



Town of Franklin

Notice of Intent

Addition to Clubhouse, 5<sup>th</sup> Tee Complex  
Modification and Vista Pruning

Franklin Country Club  
Franklin, Massachusetts

August 2025

*Prepared for:*

Franklin Country Club, Inc.  
672 East Central Street  
Franklin, Massachusetts 02038

*Prepared by:*

Avalon Consulting Group LLC  
41 Cal's Court  
Taunton, MA 02780

Project No. 25-001



August 20, 2025

Ms. Breeka Li Goodlander, Agent  
Franklin Conservation Commission  
355 E Central Street  
Franklin, MA 02038

Re: Notice of Intent  
Franklin Country Club - Addition to Clubhouse, 5th Tee Complex Modification  
and Vista Pruning  
672 East Central Street  
Franklin, MA 02038  
Project No. 25-001

Dear Ms. Goodlander and Commissioners:

On behalf of our client and the applicant, Franklin Country Club, Inc. (FCC), Avalon Consulting Group is pleased to submit to the Town of Franklin, nine copies of a Notice of Intent (NOI) filing and associated maps and supporting materials for the proposed expansion of the existing clubhouse, modifications to the 5th tee complex, and vista pruning adjacent to the pond on the 5th hole, at Franklin Country Club.

This filing is made under the Massachusetts Wetlands Protection Act (the Act) and Town of Franklin Chapter 181. Wetlands Protection (the Bylaw) and includes the following:

- Project Narrative;
- Town of Franklin Resource Area Impact Summary Form (Appendix A);
- Application Form (WPA Form 3) with required attachments and State and Local Filing Fee Calculation Worksheets, including copies of checks (Appendix B);
- Wetland Resource Evaluation prepared by EcoTec, Inc. dated June 6, 2025 (Appendix C);
- Plans entitled The Franklin Country Club - Notice of Intent Plan dated August 18, 2025, prepared by Graves Engineering (10 sheets - reduced-sized sheets bound within this document in Appendix D; 2 full-sized sets attached);
- Landscaping Plan and Specifications prepared by Gardner & Gerrish Landscape Architects, dated August 20, 2025 (2 Sheets – reduced-sized sheets bound within this

- document in Appendix E; 2 full-sized sets attached);
- Stormwater Management Report prepared by Graves Engineering dated August 18, 2025 (Appendix F);
  - Notification to Abutters, Affidavit of Service and Certified Abutters Lists (Appendix G);
  - Property Access Signature Form (Appendix H);
  - Application Process Signature Form (Appendix I).

One copy of this filing has been provided directly to the Franklin Department of Public Works and 8 copies have been provided to the Conservation Commission. One copy has been submitted to the DEP Central Regional Office (MassDEP CERO) by certified mail, return receipt requested.

## 1.0 Project Description:

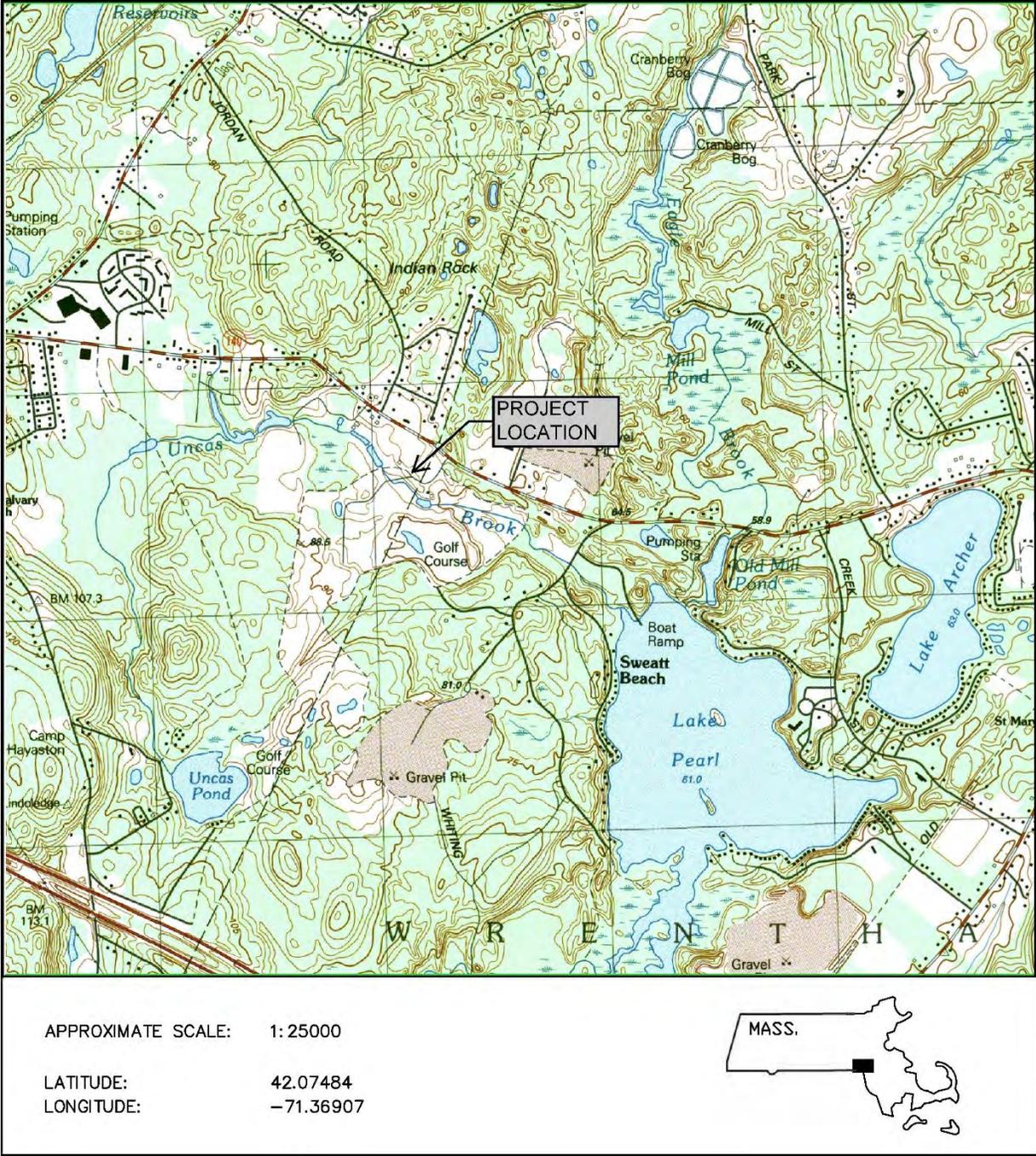
Franklin Country Club (FCC) is located in the towns of Franklin and Wrentham. The original golf course was built in 1899 and expanded to its current 18-hole layout in 1972. The clubhouse was constructed in 1999 (Order of Conditions 159-664), with a function room deck added in 2013. The front exterior of the clubhouse underwent renovations in 2023.

FCC now proposes to renovate the rear of the clubhouse and modify portions of the 5th hole, which has remained largely unchanged since 1899. Planned work includes enclosing the existing decks and adding outdoor stairs to the rear of the clubhouse; reshaping the existing tees and adding a forward tee; relocating, resurfacing, and expanding the existing cart paths; installation of related stormwater improvements and vista pruning to improve views of the pond on the 5th hole.

The golf course is bordered to the northeast by residential properties along Route 140, known locally as Franklin Street in Franklin and East Central Street in Wrentham. To the east, it is adjacent to rural residential land; to the south, a quarry; and to the west, residential properties and wooded land surrounding Uncas Pond and Uncas Brook. Uncas Brook and its associated wetlands bisect the property, flowing west to east and eventually discharging offsite into Lake Pearl (see Figure 1).

### 1.1 Existing Conditions

Existing conditions are shown in a recent aerial photo in Figure 2. The rear of the clubhouse overlooks the fifth tee complex and Uncas Brook. A paved cart path provides the travel route to and from golf cart storage and access to the 5<sup>th</sup> tee complex for golfers. It passes under a portion of the function deck. Striped canvas awnings are present over the existing elevated



decks.

The multi-level 5<sup>th</sup> tee complex consists of 4 discreet rectangular tees with stairs and a paved walking path to an existing wooden pedestrian bridge over Uncas Brook. The path and bridge Existing conditions are shown in a recent aerial photo in Figure 2. The rear of the clubhouse

overlooks the fifth tee complex and Uncas Brook. A paved cart path provides the travel route to and from golf cart storage and access to the 5<sup>th</sup> tee complex for golfers. It passes under a portion of the function deck. Striped canvas awnings are present over the existing elevated decks.

The multi-level 5<sup>th</sup> tee complex consists of 4 discreet rectangular tees with stairs and a paved walking path to an existing wooden pedestrian bridge over Uncas Brook. The path and bridge are used by golfers who prefer to walk over taking a golf cart.



Figure 2: Clubhouse and 5<sup>th</sup> Tee Complex, April 2025

The 5<sup>th</sup> fairway, bunkers and green are shown in the photo below (Figure 3). The 5<sup>th</sup> hole pond is northwest of 5 green. The understory of the pine trees west of the pond (shown with red outline) has been routinely cleared out and the leaves are blown out of this area regularly.



Figure 3: 5<sup>th</sup> Hole Fairway and Pond and Proposed Vista Pruning Location

## 1.2 Proposed Project

### **Oversight and Schedule:**

The proposed project will be conducted over a ±12-18 month period. The work on the building will be completed by a general contractor and overseen by Jeff Clark, building architect and John Sabbag, Owners Project Manager. Work on the golf course and cart paths will be completed by Matthew Staffieri, MAS Golf Construction, and overseen by the golf course architect, Jim Nagle of Nagle Design Works. Vista pruning in the vicinity of the 5<sup>th</sup> hole pond will be completed by Tree Tech, a licensed arborist and overseen by Michael Luccini, Franklin Country Club Golf Course Superintendent.

### **Project Description:**

FCC currently proposes to renovate and expand the rear of the clubhouse and modify portions of the 5th hole, which has remained largely unchanged since construction in 1899. Proposed work includes enclosing the existing decks, replacing canvas roofs with permanent roofs, redesigning the outdoor stairs to the rear of the clubhouse, and expanding the kitchen (this work is over existing impervious area); moving existing cart path out from under the existing decks, reshaping the existing tees and adding a forward tee on the 5<sup>th</sup> hole (all within the footprint of existing turf); relocating, resurfacing, and expanding the existing cart paths (in place or over existing turf); installation of related stormwater improvements to address the

increase in total impervious area of 1,351 square feet (sf); and vista pruning to improve views of the pond on the 5th hole.

