

## REGULATORY COMPLIANCE ANALYSIS

444 East Central Street, Franklin MA  
Prepared by: Goddard Consulting LLC  
Prepared for: TAG Central LLC  
Date: 4/16/2025, Revised 6/19/2025

### 1.0 INTRODUCTION

On behalf of TAG Central LLC (the Applicant), Goddard Consulting, LLC (Goddard) is pleased to submit this Regulatory Compliance Analysis as a supplement to the Notice of Intent. This analysis describes existing conditions, proposed conditions and project compliance with relevant performance standards contained within 310 CMR 10.00 et seq.

The project site is located at 444 East Central Street in Franklin (Map: 284, Lot: 66) and totals approximately 15 acres. The site is comprised of previously degraded and disturbed riverfront area consisting of the two existing buildings and outbuildings, variety of compost/brush piles, construction and landscaping supplies, abandoned vehicles and other anthropogenic impacts. One perennial stream is located centrally within the parcel with associated Bordering Vegetated Wetlands (BVW) and Bordering Land Subject to Flooding (BLSF).

According to Natural Heritage Endangered Species Program (NHESP) mapping, the Project Site is not within an area mapped as Priority Habitat of Rare Species, Estimated Habitat of Rare Wildlife, or an Area of Critical Environmental Concern. There are no mapped certified or potential vernal pools on the site. The site is not located within an Outstanding Resource Waters (ORW) area. Only a small portion of the site is located within a FEMA Flood Zone A, which constitutes the resource area Bordering Land Subject to Flooding (BLSF).



Photo 1: View of existing degraded area onsite east of the stream.

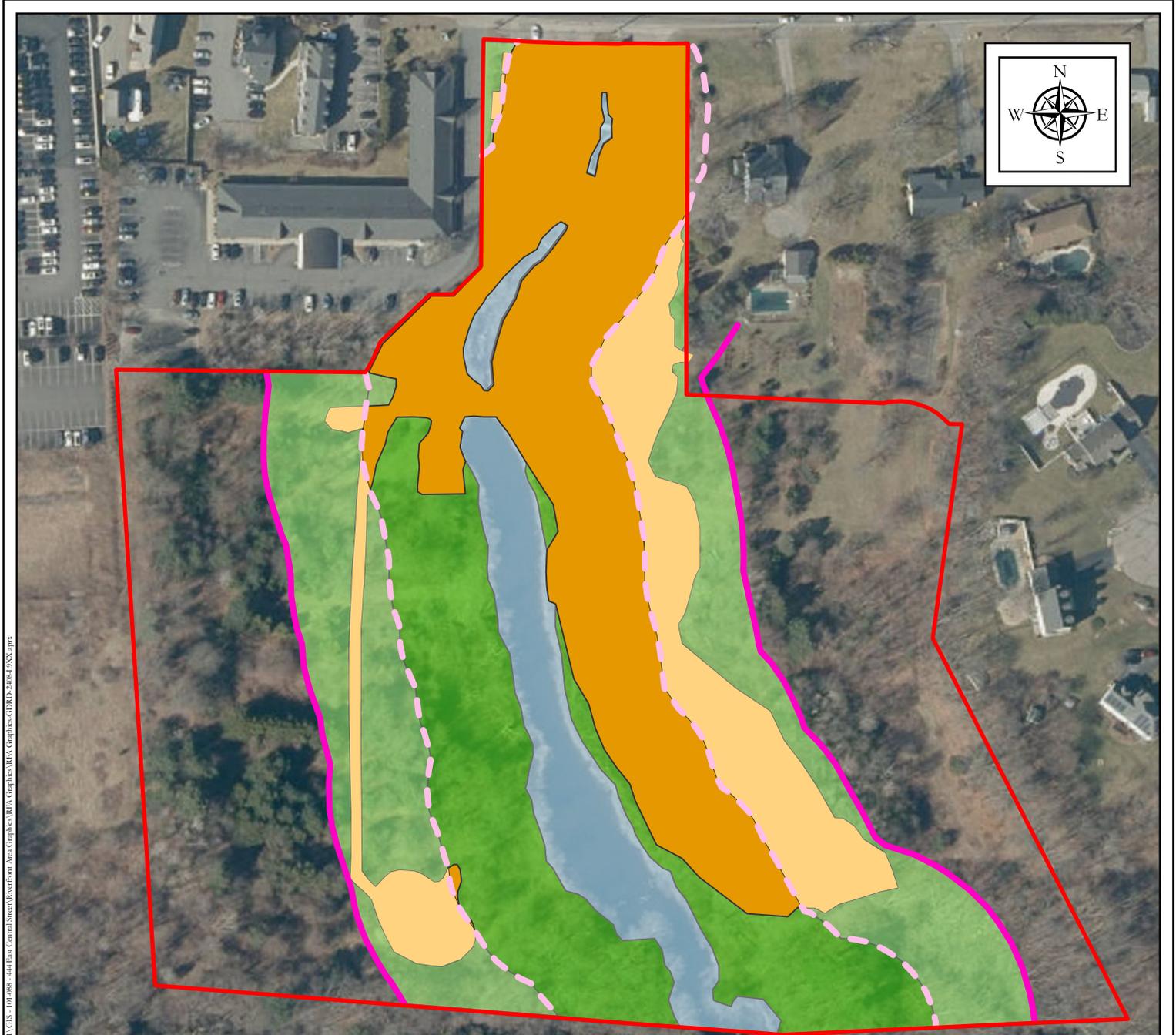
## 2.0 RIVERFRONT AREA

The Mean Annual High-Water (MAHW) line of the perennial stream on site was delineated by Goddard and confirmed with an Order of Resource Area Delineation. Massachusetts WPA Regulations define the Riverfront Area as “the area of land between a river’s mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away.” A total of 422,920 square feet of Riverfront Area is present on the locus site. The following table summarizes the cover types within the 200-foot and 100-foot Riverfront Areas on site under existing conditions. See also the included graphic titled *Existing Conditions in Riverfront Area*, Goddard Consulting LLC, 6/16/2025.

<b>Riverfront Area Existing Conditions</b>		
Degraded 0-100’ RFA	123,745 sf	178,830 sf
Degraded 100-200’ RFA	55,085 sf	
Vegetated 0-100’ RFA	90,005 sf	191,000 sf
Vegetated 100-200’ RFA	100,995 sf	

The applicant proposes to develop the site as a multifamily housing development. The project will reuse existing degraded Riverfront Area and will restore existing degraded Riverfront Area with native vegetation to the greatest extent practicable. The following table summarizes the cover types within the 200-foot Riverfront Areas on site under proposed conditions. See also the included graphic titled *Proposed Conditions in Riverfront Area*, Goddard Consulting LLC, 6/16/2025.

<b>Riverfront Area Proposed Conditions</b>		
Degraded 0-100’ RFA	58,040 sf	153,170 sf
Degraded 100-200’ RFA	94,130 sf	
Vegetated 0-100’ RFA	157,045 sf	218,905 sf
Vegetated 100-200’ RFA	61,860 sf	



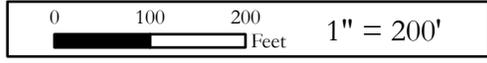
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### Legend

Proposed Property Boundary	100-200' Existing Degraded Riverfront Area (55,085sf)
River	0-100' Existing Vegetated Riverfront Area (90,005sf)
100' Riverfront Area	100-200' Existing Vegetated Riverfront Area (100,995sf)
200' Riverfront Area (422,920sf)	0-100' Existing Degraded Riverfront Area (123,745sf)



## Existing Conditions in Riverfront Area



71.3771102°W, 42.0778722°N

Date: 06/16/2025

444 East Central Street  
Franklin, MA 02038

Parcel ID: 284-66



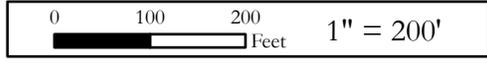
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### Legend

Proposed Property Boundary	100-200' Proposed Degraded Riverfront Area (94,130sf)
River	0-100' Proposed Vegetated Riverfront Area (157,045sf)
100' Riverfront Area	100-200' Proposed Vegetated Riverfront Area (61,860sf)
200' Riverfront Area (422,920sf)	0-100' Proposed Degraded Riverfront Area (58,040sf)



## Proposed Conditions in Riverfront Area



71.3771102°W, 42.0778722°N

Date: 06/17/2025

444 East Central Street  
Franklin, MA 02038

Parcel ID: 284-66

<b>Riverfront Area Net Change</b>		
Degraded 0-100' RFA	- 65,705 sf	- 26,660 sf
Degraded 100-200' RFA	+ 39,045 sf	
Vegetated 0-100' RFA	+ 67,040 sf	+ 27,905 sf
Vegetated 100-200' RFA	- 39,135 sf	

The project has been designed to meet the Wetlands Protection Act's performance standards for work within the 200-foot Riverfront Area and to minimize impacts to the greatest extent practicable. This project constitutes Riverfront Area redevelopment because it consists of the replacement and expansion of existing structures in a previously developed Riverfront Area. The project also proposes removal and rehabilitation of areas that have historically been negatively impacted by the presence of surfaces from existing structures or pavement, absence of topsoil, junkyards, and abandoned dumping grounds. An explanation of how the project meets the applicable performance standards follows.

