



September 10, 2025

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

Re: Revised Plans for 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 seven copies of revised plans for the Notice of Intent (NOI) 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:

- This Transmittal Letter
- Plans entitled The Franklin Country Club - Notice of Intent Plan dated August 18, 2025 and revised through September 8, 2025 prepared by Graves Engineering (10 sheets)

The revisions were made based on discussion during the hearing on September 4, 2025 and include:

- Revise erosion control to include filter socks instead of straw wattle,
- Revise plan to show July 2025 Floodplain,
- Revise construction sequence to include Fall 2025 planting of native grass (overseeding), shrub B area, portions of Shrub A area, and portions of Herbaceous Planting Area, and

- Revise notes to include:
 - no stockpiling of soils or refueling with Conservation Commission jurisdiction,
 - no construction equipment, vehicle traffic or storage in the footprint of the proposed subsurface infiltration system within 2 feet of the bottom of the system elevation to protect against compact of the native soils, and
 - Per Massmapper, there are no NHESP certified vernal pools on the project site or on abutting properties.

We look forward to receiving peer review comments from the Beta Group, Inc. and meeting with the Commission on September 18, 2025.

Please do not hesitate to contact me should you wish to schedule a site visit or need additional information regarding this project.

Sincerely,
Avalon Consulting Group



Kelly Durfee Cardoza
Principal

Enclosure

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