The cart paths will remain generally in their current alignment and width and widened slightly near tees to allow two carts to pass. Walking path stairs will be replaced to reflect grade changes. The three existing bridges will remain. Tree pruning will raise lower branches of 36 trees up to 25–35 feet above ground surface (from the current 10–20 feet above ground surface), creating a view corridor while maintaining at least 90% of existing canopy cover. All tree work will be conducted by a certified arborist, with no changes to management of vegetation below the canopy.

At the same time as filing the Notice of Intent, FCC has filed a Request for Certificate of Compliance to close Order of Conditions #159-644, which was issued on July 29, 1999, and permitted the existing clubhouse construction, restoration of a stream channel, and restoration of the vegetative community along Uncas Brook. Review of historic plans, files available at the Franklin Conservation Commission, and current as-builts, indicates the construction project was completed substantially per plan, but the required plantings were not installed. In 1999, the planting plan included relocation of arborvitae, and planting of Japanese yew and privet in the vicinity of the clubhouse and installation of upland shrubs and herbaceous plantings in a zone generally within the 0-25 Foot Buffer Zone north and east of Uncas Brook and a 5 Foot native grass buffer, south and west of Uncas Brook.

The planting plan proposed within this Notice of Intent is intended to replace the 1999 plan, to allow the work to integrate with the changes proposed in this Notice of Intent. This planting plan preserves existing vegetation where possible, includes transplantation of the club's existing perennial beds and includes the planting of native or naturalized species selected from the town's approved list, both around the clubhouse and within the Shrub A and Shrub B zones, Herbaceous Plantings, and Native Grass Buffer Zones.

- Clubhouse plantings will be mulched to retain moisture and limit weed growth.
- The Upland shrub (Shrub A in this NOI), Herbaceous Planting and Native Grass Buffer areas, "the Uncas Brook Corridor" as identified in the 1999 Order, will not be irrigated, or treated with pesticides or fertilizer. The herbaceous plantings and native grass buffer areas will be mowed annually in the fall to prohibit the growth of woody vegetation, and the Shrub A area will be maintained to a height of 4 feet to prevent the growth of trees.

## 2.0 Wetland Delineation and Regulatory Jurisdiction:

Wetlands on the golf course were delineated by EcoTec, Inc. of Worcester in April of 2025. Wetland flags were located by Graves Engineering, Inc. immediately following the flagging event. A wetland resource evaluation is provided in Appendix C and wetland flags are shown on the Notice of Intent Plans provided in Appendix D and as attachments to this document.

During April 2025 EcoTec, Inc. inspected the golf courses for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, 40; the "Act") and its implementing regulations (310 CMR 10.00 et seq.; (2) the "Regulations"); the Franklin Wetlands Protection Bylaws; and (3) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands).

The site was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands (BVW) or, in the absence of BVW, Bank was delineated in the field in accordance with the definitions set forth in the regulations at 310 CMR 10.55(2)(c). Section 10.55(2)(c) states that "The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist." The methodology used to delineate BVW is further described in: the Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands, Second Edition, produced by the Massachusetts Department of Environmental Protection (the Department), dated September 2022. As recommended by the Department, the plant taxonomy used in this letter is based on the National List of Plant Species that Occur in Wetlands: Massachusetts (Fish and Wildlife Service, U.S. Dept of the Interior, 1988). Federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands. Two sets of Bordering Vegetated Wetland Determination Forms completed for observation plots located in the wetlands and uplands near flags AA-2 and CF-4 are provided in Appendix C. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources within the study area.

### **Findings:**

Wetlands CA, CB, CC, CD, CE & CF consist of mowed turf with wet meadow conditions located in the northeasterly portion of the site that is associated with a perennial stream. Plant species observed include sedges (*Carex* spp.) and soft rush (*Juncus effusus*) mixed with upland turf grasses. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils and pore linings, was observed within the delineated wetland. These vegetated wetlands border a perennial stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the perennial stream would be regulated as Bank and Land

**Table 1: Wetland Delineation Flags in Study Area**

Flag Numbers	Flag Type	Wetland Types and Locations
A-1 to A-45	Pink Flags	MAHWL on the south side of Uncas Brook.
B-1 to B-53	Pink Flags	MAHWL on the north side of Uncas Brook.
BB1 – BB14	Blue Flags	Boundary of BVW associated with a Pond in the westerly portion of site locus.
CA-1 to CA-5 (CA-1 connects to B-52 & CA-5 connects to B-48)	Blue Flags	Boundary of BVW located in the north-central portion of the site locus, bordering on Uncas Brook.
CB-1 to CB-9 (CB-1 connects to CB-9)	Blue Flags	Boundary of Isolated Vegetated Wetland under the Bylaw located in mowed turf in the north-central portion of the site.
CC-1 to CC-18 (CC-1 connects to B-39 & CC-18 connects to B-33)	Blue Flags	Boundary of BVW located in the central portion of the site locus, bordering on Uncas Brook.
CD-1 to CD-13 (CD-1 connects to B-27 & CD-13 connects to B-17)	Blue Flags	Boundary of BVW located in the southeasterly portion of the site locus, associated with a Pond which is fed by Uncas Brook.
CE-1 to CE-7 (CE-1 connects to B-16 & CE-7 connects to A-27)	Blue Flags	Boundary of BVW located in the southeasterly portion of the site locus, associated with a Pond which is fed by Uncas Brook.
CF-1 to CF-5 (CF-1 connects to A-12 & CF-5 connects to A-16)	Blue Flags	Boundary of BVW located in the central portion of the site locus, bordering on Uncas Brook.
CG-1 to CG-6 (CG-1 connects to A-6 & CG-6 connects to A-3)	Blue Flags	Boundary of BVW located in the north-central portion of the site locus, bordering on Uncas Brook.
<p>Notes:</p> <p>MAHW – Mean Annual High-Water Line                      BVW - Bordering Vegetated Wetlands</p>		

Under Water Bodies and Waterways under the Act. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands and Bank under the Act.

Wetland BB consists of a shrub swamp and wet meadow located in the central portion of the site that is associated with a pond. Plant species observed include sedges (*Carex* spp) mixed with turf grasses and buttonbush (*Cephalanthus occidentalis*) growing within the littoral fringe of the pond. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils, pore linings and evidence of flooding, was observed within the delineated wetland. This vegetated wetland borders a pond; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the pond would be regulated as Bank and Land Under Water Bodies and Waterways under the Act. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Act.

### **Riverfront**

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (Appendix C), a stream (i.e., Uncas Brook) that is shown as perennial is located in the northeasterly portion of the site. Streams that are shown as perennial on the current USGS map are designated perennial under the Massachusetts Wetlands Protection Act regulations. Unless this perennial designation is overcome, Riverfront Area is presumed to extend 200 feet horizontally upgradient from the mean annual high-water line of the stream. Section 10.58(2)(a)2. states that the "Mean annual high-water line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts." Section 10.58(2)(a)2.a. states that "In most rivers, the first observable break in slope is coincident with bankfull conditions and the mean annual high-water line." The mean annual high-water line of the stream was

delineated in the field with the A and B flag series based upon the above-referenced regulation. Furthermore, based upon a review of the current USGS Map and observations made during the site inspection, there are no other mapped streams located within 200 feet of the site. An unmapped, intermittent stream drains the AA/BA wetland to Uncas Brook (out of study area, see appendix C for delineation details). The attached USGS StreamStats report indicates that the watershed area for the unmapped stream is 0.15 square miles. This is less than the 0.5 square miles required for an unmapped stream to qualify as perennial. Accordingly, except as noted above, Riverfront Area would not occur on the site. Riverfront Area does not have a Buffer Zone under the Act but may overlap other wetland resources and their Buffer Zones.

### **Endangered Species Habitat and Vernal Pools:**

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the Massachusetts Natural Heritage Atlas, 15<sup>th</sup> edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2021, and Certified Vernal Pools from MassGIS, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 et seq.)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 et seq.)], or Certified Vernal Pools on or in the immediate vicinity of the site. A copy of this map is attached in Appendix C.

## **3.0 Proposed Work Areas:**

A discussion of Resource Areas where work is proposed is included below.

### **3.1 Bordering Land Subject to Flooding**

Review of the current FEMA flood map for the area identifies the 100-year floodplain and Bordering Land Subject to Flooding (BLSF) boundary along Uncas Brook.

No grading is proposed in BLSF. The proposed work in BLSF includes:

- Planting of native vegetation (Shrub A, Shrub B, Native grass, and Herbaceous Plantings (see Planting Plan (Appendix D, sheet C106) and Landscape Plan (Appendix E) for species and numbers of individuals proposed to be planted;
- Installation of a 6-foot-wide naturalized drain outfall apron within the existing maintained turf area. Stormwater will be conveyed to this outfall from a subsurface infiltration system constructed beneath the rebuilt 5th tee (Appendix D, Sheet C103 and

- details);
- Removal and replacement of existing bituminous paved cart paths and walk path; and
- Removal and replacement of existing bituminous pavement over concrete cart path bridge.

### 3.2 Bordering Vegetated Wetlands (BVW)

The proposed work in BVW includes:

- Planting of native vegetation within an area mapped as BVW. This is exempt as a minor project under 310 CMR 10.02(2)(b)(2)(d), which exempts “Planting of native species of trees, shrubs, or groundcover, but excluding turf lawns” from regulation. (see Planting Plan (Appendix D, sheet C106 and Landscape Plan (Appendix E) for species and numbers of individuals proposed to be planted.
  - Plant a minimum of 9 native woody shrubs (wetland hydrology) in Shrub A area ( $\pm 312$  sf).
  - Allow the existing maintained herbaceous area located on either side of the walk path ( $\pm 312$  sf) area to naturalize based on a reduction in mowing and overseed *as needed* to increase diversity. Overseed as needed with New England Wetland Plants New England Wet Mix.
  - Establish/re-establish a 5’ wide native grass planting area ( $\pm 1,253$  sf) along Uncas Brook, generally south of the brook. Plant with New England Wetland Plants Native Warm Season Grass Mix.

### 3.3 Buffer Zone: Franklin 100’ Buffer Zone Resource Area

The Town of Franklin Wetlands Protection Bylaw considers 100 feet from a defined/delineated resource area as the buffer zone and consequently an additional protected resource. These regulations characterize and provide regulatory guidance through evaluation of three buffer zones: 0–25 foot buffer zone resource area; 25-50 foot buffer zone resource area; and 50-100 foot buffer zone resource area. Work within the 0-25 foot, 25-50 foot, and 50-100 foot buffer zones is proposed within areas currently actively maintained as a golf course.

#### **0 - 25 FOOT BUFFER ZONE RESOURCE AREA**

Existing Condition:

The 5<sup>th</sup> hole tees are located northeast of Uncas Brook and golfers hit over the brook to the fairway, which is located southwest of Uncas Brook. Three bituminous paved paths, two for golf

carts and one for walking, provide access from the 5<sup>th</sup> tees to the fairway. Much of the 0-25 Foot Buffer Zone Resource on the northeast side of Uncas Brook is an active portion of the golf course and is mowed or weed-wacked regularly. A 5' wide area parallel to and south of the bank of Uncas Brook is mowed/weed-wacked several times throughout the year. These areas contain both a combination of turf grass and native grasses and are not irrigated.

