



May 22, 2025

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

Re: Notice of Intent Application Review Letter #3  
1 Paddock Lane, Franklin, Massachusetts (Map 211, Lot 118)  
(DEP File # 159-1307)

Dear Franklin Conservation Commission,

Goddard Consulting, LLC, (Goddard) is pleased to submit this response letter on behalf of Nabih Younis (the Applicant), to provide responses to project review comments issued by BETA Group, Inc. regarding the Notice of Intent (NOI) application filed for 1 Paddock Lane (DEP File # 159-1307), as well as additional plan changes intended to further minimize proposed impacts of the project.

Two hard copies and a digital copy have been submitted for the Commission's review and approval. If you have any questions, please feel free to contact Chris Frattaroli at (617) 620-2740.

Sincerely,

**Goddard Consulting, LLC**

**Chris Frattaroli**

Lead Wetland Scientist

CC: Nabih Younis, 1 Paddock Lane, Franklin MA, 02038

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## 1.0 PEER REVIEW COMMENTS AND RESPONSES

Goddard and the project's engineer, Colonial Engineering Inc., reviewed BETA's comments and offer the following responses. Comments that have been previously addressed are omitted.

Peer Review Comment		Goddard's Response
A2(e)	<b>BETA3: The construction sequence still indicates that grading will occur after the installation of the driveway. BETA defers to the Commission on the approval of the construction sequence.</b>	The construction sequence states that rough grading will occur prior to the installation of the house and driveway. Finish grading is proposed to occur after the house and driveway are constructed.
	<b>BETA3: The Applicant has provided additional information and plan edits for the Project. An additional Special Condition for the Commission's consideration has been included in Comment W8. BETA has also deferred to the Commission on whether further ZBA coordination is required to determine if Alternative 4 is a feasible alternative.</b>	Additional information and plan edits are provided herein, in an effort to further minimize proposed impacts to wetland buffer zones. A summary of project changes is provided below in section 2.0.
W8	<b>BETA3: BETA recommends a Special Condition requiring the Applicant to submit a final count of trees requiring removal and any associated impacts prior to the commencement of work. If additional trees are required to be removed within jurisdictional areas, additional mitigation may be required by the Commission.</b>	The Applicant is amenable to this special condition. It is not anticipated that additional trees beyond the limit of work will need to be removed, as trees in proximity to the limit of work generally lean towards the wetland.
W17	<b>BETA3: BETA defers to the Commission on whether further coordination with ZBA is warranted.</b>	The Applicant does not intend to formally seek relief from the Zoning Bylaw, as it is thoroughly anticipated that such relief would not be allowed.

## 2.0 SUMMARY OF PROJECT CHANGES

Additional changes to the proposed site plan have been identified and implemented. Firstly, the proposed house has been shifted and reduced in size to avoid the 25' buffer zone on the eastern (rear) side of the proposed dwelling. The northern (left) side of the retaining wall has been shifted inward by approximately 2 feet, reducing the limit of work in that area. The deck that was previously proposed in this area has also been removed from the site plan. The main entrance of the building has been relocated to be situated adjacent to the garage, eliminating the need for a front walkway, thereby reducing impervious cover proposed on the lot. Additionally, around the existing house on the parcel, the removal of lawn and naturalization of about 1900 square feet is proposed as additional mitigation for proposed work in the buffer zone. The tables below demonstrate the total square footages of cover within the various buffer zones across the property as a whole.

	Existing Lawn/Landscaping	Proposed Lawn/Landscaping	Net Change
<b>0-25' Buffer Zone</b>	1,285 sf	1,085 sf	-200 sf
<b>25-50' Buffer Zone</b>	3,500 sf	3,785 sf	+285 sf
<b>50-100' Buffer Zone</b>	3,885 sf	5,755 sf	+1,870 sf
<b>TOTAL 0-100' Buffer Zone</b>	8,670 sf	10,625 sf	+1,955 sf

	Existing House/Deck/Driveway	Proposed House/Deck/Driveway	Net Change
<b>0-25' Buffer Zone</b>	95 sf	700 sf	+605 sf
<b>25-50' Buffer Zone</b>	1,170 sf	3,165 sf	+1,995 sf
<b>50-100' Buffer Zone</b>	2,685 sf	3,235 sf	+550 sf
<b>TOTAL 0-100' Buffer Zone</b>	3,950 sf	7,100 sf	+3,150 sf