<b>Riverfront Area:</b>		
<b>§ 10.58</b>	<b>The area of land between a river's mean annual high-water line and a parallel line measured horizontally outward from the river and a parallel line located 200 feet away.</b>	
<b>Performance Standard</b>		<b>Compliance</b>
10.58 (5)	<i>Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:</i>	The proposed project has been designed as a Riverfront Area (RFA) redevelopment project. The existing buildings on site have been present within the RFA since the mid-1990s. The site has been in use as a nursery operation, including clearing, grading, cultivation and access roadways since at least the 1960s. Proposed work shall conform to the following criteria as outlined below.
10.58 (5)(a)	<i>At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.</i>	The proposed work will result in an improvement of the capacity of the RFA to protect the interests of the WPA. This will be achieved by removing impacted and developed areas from within feet of resource areas, by providing stormwater management where there is currently none, and by managing invasive species.

10.58 (5)(b)	<i>Stormwater management is provided according to standards established by the Department.</i>	Stormwater management has been designed to comply with the MassDEP Stormwater Standards.
10.58 (5)(c)	<i>Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).</i>	Proposed work is not situated any closer to the river than existing conditions. Presently, degraded areas and anthropogenic debris are located immediately along the resource area boundary, and in some locations, debris can be found within the resource areas on site. With the exception of the two reused stream crossings, proposed work is located farther from the river than under existing conditions.
10.58 (5)(d)	<i>Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).</i>	One of the five proposed buildings is located almost entirely outside of the RFA, and two more buildings are located entirely outside of the inner riparian zone (100' RFA). Proposed work has been sited to be outside of the RFA to the greatest extent practicable, but some proposed work is slightly closer to the river than existing conditions. Therefore, the project must comply with 310 CMR 10.58(f) and/or (g) as described below.
10.58 (5)(e)	<i>The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).</i>	The total square footage of RFA onsite is 422,920 square feet, 10% of which is 42,292 square feet. Existing degraded RFA totals 178,830 square feet, which exceeds the 10% threshold. Therefore, the project must comply with 310 CMR 10.58(f) and/or (g) as described below.
10.58 (5)(f)	<i>When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:</i> <ol style="list-style-type: none"> <li><i>1. removal of all debris, but retaining any trees or other mature vegetation;</i></li> <li><i>2. grading to a topography which reduces runoff and increases infiltration;</i></li> <li><i>3. coverage by topsoil at a depth consistent with natural conditions at the site; and</i></li> <li><i>4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;</i></li> </ol>	Restoration of onsite degraded riverfront area is proposed. All existing degraded areas not to be reused for development will be revegetated, to result in a net increase of approximately 27,905 square feet of vegetated riverfront area, thereby exceeding a 1:1 ratio of restoration. Please refer to the landscape sheets of the plan set for details regarding the native planting scheme.

<p>10.58 (5)(g)</p>	<p><i>When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Energy and Environmental Affairs.</i></p>	<p>Mitigation for purposes of compliance with this section is not proposed. However, invasive species management is included in the proposal. This invasive species management is an additional environmental benefit intended to allow the areas proposed for revegetation to thrive with reduced invasive species pressure. Additionally, the Applicant proposes preserving a portion of the locus site's wetlands and buffer zones by conveying over 1.5 acres of land to the Town of Franklin as conservation land. This conveyance is not intended for the purposes of compliance with this section but contributes to the protection of the interests of the Act. Please refer to attached plan entitled <i>Preservation Land Exhibit</i>, Allen &amp; Major Associates, Inc., 6/9/2025.</p>
<p>10.58 (5)(h)</p>	<p><i>The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.</i></p>	<p>The Applicant is amenable to such a condition. The Restoration, Replication and Mitigation Plan also outlines monitoring protocols to ensure success of the restoration areas for at least two growing seasons.</p>

### Alternatives Analysis

The alternatives analysis below has been provided to demonstrate that the Applicant has evaluated options to avoid and minimize impacts to wetland resource areas per Section 310 CMR 10.55(4)(b). The alternatives presented include the 1) No-Build Alternative, 2) Five Story Building Alternative, and 3) Parking Alternative.

#### *No-Build Alternative*

The site would not be developed under the No-Build Alternative. The proposed buildings could not be built. The No-Build Alternative's effects make it impossible to build sizable upland areas and disregards the necessity for mixed-income housing development on a local and regional level. A no-build alternative also would preclude cleanup of the site, installation of stormwater management, control of invasive species, and native plantings as proposed.

#### *Five Story Building Alternative*

This alternative proposes increasing the building heights to five stories to achieve a similar unit density and parking count, which would in turn yield less impact to the 100-foot Riverfront Area and the 200-foot Riverfront Area. This

alternative would not be feasible due to conflicts with previously granted approvals based on lower maximum building heights. The proposed project as designed currently requires a zoning waiver due to the 4-story height. Increasing the maximum height of the buildings to five stories would make the project even more zoning-nonconforming and would be inconsistent with local neighborhood character, aesthetics and prior project approvals.

*Parking Alternative*

This alternative proposes placing parking at the ground floor of the proposed buildings and elevating the buildings by one story to achieve the same required density. This alternative would allow for less impervious surface on-site as well as less impact to the Riverfront Area. As mentioned above, the additional height required in this alternative would conflict with Franklin’s Zoning Bylaw and impact the neighborhood aesthetics. Locating the parking below grade underneath the buildings is similarly not feasible due to shallow depth to estimated seasonal high groundwater.

**3.0 BORDERING VEGETATED WETLAND**

No work is proposed within the delineated Bordering Vegetated Wetland (BVW). ECB will be installed around the limit of work in accordance with approved site plans prior to any earth disturbance to limit the potential for any erosion or sedimentation to leave the work area and travel offsite or towards resource areas on site.

**4.0 BORDERING LAND SUBJECT TO FLOODING**

Bordering Land Subject to Flooding (BLSF) is present on site as depicted on the site plans. Massachusetts WPA Regulations define BLSF as “an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds, or lakes.”

In sum, the existing flood storage capacity of the Bordering Land Subject to Flooding (BLSF) on site totals 24,256.5 cubic feet. The proposed capacity of BLSF to contain floodwater will be 36,095.5 cubic feet. Therefore, the project proposes an increase in flood storage capacity of 11,839 cubic feet. An increase is provided at each contour interval. This means that the site will be capable of storing a greater volume of floodwater than under existing conditions.

Please refer to attached engineering drawings entitled as follows:

- *Existing Flood Plain Volume Exhibit* (4 sheets), Allen & Major Associates, Inc., 6/18/2025
- *Proposed Flood Plain Volume Exhibit* (4 sheets), Allen & Major Associates, Inc., 6/18/2025

A summary of existing and proposed flood storage capacities is provided in the table below:

<u>Contour Interval</u>	<u>Existing Volume</u>	<u>Proposed Volume</u>	<u>Net Change</u>
268’-269’	640 cf	2,932 cf	+2,292 cf
269’-270’	5,134.5 cf	10,046 cf	+4,911.5 cf
270’-271’	18,482 cf	23,117.5 cf	+4,635.5 cf
<b>Total:</b>	<b>24,256.5 cf</b>	<b>36,095.5 cf</b>	<b>+11,839 cf</b>

An analysis of the BLSF performance standards is provided below.