A 0-25 foot Buffer Zone Resource Area near the pond on Hole #5 is an active portion of the golf course and the understory is cut and blown out approximately 1-2 times annually. Proposed Work within actively maintained areas of the golf course includes:

- Removal of existing bituminous paths and replacement in kind. The location of the two cart paths will not change. The location of the central walking path has been moved approximately 7 feet to the west to better align with the center of the expanded tee.
- Installation of a 6-foot-wide naturalized drain outfall apron within the existing maintained turf area. Stormwater will be conveyed to this outfall from a subsurface infiltration system constructed beneath the rebuilt 5<sup>th</sup> tee.
- Limited grading is associated with the drain line and the outfall on the westerly side of the 0-25 foot zone northeast of Uncas Brook, and limited grading on the easterly side of the 0-25 foot zone is associated with evening out the slope of the existing cart path.
- Vista Pruning at the 5th Hole Pond Area, northwest of 5th green. No changes are proposed to management of understory or grading in this area. Vista pruning is proposed for 7 trees located west of the pond in the 0-25 Foot Buffer Zone Resource Area (Table 2). These trees are currently limbed up to a height of  $\pm 10-20$  feet above ground surface and the proposal is to limb them up to a height of  $\pm 35$  feet above ground surface, while not reducing the leaf canopy to less than 90% of the existing crown cover.
- Install plantings:
  - Plant a minimum of 93 native woody shrubs (upland hydrology) in Shrub A area ( $\pm 3342$  sf).
  - Allow the existing maintained herbaceous area located on either side of the walk path ( $\pm 2,624$  sf) area to naturalize based on a reduction in mowing and overseed *as needed* to increase diversity, all located in the 0-25' zone.
  - Establish/re-establish a 5' wide native grass planting area along Uncas Brook, generally south of the brook.

<b>Table 2: Proposed Vista Pruning at 5th Hole Pond</b>				
<b>Tree #</b>	<b>Size (inch dbh)</b>	<b>Type</b>	<b>Jurisdictional Location</b>	<b>Proposed Pruning</b>
1	24	deciduous	50'-100' buffer zone	from 5' to 30'
2	18	deciduous	50'-100' buffer zone	from 10' to 25'
3	10	conifer	50'-100' buffer zone	from 15' to 25'
4	13	conifer	50'-100' buffer zone	from 15' to 25'
5	20	conifer	50'-100' buffer zone	from 15' to 25'
9	26	conifer	50'-100' buffer zone	from 10' to 30'
10	30	conifer	50'-100' buffer zone	from 20' to 30'
11	24	conifer	50'-100' buffer zone	from 20' to 30'
12	16	conifer	50'-100' buffer zone	from 20' to 30'
13	18	conifer	50'-100' buffer zone	from 20' to 30'
14	30	conifer	50'-100' buffer zone	from 15' to 25'
15	15	conifer	50'-100' buffer zone	from 10' to 30'
16	24	conifer	50'-100' buffer zone	from 10' to 30'
17	28	conifer	50'-100' buffer zone	from 15' to 25'
18	16	conifer	50'-100' buffer zone	from 15' to 25'
19	20	conifer	50'-100' buffer zone	from 15' to 25'
21	24	conifer	50'-100' buffer zone	from 10' to 25'
23	30	conifer	50'-100' buffer zone	from 15' to 25'
24	24	conifer	50'-100' buffer zone	from 15' to 25'
25	16	conifer	50'-100' buffer zone	from 5' to 30'
27	20	conifer	50'-100' buffer zone	from 15' to 30'
28	10	conifer	25'-50' buffer zone	from 20' to 35'
30	16	conifer	25'-50' buffer zone	from 10' to 35'
31	28	conifer	25'-50' buffer zone	from 10' to 35'
32	18	conifer	25'-50' buffer zone	from 10' to 35'
33	14	conifer	25'-50' buffer zone	from 10' to 30'
34	8	conifer	25'-50' buffer zone	from 10' to 30'
35	20	conifer	25'-50' buffer zone	from 10' to 35'
36	13	conifer	0'-25' buffer zone	from 20' to 35'
37	12	conifer	0'-25' buffer zone	from 10' to 35'
38	24	conifer	0'-25' buffer zone	from 10' to 35'
39	20	conifer	0'-25' buffer zone	from 10' to 35'
40	30	conifer	0'-25' buffer zone	from 10' to 35'
41	24	conifer	0'-25' buffer zone	from 10' to 35'
42	24	conifer	0'-25' buffer zone	from 10' to 35'
44	14	deciduous	50'-100' buffer zone	from 15' to 35'

Herbaceous Plantings - The lower portion of this area will be seeded with New England Wetland Plants (NEWP) – Wet Mix. The upper portion of the slope has been more heavily managed and will be overseeded with NEWP - New England

Showy Wildflower Mix and NEWP - New England Native Warm Season Grass Mix. The herbaceous area will be mowed annually in the fall, to keep woody vegetation from becoming established.

Native Grasses – This area will be overseeded with NEWP - New England Native Warm Season Grass Mix. The native grass area will be mowed annually in the fall, to keep woody vegetation from becoming established.

Woody Shrubs - Shrubs have been selected and will be planted based on the hydrology of the area.

*Shrub Group A - Planting Area Woody Planting Plan - Upper Portion (upland hydrology)*

- 93 Shrubs; min 1 gal container; +/- 6' on-center average spacing or less (i.e., more dense)
- Meadowsweet (*Spirea latifolia*)
- Lowbush blueberry (*Vaccinium angustifolium*)
- Maple Leaf Viburnum (*Viburnum acerifolium*)
- Bearberry (*Arctostaphylos uva-ursi*)
- Sweet Fern (*Comptonia peregrina*)
- New Jersey Tea (*Ceanothus americanus*)
- Northern Bush Honeysuckle (*Diervilla lonicera*)

Depending upon availability from local nursery stock, at least five (5) of the listed shrub species will be selected, with at least ten (18) specimens of each selected species planted, for a total of 93 shrubs (minimum).

This area is intended to be naturalized and is not to be maintained as a garden with mulch. The height of the shrubs will be maintained to a management height of 4 feet to provide a clear view from the golf course and patio.

*Shrub Group B - Planting Area Woody Planting Plan - Lower Portion (wetland hydrology)*

- 30 Shrubs; min 1 gal container; +/- 4' on-center average spacing or less (i.e., more dense)
- Highbush blueberry (*Vaccinium corymbosum*)
- Arrow-wood (*Viburnum recognitum*)
- Sweet pepperbush (*Clethra alnifolia*)
- Nannyberry (*Viburnum lentago*)
- Common winterberry (*Ilex verticillata*)

- Silky dogwood (*Cornus amomum*)
- Red-osier dogwood (*Cornus stolonifera*)
- Swamp Azalea (*Rhododendron viscosum*)

Depending upon availability from local nursery stock, at least two (2) of the listed shrub species will be selected, with at least 5 specimens of each selected species for a total of 30 shrubs (minimum).

#### Request for Variance for Work in 0-25 Foot Buffer Resource Area

The applicant requests a variance to allow the aforementioned work to be conducted within the 0-25 Foot Buffer Resource Area. The variance is to allow grading within the existing active golf course, which has been constructed and operated at this location since 1899.

#### *Alternatives Analysis:*

The grading is required to support the location and elevation of the 5<sup>th</sup> tee complex and the relocation of the existing cart path is required to align it with the center of the rear stairs of the clubhouse. The construction of the 6-foot-wide naturalized drain outfall will facilitate stormwater to get to Uncas Brook without causing erosion. This drain outfall will be constructed within the upland woody shrub planting area (Shrub A).

#### *Functions & Characteristics Statement to Support Request for Variance*

The work within the 0-25 Foot Buffer Resource Area can be completed without significant impacts on the functions and characteristics of the resource area:

Protection of public and private water supplies: The proposed work within the 0-25 Foot Buffer Resource area will not affect public or private water supply by maintaining the hydrology of the area.

Protection of groundwater: By maintaining the hydrology of the area, the proposed work within the 0-25 Foot Buffer Resource area will not impact aquifers or groundwater.

Flood control: The proposed work within the 0-25 Foot Buffer Resource area includes installation of a subsurface infiltration system, 6 foot wide naturalized drain outfall apron, and revised grading which will maintain flood control.

Prevention of erosion and sedimentation: During construction, sediment and erosion controls will be in place to prevent erosion and sedimentation within the 0-25 Foot Buffer Resource area. The proposed project will not have impacts on erosion and sedimentation post construction.

Prevention of storm damage: The proposed work within the 0-25 Foot Buffer Resource area project will maintain the uses of the property, preventing storm damage.

Protection of water quality: The proposed work within the 0-25 Foot Buffer Resource area project will not impact water quality during construction or post construction.

Water pollution control: During construction within the 0-25 Foot Buffer Resource area, sediment and erosion controls will be in place to prevent water pollution.

Protection of fisheries: The proposed work within the 0-25 Foot Buffer Resource area project will not impact fish populations during construction or post construction. By creating a naturalized buffer along Uncas Brook, habitat for fish populations will be improved.

Protection of wildlife habitat: The proposed work within the 0-25 Foot Buffer Resource area includes the installation of plantings along Uncas Brook, which will benefit the interest of wildlife habitat.

Protection of rare species habitat (including rare plant species): The proposed project is not located in an area mapped as rare species habitat.

Protection of agriculture: The proposed project site does not consist of any agriculture.

Protection of recreation: The proposed work within the 0-25 Foot Buffer Resource area enables construction of a larger teeing space and installation of drainage, with provides improvements to an existing golf course which will benefit both passive and active recreational uses.

It is the project team's opinion that the project work within the 0-25 Foot Buffer Resource Area will not have any adverse effect upon any of the interests protected in Chapter 181 of the Town of Franklin Wetlands Protection Bylaw. Creating a naturalized shrub and herbaceous area topographically below the reshaped 5<sup>th</sup> tee complex and re-establishing native grasses on the fairway side of Uncas Brook, will improve the habitat upgradient of and along Uncas Brook.

## **25 - 50 FOOT BUFFER ZONE RESOURCE AREA**

Existing Condition:

The 25-50 Foot Buffer zone on the northeast side of Uncas Brook includes portions of the golf course and is an actively maintained area that is regularly mowed, irrigated, and maintained. This area has been planted with a combination of turf grasses. Three bituminous paved paths, two for golf carts and one for walking, provide access from the 5th tees to the fairway. Existing wooden steps provide access and egress from the existing golf tee.

This portion of the golf course has been disturbed since approximately 1899 and Order of

Conditions DEP #159-664, and its associated plans, issued in 1999, describe the area as an active golf course. The proposed work is located entirely within this previously disturbed area.

