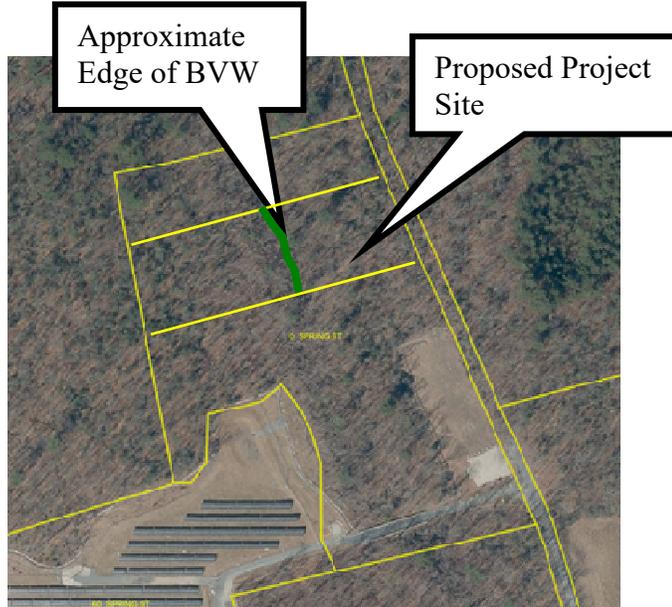

NOTICE OF INTENT

Pursuant to the Massachusetts Wetlands Protection Act MGL ch.131 sec.40 & Town of Franklin Wetlands Protection Bylaw

Proposed Project:

80 Spring Street
Franklin, Massachusetts
Map 302 Parcel 002-003
Norfolk County



Mass Mapper 2023 Orthophoto

Date: August 28, 2025

Prepared By:



100 Main Street, Suite 310, Concord, Massachusetts 01742

Prepared For:

Alexa Manocchio & Stephen T. Poirier
544 Summer Place
Blackstone, MA 23824

TABLE OF CONTENTS

Sections:

1. NOTICE OF INTENT

WPA Form 3 – Notice of Intent
Town of Franklin Application Forms

2. PROJECT NARRATIVE

- 2.1 Project Type
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- 2.3 Proposed Development
- 2.4 Resource Areas
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3. NOTIFICATION TO ABUTTERS

Certified List of Abutters
Abutter Notification Form

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6. PLANS & DETAILS

Figure 1 – Locus Map
Figure 2 – Assessor's Map
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ATTACHMENTS

Notice of Intent Plan

NOTICE OF INTENT



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):

<u>80 Spring Street</u>	<u>Franklin</u>	<u>02038</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>310</u>	<u>42.064436</u>	<u>-71.442997</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>002-003</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Alexa</u>	<u>Manocchio</u>	
a. First Name	b. Last Name	
c. Organization		
<u>544 Summer Place</u>		
d. Street Address		
<u>Blackstone</u>	<u>MA</u>	<u>23824</u>
e. City/Town	f. State	g. Zip Code
<u>774-571-9441</u>	<u>a.manocc@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Seth</u>	<u>Donohoe</u>	
a. First Name	b. Last Name	
<u>Dillis & Roy Civil Design Company, Inc</u>		
c. Company		
<u>100 Main Street - Suite 310</u>		
d. Street Address		
<u>Concord</u>	<u>MA</u>	<u>01742</u>
e. City/Town	f. State	g. Zip Code
<u>978-779-6091</u>	<u>Sdonohoe@dillisandroy.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500</u>	<u>\$237.50</u>	<u>\$262.50 + \$200 By-Law</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construct a new single-family dwelling with pool to be partially located within the 100' Bordering Vegetated Wetland Buffer zone.

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

42360

c. Book

b. Certificate # (if registered land)

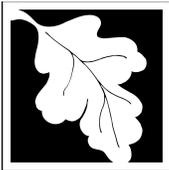
418

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.



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Bureau of Resource Protection - Wetlands

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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 type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

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

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
----------------------	-------------------------------	--

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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

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

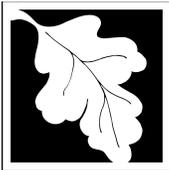
Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

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

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

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

- 08/01/2021
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).*

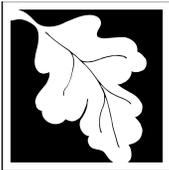
- c. Submit Supplemental Information for Endangered Species Review*

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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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.



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

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

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



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

Provided by MassDEP:
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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
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.



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Provided by MassDEP:	
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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.

Notice of Intent Plan

a. Plan Title

Dillis and Roy Civil Design Group, Inc

Francis McPartlan, P.E.

b. Prepared By

c. Signed and Stamped by

8/26/2025

1"=40'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

6517 & 6519

10/22/2025

2. Municipal Check Number

3. Check date

6520

10/22/2025

4. State Check Number

5. Check date

Dillis & Roy Civil Design Group, Inc

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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Provided by MassDEP:

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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.

<small>DocuSigned by:</small>		
<i>Alexa Manocchio</i>		10/14/2025
<small>5160B78B6B7D4D2...</small>	_____	_____
1. Signature of Applicant		2. Date
<small>DocuSigned by:</small>		
<i>Seth Donohue</i>		10/14/2025
<small>AB0940DE77BE4AE...</small>	_____	_____
3. Signature of Property Owner (if different)	Dillis and Roy Civil Design Group, Inc.	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.

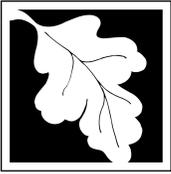
For MassDEP:

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:

<u>80 Spring Street (Map 310 Parcel 2.3)</u>	<u>Franklin</u>
a. Street Address	b. City/Town
<u>6520</u>	<u>\$237.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Alexa</u>	<u>Manocchio</u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u>544 Summer Place</u>		
d. Mailing Address		
<u>Blackstone</u>	<u>MA</u>	<u>23824</u>
e. City/Town	f. State	g. Zip Code
<u>774-571-9441</u>	<u>a.manocc@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
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.

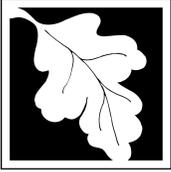
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2A Construction of Single Family Home	1	\$500	\$500
Bylaw Fee	1	\$200	

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$500
State share of filing Fee:	\$237.50
City/Town share of filing Fee:	\$262.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Town of Franklin Conservation Commission

APPLICATION PROCESS SIGNATURE FORM

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

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

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

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

DocuSigned by:
Alexa Manocchio
5160B78B6B7D4D2...

