

# Notice of Intent

Filing Under the Massachusetts Wetlands Protection Act  
M.G.L. Chapter 131, Section 40  
&  
the Town of Franklin Wetlands Protection Bylaw

## Lewis Street

Franklin, Massachusetts



**Prepared for:**

Lewis Street Realty LLC  
P.O. Box 411  
Franklin, MA 02038

**Prepared by:**

Land Planning, Inc.  
214 Worcester Street  
North Grafton, MA 01536

**Date: January 8, 2026**



Land  
Planning  
Inc.

# PROJECT NARRATIVE

## 1.0 Project Description

Lewis Street Realty LLC (hereafter "Applicant") proposed to develop the residential lot located on Lewis Street in Franklin, as depicted on the plan of record filed with the Norfolk County Registry of Deeds, Plan Book 52, Plan No. 2488. The project area corresponds to Lots 40 and 41 on the referenced plan (the "Site"). See *Section 7.0 Attachment A*.

The Site is 10,000 ft<sup>2</sup> and is located along the westerly side of Lewis Street, beyond the end of the paved travel way. The majority of the wooded residential lot is within the 100-ft buffer zone from the adjacent Bordering Vegetated Wetland ("BVW"), which is located off Site.

The Applicant proposes to improve the access to the property, per DPW specifications, and construct a 980 ft<sup>2</sup> single-family dwelling (the "Project"). Additional land disturbing activities incidental to construction include (but not limited to): sanitary sewer, water, gas, E.T.C. connections and the construction of a sub-surface infiltration system. No land disturbing activities are proposed within a resource area or the 25' No Disturbance Zone. The land disturbing activities associated with the Project are as follows:

**Table 1- Project Alteration Summary**

| <u>Land Disturbing Activity</u> | <u>Alteration (ft<sup>2</sup>)</u> |
|---------------------------------|------------------------------------|
| Access improvements             | 1,340                              |
| Residential lot development     | 5,975                              |
| Total:                          | 7,315                              |

This Notice of Intent ("NOI") is being filed with the Town of Franklin Conservation Commission pursuant to the Massachusetts Wetlands Protection Act ("WPA") M.G.L.C. 131, § 40 and its implementing regulations (310 CMR 10.00) and the Franklin Wetlands Protection Bylaw (*Chapter 181*), for the proposed construction activities that will take place within the 100-ft buffer zone to a BVW.

## **2.0 Functions & Characteristics**

The following section provides a description of the Project impacts on the functions and values provided by the resource area adjacent to the Site. Proposed impacts on the wetland buffer zone associated with construction and post-construction activities are discussed in *Section 5.0*.

### **2.1 Public Water Supplies**

The nearest public water supply is located roughly 1,000 feet east of the Project. Zone II area are critical to protect the groundwater recharge that contributes to public water supply wells. The entire Project lies within the Zone II. Groundwater recharge will be maintained by infiltrating the volume of runoff generated from the Site's total impervious surface area.

### **2.2 Private Water Supplies**

The Franklin Water Department services the area with potable water; therefore, there are no private water supplies adjacent to the Project.

### **2.3 Groundwater**

The Project will mitigate the reduction of groundwater recharge, as a result of the proposed impervious surface area, by providing a subsurface infiltration system. The infiltration system has been sized to infiltrate 1-inch of runoff from the Site's impervious surface.

Add comment regarding soil tests

### **2.4 Flood Control**

The Project is not located within the limits of the 100-year flood zone as shown on the FIRM map #25021C0309F dated 7/8/2025 (Section 7.0 Attachment B)

### **2.5 Erosion & Sediment Control (ESC)**

Erosion & Sedimentation is managed for the Project by composed sock. See Design Site Plan for installation location. Additional Erosion & Sediment Control measures are documented in *Section 4.0*.

### **2.6 Storm Damage Prevention**

The Project incorporates reduced impervious area and limited woodland clearing, along with a subsurface infiltration system, to mitigate potential impacts from storm events

### **2.7 Water Quality**

In accordance with Chapter 153 § 16 B. (1) (a); the volume of runoff generated from 1-inch of runoff from the total impervious surface of the Site has been retained. The subsurface retention of stormwater runoff is presumed to treat the water quality volume and has achieved 90% TSS and 60% TP removal.

### **2.8 Water Pollution Control**

Water Pollution Control for the Project is addressed for the Site according



## **2.9 Fisheries**

No fishery habitats are located in the vicinity of the Site. The proposed subsurface infiltration system will provide groundwater recharge and water quality mitigation, ensuring that downgradient fisheries connected to Uncas Brook and its tributaries are not affected

## **2.10 Shellfish**

This item is not applicable in Franklin.

## **2.11 Wildlife Habitat**

The Project does not propose the construction of any physical barrier restricting the migration of wildlife and limits woodland clearing to the maximum extent practicable.

## **2.12 Rare Species Habitat**

There are no Massachusetts Natural Heritage and Endangers Species habitats designated within the Site or vicinity per Natural Heritage Atlas 15<sup>th</sup> Edition dated August 1, 2021. The nearest habitat is located 1-mile east of the Project.

## **2.13 Agriculture**

There are no current or proposed agricultural uses present on the Site.

## **2.14 Recreation**

The Site is a privately owned parcel of land and there are no permitted active or passive recreational activities at the Site.

# **3.0 Vernal Pool Statement**

There are no mapped potential or Natural Heritage Certified vernal pools adjacent or within the Project area. The nearest potential and certified vernal pools are greater than 500 ft and 4,500 ft respectively.

# **4.0 Riverfront Statement**

The Project is not located within the vicinity of a perennial river. There are no Riverfront Area alterations associated with the Project.

## **4.1 Alternative Analysis Statement**

The Project does not propose alterations within a riverfront area, propose septic components within the buffer zone, or propose 5,000 ft<sup>2</sup> of wetland fill. An alternative Analysis is not applicable to the Project.

## 5.0 Mitigation

### 5.1 Mitigation Narrative

The Project will involve activities within jurisdictional buffer zones protected under the Wetland Protection Act (WPA) and the Franklin Wetlands Protection Bylaw. Due to the Site's proximity to the existing wetland resource area, development of the Site will result in unavoidable permanent alterations of the buffer zone necessary for construction activities.

The existing paved traveled way terminates prior to reaching the existing lot frontage; therefore, it is necessary to extend the paved travel to develop the lot. The traveled way shall be extended 35-ft and constructed per DPW specifications (i.e. driveway rounding's, widths, cross-section, etc.). The improved traveled way consists of 84% impact to the 50–100 ft buffer zone and 16% to the 25-50 ft buffer zone. The end of the pavement is 40-ft from the adjacent resource area.

The 10,000 ft<sup>2</sup> Site consist of 9,049 ft<sup>2</sup> (90%) of upland area within the jurisdictional buffer zone. Land disturbance was limited to the greatest extent feasible in order to maintain the integrity of the buffer zone.

### 5.2 Mitigation – Buffer Zone Impacts

The following section will document buffer zone impacts and the methods utilized to mitigate negative impacts to the resource area.

#### a. **Wetland Buffer Zone Impact**

The Site development proposes 5,820 ft<sup>2</sup> of land disturbing activities within jurisdictional buffer zones. The table below summarizes the buffer zone impacts.

**Table 2- Residential Lot Development**

| Buffer Zone<br>(ft) | Total Existing Area<br>(ft <sup>2</sup> ) | Impact-Disturbed Area*<br>(ft <sup>2</sup> ) | Buffer Zone Impact<br>(%) |
|---------------------|-------------------------------------------|----------------------------------------------|---------------------------|
| 0-25                | 1,000                                     | 0                                            | 0                         |
| 25-50               | 1,996                                     | 1,559                                        | 17                        |
| 50-100              | 6,053                                     | 4,261                                        | 47                        |
| Total               | 9,049                                     | 5,820                                        | 64                        |

#### b. **Proposed Wetland Buffer Zone Mitigation**

The proposed development of the residential lot provides buffer zone impact mitigation by providing groundwater recharge, water quality treatment, and woodland clearing minimization. By minimizing tree clearing to the maximum extent practicable; the constructed Site will retain 36% natural/undisturbed buffer zone.

## 6.0 Stormwater Management Narrative

The Project does not meet the applicability threshold requirements of the Massachusetts Stormwater Management Handbook and the Town of Franklin Stormwater Management Bylaw (*Chapter 153*). The Project is an exempt activity; therefore, stormwater management is not applicable.