The following work is proposed:

- Removal of existing bituminous paths and replacement in kind. The location of the two cart paths will not change. The location of the central walking path and stairs has been moved approximately 10 feet to the west to better align with the center of the expanded tee. Due to the increase in elevation of the golf tee, the path has been extended and additional steps will be added;
- Installation of a subsurface drainpipe. This pipe will convey stormwater to the outfall near Uncas Brook;
- Grading associated with the drain line and tee complex; planting of fescue rough turf (non-irrigated) and a small area of irrigated tee. Fescue Rough will be mowed 3-4 times annually and is maintained higher than the irrigated tee area; and
- Vista Pruning at the 5th Hole Pond Area, northwest of 5th green. The understory of the grove of primarily pine trees west of the pond has been routinely cleared out and maintained. Vista pruning is proposed for 7 existing trees located west of the pond in the 25-50 foot Buffer Resource Area. The trees will be limbed to a height of  $\pm 30$  feet; see Table 2 for individual tree details in all buffer zones.

## **50 - 100 FOOT BUFFER ZONE RESOURCE AREA**

Existing Condition:

The 50-100 Foot Buffer Zone Resource Area on the northeast side of the Uncas Brook is an active portion of the golf course, including portions of the 5th tee complex, which are regularly mowed, irrigated, and maintained; paved cart paths, pavers and stamped concrete patios; and portions of the clubhouse. The pervious areas within zone area are planted with a combination of turf grasses and perennial gardens.

The following work is proposed:

- Relocation of the cart path beneath the deck and realignment of other existing cart paths (generally 8 feet wide), widening of the cart path near tees to allow two carts to pass;
- Expansion of the clubhouse (mostly over existing impervious patios) and replacement of patios;

- Re-routing of the roof drains around the new foundation area, addition of drainage structures and installation of a subsurface infiltration system;
- Grading of the existing 5<sup>th</sup> tee complex, removal of existing landscape stairs and replacement of stairs to reflect new tee elevations, realignment of irrigation and sodding of turf areas;
- Relocation of perennial beds and planting of clubhouse area shrubs (see Landscape Plan, Appendix E); and
- Vista Pruning at the 5th Hole Pond Area, northwest of 5th green. The understory of the grove of primarily pine trees west of pond has been routinely cleared out and maintained. Vista pruning is proposed for 22 existing trees located west of pond in the 50-100 Foot Buffer Resource Area. The trees will be limbed to a height of ±30 feet; see Table 2 for individual tree details in all buffer zones.

### 3.4 Riverfront

Based upon a review of the current USGS Map (Appendix C), Uncas Brook is shown as perennial and is located in the northeasterly portion of the site.

#### **INNER RIPARIAN AREA 0-100 FEET**

##### Existing Condition

The Inner Riparian Area (R100 on the plan set) extends from the bank of Uncas Brook to approximately the southerly portion of the existing building. This area is part of the active golf course and includes the paved bituminous cart paths and walking path and associated bridges, both irrigated and non-irrigated turf areas, perennial beds, the 5<sup>th</sup> tee complex, and a small portion of the clubhouse.

This portion of the golf course has been disturbed since approximately 1899 and Order of Conditions DEP #159-664, and its associated plans, issued in 1999, describe the area as an active golf course and clubhouse. The proposed work is located entirely within this previously disturbed area.

The following work is proposed:

- Removal of existing bituminous paths and replacement in kind. The location of the two cart paths will not change. The location of the central walking path and stairs have been moved slightly to better align with the center of the expanded tee. Due to the increase in elevation of the golf tee, the path has been extended and additional steps will be added;
- Installation of catch basins, associated piping, a subsurface infiltration system, subsurface drainpipe, and naturalized drain outfall;

- Grading associated with the drain line and tee complex; planting of fescue rough turf (non-irrigated) and resurfacing of the existing irrigated tee areas. Fescue Rough will be mowed 3-4 times annually and is maintained higher than the irrigated tee area; and

## **OUTER RIPARIAN AREA 100-200 FEET**

### Existing Condition

The Outer Riparian Area (R200 on the plan set) extends from the R100 line marking the extent of the Inner Riparian Area to approximately the northerly boundary of the clubhouse. This area is part of the active golf course and includes the paved bituminous cart paths, irrigated turf areas, perennial beds, the northerly portion of the 5<sup>th</sup> tee complex and the clubhouse.

This portion of the golf course has been disturbed since approximately 1899 and Order of Conditions DEP #159-664, and its associated plans, issued in 1999, describe the area as an active golf course and clubhouse. The proposed work is located entirely within this previously disturbed area.

The following work is proposed:

- Clubhouse expansion including enclosing of upper level decks and replacement of existing canvas roofs with permanent roofs, small kitchen expansion, addition of exterior stairs;
- Removal of existing bituminous paths and replacement in kind. The location of the two cart paths will not change;
- Installation of catch basins, and associated piping to the subsurface infiltration system;
- Grading associated with the cart paths and tee complex; planting of fescue rough turf (non-irrigated) and resurfacing of the existing irrigated tee areas. Fescue Rough will be mowed 3-4 times annually and is maintained higher than the irrigated tee area;
- Removal of the propane storage area and fencing; addition of lattice screening fence;
- Clubhouse plantings (see Landscape Plans, Appendix E); and
- Modification of existing 5<sup>th</sup> fairway to include forward tee. This area will be raised approximately 10"- see Appendix D, sheet C104.

### *Alternatives Analysis for work in Riverfront Area:*

Work is proposed within approximately 10,200 sf of the Outer Riparian Zone (100-200 feet) of the Riverfront Area (RFA) and 28,735 sf of the Inner Riparian Zone (0-100 feet) associated with the presumed perennial portion of Uncas Brook. All proposed work in RFA is within Previously

Developed RFA.

Erosion control will be installed prior to conducting work. Removal and replacement of existing bituminous asphalt from the easterly concrete deck will be conducted under low flow conditions.

Redevelopment in Riverfront Area:

The standard of review at 310 CMR 10.58(5) within Previously Developed RFA is that:

- a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.

By planting naturalized areas along Uncas Brook, the project enhances wetland interests. No new work in non-developed or degraded RFA is proposed, therefore the requirements of 310 CMR 10.58(4) are met.

- b) Stormwater management is provided according to standards established by the Department of Environmental Protection.

The project complies with this requirement.

- c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g)

Work proposed within 100 foot riverfront areas consists of grading existing tees and removal, replacement, and realignment of existing cart paths. Work proposed within 25 foot riverfront areas consists of removal, replacement, and realignment of existing cart paths. No naturalized areas are proposed to be impacted.

- d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g)

The proposed project will maintain existing offsets from developed areas to the brook (river) and complies with this provision.

- e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).

Degraded areas and other Previously Developed areas will be maintained in their existing conditions.

- f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria...

No new work in the undeveloped or degraded RFA is proposed.

- g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1...

No new work in the undeveloped or degraded RFA is proposed.

Based upon the above, in consultation with EcoTec Inc., it is Avalon's opinion that the proposed project satisfies the RFA redevelopment provisions.

Notwithstanding the above, an RFA Alternatives Analysis was also conducted in accordance with 310 CMR 10.58(4).

No Build Alternative: The existing golf course was constructed in 1899 and the 5<sup>th</sup> hole has not been substantially reconstructed since then. Asphalt cart paths are in disrepair, potentially causing erosion and sedimentation.

Alternative Locations: The proposed project consists of the rehabilitation of the existing golf course. Therefore, alternative locations are not feasible.

Alternative Methods: The proposed work consists of changes to grading and vegetation management along Uncas Brook that result in increases in the extent of naturalized areas. These changes have been maximized to the extent feasible, while maintaining the high caliber of the golf course.

Based upon the above, in consultation with EcoTec, Inc., it is our opinion that the proposed project represents a net increase in the protection of wetland interests in the RFA and overall,

and that there is therefore no alternative with less adverse impact.

It is Avalon's opinion that this proposed work will not have a significant adverse impact on the Riverfront Area.

#### 4.0 Functions & Characteristics Statement:

The interests of the Town of Franklin Wetlands Protection Bylaw and Massachusetts Wetland Regulations and measures taken to protect the interests are detailed below:

Protection of public and private water supplies: The proposed project will not affect public or private water supply by maintaining the hydrology of the area.

Protection of groundwater: By maintaining the hydrology of the area, the proposed construction and operations will not impact aquifers or groundwater.

Flood control: The proposed project includes installation of a subsurface infiltration system, 6' wide naturalized drain outfall apron, and revised grading which will maintain flood control.

Prevention of erosion and sedimentation: During construction, sediment and erosion controls will be in place to prevent erosion and sedimentation. The proposed project will not have impacts on erosion and sedimentation post-construction.

Prevention of storm damage: The proposed project will maintain the use of the property, preventing storm damage.

Protection of water quality: The proposed project will not impact water quality during construction or post-construction.

Water pollution control: During construction, sediment and erosion controls will be in place to prevent water pollution.

Protection of fisheries: The proposed project will not impact fish populations during construction or post construction.

Protection of wildlife habitat: The project proposes to install plantings along Uncas Brook, which will benefit the interest of wildlife habitat.

Protection of rare species habitat (including rare plant species): The proposed project is not located in an area mapped as rare species habitat.

Protection of agriculture: The proposed project site does not include any agriculture.

Protection of recreation: The proposed project includes improvements to an existing golf course which will benefit both passive and active recreational uses.

## 5.0 Mitigation Plan:

The work within this Notice of Intent is proposed within areas actively maintained as a golf course. The project has been designed to avoid impacts to the Franklin 0-25 Foot Buffer Resource Area where possible, to minimize the proposed work to be a repair and replacement of existing conditions where possible, and to include plantings of native or naturalized species as listed in the town's approved list as identified in the Town of Franklin Best Development Practices Guidebook.

As part of Order of Conditions #159-644, which was issued on July 29, 1999 plantings were required. This work was not completed. In 1999, the planting plan included relocation of arborvitaes, and planting of Japanese yew and privet in the vicinity of the clubhouse (non-natives) and installation of upland shrubs and herbaceous plantings in a zone generally within the 0-25 Foot Buffer Resource Area north and east of Uncas Brook and a 5 Foot Native Grass Buffer, south and west of Uncas Brook.

The planting plan proposed within this Notice of Intent is intended to replace the 1999 plan, to allow the work to integrate with the changes proposed in this Notice of Intent and to modify the plant selection to include primarily native or naturalized species currently approved by the town, rather than the species that were previously approved. This planting plan preserves existing vegetation where possible, includes transplantation of the club's existing perennial beds and includes the planting of native or naturalized species selected from the town's approved list, both around the clubhouse and within the Shrub A and Shrub B zones, Herbaceous Plantings, and Native Grass Buffer Zones.

