

Notice of Intent

January 24, 2026

**670 King Street
Franklin, Massachusetts**

Prepared for

**Michael Davis
670 King Street
Franklin, MA 02038**

Prepared by

Applied Ecological Sciences

P.O. Box 184
Norfolk, MA 02056
(508) 528-2866
(508) 740-0438 cell
email: rwaldron@earthlink.net

AES *Applied Ecological Sciences*
P.O. Box 184
Norfolk, MA 02056

January 24, 2026

Franklin Conservation Commission
Municipal Building
355 East Central Street
Franklin MA 02038

RE: Notice of Intent
670 King Street
Franklin, Massachusetts 02038

Dear Members of the Commission:

On behalf of the Applicant, Mr. Michael Davis, I am pleased to submit this *Notice of Intent (NOI)* for the construction of an unattached garage at the above referenced site. Applied Ecological Sciences (AES) conducted a site evaluation on October 1, 2025. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), the implementing *Regulations* (310 CMR 10.55), and the Town of Franklin *Wetlands Protection By-law* (Chapter 181) and *Conservation Rules and Regulations* were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) has been delineated in the field with red flagging tape. A *Site Evaluation and Wetland Delineation Report* detailing the results of the field evaluation is included in Section III of this filing. A detailed Project Description is included in Section II.

I am pleased to be of assistance in this matter. Should you have any questions or require additional information please do not hesitate to contact me at the phone numbers or email address listed below.

Sincerely,

Russell E. Waldron

Russell E. Waldron
Applied Ecological Sciences

Cc: MA DEP CERO
Applicant

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Notice of Intent Forms

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.

Michael Don
Signature of Property Owner

1-7-20
Date

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.

Michael S. C.
Signature of Property Owner

1-7-26
Date



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):

670 King Street

a. Street Address

Franklin

b. City/Town

02083

c. Zip Code

Latitude and Longitude:

42.06166667

d. Latitude

71.40638889

e. Longitude

313

f. Assessors Map/Plat Number

065

g. Parcel /Lot Number

2. Applicant:

Michael

a. First Name

Davis

b. Last Name

c. Organization

670 King Street

d. Street Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

520-243-5430

h. Phone Number

i. Fax Number

diggerdavis@comcast.net

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):

Russell E.

a. First Name

Waldron

b. Last Name

Applied Ecological Sciences

c. Company

P.O.Box 184

d. Street Address

Norfolk

e. City/Town

MA

f. State

02056

g. Zip Code

508-740-0438

h. Phone Number

i. Fax Number

rwaldron@earthlink.net

j. Email address

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

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

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

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A. General Information (continued)

6. General Project Description:

Construct an unattached garage within the Buffer Zone to BVW.

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 CMR 10.24(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

18693

c. Book

b. Certificate # (if registered land)

574

d. Page Number

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

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

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



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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. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

2021 MA GIS

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.



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

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

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

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

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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



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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City/Town

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

Online Users:

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

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.



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

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Franklin

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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.

Plan Showing Proposed Garage

a. Plan Title

Dennis O'Brien Land Surveying

Dennis O'Brien PLS

b. Prepared By

c. Signed and Stamped by

11/4/2025

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:

797

1/7/2026

2. Municipal Check Number

3. Check date

798

1/7/2026

4. State Check Number

5. Check date

Michael

Davis

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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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.

Michael S. S. S.
1. Signature of Applicant

1-7-26
2. Date

3. Signature of Property Owner (if different)

R. Walden
5. Signature of Representative (if any)

4. Date

1/8/2026
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:

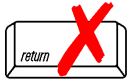
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

670 King Street

a. Street Address

798

c. Check number

Franklin

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

Michael

a. First Name

Davis

b. Last Name

c. Organization

670 King Street

d. Mailing Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

520-243-5430

h. Phone Number

i. Fax Number

diggerdavis@comcast.net

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).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1. (a.	1	\$110.00	\$110.00
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			<u>\$110.00</u>
			a. Total Fee from Step 5
State share of filing Fee:			<u>\$42.50</u>
			b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:			<u>\$67.50</u>
			c. 1/2 Total Fee plus \$12.50

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.

