

NOTICE OF INTENT

**Site Plan
Lot 2 Forge Park
Forge Parkway
Franklin, MA**

**The Franklin Wetlands Protection By-Law
Franklin Town Code Section 181**

PREPARED FOR

**Camford Property Group, Inc
138 East Central Street
Franklin, Massachusetts 02038**

PREPARED BY

**UNITED CONSULTANTS, INC.
850 FRANKLIN STREET SUITE 11D
WRENTHAM, MASSACHUSETTS 02093**

July 7, 2025



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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):

Lot 2 Forge Parkway

a. Street Address

Franklin

b. City/Town

02038

c. Zip Code

42.090321

d. Latitude

71434742.

e. Longitude

Latitude and Longitude:

272

f. Assessors Map/Plat Number

001

g. Parcel /Lot Number

2. Applicant:

a. First Name

b. Last Name

Camford Property Group, Inc

c. Organization

138 East Central Street

d. Street Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

1-508-507-9020

h. Phone Number

i. Fax Number

brad@camfordpg.com

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

Ted

a. First Name

Tye

b. Last Name

Forge Park Realty Trust

c. Organization

2310 Washington Street

d. Street Address

Newton Lower Falls

e. City/Town

MA

f. State

02462

g. Zip Code

617-527-9800

h. Phone Number

i. Fax Number

tye@natdev.com

j. Email address

4. Representative (if any):

Richard

a. First Name

Goodreau

b. Last Name

United Consultants, Inc.

c. Company

850 Franklin Street, Suite 11D

d. Street Address

Wrentham

e. City/Town

MA

f. State

02093

g. Zip Code

1-508-384-6560

h. Phone Number

i. Fax Number

rick@uci850.com

j. Email address

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

1,050.00

a. Total Fee Paid

512.50

b. State Fee Paid

537.50

c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Franklin

City/Town

A. General Information (continued)

6. General Project Description:

The project consists of the construction of an office and warehouse building, site utilities, stormwater management system, retaining walls and landscaping.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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:

Norfolk

a. County

6797

c. Book

b. Certificate # (if registered land)

405

d. Page Number

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

- 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.
- 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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number _____

Document Transaction Number _____

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.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

- f. 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:

MassDEP File Number _____

Document Transaction Number _____

Franklin _____

City/Town _____

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	_____
	1. square feet	
	_____	_____
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> 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. <input type="checkbox"/> 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

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number _____

Document Transaction Number _____

Franklin _____

City/Town _____

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

July 2025 _____

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

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


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

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

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

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

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

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

2. Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 836 South Rodney French Blvd.
 New Bedford, MA 02744
 Email: dmf.envreview-south@mass.gov

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

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

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

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



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Franklin

City/Town

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

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

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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.

Site Plan Lot 2 Forge Parkway

a. Plan Title

United Consultants, Inc.

Carlos A. Quintal

b. Prepared By

c. Signed and Stamped by

July 7, 2025

1" - 30'

d. Final Revision Date

e. Scale

Drainage Analysis

July 7, 2025

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

5132
2. Municipal Check Number

8/4/25
3. Check date

5133
4. State Check Number

8/4/25
5. Check date

Camford Property Group, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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.

Site Plan Lot 2 Forge Parkway

a. Plan Title

United Consultants, Inc.

Carlos A. Quintal

b. Prepared By

c. Signed and Stamped by

July 7, 2025

1" - 30'

d. Final Revision Date

e. Scale

Drainage Analysis

July 7, 2025

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

5132
2. Municipal Check Number

8/4/25
3. Check date

5133
4. State Check Number

8/4/25
5. Check date

Camford Property Group, LLC Inc
6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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.

	7/17/25
1. Signature of Applicant	2. Date
	7/16/25
3. Signature of Property Owner (if different)	4. Date
	7/14/25
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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:

Lot 2 Forge Parkway Franklin
 a. Street Address b. City/Town
 5133 \$512.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Camford Property Group, Inc. b. Last Name
 c. Organization
 138 East Central Street
 d. Mailing Address
 Franklin MA 02056
 e. City/Town f. State g. Zip Code
 1-508-530-4107
 h. Phone Number i. Fax Number
 brad@camfordpg.com
 j. Email Address

3. Property Owner (if different):

Ted Tye
 a. First Name b. Last Name
 Forge Park Realty Trust
 c. Organization
 2310 Washington Street
 d. Mailing Address
 Newton Lower Falls MA 02464
 e. City/Town f. State g. Zip Code
 617-527-9800
 h. Phone Number i. Fax Number
 tye@natdev.com
 j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. *Please see instructions before filling out worksheet.*

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3	1	1,050	1,050

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

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

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

July 7, 2025

Lot 2 Forge Parkway - Project Description - Franklin Conservation Commission Regulations
Section 7.3.1

The project site currently consists of a 130,961 vacant lot located at the intersection of Forge Parkway and West Central Street. There is an active railroad line located to the south of the site. The Easterly boundary is bordered by a developed property with a building which is shown on the site plan. The site has a wetland system which has existing storm-water discharges from the Forge Park Development.

The project proposes to construct a building with a footprint of 11,200 square feet building. Parking areas, utility connections, retaining walls, landscape planting and ground stabilization and a storm-water management system are also proposed for the project.

The primary goals of the storm-water system are to collect the storm-water runoff generated from the proposed driveways, parking areas, and buildings. Storm-water pre-treatment will be achieved with the installation of four Stormceptor 450i units. The pre-treated storm-water will be directed to an infiltration pond. Infiltration Pond 1 is an underground infiltration area located north of the proposed building.

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

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

Franklin Conservation Commission Regulations – Section 7.4.1

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)	22,332	Plantings
Riverfront (SF)		
100-Year Floodplain (CF)		
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

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

Base Fee	\$600.00	\$ <u>600.00</u>
Infrastructure in Buffer Zone or Resource Area		
Roads	<u> </u> linear feet x \$2.00	= \$ <u> </u>
*Drainage Structures	<u> 7 </u> X \$25.00 each	= \$ <u> 175 </u>
Resource Area Disturbed	<u>22,332</u> square feet x \$0.50	= \$ <u>11,166</u>
Buildings	<u> 1 </u> X \$125 each	= \$ <u> 125 </u>
All Accessory Improvements	\$100.00	= \$ <u> </u>

2. REQUEST FOR DETERMINATION (RDA)

Existing single family residence	\$50.00	\$ <u> </u>
Other	\$100.00	\$ <u> </u>

3. MINOR BUFFER ZONE ACTIVITY (MBZA)

Restoration projects	*No charge*
All other projects	\$50.00= \$ <u> </u>

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

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

5. CERTIFICATES OF COMPLIANCE

Residential Certificate of Compliance Request	\$50.00	\$ <u> </u>
Residential Certificate Re-Inspection	\$50.00	\$ <u> </u>
Commercial Certificate of Compliance Request	\$100.00	\$ <u> </u>
Commercial Certificate Re-Inspection	\$100.00	\$ <u> </u>

6. OTHER PERMITS/SERVICES

Project Extension (includes Order of Conditions)	\$50.00	\$ <u> </u>
Status Letter for Financial Institution	\$100.00	\$ <u> </u>
Permit Amendment	\$100.00	\$ <u> </u>

7. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) (Check No.1)	\$ <u>537.50</u>
Local Filing Fee Calculated Above (Check No. 2)	\$ <u>12,066</u>
TOTAL Due Town of Franklin	\$ <u>12,603.50</u>
State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)	
TOTAL Due DEP (Check No. 3)	\$ <u>512.50</u>

8. ADVERTISING FEE (Check No. 4) 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.

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

July 7, 2025

Lot 2 Forge Parkway - Storm-water Management Form - Franklin Conservation Commission Regulations
Section 7.4.7

See Storm-water report for Storm-water Management Forms

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, Joanne Raposo hereby certify under the pains and penalties of perjury that on August 5, 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 Owner : Forge Park Realty Trust Applicant Camford Property Group, Inc with the Franklin Conservation Commission on August 5, 2025 for property located on Lot 2 Forge Parkway Parcel 272-001, 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.