## **Buffer Zone Planting Plan**

for

1 Paddock Lane

Franklin, MA

(Map: 211, Parcel: 118)

### **ADDRESSED TO:**

Franklin Conservation Commission

Municipal Building

355 E. Central Street

Franklin, MA 02038

March 6, 2025

Revised May 22, 2025

### **PREPARED FOR:**

Nabih Younis

1 Paddock Lane

Franklin, MA 02038

### **PREPARED BY:**

Goddard Consulting LLC

291 Main Street Suite 8

Northborough MA, 01532

**Attachments:**

**Planting Plan** – Prepared by Goddard Consulting LLC, dated 5/22/25

**Lawn Removal Planting Plan** – Prepared by Goddard Consulting LLC, dated 5/21/25

**Conservation/Wildlife Seed Mix Label** – New England Wetland Plants

**A. EXISTING CONDITIONS**

The project site, 1 Paddock Lane, presently contains a single-family home, bituminous driveway, deck and appurtenances. The southeastern portion of the lot consists of an area of Bordering Vegetated Wetland (BVW) and a small section of forested upland. These BVW casts a 100-foot Wetlands Protection Act buffer zone that encompasses nearly the entire site as well as a 25-foot and 50-foot Buffer Zones jurisdictional under Franklin Bylaw.

**B. PROPOSED CONDITIONS**

This project proposes the construction of another single-family home that includes a garage, driveway and appurtenances on the southern corner of the lot within the jurisdictional buffer zones discussed above. As mitigation to offset construction within the buffer zone, the project proposes to convert a portion of the proposed development area into a naturalized area planted with native vegetation along the edges of the retaining wall and limits of lawn. It will total approximately 1,050 square feet of planting. Additionally, the project proposes lawn removal and naturalization of existing lawn area adjacent to the existing single family house on site. This lawn removal and replanting adds approximately 1,900 additional square feet of native planting area. The plantings will enhance the function of the wetland by providing habitat and forage value for wildlife as well as increasing attenuation and filtration of runoff and pollutants.

**C. GENERAL INSTALLATION PROCEDURES**

**Supervision:** All work within the restoration area shall be supervised by a qualified wetland scientist or landscape professional. The supervisor shall submit monitoring reports to the Conservation Commission as described below. Reports shall contain details of all work performed and photographs of completed conditions.

**Timing:** The seeding and installation of plantings should be accomplished during the spring or fall growing seasons (between April 16 and May 31 or between September 16 and October 30).

**Preparation:** Erosion and sedimentation controls will be installed between the planting area and wetland resources prior to the commencement of work. Removal of the existing lawn grass in the planting area will be conducted with a sod cutter, tiller, cultivator or similar hand-operated power equipment. If necessary, clean loam may be spread throughout the planting area to provide a suitable topsoil layer.

**Planting:**

The entire planting area will be seeded with the seed mix specified in the planting list in section D, or an equivalent native seed mix, at the recommended seeding rate. Seed will be spread evenly throughout the entire planting area and lightly raked into the soil to ensure sufficient seed-soil contact. Sterile chopped straw may be applied over the area to reduce erosion potential and improve moisture retention.

Plantings will be installed according to the attached plan. Precise siting of plants may be determined by the wetland scientist or landscape professional in the field prior to installation. All plantings (reference the planting list in section D) shall be distributed throughout the area as shown. All plantings will be removed from burlap sacks, wire cages and plastic containers prior to planting. Each plant will have its roots loosened prior to planting to encourage root growth away from the planting bulb. Holes will be over dug to approximately twice the size of the pot or root ball to decompact the soil. If necessary, all plantings will be thoroughly watered immediately following planting.

**Monitoring:**

b. **At least 75% of plantings installed** shall survive for two growing seasons. If the planting area does not meet the 75% survival requirement by the end of the second growing season after installation, the applicant shall submit a plan to the Commission for approval that will achieve restoration goals, under the supervision of a wetland scientist. This plan must include an analysis of why the areas have not successfully re-vegetated and how the applicant intends to resolve the problem.

**D. PLANTING LIST**

**Planting Schedule for Restoration Area – 1,050 s.f.**

Common Name	Scientific Name	Number	Minimum Size
<b>Shrubs (48)</b>			
Serviceberry	<i>Amelanchier canadensis</i>	9	1-2 gal. pots
Black Chokeberry	<i>Aronia melanocarpa</i>	10	1-2 gal. pots
American Hazelnut	<i>Corylus americana</i>	9	1-2 gal. pots
Lowbush Blueberry	<i>Vaccinium angustifolium</i>	14	1-2 gal. pots
Sweetfern	<i>Comptonia peregrina</i>	6	1-2 gal. pots
<b>Seed Mix</b>			
New England Wetland Plants Conservation/Wildlife Mix	2 lbs.		