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

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 \$50.00 _____
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

Base Fee \$600.00 _____
Infrastructure in Buffer Zone **or** Resource Area
Roads _____ linear feet x \$2.00 = _____
*Drainage Structures _____ X \$10.00 each = _____
Wetland 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

Base Fee \$600.00 _____
Infrastructure in Buffer Zone **or** Resource Area

Roads	_____ linear feet x \$2.00	= _____
*Drainage Structures	_____ X \$10.00 each	= _____
Wetland Resource Area Disturbed	_____ square feet x \$0.50	= _____
Buildings	_____ X \$125 each	= _____
All Accessory Improvements	\$100.00	= _____

2. **REQUEST FOR DETERMINATION (RDA)** \$100.00

3. **MINOR BUFFER ZONE ACTIVITY (MBZA)** \$50.00

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

\$0.50/foot/resource area: = _____

5. **OTHER PERMITS/SERVICES**

Order of Conditions Extension	\$50.00	_____
Certificate of Compliance Request	\$50.00	_____
Certificate Re-Inspection	\$50.00	_____
Status Letter for Financial Institution	\$100.00	_____
Permit Amendment	\$100.00	_____

6. **FILING FEE CALCULATION**

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) \$ 67.50

Local Filing Fee Calculated Above \$ 50.00

TOTAL Due Town of Franklin (Check No.1) \$ 117.50

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

TOTAL Due DEP (Check No. 2) \$ 42.50

7. **ADVERTISING FEE (Check No. 3)** **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.

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, Russell E. Waldron hereby certify under the pains and penalties of perjury that on or before 2/3/2026, 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 Michael Davis with the Franklin Conservation Commission on 1/29/2026 for property located on 670 King Street, 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.

Russell E. Waldron

Signature

1/24/2026

Date

Town of Franklin Conservation Commission

NOTIFICATION TO ABUTTERS

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

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

Michael Davis has filed a Notice of Intent (NOI) with the Franklin Conservation Commission for the construction of an unattached garage at 670 King Street on 1/29/2026, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the *NOI* may be obtained from the Applicant's representative by calling (508) 740-0438 between the hours of 8:00 AM and 5:00 PM, Monday through Friday or email at rwaldron@earthlink.net.

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, 2/12/2026, 2026, at 7:00 pm, 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.



300 feet Abutters List Report

Franklin, MA
January 18, 2026

Subject Property:

Parcel Number: 313-065-000
CAMA Number: 313-065-000-000
Property Address: 670 KING ST

Mailing Address: DAVIS MARY E DAVIS MICHAEL H
670 KING ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 313-044-000
CAMA Number: 313-044-000-000
Property Address: 719 KING ST

Mailing Address: BROWN DOLORES A BROWN JON F
719 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-045-000
CAMA Number: 313-045-000-000
Property Address: 703 KING ST

Mailing Address: DELLORCO ALBERT P JR&BARBARA A
L/E 703 KING ST REALTY TRUST
DELLORCO, ALBERT P TRS
703 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-046-000
CAMA Number: 313-046-000-000
Property Address: 701 KING ST

Mailing Address: DELLORCO GREGORY E DELLORCO
NANCY E
701 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-046-001
CAMA Number: 313-046-001-000
Property Address: KING ST

Mailing Address: DELLORCO VIRGINIA M TR DELLORCO
REALTY TRUST
731 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-047-000
CAMA Number: 313-047-000-000
Property Address: 665 KING ST

Mailing Address: SCHAAF ROBERT SCHAAF BARBARA
665 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-048-000
CAMA Number: 313-048-000-000
Property Address: 659 KING ST

Mailing Address: ALSTON JOSHUA J ALSTON MICHELLE
L
659 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-049-000
CAMA Number: 313-049-000-000
Property Address: 651 KING ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 313-050-000
CAMA Number: 313-050-000-000
Property Address: KING ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 313-059-000
CAMA Number: 313-059-000-000
Property Address: 55 CONSTITUTION BLVD

Mailing Address: NBPIV CONSTITUTION II LLC C/O
NORTHBRIDGE PARTNERS LLC
401 EDGEWATER PLACE SUITE 265
WAKEFIELD, MA 01880

Parcel Number: 313-063-000
CAMA Number: 313-063-000-000
Property Address: 656 KING ST