Signature

8-5-25
Date

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:

Forge Park Realty Trust has filed a Notice of Intent with the Franklin Conservation Commission for the Site Plan – Lot 2 Forge Parkway on August 5, 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 United Consultants, Inc. – 850 Franklin Street Suite 11D Wrentham, MA 02093

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, August, 21, 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.

Rev. 8/22/19 Notification to Abutters



141760

Abutter's List Request Form

Status: Active
Submitted On: 7/1/2025

Primary Location

0 FORGE PKWY
FRANKLIN, MA 02038

Owner

FORGE PARK REALTY TRUST
C/O NATIONAL DEVELOPMENT
2310 WASHINGTON ST NEWTON
LOWER FALLS, MA 02462

Applicant

Joanne Raposo
 508-384-6560
 joanne@uci850.com
 850 Franklin Street
Wrentham , ma 02093

Abutter's List Request Form

Which Board/Commission is requiring this list?*

Planning & Conservation Board

What is the purpose for the request?*

site plan

How would you like to receive this abutters list?*

Emailed

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

Joanne@uci850.com

General Parcel Information

Assessor's Parcel ID*

272-001-000-000

Property Street Address*

lot 2 Forge Parkway

Property Owner Information

Property Owner*

ForgePark Realty Trust

Property Owner's Mailing Address*

2310 washington st

Town/City*

Newton Lower Falls

Zip/Postal Code*

02462

State*

ma

Property Owner Telephone Number*

508-000-000

Requestor's Information

Requestor/Applicant same as Property Owner Information?*

No

Requestor's Name *

United Consultants Inc.

Requestor's Telephone Number

5083846560

Requestor's Address

850 Franklin Street Wrentham MA

Attachments

Record Activity

Joanne Raposo started a draft Record

07/01/2025 at 11:24 am

- Joanne Raposo submitted Record 141760

07/01/2025 at 11:32 am
- OpenGov system altered payment step Abutters List Fee, changed status from Inactive to Active on Record 141760

07/01/2025 at 11:32 am
- OpenGov system completed payment step Abutters List Fee on Record 141760

07/01/2025 at 11:33 am
- OpenGov system altered approval step Assessors Department Review , changed status from Inactive to Active on Record 141760

07/01/2025 at 11:33 am
- OpenGov system assigned approval step Assessors Department Review to Kevin Doyle on Record 141760

07/01/2025 at 11:33 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Abutters List Fee	7/1/2025, 11:32:31 AM	7/1/2025, 11:33:28 AM	Joanne Raposo	-	Completed
 Assessors Department Review	7/1/2025, 11:33:28 AM	-	Kevin Doyle	-	Active
 Abutters List- Email	-	-	-	-	Inactive



FORGE PARKWAY [272-001-000-000] - 300' ABUTTERS

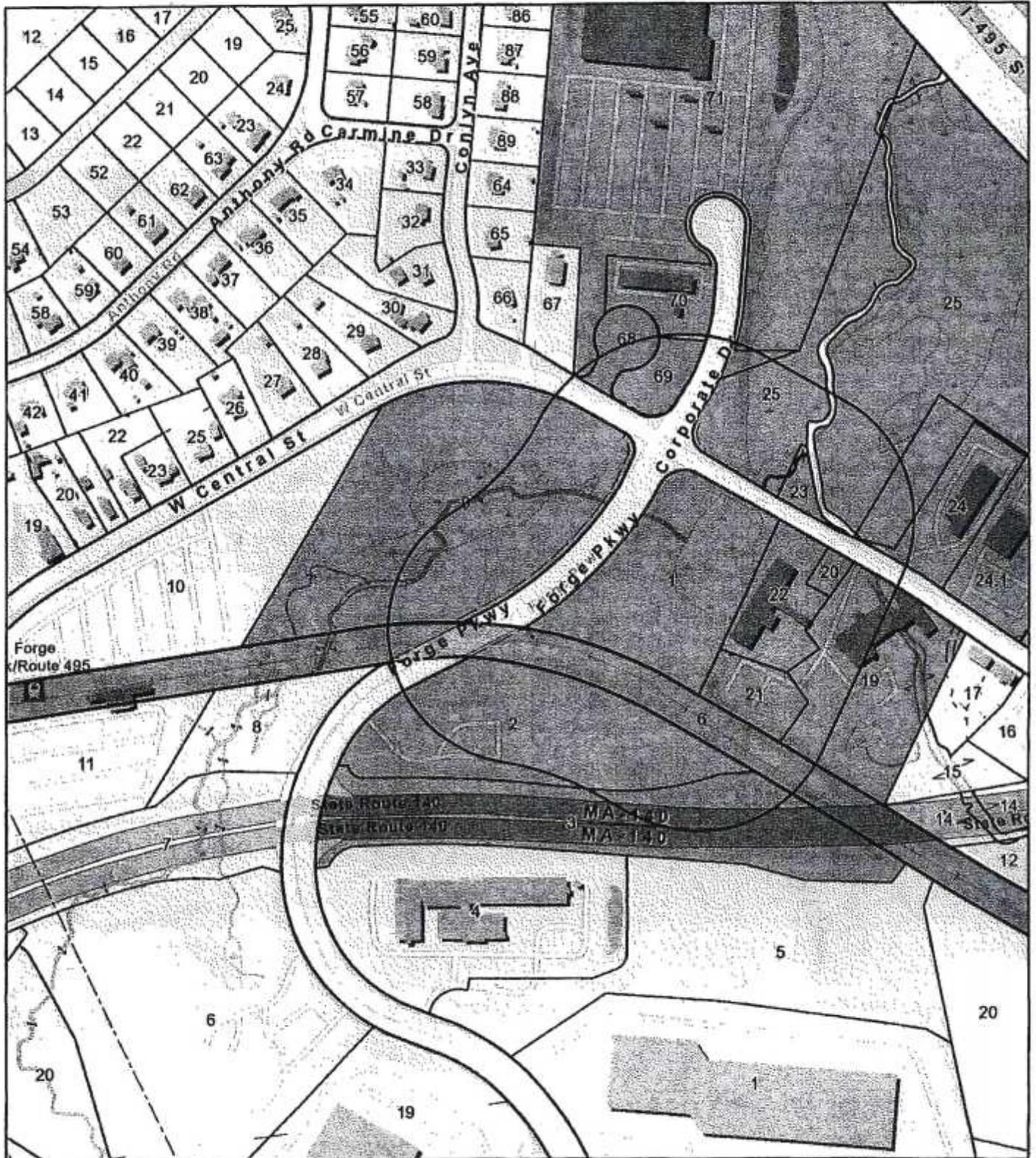
Town of Franklin, MA

1 inch = 300 Feet

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com

July 2, 2025



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



300 feet Abutters List Report

Franklin, MA

July 02, 2025

Subject Property:

Parcel Number: 272-001-000
CAMA Number: 272-001-000-000
Property Address: FORGE PKWY

Mailing Address: FORGE PARK REALTY TRUST C/O
NATIONAL DEVELOPMENT
2310 WASHINGTON ST
NEWTON LOWER FALLS, MA 02462

Abutters:

