Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
www.gandhengineering.com
Est. 1972

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4683

February 3, 2025

Town of Franklin Conservation Commission
Attn: Breeka Li Goodlander
355 East Central Street
Franklin, Massachusetts 02038

Re: Notice of Intent – 151 Grove Street, Franklin, Massachusetts

Dear Commission Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Notice of Intent for the proposed Guardian Self Storage II facility located at 151 Grove Street (A.M. 294 Parcel 01). We have provided the following documentation for your review and approval.

As part of the submittal G & H has included the following:

- (2) Notice of Intent Packets
  - Project Narrative
  - Application Process Signature Form
  - Property Access Signature Form
  - Local Filing Fee Calculation Worksheet
  - Resource Area Impact Summary Form
  - Notification to Abutters
  - Affidavit of Service
  - MassDEP WPA Form 3 and Fee Transmittal Form
- (2) 24x36 Plan Sets
- (7) 11x17 Plan Sets
- (2) Stormwater Reports
- Filing Fee: $11,337.50 (Local Bylaw Fee + WPA Form 3 Town Share)
- MassDEP Filing Fee: $512.50 *(mailed to MassDEP Lock Box)*

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere

Amanda Cavaliere
Franklin Office Manager

Enclosures

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
www.gandhengineering.com

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333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Notice of Intent
For
Guardian Self Storage II
151 Grove Street
Franklin, Massachusetts

Date: February 3, 2025

Owner/Applicant:
JEM PARTNERS LLC
599 Washington Street
Franklin, MA 02038

Prepared by:
Guerriere & Halnon, Inc.
Engineering and Land Surveying
55 West Central Street
Franklin, Massachusetts 02038

Project Narrative
Guardian Self Storage II
151 Grove Street
Franklin, Massachusetts

The proposed development of the Locus would entail the construction of a two story climate controlled self-storage facility with a total building foot print area of 36,100 +, and associated bituminous paved single access drive, entrance/egress security gates, parking area, landscaping, lighting, utilities and stormwater infrastructure as shown on the site plan entitled, "GUARDIAN SELF STORAGE II" prepared by Guerriere & Halnon, Inc., dated January 8, 2025 (the "Plan") a copy of which has been filed along herewith.

The proposed development will include 1,050 + square feet of office space, approximately three hundred thirty (330)+ interior self-storage units for rent, and ten (10) ground level drive-up self-store units for rent. The total parking spaces provided on the site shall be six (6) – 9' in width x 19' in length. A single twenty-four (24') foot wide primary unrestricted access drive is planned to connect to Grove Street, providing a paved access drive encircling the building, the width of which expands to forty (40') feet at the rear of the building adjacent to the drive-up storage units. The proposed stormwater management system for the development includes measures for collecting, controlling, and treating stormwater runoff from the Locus, and as such will reduce stormwater runoff peak flow rates and volumes leaving the site, increase groundwater recharge, and improve storm runoff water quality. New utilities, including water, sanitary sewer, electric, and telephone, will be installed as part of construction.

The proposed stormwater management system will reduce stormwater runoff peak flow rates and volumes, and improve runoff water quality. Runoff control, water quality improvement, and groundwater recharge will be accomplished by implementing the following drainage improvements:

- Collect storm runoff in catch basins with deep sumps and hooded outlets that discharge to above and below grade stormwater mitigation systems;
- Implement an Operations and Maintenance Plan for the proposed stormwater management system that describes the various components of the system and identifies the inspections and maintenance tasks and schedule to follow which will ensure the proper, long-term performance of the system.
- Implement a Long-Term Pollution Prevention Plan to prevent illicit discharges to the stormwater management system.

The proposed stormwater management measures described above will have no adverse impacts to adjacent properties. Runoff quantity will be reduced and water quality enhanced over existing conditions resulting in an overall benefit to the surrounding area. See Stormwater Report prepared by Guerriere & Halnon, Inc., (hereinafter referred to as the "Drainage Report").

Project Narrative
Guardian Self Storage II
151 Grove Street
Franklin, Massachusetts

The proposed development will not have an adverse effect on the quality of the natural environment. There has been a positive identification of the existence of a relatively small wetland resource area in the southeast area of the Locus. There has not been a positive identification of any endangered species within the Locus. The building will be served by municipal sewer to minimize degradation of the groundwater by nitrates and phosphates. The proposed development would improve water quality with the completion of a proposed drainage system, which will include deep sumps, hooded catch basins and above and below grade stormwater management systems. The stormwater management system has been designed to meet or exceed the requirements established in the Massachusetts Stormwater Handbook and by the Town of Franklin. According to the Stormwater Report, Stormwater best management practices (BMPs) to be implemented on-site include: street sweeping, catch basins with deep sumps and hooded outlets infiltration chambers and above ground basin. The average annual post-construction load of total suspended solids (TSS) removed by this BMP process train is at least 80%."

Town of Franklin Conservation Commission

PROPERTY ACCESS SIGNATURE FORM

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

Signature of Property Owner

12/23/24
Date

F-4683

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

151 Grove Street

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.

Mark Y.M. — Signature of Property Owner

12/23/24 — Date

Town of Franklin Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

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

1.2. Work Associated with Existing Residential Property
$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	$ 600.00
Infrastructure in Buffer Zone **or** Resource Area			
Roads	___ linear feet x $2.00		= $_____
*Drainage Structures	4 X $25.00 each		=$ 100.00
Resource Area Disturbed	20,000 square feet x $0.50		= $ 10,000.00
Buildings	___ X $125 each		= $_____
All Accessory Improvements		$100.00	= $ 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)	$ 537.50
Local Filing Fee Calculated Above	$ 10,800.00
TOTAL Due Town of Franklin (Check No.1)	$ 11,337.50
State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)	
TOTAL Due DEP (Check No. 2)	$ 512.50

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.