### 6.1 Drainage Calculations

Subsurface infiltration is utilized to mitigate buffer zone impacts for the Site. The system has been sized to retain 1-inch of runoff from the Site impervious surface. The infiltration system consist of six (6) Stormtech SC-160LP chambers embedded in stone. The surrounding stone shall be 12-inches around the side with 8-inches of stone below the chamber invert and 8- inches of stone above. The total volume provided ( $Pro_{volume}$ ) of the system is 160 ft<sup>3</sup>. The following calculations demonstrate compliance.

$$Req_{volume} = A_{new\ impervious} * D$$

$$A_{new\ impervious} = 1,878\ ft^2$$

$$Depth\ (D) = 1.0\ in$$

$$Req_{volume} = 157\ ft^3 < 160\ ft^3 = Pro_{volume}$$

## **7.0 Erosion & Sediment Control Plan**

The following section demonstrates the methods utilized to control erosion and sedimentation during and following construction.

The Site Owner and/or Project Manager are assigned as ESC Coordinator(s)(the "Parties Responsible") for the operation, maintenance and reporting of the ESC Plan. The Parties Responsible shall notify the Conservation Commission or its Agent of any changes to the ESC Plan.

### **7.1 Contact Information/ Responsible Parties**

#### *Property Owner*

|                 |                         |               |    |             |       |
|-----------------|-------------------------|---------------|----|-------------|-------|
| <b>Name:</b>    |                         |               |    |             |       |
| <b>Company:</b> | Lewis Street Realty LLC |               |    |             |       |
| <b>Address:</b> | P.O. Box 411            |               |    |             |       |
| <b>City</b>     | Franklin                | <b>State:</b> | MA | <b>Zip:</b> | 02038 |
| <b>Phone:</b>   | -                       |               |    |             |       |
| <b>Email:</b>   | -                       |               |    |             |       |

#### *Project Manager or Site Supervisor*

|                 |                         |               |    |             |       |
|-----------------|-------------------------|---------------|----|-------------|-------|
| <b>Name:</b>    |                         |               |    |             |       |
| <b>Company:</b> | Lewis Street Realty LLC |               |    |             |       |
| <b>Address:</b> | P.O. Box 411            |               |    |             |       |
| <b>City</b>     | Franklin                | <b>State:</b> | MA | <b>Zip:</b> | 02038 |
| <b>Phone:</b>   | -                       |               |    |             |       |
| <b>Email:</b>   | -                       |               |    |             |       |

### **7.2 Construction Period ESC**

ESC measures shall be installed as shown on the Design Plans. The ESC shall be installed/ constructed prior to the commencement of construction activities. The measures utilized to minimized sedimentation and erosion shall be maintained and repaired throughout the duration of construction activities until all disturbed areas are stabilized. Additional ESC shall be stored on-site to repair failed or damaged ESC as necessary. Inspection of the ESC shall be conducted weekly and after any significant rain event. ESC measures shall not be removed without the prior authorization of the Conservation Commission or its Agent.

#### **a. Compost Sock**

Compost socks or filter mitts shall be placed with the ends of adjacent socks tightly abutting one another. The socks shall be securely anchored by driving stakes through each sock. The socks will be comprised of burlap covered barriers filled with biodegradable compost material.

### **7.3 Forms & Logs**

The following forms & logs to follow:

1. Initial Inspection of Erosion and Sediment Control
2. Erosion and Sediment Control Inspection Report Form
3. Quality Assurance Field Review – Erosion & Sediment Control
4. Final Inspection of Erosion & Sediment Control



# Initial Inspection of Erosion and Sediment Control

DEP File Number: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor/Representative: \_\_\_\_\_

ESC Coordinator: \_\_\_\_\_

## Project Overview

How Many Acres Total Does the Project Disturb? \_\_\_\_\_

Project Start Date: \_\_\_\_\_

Project End Date: \_\_\_\_\_

Is multi-phase project: ☐ Yes

☐ No, not applicable

Phase I Start Date: \_\_\_\_\_

Phase II Start Date: \_\_\_\_\_

Phase III Start Date: \_\_\_\_\_

Phase IV Start Date: \_\_\_\_\_

## Paperwork\*

Does the project have an Order of Conditions (OOC)?

☐ Yes

☐ No

☐ N/A

Is the ESC Plan on-site?

☐ Yes

☐ No

☐ N/A

## Site Preparation\*

Has the temporary construction entrance been installed?

☐ Yes

☐ No

☐ N/A

Are vehicles using it?

☐ Yes

☐ No

☐ N/A

Is there a marked concrete wash-out area?

☐ Yes

☐ No

☐ N/A

Are concrete trucks using it?

☐ Yes

☐ No

☐ N/A

Is the site largely free of construction trash\*\*?

☐ Yes

☐ No

☐ N/A

Have perimeter sediment controls been installed?

☐ Yes

☐ No

☐ N/A

Have pre-construction controls been installed per the plan?

☐ Yes

☐ No

☐ N/A

Have the construction limits been indicated\*\*\*?

☐ Yes

☐ No

☐ N/A

\* Must be "Yes" or "N/A" in order for inspection to be "satisfactory"

\*\* Construction "trash" includes cups, lunch waste, material packaging and the like generated as a direct result of construction and construction related activities.

\*\*\* Construction limit indication includes recognizable marking and/or barrier (i.e. perimeter fencing, staked limits, signage, physical barriers, etc.)

Note: The local Conservation Commission must inspect and approve of the initial erosion and sediment controls, as installed, prior to the start of construction.

214 Worcester Street, North Grafton, MA 01536

Phone: 508-839-9526

www.landplanninginc.com

# Quality Assurance Field Review – Erosion & Sediment Control

DEP File Number: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor/Representative: \_\_\_\_\_

ESC Coordinator: \_\_\_\_\_

A. Project Status: (brief description of the current phase of construction; major items of work in progress; and general observations of effectiveness and maintenance of site controls, and stormwater discharge at outfalls).

B. Deficiencies Noted (List any specific deficiencies found during the review).

C. Have weekly and rainfall-required inspections been conducted since the last compliance evaluation?  
Were noted deficiencies corrected within 7 days?

Notice to Contractor: All deficiencies must be corrected within 7 days unless otherwise noted. A record of corrected deficiencies must be maintained.

# Erosion and Sediment Control Inspection Report Form

| <b>Project Name and Location</b>                                                                                                        |          |                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------|
| Weather:                                                                                                                                |          | <b>Pollution Control Measures (BMP) Checklist:</b>                                     |
| Rain in last 24 hr (inches):                                                                                                            |          | <input type="checkbox"/> Inlet Barrier (i.e.: filter bags)                             |
| Owner / Permittee:                                                                                                                      |          | <input type="checkbox"/> Sediment Barriers<br>(i.e.: wattles/silt fence, compost sock) |
| <b>A. Current Construction / Active Areas:</b>                                                                                          |          | <input type="checkbox"/> Erosion Blankets, Hydro mulch / Seed                          |
|                                                                                                                                         |          | <input type="checkbox"/> Stabilized Construction Entrance                              |
|                                                                                                                                         |          | <input type="checkbox"/> Diversion Berms                                               |
|                                                                                                                                         |          | <input type="checkbox"/> Seed / Sod Areas                                              |
|                                                                                                                                         |          | <input type="checkbox"/> Sediment Basins & Discharge                                   |
|                                                                                                                                         |          | <input type="checkbox"/> Borrow Areas                                                  |
|                                                                                                                                         |          | <input type="checkbox"/> General Site Condition (trash, etc)                           |
| <b>B. Problem Areas / Special Observations (Note problem areas ONLY below):</b>                                                         |          |                                                                                        |
| ESC                                                                                                                                     | Location | Observations, Effectiveness, & Corrective Actions Ordered                              |
|                                                                                                                                         |          |                                                                                        |
|                                                                                                                                         |          |                                                                                        |
|                                                                                                                                         |          |                                                                                        |
|                                                                                                                                         |          |                                                                                        |
| <b>C. Listing of Areas where construction operations have permanently or temporarily stopped; stabilization measures initiated.</b>     |          |                                                                                        |
|                                                                                                                                         |          |                                                                                        |
|                                                                                                                                         |          |                                                                                        |
|                                                                                                                                         |          |                                                                                        |
|                                                                                                                                         |          |                                                                                        |
| <b>D. Have items noted on last inspection been corrected?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No, if "No" explain |          |                                                                                        |

*Note: Inspection comments above indicate deficiencies only. Deficiencies must be corrected within 7 days, unless otherwise noted. All other ESCs on site are considered to be in good working condition*

Inspection Date

ESC Coordinator Signature \_\_\_\_\_

# Final Inspection of Erosion & Sediment Control

DEP File Number: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor/Representative: \_\_\_\_\_

ESC Coordinator: \_\_\_\_\_

## Project Overview

How Many Acres Total Does the Project Disturb? \_\_\_\_\_

Project Start Date: \_\_\_\_\_

Project End Date: \_\_\_\_\_

Is multi-phase project: ☐ Yes

☐ No, not applicable

Phase I Start Date: \_\_\_\_\_

Phase II Start Date: \_\_\_\_\_

Phase III Start Date: \_\_\_\_\_

Phase IV Start Date: \_\_\_\_\_

## Paperwork

Is the ESC Plan on-site?