Parcel Number: 271-006-000
CAMA Number: 271-006-000-000
Property Address: GROVE ST

Mailing Address: NEW YORK CENTRAL LINES LLC C/O
CSX TRANSPORTATION INC TAX
DEPARTMENT
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

Parcel Number: 271-019-000
CAMA Number: 271-019-000-000
Property Address: 860-862 WEST CENTRAL ST

Mailing Address: BROOKDALE MILL REALTY LLC
860 WEST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 271-020-000
CAMA Number: 271-020-000-000
Property Address: WEST CENTRAL ST

Mailing Address: WISE FREDERICK R L
880 WEST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 271-021-000
CAMA Number: 271-021-000-000
Property Address: WEST CENTRAL ST

Mailing Address: WISE FREDERICK R L
880 WEST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 271-022-000
CAMA Number: 271-022-000-000
Property Address: 880 WEST CENTRAL ST

Mailing Address: WISE FREDERICK R L
880 WEST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 271-023-000
CAMA Number: 271-023-000-000
Property Address: WEST CENTRAL ST

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

Parcel Number: 271-024-000
CAMA Number: 271-024-000-000
Property Address: 855 WEST CENTRAL ST

Mailing Address: OXFORD REALTY & TRUST LLC
5 CEDAR ST #607
HOPKINTON, MA 01741

Parcel Number: 271-024-001
CAMA Number: 271-024-001-000
Property Address: 847 WEST CENTRAL ST

Mailing Address: VENDETTI EDMUND C JR TR VENDO
REALTY TRUST
PO BOX 1264
ONSET, MA 02558

Parcel Number: 271-025-000
CAMA Number: 271-025-000-000
Property Address: 837 WEST CENTRAL ST

Mailing Address: MARTIN WILLIAM C TR SPECTRUM
REALTY TRUST KLAUCKE, JON H TR
490 SHREWSBURY ST
WORCESTER, MA 01604

Parcel Number: 271-025-000
CAMA Number: 271-025-000-001
Property Address: 837 WEST CENTRAL ST

Mailing Address: XINGFU REALTY LLC
22 JENNIFER CIR
NORTH ATTLEBORO, MA 02760



www.cal-tech.com

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

7/2/2025

Page 1 of 2



300 feet Abutters List Report

Franklin, MA
July 02, 2025

Parcel Number: 271-025-000
CAMA Number: 271-025-000-002
Property Address: 835 WEST CENTRAL ST

Mailing Address: ABL REALTY LLC
PO BOX 179
SHELDONVILLE, MA 02070

Parcel Number: 272-001-000
CAMA Number: 272-001-000-000
Property Address: FORGE PKWY

Mailing Address: FORGE PARK REALTY TRUST C/O
NATIONAL DEVELOPMENT
2310 WASHINGTON ST
NEWTON LOWER FALLS, MA 02462

Parcel Number: 272-002-000
CAMA Number: 272-002-000-000
Property Address: 2 FORGE PKWY

Mailing Address: SSA AT FORGE PARK LLC C/O TITAN
REALTY & CONSTRUCTION
1 PLAZA RD STE LL-1
GREENVALE, NY 11548

Parcel Number: 272-003-000
CAMA Number: 272-003-000-000
Property Address: FORGE PKWY

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS HIGHWAY
DEPARTMENT
10 PARK PLAZA
BOSTON, MA 02116

Parcel Number: 272-009-000
CAMA Number: 272-009-000-000
Property Address: 919 WEST CENTRAL ST

Mailing Address: FORGE PARK REALTY TRUST C/O
NATIONAL DEVELOPMENT
2310 WASHINGTON ST
NEWTON LOWER FALLS, MA 02462

Parcel Number: 272-068-000
CAMA Number: 272-068-000-000
Property Address: PRINCE WAY

Mailing Address: PRINCE WAY M2 LLC
10 HAWES PL
BROOKLINE, MA 02446

Parcel Number: 272-069-000
CAMA Number: 272-069-000-000
Property Address: PRINCE WAY

Mailing Address: PRINCE WAY M2 LLC
10 HAWES PL
BROOKLINE, MA 02446

Parcel Number: 272-070-000
CAMA Number: 272-070-000-000
Property Address: 60 CORPORATE DR

Mailing Address: 60 CORPORATE DR M1 LLC 60
CORPORATE DR M2 LLC C/O
BOWDITCH & DEWEY LLC
10 HAWES PL
BROOKLINE, MA 02246

Parcel Number: 272-071-000
CAMA Number: 272-071-000-000
Property Address: 100 CORPORATE DR

Mailing Address: 100 CORPORATE DR M1 LLC 100
CORPORATE DR M2 LLC C/O BJ'S
WHOLESALE CLUB INC PROPERTY TAX
DEPT
PO BOX 9159
MARLBOROUGH, MA 01752

Kevin W. Doyle 7-2-2025



www.cal-tech.com

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

100 CORPORATE DR M1 LLC 1
C/O BJ'S WHOLESALE CLUB I
PO BOX 9159
MARLBOROUGH, MA 01752

PRINCE WAY M2 LLC
10 HAWES PL
BROOKLINE, MA 02446

60 CORPORATE DR M1 LLC 60
C/O BOWDITCH & DEWEY LLC
10 HAWES PL
BROOKLINE, MA 02246

SSA AT FORGE PARK LLC
C/O TITAN REALTY & CONSTRU
1 PLAZA RD STE LL-1
GREENVALE, NY 11548

ABL REALTY LLC
PO BOX 179
SHELDONVILLE, MA 02070

VENDETTI EDMUND C JR TR
VENDO REALTY TRUST
PO BOX 1264
ONSET, MA 02558

BROOKDALE MILL REALTY LLC
860 WEST CENTRAL ST
FRANKLIN, MA 02038

WISE FREDERICK R L
880 WEST CENTRAL ST
FRANKLIN, MA 02038

COMMONWEALTH OF MASSACHUS
HIGHWAY DEPARTMENT
10 PARK PLAZA
BOSTON, MA 02116

XINGFU REALTY LLC
22 JENNIFER CIR
NORTH ATTLEBORO, MA 02760

FORGE PARK REALTY TRUST
C/O NATIONAL DEVELOPMENT
2310 WASHINGTON ST
NEWTON LOWER FALLS, MA 02462

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MARTIN WILLIAM C TR
SPECTRUM REALTY TRUST KLA
490 SHREWSBURY ST
WORCESTER, MA 01604

NEW YORK CENTRAL LINES LL
C/O CSX TRANSPORTATION IN
500 WATER ST (C 910)
JACKSONVILLE, FL 32202

OXFORD REALTY & TRUST LLC
5 CEDAR ST #607
HOPKINTON, MA 01741

Wetland Border Report

Site Locus: Lot 2 Forge Parkway, Franklin MA

Prepared for: United Consultants, Inc.

Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough MA 01532

Date: 8/22/2024

INTRODUCTION

On August 14, 2024, the wetland resources were delineated for United Consultants, Inc. on land located on or near Lot 2 Forge Parkway in Franklin (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. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form
- USGS of Locus Site, Goddard Consulting LLC, 8/22/2024
- Orthophoto of Locus Site, Goddard Consulting LLC, 8/22/2024
- FEMA Flood Map of Locus Site, Goddard Consulting LLC, 8/22/2024
- NRCS Soil Survey of Locus Site, Goddard Consulting LLC, 8/22/2024

SUMMARY OF FINDINGS

The boundary of the Bordering Vegetated Wetland (BVW) on site was delineated with flag series GCA1-GCA29 and GCA41-GCA51. The sampling point for the BVW determination took place near flag GCA12. Vegetation upgradient of the BVW is dominated by black cherry, red maple, buckthorn, goldenrod and oriental bittersweet. Vegetation downgradient of the BVW is dominated by red maple, highbush blueberry, arrowwood, jewelweed, bittersweet and poison ivy.

