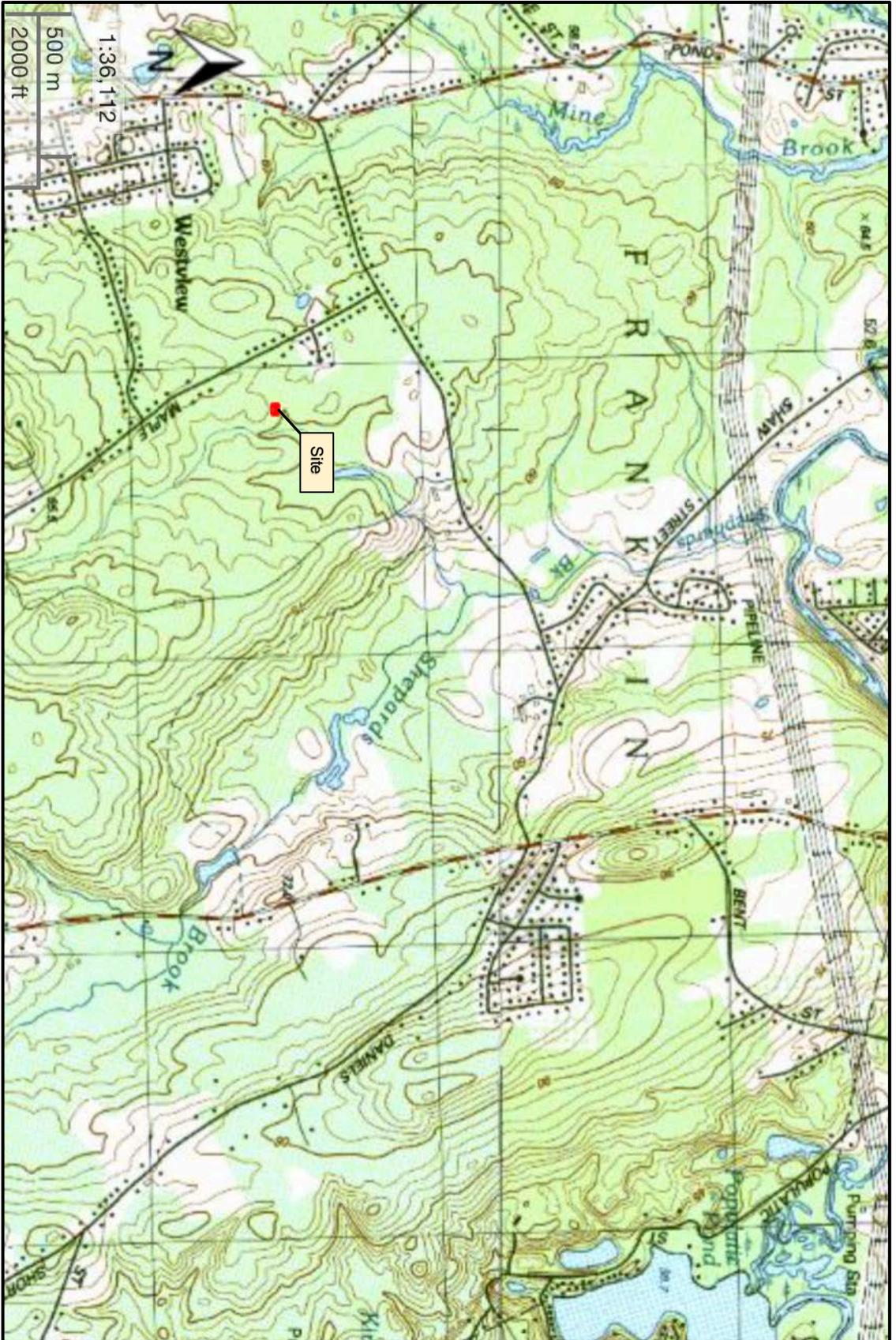


Figure 1 - Site Locus Map
16 Hemlock Lane
Franklin, Massachusetts

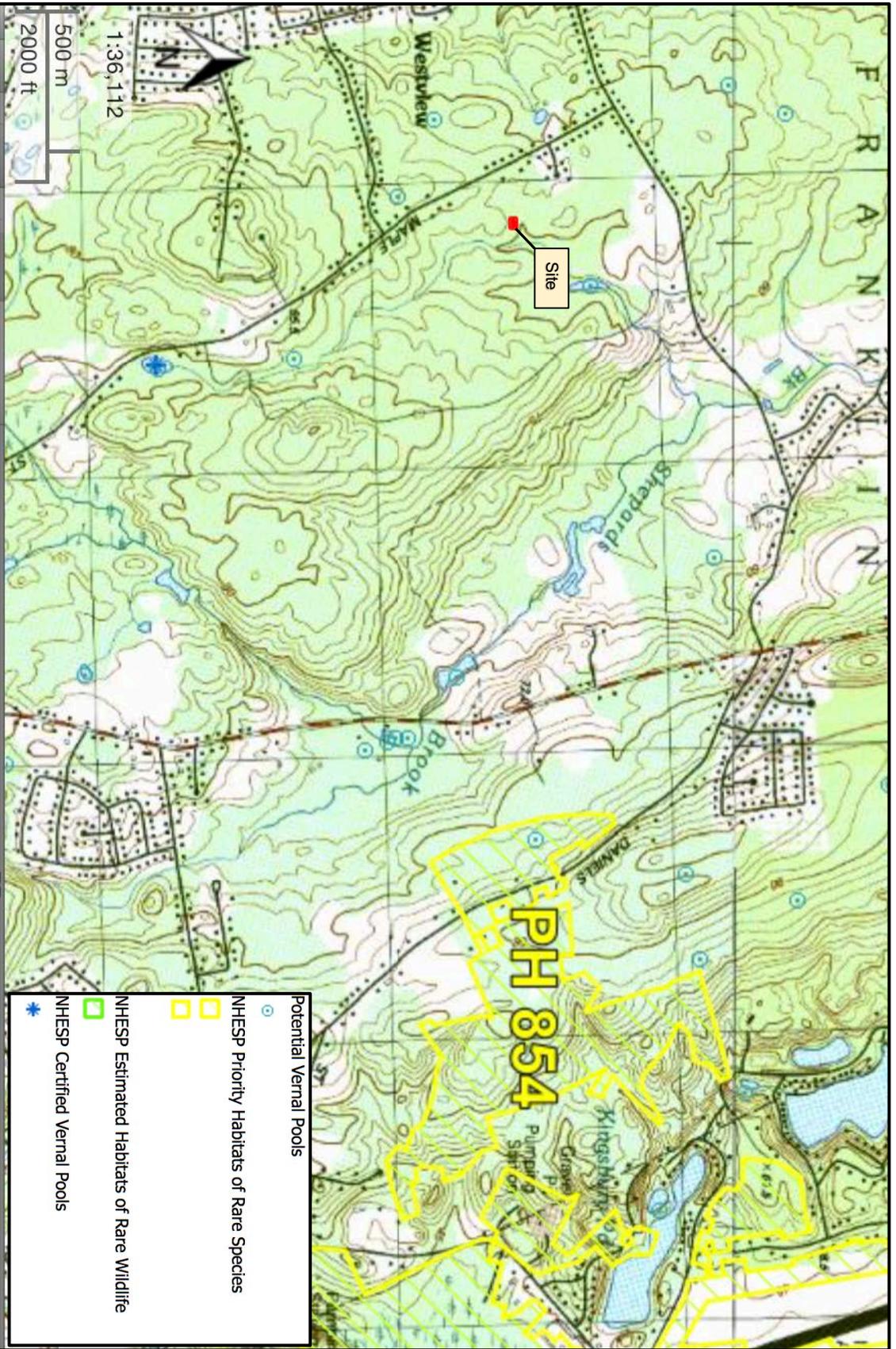
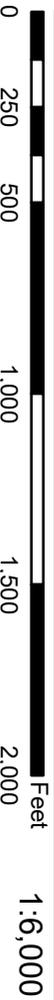
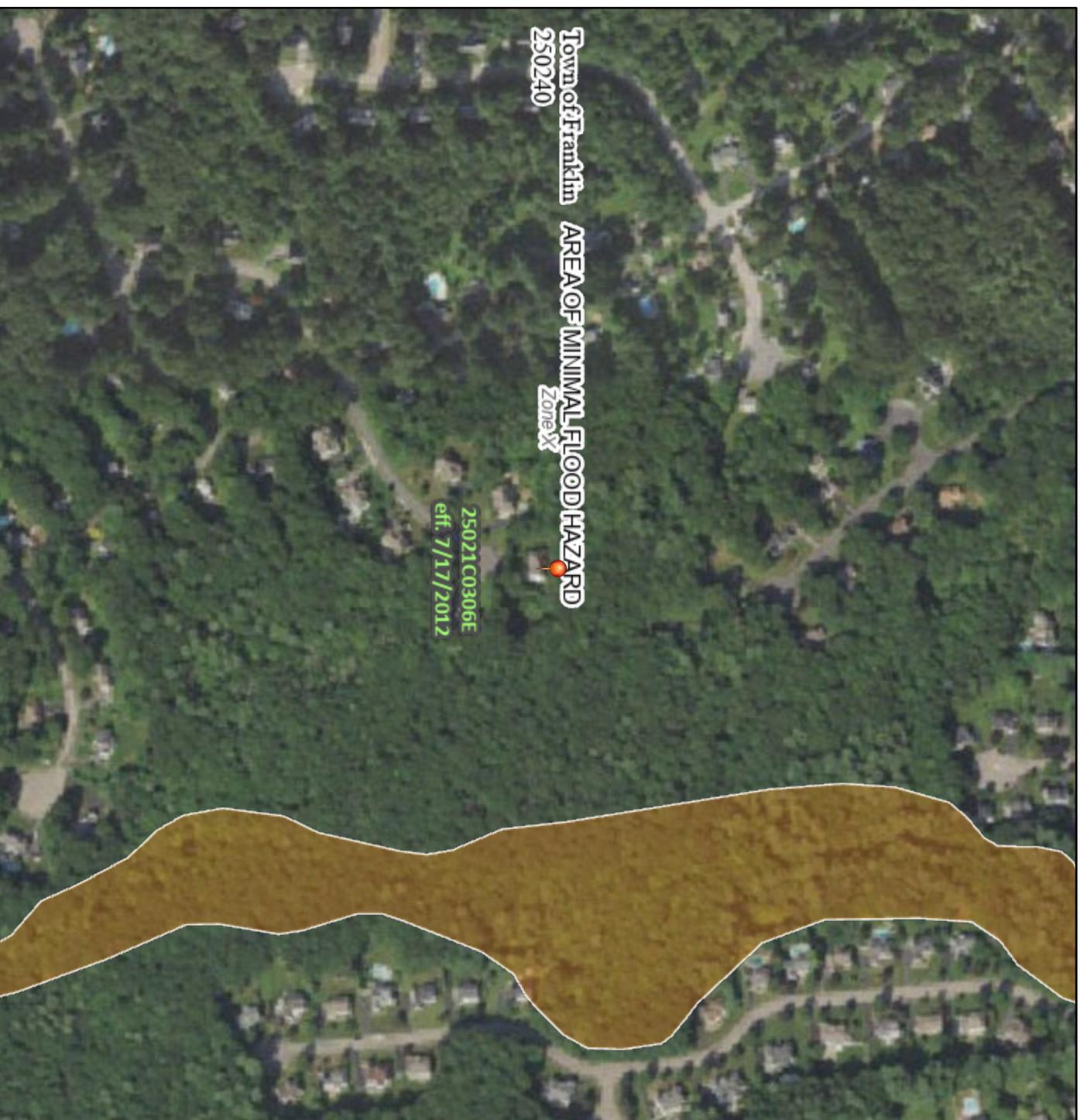


Figure 2 – Natural Heritage and Endangered Species Map
 16 Hemlock Lane
 Franklin, Massachusetts

National Flood Hazard Layer FIRMette



71°25'20"W 42°7'19"N



71°24'42"W 42°6'52"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

OTHER AREAS OF FLOOD HAZARD

	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS

	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	8 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped



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



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/18/2025 at 12:41 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Introduction

This Notice of Intent (NOI) is being filed under the Massachusetts Wetlands Protection Act (WPA), M.G.L. Chapter 131, Section 40, and the Franklin Wetlands Protection By-law (Chapter 181).