Mailing Address: FRANKLIN MA SR PROPERTY LLC C/O
COFORGE BPS
2727 LBJ FREEWAY STE 806
DALLAS, TX 75234



www.cai-tech.com

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



300 feet Abutters List Report

Franklin, MA
January 18, 2026

Parcel Number:	313-064-000	Mailing Address:	GRANT SALLY A TR THE SALLY A GRANT REVOC TR 660 KING ST FRANKLIN, MA 02038
CAMA Number:	313-064-000-000		
Property Address:	660 KING ST		
Parcel Number:	313-065-000	Mailing Address:	DAVIS MARY E DAVIS MICHAEL H 670 KING ST FRANKLIN, MA 02038
CAMA Number:	313-065-000-000		
Property Address:	670 KING ST		
Parcel Number:	313-067-000	Mailing Address:	DUFF IAN D DUFF MICHAELA B 680 KING ST FRANKLIN, MA 02038
CAMA Number:	313-067-000-000		
Property Address:	680 KING ST		
Parcel Number:	313-068-000	Mailing Address:	MALANGONE FREDERICK A TR MALANGONE LIVING TRUST 1 FOREST ST FRANKLIN, MA 02038
CAMA Number:	313-068-000-000		
Property Address:	1 FOREST ST		
Parcel Number:	313-069-000	Mailing Address:	ROJEE LORRAINE V 3 FOREST ST FRANKLIN, MA 02038
CAMA Number:	313-069-000-000		
Property Address:	3 FOREST ST		
Parcel Number:	313-070-000	Mailing Address:	OTOOLE THOMAS J OTOOLE KATHERINE A 5 FOREST ST FRANKLIN, MA 02038
CAMA Number:	313-070-000-000		
Property Address:	5 FOREST ST		
Parcel Number:	313-071-000	Mailing Address:	BASSIGNANI MICHAEL S 9 FOREST ST FRANKLIN, MA 02038
CAMA Number:	313-071-000-000		
Property Address:	9 FOREST ST		
Parcel Number:	313-072-000	Mailing Address:	MURPHY PAUL T MURPHY DEBORAH L 17 FOREST ST FRANKLIN, MA 02038
CAMA Number:	313-072-000-000		
Property Address:	17 FOREST ST		
Parcel Number:	313-073-000	Mailing Address:	BARRETT BETTE J 12 FOREST ST FRANKLIN, MA 02038
CAMA Number:	313-073-000-000		
Property Address:	12 FOREST ST		
Parcel Number:	313-074-000	Mailing Address:	HANLEY ROBERT J & MARY F TRS L/E THE 8 FOREST STREET REALTY TRS 8 FOREST ST FRANKLIN, MA 02038
CAMA Number:	313-074-000-000		
Property Address:	8 FOREST ST		
Parcel Number:	313-075-000	Mailing Address:	KRISHNASAMY PONVINAYAGAN 4 FOREST ST FRANKLIN, MA 02038
CAMA Number:	313-075-000-000		
Property Address:	4 FOREST ST		
Parcel Number:	313-076-000	Mailing Address:	RENTZ SUZIE ANN 732 KING ST FRANKLIN, MA 02038
CAMA Number:	313-076-000-000		
Property Address:	732 KING ST		



www.cai-tech.com

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



300 feet Abutters List Report

Franklin, MA
January 18, 2026

Parcel Number: 320-007-000
CAMA Number: 320-007-000-000
Property Address: 23 FOREST ST

Mailing Address: ZIA ADENA ZIA MOHAMMAD
23 FOREST ST
FRANKLIN, MA 02038

Parcel Number: 320-055-000
CAMA Number: 320-055-000-000
Property Address: 16 FOREST ST

Mailing Address: POTTER JOHN
16 FOREST ST
FRANKLIN, MA 02038

Kevin W. Doyle, 1-18-2026



www.cai-tech.com

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

1/18/2026

Page 3 of 3

Abutters List Report - Franklin, MA

ALSTON JOSHUA J
ALSTON MICHELLE L
659 KING ST
FRANKLIN, MA 02038

GRANT SALLY A TR
THE SALLY A GRANT REVOC T
660 KING ST
FRANKLIN, MA 02038

RENTZ SUZIE ANN
732 KING ST
FRANKLIN, MA 02038

BARRETT BETTE J
12 FOREST ST
FRANKLIN, MA 02038

HANLEY ROBERT J & MARY F
THE 8 FOREST STREET REALT
8 FOREST ST
FRANKLIN, MA 02038

ROJEE LORRAINE V
3 FOREST ST
FRANKLIN, MA 02038

BASSIGNANI MICHAEL S
9 FOREST ST
FRANKLIN, MA 02038

KRISHNASAMY PONVINAYAGAN
4 FOREST ST
FRANKLIN, MA 02038

SCHAAF ROBERT
SCHAAF BARBARA
665 KING ST
FRANKLIN, MA 02038

BROWN DOLORES A
BROWN JON F
719 KING ST
FRANKLIN, MA 02038

MALANGONE FREDERICK A TR
MALANGONE LIVING TRUST
1 FOREST ST
FRANKLIN, MA 02038

ZIA ADENA
ZIA MOHAMMAD
23 FOREST ST
FRANKLIN, MA 02038

DAVIS MARY E
DAVIS MICHAEL H
670 KING ST
FRANKLIN, MA 02038

MURPHY PAUL T
MURPHY DEBORAH L
17 FOREST ST
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FRANKLIN, MA 02038

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OTOOLE KATHERINE A
5 FOREST ST
FRANKLIN, MA 02038