F-4683

Town of Franklin Conservation Commission
RESOURCE AREA IMPACT SUMMARY FORM
151 Grove Street

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)	***	
Riverfront (SF)		
100-Year Floodplain (CF)		
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

*** Buffer Zone (sf)

- 0-25ft buffer disturbance=0 sf
- 25-50ft buffer disturbance=4,746 +/- sf
- 50- 100 ft. buffer disturbance= 15,254+/- sf

F-4683
Guardian Self Storage II
151 Grove Street, Franklin, MA
Functions & Characteristics Statement
Notice of Intent
Performance Standards D
(2020)

Owner/Applicant:
JEM Partners LLC
599 Washington Street
Franklin, Massachusetts 02038

Public Water Supply: No public water supplies are located within 400 feet of the project area

Private Water Supply: No private wells are located within 100 ft. of the site and the site will be connected to Town water.

Groundwater Recharge: Ground water recharge is provided and in compliance with the Massachusetts Stormwater Management Standards.

Flood Control: Not Applicable.

Erosion & Sedimentation Control: Mulch sock erosion control barriers are proposed around the perimeter of proposed work and shall be in place prior to any construction or removal of materials. The mulch sock will remain in place and maintained throughout construction.

Siltation: The site will be loamed and seeded in phases to minimize the movement of silt. Steep slopes will be stabilized with erosion control mats, straw and hydro-seeding or any combination of the above, if needed.

Stormwater Prevention: Stormwater management is provided in accordance with the Massachusetts Stormwater Handbook and Stormwater Standards. Stormwater management methods for the site are described in detail in the Stormwater Report.

Water Quality: Water quality protection measures are described in detail in the Stormwater Report.

Water Pollution Control: A mulch sock/filter mitt will be installed. Materials will be removed by hand or small machinery and raked out and stabilized with New England Conservation Mix.

Wild Life Habitat: This site is not in a NHESP site area.

Fisheries: No Coldwater Fisheries are located within 500 feet of the site. N/A

Shellfish: No shellfish areas are located on site. N/A

Rare Species Habitat: This site is not located within an NHESP Estimated Habitat of Rare Wildlife area.

Agriculture: No agriculture is proposed or existing on site. N/A

Aquaculture: N/A

Recreation: N/A

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

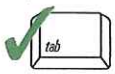
Provided by MassDEP:

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):

151 Grove Street — a. Street Address
Franklin — b. City/Town
02038 — c. Zip Code

Latitude and Longitude:
42.071980 — d. Latitude
-71.424730 — e. Longitude

294 — f. Assessors Map/Plat Number
001 — g. Parcel /Lot Number

2. Applicant:

a. First Name
b. Last Name
JEM Partners LLC — c. Organization
599 Washington Street — d. Street Address
Franklin — e. City/Town
MA — f. State
02038 — g. Zip Code
310.415.6804 — h. Phone Number
i. Fax Number
Mark@guardianself-storage.com — j. Email Address

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

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):

Amanda — a. First Name
Cavaliere — b. Last Name
Guerriere & Halnon, Inc. — c. Company
55 West Central Street — d. Street Address
Franklin — e. City/Town
MA — f. State
02038 — g. Zip Code
508.528.3221 — h. Phone Number
i. Fax Number
acavaliere@gandhengineering.com — j. Email address

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

$1050.00 — a. Total Fee Paid
$512.50 — b. State Fee Paid
$537.50 — 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:

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City/Town

A. General Information (continued)

6. General Project Description:

See Project Narrative

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:

a. County	b. Certificate # (if registered land)
Norfolk	
c. Book	d. Page Number
42015	493

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:

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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. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ 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. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ 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:

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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☐ 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

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:
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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

   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

   MassMapper
   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

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* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see https://www.mass.gov/ma-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:
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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:

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

North Shore - Plymouth 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

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.

Guardian Self Storage Site Plan and Special Permit
a. Plan Title

Guerriere & Halnon, Inc.
b. Prepared By

Dale MacKinnon, P.E.
c. Signed and Stamped by

January 8, 2025
d. Final Revision Date

e. Scale

Stormwater Report
f. Additional Plan or Document Title

January 9, 2025
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:

9005 | 36673
2. Municipal Check Number

12/23/2024 / 1/29/25
3. Check date

9006
4. State Check Number

12/23/2024
5. Check date

Jem Partners LLC | Guerriere & Halnon
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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin
City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant	2. Date: 12/23/24
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any): Amanda Cavaleri	6. Date: 1/9/2025

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.

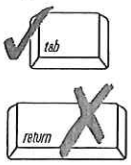
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

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:

151 Grove Street	Franklin
a. Street Address	b. City/Town
9006	$512.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

a. First Name		b. Last Name
JEM Partners LLC		
c. Organization		
599 Washington Street		
d. Mailing Address		
Franklin	MA	02038
e. City/Town	f. State	g. Zip Code
310.415.6804		Mark@guardianself-storage.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

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

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.