The Applicant, John Prunier, is proposing to construct an addition and raised deck in the backyard of his house located at 16 Hemlock Lane in Franklin, Massachusetts. The proposed work will occur within the state regulated 100-foot buffer zone and the locally regulated 50-foot and 25-foot buffer zones to a Bordering Vegetated Wetland (BVW) within existing disturbed areas. As a single-family home project, it is exempt from Massachusetts Stormwater Regulations.

Existing Conditions

The proposed project is located at 16 Hemlock Lane in Franklin, Massachusetts (Figure 1 - Site Locus Map). The subject property is located at the end of a cul-de-sac, approximately .66 miles east of the Pond Street in Franklin. It is surrounded by residential properties to the south and west. To the east lies town owned land used for stormwater management and a large wetland system lies to the north. The subject parcel is listed on the Franklin Assessor's Maps as Parcel ID #226-092-000-000. The .899-acre parcel consists of a two-story, wood framed, single family home with an attached two-car garage, a paved driveway, a raised back deck, retaining walls, a landscaped lawn, and a forested upland and wetland.

Topography at the site varies. The front of the property is fairly level, however, the back and side portions of the yard slope down towards the wooded upland and wetland. Elevations range from 102 feet near the roadway down to 94 feet near the wetland.

The on-site wetland was delineated on January 14, 2025 with consecutively numbered pink survey flagging, WF1-100 to WF1-110. This forested wetland contains some standing water, extends across the rear of the property, and is associated with an intermittent stream off-property to the east. Dominant vegetation within the wetland consists of red maple (*Acer rubrum*), eastern white pine (*Pinus strobus*), grey birch (*Betula populifolia*), sweet pepperbush (*Clethra alnifolia*), highbush blueberry (*Vaccinium corymbosum*), and cinnamon fern (*Osmundastrum cinnamomeum*). Soils at the property are classified as Scituate fine sandy loam, 3 to 8 percent slopes (Map symbol 315B) according to the Norfolk and Suffolk County Natural Resources Conservation Services soil maps.

The wetland resource area at the property is regulated as Bordering Vegetated Wetland (BVW). According to 310 CMR 10.55 (2), Bordering Vegetated Wetlands are freshwater wetlands that border on creeks, rivers, streams, ponds, and lakes. The boundary of BVW is determined by 50 percent or more wetland indicator plants, and evidence of hydric soils. A 100-foot buffer extends from the boundary of a BVW. Under the Franklin Wetlands Protection By-law, there is a 25-foot and a 50-foot buffer zone offset from the delineated wetland boundary. Portions of the existing house and backyard lie within the state and locally regulated buffer zones to the BVW.

According to the FEMA Flood Insurance information for Franklin (Community Panel Number 25021C306E dated 07/17/2012), the subject property does not lie within the 100-year flood plain (Figure 3 – FEMA FIRM Map).

According to the most recently published information using MassGIS for the Massachusetts Natural Heritage Endangered Species data, there are no Priority Habitats of Rare Species, Estimated Habitats of Rare Wildlife, or Certified Vernal Pools that occur on or in the vicinity of the property (Figure 2 - NHESP Map).

Proposed Project

Proposed work consists of removing the existing raised back deck, constructing a new addition within the footprint of the deck, and constructing a new raised deck off of the new addition. The addition will be approximately 648 sf and the new raised deck will be approximately 334 sf in size. Both the addition and the deck will sit on helical piles. Helical piles are essentially steel screws that are used to build deep foundations and provided structural support for structures while causing minimal ground disturbance during installation. The actual ground disturbance as a result of the addition will be approximately 7.85 sf in the 50-foot buffer zone and 10.57 sf in the 25-foot buffer zone. No trees are proposed to be removed as a result of this project.

Access to the the backyard will be from the west side of the house. It is anticipated that plywood will be lain on the lawn to minimize any ruts or soil disturbance, however, the means and methods will ultimately be up to the contractor.

Table 1. Impact Area

Jurisdictional Area	Proposed Alteration	Cause of Disturbance
50-foot Buffer Zone	7.85 sf (perm.)	Helical Pile
25-foot Buffer Zone	10.57 sf (perm.)	Helical Pile and deck stair footing

Construction Sequencing

The construction means and methods are the responsibility of the contractor however, the general construction sequencing and Best Management Practices (BMPs) are anticipated to include, but not be limited to the following:

- Install sediment control measures;
- Lay down plywood to minimize lawn impacts for small equipment to access backyard;
- Install helical piles for addition and deck;
- Construct the the addition and deck;
- Install drywell and connect gutters/pipes from addition to the drywell;
- Plant 5 native shrubs; and,
- Remove sediment controls once site is stabilized.

Mitigation Measures

Mitigation measures have been incorporated into the project to protect and minimize impacts on the environment.

Helical Piles

As previously stated, both the proposed addition and deck will sit on helical piles. Using this construction technique provides numerous benefits including minimal soil disturbance, elimination for heavy equipment in the backyard, ease of installation, and a reduction in cost.