10/14/2025

Signature of Property Owner

Date

Town of Franklin Conservation Commission

PROPERTY ACCESS SIGNATURE FORM

I hereby request that the Franklin Conservation Commission review this NOI/RDA/ANRAD application. I (we) grant authority to the Franklin Conservation Commission members and agents to go onto my (our) property solely for purposes directly related to the inspection and approval of this application and for follow-up compliance with the permit conditions.

DocuSigned by:
Alexa Manocchio
5160B78B6B7D4D2...

10/14/2025

Signature of Property Owner

Date

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

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

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)	0	0
Bank (LF)	0	0
Land Under Water Bodies (SF)	0	0
Isolated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
Buffer Zone (SF)	7,550	0
Riverfront (SF)	0	0
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

PROJECT NARRATIVE

2.0 Project Narrative

2.1 *Project Type*

The proposed project is the construction of a single-family home with supporting infrastructure.

2.2 *Site Description*

The property (referred to herein as “the site”) is located on the westerly side of Spring Street in Franklin, Massachusetts. The site is undeveloped woodland, and identified as lot 2 in Plan Book 732 Pg. 87. The site is abutted by vacant lots on all sides, with the exception of a large solar array on the western side. The site is a portion of Franklin Assessor Parcel ID 310-002-003 which contains approximately 3.5 acres according to the record plan.

2.3 *Proposed Project*

The proposed project is the construction of a single-family home with supporting infrastructure, to include a private well, private sewage disposal system, pool and associated pool house. In accordance with local regulations, all structures are setback greater than 50-feet from the wetlands and a minimum of 25-feet of undisturbed native vegetation will remain between the project area and wetlands. The onsite sewage disposal system and private well are located outside of the 100-foot wetland buffer.

2.4 *Resource Areas*

The site includes Bordering Vegetated Wetlands (BVW) and an associated 100-foot buffer zone.

2.4.1 *Bordering Vegetated Wetland*

The project does not include the disturbance of any BVW on the site.

2.4.2 *Bordering Land Subject to Flooding*

Not applicable. The site does not contain Bordering Land Subject to Flooding per FIRM Panel 25021C0304F effective July 8, 2025.

2.4.3 Vernal Pools

MassMapper data does not show any certified or potential vernal pools on the project site.

2.5 **Mitigation Measures**

2.5.1 Erosion Control

Erosion and sediment controls have been incorporated in the design of the layout with the objective of retaining sediment on site, filtering and reducing storm water discharge and protecting wetland resource areas and undisturbed areas. A combination of stabilization and structural practices are included to meet the objective, as described in detail below. The following is a list of common temporary and permanent structural erosion control devices, which will be applied:

- 2.5.1.1 Straw wattles will be installed up gradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The straw bales and silt fences will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.
- 2.5.1.2 The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately half of the original installed height of the barrier. The overall condition of the silt fence and straw wattles will be inspected and maintained by the general contractor to maintain the level of sufficiency.
- 2.5.1.3 Rock construction entry pads will be installed to reduce any off site tracking. Street sweeping will also be utilized in an effort to reduce pollutants in the stormwater. Areas that will not be constructed for some time should not be cleared until the area is ready for development.

Upon completion of construction, all disturbed areas shall be loamed and seeded, or landscaped. The erosion and sedimentation controls shall be removed only upon final stabilization of the site

and/or after the Conservation Commission has issued a Certificate of Compliance for the project.

2.6 Regulatory Compliance

In accordance with 310 CMR 10.01(2), Dillis & Roy Civil Design Group, Inc. has outlined the proposed project's compliance with the Wetland Protection Act regarding the following eight (8) interests of the Act:

- 2.6.1 **Private and Public Water Supplies** – The site is to be serviced by a private well. The proposed alterations will meet or exceed the Town of Franklin Regulations for Private Wells. Mass Mapper shows there are no IWPA's, Zone Is, Zone IIs, or surface water protection areas within 1,000 feet of the site. Due to the site being removed from public wellhead and surface water protection areas along with the proposed well exceeding local regulations, the proposed project will not adversely impact this Interest of the Act.
- 2.6.2 **Groundwater Supply** – The proposed project is the construction of a single family home. The rear of the proposed dwelling is at grade and above the 3-foot deep estimated seasonal high groundwater table depicted on the sewage disposal system plan for the site. The construction of the single family home will not adversely impact the groundwater supply.
- 2.6.3 **Flood Control** - The project is located outside of the 100-year flood elevation and does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a).
- 2.6.4 **Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work.
- 2.6.5 **Prevention of Pollution** - The proposed project does not intend to use, store, or generate any potentially toxic or hazardous materials on the site. In the unlikely event that, toxic materials are uncovered unexpectedly during construction, disposal of all such materials will comply with applicable rules and regulations.
- 2.6.6 **Protection of land containing shellfish** - Not applicable. The site is not in proximity to land containing shellfish.
- 2.6.7 **Protection of Fisheries** - Not applicable.

Regulatory Compliance:

Bordering Vegetated Wetland (BVW) 310 CMR 10.55(4)

The general performance standards for a Bordering Vegetated Wetland have been met as the proposed activities do not involve the filling, dredging or alteration of a BVW. Siltation control barriers are provided upgradient of the BVW to prevent indirect alteration during construction.

Compliance with Local Wetland Bylaw

The project has been designed in accordance with the Franklin Wetland Bylaw 25-foot no disturbance zone and the 50-foot no build zone.

Protection of Wildlife Habitat

The current Massachusetts Natural Heritage Atlas indicates that the site is not located within a Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife. A filing with NHESP is not required.

NOTIFICATION TO ABUTTERS

Town of Franklin Conservation Commission

NOTIFICATION TO ABUTTERS

Under the Massachusetts Wetlands Protection Act And The Franklin Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following proposed project:

Alexa Manocchio has filed a Notice of Intent with the Franklin Conservation Commission for the Construction of a single-family dwelling on 80 Spring St (Map 302 PCL 2.3), under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be examined during regular office hours at Dillis & Roy Civil Design Group, Inc. (978-779-6091)
100 Main Street, Suite 310, Concord, MA 01742 - Please call for appointment

Copies may also be examined by contacting the Franklin Conservation Department located at 355 East Central Street, Franklin, MA, (508) 520-4929.

Notice of the public hearing including the date, time, and place will be published at least five (5) days in advance in the Milford Daily News.

Notice of the public hearing including the date, time, and place will be posted in the Franklin Town Hall at least forty eight (48) hours in advance of the public hearing.

The public hearing will be held on Thursday, November 13, 2025, at 7:00 PM pm at the Town Council Chambers, located on the Second Floor of the Municipal Building on 355 East Central Street. The meeting is also available via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

You may also contact the Massachusetts Department of Environmental Protection, Central Regional Office, Worcester, MA at (508) 792-7650.