§ 10.57	<b>Bordering Land Subject to Flooding: An area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds, or lakes.</b>	
	<b>Performance Standard</b>	<b>Compliance</b>
10.57 (4)(a)(1)	<p><i>Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.</i></p> <p><i>(1) Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.</i></p>	<p>Some fill of BLSF is proposed, primarily around the existing crossing to be improved at the center of the site. The project’s engineer, Allen &amp; Major Associates, Inc. has incorporated compensatory flood storage in the grading plan design. Please refer to attached engineering drawings, which graphically and numerically depict the existing and proposed flood storage capacity at each 1-foot contour interval. In all, the project will result in an increase of 11,839 cubic feet of flood storage capacity.</p> <p>Compensatory flood storage will have an unrestricted hydraulic connection to the perennial stream on site. Compensatory storage is provided nearly immediately adjacent to areas where flood storage is lost.</p>
10.57 (4)(a)(2)	<p><i>(2) Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.</i></p>	<p>No work within BLSF will restrict flows to increase flood stage or velocity. Under proposed conditions, floodwater will be able to fill a slightly larger lateral space, serving to reduce flood stage and velocity.</p>
10.57 (4)(a)(3)	<p><i>(3) Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.</i></p>	<p>In the area of proposed work within BLSF, no significant wildlife habitat is present. No vernal pools or NHESP mapped habitats exist therein. Furthermore, the area of BLSF to be impacted is comprised primarily of degraded riverfront area (i.e. lacking topsoil and vegetation) or a near monoculture of common reed (<i>Phragmites australis</i>) in areas that do contain vegetation.</p>

## 5.0 BUFFER ZONE (100-FOOT)

Work in the buffer zone is proposed. The WPA Regulations do not contain performance standards for Buffer Zone alteration (310 CMR 10.02(2)(b)). All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered. Work within the 0-25' buffer zone consists primarily of grading, revegetation, and stormwater management as well as pedestrian and vehicle paths required for access. None of the five buildings on site are located within 25' of the BVW boundary. Only small portions of two buildings are located within 50' of the BVW boundary. Work has been limited to the outer extents of the buffer zone to the greatest extent possible. The majority of work in the inner portions of the buffer zone have been laid out to reuse existing degraded areas.

## 6.0 FUNCTIONS AND VALUES ASSESSMENT

An assessment of the impact of the project on the functions and values protected by the Wetlands Protection Act is provided below:

**1. Protection of Public and Private Water Supplies** – The nearest domestic well is located at 409 East Central Street. No septic system or wells are proposed as part of the project, and it is proposed that sewer and water will be tied into existing infrastructure. The project will result in substantial improvements over existing conditions with regard to stormwater management, which directly affects groundwater infiltration and ultimately water quality. Existing stormwater runoff conditions exhibit unmitigated, direct, sheet-flowing surface runoff towards wetland resources, whereas the proposed project will provide a modern stormwater management and infiltration system in compliance with MassDEP Stormwater Management Standards.

**2. Protection of Groundwater Supply** – No discharges are proposed to the groundwater supply other than infiltration of stormwater. This is an improvement over existing conditions on site. As mentioned above and described in the Drainage Report, the project satisfies all of the Massachusetts Stormwater Management Standards.

**3. Flood Control** – Minimal work is proposed in any FEMA Flood Zones. Compensatory storage is provided, resulting in no loss in flood storage capacity.

**4. Storm Damage Prevention** – As mentioned above and described in the Drainage Report, the project satisfies all of the Massachusetts Stormwater Management Standards. Infiltrating stormwater in this way serves to reduce runoff from the site, reducing the potential for flooding of downstream properties and infrastructure. Similarly, ensuring no loss of flood storage capacity also makes certain that potential floodwaters are not redirected elsewhere or offsite. The project will therefore not have a negative impact in terms of storm damage prevention.

**5. Pollution Prevention** – As mentioned above and described in the Stormwater Report, the project satisfies the Stormwater Management Standards. The proposed stormwater treatment train includes components designed to remove potential pollutants such as oil from treated stormwater. The project will therefore not have a negative impact on the on-site resource areas in terms of pollution protection.

**6. Fisheries** – The water bodies in proximity to the site are not fisheries. No alteration to Land Under Waterbodies and Water Ways that could impact potential fishery habitat is proposed.

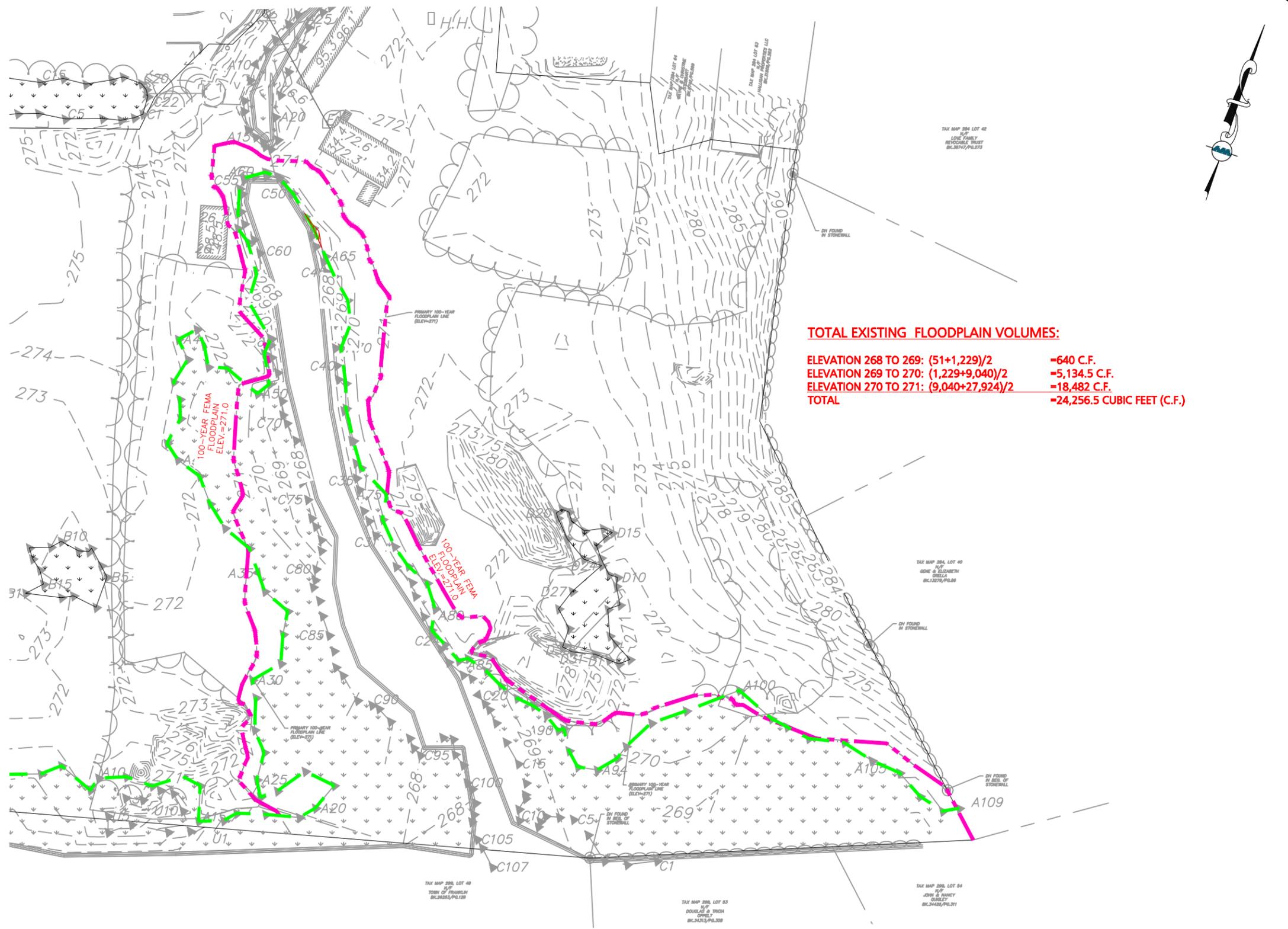
**7. Shellfish** - Not applicable in Franklin.

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

buffers to core habitats and coastal areas). No NHESP habitat areas are mapped onsite, nor are any potential or certified vernal pools. In general, the site is comprised largely of invasive or nonnative species that provide minimal wildlife habitat value.

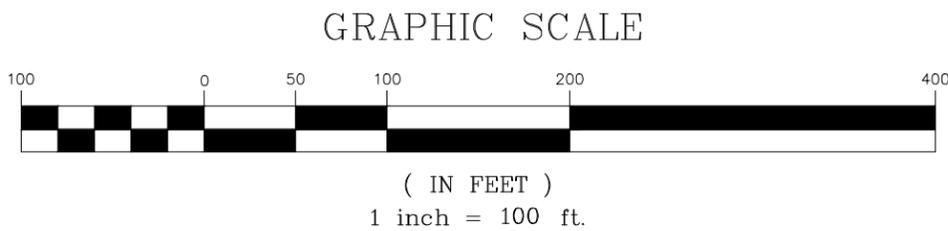
## **7.0 CONCLUSION**

The project has been designed with sensitivity to the resource areas on site. Proposed construction has been located as far from wetland resources as possible and new stormwater management is provided, along with rehabilitation of degraded and otherwise low-quality buffer zones and riverfront area. The Applicant will also be conveying over 1.5 acres of land to the Town to be preserved in perpetuity. In summary, Goddard Consulting believes that the proposed project meets all applicable regulatory performance standards and will not have any adverse impacts on the interests identified in the Wetlands Protection Act as outlined herein.