Erosion and Sediment Control Barrier

Although the project will result in very little ground disturbance, an erosion and sedimentation control barrier consisting of compost filter tubes or equivalent will be installed at the downgradient limits of work to prevent sedimentation. The erosion control barrier will be inspected after every storm event. Any sediment that collects behind the barrier will be removed and will be either reused at the site or disposed of at a suitable offsite location. Any damaged sections of barrier will be repaired or replaced. The barrier will be maintained until the site has been stabilized following the completion of the project. The project is on a residential property and the homeowner will monitor the condition of the barriers on a weekly basis and after each storm event.

Drywell

Stormwater runoff from the roof of the new addition will be directed to downspouts which will tie into a proposed drywell to be located in the 50-foot buffer zone in the backyard. This will reduce runoff and recharge groundwater at the property. The Applicant is proposing one Cultec 33 XLHD unit. For a one-inch storm event for a 648 sf roof, approximately 54 cubic feet of storage is required. One Cultec unit can handle approximately 79.26 cubic feet of storage.

Mitigation Plantings

As mitigation for the proposed work within the locally regulated 25-foot buffer zone, the Applicant is proposing to plant 2 highbush blueberry (*Vaccinium corymbosum*) and 3 northern arrowwood (*Viburnum dentatum*).

Regulatory Compliance

Work will occur within the 100-foot buffer zone to Bank and BVW as well as the locally regulated 50-foot and 25-foot buffer zones, entirely within areas covered by existing deck or lawn. No work is proposed directly within wetland resource areas. Minor permanent impacts are proposed within these areas and will result in minimal ground disturbance. As previously stated, an erosion control barrier will be installed prior to any ground disturbance to prevent any sediment from reaching the wetland resource area during construction.

The Massachusetts Wetlands Protection Act regulations do not contain any performance standards for work in buffer zone. As per the WPA and its implementing regulations, wetland resource areas adjacent to the project site are presumed significant in varying capacities to flood control, storm damage prevention, prevention of pollution, wildlife habitat, fisheries habitat, protection of public water supply, and protection of groundwater supply. Under the Wetlands Protection Act, activities in the buffer zone may be permitted if they will not negatively impact the adjacent resource areas.

Summary

The Applicant, John Prunier, is filing this Notice of Intent for the construction of an addition and deck off the back of the house within previously disturbed areas at 16 Hemlock Lane in Franklin, Massachusetts. This work is proposed within the 100-foot buffer zone to a BVW and a portion of the 50-foot buffer zone. To mitigate for any impacts to adjacent wetland resource areas, an erosion control barrier shall be installed prior to any ground disturbance.

The Applicant requests that the Franklin Conservation Commission find that this project will not adversely impact the adjacent wetland and issue an Order of Conditions for work to proceed as described in this narrative.

FUNCTIONS & CHARACTERISTICS STATEMENT

16 Hemlock Lane, Franklin, MA

This statement describes the functions and characteristics pertinent to the on-site wetland located at 16 Hemlock Lane, Franklin, Massachusetts.

1. **Public Water Supplies** - The proposed project is approximately .62 miles east of the nearest public drinking water well and will not have an adverse effect on the public water for Franklin.
2. **Private Water Supplies** - A private well is located on the subject property however, the proposed addition and deck off the back of the house on helical piles will not adversely affect this well.
3. **Groundwater** - No test pits have been dug in order to determine the depth to groundwater. The soils in this area are classified as Scituate fine sandy loam, 3 to 8 percent slopes, according to the Natural Resource Conservation Service. This is a moderately well drained soil with depths to the water table from 18 to 36 inches.
4. **Flood Control** - Proposed work will not occur within the 100-year floodplain.
5. **Erosion and Sedimentation** - Erosion and sediment control barrier is proposed at the limits of work to prevent any sediment from reaching the resource area during construction.
6. **Storm Damage Prevention** - During a storm, vegetation within the wetland and its buffer zone stabilizes the soil and prevents erosion from wind and potentially damaging heavy precipitation. No trees are proposed to be removed as a result of this project. All proposed work shall occur within previously disturbed areas (lawn). Therefore, the proposed project shall not have any affect on this wetland function.
7. **Water Quality** - The water quality will not be impacted by the proposed project. Erosion and sediment control barriers will be installed around the work area and will protect against any sediment leaving the site and migrating to the adjacent wetland resource area. The clean rooftop runoff will be collected via gutters which will direct the runoff to a drywell. The drywell will prevent the runoff from running right to the wetland and will also recharge the local groundwater supply.
8. **Water Pollution Control** - Vegetation can slow down the flow of water from rain events, allowing suspended sediments to settle out. They can also trap and potentially remove pollutants from the soil. The use of helical piles for the foundation of the addition and deck will minimize the ground disturbance. In addition, 5 native shrubs are proposed to be planted within the 25-foot buffer zone.
9. **Fisheries** - Not applicable.
10. **Shellfish** - Not applicable.
11. **Wildlife Habitat** - The proposed project will occur entirely within existing lawn. Five native shrubs are proposed to be planted within the 25-foot buffer zone. They consist of two highbush blueberry (*Vaccinium corymbosum*) and three northern arrowwood (*Viburnum dentatum*). Both species provide a food source for birds and small mammals.
12. **Rare Species Habitat** (including rare plant species) - The latest MassGIS - Massachusetts Natural Heritage Endangered Species data indicates that there are no Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife at or in the vicinity of the project site.
13. **Agriculture** - The project does not have an agriculture component to it.
14. **Aquaculture** - Not applicable.
15. **Recreation** - The project area will not be used as an active or passive recreational area.