Soils identified on the property include sandy loams. In the wetland soil sample, a fine sandy loam (FSL) with matrix color 10YR2/1 was found from 0-16", and FSL (10YR6/2) was found below 16". In the upland soil sample, FSL (10YR3/3) was found from 0-6" and FSL (10YR5/6) was found from 6-24". More detailed information about soils is included in the attached NRCS Soil Map and the DEP Bordering Vegetated Wetland Determination Forms.

In addition to the delineated BVW, a portion of the A-series of flagging (GCA29-GCA41) represents the bank of an intermittent stream that flows into the BVW system on site.

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 in an Outstanding Resource Waters Area (ORW). The site partially falls within a jurisdictional FEMA Flood Zone, constituting the resource area Bordering Land Subject to Flooding. There are no mapped certified or potential vernal pools on site.

The MA Wetlands Protection Act and the Town of Franklin takes jurisdiction over Bordering Vegetated Wetlands, Bank, and Bordering Land Subject to Flooding. The BVW and Bank partially on site have a jurisdictional 100-foot Buffer Zone that casts onto the locus site.

Any work within these resource areas including the 100-foot Buffer Zones requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Franklin 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
Bordering Vegetated Wetland (BVW)	BVW & 100-foot Buffer Zone (WPA) 25-foot "No Disturb" Zone & 50-foot "No Build" Zone (bylaw)	GCA1-GCA29 GCA41-GCA51 (Blue flags)	The boundary BVW located on the site.
Bank of Intermittent Stream	Bank & 100-foot Buffer Zone (WPA) 25-foot "No Disturb" Zone & 50-foot "No Build" Zone (bylaw)	GCA29-GCA41 (Blue flags)	The bank of an intermittent stream that flows into the BVW on site.
Bordering Land Subject to Flooding (BLSF)	BLSF	Not flagged in field	Extent of BLSF is equal to the 100-year floodplain.

SITE PHOTOS



Photo 1. View of wetland on site.



Photo 2. View of upland area typical of the locus site.



Photo 3. Wetland soil sample pulled downgradient of flag GCA12.



Photo 4. Upland soil sample pulled upgradient of flag GCA12.

Sincerely,
Goddard Consulting, LLC



Chris Frattaroli
Wetland Scientist

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Lot 2 Forge Parkway City/Town: Franklin Sampling Date: 8/14/2024
 Applicant/Owner: United Consultants Inc. Sampling Point or Zone: GCA12
 Investigator(s): Chris Frattaroli Latitude/Longitude: 42.09069840964088, -71.43449669290169
 Soil Map Unit Name: Freetown Muck; Udorthents, Loamy NWI or DEP Classification: Deep Marsh

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

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

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 Indicator? (yes/no)	% Dominant
1	Black Cherry	<i>Prunus serotina</i>	FACU	20.5%	X		55.4%
2	Red Maple	<i>Acer rubrum</i>	FAC	10.5%	X	X	28.4%
3	Sassafras	<i>Sassafras albidum</i>	FACU	3.0%			8.1%
4	Staghorn Sumac	<i>Rhus typhina</i>	UPL	3.0%			8.1%
5							
6							
7							
8							
9							

37.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Common Buckthorn	<i>Rhamnus cathartica</i>	FAC	20.5%	X	X	69.5%
2	Sassafras	<i>Sassafras albidum</i>	FACU	3.0%			10.2%
3	Multiflora Rose	<i>Rosa multiflora</i>	FACU	3.0%			10.2%
4	Spicebush	<i>Lindera benzoin</i>	FACW	3.0%		X	10.2%
5							
6							
7							
8							
9							

29.5% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Wrinkle Leaf Goldenrod	<i>Solidago rugosa</i>	FAC	63.0%	X	X	95.5%
2	Eastern Poison Ivy	<i>Toxicodendron radicans</i>	FAC	3.0%		X	4.5%
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							

66.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum		Plot size 30'					
Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant	
1 Oriental Bittersweet	Celastrus orbiculatus	FACU	38.0%	X		100.0%	
2							
3							
4							
			38.0%	=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?		
		5	3	Yes	X	No
Prevalence Index:			Total % Cover (all strata)	Multiply by:	Result	
		OBL species	0%	x1	=	0%
		FACW species	3%	x2	=	6%
		FAC species	97%	x3	=	291%
		FACU species	68%	x4	=	270%
		UPL species	3%	x5	=	15%
		Column Totals (A)	171%		(B)	582%
		Prevalence Index	B/A=	3.41	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%

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-6	10YR3/3	100				FSL	
6-24	10YR5/6	100				FSL	
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			
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Polyvalue Below Surface (S8)			<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Thin Dark Surface (S9)			<input type="checkbox"/> Polyvalue Below Surface (S8)	
<input type="checkbox"/> Stratified Layers (A5)			<input type="checkbox"/> Loamy Mucky Mineral (F1)			<input type="checkbox"/> Thin Dark Surface (S9)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Depleted Matrix (F3)			<input type="checkbox"/> Mesic Spodic (A17)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Redox Dark Surface (F7)			<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Depleted Dark Surface (F8)			<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Dark Surface (S7)						<input type="checkbox"/> 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 <u> X </u>	No <u> </u>	Is the Sampled Area within a Wetland?	Yes <u> X </u>	No <u> </u>
Hydric Soils criterion met?	Yes <u> X </u>	No <u> </u>			
Wetlands hydrology present?	Yes <u> X </u>	No <u> </u>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:					
Surface Water Present?	Yes	X	No	Depth (in)	0
Water Table Present?	Yes	X	No	Depth (in)	0
Saturation Present (including capillary fringe)?	Yes	X	No	Depth (in)	0
Wetland Hydrology Indicators					
Reliable Indicators of Wetlands	Indicators that can be Reliable with		Indicators of the influence of Water		
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input checked="" type="checkbox"/> Direct observation of inundation			
<input type="checkbox"/> Evidence of aquatic fauna	<input checked="" type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns			
<input type="checkbox"/> Iron deposits	<input checked="" type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines			
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas			
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits			
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks			
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input checked="" type="checkbox"/> Sparsely vegetated concave surface			
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief			
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)			
<input type="checkbox"/> 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.