**TOTAL EXISTING FLOODPLAIN VOLUMES:**

ELEVATION 268 TO 269:  $(51+1,229)/2$  = 640 C.F.  
 ELEVATION 269 TO 270:  $(1,229+9,040)/2$  = 5,134.5 C.F.  
 ELEVATION 270 TO 271:  $(9,040+27,924)/2$  = 18,482 C.F.  
**TOTAL = 24,256.5 CUBIC FEET (C.F.)**



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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

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

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

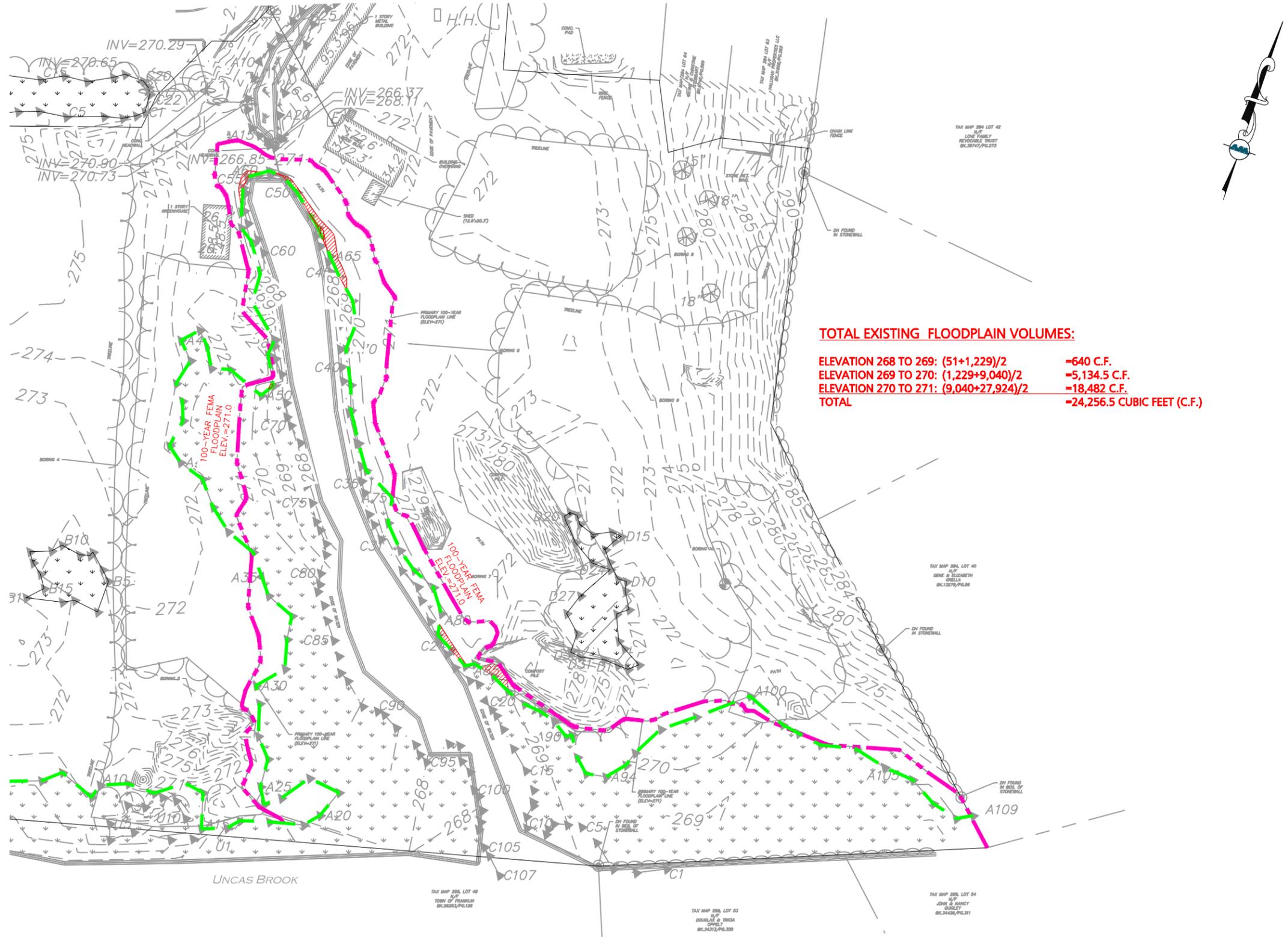
PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
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 environmental consulting ♦ landscape architecture  
 www.allenmajor.com  
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<b>DRAWING TITLE:</b> EXISTING FLOOD PLAIN VOLUME EXHIBIT	<b>SHEET No.</b> EL. 268
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**TOTAL EXISTING FLOODPLAIN VOLUMES:**

ELEVATION 268 TO 269: $(51+1,229)/2$	=640 C.F.
ELEVATION 269 TO 270: $(1,229+9,040)/2$	=5,134.5 C.F.
ELEVATION 270 TO 271: $(9,040+27,924)/2$	=18,482 C.F.
<b>TOTAL</b>	<b>=24,256.5 CUBIC FEET (C.F.)</b>



( IN FEET )  
1 inch = 100 ft.

100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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