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 3b	1	$1050.00	$1050.00

Step 5/Total Project Fee: $1050.00

Step 6/Fee Payments:

Total Project Fee:	$1050.00 (a. Total Fee from Step 5)
State share of filing Fee:	$512.50 (b. 1/2 Total Fee **less** $12.50)
City/Town share of filling Fee:	$537.50 (c. 1/2 Total Fee **plus** $12.50)

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

Wetland Border Report

Site Locus: 151 Grove St, Franklin
Prepared for: G&H Engineering
Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532
Date: 5-30-2024

INTRODUCTION

On May 29, 2024, the wetland resources were delineated on land located on or near the site referenced above (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 local bylaws. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- Orthophoto of Locus Site, Goddard Consulting LLC
- Soils Map, Goddard Consulting LLC
- NRCS Soil Map
- FEMA Map, Goddard Consulting LLC
- USGS Map of Locus Site, Goddard Consulting LLC

SUMMARY OF FINDINGS

The area flagged on site with series GC1-25 contained wetland hydrology and wetland vegetation; however, is located within a stormwater feature. The MA Wetlands Protection Act usually does not take jurisdiction over stormwater basins however, the local bylaw takes jurisdiction over all wetland areas that have wetland soils and wetland vegetation even if in a permitted stormwater feature. As a result, this area is a protected resource under the local bylaw and has a 100-ft buffer zone. Refer to enclosed DEP field data forms for more information on soils and vegetation located within the wet and uplands associated with the resource delineation.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is not located within 200-ft of a mapped river or a jurisdictional FEMA Flood Zone. There are no mapped vernal pools on or near the site.

Any work within the local resource area and/or the 100-foot Buffer Zone requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Conservation Commission.

DESCRIPTION OF REGULATED INLAND RESOURCE AREA

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

Resource Area	Regulatory Jurisdiction	Flag Numbers and Color	Wetland Types and Locations
Local Wetland Area	Local Wetland and 100-foot Buffer Zone	GC1-25 (Blue flags)	Local Vegetated wetland

Photo 1. Wetland photograph

Sincerely,

Goddard Consulting, LLC.

Nicole Hayes

Nicole Hayes, PWS
Senior Wetland Scientist

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site:	151 Grove St	City/Town: Franklin	Sampling Date: 5/29/24
Applicant/Owner:	G&H Engineering	Sampling Point or Zone: GC-8	
Investigator(s):	Nicole Hayes	Latitude/Longitude: 42.07284. -71.42315	
Soil Map Unit Name:	Charlton	NWI or DEP Classification:	

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X 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 _____	No X	Is the Sampled Area within a Wetland?	Yes _____	No X
Hydric Soils criterion met?	Yes _____	No X			
Wetlands hydrology present?	Yes _____	No X			

Remarks, Photo Details, Flagging, etc.:

HYDROLOGY

Field Observations:			
Surface Water Present?	Yes	No X	Depth (in)
Water Table Present?	Yes	No X	Depth (in)
Saturation Present (including capillary fringe)?	Yes	No X	Depth (in)

Wetland Hydrology Indicators

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

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

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

Sampling Point GC-8

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	White Pine	Pinus strobus	FACU	38.0%	X		55.1%
2	Red Oak	Quercus rubra	FACU	20.5%	X		29.7%
3	Red Maple	Acer rubrum	FAC	10.5%		X	15.2%
4							
5							
6							
7							
8							
9							

69.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	White Pine	Pinus strobus	FACU	38.0%	X		100.0%
2							
3							
4							
5							
6							
7							
8							
9							

38.0% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Canada Mayflower	Maianthemum canadense	FACU	10.5%	X		100.0%
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							

10.5% =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?			
	4	0		Yes		No	X
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	0%	x2	=	0%		
	FAC species	11%	x3	=	32%		
	FACU species	107%	x4	=	428%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	118%		(B)	460%		
	Prevalence Index	B/A=	3.91	Is the Prevalence Index ≤ 3.0?			
				Yes		No	X
Wetland vegetation criterion met?	**Yes**	**No** X					

Definitions of Vegetation Strata

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

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

Sampling Point GC-8

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)

Depth	Matrix		Redox Features				Texture	Remarks
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Location[2]		
0-10"	10YR3/3							
10-20"	10YR5/4							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Dark Surface (S7)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Polyvalue Below Surface (S8)
- ___ Thin Dark Surface (S9)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F7)
- ___ Depleted Dark Surface (F8)

Indicators for Problematic Hydric Soils

- ___ 2 cm Muck (A10)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8)
- ___ Thin Dark Surface (S9)
- ___ Iron-Manganese Masses (F12)
- ___ Mesic Spodic (A17)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: Depth (inches):

Remarks

Hydric Soils criterion met? **Yes** **No** X

DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X 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 X	No _____	Is the Sampled Area within a Wetland?	Yes X	No ___
Hydric Soils criterion met?	Yes X	No _____			
Wetlands hydrology present?	Yes X	No _____			

Remarks, Photo Details, Flagging, etc.:

HYDROLOGY

Field Observations:				
Surface Water Present?	Yes	No	X	Depth (in)
Water Table Present?	Yes	No	X	Depth (in)
Saturation Present (including capillary fringe)?	Yes	No	X	Depth (in)

Wetland Hydrology Indicators

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

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

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

Sampling Point GC-8

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Red Maple	Acer rubrum	FAC	68.0%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

68.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Winterberry	Ilex verticillata	FACW	20.5%	X	X	66.1%
2	Red Maple	Acer rubrum	FAC	10.5%	X	X	33.9%
3							
4							
5							
6							
7							
8							
9							

31.0% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	White Pine	Pinus strobus	FACU	10.5%	X		50.0%
2	Eastern Poison Ivy	Toxicodendron radicans	FAC	10.5%	X	X	50.0%
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							