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	<i>Acer rubrum</i>	FAC	38.0%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

38.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Highbush Blueberry	<i>Vaccinium corymbosum</i>	FACW	3.0%	X	X	18.2%
2	Arrow-Wood	<i>Viburnum dentatum</i>	FAC	10.5%	X	X	63.6%
3	Japanese Barberry	<i>Berberis thunbergii</i>	FACU	3.0%			18.2%
4							
5							
6							
7							
8							
9							

16.5% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Jewelweed	<i>Impatiens capensis</i>	FACW	38.0%	X	X	58.5%
2	Rice Cut Grass	<i>Leersia oryzoides</i>	OBL	10.5%		X	16.2%
3	Cinnamon Fern	<i>Osmundastrum cinnamomeum</i>	FACW	10.5%		X	16.2%
4	Fringed Willowherb	<i>Epilobium ciliatum</i>	FACW	3.0%		X	4.6%
5	Skunk Cabbage	<i>Symplocarpus foetidus</i>	OBL	3.0%		X	4.6%
6							
7							
8							
9							
10							
11							
12							

65.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum		Plot size 30'					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Oriental Bittersweet	Celastrus orbiculatus	FACU	10.5%	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		
		6	5	Yes	X	No
Prevalence Index:		Total % Cover	Multiply by:	Result		
		OBL species	x1	=	14%	
		FACW species	x2	=	109%	
		FAC species	x3	=	177%	
		FACU species	x4	=	54%	
		UPL species	x5	=	0%	
		Column Totals (A)		(B)	354%	
Prevalence Index		B/A=	2.52	Is the Prevalence Index ≤ 3.0?		
				Yes	X	No
Wetland vegetation criterion met?		Yes	X	No		

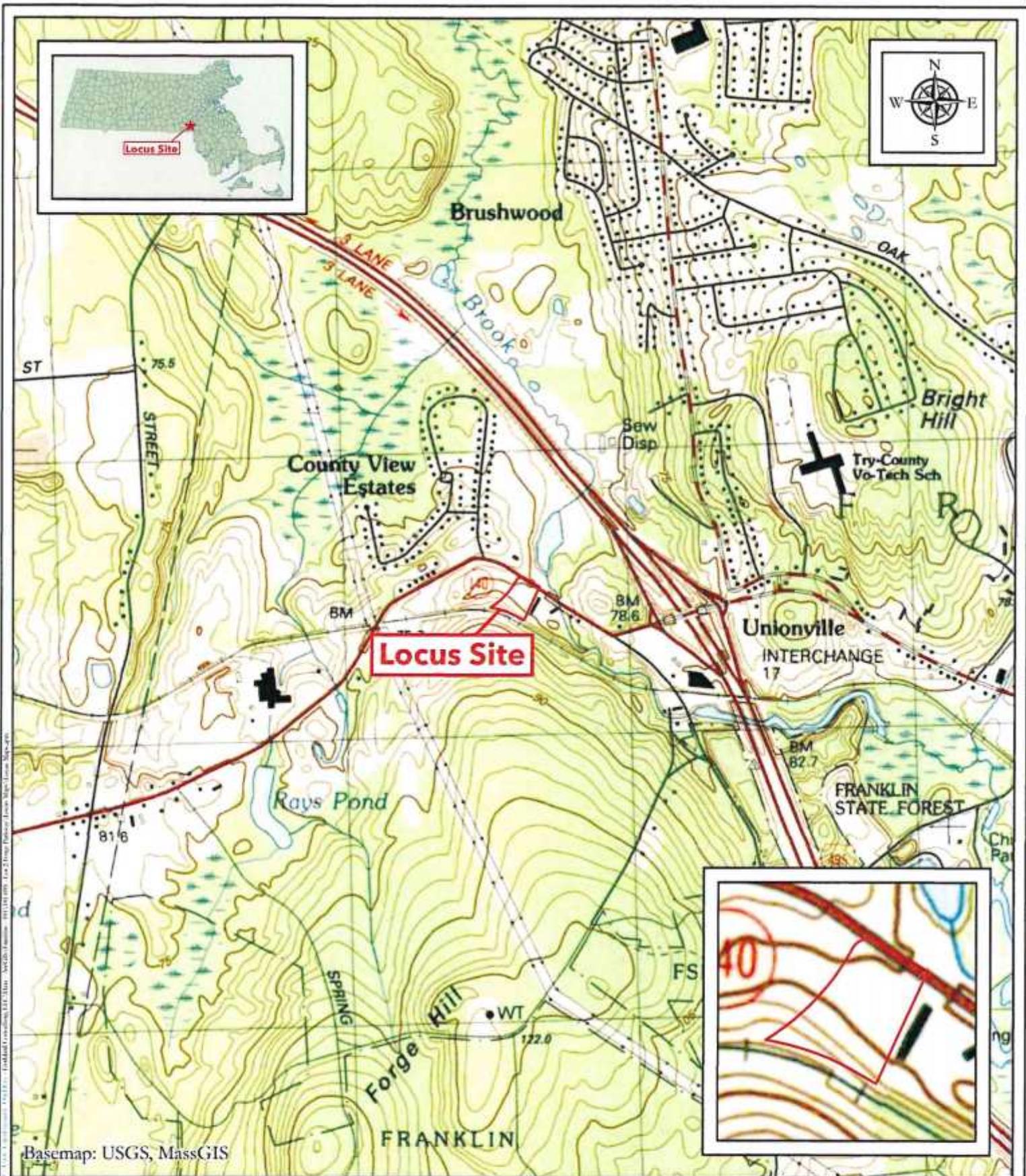
Definitions of Vegetation Strata

- 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%

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)							
Depth (Inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-16	10YR2/1	100				FSL	
16-24	10YR6/2	100				FSL	
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			
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)		<input type="checkbox"/> 2 cm Muck (A10)		
<input checked="" type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)		<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Polyvalue Below Surface (S8)		<input type="checkbox"/> Dark Surface (S7)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Thin Dark Surface (S9)		<input type="checkbox"/> Polyvalue Below Surface (S8)		
<input type="checkbox"/> Stratified Layers (A5)			<input type="checkbox"/> Loamy Mucky Mineral (F1)		<input type="checkbox"/> Thin Dark Surface (S9)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)		<input type="checkbox"/> Iron-Manganese Masses (F12)		
<input type="checkbox"/> Thick Dark Surface (A12)			<input checked="" type="checkbox"/> Depleted Matrix (F3)		<input type="checkbox"/> Mesic Spodic (A17)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Redox Dark Surface (F7)		<input type="checkbox"/> Red Parent Material (F21)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Depleted Dark Surface (F8)		<input type="checkbox"/> Very Shallow Dark Surface (TF12)		
<input type="checkbox"/> Dark Surface (S7)					<input type="checkbox"/> Other (include Explanation in Remarks)		
Restrictive Layer (if observed)	Type:		Depth (inches):				
Remarks							
Hydric Soils criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>							