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

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

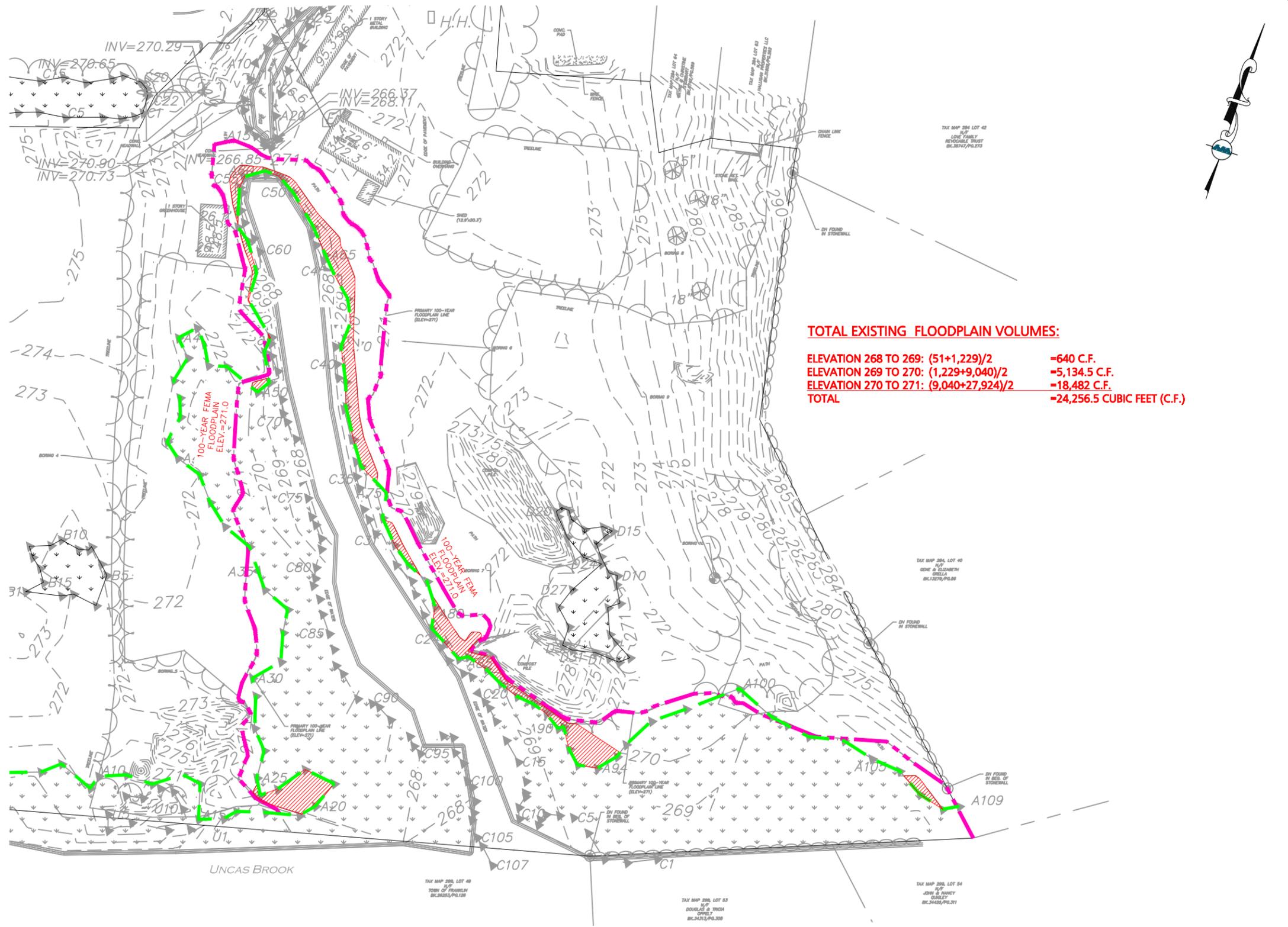


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<b>DRAWING TITLE:</b> EXISTING FLOOD PLAIN VOLUME EXHIBIT	<b>SHEET No.</b> EL. 269
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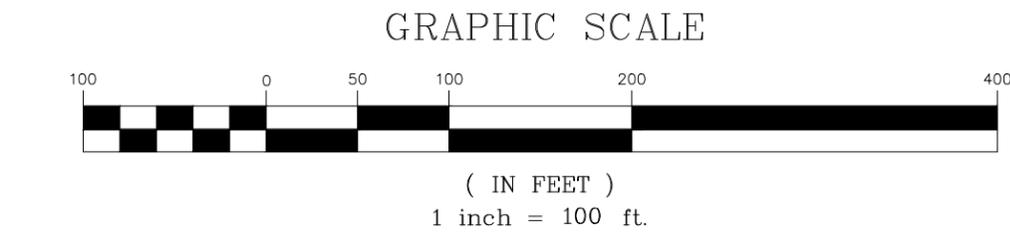
**TOTAL EXISTING FLOODPLAIN VOLUMES:**

ELEVATION 268 TO 269:  $(51+1,229)/2 = 640$  C.F.

ELEVATION 269 TO 270:  $(1,229+9,040)/2 = 5,134.5$  C.F.

ELEVATION 270 TO 271:  $(9,040+27,924)/2 = 18,482$  C.F.

**TOTAL = 24,256.5 CUBIC FEET (C.F.)**



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\FLOODPLAIN CALCULATIONS\3317-01 - FLOODPLAIN CALCULATIONS - EXISTING.DWG

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

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

<b>PROJECT NO.</b>	3317-01	<b>DATE:</b>	6/18/2025
<b>SCALE:</b>	1" = 100'	<b>DWG. NAME:</b>	FLOODPLAIN
<b>DESIGNED BY:</b>	CMQ	<b>CHECKED BY:</b>	CMQ

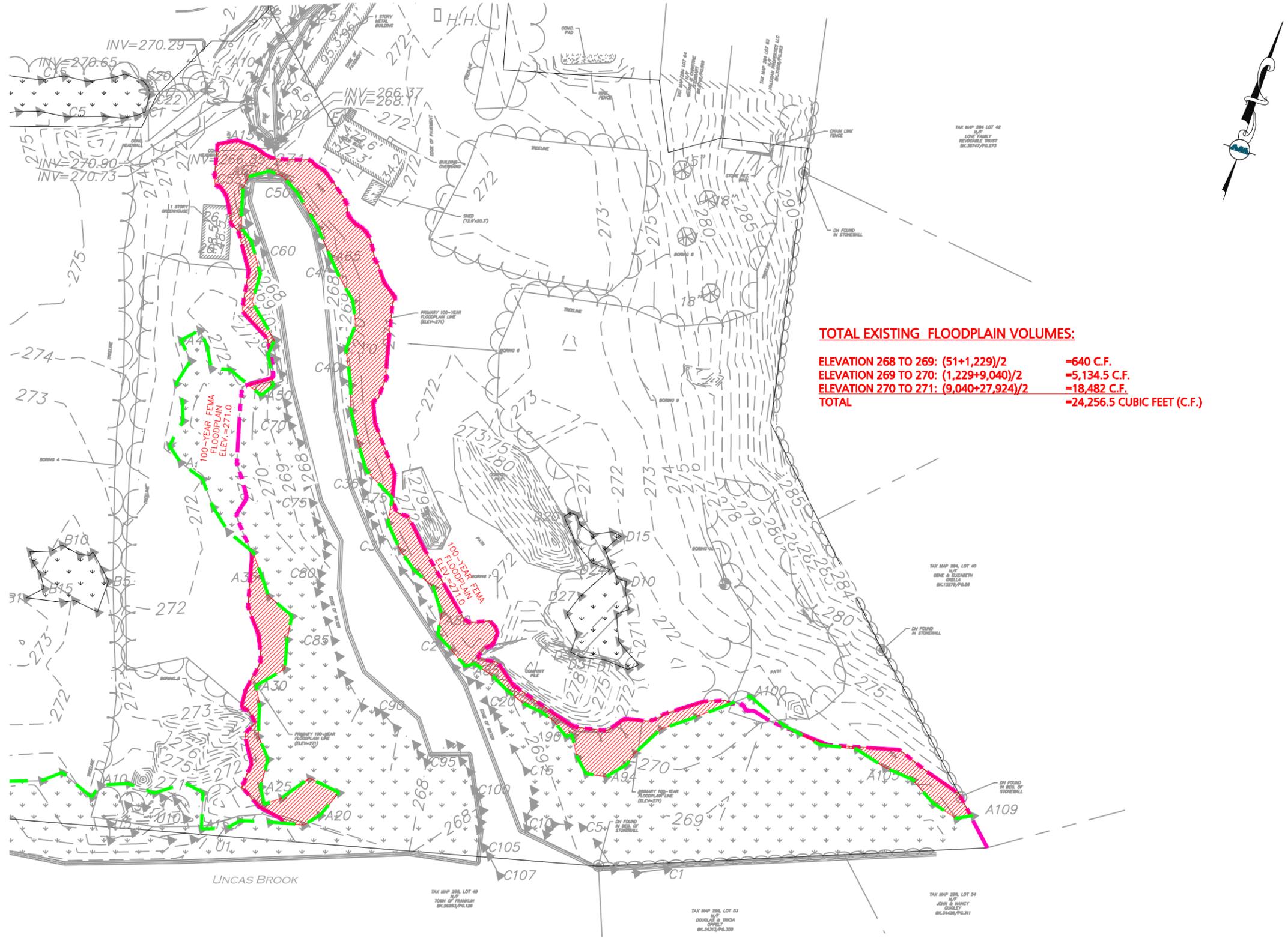
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<b>DRAWING TITLE:</b> EXISTING FLOOD PLAIN VOLUME EXHIBIT	<b>SHEET No.</b> EL. 270
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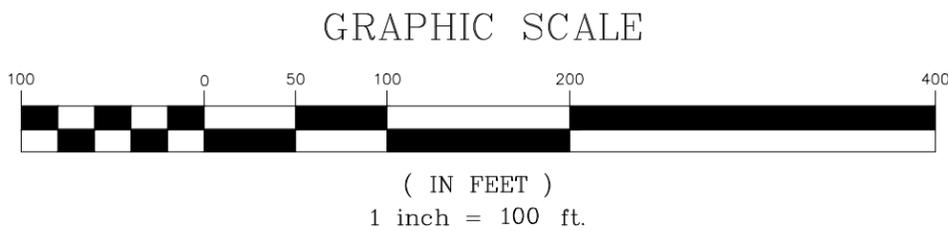
**TOTAL EXISTING FLOODPLAIN VOLUMES:**

ELEVATION 268 TO 269:  $(51+1,229)/2 = 640$  C.F.

ELEVATION 269 TO 270:  $(1,229+9,040)/2 = 5,134.5$  C.F.

ELEVATION 270 TO 271:  $(9,040+27,924)/2 = 18,482$  C.F.