Town of Franklin Conservation Commission

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing a Notice of Intent)

I, Seth Donohoe hereby certify under the pains and penalties of perjury that on 10/24/25, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Dillis & Roy Civil Design Group with the Franklin Conservation Commission on 10/24/25 for property located on 80 Spring St (M310, PCL 2.3
Franklin, MA.

The Notification to Abutters form and list of the abutters to whom it was given and their addresses are attached to the Affidavit of Service.

 10/24/25
Signature Seth Donohoe Date
Dillis & Roy Civil Design Group



300 feet Abutters List Report

Franklin, MA
August 25, 2025

Subject Property:

Parcel Number: 310-002-001
CAMA Number: 310-002-001-000
Property Address: SPRING ST

Mailing Address: LEWIS STREET REALTY LLC
28 TIA PL
FRANKLIN, MA 02038

Abutters:

Parcel Number: 293-001-000
CAMA Number: 293-001-000-000
Property Address: FORGE HILL RD

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DIVISION OF STATE
PARKS AND RE
251 CAUSEWAY ST, STE 600
BOSTON, MA 02114

Parcel Number: 308-024-000
CAMA Number: 308-024-000-000
Property Address: OXFORD DR

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

Parcel Number: 310-002-000
CAMA Number: 310-002-000-000
Property Address: 60 SPRING ST

Mailing Address: LEWIS STREET REALTY LLC
28 TIA PL
FRANKLIN, MA 02038

Parcel Number: 310-002-001
CAMA Number: 310-002-001-000
Property Address: SPRING ST

Mailing Address: LEWIS STREET REALTY LLC
28 TIA PL
FRANKLIN, MA 02038

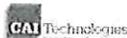
Parcel Number: 323-041-000
CAMA Number: 323-041-000-000
Property Address: SPRING ST

Mailing Address: MORSE PATRICIA L TR L/E
WADSWORTH FARM REALTY TRUST
MORSE, DANIEL W TR
17 SPRING ST
FRANKLIN, MA 02038

Parcel Number: 323-046-000
CAMA Number: 323-046-000-000
Property Address: SPRING ST

Mailing Address: MORSE PATRICIA L & DANIEL W TRS
WADSWORTH FARM REALTY TRUST
17 SPRING ST
FRANKLIN, MA 02038

Kevin M. Doyle, 8-25-25



www.cai-tech.com

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

8/25/2025

Page 1 of 1

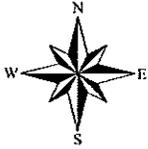
COMMONWEALTH OF MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY ST, STE 600
BOSTON, MA 02114

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

LEWIS STREET REALTY LLC
28 TIA PL
FRANKLIN, MA 02038

MORSE PATRICIA L & DANIEL
WADSWORTH FARM REALTY TRU
17 SPRING ST
FRANKLIN, MA 02038

MORSE PATRICIA L TR L/E
WADSWORTH FARM REALTY TRU
17 SPRING ST
FRANKLIN, MA 02038



SPRING ST [310-002-001-000] - 300' ABUTTERS

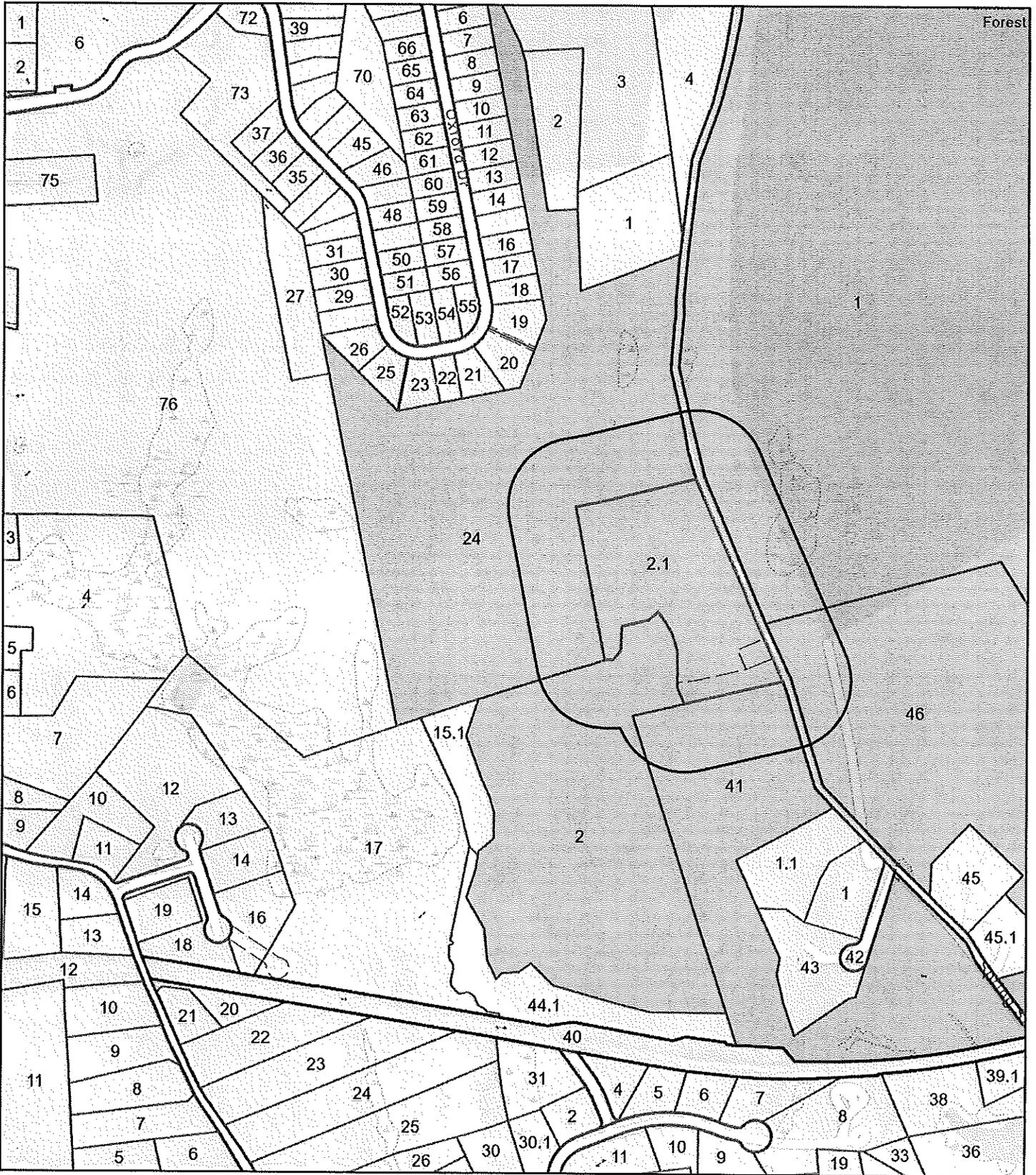
Town of Franklin, MA

1 inch = 600 Feet



www.cai-tech.com

August 25, 2025



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

RECORD DEED

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

LEWIS STREET REALTY LLC, a Massachusetts limited liability company, having an address of 28 Tia Place, Franklin, MA 02038