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:

16 Hemlock Lane	Franklin
a. Street Address	b. City/Town
205	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

John	Prunier	
a. First Name	b. Last Name	
c. Organization		
16 Hemlock Lane		
d. Mailing Address		
Franklin	MA	02038
e. City/Town	f. State	g. Zip Code
508-365-7860	16hemlocklane@gmail.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

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

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 1.a.	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$110.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$42.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$67.50</u>
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

Town of Franklin Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

1.1. New Individual Single Family Home (SFH) \$200.00 \$ 200.00
This includes all projects associated with a SFH

1.2. Work Associated with Existing Residential Property \$100.00 \$ _____
Above-ground pools, fences or other incidental projects involving land disturbance that are not covered by the MBZA

1.3. Control of Nuisance Vegetation \$50.00 \$ _____
This category shall not apply to any non-natural deposition of material e.g. vegetative debris

**1.4. Subdivisions
(Resource Area includes Buffer Zone)**

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

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

1.5. Multifamily Dwellings, including Condominium Units:
_____ MFDU x \$100.00 \$ _____

**1.6. Commercial/Industrial
(Resource Area includes Buffer Zone)**

Base Fee	\$600.00	\$_____
Infrastructure in Buffer Zone or Resource Area		
Roads	____ linear feet x \$2.00	= \$_____
*Drainage Structures	____ X \$25.00 each	= \$_____
Resource Area Disturbed	____ square feet x \$0.50	= \$_____
Buildings	____ X \$125 each	= \$_____
All Accessory Improvements	\$100.00	= \$_____

2. REQUEST FOR DETERMINATION (RDA)

Existing single family residence	\$50.00	\$_____
Other	\$100.00	\$_____

3. MINOR BUFFER ZONE ACTIVITY (MBZA)

Restoration projects	*No charge*	
All other projects	\$50.00=	\$_____

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

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

5. CERTIFICATES OF COMPLIANCE

Residential Certificate of Compliance Request	\$50.00	\$_____
Residential Certificate Re-Inspection	\$50.00	\$_____
Commercial Certificate of Compliance Request	\$100.00	\$_____
Commercial Certificate Re-Inspection	\$100.00	\$_____

6. OTHER PERMITS/SERVICES

Project Extension (includes Order of Conditions)	\$50.00	\$_____
Status Letter for Financial Institution	\$100.00	\$_____
Permit Amendment	\$100.00	\$_____

7. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form)	\$ <u>67.50</u>
Local Filing Fee Calculated Above	\$ <u>200.00</u>
TOTAL Due Town of Franklin (Check No.1)	\$ <u>267.50</u>
State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)	
TOTAL Due DEP (Check No. 2)	\$ <u>42.50</u>

8. 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.

SAMANTHA HOLMES
JOHN E. PRUNIER
16 HEMLOCK LN
FRANKLIN, MA 02038

205

53-13/110 MA
1876

1/17/25
DATE

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ 42.50

Forty two and 50/100

DOLLARS



BANK OF AMERICA

Wealth Management Banking

ACH R/T 011000120

Notice of Intent - Wetlands

John Prunier

⑆0⑆⑆000⑆38⑆ 4660⑆865865⑆⑆0205

SAMANTHA HOLMES
JOHN E. PRUNIER
16 HEMLOCK LN
FRANKLIN, MA 02038

206

53-13/110 MA
1876

1/17/25
DATE

PAY TO THE
ORDER OF

Town of Franklin

\$ 67.50

Sixty seven and 50/100

DOLLARS



BANK OF AMERICA

Wealth Management Banking

ACH R/T 011000120

Notice of Intent - Wetlands

John Prunier

⑆0⑆⑆000⑆38⑆ 4660⑆865865⑆⑆0206

SAMANTHA HOLMES
JOHN E. PRUNIER
16 HEMLOCK LN
FRANKLIN, MA 02038

207

53-13/110 MA
1876

1/17/25
DATE

PAY TO THE
ORDER OF

Town of Franklin

\$ 200.00

Two hundred and 00/100

DOLLARS



BANK OF AMERICA

Wealth Management Banking

ACH R/T 011000120

Notice of Intent - Wetlands

John Prunier

⑆0⑆⑆000⑆38⑆ 4660⑆865865⑆⑆0207

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:

McArthur Environmental Consulting, LLC has filed a Notice of Intent with the Franklin Conservation Commission for the construction of an addition and deck on February 6, 2025, 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 mcarthurenvironmental@gmail.com

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, February 20, 2025, 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.

Town of Franklin Conservation Commission

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

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

I, Susan McArthur, McArthur Environmental Consulting, LLC hereby certify under the pains and penalties of perjury that by February 8, 2025, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by McArthur Environmental Consulting, LLC with the Franklin Conservation Commission on February 6, 2025 for property located at 16 Hemlock Lane, Franklin, MA.

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

Susan McArthur 2/6/2025
Signature Date

RECEIVED
TOWN OF FRANKLIN

JAN 22 2025

BOARD OF ASSESSORS

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

Abutters List Request Form

Please Note: A \$35.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-25)

Date of Request 01 / 17 / 2025

Assessors Parcel ID # (12 digits) 226 - 092 - 000 - 000

Property Street Address 16 Hemlock Lane, Franklin, MA 02038

Distance Required From Parcel # listed above (Circle One): 500 **300** 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner John Prunier

Property Owner's Mailing Address 16 Hemlock Lane

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 365 - 7860

Requestor's Name (if different from Owner) Susan McArthur

Requestor's Address 57 Eaton Road, Framingham, MA 01701

Requestor's Telephone # 508 - 904 - 6440

Office Use Only: Date Fee Paid. 1 / 24 / 25 Paid in Cash \$

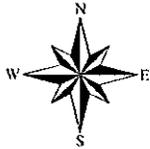
Paid by Check \$ 35.00 Check # 253 Town Receipt # 30291

Please Circle One:

Administration **Conservation** Planning Zoning Board of Appeals

You can email me the certified list once finished at .