**Planting Schedule for Lawn Removal Area – 1,900 s.f.**

Common Name	Scientific Name	Number	Minimum Size
<b>Trees (3)</b>			
Red Maple	<i>Acer rubrum</i>	3	1-2 gal. pots
<b>Shrubs (44)</b>			
Serviceberry	<i>Amelanchier canadensis</i>	4	1-2 gal. pots
Black Chokeberry	<i>Aronia melanocarpa</i>	12	1-2 gal. pots
American Hazelnut	<i>Corylus americana</i>	6	1-2 gal. pots
Lowbush Blueberry	<i>Vaccinium angustifolium</i>	9	1-2 gal. pots
Sweetfern	<i>Comptonia peregrina</i>	13	1-2 gal. pots
<b>Seed Mix</b>			
New England Wetland Plants Conservation/Wildlife Mix	2 lbs.		

\*All planting and seed mix selections are subject to nursery availability. Any species that are unavailable will be substituted for similar native species (no cultivars) at the discretion of the supervising wetland scientist.

## E. CONCLUSION

This mitigation will enhance the 25ft, 50ft, and 100ft buffer zones and will improve the functions and values of the resource area on the locus site. The interests of the Franklin Bylaw and the Wetlands Protection Act will be met by the project, as described above.

Sincerely,  
Goddard Consulting, LLC



Chris Frattaroli  
Lead Wetland Scientist





## NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

### New England Conservation/Wildlife Mix

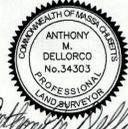
Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes for both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

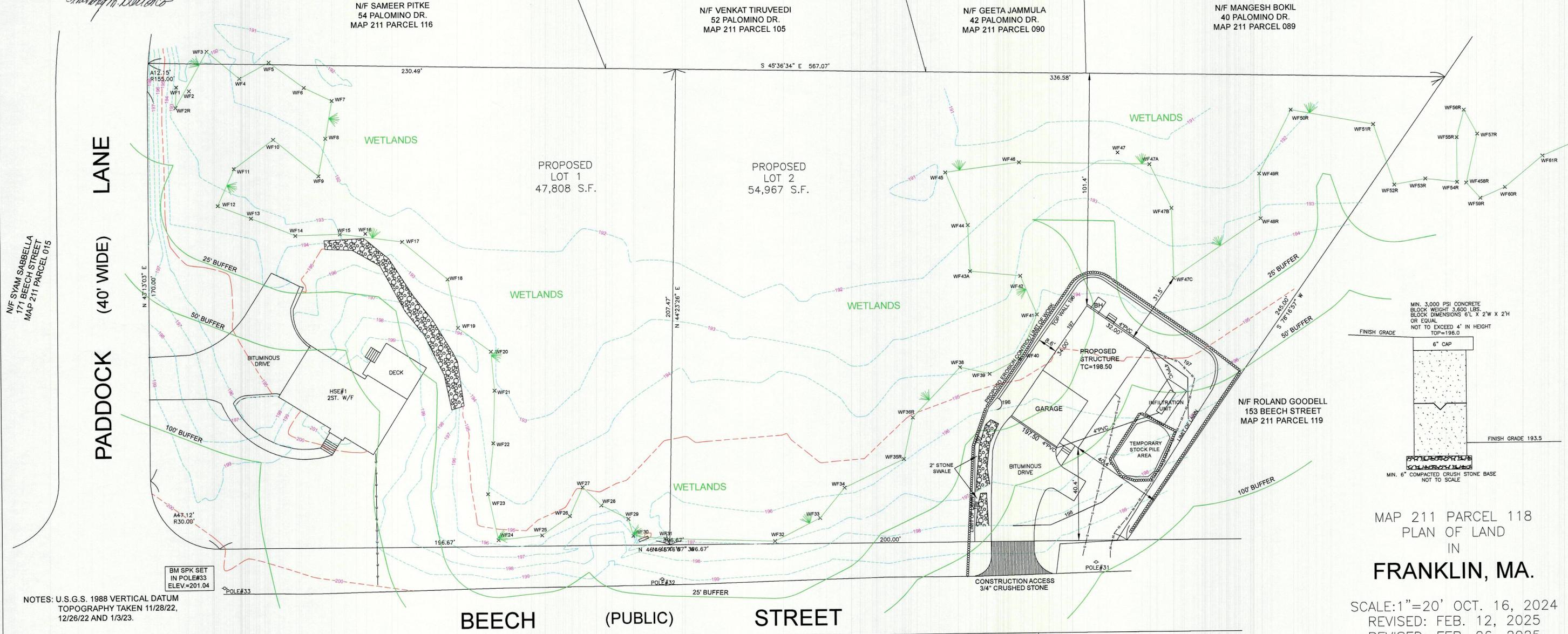
New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