☐ Yes

☐ No

☐ N/A

## Final Site Preparation\*

Has the concrete wash-out area been cleaned?

☐ Yes

☐ No

☐ N/A

Is the site free of construction trash?

☐ Yes

☐ No

☐ N/A

Have perimeter sediment controls been taken down?

☐ Yes

☐ No

☐ N/A

Have indications of the construction limits been taken down?

☐ Yes

☐ No

☐ N/A

Has all the dirt on the site been covered?

☐ Yes

☐ No

☐ N/A

Have appropriate grasses/sod/trees been planted?

☐ Yes

☐ No

☐ N/A

Have the plants accepted?

☐ Yes

☐ No

☐ N/A

Have gutters and streets been cleaned of soil/trash?

☐ Yes

☐ No

☐ N/A

Have all erosion controls been removed?

☐ Yes

☐ No

☐ N/A

\* Must be "Yes" or "N/A" in order for inspection to be "satisfactory"

\*\* Construction "trash" includes cups, lunch waste, material packaging and the like generated as a direct result of construction and construction related activities.

\*\*\* Construction limit indication includes recognizable marking and/or barrier (i.e. perimeter fencing, staked limits, signage, physical barriers, etc.)



## **7.4 Final Stabilizations**

### **a. Permanent Seeding**

#### **Seedbed Preparation**

In areas where disturbance results in subsoil or fill material being the final grade surface, topsoil will be spread over the finished area at minimum depth of 4 inches.

The seedbed will be free of large clods, rocks, woody debris and other objectionable materials.

Fertilizer and lime will be applied to the seedbed according to the manufacturer's recommendations or soil tests.

The top layer of soil will be loosened to a depth of 3–5 inches by raking, tilling, disking or other suitable means.

### **b. Grass Selection/Application**

Lawns will be stabilized with a mixture of Kentucky Blue Grass and Creeping Red Fescue at an application rate of 100 pounds per acre or 2.3 pounds per 1,000 square feet.

Seed will be applied uniformly by hydroseeding or broadcasting. Where broadcasting is used, the seed will be covered with .25 inch of soil or less.

### **c. Mulching**

Hydro mulch will be applied immediately following seeding at an application rate of 90–100 pounds (2–3 bales) per 1,000 square feet.

## **7.5 Post-Construction ESC**

### **a. Snow Removal**

Snow shall be plied to the furthest extent of the buffer zone.

### **b. Deicing Chemicals**

Application of deicing chemicals shall be done sparingly as needed to ensure the safety of the vehicles and pedestrians. Exterior storage of deicing materials on this property is prohibited.

### **c. Fertilizers, Pesticides, Herbicides**

Organic, slow-release fertilizers should be used within the landscaped areas and maintained lawn areas. Use of pesticides and herbicides is discouraged. Outside storage of fertilizers, pesticides, and herbicides is forbidden.

### **d. Landscape Maintenance**

Leaves, trimmings, and grass clippings shall be properly disposed of. If these materials are to be composted on-site, it shall be done outside of any wetland resource area or to the furthest extent of the buffer zone.

### **e. Street Sweeping**

The driveway shall be swept as necessary with a minimum frequency of twice per year. The first sweeping shall take place in early spring after the snow has melted. The second sweeping should be done in autumn.

## **8.0 Construction Sequence & Schedule**

The following construction sequence and schedule, assuming all required permits are obtained by March 2026 is as follows:

### **March 2026**

#### **Pre-construction activities**

1. Install perimeter erosion and sediment control measures
2. Schedule & conduct an on-site pre-construction meeting with the Conservation Commission or its Agent
3. Install construction entrance

#### **Construction activities**

1. Clear site
2. Strip topsoil and rough grade site
3. Provide temporary sanitary facilities
4. Provide temporary power
5. Establish equipment storage and material stockpile

### **April 2026- September 2026**

1. Excavate, form, and pour foundation
2. Backfill foundation
3. Frame structure
4. Constructing subsurface drainage system
5. Construct all utility connections (as applicable)
6. Prepare Site access and driveway base course
7. Final grade site
8. Install access and driveway top course of pavement
9. Stabilize and seed site
10. Monitor site until final stabilization is reached
11. Prepare As-built Plans
12. Remove perimeter erosion and sediment control measures
13. Close permits

Note: The following sequence of construction is a general description of construction activities. The Site Supervisor shall use proper judgement when determining the final sequence of construction activities.

## 9.0 Attachments

A. Plan Book 52, Plan No. 2488

B. FEMA Flood Plain Map

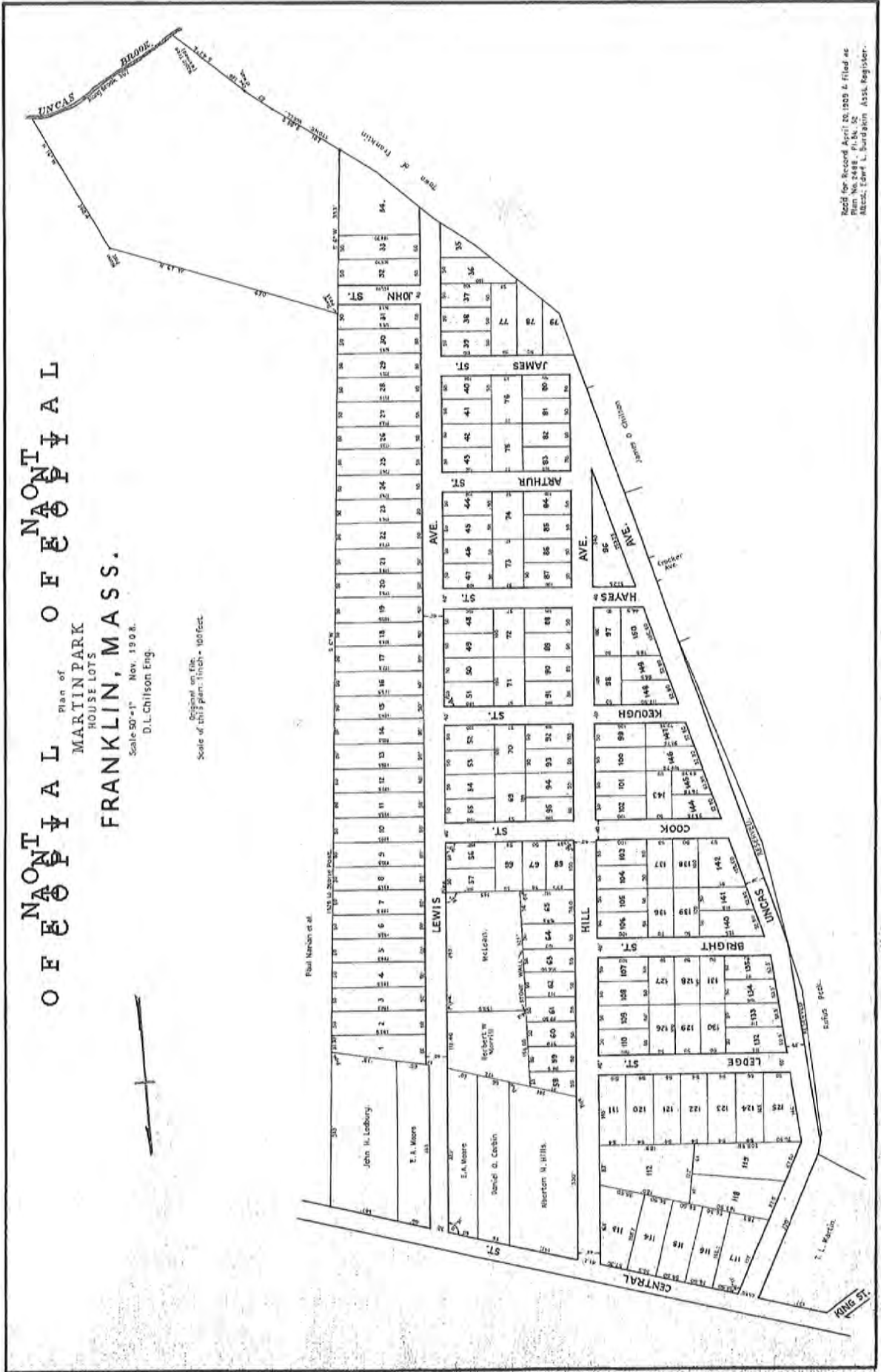
C. USGS Topo Map

D. N.H.E.S.P. Map

# OFFICE OF THE REGISTRAR OF DEEDS AND MORTGAGES PLAN OF MARTIN PARK HOUSE LOTS FRANKLIN, MASS.

Scale 50'-1" Nov. 1908.  
 D.L. Chilson Eng.