for consideration paid, and in full consideration of TWO HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$250,000.00) PAID

grant to ALEXA MANOCCHIO and STEPHEN T. POIRIER, as Tenants by the Entirety,

of 544 Summer Place, Blackstone, MA 01504 with *quitclaim covenants*

that certain parcel of land, with all improvements thereon, shown as Lot 2 on a plan entitled, "Plan of Land 60 Spring Street Franklin, Massachusetts Owned by Lewis Street Realty LLC Scale: 1" = 40 March 12, 2024 Revised September 11, 2024" and filed with the Norfolk County Registry of Deeds in Plan Book 732, Page 87.

Said Lot 2 contains 155,171 +/- square feet according to said plan.

This is not a conveyance of all or substantially all of the Massachusetts assets of the Grantor.

The Grantor states under the pains and penalties of perjury that said premises was never homesteaded property and that no persons are entitled to the protection of the Homestead Act {M.G.L. Ch. 188} and the Grantor expressly waives and releases any rights of Homesteads whether recorded or which may have arisen as a result of the so called "Automatic Homestead Law".

Meaning and intending to convey the Grantor's interest in a portion of the premises described in the Deeds recorded in the Norfolk County Registry of Deeds in Book 37693, Page 196, Book 37693, Page 200, Book 37693, Page 207 and Book 37693, Page 216.

Property Address: Lot #2, Spring Street, Franklin, MA 02038

NOT AN Executed as a sealed instrument this 22nd day of APRIL, 2025. NOT AN COPY COPY

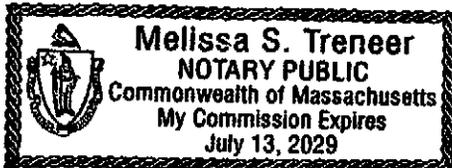
LEWIS STREET REALTY LLC

By: [Signature] Anthony Marinella, Manager

Commonwealth of Massachusetts

Norfolk, ss.

On this 22nd day of April, 2025, before me, the undersigned notary public, personally appeared Anthony Marinella, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was his/her/their driver's license, to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily, on behalf of said LEWIS STREET REALTY LLC, for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief.



[Signature] Notary Public: My Comm. Exp.:



BORDERING VEGETATED WETLAND REPORT AND DATA FORMS

WETLAND DELINEATION REPORT

Date: August 6, 2025

Purpose: Resource Area Evaluation pursuant to the Massachusetts Wetlands Protection Act, M.G.L. c. 131, s. 40

Location: Parcel ID 310-002-001
80 Spring St Lot 2
Franklin, Massachusetts

Prepared For: Thompson Hill Associates

Prepared by: Kolby Beauvais, Wetland Specialist
Dillis & Roy Civil Design Group, Inc.

Site Description:

The property (referred to herein as “the site”) is located on the westerly side of Spring Street in Franklin, Massachusetts. The site is undeveloped woodland, and identified as lot 2 in Plan Book 732 Pg. 87. The site is abutted by vacant lots on all sides, with the exception of a large solar array on the western side. The site is identified as Franklin Assessor Map 310 Parcel 2.3 which contains approximately 3.5 acres according to the record plan.

Wetland Resource Areas:

A site visit was conducted on August 6, 2025 to evaluate the above referenced portion of the site with regard to the presence of Wetland Resource Areas, as defined by the Massachusetts Wetlands Protection Act (M.G.L. c. 131 s. 40) and Regulations (310 CMR 10.00) and by the Federal Clean Water Act (Section 404).

Soil observation points and vegetation were examined in areas where “saturated or inundated” conditions were noted and transects were run perpendicular to slope until upland soils and vegetation were encountered. The information gained from the observation points was then used to interpret soil borings and observations of vegetation made at flag locations along the wetland boundary. “the boundary of Bordering Vegetated Wetland is the line with which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist”.

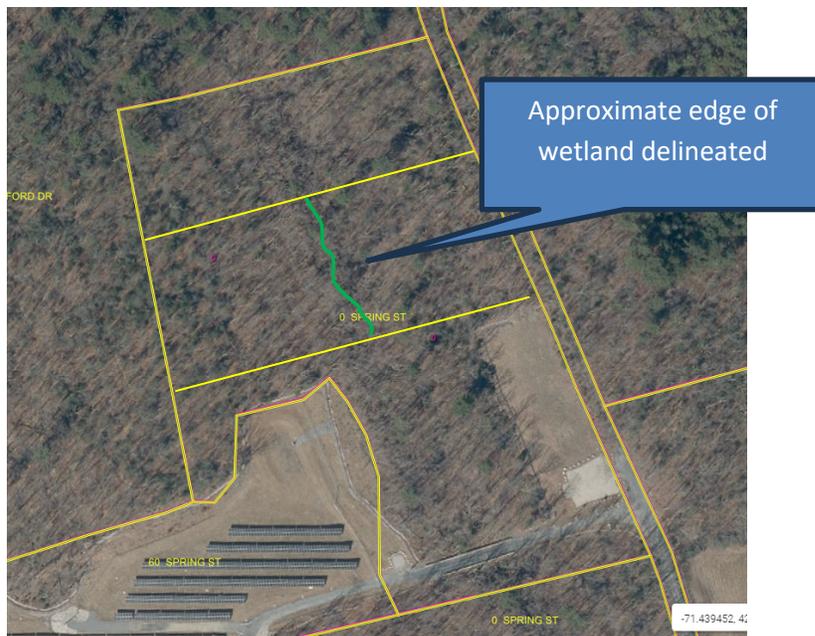
The Department of Environmental Protection Publication: Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act provides further clarification for the methods used to establish the above referenced boundary. Vegetation and soils as well as indicators of groundwater hydrology were observed to establish that conditions on this site are “saturated or inundated”. The table below identifies wetland flags that were placed in the field along the eastern edge of BVW, located west of the Spring St.