DELLORCO VIRGINIA M TR
DELLORCO REALTY TRUST
731 KING ST
FRANKLIN, MA 02038

POTTER JOHN
16 FOREST ST
FRANKLIN, MA 02038

DUFF IAN D
DUFF MICHAELA B
680 KING ST
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

FRANKLIN MA SR PROPERTY L
C/O COFORGE BPS
2727 LBJ FREEWAY STE 806
DALLAS, TX 75234

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

Project Description

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	
Bank (LF)	0	
Land Under Water Bodies (SF)	0	
Isolated Wetland (SF)	0	
Vernal Pool (SF)	0	
Buffer Zone (SF)	850 sf +/-	
Riverfront (SF)	0	
100-Year Floodplain (CF)	0	
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

Project Description
670 King Street
Franklin, Massachusetts

Existing & Proposed Conditions

The subject property encompasses residential lot located southerly of King Street in Franklin, Massachusetts. Topography of the site is generally flat. A single-family home occupies the northwestern portion of the property. The central portion of the site is comprised of open lawn with scattered mature trees. An in-ground swimming pool, gazebo, and two sheds occupy the southeastern portion of the property. The southerly most portion of the site is forested. Wetland Resource Areas associated with the site include Bordering Vegetated Wetland (BVW).

The Applicant proposes to remove the existing in-ground swimming pool and construct a 1,500 square-foot garage (15'x 30') with a 240 square-foot attached porch (12'x 20') in its place. A concrete slab and knee wall will support the garage. Standard concrete footings will support the porch.

- Closest distance to BVW: 77.2 ft.
- Total proposed 100' BZ disturbance: 850 s.f.
- Total 0 – 25' BZ disturbance: 0
- Total 25' - 50' BZ disturbance: 0 s.f.

Functions & Characteristics Statement

Function & Characteristic	
1. Public Water Supplies: Distance from proposed project to nearest public well.	Approx. 6,152' W of the Camp Haiastan well (www.massgis.ma.state.us).
2. Private Water Supplies: Distance to nearest private wells.	No data.
3. Groundwater: Depth to groundwater as well as impacts associated with construction (i.e. digging & blasting) and operations (water use, use of toxic or hazardous materials and storm water management).	Depth to groundwater is 0 - 6.0" (USDA SCS, 1989).
4. Flood Control: Work within floodplain must address compensatory storage.	Based on the <i>Federal Emergency Management Agency Flood Insurance Rate Map</i> for the Town of Franklin, Massachusetts, (Map No. 25021C0316F), the site is located within Zone X (non-shaded), <i>Areas determined to be outside the 0.2% annual chance floodplain.</i>
5. Erosion & Sedimentation Control: This item must be addressed for both the construction and post construction conditions at the property.	Erosion controls will be installed prior to the start of construction activities. Erosion controls will be properly maintained and will remain in place until

	all disturbed soils have been stabilized and re-vegetated. Erosion and controls will be inspected daily and especially after significant rain events. Erosion control inspectors will keep a log of all inspections and maintenance and will provide copies of those logs to Conservation staff and Commissioners upon their request.
6. Storm Damage Prevention: Address whether the project will have an adverse effect on the way that the wetland or floodplain will be able to minimize water and wind related impacts during large scale storm events.	No direct impacts to wetland or flood plain. See #4 above.
7. Water Quality: This item must be addressed for both the construction and post construction conditions. This item will address the quality of the surface waters associated with the resource area being impacted by the project.	See #4 & #5 above.
8. Water Pollution Control: This item must be addressed for both the construction and post construction conditions at the property.	See #4, #5 & #7 above.
9. Fisheries: Reserved for work taking place adjacent to ponds and perennial streams. This response must address both the construction and post construction conditions at the property.	Not applicable.
10. Shellfish: Not applicable in Franklin	Not applicable
11. Wildlife Habitat: This item must be addressed for both the construction and post construction conditions at the property.	According to the <i>Massachusetts Natural Heritage and Endangered Species Program</i> habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species. Proposed garage location is currently comprised of manicured lawn.
12. Rare Species Habitat (including rare plant species): This item must be addressed for both the construction and post construction conditions at the property.	See Item #11 above.
13. Agriculture: This item must be addressed for both the construction and post construction conditions at the property.	Not applicable
14. Aquaculture: To date there are no aquaculture operations in Franklin.	Not applicable.
15. Recreation: This item must be addressed for both the construction and post construction conditions at the property and include both passive and active recreation.	Not applicable.