Referred on file  
 Scale of this plan, 1 inch = 100 feet



Read for Record April 20 1909 & filed as  
 Map of Martin Park House Lots  
 Mass. Land & Building Assn. Registrar.



# National Flood Hazard Layer FIRMette



71°23'27"W 42°4'47"N

## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, AE, AH, AR
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area 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

NO SCREEN  
Area of Minimal Flood Hazard Zone X  
Effective LOMRS  
Area of Undetermined Flood Hazard Zone

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

**OTHER AREAS**

**GENERAL STRUCTURES**

**Cross Sections with 1% Annual Chance**

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**OTHER FEATURES**

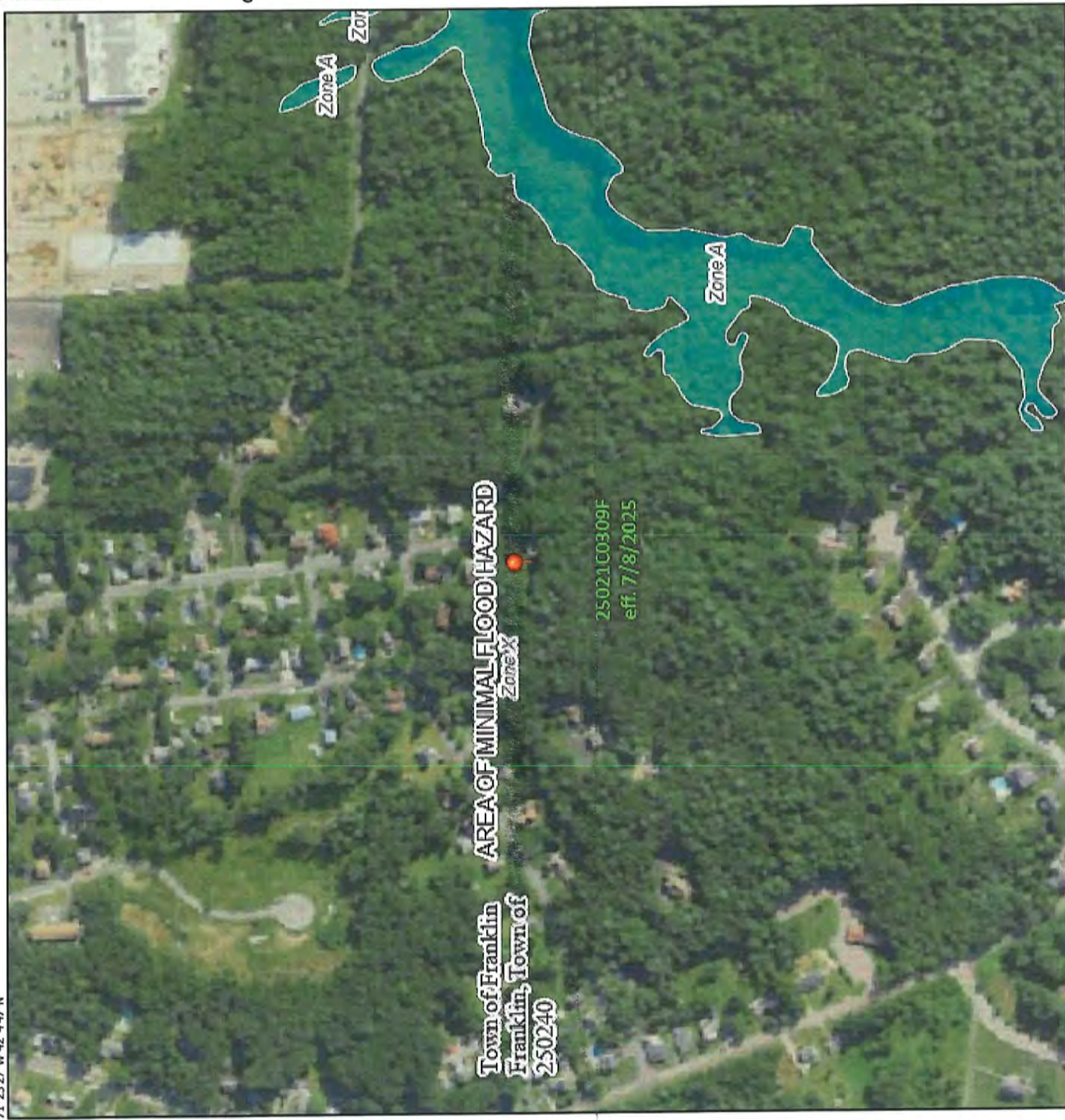
- Digital Data Available
- No Digital Data Available
- Unmapped

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 12/2/2025 at 3:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