The table below identifies wetland flags that were placed in the field along the edge of the BVW:

	<i>Flag ID</i>	<i>Flag Numbers</i>
Bordering Vegetated Wetland (BVW)	Blue Flags	A11 – A25

Numbered flags outlined above were used to mark the boundary of wetland resource areas at the site. Below are details of each flag series and a summary of the delineation:

“A” series flags beginning with A-11 and ending with A-25 were set along the edge of the BVW based upon analysis of vegetation and presence or absence of hydric soils. Wooded areas upgradient of the BVW were dominated by vegetation typical of upland conditions. A Dutch auger was utilized to determine the absence of hydric soils within the areas flagged as upland. Soils upgradient of the BVW exhibited a high chroma “B” horizon of 10 YR 4/6 with redox absent to a depth of 24” confirming that a BVW was not located within this portion of the site. Mass DEP BVW field delineation forms have been enclosed with this report. An image depicting this area is below:



Mass Mapper 2023 Orthophoto

Flag 11 is located within a wooded area west of Spring Street, approximately half the depth of Lot 2. The flag series continues to the north through a wooded area before terminating near the lot line at flag 25. Buttressed roots and water-stained leaves were present within the area flagged as BVW. As noted previously in this report, soil samples were taken to confirm the presence or absence of Hydric soils along the area subject to this delineation. To follow are photographs contrasting the upland and wetland soil samples.



Soil encountered downgradient of flag 26. This soil had a B horizon of 10yr 5/1 with redoximorphic features present. This soil would be considered hydric.



Soil encountered upgradient of flag 26. This soil had a B horizon of 10yr 4/6 with no redoximorphic features present. This soil is indicative of upland conditions.

Based on the most recently available Flood Insurance Rate map for the Town of Franklin, the area subject to this delineation report does not contain areas subject to inundation during the 100-year frequency storm event, which would be considered Bordering Land Subject to Flooding. This information was obtained from Firm Panel 25021C0304F effective on July 8, 2025.

In accordance with regulation 310 CMR 10.59, no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species. Specified habitat sites of rare species have been identified by the Massachusetts Natural Heritage and Endangered Species Program of the Division of Fisheries and Wildlife. The Massachusetts Natural Heritage Atlas 15th Edition indicates that there are no portions of the site identified as habitat sites of rare species and wildlife. There are no certified vernal pools on or near the project site.

It is our opinion that the field delineation described above is a complete and accurate representation of the Wetland Resource Areas for the project site. This determination was based on observations of existing conditions evident as the time of the site evaluation. The regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities.

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

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 _____ No _____	Is the Sampled Area within a Wetland?	Yes _____ No _____
Hydric Soils criterion met?	Yes _____ No _____		
Wetlands hydrology present?	Yes _____ No _____		
Remarks, Photo Details, Flagging, etc.:			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No _____	Depth (inches) _____
Water Table Present?	Yes _____ No _____	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No _____	Depth (inches) _____
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"/> 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	<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	<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 _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				_____ = Total Cover			

VEGETATION – continued.

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

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

Definitions of Vegetation Strata

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

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
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: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

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 _____ No _____	Is the Sampled Area within a Wetland?	Yes _____ No _____
Hydric Soils criterion met?	Yes _____ No _____		Yes _____ No _____
Wetlands hydrology present?	Yes _____ No _____		Yes _____ No _____
Remarks, Photo Details, Flagging, etc.:			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No _____	Depth (inches) _____
Water Table Present?	Yes _____ No _____	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No _____	Depth (inches) _____
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"/> 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	<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	<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 _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				_____ = Total Cover			

VEGETATION – continued.

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

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

Definitions of Vegetation Strata

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

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

PLANS & DETAILS

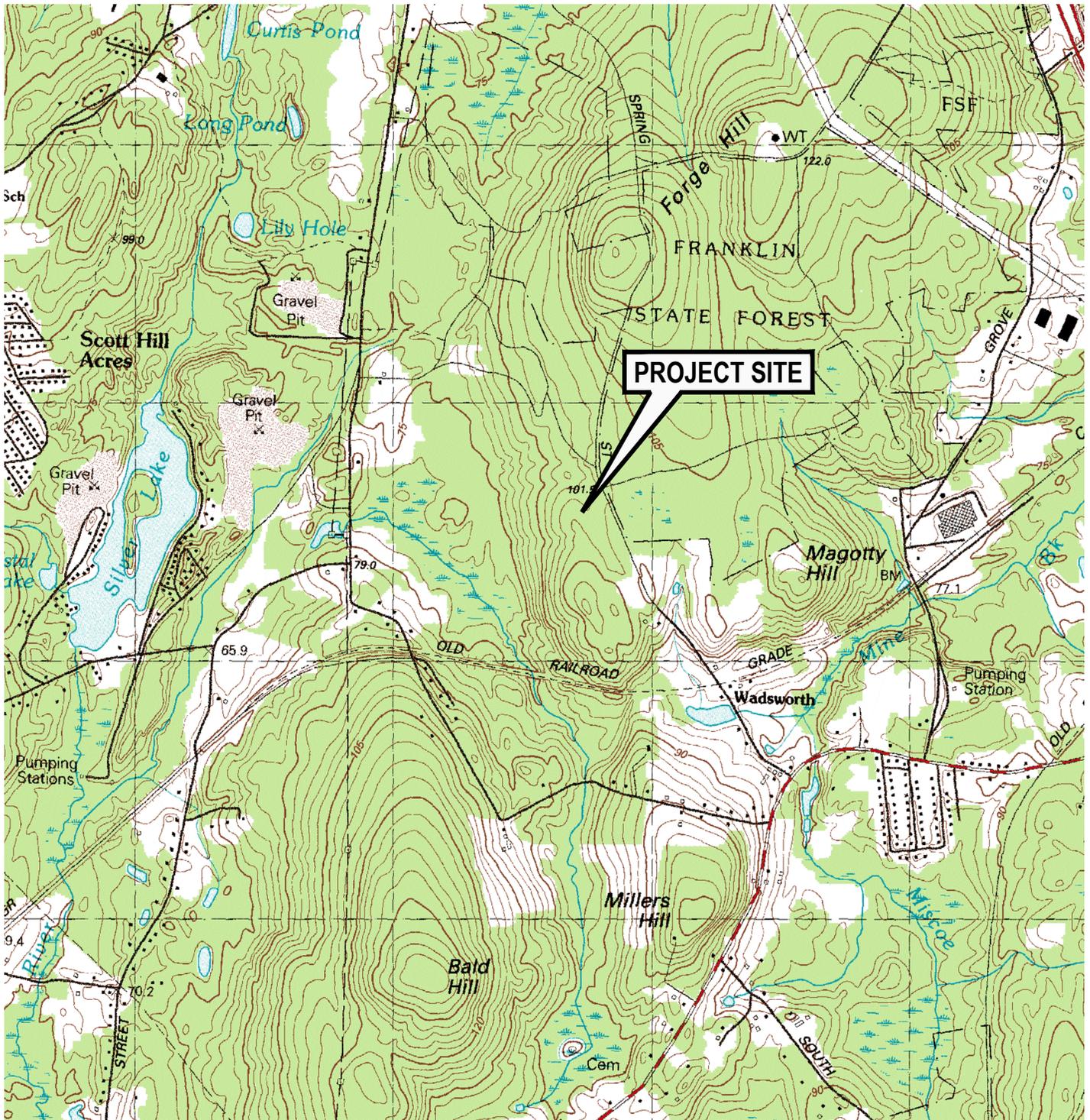


FIGURE 1 - LOCUS MAP

1"=1,000'