## 6.0 Erosion & Sedimentation Plan:

The erosion and sedimentation plan for the proposed project is as follows:

1. Work shall be coordinated with the owner and conducted in a manner to minimize disruption and provide safe, accessible routes during construction.
2. All existing pavement abutting new pavement shall be neatly sawcut.
3. All items noted to be removed and disposed of shall be properly disposed of offsite.

4. In areas of proposed work, all existing features shall be removed and disposed of offsite to allow the new work as shown on the drawings.
5. Stockpile locations (fill materials, etc.) shall be coordinated with the owner and the engineer and shall be ringed with silt fence or compost socks if located on impervious surfaces. All disturbed areas, including stockpiles, which will not be re-disturbed within 14 days shall be stabilized by the 14<sup>th</sup> day after the last disturbance.
6. The contractor shall employ any and all sediment and erosion control measures to prevent the release of sediment from the site.
7. Sediment and erosion controls shall be installed prior to the start of any site work.
8. Sediment tracked onto roadways adjacent to the site shall be swept clean and removed each day.
9. The contractor shall restore all disturbed areas with 6 inches of screened loam and seed (lawn mix) unless specified otherwise on the site plans (Appendix D). Disturbed areas that are otherwise existing landscaped, etc. shall be restored to existing conditions or better. Damaged plantings shall be replaced at no additional cost to the owner.
10. The general contractor, under supervision of the general manager Steve Brennan, will be responsible for erosion control maintenance. Weekly inspections and reports will be conducted by the environmental monitor, EcoTec, Inc. The environmental monitor will keep a log of the inspections and maintenance and the report shall be submitted to the conservation commission on a weekly basis detailing the state of the erosion control and any steps taken to address any issues with failure of the barriers.
11. All erosion control barriers are biodegradable.
12. Responsible parties for inspection and maintenance:
  - General Contractor: Clubhouse - To Be Determined, Golf Course and site work, MAS Golf Construction and Renovation. Matt Staffieri, Phone: (508) 625-1154
  - General Manager: Steve Brennan, Phone: (508) 528-6110 x237
  - Environmental Monitor: Paul McManus, EcoTec, Inc.: (508) 752-9666

## 7.0 Construction Sequence and Schedule:

Portions of the 5<sup>th</sup> Hole will be closed during clubhouse construction. The project will be phased to allow portions of the 5th tee complex (primarily the westerly tee box) to be used throughout the construction period:

- **Phase IA: Westerly Tee – Expand the tee, approximately 3 weeks, Fall 2025**
  - Install erosion control (silt fence and wattle) to isolate the work area and keep sediment off adjacent cart paths.
  - Install tree protection.
  - Remove propane storage and fencing to a location outside the jurisdiction of the Conservation Commission.
  - Remove existing stairs.
  - Strip sod and compost/dispose of outside jurisdiction of the Conservation Commission.
  - Grading to rebuild tee.
  - Sod the area for stabilization.
  - Remove erosion control after sodding.
  - Remove tree protection.
  
- **Phase IB: Vista Pruning at 5<sup>th</sup> Hole Pond, Fall 2025**
  
- **Phase II: Central Tee Complex – Bring to Rough Grade, Install stone pad and fence to create materials storage area; demo and construction of clubhouse, Fall 2025**

(During this time, access to the single fifth tee will be from the paved cart path at the fourth hole, across the fairway and up the cart path)

  - Install erosion control (silt fence and wattles) to isolate the work area and keep sediment off adjacent cart paths.
  - Excavate and save perennials for future transplantation.
  - Strip sod and compost/dispose of outside Conservation Commission jurisdiction.
  - Remove existing stairs.
  - Bring tee area to rough grade, install crushed stone to create materials storage pad. Note: refueling of equipment to be completed at the maintenance area on a paved surface.

- Install temporary construction fencing.
- Demolition of existing clubhouse decking. Overnight vehicular storage on paved surface at maintenance facility.
- Construction of exterior of clubhouse to be watertight, replacement and addition of HVAC.

- **Phase III: Shape Tee, Install Drainage and Construct Cart Paths – Spring 2026**

(During this time, access to the single fifth tee will be from the paved cart path at the fourth hole, across the fairway and up the westerly cart path)

**Once the materials storage area is no longer needed, remove gravel and install drainage. Fine grade tee. Construct cart path with asphalt; The perimeter will be stabilized with sod and the top layer will be seeded.**

- Remove construction fencing.
- Relocate erosion control (silt fence and wattles) to the outside of the proposed cart path locations.
- Remove existing stairs.
- Excavate gravel, fine grade tee and install drainage.
- Remove existing cart paths and recycle asphalt off site.
- Strip sod and compost/dispose of outside Conservation Commission jurisdiction.
- Construct cart paths and pave.
- Construct stairs.
- Stabilize with sod or seed and hydro mulch.
- Remove erosion control after area stabilized.

- **Phase IV: Planting – Fall 2026**

- Shrub A, Shrub B, herbaceous overseeding, native grass overseeding.

## 8.0 Drainage Calculations

A Stormwater Report, including a Mass DEP Stormwater Report Checklist, HydroCAD reports, soils mapping and a Long Term Operation and Maintenance Plan has been prepared by Graves Engineering, Inc., and is included as Appendix F.

The proposed project consists of an addition to the existing Clubhouse building, reconfiguration of Hole #5 tee boxes, re-paving of cart paths adjacent to site improvements, and the installation of related stormwater improvements on the site. The project will increase impervious surfaces in the study area by 1,351 sq. ft.

A drainage and stormwater management system will recharge and attenuate runoff from the building in full compliance with MassDEP Stormwater Management Standards and applicable Town of Franklin Bylaws and Regulations pertaining to stormwater management.

## 9.0 Summary

Proposed work will be conducted within the existing disturbed areas of BVW, Riverfront, and the Town of Franklin Buffer Zone Resource Areas. No new areas of disturbance are proposed. Improvements include planting of native or naturalized species in the vicinity of the rear of the clubhouse and native shrubs (Shrub A and Shrub B), herbaceous planting, and grasses. The Shrub A and B, herbaceous plantings and native grass areas will not be irrigated and mowing of herbaceous plantings and native grass will be annually. The Shrub A and Shrub B areas will be managed by manual cutting to a height of 4 feet to allow views of the golf course from the tee and patios.

To the extent possible, redevelopment was avoided or minimized within the Town of Franklin 0-25 Foot Buffer Resource Area and a Request for Waiver is included for such redevelopment.

The project includes renovation of the rear of the clubhouse including enclosing the existing decks and adding outdoor stairs to the rear of the clubhouse; reshaping the existing tees and adding a forward tee; relocating, resurfacing, and expanding the existing cart paths; installation of related stormwater improvements and vista pruning to improve views of the pond on the 5th hole. The project will increase impervious surfaces in the study area by 1,351 sq. ft. and a drainage and stormwater management system is proposed to recharge and attenuate runoff from the building in full compliance with MassDEP Stormwater Management Standards and applicable Town of Franklin Bylaws and Regulations pertaining to stormwater management.

Notice of Intent  
Franklin Country Club  
August 20, 2025, Page 28

We look forward to presenting this project to the Commission. Please do not hesitate to contact me should you have questions regarding this project.

Sincerely,  
Avalon Consulting Group

A handwritten signature in black ink that reads "Kelly Durfee Cardoza". The signature is written in a cursive, flowing style.

Kelly Durfee Cardoza  
Principal

Enclosure

cc: Steve Brennan, Franklin Country Club LLC  
Michael Andrade, PE Graves Engineering, Inc.  
Paul J McManus, PWS, EcoTec, Inc.

# *Appendix A*

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## *Resource Area Impact Summary Form*

**Town of Franklin Conservation Commission**

**RESOURCE AREA IMPACT SUMMARY FORM**

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

<b>Resource Area</b>	<b>Alteration Proposed</b>	<b>Mitigation Proposed</b>
Bordering Vegetated Wetland (SF)	1,876 (native plantings)	1,876 (native plantings)
Bank (LF)	160 (shrub 'B' native plantings)	160 (shrub 'B' native plantings)
Land Under Water Bodies (SF)	0	na
Isolated Wetland (SF)	0	na
Vernal Pool (SF)	0	na
Buffer Zone (SF)	40,723	40,723
Riverfront (SF)	38,935	38,935
100-Year Floodplain (CF)	0	na
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

Alteration of BVW and Bank are limited to planting of native shrubs as required under order DEP #159-664.

## ***Appendix B***

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*WPA Form 3 – Notice of Intent  
Town of Franklin Conservation Commission Filing Fee Calculation  
Worksheet*



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

672 East Central Street

a. Street Address

Franklin

b. City/Town

02038

c. Zip Code

Latitude and Longitude:

42.07484

d. Latitude

-71.26907

e. Longitude

300

f. Assessors Map/Plat Number

002

g. Parcel /Lot Number

2. Applicant:

Steve

a. First Name

Brennan

b. Last Name

Franklin Country Club, Inc.

c. Organization

672 East Central Street

d. Street Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

508-528-6110 x237

h. Phone Number

i. Fax Number

sbrennan@franklincc.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Kelly

a. First Name

Cardoza

b. Last Name

Avalon Consulting Group, LLC

c. Company

41 Cals Court

d. Street Address

Taunton

e. City/Town

MA

f. State

02780

g. Zip Code

508-880-2905

h. Phone Number

508-942-2174

i. Fax Number

kdc@avaloncon.com

j. Email address

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

\$2325.00

a. Total Fee Paid

\$1150.00

b. State Fee Paid

\$1175.00

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

## A. General Information (continued)

6. General Project Description:

Expansion of the existing clubhouse, modifications to the 5th tee complex, and vista pruning adjacent to the pond on the 5th hole (see narrative)

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

38500

c. Book

b. Certificate # (if registered land)

201

d. Page Number

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

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

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



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

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Franklin

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City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	<u>160 (planting of native shrubs)</u> 1. linear feet	<u>160 (planting of native shrubs)</u> 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	<u>1,876</u> 1. square feet	<u>1,876</u> 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	<u>1. square feet</u> <u>3. cubic yards dredged</u>	<u>2. square feet</u>

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

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: 575,200 (est.)  
square feet

4. Proposed alteration of the Riverfront Area:

38,935                      28,735                      10,200  
 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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

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

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

5.  Project Involves Stream Crossings

a. number of new stream crossings	b. number of replacement stream crossings
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Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

### C. Other Applicable Standards and Requirements

- 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](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**

August 1, 2021

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/endangered-species-act-mesa-regulatory-review>).