**TOTAL = 24,256.5 CUBIC FEET (C.F.)**



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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

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

<b>PROJECT NO.</b>	3317-01	<b>DATE:</b>	6/18/2025
<b>SCALE:</b>	1" = 100'	<b>DWG. NAME:</b>	FLOODPLAIN
<b>DESIGNED BY:</b>	CMQ	<b>CHECKED BY:</b>	CMQ

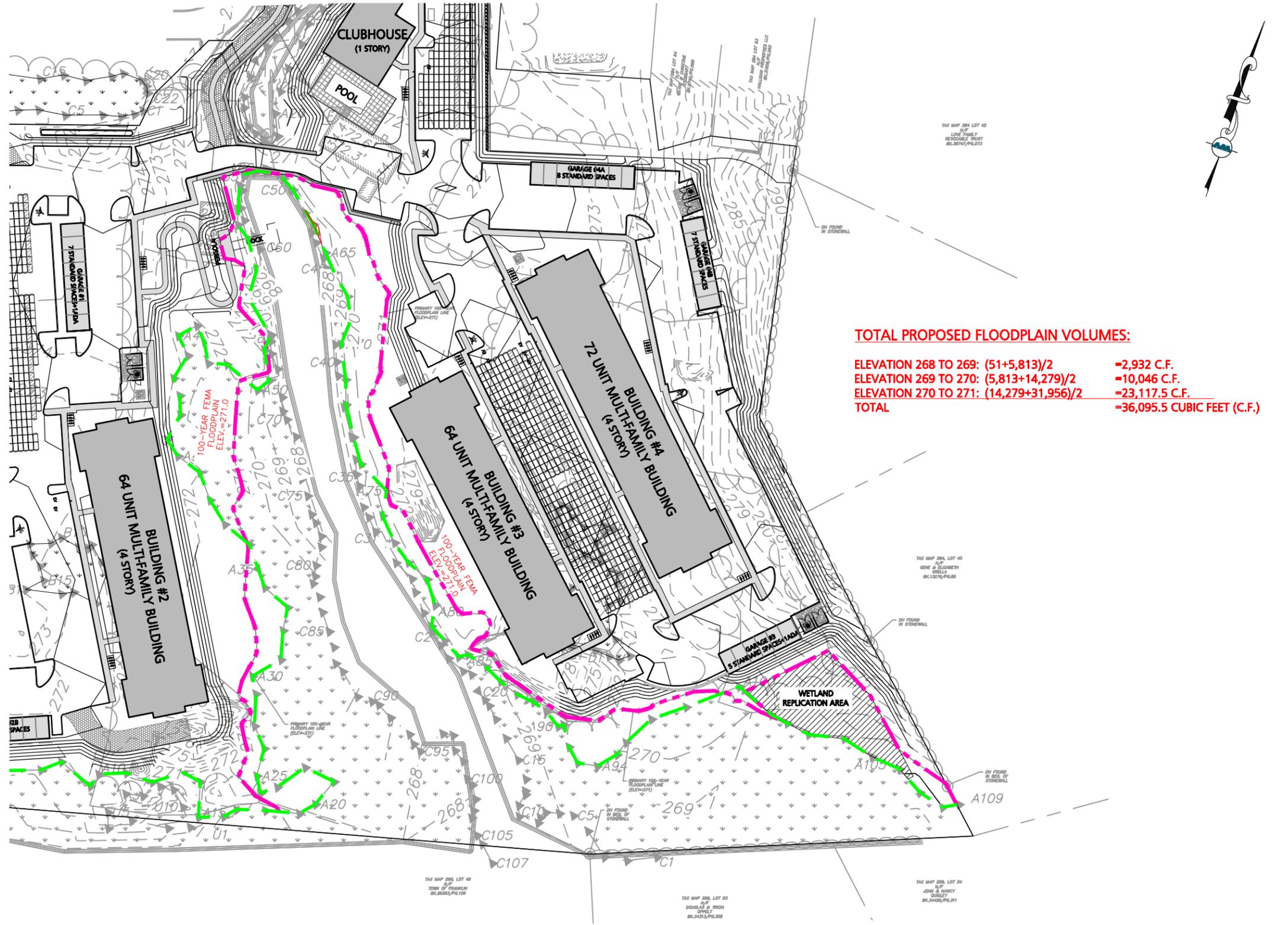
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<b>DRAWING TITLE:</b> <b>EXISTING FLOOD PLAIN</b> <b>VOLUME EXHIBIT</b>	<b>SHEET No.</b> <b>EL. 271</b>
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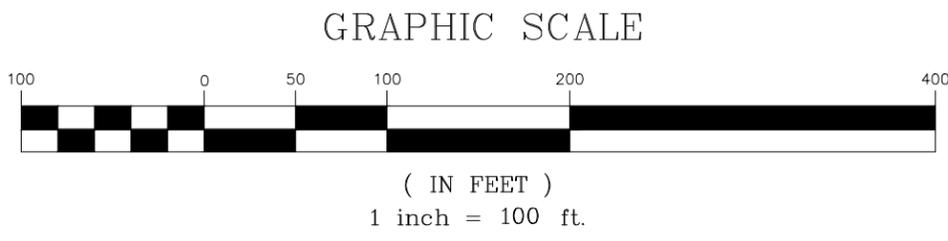
**TOTAL PROPOSED FLOODPLAIN VOLUMES:**

ELEVATION 268 TO 269:  $(51+5,813)/2 = 2,932$  C.F.

ELEVATION 269 TO 270:  $(5,813+14,279)/2 = 10,046$  C.F.

ELEVATION 270 TO 271:  $(14,279+31,956)/2 = 23,117.5$  C.F.

**TOTAL = 36,095.5 CUBIC FEET (C.F.)**



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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

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

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

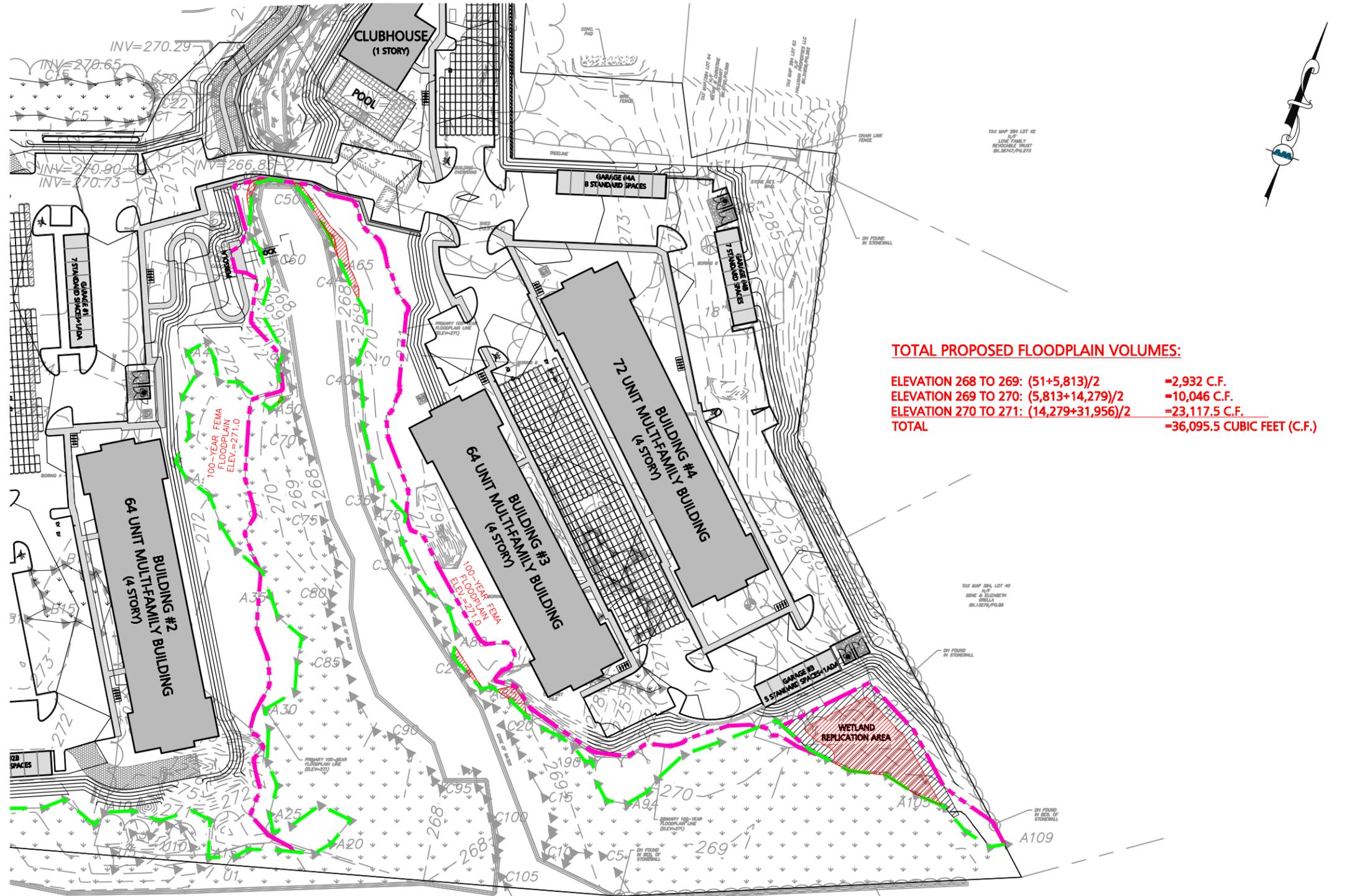
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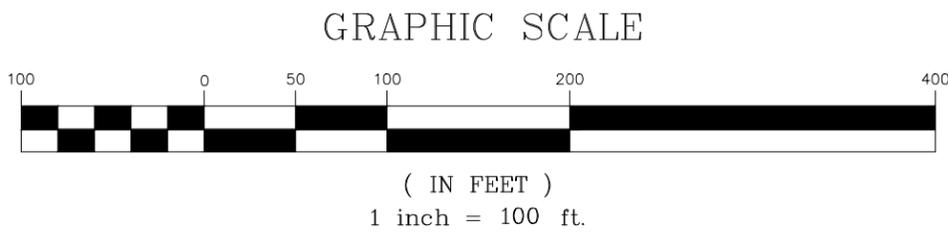
DRAWING TITLE: <b>PROPOSED FLOOD PLAIN VOLUME EXHIBIT</b>	SHEET No. <b>EL. 268</b>
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**TOTAL PROPOSED FLOODPLAIN VOLUMES:**