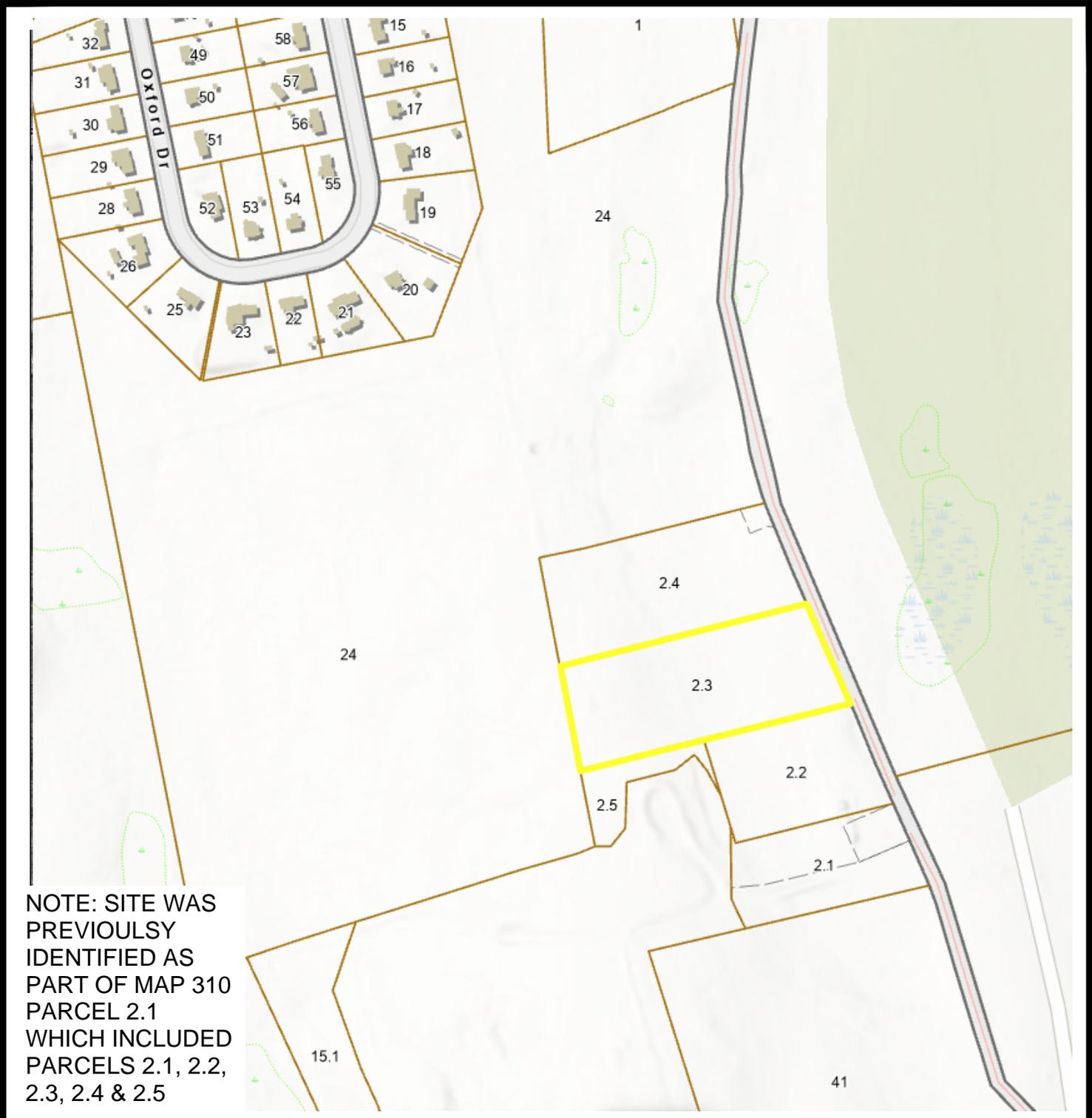
Prepared By: Dillis & Roy Civil Design Group, Inc.
 1 Main Street, Suite 1
 Lunenburg, MA 01462

References: 1987 USGS Franklin
 Massachusetts Topographic Map

Prepared For: Alexa Manocchio &
 Stephen T. Poirier
 80 Spring Street, Lot 2
 Franklin, Massachusetts 02038

DILLIS & ROY
 CIVIL DESIGN GROUP

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 LUNENBURG, MA 01462 www.dillissandroy.com CONCORD, MA 01742



NOTE: SITE WAS PREVIOUSLY IDENTIFIED AS PART OF MAP 310 PARCEL 2.1 WHICH INCLUDED PARCELS 2.1, 2.2, 2.3, 2.4 & 2.5

FIGURE 2 - ASSESSORS MAP
NOT TO SCALE

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LUNENBURG, MA 01462 www.dillissandroy.com CONCORD, MA 01742

References: Town of Franklin Assessors Database

Prepared For: Alexa Manocchio &
Stephen T. Poirier
80 Spring Street, Lot 2
Franklin, Massachusetts 02038