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

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





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

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Franklin

City/Town

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

**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

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

**D. Additional Information**

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

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Franklin	
City/Town	

## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Clubhouse Renovations, Franklin Country Club

a. Plan Title

Graves Engineering, Inc.

b. Prepared By

8/18/2025

d. Final Revision Date

Landscape Plan by Gardner+Gerrish

f. Additional Plan or Document Title

Michael Andrade, P.E.

c. Signed and Stamped by

1" = 20'

e. Scale

August 20, 2025

g. Date

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

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

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

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

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

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

48283

2. Municipal Check Number

48282

4. State Check Number

Franklin Country Club

6. Payor name on check: First Name

08/20/25

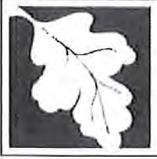
3. Check date

08/20/25

5. Check date

Franklin Country Club

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.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

#### For Conservation Commission:

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

#### For MassDEP:

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

#### Other:

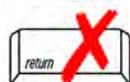
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



**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:

672 East Central Street  
 a. Street Address  
 Franklin  
 b. City/Town  
 48282  
 c. Check number  
 1150.00  
 d. Fee amount

2. Applicant Mailing Address:

Steve  
 a. First Name  
 Brennan  
 b. Last Name  
 Franklin Country Club, Inc.  
 c. Organization  
 672 East Central Street  
 d. Mailing Address  
 Franklin MA 02038  
 e. City/Town f. State g. Zip Code  
 508-528-6110 x237  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

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

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

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

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

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



## Town of Franklin Conservation Commission

### LOCAL FILING FEE CALCULATION WORKSHEET

#### 1. NOTICE OF INTENT (NOI)

**1.1. New Individual Single Family Home (SFH)**                      \$200.00                      \$\_\_\_\_\_

This includes all projects associated with a SFH

**1.2. Work Associated with Existing Residential Property**                      \$100.00                      \$\_\_\_\_\_

Above-ground pools, fences or other incidental projects involving land disturbance that are not covered by the MBZA

**1.3. Control of Nuisance Vegetation**                      \$50.00                      \$\_\_\_\_\_

This category shall not apply to any non-natural deposition of material e.g. vegetative debris

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

Base Fee                      \$600.00                      \$\_\_\_\_\_

Infrastructure in Buffer Zone **or** Resource Area

Roads                      \_\_\_\_\_ linear feet x \$2.00 = \$\_\_\_\_\_

\*Drainage Structures                      \_\_\_\_\_ X \$10.00 each = \$\_\_\_\_\_

Resource Area Disturbed                      \_\_\_\_\_square feet x \$0.50= \$\_\_\_\_\_

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

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

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

Base Fee	\$600.00	\$ <u>600</u>
Infrastructure in Buffer Zone <b>or</b> Resource Area		
Roads	<u>582</u> linear feet x \$2.00	= <u>1164</u>
*Drainage Structures	<u>12</u> X \$25.00 each	= \$ <u>300</u>
Resource Area Disturbed	<u>42,759</u> square feet x \$0.50	= <u>\$21,380</u>
Buildings	<u>1</u> X \$125 each	= \$ <u>125</u>
All Accessory Improvements	\$100.00	= \$ <u>100</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**

<b>Town Share of State Fees</b> (See NOI Wetland Fee Transmittal Form) <b>(Check No.1)</b>	\$ <u>1175.00</u>
<b>Local Filing Fee Calculated Above</b> <b>(Check No. 2)</b>	\$ <u>23,669.00</u>
<b>TOTAL Due Town of Franklin</b>	\$ <u>24,844.00</u>
<b>State Share of Filing Fee</b> (See NOI Wetland Fee Transmittal Form)	
<b>TOTAL Due DEP</b> <b>(Check No. 3)</b>	\$ <u>1150.00</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.

## *Appendix C*

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*Wetland Resource Evaluations by EcoTec, Inc.  
dated June 6, 2025*

**EcoTec, Inc.**  
**ENVIRONMENTAL CONSULTING SERVICES**  
100 Grove Street, Suite 203  
Worcester, MA 01605-2629  
508-752-9666 / [www.ecotecinc.com](http://www.ecotecinc.com)

June 6, 2025

Steve Brennan, General Manager  
Franklin Country Club  
672 East Central Street  
Franklin, MA 02038

RE: Wetland Resource Evaluation, Northerly Portion of Franklin Country Club, 672 East Central St., Franklin, MA

Dear Mr. Brennan:

On April 21 & 22, 2025, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the "Act") and its implementing regulations (310 CMR 10.00 *et seq.*; the "Regulations"); and (2) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). Kate O'Donnell, PWIT, Scott Jordan, CPESC and Arthur Allen, CWS, CPSS conducted the inspection.

The subject site consists of a the northerly portion of an existing country club golf course. The upland portions of the site are largely landscaped and maintained as turf or woody plant groves. The wetland resources observed on the site are described below.

### **Methodology**

The site was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands was delineated in the field in accordance with the definition set forth in the regulations at 310 CMR 10.55(2)(c). Section 10.55(2)(c) states that "The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist." The methodology used to delineate Bordering Vegetated Wetlands is further described in the *Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands*, Second Edition, produced by the Massachusetts Department of Environmental Protection, dated September 2022. As recommended by the Department, the plant taxonomy used in this letter is based on the *National List of Plant Species that Occur in Wetlands: Massachusetts* (Fish and Wildlife Service, U.S. Department of the Interior, 1988). Federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands. Two sets of *Bordering Vegetated Wetland Determination Forms* completed for observation plots located in

the wetlands and uplands near flags AA-2 and CF-4 are attached. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

<b>Flag Numbers</b>	<b>Flag Type</b>	<b>Wetland Types and Locations</b>
A-1 to A-45	Pink Flags	Mean Annual High-water Line (MAHWL) on the south side of Uncas Brook.
B-1 to B-53	Pink Flags	Mean Annual High-water Line (MAHWL) on the north side of Uncas Brook.
AA-1 to AA-41 BA-1 to BA-30 (BA-30 connects to AA-41)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the northwesterly portion of the site locus that drains to Uncas Brook. Note: Irrigation well-field within wetland.
BB-1 to BB-19	Blue Flags	Boundary of Bordering Vegetated Wetlands associated with a Pond in the westerly portion of site locus.
CA-1 to CA-5 (CA-1 connects to B-52 & CA-5 connects to B-48)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the north-central portion of the site locus, bordering on Uncas Brook.
CB-1 to CB-9 (CB-1 connects to CB-9)	Blue Flags	Boundary of Isolated Vegetated Wetland under the Bylaw located in mowed turf in the north-central portion of the site.
CC-1 to CC-18 (CC-1 connects to B-39 & CC-18 connects to B-33)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the central portion of the site locus, bordering on Uncas Brook.
CD-1 to CD-13 (CD-1 connects to B-27 & CD-13 connects to B-17)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the southeasterly portion of the site locus, associated with a Pond which is fed by Uncas Brook.
CE-1 to CE-7 (CE-1 connects to B-16 & CE-7 connects to A-27)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the southeasterly portion of the site locus, associated with a Pond which is fed by Uncas Brook.
CF-1 to CF-5 (CF-1 connects to A-? & CF-5 connects to A-16)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the central portion of the site locus, bordering on Uncas Brook.
CG-1 to CG-6 (CG-1 connects to A-6 & CG-6 connects to A-3)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the north-central portion of the site locus, bordering on Uncas Brook.

## Findings

Wetland AA/BA consists of a seasonally ponded wooded swamp located in the northerly portion of the site that is associated with an unmapped, intermittent stream. Plant species observed

include red maple (*Acer rubrum*), swamp tupelo (*Nyssa sylvatica*) and American elm (*Ulmus americana*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) and common greenbrier (*Smilax rotundifolia*) climbing woody vines; highbush blueberry (*Vaccinium corymbosum*), common winterberry (*Ilex verticillata*), arrow-wood (*Viburnum dentatum*), withe-rod (*Viburnum cassinoides*), swamp rose (*Rosa palustris*), speckled alder (*Alnus rugosa*), silky dogwood (*Cornus amomum*), maleberry (*Lyonia ligustrina*), fetter-bush (*Leucothoe racemosa*), glossy buckthorn (*Rhamnus frangula*), sweet pepper-bush (*Clethra alnifolia*), swamp azalea (*Rhododendron viscosum*), and American elderberry (*Sambucus canadensis*) shrubs; and sheep-laurel (*Kalmia angustifolia*), bristly blackberry (*Rubus hispida*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), subarctic lady fern (*Athyrium filix-femina*), marsh fern (*Thelypteris thelypteroides*), Massachusetts fern (*Thelypteris simulata*), spinulose woodfern (*Dryopteris spinulosa*), skunk-cabbage (*Symplocarpus foetidus*), swamp Jack-in-the-pulpit (*Arisaema triphyllum*), spotted touch-me-not (*Impatiens capensis*), shining clubmoss (*Lycopodium lucidulum*), and sphagnum moss (*Sphagnum sp.*) ground cover. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils, pore linings, evidence of flooding, and drainage patterns, was observed within the delineated wetland. This vegetated wetland borders an intermittent stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the intermittent stream would be regulated as Bank under the Act. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Act.

Wetlands CA, CB, CC, CD, CE & CF consist of mowed turf with wet meadow conditions located in the northeasterly portion of the site that is associated with a perennial stream. Plant species observed include sedges (*Carex* spp.) and soft rush (*Juncus effusus*) mixed with upland turf grasses. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils and pore linings, was observed within the delineated wetland. These vegetated wetlands border a perennial stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the perennial stream would be regulated as Bank and Land Under Water Bodies and Waterways under the Act. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands and Bank under the Act.

Wetland BB consists of a shrub swamp and wet meadow located in the central portion of the site that is associated with a pond. Plant species observed include sedges (*Carex* spp) mixed with turf grasses and buttonbush (*Cephalanthus occidentalis*) growing within the littoral fringe of the pond. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils, pore linings and evidence of flooding, was observed within the delineated wetland. This vegetated wetland borders a pond; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the pond would be regulated as Bank and Land Under Water Bodies and Waterways under the Act. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Act.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of

Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that “The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm.” The project engineer should evaluate the most recent National Flood Insurance Program flood profile data to determine if Bordering Land Subject to Flooding occurs on the site. Bordering Land Subject to Flooding would occur in areas where the 100-year flood elevation is located outside of or upgradient of the delineated Bordering Vegetated Wetlands or Bank boundary. Bordering Land Subject to Flooding does not have a Buffer Zone under the Act.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (attached), a stream (i.e., Uncas Brook) that is shown as perennial is located in the northeasterly portion of the site. Streams that are shown as perennial on the current USGS map are designated perennial under the Massachusetts Wetlands Protection Act regulations. Unless this perennial designation is overcome, Riverfront Area is presumed to extend 200 feet horizontally upgradient from the mean annual high-water line of the stream. Section 10.58(2)(a)2. states that the “Mean annual high-water line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts.” Section 10.58(2)(a)2.a. states that “In most rivers, the first observable break in slope is coincident with bankfull conditions and the mean annual high-water line.” The mean annual high-water line of the stream was delineated in the field with the A and B flag series based upon the above-referenced regulation. Furthermore, based upon a review of the current USGS Map and observations made during the site inspection, there are no other mapped streams located within 200 feet of the site. An unmapped, intermittent stream drains the AA/BA wetland to Uncas Brook. The attached USGS StreamStats report indicates that the watershed area for the unmapped stream is 0.15 square miles. This is less than the 0.5 square miles required for an unmapped stream to qualify as perennial. Accordingly, except as noted above, Riverfront Area would not occur on the site. Riverfront Area does not have a Buffer Zone under the Act, but may overlap other wetland resources and their Buffer Zones.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 15<sup>th</sup> edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2021, and Certified Vernal Pools from MassGIS, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; “MESA”) and MESA Regulations (321

CMR 10.00 *et seq.*]], or Certified Vernal Pools on or in the immediate vicinity of the site. A copy of this map is attached.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. A brief description of my experience and qualifications is attached. If you have any questions, please feel free to contact me at any time.