21.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Horsebrier	Smilax rotundifolia	FAC	10.5%	X	X	50.0%
2	Eastern Poison Ivy	Toxicodendron radicans	FAC	10.5%	X	X	50.0%
3							
4							
				21.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?		Yes		No	X	
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	7	6		Yes X	No		
Prevalence Index:		Total % Cover	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	21%	x2	=	41%		
	FAC species	110%	x3	=	330%		
	FACU species	11%	x4	=	42%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	141%		(B)	413%		
	Prevalence Index	B/A=	2.93	Is the Prevalence Index ≤ 3.0?			
				Yes X	No		
Wetland vegetation criterion met?	**Yes X**	**No**					

Definitions of Vegetation Strata

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

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

Sampling Point GC-8

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)

Depth	Matrix		Redox Features				Texture	Remarks
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Location[2]		
0-10"	10YR2/2							
10-20"	10YR6/1							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains [2]Location: PL=Pore Lining, M=Matrix

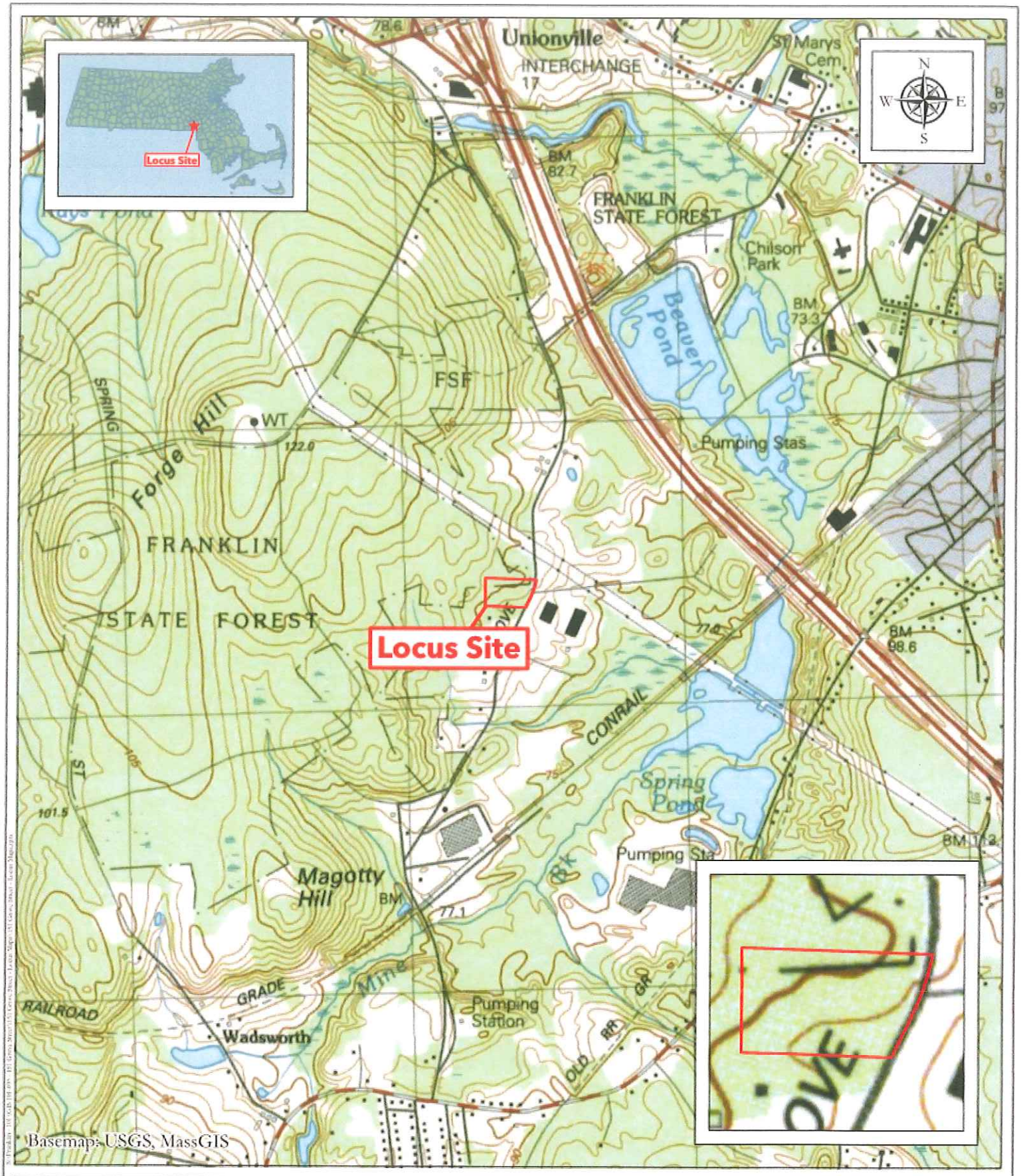
Hydric Soil Indicators (Check all that apply)

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

Restrictive Layer (if observed) Type: Depth (inches):