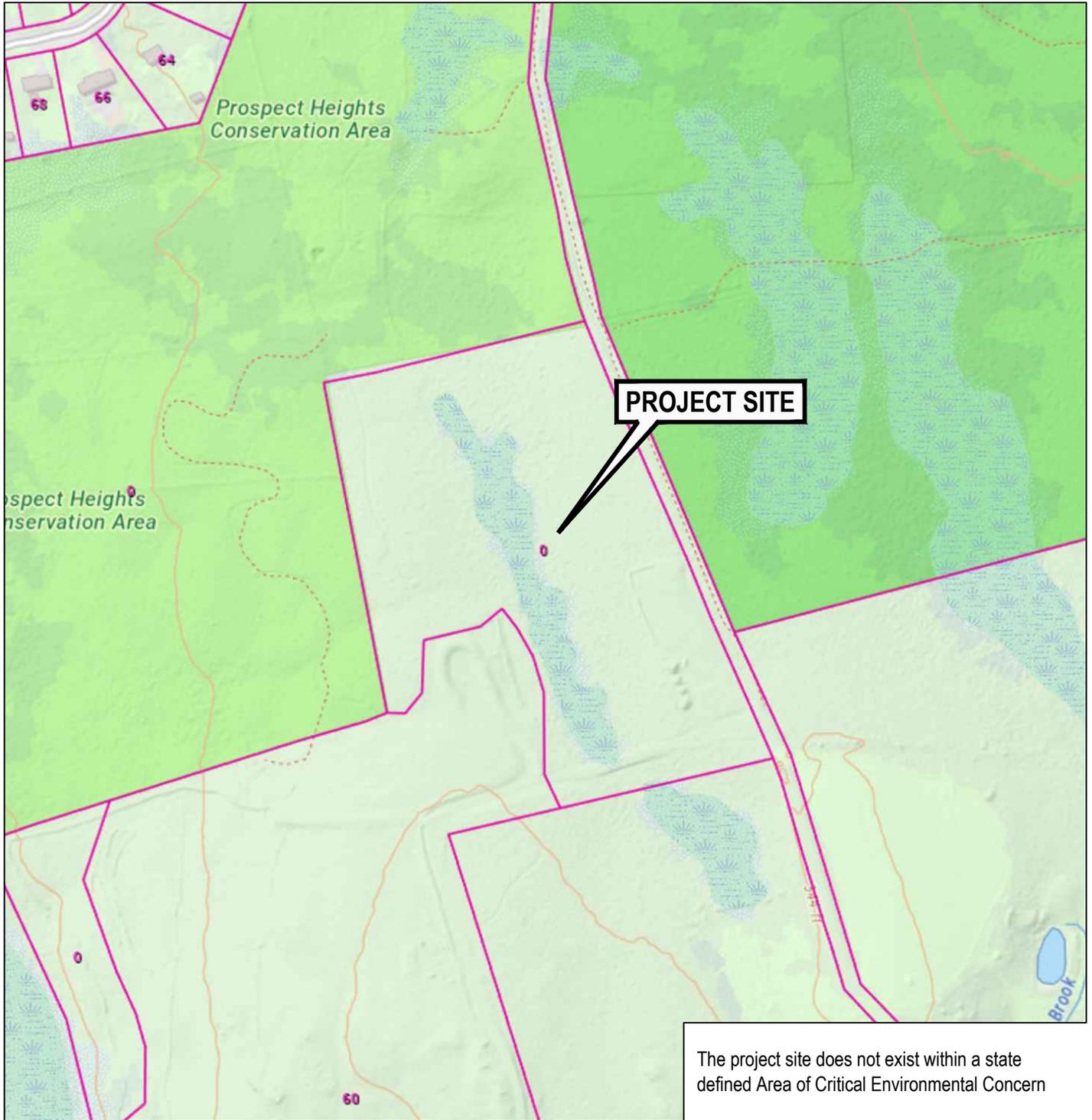


FIGURE 2 - AREAS OF CRITICAL ENVIRONMENTAL CONCERN

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.
 1 Main Street, Suite 1
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References: MassMapper



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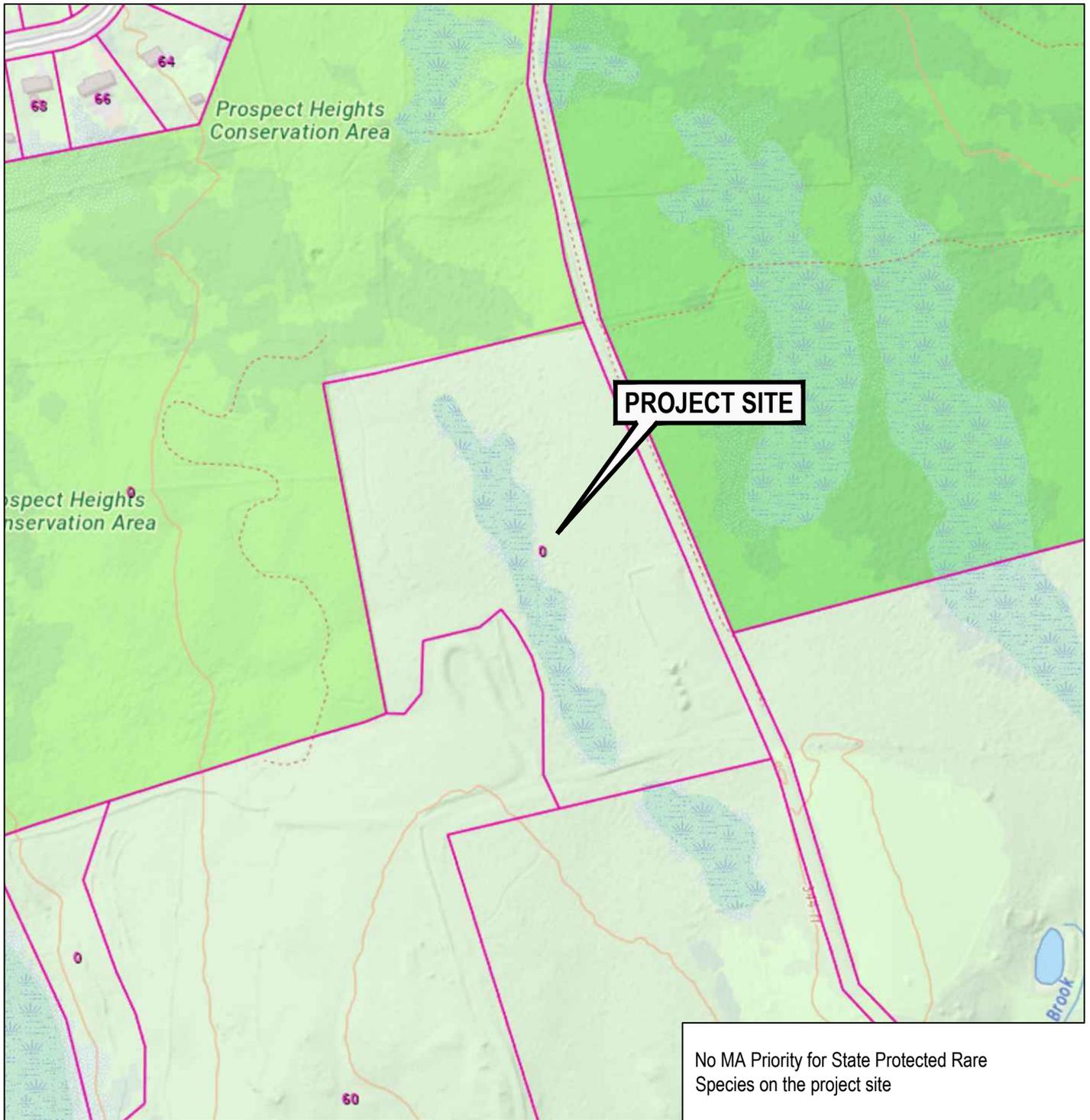