Basemap: USGS, MassGIS



USGS of Locus Site

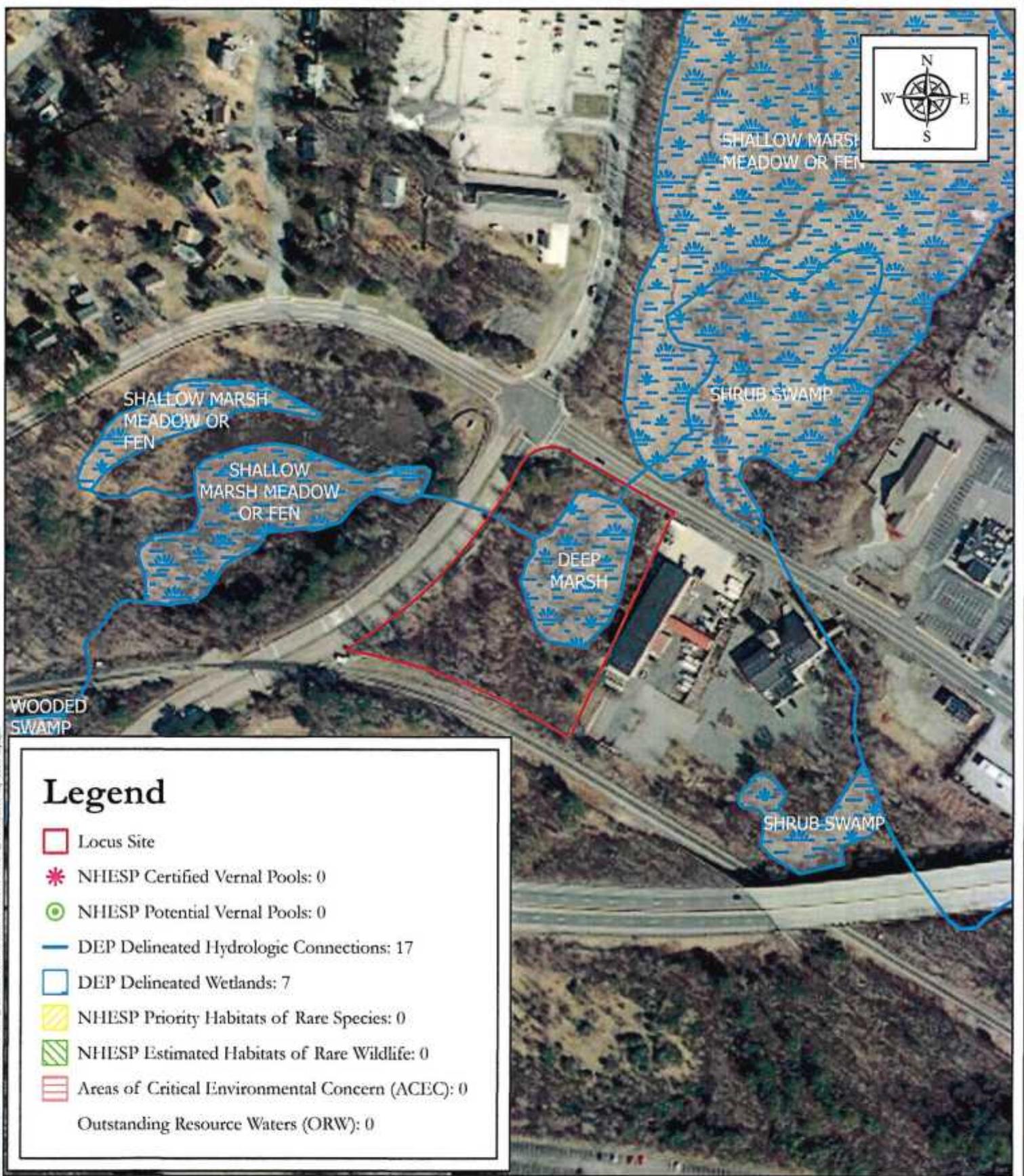
0 1,000 2,000 Feet 1" = 2,000'

71.43468°W, 42.0905814°N

Date: 08/22/2024

Lot 2 Forge Parkway
Franklin, MA

Parcel ID: 272-001

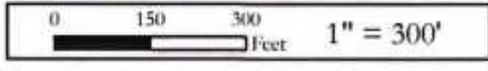


Legend

- Locus Site
- ✱ NHESP Certified Vernal Pools: 0
- ⊙ NHESP Potential Vernal Pools: 0
- DEP Delineated Hydrologic Connections: 17
- DEP Delineated Wetlands: 7
- NHESP Priority Habitats of Rare Species: 0
- NHESP Estimated Habitats of Rare Wildlife: 0
- Areas of Critical Environmental Concern (ACEC): 0
- Outstanding Resource Waters (ORW): 0



Orthophoto of Locus Site

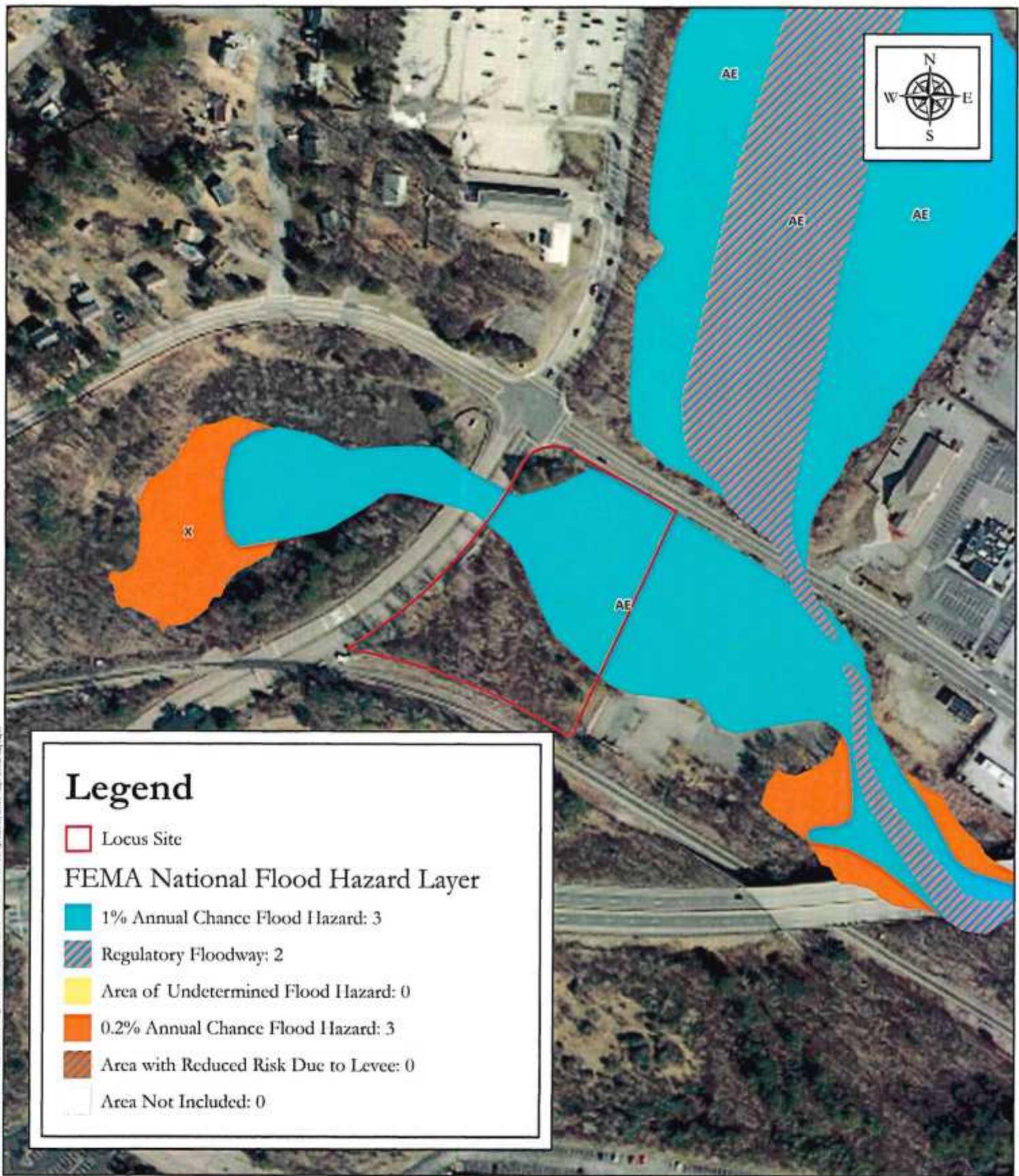


Date: 08/22/2024

Lot 2 Forge Parkway
Franklin, MA

71.43468°W, 42.0905814°N

Parcel ID: 272-001



Legend

- Locus Site
- FEMA National Flood Hazard Layer**
- 1% Annual Chance Flood Hazard: 3
- Regulatory Floodway: 2
- Area of Undetermined Flood Hazard: 0
- 0.2% Annual Chance Flood Hazard: 3
- Area with Reduced Risk Due to Levee: 0
- Area Not Included: 0