Remarks

Hydric Soils criterion met? **Yes** X **No**



GODDARD CONSULTING
Strategic Ecological Consulting

USGS of Locus Site

151 Grove Street
Franklin, MA 02038

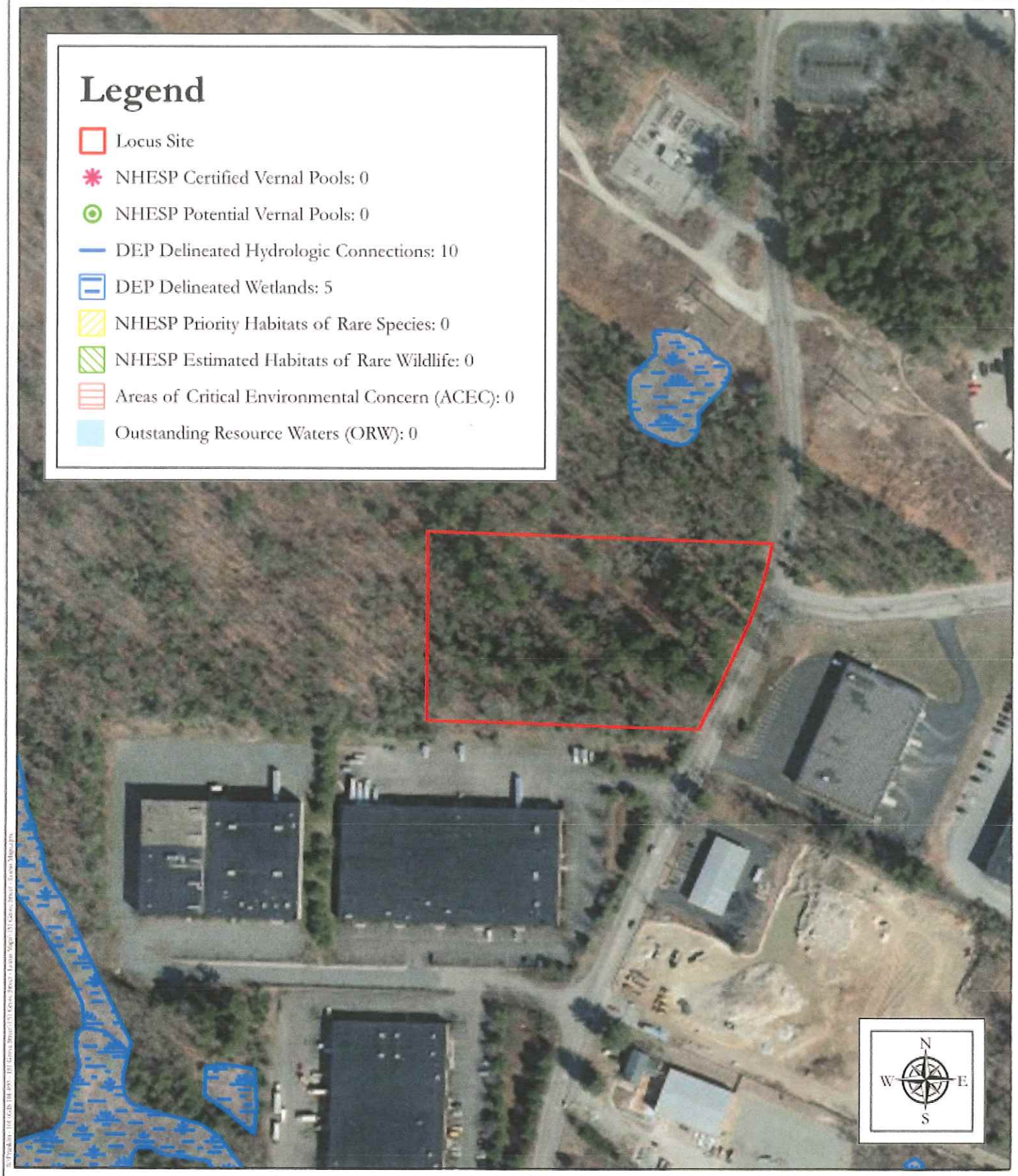
0 1,000 2,000 Feet 1" = 2,000'

71.4245802°W, 42.0719996°N

Date: 05/31/2024

Parcel ID: 294-1

Figure 1



GODDARD CONSULTING
Strategic Ecological Consulting

Orthophoto of Locus Site

0 150 300 Feet 1" = 300'