mcarthurenvironmental@gmail.com



16 HEMLOCK LN

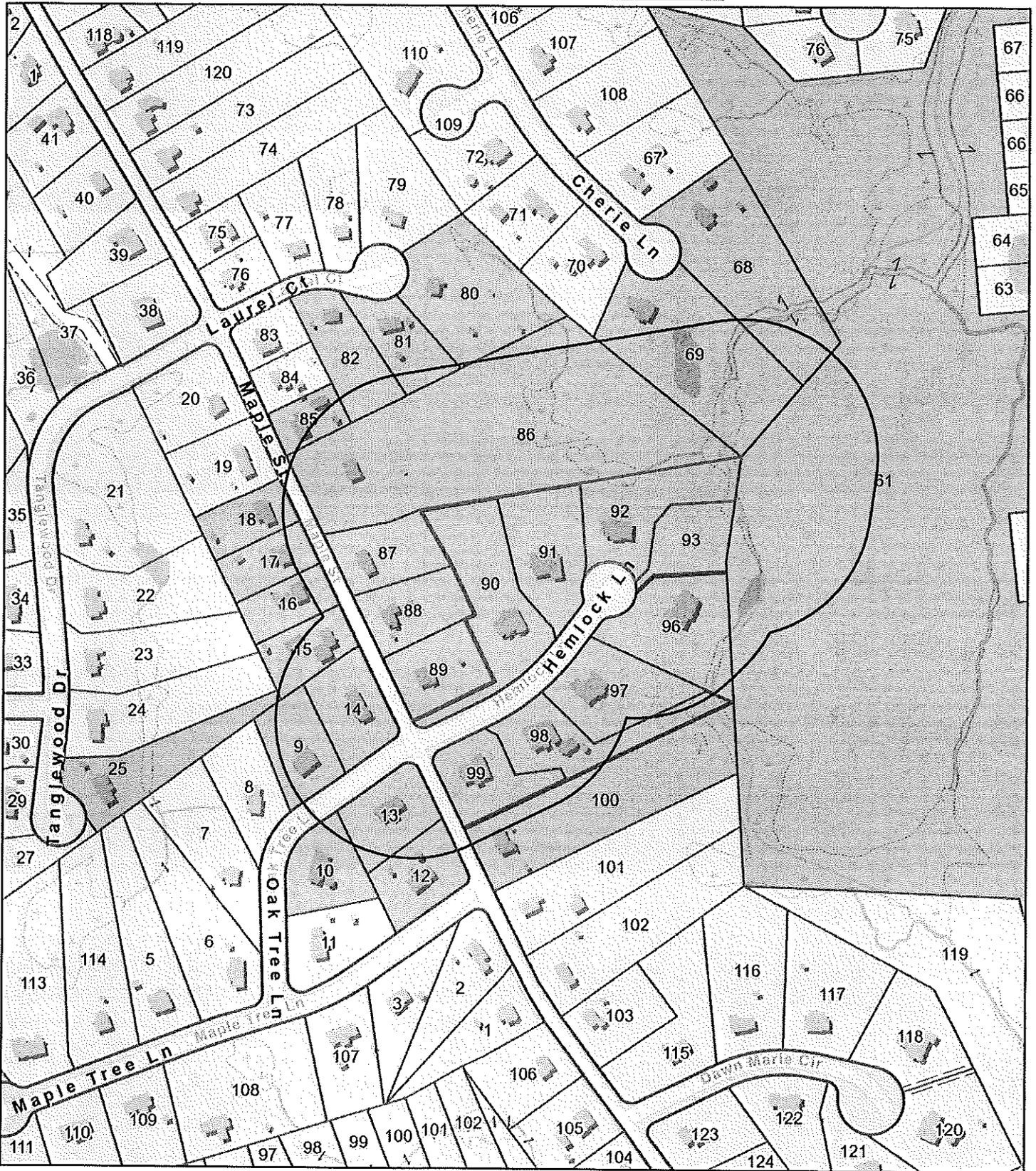
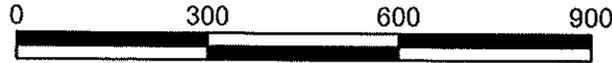
Town of Franklin, MA

1 inch = 300 Feet



www.cai-tech.com

January 30, 2025



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



300 feet Abutters List Report

Franklin, MA
January 30, 2025

Subject Property:

Parcel Number: 226-092-000
CAMA Number: 226-092-000-000
Property Address: 16 HEMLOCK LN

Mailing Address: PRUNIER JOHN HOLMES SAMANTHA
16 HEMLOCK LN
FRANKLIN, MA 02038

Abutters:

Parcel Number: 226-009-000
CAMA Number: 226-009-000-000
Property Address: 1 OAK TREE LN

Mailing Address: KING JOSEPH W CARRABBA CLAIRE N
1 OAK TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-010-000
CAMA Number: 226-010-000-000
Property Address: 4 OAK TREE LN

Mailing Address: DOWNEY WILLIAM S DOWNEY ELAINE T
4 OAK TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-012-000
CAMA Number: 226-012-000-000
Property Address: 3 MAPLE TREE LN

Mailing Address: FISCHER CHERYL A
3 MAPLE TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-013-000
CAMA Number: 226-013-000-000
Property Address: 2 OAK TREE LN

Mailing Address: HOLT LEE H TR LEE H HOLT TRUST
HOLT KAREN L TR KAREN L HOLT
TRUST
2 OAK TREE LN
FRANKLIN, MA 02038

Parcel Number: 226-014-000
CAMA Number: 226-014-000-000
Property Address: 530 MAPLE ST

Mailing Address: TOOMEY JOHN P TOOMEY MICHELLE A
530 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-015-000
CAMA Number: 226-015-000-000
Property Address: 580 MAPLE ST

Mailing Address: CAMERON THOMAS P CAMERON
CATHERINE B
580 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-016-000
CAMA Number: 226-016-000-000
Property Address: 582 MAPLE ST

Mailing Address: SULLIVAN BRENDAN P SULLIVAN
STACIE L
582 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-017-000
CAMA Number: 226-017-000-000
Property Address: 584 MAPLE ST

Mailing Address: LIBBEY RONALD & JUDITH TRS LIBBEY
REVOCABLE TRUST
584 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-018-000
CAMA Number: 226-018-000-000
Property Address: 586 MAPLE ST

Mailing Address: YANCICH MARGARET YANCICH
ROBERT
586 MAPLE STREET
FRANKLIN, MA 02038

Parcel Number: 226-025-000
CAMA Number: 226-025-000-000
Property Address: 20 TANGLEWOOD DR