FIGURE 3 - ENDANGERED SPECIES MAP

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.
1 Main Street, Suite 1
Lunenburg, MA 01462

References: Massachusetts Natural Heritage Atlas
(August 2021 Edition)

Prepared For: Alexa Manocchio &
Stephen T. Poirier
80 Spring Street, Lot 2
Franklin, Massachusetts 02038

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CIVIL DESIGN GROUP

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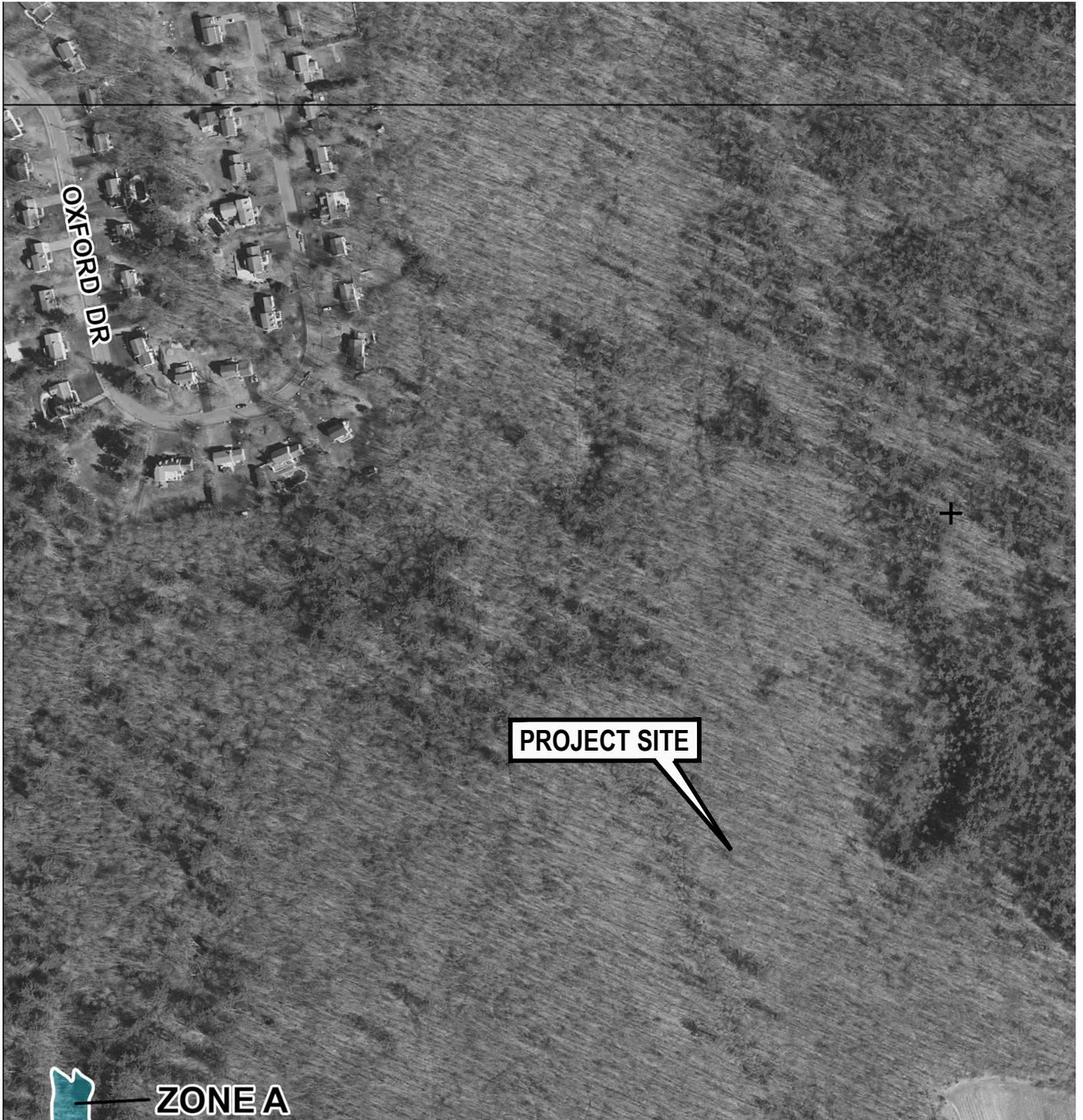


FIGURE 4 - FLOOD MAP

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.
 1 Main Street, Suite 1
 Lunenburg, MA 01462

References: FIRM - Flood Insurance Rate Map
 Community-Panel Number: 25021C0304F



CIVIL ENGINEERS	LAND SURVEYORS	WETLAND CONSULTANTS
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Prepared For: Alexa Manocchio &
 Stephen T. Poirier
 80 Spring Street, Lot 2
 Franklin, Massachusetts 02038

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 \$ 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	\$_____
Infrastructure in Buffer Zone or Resource Area		
Roads	___ linear feet x \$2.00	= \$_____
*Drainage Structures	___ X \$25.00 each	= \$_____
Resource Area Disturbed	___ square feet x \$0.50	= \$_____
Buildings	___ X \$125 each	= \$_____
All Accessory Improvements	\$100.00	= \$_____

2. REQUEST FOR DETERMINATION (RDA)

Existing single family residence	\$50.00	\$_____
Other	\$100.00	\$_____

3. MINOR BUFFER ZONE ACTIVITY (MBZA)

Restoration projects	*No charge*	
All other projects	\$50.00=	\$_____

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

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

5. CERTIFICATES OF COMPLIANCE

Residential Certificate of Compliance Request	\$50.00	\$_____
Residential Certificate Re-Inspection	\$50.00	\$_____
Commercial Certificate of Compliance Request	\$100.00	\$_____
Commercial Certificate Re-Inspection	\$100.00	\$_____

6. OTHER PERMITS/SERVICES

Project Extension (includes Order of Conditions)	\$50.00	\$_____
Status Letter for Financial Institution	\$100.00	\$_____
Permit Amendment	\$100.00	\$_____

7. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) **(Check No.1)** \$ 262.50

Local Filing Fee Calculated Above (Check No. 2) \$ 200.00

TOTAL Due Town of Franklin \$ 462.50

State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)

TOTAL Due DEP (Check No. 3) \$ 237.50

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.