ELEVATION 268 TO 269: (51+5,813)/2	=2,932 C.F.
ELEVATION 269 TO 270: (5,813+14,279)/2	=10,046 C.F.
ELEVATION 270 TO 271: (14,279+31,956)/2	=23,117.5 C.F.
<b>TOTAL</b>	<b>=36,095.5 CUBIC FEET (C.F.)</b>



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\FLOODPLAIN CALCULATIONS\3317-01 - FLOODPLAIN CALCULATIONS - PROPOSED.DWG

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

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

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

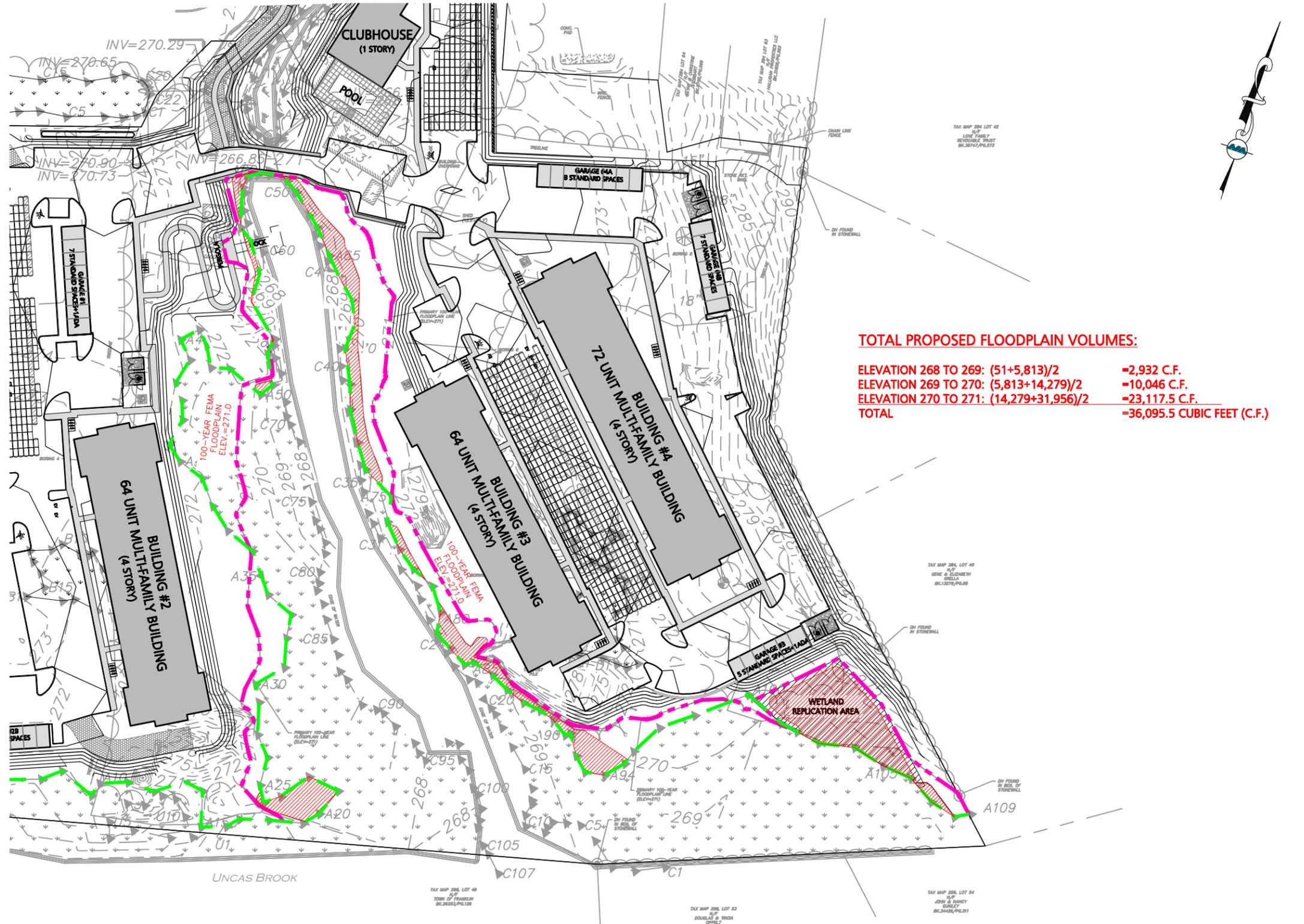
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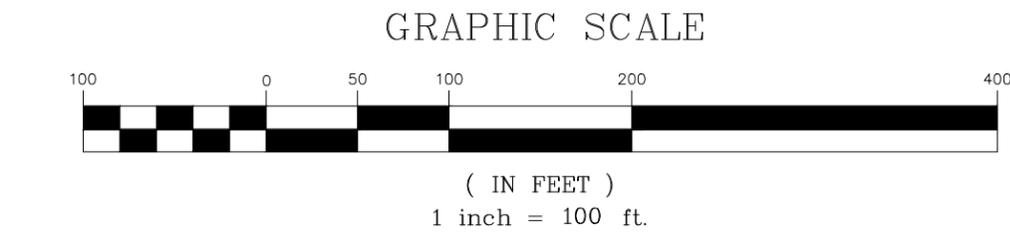
DRAWING TITLE: <b>PROPOSED FLOOD PLAIN VOLUME EXHIBIT</b>	SHEET No. <b>EL. 269</b>
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**TOTAL PROPOSED FLOODPLAIN VOLUMES:**

ELEVATION 268 TO 269: $(51+5,813)/2$	=2,932 C.F.
ELEVATION 269 TO 270: $(5,813+14,279)/2$	=10,046 C.F.
ELEVATION 270 TO 271: $(14,279+31,956)/2$	=23,117.5 C.F.
<b>TOTAL</b>	<b>=36,095.5 CUBIC FEET (C.F.)</b>



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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