Erosion & Sedimentation Control Plan

Erosion and sedimentation controls consisting of a silt sock or similar will be installed prior to the start of construction activities. Erosion and sedimentation controls will be properly maintained and will remain in place until all disturbed soils have been stabilized and re-vegetated. Erosion and sedimentation controls will be inspected at regular intervals. The site will be kept clean throughout the construction process. All debris, trash, etc will be picked up and properly stored or disposed of before the end of each day. Erosion control inspectors will keep a log of all inspections and maintenance and will provide copies of those logs to Conservation staff and Commissioners upon their request.

Erosion Control Inspectors

Russell Waldron (AES)
508-740-0438

Construction Sequence & Schedule

1. Record the Order of Conditions at the Registry of Deeds and provide proof of the recording to the Commission prior to the start of clean-up activities.
2. Prominently display the DEP File Number at the site.
3. Install the erosion controls.
4. The erosion controls will be inspected prior to the start of construction activities. The inspector will supply the Conservation Department with a letter stating that the erosion controls are installed according to the plan and that the erosion controls will be maintained until a Certificate of Compliance is issued.
5. Remove the existing pool and fill the remaining hole.
6. Prep the garage location for pouring the concrete slab.
7. Construct garage and porch.
8. Soil test for infiltrator unit.
9. Install infiltrator unit.
10. Re-seed disturbed lawn areas.

Site Evaluation and Wetland Delineation Report

Table of Contents

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General Site Description	1.
Soils	1.
Wetland Delineation Methodology	2.
Wetland Resource Description	2.
Bordering Vegetated Wetland (BVW)	2.
FEMA Floodplain Designation	2.
NHESP Estimated & Priority Habitat	2.
Area of Critical Environmental Concern (ACEC)	2.
Water Supply Protection Areas	3.
Outstanding Resource Water (ORW)	3.
Buffer Zone	3.
References	5.
Appendix A: MA DEP BVW Determination Forms	6.
Appendix B: U.S.G.S. Topo Map, FEMA Map	7.

**Site Evaluation and Wetland Delineation
670 King Street
Franklin, Massachusetts**

Introduction

A site evaluation was conducted at the above referenced property on October 1, 2025. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), the implementing *Regulations* (310 CMR 10.00), and the Town of Franklin *Wetlands Protection Bylaw* (Chapter 181) and *Conservation Rules and Regulations* were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) was delineated in the field with red tape. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation Report*. The following narrative provides a general site description, resource area delineation methodology, and wetland resource descriptions.

General Site Description

The subject property encompasses residential lot located southerly of King Street in Franklin, Massachusetts. Topography of the site is generally flat. A single-family home occupies the northeastern portion of the property. The central portion of the site is comprised of open lawn with scattered mature trees. An in-ground swimming pool is in the southeastern portion of the property. The remainder of the site is forested. Residential development abuts the site to the east, west, and south.

Forested Upland Description

A moderately dense canopy of Red Maple (*Acer rubrum*), Norway Maple (*Acer platanoides*), Black Cherry (*Prunus serotina*), and Black Gum (*Nyssa sylvatica*) dominates vegetation within the forested uplands. The woody understory is comprised of saplings from the canopy, Oriental Bittersweet (*Celastrus orbiculatus*), Morrow's Honeysuckle (*Lonicera morowii*), and Fox Grape (*Vitis labrusca*). Ground cover species include seedlings from the understory, Pennsylvania Sedge (*Carex pensylvanica*), and Dewberry sp. (*Rubus* spp.).

Soils

Soils underlying the site consist of moderately well drained, Woodbridge (WrB, 310B), fine sandy loam, 3% to 8% slopes and poorly drained, extremely stony Ridgebury (RgB, 71B) fine sandy loam, 3% to 8% slopes (USDA SCS 1989, Map #36, www.nesoil.com).

Wetland Delineation Methodology

The extent of vegetated wetland was determined through observations of the existing plant communities while verifying wetland hydrology through interpretation of soil characteristics and other indications of surface hydrology. Soils were analyzed for texture and color to determine soil morphology in accordance with the most up to date standards. Evidence of surface hydrology was determined through visual inspection of existing site conditions including typical indicators such as water marks, drift-lines, water-stained leaves, sediment deposits, and drainage patterns.

