



Buffer Zone Planting Plan

for
1 Paddock Lane
Franklin, MA
(Map: 211, Parcel: 118)

ADDRESSED TO:
Franklin Conservation Commission
Municipal Building
355 E. Central Street
Franklin, MA 02038

March 6, 2025
Revised May 22, 2025
Revised August 14, 2025
Revised August 26, 2025

PREPARED FOR:
Nabih Younis
1 Paddock Lane
Franklin, MA 02038

PREPARED BY:
Goddard Consulting LLC
291 Main Street Suite 8
Northborough MA, 01532

Attachments:

Planting Plan – Prepared by Goddard Consulting LLC, dated 8/26/25

Lawn Removal Planting Plan – Prepared by Goddard Consulting LLC, dated 8/26/25

Tree Inventory & Removal – Prepared by Goddard Consulting LLC, dated 8/14/25

Conservation/Wildlife Seed Mix Label – New England Wetland Plants

A. EXISTING CONDITIONS

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

B. PROPOSED CONDITIONS

This project proposes the construction of another single-family home that includes a garage, driveway and appurtenances on the southern corner of the lot within the jurisdictional buffer zones discussed above. Impacts to the buffer zones associated with the construction of the new house are outlined in the table below.

	Proposed Impervious (House, Driveway & Walkways)	Proposed Lawn	Total Proposed Disturbance
0-25' Buffer	443 sf	290 sf	1,352 sf
25-50' Buffer	1,292 sf	730 sf	2,293 sf
50-100' Buffer	1,387 sf	715 sf	3,801 sf
Total Buffer Zone	3,122 sf	1,735 sf	7,446 sf

As mitigation to offset construction within the buffer zone, the project proposes to convert a portion of the proposed development area into a naturalized area planted with native vegetation along the edges of the retaining wall and limits of lawn. It will total approximately 2,771 square feet of planting.

Additionally, the project proposes lawn removal and naturalization of existing lawn area adjacent to the existing single-family house on site. This lawn removal and replanting adds approximately 1,900 additional square feet of native planting area. Note that this lawn removal is not included in the above tabulation, so in fact there will be a slight reduction in the total square footage of lawn present on the site. The lawn removal and planting will enhance the function of the wetland by providing habitat and forage value for wildlife as well as increasing attenuation and filtration of runoff and pollutants. Particularly, this area conveys relatively untreated surface runoff of stormwater from the driveway towards the wetland, so this lawn removal and naturalization will improve the function of the buffer zone in this area.

C. GENERAL INSTALLATION PROCEDURES

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

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

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

Planting:

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

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

Demarcation:

Demarcation of the planting areas is proposed to provide a permanent memorialization of the fact that these areas are subject to the jurisdiction of the Franklin Conservation Commission, thereby discouraging any future encroachment. Permanent markers with signage indicating such shall be installed at the perimeter of both planting areas as indicated on the attached plans. The exact verbiage of the signage will be coordinated with the Franklin Conservation Commission or Agent. Acceptable demarcation could be embedded concrete or granite posts/bounds, landscape boulders (that cannot be moved by hand), a split rail fence, or other comparable options; any of the above options must have signage permanently attached thereto.

Monitoring:

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

D. PLANTING LIST

Planting Schedule for Buffer Zone Planting Area – 2,771 s.f.

Common Name	Scientific Name	Number	Minimum Size
Trees (3)			
Red Maple	<i>Acer rubrum</i>	3	1-2 gal. pots
Shrubs (104)			
Serviceberry	<i>Amelanchier canadensis</i>	7	1-2 gal. pots
Black Chokeberry	<i>Aronia melanocarpa</i>	12	1-2 gal. pots
American Hazelnut	<i>Corylus americana</i>	7	1-2 gal. pots
Lowbush Blueberry	<i>Vaccinium angustifolium</i>	42	1-2 gal. pots
Sweetfern	<i>Comptonia peregrina</i>	21	1-2 gal. pots
Maple-Leaf Viburnum	<i>Viburnum acerifolium</i>	11	1-2 gal. pots
Arbor Vitae	<i>Thuja occidentalis</i>	4	1-2 gal. pots
Seed Mix			
New England Wetland Plants Conservation/Wildlife Mix	1.5 lb		

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

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

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

E. CONCLUSION

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

Sincerely,
Goddard Consulting, LLC



Chris Frattaroli
Lead Wetland Scientist

Jurisdictional Area Demarcation shall be installed where noted, to be coordinated with Conservation Agent. Demarcation shall be a permanent fixture with signage indicating that work in the area is regulated by the Conservation Commission.