Mailing Address: KUPHAL GARY C KUPHAL REMI S
20 TANGLEWOOD DR
FRANKLIN, MA 02038



www.cai-tech.com

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

1/30/2025

Page 1 of 3



300 feet Abutters List Report

Franklin, MA
January 30, 2025

Parcel Number: 226-061-000
CAMA Number: 226-061-000-000
Property Address: HANCOCK RD

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

Parcel Number: 226-068-000
CAMA Number: 226-068-000-000
Property Address: 14 CHERIE LN

Mailing Address: FERRI THOMAS A & CHERYL S TRS
2022 FERRI FAMILY REVOCABLE TR
14 CHERIE LN
FRANKLIN, MA 02038

Parcel Number: 226-069-000
CAMA Number: 226-069-000-000
Property Address: 17 CHERIE LN

Mailing Address: RAYMOND DAVID JOHN RAYMOND
REBECCA
17 CHERIE LN
FRANKLIN, MA 02038

Parcel Number: 226-080-000
CAMA Number: 226-080-000-000
Property Address: 5 LAUREL CT

Mailing Address: KUEHNEL PAUL KUEHNEL CAROLYN
5 LAUREL CT
FRANKLIN, MA 02038

Parcel Number: 226-081-000
CAMA Number: 226-081-000-000
Property Address: 3 LAUREL CT

Mailing Address: MALONSON ALAN J MALONSON JAYNE
M
3 LAUREL CT
FRANKLIN, MA 02038

Parcel Number: 226-082-000
CAMA Number: 226-082-000-000
Property Address: 1 LAUREL CT

Mailing Address: PETRIELLO PETER R PETRIELLO
KATHRYN M
1 LAUREL CT
FRANKLIN, MA 02038

Parcel Number: 226-085-000
CAMA Number: 226-085-000-000
Property Address: 589 MAPLE ST

Mailing Address: HALL-PRATT ASHLEY MARIE
589 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-086-000
CAMA Number: 226-086-000-000
Property Address: 585 MAPLE ST

Mailing Address: PATROCINIO CLEITON PATROCINIO
YANETH S
585 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-087-000
CAMA Number: 226-087-000-000
Property Address: 581 MAPLE ST

Mailing Address: DIFFER DANIEL J DIFFER LESLIE R
581 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-088-000
CAMA Number: 226-088-000-000
Property Address: 579 MAPLE ST

Mailing Address: PAAL WALTER PAAL CHRISTINE S
579 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-089-000
CAMA Number: 226-089-000-000
Property Address: 529 MAPLE ST

Mailing Address: GEER SCOTT E GEER CARLY A
529 MAPLE ST
FRANKLIN, MA 02038

Parcel Number: 226-090-000
CAMA Number: 226-090-000-000
Property Address: 8 HEMLOCK LN

Mailing Address: RATULOWSKI, JOHN TR MCGRATH,
MARGARET TR JOHN RATULOWSKI
TRUST
8 HEMLOCK LN
FRANKLIN, MA 02038



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



300 feet Abutters List Report

Franklin, MA
January 30, 2025

Parcel Number: 226-091-000
CAMA Number: 226-091-000-000
Property Address: 12 HEMLOCK LN

Mailing Address: VANDENBERG JOHN R
P O BOX 314
FRANKLIN, MA 02038

Parcel Number: 226-092-000
CAMA Number: 226-092-000-000
Property Address: 16 HEMLOCK LN

Mailing Address: PRUNIER JOHN HOLMES SAMANTHA
16 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-093-000
CAMA Number: 226-093-000-000
Property Address: HEMLOCK LN

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

Parcel Number: 226-094-000
CAMA Number: 226-094-000-000
Property Address: HEMLOCK LN

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

Parcel Number: 226-096-000
CAMA Number: 226-096-000-000
Property Address: 13 HEMLOCK LN

Mailing Address: HANSON PETER W HANSON CELESTE
R
13 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-097-000
CAMA Number: 226-097-000-000
Property Address: 9 HEMLOCK LN

Mailing Address: TYAGI RAJESH TYAGI VERA
9 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-098-000
CAMA Number: 226-098-000-000
Property Address: 5 HEMLOCK LN

Mailing Address: GALEAZ GREGORY R ROSENBERG
LORI F
5 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-099-000
CAMA Number: 226-099-000-000
Property Address: 1 HEMLOCK LN

Mailing Address: DLUGASCH MATTHEW E
1 HEMLOCK LN
FRANKLIN, MA 02038

Parcel Number: 226-100-000
CAMA Number: 226-100-000-000
Property Address: 525 MAPLE ST