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

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

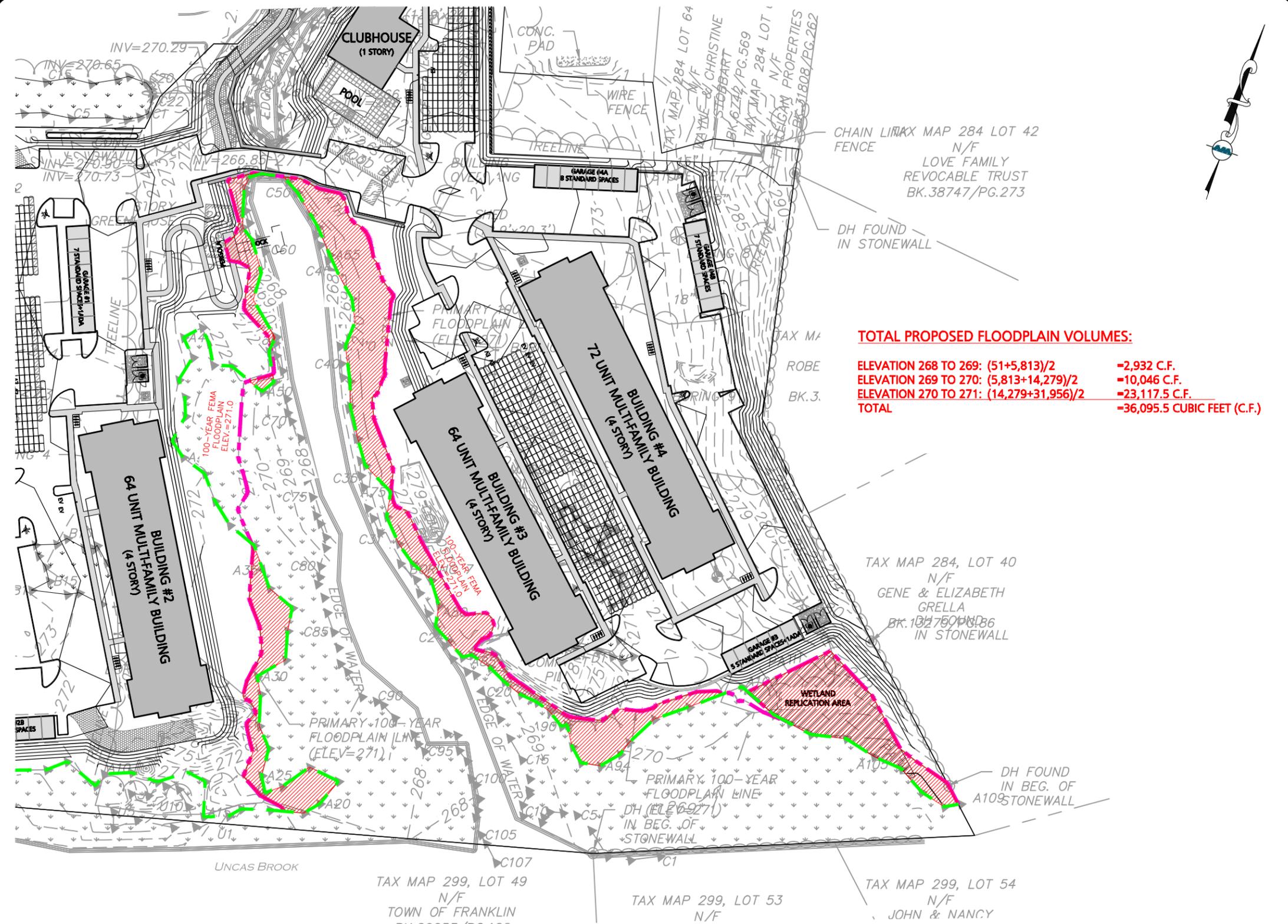
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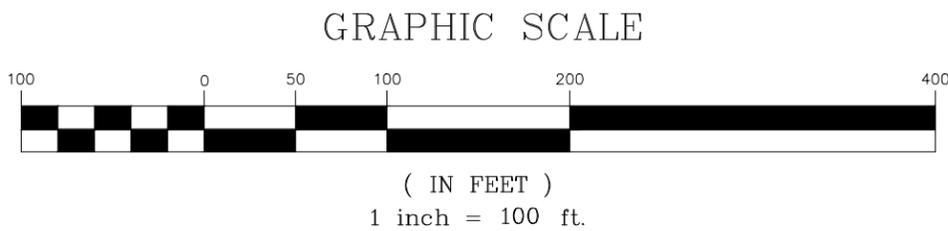
DRAWING TITLE: <b>PROPOSED FLOOD PLAIN VOLUME EXHIBIT</b>	SHEET No. <b>EL. 270</b>
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**TOTAL PROPOSED FLOODPLAIN VOLUMES:**

ELEVATION 268 TO 269: $(51+5,813)/2$	=2,932 C.F.
ELEVATION 269 TO 270: $(5,813+14,279)/2$	=10,046 C.F.
ELEVATION 270 TO 271: $(14,279+31,956)/2$	=23,117.5 C.F.
<b>TOTAL</b>	<b>=36,095.5 CUBIC FEET (C.F.)</b>



100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE)=271.0. REFERENCE FEMA FLOOD INSURANCE STUDY, MIDDLESEX COUNTY, MASSACHUSETTS, FEMA PLAN MAP NUMBER 25021C0323E, REVISED JULY 7, 2012.

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

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

PROJECT NO.	3317-01	DATE:	6/18/2025
SCALE:	1" = 100'	DWG. NAME:	FLOODPLAIN
DESIGNED BY:	CMQ	CHECKED BY:	CMQ

PREPARED BY:

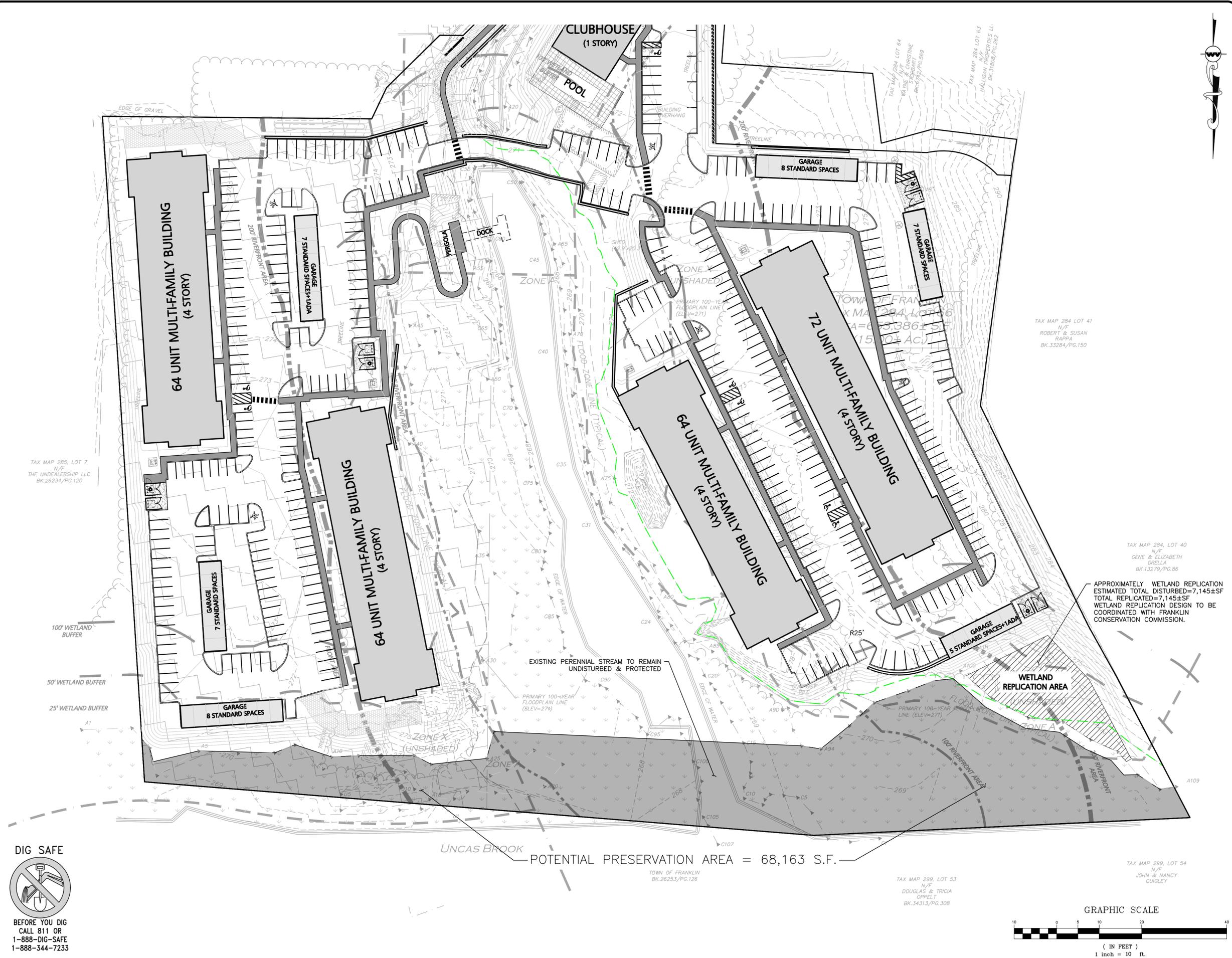
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DRAWING TITLE: <b>PROPOSED FLOOD PLAIN VOLUME EXHIBIT</b>	SHEET No. <b>EL. 271</b>
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**ISSUED FOR REVIEW**  
JUNE 9, 2025

REV	DATE	DESCRIPTION

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

PROJECT:  
**40B MULTIFAMILY**  
444 EAST CENTRAL STREET  
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 40'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

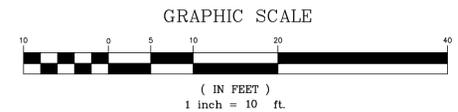
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