GODDARD CONSULTING
Strategic Ecological Consulting

Date: 08/22/2024

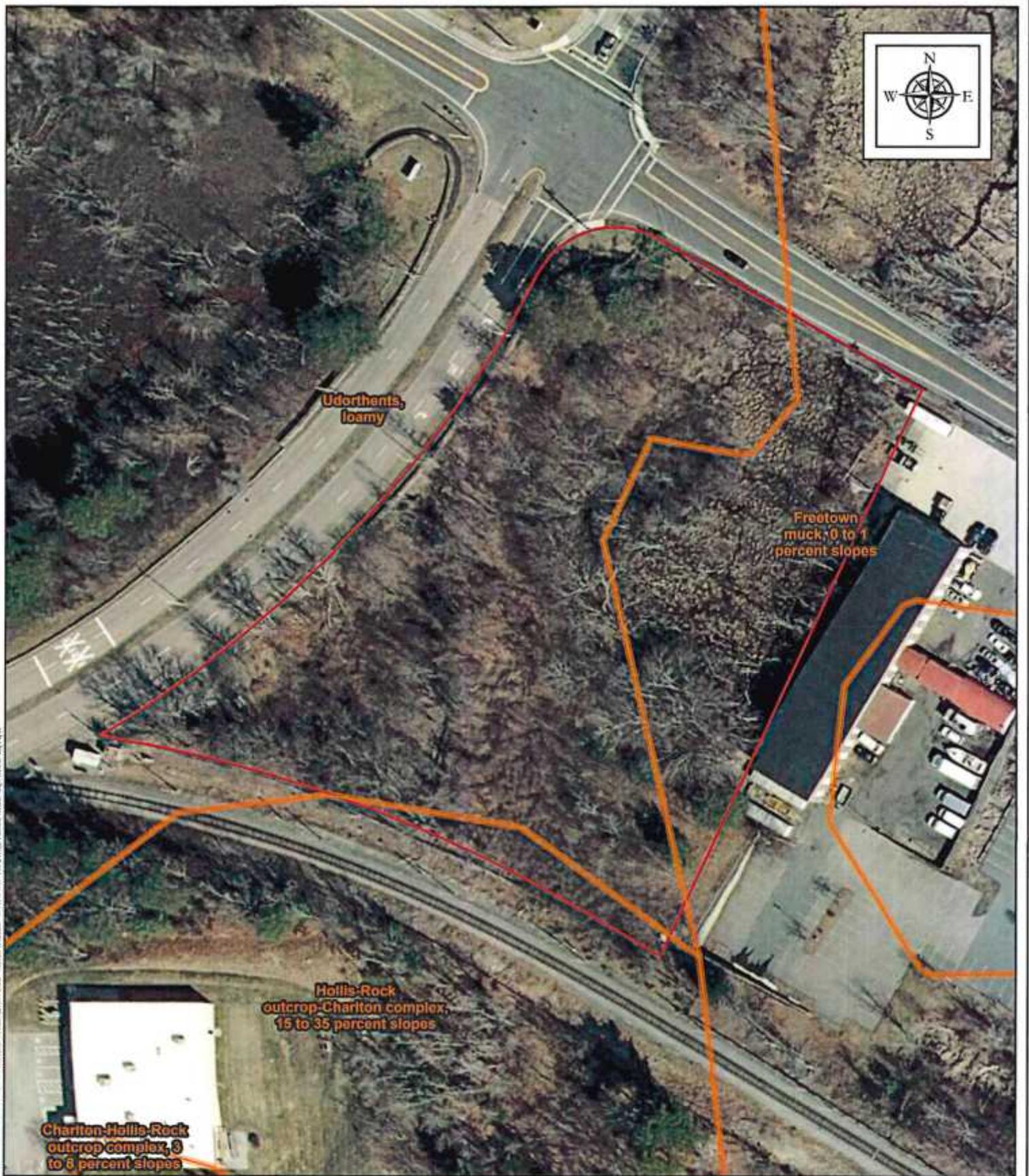
**FEMA Flood Map
of Locus Site**

Lot 2 Forge Parkway
Franklin, MA

0 150 300 Feet 1" = 300'

71.43468°W, 42.0905814°N

Parcel ID: 272-001



**NRCS Soil Survey
of Locus Site**

0 60 120 feet 1" = 120'

71.43468°W, 42.0905814°N

Date: 08/22/2024

Lot 2 Forge Parkway
Franklin, MA

Parcel ID: 272-001

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Project Narrative - Franklin Conservation Commission Regulations Section 7.9

The project site currently consists of a 130,961 vacant lot located at the intersection of Forge Parkway and West Central Street. There is an active railroad line located to the south of the site. The Easterly boundary is bordered by a developed property with a building which is shown on the site plan. The site has a wetland system which has existing storm-water discharges from the Forge Park Development.

Camford Property Group Inc. will be the contractor who will be performing the work at the site.

The project proposes to construct a building with a footprint of 11,200 square feet. Parking areas, utility connections, retaining walls, landscape planting including ground stabilization with seeding and a storm-water management system are also proposed within the 100' buffer zone. There is not any filling proposed, (BVW or BLSF). There is not any disturbance of the 1 - 25' buffer zone. There is work proposed within the 25' to 50' buffer zone which includes portions of the project driveway. The storm-water system has been sized to provide for no change or a reduction of runoff for the evaluated storms. The storm-water report summarizes the results of no increase in runoff. The proposed site development will not affect the functions and characteristics of the of the wetland resource areas.

The project site will include a building, paved driveways and paring areas, sidewalks, retaining walls and plantings of trees and groundcovers. All of the above listed items should provide for the proposed projects appearance.

The project will be started after all necessary permits have been obtained and all appeal periods or appeals have come to term. This is anticipated to happen in the fall of 2025. The project is expected to take one year to complete.

Erosion control measures and the storm-water management system will minimize the impact to the site's wetland resource areas.

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Functions and Characteristics Statement - Franklin Conservation Commission
Regulations Section 7.10.1

1. Public water supply.

The development portion of the site is approximately 6,400 feet from the nearest public well. The site is not located within the 400' zone I to the well. A stormwater management system has been provided for the site. The building will be connected to the Town Sewer System. Based on the above no adverse impact to public water supplies is anticipated.

2. Private water supply.

The abutting developed properties are supplied with town water. There is an existing well located on the lot across Forge Parkway and is greater than 150 feet for the locus property. Based on the distance to the existing well, the building connection to the Town Sewer system and the connection to the Town Water system no adverse impact is anticipated.

3. Ground water.

Groundwater depths can be determined based on the soil test pits. Excavation is not anticipated to encounter groundwater and dewatering is not anticipated. Blasting is not anticipated. Water will be used for domestic use and minimal irrigation for the planting and seeded areas. Any hazardous or toxic materials shall be stored in the building. Floor drains will be located in the building and will be connected to a MDC style trap and the Town Sewer system. A storm-water management system has been provided for the site which complies with the Town of Franklin storm-water regulations as well as MASSDEP's storm-water standards.

4. Flood Control.

The developed portion of the site is not located within the 100-year flood plain. The stormwater system has been designed to match or reduce the rate and volume of stormwater runoff from the sites. Based on this the project should not impact the flood plain.

5. Erosion and Sedimentation Control.

A compost sock has been proposed to encapsulate the work area located on the lot. No material stockpiles will be allowed within the buffer zone. Based on the above the project should adequately address erosion and sedimentation control. Refer to drawing sheet 6 for construction and post-construction conditions for the project site.

6. Storm Damage Prevention.

The installation of the compost sock as well as the stabilization of the site should minimize the effects from the project during construction. The storm-water system will provide for groundwater recharge which will result in the no change or a decrease in the rate and volume of storm-water runoff for the evaluated storms. The vegetative, mulch and stone coverage of the site shall provide stabilization of the site post development. This should ensure that there will not be any adverse impacts.