Cordially,  
ECOTEC, INC.

A handwritten signature in blue ink, appearing to read 'Arthur Allen', is written over a light blue rectangular background.

Arthur Allen, CPSS, CWS  
Vice President

Attachments (6, 21 pages)

AA/Wetland/Franklin 672 E Central Wet Report 6\_6\_2025



## EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES  
100 Grove Street, Suite 203  
Worcester, MA 01605-2629  
508-752-9666 / www.ecotecinc.com

**Arthur Allen, ASE, CPSS, CESSWI**  
**Vice President**  
**Soil & Wetland Scientist**

Arthur Allen is the Vice President of EcoTec, Inc. and has been a senior environmental scientist there since 1995. His work with EcoTec has involved wetland delineation, wildlife habitat evaluation, environmental permitting (federal, state and local), environmental monitoring, expert testimony, peer reviews, contaminated site assessment and the description, mapping and interpretation of soils. His clients have included private landowners, developers, major corporations and regulatory agencies. Prior to joining EcoTec, Mr. Allen mapped and interpreted soils in Franklin County, MA for the U.S.D.A. Natural Resources Conservation Service (formerly Soil Conservation Service) and was a research soil scientist at Harvard University's Harvard Forest. Since 1994, Mr. Allen has assisted the Massachusetts Department of Environmental Protection and the Massachusetts Association of Conservation Commissions as an instructor in the interpretation of soils for wetland delineation and for the Title V Soil Evaluator program.

Mr. Allen has a civil service rating as a soil scientist, an undergraduate degree in Natural Resource Studies and a graduate certificate in Soil Studies. His work on the Franklin County soil survey involved interpretation of landscape-soil-water relationships, classifying soils and drainage, and determining use and limitation of the soil units that he delineated. As a soil scientist at the Harvard Forest, Mr. Allen was involved in identifying the legacies of historical land-use in modern soil and vegetation at a number of study sites across southern New England. He has a working knowledge of the chemical and physical properties of soil and water and how these properties interact with the plants that grow on a given site. While at Harvard Forest he authored and presented several papers describing his research results which were later published. In addition to his aforementioned experience, Mr. Allen was previously employed by the Trustees of Reservations as a land manager and by the Town of North Andover, MA as a conservation commission intern.

### **Education:**

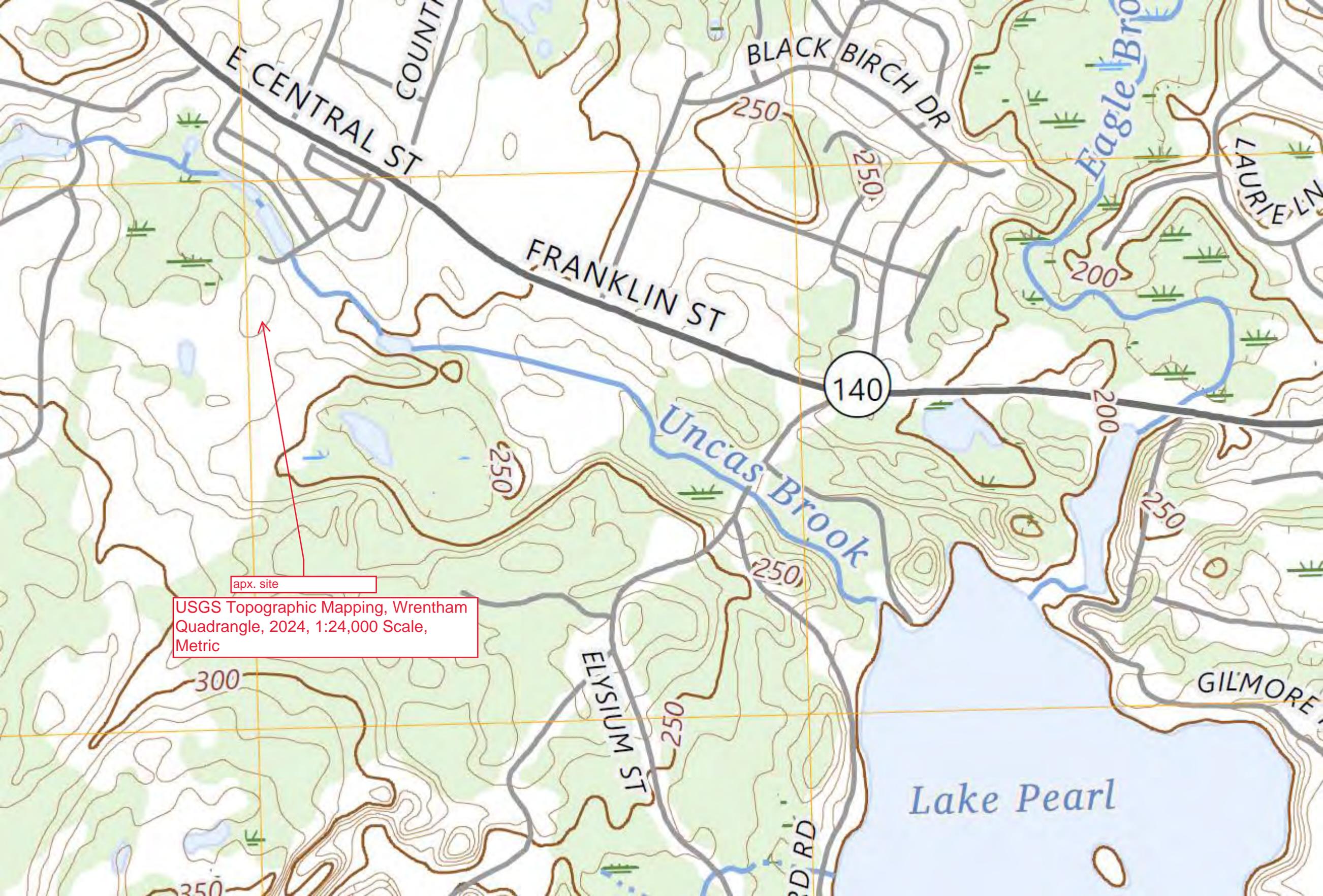
1993-Graduate Certificate in Soil Studies, University of New Hampshire  
1982-Bachelor of Science in Natural Resource Studies, University of Massachusetts  
2023-Connecticut DEEP Municipal Inland Wetlands Agency Comprehensive Training Program

### **Professional Affiliations:**

Certified Professional Soil Scientist (ARCPACS CPSS #22529)  
Registered Professional Soil Scientist – Society of Soil Scientists of SNE [Board Member (2000-2006)]  
Certified Erosion, Sediment & Stormwater Inspector (#965)  
Massachusetts Approved Soil Evaluator (#13764)  
Massachusetts Arborists Association-Certified Arborist (1982 – 1998)  
Soil Science Society of Southern New England – board member  
New England Hydric Soils Technical Committee - member  
Massachusetts Association of Conservation Commissions member  
International Erosion Control Association, New England Chapter – board member

### **Refereed Publications:**

*Soil Science and Survey at Harvard Forest.* A.Allen. In: Soil Survey Horizons. Vol. 36, No. 4, 1995, pp. 133-142.  
*Controlling Site to Evaluate History: Vegetation Patterns of a New England Sand Plain.* G.Motzkin, D.Foster, A.Allen, J.Harrold, & R.Boone. In: Ecological Monographs 66(3), 1996, pp. 345-365.  
*Vegetation Patterns in Heterogeneous Landscapes: The Importance of History and Environment.* G.Motzkin, P.Wilson, D.R.Foster & A.Allen. In: Journal of Vegetation Science 10, 1999, pp. 903-920.