Wetland Resource Description

Wetland resources located on the site include Bordering Vegetated Wetland (BVW) Seasonally saturated Forested Swamp is located within or adjacent to the southern portion of the site. Topography within the BVW is generally flat. A moderately dense canopy of Red Maple, Black Gum, and Slippery Elm (*Ulmus rubra*) dominates vegetation within the wetland. The woody understory is comprised of saplings from the canopy, Southern Arrowwood (*Viburnum dentatum*), Winterberry (*Ilex verticillata*), and Glossy Buckthorn (*Frangula alnus*). Ground cover species include seedlings from the canopy and understory, Jewelweed (*Impatiens capensis*), Jack-in-the-Pulpit (*Arisaema triphyllum*), New York Fern (*Thelypteris noveboracensis*), and Sensitive Fern (*Onoclea sensibilis*).

The upland/wetland boundary to BVW is delineated in the field with AES flagging stations #1 through #1 through #8.

FEMA Floodplain Designation

Based on the *Federal Emergency Management Agency Flood Insurance Rate Map* for the Town of Franklin, Massachusetts, (Map No. 25021C0316F), the site is located within Zone X (non-shaded), *Areas determined to be outside the 0.2% annual chance.*

NHESP Estimated & Priority Habitat

According to the *Massachusetts Natural Heritage and Endangered Species Program* habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species.

Area of Critical Environmental Concern (ACEC)

According to the Massachusetts Geographic Information Systems *Area of Critical Environmental Concern Map*, the site is not located within an ACEC.

Water Supply Protection Areas

According to the Massachusetts Geographic Information Systems *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge or an Interim Wellhead Protection Area (IWPA).

Outstanding Resource Water (ORW)

According to the Massachusetts Geographic Information Systems *Outstanding Resource Waters Map*, the site is not located within a contributing watershed to an ORW.

Buffer Zone

Buffer Zone, as defined at 310 CMR 10.04, means:

The area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

Under Section XVI of the Town of Franklin *Conservation Rules and Regulations*, Buffer Zone Protections:

Currently as established by precedent, the Franklin Conservation Commission (Commission) has instituted a 25-Foot no disturb buffer zone from the defined/delineated resource area.

Under Section XVI A: 0 to 25-Foot Buffer Zone Resource Area:

- 1. An applicant shall demonstrate that no work/disturbance including grading activities is proposed within the 25-foot buffer zone resource area.*

Under Section XVI B: 25 to 50-Foot Buffer Zone Resource Area:

- 1. Any applicant proposing a project within the 25 to 50-foot buffer zone resource area shall indicate that there are no structures including, but not limited to, concrete, stone, or other impervious foundations and/or slabs for construction purposes that for all intents and purposes would significantly increase runoff. Alteration within the 25 to 50-foot buffer zone resource area is limited to grading, tree clearing, storm water management components, lawns, gardens, and other low impact uses as determined by the Commission or as otherwise approved by the Commission by the variance procedures set forth under Section XVII of these regulations.*

2. *Areas disturbed prior to June 29, 2006: When there is a pre-existing disturbance (disturbed as part of a previously record Certificate of Compliance or was disturbed prior to the enactment of the Wetlands Protection Act and the Franklin Wetlands Protection Bylaw), and the work proposed is entirely within the previously disturbed area, the applicant may propose impervious surfaces such as pools, buildings, porches, and sheds within the 25 to 50-foot buffer zone resource area. The Commission shall evaluate the proposed uses based upon the demonstration by the applicant that the functions and characteristics of the resource area will not be adversely affected.*

Under Section XVI C: 50 to 100-Foot Buffer Zone Resource Area:

Alterations including structures are allowed in the 50-100-foot buffer zone resource area. The Commission may require additional mitigation offsets when the slope within the buffer zone is steeper than 10%. Additionally, mitigation offsets may be required by the Commission when the applicant proposes that more than 30% of the 50-100-foot buffer zone resource area is proposed to be impervious surface. Mitigation offsets may include, but is not limited to, plantings, conversion of impervious to pervious surfaces, and other practices consistent with the Town of Franklin Best Development Practice Handbook.

The southern portion of the property is contained within the regulatory Buffer Zones.

References

Federal Emergency Management Agency, FEMA Map Service Center, www.fema.gov.

Massachusetts Geographic Information Systems, www.massgis.ma.state.us.

Natural Resources Conservation Service, www.nesoil.com, websoilsurvey.nrcs.usda.gov.

United States Department of Agriculture, Soil Conservation Service, 1989. *Soil Survey of Norfolk and Suffolk Counties, Massachusetts*.