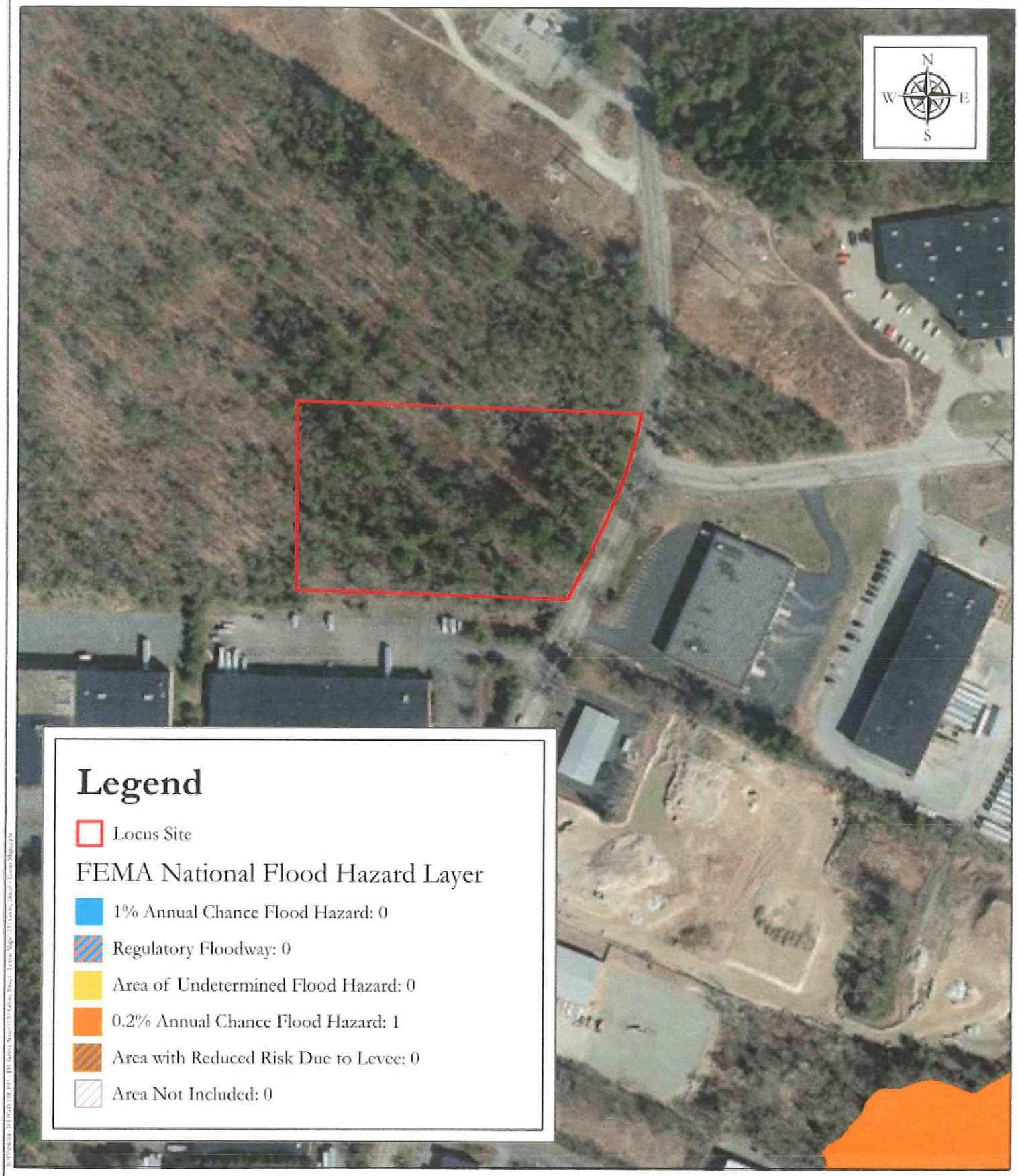
71.4251241°W, 42.0721943°N

Date: 05/31/2024

151 Grove Street
Franklin, MA 02038

Parcel ID: 294-1

Figure 2



GODDARD CONSULTING
Strategic Ecological Consulting

FEMA Flood Map of Locus Site

151 Grove Street
Franklin, MA 02038

0 150 300 Feet 1" = 300'

71.424279°W, 42.0715814°N

Date: 05/31/2024

Parcel ID: 294-1

Figure 3

GODDARD CONSULTING
Strategic Ecological Consulting

Date: 05/31/2024

NRCS Soil Survey of Locus Site

151 Grove Street
Franklin, MA 02038

0 75 150 Feet 1" = 150'

71.4245802°W, 42.0719996°N

Parcel ID: 294-1

Figure 4

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Norfolk and Suffolk Counties, Massachusetts

103B—Charlton-Hollis-Rock outcrop complex, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: vktd

Elevation: 0 to 480 feet
Mean annual precipitation: 32 to 54 inches
Mean annual air temperature: 43 to 54 degrees F
Frost-free period: 120 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Charlton and similar soils: 40 percent
Hollis and similar soils: 25 percent
Rock outcrop: 20 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Friable coarse-loamy ablation till derived from granite

Typical profile

H1 - 0 to 6 inches: fine sandy loam
H2 - 6 to 36 inches: fine sandy loam
H3 - 36 to 60 inches: fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Hollis

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Shallow, friable loamy ablation till derived from igneous rock

Typical profile

H1 - 0 to 3 inches: fine sandy loam
H2 - 3 to 14 inches: gravelly fine sandy loam
H3 - 14 to 18 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 8 percent
Surface area covered with cobbles, stones or boulders: 1.6 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: F144AY033MA - Shallow Dry Till Uplands
Hydric soil rating: No

Description of Rock Outcrop

Setting

Parent material: Igneous and metamorphic rock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 0 inches to lithic bedrock

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Canton

Percent of map unit: 7 percent

Hydric soil rating: No

Chatfield

Percent of map unit: 5 percent
Hydric soil rating: No

Scituate

Percent of map unit: 2 percent
Hydric soil rating: No

Whitman

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

254B—Merrimac fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2tyqs
Elevation: 0 to 1,290 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Merrimac and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Merrimac

Setting

Landform: Kames, outwash plains, outwash terraces, moraines, eskers
Landform position (two-dimensional): Summit, shoulder, backslope, footslope
Landform position (three-dimensional): Crest, side slope, riser, tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy glaciofluvial deposits derived from granite, schist, and gneiss over sandy and gravelly glaciofluvial deposits derived from granite, schist, and gneiss

Typical profile

Ap - 0 to 10 inches: fine sandy loam
Bw1 - 10 to 22 inches: fine sandy loam
Bw2 - 22 to 26 inches: stratified gravel to gravelly loamy sand
2C - 26 to 65 inches: stratified gravel to very gravelly sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline (0.0 to 1.4 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Ecological site: F145XY008MA - Dry Outwash
Hydric soil rating: No

Minor Components

Sudbury

Percent of map unit: 5 percent
Landform: Deltas, terraces, outwash plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Hinckley

Percent of map unit: 5 percent
Landform: Deltas, kames, eskers, outwash plains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, side slope, head slope, nose slope, rise
Down-slope shape: Convex
Across-slope shape: Convex, linear
Hydric soil rating: No