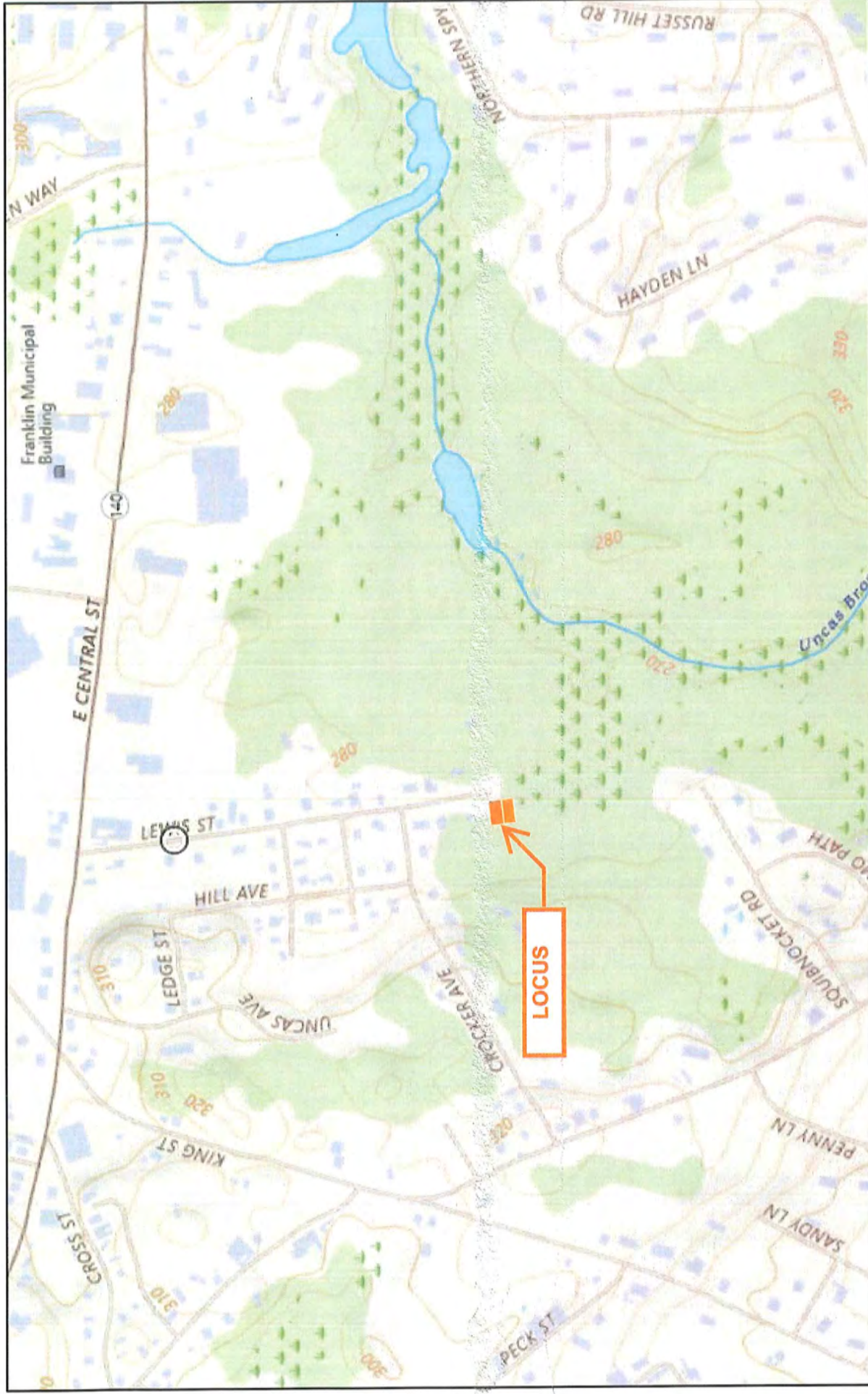


71°22'50"W 42°4'20"N

0 250 500 1,000 1,500 2,000 1:6,000 Feet

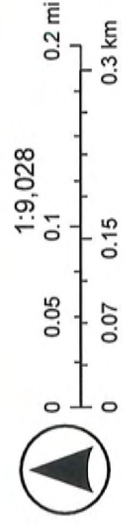


# Lewis Street, Franklin



 LOCUS

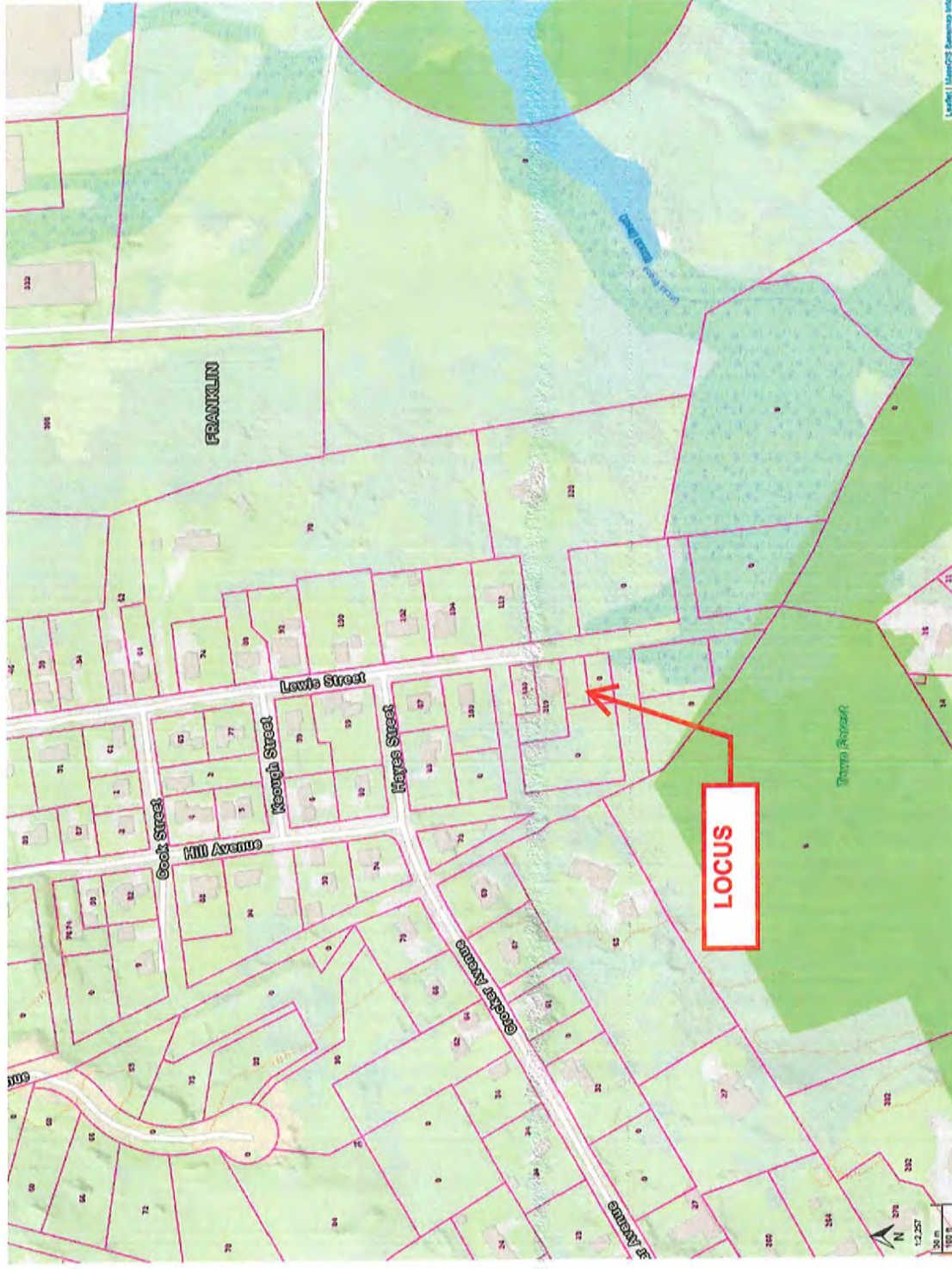
1:9,028



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography



# Lewis Street, Franklin | N.H.E.S.P.



NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Property Tax Parcels

MassMapper





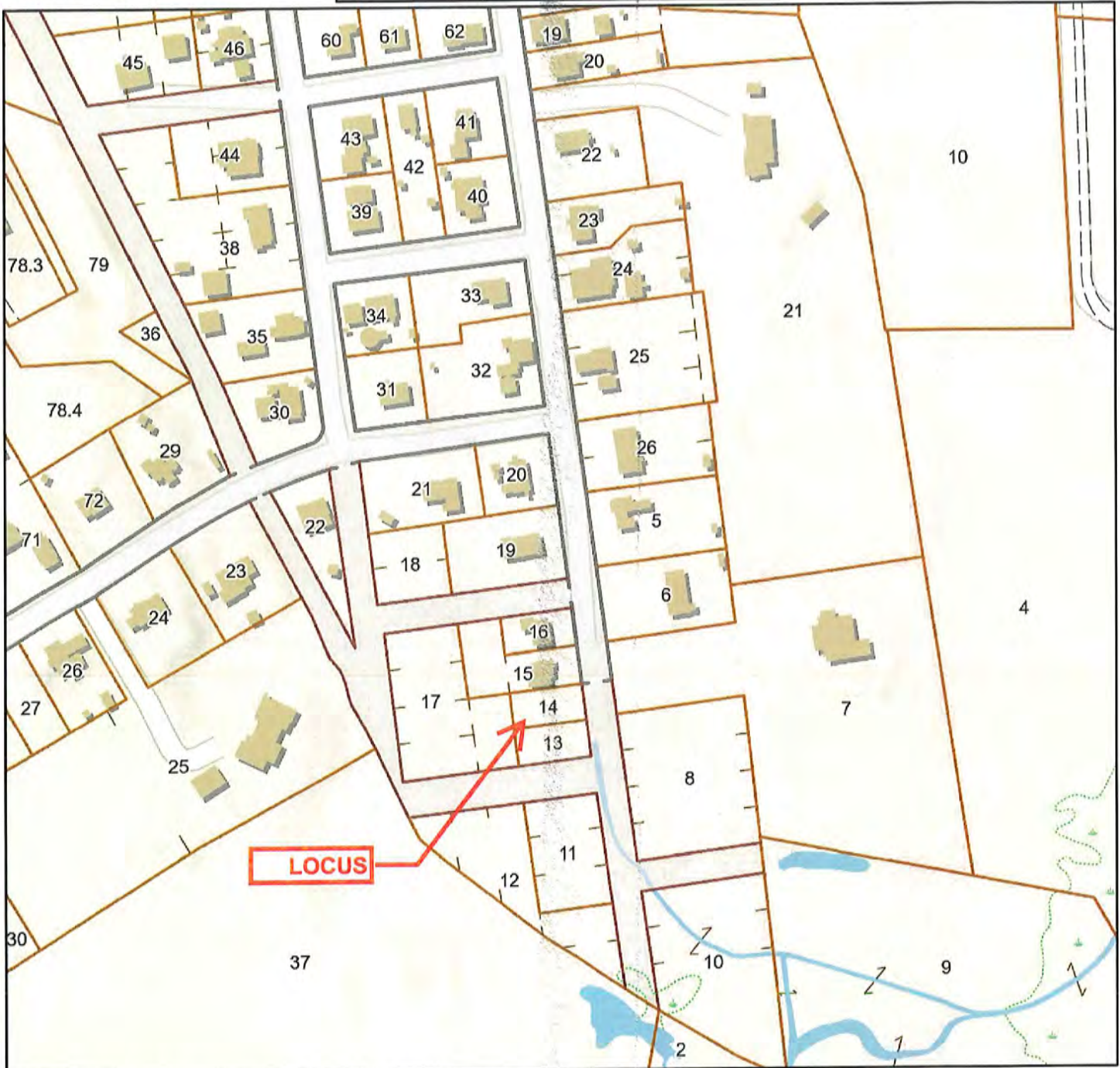
# Town of Franklin, MA

1 inch = 200 Feet



www.cai-tech.com

December 4, 2025



|                         |               |               |
|-------------------------|---------------|---------------|
| TownPoly                | Property TIC  | Shadow        |
| Property Line           | RoadNotPar    | Right of Ways |
| Public Road             | Wetland       | Wet Areas     |
| Undeveloped Public Road | Right of Way  | Water-poly    |
| Property Hook           | BuildingPolys |               |

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

**Town of Franklin Conservation Commission**

**RESOURCE AREA IMPACT SUMMARY FORM**

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

| <b>Resource Area</b>                                                        | <b>Alteration<br/>Proposed</b> | <b>Mitigation<br/>Proposed</b> |
|-----------------------------------------------------------------------------|--------------------------------|--------------------------------|
| 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)                                                            | 7,315                          | 520                            |
| Riverfront (SF)                                                             | 0                              | 0                              |
| 100-Year Floodplain (CF)                                                    | 0                              | 0                              |
| (SF) = Square Feet<br>(LF) = Linear Feet<br>(CF) = Cubic Feet Flood Storage |                                |                                |



## Town of Franklin Conservation Commission

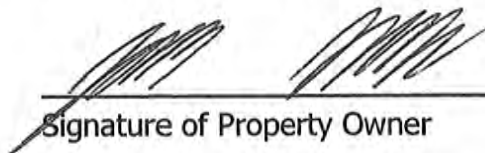
### APPLICATION PROCESS SIGNATURE FORM

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.