Appendix A

**MA DEP Vegetated Wetland
Determination Field Data Forms**

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 670 King Street City/Town: Franklin Sampling Date: 10/1/2025
 Applicant/Owner: _____ Sampling Point or Zone: DP1 UPL
 Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.06166667/71.40638889
 Soil Map Unit Name: Woodbridge (310B), MWD, fsl, 3% - 8% slopes NWI or DEP Classification: _____
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation No , Soil No , or Hydrology No significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <u>X</u> No _____	Is the Sampled Area Yes _____ No <u>X</u> within a Wetland?
Hydric Soils criterion met?	Yes _____ No <u>X</u>	
Wetlands hydrology present?	Yes _____ No <u>X</u>	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #5</u>		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No <u>X</u>	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☐ Saturated soil ☐ Water marks ☐ Moss trim lines ☐ Presence of reduced iron ☐ Woody plants with adventitious roots ☐ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☐ 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 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
2.Black Gum	<i>Nyssa sylvatica</i>	FAC	63.0	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			126.0 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Morrow's Honeysuckle	<i>Lonicera morrowii</i>	NI	38.0	yes	no
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			38.0 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Sensitive Fern	<i>Onoclea sensibilis</i>	FACW	63.0	yes	yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			_____ = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Fox Grape	<i>Vitis labrusca</i>	FACU	20.5	yes	no
2.					
3.					
4.					
<u>20.5</u> = Total Cover					

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes _____ No <u>X</u> _____
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 <u>X</u> No _____
	5	3		
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 <u>X</u> 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 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0 - 12	2.5Y 3/2	100					sl	
12 - 18+	10YR 5/6	100					sl	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)	Indicators for Problematic Hydric Soils
☐ Histosol (A1) ☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2) ☐ Stripped Matrix (S6)	☐ 5 cm Mucky Peat or Peat (S3)
☐ Black Histic (A3) ☐ Polyvalue Below Surface (S8)	☐ Dark Surface (S7)
☐ Hydrogen Sulfide (A4) ☐ Thin Dark Surface (S9)	☐ Polyvalue Below Surface (S8)
☐ Stratified Layers (A5) ☐ Loamy Mucky Mineral (F1)	☐ Thin Dark Surface (S9)
☐ Depleted Below Dark Surface (A11) ☐ Loamy Gleyed Matrix (F2)	☐ Iron-Manganese Masses (F12)
☐ Thick Dark Surface (A12) ☐ Depleted Matrix (F3)	☐ Mesic Spodic (A17)
☐ Sandy Mucky Mineral (S1) ☐ Redox Dark Surface (F7)	☐ Red Parent Material (F21)
☐ Sandy Gleyed Matrix (S4) ☐ Depleted Dark Surface (F8)	☐ Very Shallow Dark Surface (TF12)
☐ Dark Surface (S7)	☐ Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks:

Hydric Soils criterion met? Yes _____ No X

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 670 King Street City/Town: Franklin Sampling Date: 10/1/2025
 Applicant/Owner: _____ Sampling Point or Zone: DP2 WET
 Investigator(s): Russell E. Waldron (AES) Latitude / Longitude: 42.06166667/71.40638889
 Soil Map Unit Name: Ridgebury (RgB, 71B), MWD, fsl, 3% - 8% slopes NWI or DEP Classification: PFO1/E
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks)
 Are Vegetation ☐ No ☐ , Soil ☐ No ☐ , or Hydrology ☐ No ☐ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation ☐ No ☐ , Soil ☐ No ☐ , or Hydrology ☐ No ☐ 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.: AES WL flag #5			

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
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☒ Saturated soil ☐ Water marks ☐ Moss trim lines ☒ Presence of reduced iron ☐ Woody plants with adventitious roots ☒ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☒ 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 feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
2. Black Gum	<i>Nyssa sylvatica</i>	FAC	20.5	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
83.5 = Total Cover					
<u>Shrub/Sapling Stratum</u> Plot size <u>15 feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Southern Arrowwood	<i>Viburnum dentatum</i>	FAC	38.0	yes	yes
2. Winterberry	<i>Ilex verticillata</i>	FACW+	63.0	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
101.0 = Total Cover					
<u>Herb Stratum</u> Plot size <u>5 feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Jewelweed	<i>Impatiens capensis</i>	FACW	38.0	yes	yes
2. Grass sp.	<i>Family Poaceae sp.</i>	NA	38.0	yes	no
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
76.0 = Total Cover					