Mailing Address: SALVUCCI JOSEPH A SALVUCCI
JESSICA L
525 MAPLE ST
FRANKLIN, MA 02038

Kevin M. Doyle, 1-30-25



www.cai-tech.com

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

CAMERON THOMAS P
CAMERON CATHERINE B
580 MAPLE ST
FRANKLIN, MA 02038

HANSON PETER W
HANSON CELESTE R
13 HEMLOCK LN
FRANKLIN, MA 02038

PRUNIER JOHN
HOLMES SAMANTHA
16 HEMLOCK LN
FRANKLIN, MA 02038

DIFFER DANIEL J
DIFFER LESLIE R
581 MAPLE ST
FRANKLIN, MA 02038

HOLT LEE H TR LEE H HOLT
HOLT KAREN L TR KAREN L H
2 OAK TREE LN
FRANKLIN, MA 02038

RATULOWSKI, JOHN TR MCGRA
JOHN RATULOWSKI TRUST
8 HEMLOCK LN
FRANKLIN, MA 02038

DLUGASCH MATTHEW E
1 HEMLOCK LN
FRANKLIN, MA 02038

KING JOSEPH W
CARRABBA CLAIRE N
1 OAK TREE LN
FRANKLIN, MA 02038

RAYMOND DAVID JOHN
RAYMOND REBECCA
17 CHERIE LN
FRANKLIN, MA 02038

DOWNEY WILLIAM S
DOWNEY ELAINE T
4 OAK TREE LN
FRANKLIN, MA 02038

KUEHNEL PAUL
KUEHNEL CAROLYN
5 LAUREL CT
FRANKLIN, MA 02038

SALVUCCI JOSEPH A
SALVUCCI JESSICA L
525 MAPLE ST
FRANKLIN, MA 02038

FERRI THOMAS A & CHERYL S
2022 FERRI FAMILY REVOCAB
14 CHERIE LN
FRANKLIN, MA 02038

KUPHAL GARY C
KUPHAL REMI S
20 TANGLEWOOD DR
FRANKLIN, MA 02038

SULLIVAN BRENDAN P
SULLIVAN STACIE L
582 MAPLE ST
FRANKLIN, MA 02038

FISCHER CHERYL A
3 MAPLE TREE LN
FRANKLIN, MA 02038

LIBBEY RONALD & JUDITH TR
LIBBEY REVOCABLE TRUST
584 MAPLE ST
FRANKLIN, MA 02038

TOOMEY JOHN P
TOOMEY MICHELLE A
530 MAPLE ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MALONSON ALAN J
MALONSON JAYNE M
3 LAUREL CT
FRANKLIN, MA 02038

TYAGI RAJESH
TYAGI VERA
9 HEMLOCK LN
FRANKLIN, MA 02038

GALEAZ GREGORY R
ROSENBERG LORI F
5 HEMLOCK LN
FRANKLIN, MA 02038

PAAL WALTER
PAAL CHRISTINE S
579 MAPLE ST
FRANKLIN, MA 02038

VANDENBERG JOHN R
P O BOX 314
FRANKLIN, MA 02038

GEER SCOTT E
GEER CARLY A
529 MAPLE ST
FRANKLIN, MA 02038

PATROCINIO CLEITON
PATROCINIO YANETH S
585 MAPLE ST
FRANKLIN, MA 02038

YANCICH MARGARET
YANCICH ROBERT
586 MAPLE STREET
FRANKLIN, MA 02038

HALL-PRATT ASHLEY MARIE
589 MAPLE ST
FRANKLIN, MA 02038

PETRIELLO PETER R
PETRIELLO KATHRYN M
1 LAUREL CT
FRANKLIN, MA 02038



Photo #1: View looking at wetland at the rear of the property.



Photo #2: View of the back of the house. Note that the proposed addition will be constructed in the location of the existing deck and a new deck is proposed beyond the addition.

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 16 Hemlock Lane City/Town: Franklin Sampling Date: 01/14/2025

Applicant/Owner: John Prunier Sampling Point or Zone: near WF1-102

Investigator(s): Susan McArthur Latitude / Longitude: 42.118302, -71.417098

Soil Map Unit Name: Scituate fine sandy loam, 3 to 8 % slopes (315B) NWI or DEP Classification: shrub swamp

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"/>
Hydic 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

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

<u>Tree Stratum</u>		Plot size <u>30'</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Red maple	Acer rubrum	FAC	89.0	Yes	Yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
<u>89.0</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Sweet pepperbush	Clethra alnifolia	FAC	38.0	Yes	Yes
2. Highbush blueberry	Vaccinium corymbosum	FACW	10.5	No	Yes
3. Red maple	Acer rubrum	FAC	10.5	No	Yes
4.					
5.					
6.					
7.					
8.					
9.					
<u>59.0</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5'</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Cinnamon fern	Osmundastrum cinnamomeum	FACW	20.5	Yes	Yes
2. Poison ivy	Toxicodendron radicans	FAC	3.0	No	Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>23.5</u> = Total Cover					

VEGETATION – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
0.0 = Total Cover					

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Dominance Test:	Number of dominant species 3	Number of dominant species that are wetland indicator plants 3	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Prevalence Index:	Total % Cover (all strata)	Multiply by:	Result
	OBL species	X 1	= 0.00
	FACW species	X 2	= 0.00
	FAC species	X 3	= 0.00
	FACU species	X 4	= 0.00
	UPL species	X 5	= 0.00
	Column Totals	(A) 0	(B) 0
Prevalence Index		B/A = 0.00	Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

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 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

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Project/Site: 16 Hemlock Lane City/Town: Franklin Sampling Date: 01/14/2025

Applicant/Owner: John Prunier Sampling Point or Zone: near WF1-102

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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"/>
Hydic 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

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

<u>Tree Stratum</u>		Plot size <u>30'</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Red maple	Acer rubrum	FAC	38.0	Yes	Yes
2. Eastern white pine	Pinus strobus	UPL	20.5	Yes	No
3. Red oak	Quercus rubra	FACU	20.5	Yes	No
4.					
5.					
6.					
7.					
8.					
9.					
<u>79.0</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Sweet pepperbush	Clethra alnifolia	FAC	10.5	No	Yes
2. Glossy buckthorn	Alnus frangula	FAC	10.5	No	Yes
3. wych elm	Ulmus glabra	FACU	20.5	Yes	No
4. witch hazel	Hamamelis virginiana	FAC	10.5	No	Yes
5.					
6.					
7.					
8.					
9.					
<u>52.0</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5'</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Poison ivy	Toxicodendron radicans	FAC	3.0	Yes	Yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>3.0</u> = Total Cover					

VEGETATION – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
0.0 = Total Cover					

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Dominance Test:	Number of dominant species 6	Number of dominant species that are wetland indicator plants 2	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Prevalence Index:		Total % Cover (all strata)	Multiply by:
	OBL species		X 1 = 0.00
	FACW species		X 2 = 0.00
	FAC species		X 3 = 0.00
	FACU species		X 4 = 0.00
	UPL species		X 5 = 0.00
	Column Totals	(A) 0	(B) 0
Prevalence Index		B/A = 0.00	
			Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