  
\_\_\_\_\_  
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.

  
\_\_\_\_\_  
Signature of Property Owner

1/14/2026  
\_\_\_\_\_  
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):

|                              |                             |                       |
|------------------------------|-----------------------------|-----------------------|
| Lewis Street                 | Franklin                    | 02038                 |
| a. Street Address            | b. City/Town                | c. Zip Code           |
| Latitude and Longitude:      | 40.49175                    | -74.480260            |
| 298                          | d. Latitude                 | e. Longitude          |
| f. Assessors Map/Plat Number | 113-000-000 and 114-000-000 | g. Parcel /Lot Number |

2. Applicant:

|                          |                            |                  |
|--------------------------|----------------------------|------------------|
| Tony                     | Marinella                  |                  |
| a. First Name            | b. Last Name               |                  |
| Lewis Street Realty, LLC |                            |                  |
| c. Organization          |                            |                  |
| PO Box 411               |                            |                  |
| d. Street Address        |                            |                  |
| Franklin                 | MA                         | 02038            |
| e. City/Town             | f. State                   | g. Zip Code      |
| 508-918-9766             | jojo.marinella09@gmail.com |                  |
| h. Phone Number          | i. Fax Number              | 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):

|                      |                           |                  |
|----------------------|---------------------------|------------------|
| Norman               | Hill                      |                  |
| a. First Name        | b. Last Name              |                  |
| Land Planning, Inc   |                           |                  |
| c. Company           |                           |                  |
| 214 Worcester Street |                           |                  |
| d. Street Address    |                           |                  |
| North Grafton        | MA                        | 01590            |
| e. City/Town         | f. State                  | g. Zip Code      |
| 508-839-9526         | nhill@landplanninginc.com |                  |
| h. Phone Number      | i. Fax Number             | j. Email address |

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

|                   |                   |                       |
|-------------------|-------------------|-----------------------|
| \$500.00          | \$237.50          | \$262.50              |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |





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

**WPA Form 3 – Notice of Intent**

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

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**A. General Information (continued)**

6. General Project Description:

Construct a single family home

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

- |                                                                       |                                                           |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> 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

29497

c. Book

b. Certificate # (if registered land)

317

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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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<br>3. cubic yards dredged | 2. square feet                |

| Resource Area                                                  | Size of Proposed Alteration                           | Proposed Replacement (if any)            |
|----------------------------------------------------------------|-------------------------------------------------------|------------------------------------------|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet<br>3. cubic feet of flood storage lost | 2. square feet<br>4. cubic feet replaced |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding  | 1. square feet<br>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.





**Massachusetts Department of Environmental Protection**  
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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 _____<br>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. ☐ 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 \_\_\_\_\_





**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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**C. Other Applicable Standards and Requirements**

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

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

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

a. ☐ Yes ☒ No

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

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

2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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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 - Bourne 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@mass.gov](mailto:dmf.envreview-south@mass.gov)

North Shore - Plymouth to New Hampshire border:

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

City/Town

### 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.

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





**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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**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.

Conservation Site Design Plan

a. Plan Title

Norman Hill

b. Prepared By

Norman Hill

c. Signed and Stamped by

1=20

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:

1021

1/14/2026

2. Municipal Check Number

3. Check date

1023

1/14/2026

4. State Check Number

5. Check date

Jojos Excavation LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
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**WPA Form 3 – Notice of Intent**

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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.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

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

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



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

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



## A. Applicant Information

### 1. Location of Project:

Lewis Street

a. Street Address

1023

c. Check number

Franklin

b. City/Town

\$237.50

d. Fee amount

### 2. Applicant Mailing Address:

Tony

a. First Name

Marinella

b. Last Name

Lewis Street Realty, LLC

c. Organization

PO Box 411

d. Mailing Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

508-918-9766

h. Phone Number

i. Fax Number

jojo.marinella09@gmail.com

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).





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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 |
|------------------------------------|-----------------------------|--------------------------------|------------------------------|
| Category 2 a.) single family house | 1                           | \$500.00                       | \$500.00                     |
|                                    |                             |                                |                              |
|                                    |                             |                                |                              |
|                                    |                             |                                |                              |
|                                    |                             |                                |                              |
|                                    |                             |                                |                              |
|                                    |                             |                                |                              |
|                                    |                             |                                |                              |

**Step 5/Total Project Fee:** \$500.00

**Step 6/Fee Payments:**

|                                |                                           |
|--------------------------------|-------------------------------------------|
| Total Project Fee:             | \$500.00                                  |
| State share of filing Fee:     | a. Total Fee from Step 5<br>\$237.50      |
| City/Town share of filing Fee: | b. 1/2 Total Fee less \$12.50<br>\$262.50 |
|                                | 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.)

# BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Lewis Street City/Town: Franklin Sampling Date: 1/8/2026  
 Applicant/Owner: Lewis Street Realty LLC Sampling Point or Zone: TR1-UPL  
 Investigator(s): Norman Hill Latitude / Longitude: N 42.0755 / W 71.3856  
 Soil Map Unit Name: 10 Scarborough NWI or DEP Classification: PF01E

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) NO  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If yes, explain in Remarks) NO

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

|                                                                                                 |                                                                     |                                       |                                                                     |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------|
| Wetland vegetation criterion met?                                                               | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the Sampled Area within a Wetland? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Hydric Soils criterion met?                                                                     | Yes <input type="checkbox"/> No <input type="checkbox"/>            |                                       |                                                                     |
| Wetlands hydrology present?                                                                     | Yes <input type="checkbox"/> No <input type="checkbox"/>            |                                       |                                                                     |
| Remarks, Photo Details, Flagging, etc.:<br><u>Larger trees are growing in this upland area.</u> |                                                                     |                                       |                                                                     |

## HYDROLOGY

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

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' x 30'</u> |    | Indicator Status | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) |
|---------------------|-----------------|----------------------------|----|------------------|------------------|--------------------|-----------------------------|
| Common name         | Scientific name |                            |    |                  |                  |                    |                             |
| 1. Oak              |                 | FACUP                      | 25 | Yes              | NO               |                    |                             |
| 2. Pine             | Pinus Regida    | FACUP                      | 10 | NO               | NO               |                    |                             |
| 3. Red Maple        | Acer Rubrum     | FAC                        | 65 | NO               | -                |                    |                             |
| 4.                  |                 |                            |    |                  |                  |                    |                             |
| 5.                  |                 |                            |    |                  |                  |                    |                             |
| 6.                  |                 |                            |    |                  |                  |                    |                             |
| 7.                  |                 |                            |    |                  |                  |                    |                             |
| 8.                  |                 |                            |    |                  |                  |                    |                             |
| 9.                  |                 |                            |    |                  |                  |                    |                             |

0.0 = Total Cover

| <u>Shrub/Sapling Stratum</u> |                 | Plot size <u>30' x 30'</u> |    | Indicator Status | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) |
|------------------------------|-----------------|----------------------------|----|------------------|------------------|--------------------|-----------------------------|
| Common name                  | Scientific name |                            |    |                  |                  |                    |                             |
| 1. Sapling oak               | Quercus alba    | FACUP                      | 25 | Yes              |                  |                    |                             |
| 2. Sapling pine              | Pinus Regida    | up                         | 10 | NO               |                  |                    |                             |
| 3. Red Sapling maple         | Acer Rubrum     | FAC                        | 65 | NO               |                  |                    |                             |
| 4.                           |                 |                            |    |                  |                  |                    |                             |
| 5.                           |                 |                            |    |                  |                  |                    |                             |
| 6.                           |                 |                            |    |                  |                  |                    |                             |
| 7.                           |                 |                            |    |                  |                  |                    |                             |
| 8.                           |                 |                            |    |                  |                  |                    |                             |
| 9.                           |                 |                            |    |                  |                  |                    |                             |