Windsor

Percent of map unit: 3 percent
Landform: Outwash terraces, dunes, deltas, outwash plains
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Agawam

Percent of map unit: 2 percent
Landform: Outwash plains, outwash terraces, moraines, stream terraces, eskers, kames

Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

653—Udorthents, sandy

Map Unit Setting

National map unit symbol: vky8
Elevation: 0 to 3,000 feet
Mean annual precipitation: 45 to 54 inches
Mean annual air temperature: 43 to 54 degrees F
Frost-free period: 145 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Riser, tread
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Excavated and filled sandy glaciofluvial deposits

Typical profile

H1 - 0 to 6 inches: variable
H2 - 6 to 60 inches: variable

Properties and qualities

Slope: 0 to 25 percent
Depth to restrictive feature: More than 80 inches
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: Unranked

Minor Components

Udorthents
Percent of map unit: 8 percent
Hydric soil rating: Unranked

Urban land
Percent of map unit: 5 percent
Hydric soil rating: Unranked

Swansea
Percent of map unit: 2 percent
Landform: Bogs
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 19, Sep 10, 2023

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:

Jem Partners LLC has filed a Notice of Intent with the Franklin Conservation Commission for the Guardian Self Storage II at 151 Grove Street on February 3, 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 Guerriere & Halnon, Inc. 55 West Central Street, Franklin, MA 02038 (P) 508-528-3221

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.

F-4683
151 Grove Street
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, Amanda Cavaliere hereby certify under the pains and penalties of perjury that on February 3, 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 **JEM Partners LLC** with the Franklin Conservation Commission on February 2025 for property located on **151 Grove Street**, 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.

Amanda Cavaliere
Signature

2/3/2025
Date

136856
Abutter's List Request Form
Status: Active
Submitted On: 12/23/2024

Primary Location
151 GROVE ST
FRANKLIN, MA 02038

Owner
JEM PARTNERS LLC
WASHINGTON ST 599
FRANKLIN, MA 02038

Applicant
amanda cavaliere
508-528-3221
acavaliere@gandhengineering.com
55 west central st
franklin, ma 02038

Abutter's List Request Form

Which Board/Commission is requiring this list?*

planning and conservation

What is the purpose for the request?*

Site Plan & Special Permit/Notice of Intent

How would you like to receive this abutters list?*

Emailed

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

acavaliere@gandhengineering.com

General Parcel Information

Assessor's Parcel ID*

294-001-000

Property Street Address*

151 Grove Street

Property Owner Information

Property Owner*

JEM Partners LLC

Property Owner's Mailing Address*

599 Washington Street

Town/City*

Franklin

Zip/Postal Code*

02038

State*

MA

Property Owner Telephone Number*

310-415-6804

Requestor's Information

Requestor/Applicant same as Property Owner Information?*

No

Requestor's Name *

Amanda Cavaliere

Requestor's Telephone Number

508-528-3221

Requestor's Address

55 W Central Street

Attachments

abutter map.pdf
abutter map.pdf
Uploaded by amanda cavaliere on Dec 23, 2024 at 11:00 AM