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1. Fox Grape	<i>Vitis labrusca</i>	FACU	20.5	yes	no
2.					
3.					
4.					
<u>20.5</u> = 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 ☐
	6	5		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0
	FACW species		X 2	= 0
	FAC species		X 3	= 0
	FACU species		X 4	= 0
	UPL species		X 5	= 0
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = 0		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 %

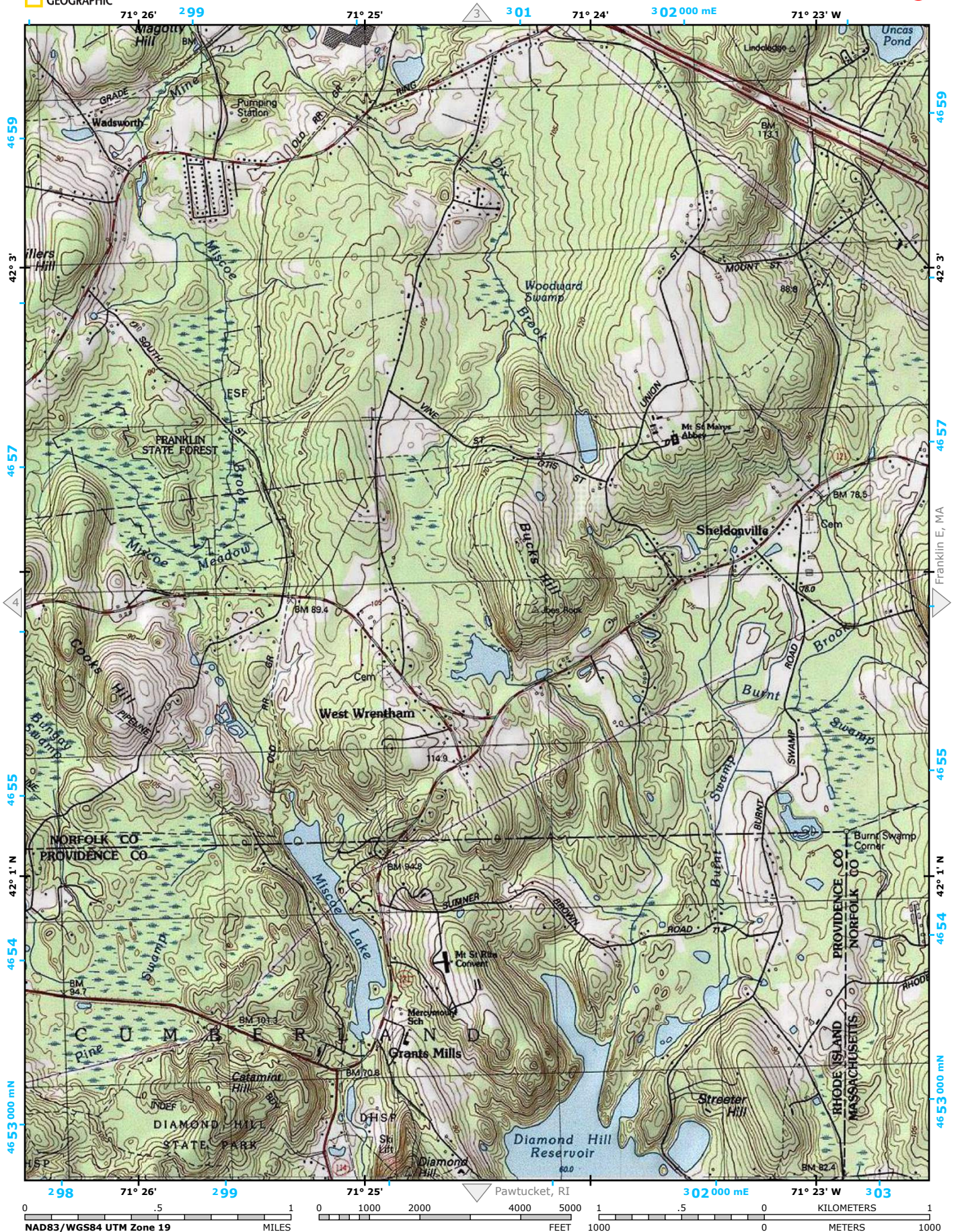
¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks:

Hydric Soils criterion met? Yes ☒ No ☐

Appendix B
U.S.G.S. Topographic Map
FEMA Map



National Flood Hazard Layer FIRMette



71°24'41"W 42°3'55"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

71°24'41"W 42°3'29"N

Basemap Imagery Source: USGS National Map 2023

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
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		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 **9/24/2025 at 1:21 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.