0.0 = Total Cover

| <u>Herb Stratum</u>  |                  | Plot size <u>30' x 30'</u> |    | Indicator Status | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) |
|----------------------|------------------|----------------------------|----|------------------|------------------|--------------------|-----------------------------|
| Common name          | Scientific name  |                            |    |                  |                  |                    |                             |
| 1. Princess Pine     | Dendrolycopodium | FACU                       | 20 | Yes              |                  |                    |                             |
| 2. multi. Flora Rose | Rosa Multiflora  | FACU                       | 20 | NO               |                  |                    |                             |
| 3.                   |                  |                            |    |                  |                  |                    |                             |
| 4.                   |                  |                            |    |                  |                  |                    |                             |
| 5.                   |                  |                            |    |                  |                  |                    |                             |
| 6.                   |                  |                            |    |                  |                  |                    |                             |
| 7.                   |                  |                            |    |                  |                  |                    |                             |
| 8.                   |                  |                            |    |                  |                  |                    |                             |
| 9.                   |                  |                            |    |                  |                  |                    |                             |
| 10.                  |                  |                            |    |                  |                  |                    |                             |
| 11.                  |                  |                            |    |                  |                  |                    |                             |
| 12.                  |                  |                            |    |                  |                  |                    |                             |

0.0 = Total Cover



**VEGETATION** – continued.

|                            |  |                            |  |                          |                  |                    |                             |
|----------------------------|--|----------------------------|--|--------------------------|------------------|--------------------|-----------------------------|
| <u>Woody Vine Stratum</u>  |  | Plot size <u>30' x 30'</u> |  | Indicator Status         | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) |
| Common name                |  | Scientific name            |  |                          |                  |                    |                             |
| 1. <u>White Flower Ash</u> |  |                            |  |                          |                  |                    |                             |
| 2.                         |  |                            |  |                          |                  |                    |                             |
| 3.                         |  |                            |  |                          |                  |                    |                             |
| 4.                         |  |                            |  |                          |                  |                    |                             |
|                            |  |                            |  | <u>0.0</u> = Total Cover |                  |                    |                             |

|                                                                                                                                                         |                            |                                                              |              |                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                            |                                                              |              |                                                                                                                                                |
| <b>Dominance Test:</b>                                                                                                                                  | Number of dominant species | Number of dominant species that are wetland indicator plants |              | Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
|                                                                                                                                                         |                            | <u>0</u>                                                     |              |                                                                                                                                                |
| <b>Prevalence Index:</b>                                                                                                                                |                            | Total % Cover (all strata)                                   | Multiply by: | Result                                                                                                                                         |
|                                                                                                                                                         | OBL species                | <u>0</u>                                                     | X 1          | = 0.00                                                                                                                                         |
|                                                                                                                                                         | FACW species               | <u>0</u>                                                     | X 2          | = 0.00                                                                                                                                         |
|                                                                                                                                                         | FAC species                | <u>1</u>                                                     | X 3          | = 0.00 <u>3</u>                                                                                                                                |
|                                                                                                                                                         | FACU species               | <u>5</u>                                                     | X 4          | = 0.00 <u>20</u>                                                                                                                               |
|                                                                                                                                                         | UPL species                |                                                              | X 5          | = 0.00                                                                                                                                         |
|                                                                                                                                                         | Column Totals              | (A) <u>0</u> <u>6</u>                                        |              | (B) <u>0</u> <u>23</u>                                                                                                                         |
| Prevalence Index                                                                                                                                        |                            | B/A = <u>0.00</u> $\frac{23}{6} = 3.8$                       |              | Is the Prevalence Index $\leq 3.0$ ? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                       |
| <b>Wetland vegetation criterion met?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                            |                            |                                                              |              |                                                                                                                                                |

**Definitions of Vegetation Strata**

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

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

## SOIL

[illegible]

# BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Lewis Street City/Town: Franklin Sampling Date: 1/8/2026  
 Applicant/Owner: Lewis Street Realty LLC Sampling Point or Zone: TR1-WET  
 Investigator(s): Norman Hill Latitude / Longitude: N 42.0755 / W 71.3856  
 Soil Map Unit Name: 10 Scarboro NWI or DEP Classification: PF01E

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) No  
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If yes, explain in Remarks) No

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

|                                                                                                   |                                                                     |                                       |                                                          |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------|
| Wetland vegetation criterion met?                                                                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Is the Sampled Area within a Wetland? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Hydric Soils criterion met?                                                                       | Yes <input type="checkbox"/> No <input type="checkbox"/>            |                                       |                                                          |
| Wetlands hydrology present?                                                                       | Yes <input type="checkbox"/> No <input type="checkbox"/>            |                                       |                                                          |
| Remarks, Photo Details, Flagging, etc.:<br><u>All larger trees in the wetland area have died.</u> |                                                                     |                                       |                                                          |

## HYDROLOGY

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

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' x 30'</u> | Indicator Status  | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) |
|------------------------------|--------------------|----------------------------|-------------------|------------------|--------------------|-----------------------------|
| Common name                  | Scientific name    |                            |                   |                  |                    |                             |
| 1. Red Maple                 | Acer Rubrum        | FAC                        | 95                | Yes              | Yes                |                             |
| 2.                           |                    |                            |                   |                  |                    |                             |
| 3.                           |                    |                            |                   |                  |                    |                             |
| 4.                           |                    |                            |                   |                  |                    |                             |
| 5.                           |                    |                            |                   |                  |                    |                             |
| 6.                           |                    |                            |                   |                  |                    |                             |
| 7.                           |                    |                            |                   |                  |                    |                             |
| 8.                           |                    |                            |                   |                  |                    |                             |
| 9.                           |                    |                            |                   |                  |                    |                             |
|                              |                    |                            | 0.0 = Total Cover |                  |                    |                             |
| <u>Shrub/Sapling Stratum</u> |                    | Plot size <u>30' x 30'</u> | Indicator Status  | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) |
| Common name                  | Scientific name    |                            |                   |                  |                    |                             |
| 1. Pine Saplings             | Pinus Resinosa     | FACu                       |                   | No               | No                 |                             |
| 2. Red Maple Saplings        | Acer Rubrum        | FAC                        |                   |                  |                    |                             |
| 3.                           |                    |                            |                   |                  |                    |                             |
| 4.                           |                    |                            |                   |                  |                    |                             |
| 5.                           |                    |                            |                   |                  |                    |                             |
| 6.                           |                    |                            |                   |                  |                    |                             |
| 7.                           |                    |                            |                   |                  |                    |                             |
| 8.                           |                    |                            |                   |                  |                    |                             |
| 9.                           |                    |                            |                   |                  |                    |                             |
|                              |                    |                            | 0.0 = Total Cover |                  |                    |                             |
| <u>Herb Stratum</u>          |                    | Plot size <u>30' x 30'</u> | Indicator Status  | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) |
| Common name                  | Scientific name    |                            |                   |                  |                    |                             |
| 1. moss                      | Bryophyta          | FACu                       |                   |                  |                    |                             |
| 2. water hellebore           | Cicuta bulbifera   | OB2                        |                   |                  |                    |                             |
| 3. Sensitive Fern            | Onoclea sensibilis | FACu                       |                   |                  |                    |                             |
| 4.                           |                    |                            |                   |                  |                    |                             |
| 5.                           |                    |                            |                   |                  |                    |                             |
| 6.                           |                    |                            |                   |                  |                    |                             |
| 7.                           |                    |                            |                   |                  |                    |                             |
| 8.                           |                    |                            |                   |                  |                    |                             |
| 9.                           |                    |                            |                   |                  |                    |                             |
| 10.                          |                    |                            |                   |                  |                    |                             |
| 11.                          |                    |                            |                   |                  |                    |                             |
| 12.                          |                    |                            |                   |                  |                    |                             |
|                              |                    |                            | 0.0 = Total Cover |                  |                    |                             |