151 GROVE ST - 300' ABUTTERS

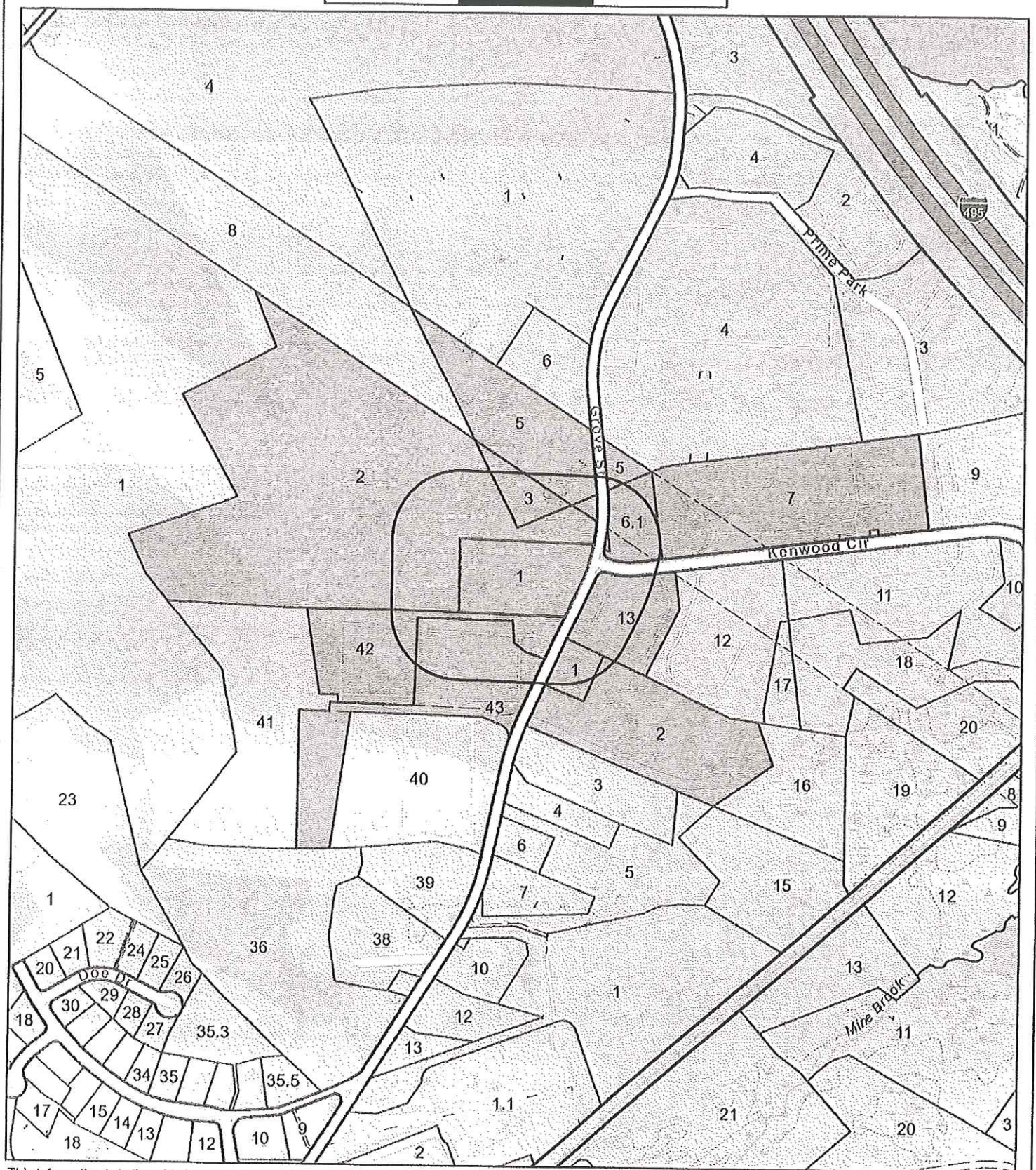
Town of Franklin, MA

1 inch = 600 Feet

0 600 1200 1800

December 28, 2024

CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com



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

300 feet Abutters List Report

Franklin, MA
December 28, 2024

Subject Property:

Parcel Number: 294-001-000
CAMA Number: 294-001-000-000
Property Address: 151 GROVE ST

Mailing Address: JEM PARTNERS LLC
599 WASHINGTON ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 294-001-000
CAMA Number: 294-001-000-000
Property Address: 151 GROVE ST

Mailing Address: JEM PARTNERS LLC
599 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 294-002-000
CAMA Number: 294-002-000-000
Property Address: GROVE ST

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

Parcel Number: 294-003-000
CAMA Number: 294-003-000-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 294-004-000
CAMA Number: 294-004-000-000
Property Address: GROVE ST

Mailing Address: HUGHES STEPHEN V JR NEW ENGLAND POWER CO PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 294-005-000
CAMA Number: 294-005-000-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 295-005-000
CAMA Number: 295-005-000-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 295-006-000
CAMA Number: 295-006-000-000
Property Address: GROVE ST

Mailing Address: FRENCH SHIRLEY FRENCH REALTY TRUST FRENCH, LEONARD TR
486 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 295-006-001
CAMA Number: 295-006-001-000
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 295-007-000
CAMA Number: 295-007-000-000
Property Address: 10 KENWOOD CIR

Mailing Address: ASTRO INVESTMENT LLC C/O KSI TRADING CORP
6 BARBARA PLACE
EDISON, NJ 08817

300 feet Abutters List Report

Franklin, MA
December 28, 2024

Parcel Number:	295-013-000	Mailing Address:	KENWOOD PROPERTIES LLC 63 CENTRE ST DOVER, MA 02030
CAMA Number:	295-013-000-000		
Property Address:	1-3 KENWOOD CIR		
Parcel Number:	306-001-000	Mailing Address:	LEWIS ALBERT G, TR GROVE STREET REALTY TRUST 7 UNCAS BROOK ROW FRANKLIN, MA 02038
CAMA Number:	306-001-000-000		
Property Address:	158 GROVE ST		
Parcel Number:	306-002-000	Mailing Address:	HENNEP PROPERTIES LLC 4 GURNEE AVE NYACK, NY 10960
CAMA Number:	306-002-000-000		
Property Address:	160 GROVE ST		
Parcel Number:	306-042-000	Mailing Address:	161 GROVE LLC 13 WHEELING AVE WOBURN, MA 01801
CAMA Number:	306-042-000-000		
Property Address:	161 GROVE ST		
Parcel Number:	306-043-000	Mailing Address:	TRPF 157 165 GROVE STREET LLC C/O NUVEEN PO BOX 30428 CHARLOTTE, NC 28230
CAMA Number:	306-043-000-000		
Property Address:	157 GROVE ST		

Kerri M. Doyle, 12-28-24

161 GROVE LLC
13 WHEELING AVE
WOBURN, MA 01801

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

ASTRO INVESTMENT LLC
C/O KSI TRADING CORP
6 BARBARA PLACE
EDISON, NJ 08817

TRPF 157 165 GROVE STREET
C/O NUVEEN
PO BOX 30428
CHARLOTTE, NC 28230

COMMONWEALTH OF MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE
600
BOSTON, MA 02114-2104

FRENCH SHIRLEY
FRENCH REALTY TRUST FRENC
486 SUMMER ST
FRANKLIN, MA 02038

HENNEP PROPERTIES LLC
4 GURNEE AVE
NYACK, NY 10960

HUGHES STEPHEN V JR
NEW ENGLAND POWER CO PROP
40 SYLVAN RD
WALTHAM, MA 02451-2286

JEM PARTNERS LLC
599 WASHINGTON ST
FRANKLIN, MA 02038

KENWOOD PROPERTIES LLC
63 CENTRE ST
DOVER, MA 02030

LEWIS ALBERT G, TR
GROVE STREET REALTY TRUST
7 UNCAS BROOK ROW
FRANKLIN, MA 02038

NEW ENGLAND POWER CO
40 SYLVAN RD
WALTHAM, MA 02451-2286