7. Water Quality.

The installation of the compost sock will prevent silt laden runoff from entering the isolated vegetated wetlands. The installations of the storm-water management system, which will meet or exceed the MASSDEP Storm-water standards for TSS removal. Vegetative stabilization shall minimize the effects of the project on water quality upon completion of the project. Based on the above there will not be any adverse impact.

8. Water Pollution Control.

The relatively small size of the project as well as the fact that there is not any filling of bordering, isolated vegetated wetlands or flood plains proposed, should minimize the effects on water pollution control. The installation of compost sock as well as the stabilization of the site should minimize the effects of water pollution during construction. The installations of the storm-water management system, which will meet or exceed the MASSDEP Storm-water standards for TSS removal. The vegetative stabilization shall minimize the effects of the project on water pollution upon completion. The buildings will be connected to the Town Water and Sewer Systems. Based on the above there will not be any adverse impact.

9. Fisheries.

There are not any ponds or perennial streams located on the project site.

10. Shellfish.

Not applicable.

11. Wildlife Habitat.

The relatively small size of the project as well as the installations of the storm-water management system, no filling of the wetland resource area no work is proposed within the 0 – 25' buffer zone should provide for protection of wildlife habitats.

12. Rare Species Habitat Including Rare Plant Species.

The project is not located within a rare species habitat as shown on the Natural Heritage data layer on the MASSGIS website.

13. Agriculture.

There are not any current agricultural uses located on the property.

14. Aquaculture.

There are not any current aquaculture uses located on the property.

15. Recreation.

The project is located on private property. The proposed work will not impact the public's passive or active recreational opportunities.

United Consultants, Inc.

850 Franklin Street Suite 11D

Wrentham, MA 02093

508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Mitigation Plan - Franklin Conservation Commission Regulations Section 7.11

Section 7.11.1

No alteration of the BVW or BLSF is proposed.

Section 7.11.2

The project proposed to alter existing undisturbed areas within the buffer zone. The installation of the proposed retaining walls will reduced the need for filling to provide slopes. This reduces the proposed alteration of the buffer zone. The installation of the MASSDEP and Town of Franklin compliant storm-water system has been proposed so that no increase the site runoff will be proposed. The stabilization of the sites disturbed areas with vegetation plantings, seeding, mulch or stone shall provide for wildlife habitat enhancements. Refer to site plan sheet 5 for proposed plantings, seeding details, and areas for ground coverage.

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Erosion and Sedimentation Control Plan - Franklin Conservation Commission
Regulations Section 7.12

Section 7.12.1

Refer to plan sheet 6 for the measures that will be taken to properly install and maintain the erosion control devices used during the project.

The names and phone number of the individual that will be responsible for erosion control and for inspections (weekly or after rain events) has been included on sheet 6.

Camford Property Group, Inc. representative shall keep a log of the inspections and maintenance and the reports shall be submitted to the conservation commission office on a weekly basis detailing the state of the erosion control and any steps take to address any issues with failure to the barriers.

Section 7.12.2

If required as a special condition in the Orders, if issued, additional erosion control will be stored under cover on the site and will be wattles.

United
Consultants, Inc.
850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Alternatives Analysis - Franklin Conservation Commission Regulations Section 7.13

Section 7.13.1 - Structures proposed within the 50 foot buffer zone.

Reference The Town of Franklin Conservation Commission regulations Section 4.3 - 25 to 50 foot Buffer Zone Resource Area

4.31. Any applicant proposing a project within the 25-50 foot buffer zone resource area shall indicate that there are no structures including but not limited to concrete, stone or other impervious foundations and or/slabs for construction purposes that for all intents and purposes would significantly increase runoff. *There are not any concrete, stone or other impervious foundations located within the 0-50 foot buffer zone resource area that would significantly increase runoff. Refer to Appendix B of the storm-water report for a summary of runoff rates and volumes.*

We anticipate that with the storm-water calculations providing a summary of no change or a reduction to the storm-water runoff that an Alternatives Analysis is not necessary.

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Replication Plan and Protocol - Franklin Conservation Commission Regulations
Section 7.14

Section 7.14.1 - No alteration to the BVW or BLSF is proposed. We do not anticipate that a Replication Plan and Protocol are necessary.

Section 7.14.2 States: This requirement does not apply to Buffer Zone Resource Areas.

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Construction Sequence - Franklin Conservation Commission Regulations Section 7.15

Section 7.15.1

1. Install Erosion Control and Sign.
2. Complete the clearing, stump removal, and remove loam and subsoil.
3. Install the retaining walls concurrently with bringing the site to sub-grade.
4. Excavate the foundation hole and construct the building foundation and backfill the foundation.
5. Construct the building while the site work is being completed.
6. Install site utilities, the stormwater system shall be installed with excess material being removed from the site and necessary construction materials delivered to the site. Minimize the use of material stockpile areas.
7. Construct the site walkways and sidewalks.
8. Pave the parking area with a binder course.
9. Install concrete curbing.
10. Pave the parking areas with a top course.
11. Stripe the parking lot.
12. Landscaping shall be planted and all disturbed area shall be loamed and seeded (See Planing Plan for Locations) or covered with mulch or stone.
13. Install site signs.

United Consultants, Inc.

850 Franklin Street Suite 11D

Wrentham, MA 02093

508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Drainage Calculations - Franklin Conservation Commission Regulations Section
7.16

Section 7.16.1

Drainage calculations are being provided as a separate document.

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Maps - Franklin Conservation Commission Regulations Section 7.17

Section 7.16.1

- USGS Topographic Map
- Natural Heritage Priority Habitat and Estimated Habitats Maps
- FEMA Flood Plain Maps

Refer to Goddard Consultant's report which is included in the NOI for the above listed maps.

United Consultants, Inc.

850 Franklin Street Suite 11D
Wrentham, MA 02093
508-384-6560 FAX 508-384-6566

Lot 2 Forge Parkway - Plans - Franklin Conservation Commission Regulations Section 7.18

Section 7.18.1

7.18.1.1 Plan scale is 1" = 30'

7.18.1.2 Drawing index is located on sheet 1.

7.18.1.3 The north arrow has a reference on sheets 1 - 6 the watershed plans and the storm-water facilities plan.

7.18.1.4 Existing and proposed topography has been provided.

7.18.1.5 Existing vegetation limits have been shown of the plans.

7.18.1.6 Proposed vegetation limits have been shown on the plans.

7.18.1.7 Existing structures, improvements and limits of disturbance have been shown of the plans.

7.18.1.8 Resource areas and buffer zones have been shown on the plans.

7.18.1.9 Erosion controls locations and details are shown on the plans.

7.18.1.10 Not applicable.

7.18.1.11 Not applicable.

7.18.1.12 Proposed building are shown on the site plans.

7.18.1.13 Planting list and seeding locations and details are shown on the plans.

7.18.1.14 Construction Sequence and Schedule is shown on the plans.

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA are governed by both the state law and the local bylaw. The MBZA is issued under the local bylaw only.

When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto private property at any time until after an application is filed or permission of the property owner is given.

It is important that all applicants understand that after an application is filed, additional information may come to light e.g. via a field inspection or a review of the application, that may impact the scope of the submitted application and the approval process. **Therefore, it is the ultimate responsibility of the applicant to decide which application to file.**

In light of the above, please sign below indicating an understanding of this policy and submit it with the application.



Signature of Property Owner

7/16/25

Date

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

7/16/25

Date