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

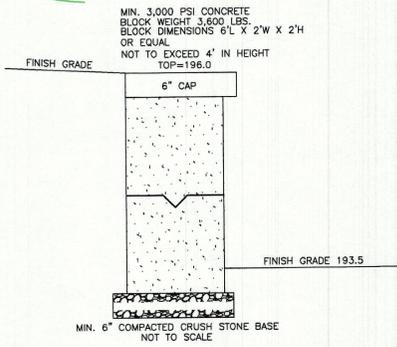


*Anthony M. Dellorco*

PLAN NO. 432 OF 1995 PL. BK. 431



NOTES: U.S.G.S. 1988 VERTICAL DATUM TOPOGRAPHY TAKEN 11/28/22, 12/26/22 AND 1/3/23.

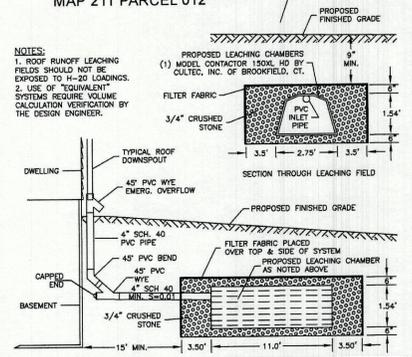


MAP 211 PARCEL 118  
PLAN OF LAND  
IN  
**FRANKLIN, MA.**

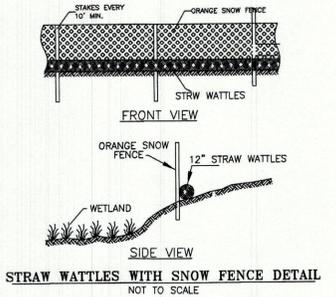
SCALE: 1"=20' OCT. 16, 2024  
 REVISED: FEB. 12, 2025  
 REVISED: FEB. 26, 2025  
 REVISED: MARCH 31, 2025  
 REVISED: APRIL 22, 2025  
 REVISED: MAY 20, 2025

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

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



**DESIGN CALCULATIONS**  
 2,048 S.F. ROOF X 1 1/2" = 170.67 C.F. REQUIRED  
 9.75' X 18.00' X 2.54' = 445.77 C.F.  
 445.77 - 29.15 (1 CHAMBER VOLUME) = 416.62 C.F.  
 416.62 X 0.40 (VOID VOLUME) = 166.64 C.F.  
 166.64 + 13.85 = 180.49 C.F. (PROVIDED)



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

**PROPOSED LOT COVERAGE**  
 LOT 1 STRUCTURE 3.49%  
 LOT 1 STRUC. & IMPER. 8.36%  
 LOT 2 STRUCTURE 3.33%  
 LOT 2 STRUC. & IMPER. 5.74%

**DISTURBED AREAS**  
 0' - 25' = 1,549 S.F.  
 25' - 50' = 4,327 S.F.  
 50' - 100' = 3,605 S.F.  
 TOTAL 9,481 S.F.

DISTURBED AREAS BEYOND LIMIT OF LAWN TO BE SEEDED WITH NEW ENGLAND WETLAND PLANTS CONSERVATION/ WILDLIFE MIX.

**CONSTRUCTION SEQUENCE**  
 INSTALL EROSION CONTROL, CALL FOR INSPECTION.  
 PLACE STONE AT CONSTRUCTION ENTRANCE.  
 CLEAR VEGETATION.  
 INSTALL PRECAST WALL AND ROUGH GRADE.  
 INSTALL HOUSE/GARAGE, INFILTRATION AND UTILITIES.  
 INSTALL DRIVEWAY AND WALKWAY.  
 GRADE SITE TO PROPOSED GRADE.  
 AFTER PLANTINGS LOAM AND SEED.  
 CALL FOR INSPECTION.