WETLANDS



Legend

- Upland Planting Area (+/- 2,771 sf)
- Jurisdictional Area Demarcation

Species

- American Hazelnut (7)
- Black Chokeberry (12)
- Lowbush Blueberry (42)
- Red Maple (3)
- Serviceberry (7)
- Sweetfern (21)
- Arbor Vitae (4)
- Maple-Leaf Viburnum (11)



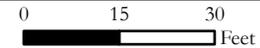
N/F ROL
153 BE
MAP 21

100' BUFFER



Planting Plan

1 Paddock Lane
Franklin, MA

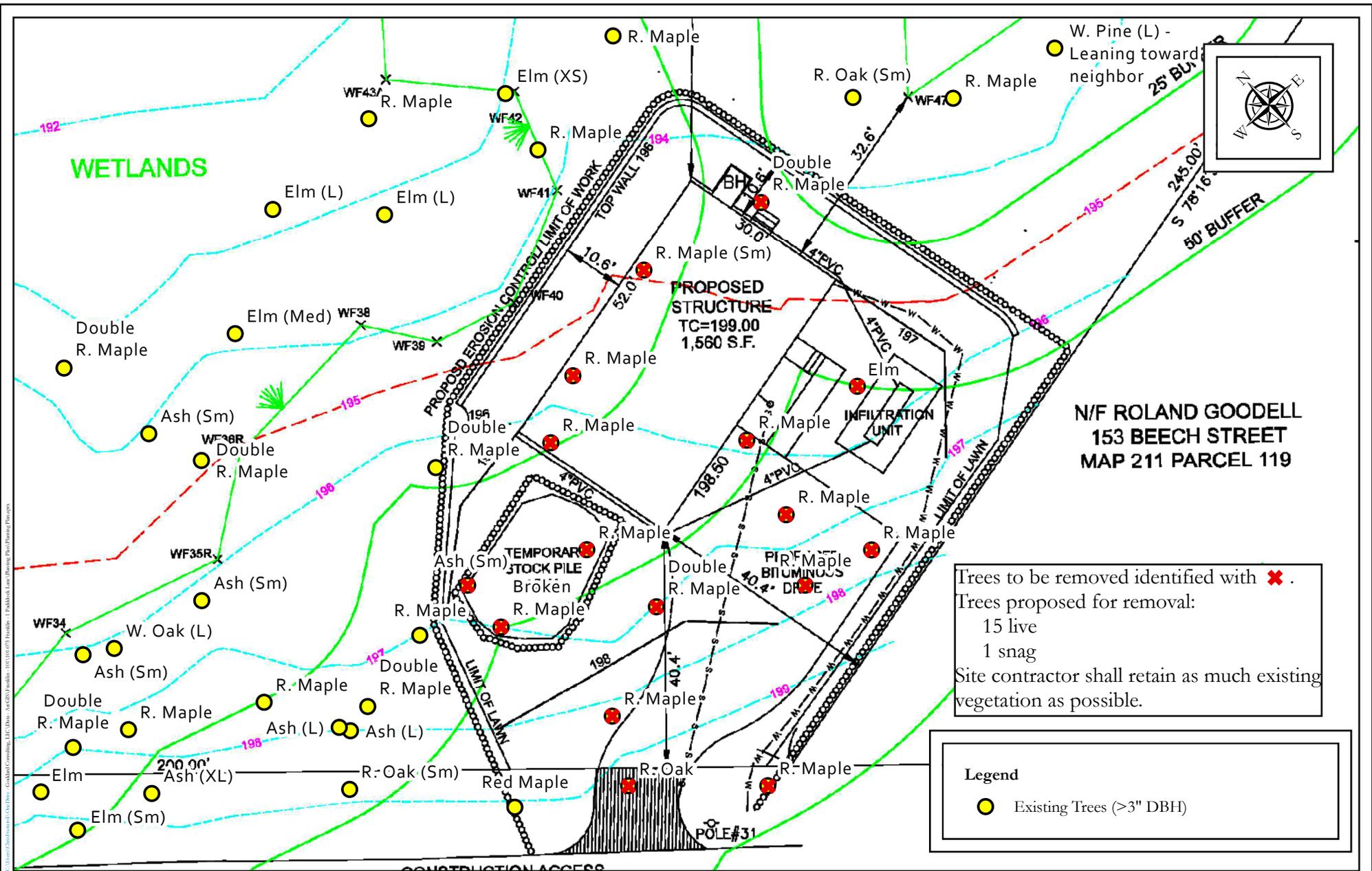


1" = 30'

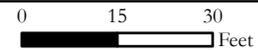
71.4407281°W, 42.1278871°N

Date: 08/26/2025

Parcel ID: 211-118



Tree Inventory & Removal



1" = 30'

Date: 08/14/2025

1 Paddock Lane
Franklin, MA

71.4406382°W, 42.1278184°N

Parcel ID: 211-118

NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075

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

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

New England Conservation/Wildlife Mix

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

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

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

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