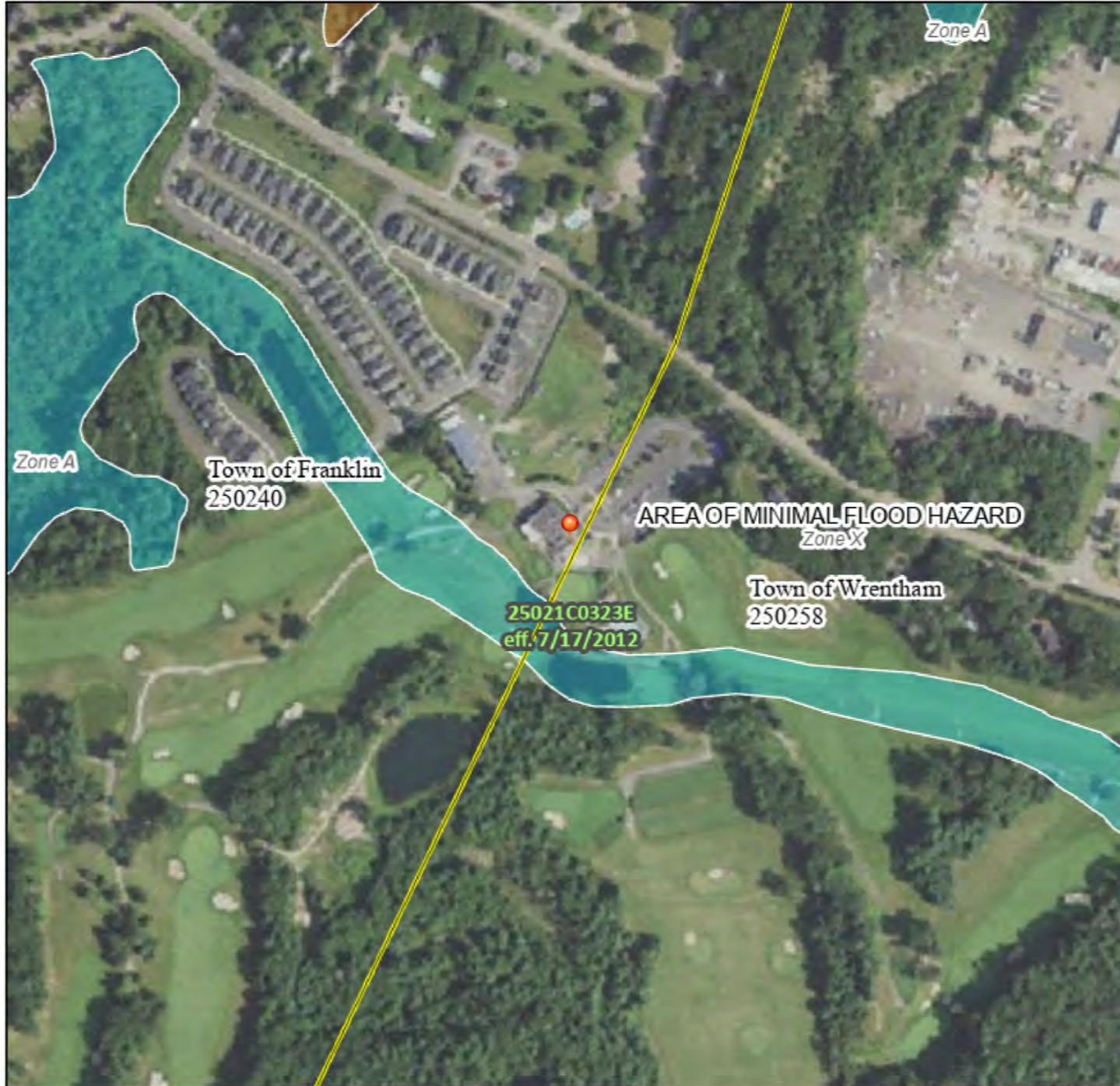
apx. site

USGS Topographic Mapping, Wrentham  
Quadrangle, 2024, 1:24,000 Scale,  
Metric

# National Flood Hazard Layer FIRMMette



71°22'17"W 42°4'43"N



## Legend

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

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

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X

OTHER AREAS OF FLOOD HAZARD		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X

OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

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

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

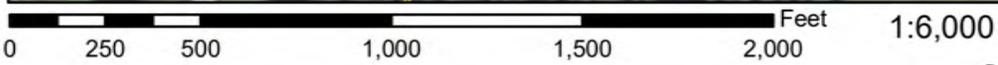
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/11/2025 at 6:37 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

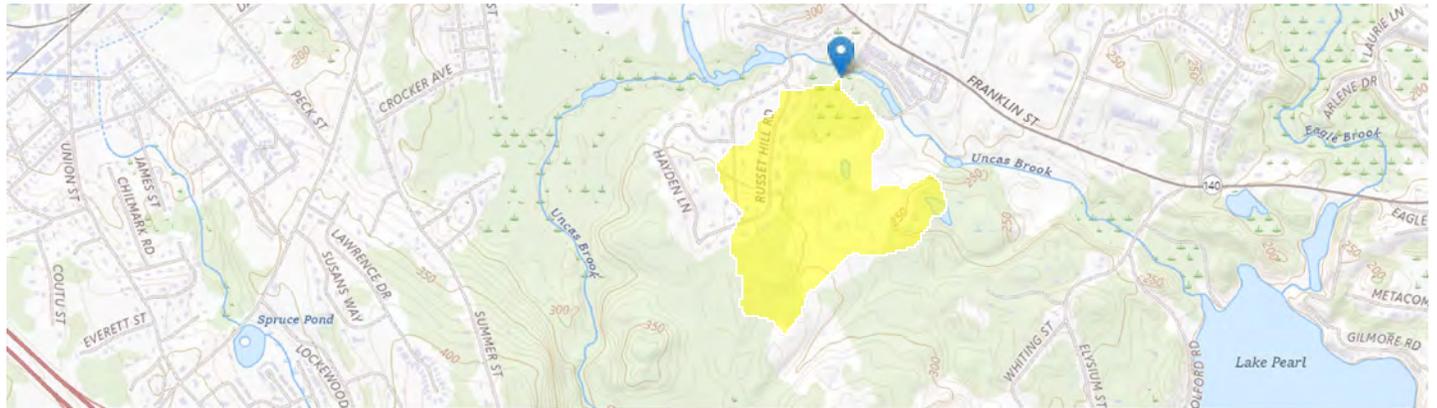


71°21'40"W 42°4'16"N

Basemap Imagery Source: USGS National Map 2023

### StreamStats Report

Region ID: MA  
 Workspace ID: MA20250411183221376000  
 Clicked Point (Latitude, Longitude): 42.07664, -71.37088  
 Time: 2025-04-11 14:34:40 -0400



Collapse All

#### Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.15	square miles
FOREST	Percentage of area covered by forest	45.46	percent
MAREGION	Region of Massachusetts 0 for Eastern 1 for Western	0	dimensionless
PCTSNDGRV	Percentage of land surface underlain by sand and gravel deposits	46.31	percent

#### Probability Statistics

##### Probability Statistics Parameters [Perennial Flow Probability]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.15	square miles	0.01	1.99
FOREST	Percent Forest	45.46	percent	0	100
MAREGION	Massachusetts Region	0	dimensionless	0	1
PCTSNDGRV	Percent Underlain By Sand And Gravel	46.31	percent	0	100

##### Probability Statistics Flow Report [Perennial Flow Probability]

PIL: Lower 90% Prediction Interval, PIU: Upper 90% Prediction Interval, ASEp: Average Standard Error of Prediction, SE: Standard Error, PC: Percent Correct, RMSE: Root Mean Squared Error, PseudoR^2: Pseudo R Squared (other -- see report)

Statistic	Value	Unit	PC
Probability Stream Flowing Perennially	0.596	dim	71

##### Probability Statistics Citations

**Bent, G.C., and Steeves, P.A., 2006, A revised logistic regression equation and an automated procedure for mapping the probability of a stream flowing perennially in Massachusetts: U.S. Geological Survey Scientific Investigations Report 2006-5031, 107 p. ([http://pubs.usgs.gov/sir/2006/5031/pdfs/SIR\\_2006-5031rev.pdf](http://pubs.usgs.gov/sir/2006/5031/pdfs/SIR_2006-5031rev.pdf))**

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.28.1  
 StreamStats Services Version: 1.2.22  
 NSS Services Version: 2.2.1

# Portion of Franklin Country Club, Franklin, MA - NHESP



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



Property Tax Parcels

Natural Heritage Atlas  
Online Data Viewer, 15th  
edition, valid August 1, 2021  
created: 4/11/2025  
Portion of Franklin Country  
Club

apx. locus

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: Franklin Country Club, 672 East Central Street City/Town: Franklin Sampling Date: 4/21/2025

Applicant/Owner: \_\_\_\_\_ Sampling Point or Zone: TPU@AA2

Investigator(s): Arthur Allen, EcoTec, Inc. Latitude / Longitude: 42.074778 / -71.372026

Soil Map Unit Name: Hinckley 245C NWI or DEP Classification: n/a

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"/>	<b>Is the Sampled Area within a Wetland?</b> 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**

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

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Red Maple	Acer rubrum	FAC	80.0	Yes	Yes
2. Red Oak	Quercus rubra	FACU	20.0	Yes	No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
<u>100.0</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Highbush Blueberry	Vaccinium corymbosum	FACW	40.0	Yes	Yes
2. White Pine	Pinus strobus	FACU	10.0	Yes	No
3. Black Cherry	Prunus serotina	FACU	10.0	Yes	No
4.					
5.					
6.					
7.					
8.					
9.					
<u>60.0</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5 foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Canada Mayflower	Maianthemum canadense	FACU	10.0	Yes	No
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>10.0</u> = Total Cover					

**VEGETATION – continued.**

<u>Woody Vine Stratum</u>		Plot size <u>5 foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

**Definitions of Vegetation Strata**

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

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: Franklin Country Club, 672 East Central Street City/Town: Franklin Sampling Date: 4/21/2025

Applicant/Owner: \_\_\_\_\_ Sampling Point or Zone: TPW@AA2

Investigator(s): Arthur Allen, EcoTec, Inc. Latitude / Longitude: 42.074778 / -71.372026

Soil Map Unit Name: Freetown 52 NWI or DEP Classification: PFO1E

Are climatic/hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

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

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

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Depth (inches) <u>10.00</u>
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Depth (inches) <u>0.00</u>
<b>Wetland Hydrology Indicators</b>		
Reliable Indicators of Wetlands Hydrology <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input checked="" type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Red Maple	Acer rubrum	FAC	100.0	Yes Yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
		<u>100.0</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Highbush Blueberry	Vaccinium corymbosum	FACW	40.0	Yes Yes
2.	Sweet Pepperbush	Clethra alnifolia	FAC	40.0	Yes Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
		<u>80.0</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5 foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Skunk Cabbage	Symplocarpus foetidus	OBL	10.0	Yes Yes
2.	New York Fern	Thelypteris novaboracensis	FAC	10.0	Yes Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
		<u>20.0</u> = Total Cover			

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>5 foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

**Definitions of Vegetation Strata**

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

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: Franklin Country Club, 672 East Central Street City/Town: Franklin Sampling Date: 4/22/2025  
 Applicant/Owner: \_\_\_\_\_ Sampling Point or Zone: TPU@CF4  
 Investigator(s): Arthur Allen, EcoTec, Inc. Latitude / Longitude: 42.074778 / -71.372026  
 Soil Map Unit Name: Hinckley 245C NWI or DEP Classification: n/a

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.: Wetland within mowed and maintained golf course.			

**HYDROLOGY**

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

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 foot diameter</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	none-mowed					
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
		<u>0.0</u> = Total Cover				
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-foot diameter</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	none-mowed					
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
		<u>0.0</u> = Total Cover				
<u>Herb Stratum</u>		Plot size <u>5 foot diameter</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Fescue Grass	Festuca arundinacea	FACU	100.0	Yes	No
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
		<u>100.0</u> = Total Cover				

**VEGETATION – continued.**

<u>Woody Vine Stratum</u>		Plot size <u>5 foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

**Definitions of Vegetation Strata**

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

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: Franklin Country Club, 672 East Central Street City/Town: Franklin Sampling Date: 4/22/2025

Applicant/Owner: \_\_\_\_\_ Sampling Point or Zone: TPW@CF4

Investigator(s): Arthur Allen, EcoTec, Inc. Latitude / Longitude: 42.074778 / -71.372026

Soil Map Unit Name: Hinckley 245C NWI or DEP Classification: PEM1E

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

Remarks, Photo Details, Flagging, etc.:  
Wetland within mowed and maintained golf course.

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Depth (inches) <u>2.00</u>

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 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 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):

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**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 foot diameter</u>					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.	none-mowed						
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				0.0 = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-foot diameter</u>					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.	none-mowed						
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				0.0 = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5 foot diameter</u>					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.	Fescue Grass	Festuca arundinacea		FACU	50.0	Yes	No
2.	Yellow Sedge	Carex flava		OBL	50.0	Yes	Yes
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				100.0 = Total Cover			

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>5 foot diameter</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

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