## VEGETATION – continued.

| Woody Vine Stratum   |                 | Plot size | Indicator Status  | Absolute % Cover | Dominant? (yes/no) | Wetland Indicator? (yes/no) |
|----------------------|-----------------|-----------|-------------------|------------------|--------------------|-----------------------------|
| Common name          | Scientific name |           |                   |                  |                    |                             |
| 1. multi Flower Rose | Rosa multiflora | FACU      | 5                 | No               | No                 |                             |
| 2.                   |                 |           |                   |                  |                    |                             |
| 3.                   |                 |           |                   |                  |                    |                             |
| 4.                   |                 |           |                   |                  |                    |                             |
|                      |                 |           | 0.0 = Total Cover |                  |                    |                             |

| Rapid Test: Do all dominant species have an indicator status of OBL or FACW?                          |                            |                                                              |              | Yes <input type="checkbox"/> No <input type="checkbox"/>                                                    |
|-------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------|
| Dominance Test:                                                                                       | Number of dominant species | Number of dominant species that are wetland indicator plants |              | Do wetland indicator plants make up $\geq 50\%$ of dominant plant species?                                  |
|                                                                                                       |                            |                                                              |              | Yes <input type="checkbox"/> No <input type="checkbox"/>                                                    |
| Prevalence Index:                                                                                     |                            | Total % Cover (all strata)                                   | Multiply by: | Result                                                                                                      |
|                                                                                                       | OBL species                | 1                                                            | X 1          | = 0.00 1                                                                                                    |
|                                                                                                       | FACW species               | 2                                                            | X 2          | = 0.00 4                                                                                                    |
|                                                                                                       | FAC species                | 2                                                            | X 3          | = 0.00 6                                                                                                    |
|                                                                                                       | FACU species               | 1                                                            | X 4          | = 0.00 4                                                                                                    |
|                                                                                                       | UPL species                | 0                                                            | X 5          | = 0.00 0                                                                                                    |
|                                                                                                       | Column Totals              | (A) 0 6                                                      |              | (B) 0 15                                                                                                    |
| Prevalence Index                                                                                      |                            | B/A = 0.00 $\frac{15}{6} = 2.5$                              |              | Is the Prevalence Index $\leq 3.0$ ?<br>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Wetland vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |                            |                                                              |              |                                                                                                             |

## Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
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- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

| Cover Ranges |          |
|--------------|----------|
| Range        | Midpoint |
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| 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

[illegible]



**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, Melissa Rudge hereby certify under the pains and penalties of perjury that on 1.16.2026, 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 Land Planning Inc with the Franklin Conservation Commission on 1.16.2026 for property located on Lewis 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.

 Signature  1/14/2026 Date

JAN 12 2026

**Town of Franklin – Board of Assessors**

BOARD OF ASSESSORS

355 East Central St  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

**Abutters List Request Form**

**Please Note:** A \$35.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 01 / 07 / 2026

Assessors Parcel ID # (12 digits) 298 298 -013 -000 -000

Property Street Address Lewis Street

Distance Required From Parcel # listed above (Circle One) 500 300 100  
(Note: if a distance is not circled, we cannot process your request)

Property Owner Lewis Street Realty

Property Owner's Mailing Address P.O. Box 411

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 918 - 9766

Requestor's Name (if different from Owner) Land Planning, Inc (gglibert@landplanninginc.com)

Requestor's Address 214 Worcester Street, N. Grafton MA 01536

Requestor's Telephone # 508 - 839 - 9526

Office Use Only: Date Fee Paid     /     /     Paid in Cash \$    

Paid by Check \$     Check #     Town Receipt #





# LEWIS ST [298-013 & -014] - 300' ABUTTERS

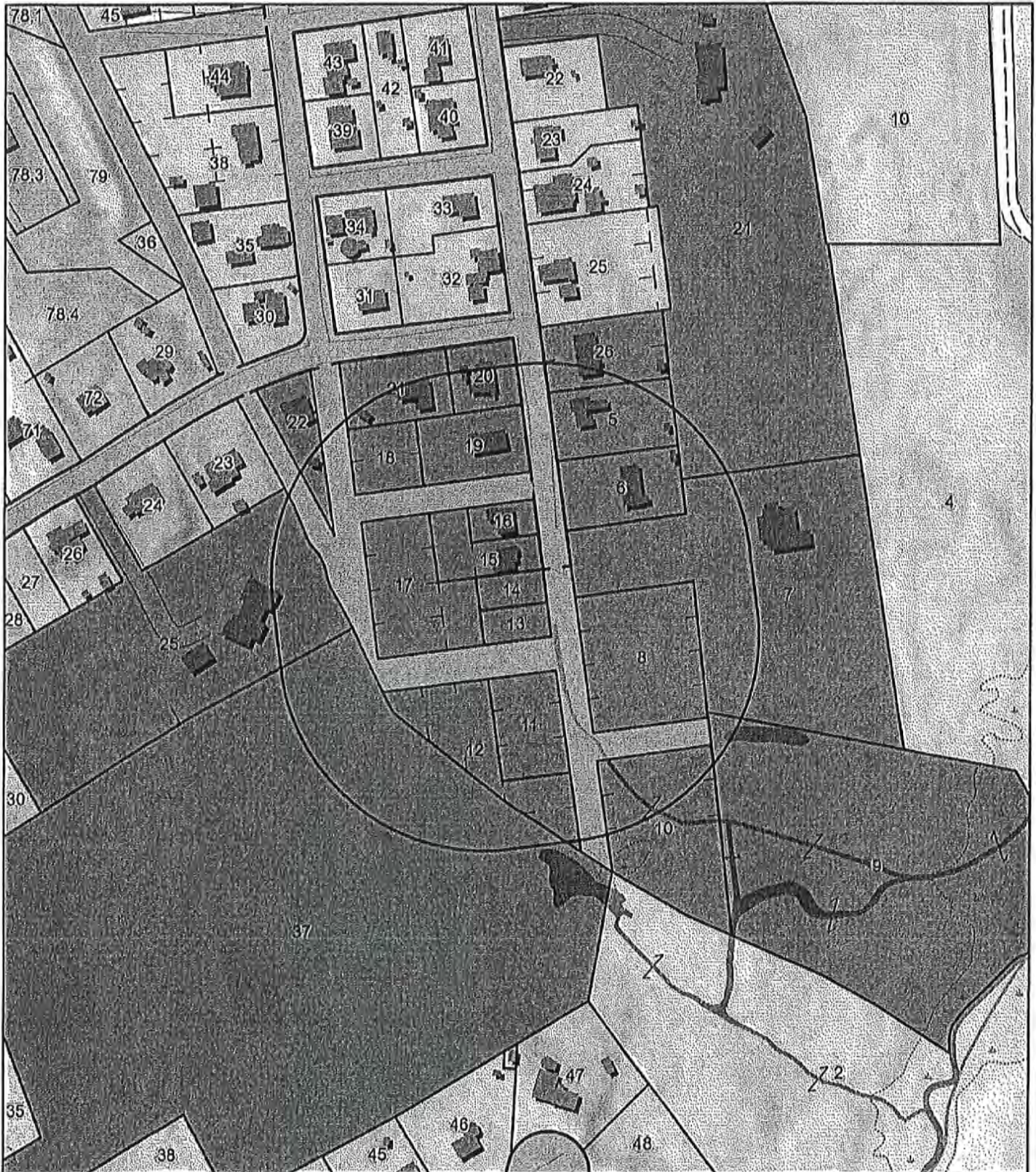
Town of Franklin, MA

1 Inch = 200 Feet



[www.cai-tech.com](http://www.cai-tech.com)

January 15, 2026



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





# 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

## Subject Properties:

Parcel Number: 298-013-000  
CAMA Number: 298-013-000-000  
Property Address: LEWIS ST

Mailing Address: LEWIS STREET REALTY LLC  
P O BOX 411  
FRANKLIN, MA 02038

Parcel Number: 298-014-000  
CAMA Number: 298-014-000-000  
Property Address: LEWIS ST

Mailing Address: LEWIS STREET REALTY LLC  
P O BOX 411  
FRANKLIN, MA 02038

## Abutters:

Parcel Number: 285-021-000  
CAMA Number: 285-021-000-000  
Property Address: 70 LEWIS ST

Mailing Address: DIROSARIO MICHAEL DIROSARIO JEAN  
70 LEWIS ST  
FRANKLIN, MA 02038

Parcel Number: 285-026-000  
CAMA Number: 285-026-000-000  
Property Address: 102 LEWIS ST

Mailing Address: PASQUINO RONALD  
102 LEWIS ST  
FRANKLIN, MA 02038

Parcel Number: 298-005-000  
CAMA Number: 298-005-000-000  
Property Address: 104 LEWIS ST

Mailing Address: AYLETT ANDREW JEFFREY ALTWIES  
MADISON ELYSE  
104 LEWIS ST  
FRANKLIN, MA 02038

Parcel Number: 298-006-000  
CAMA Number: 298-006-000-000  
Property Address: 112 LEWIS ST

Mailing Address: SUSSMAN KIMBERLY G TR 112 LEWIS  
STREET REALTY TRUST  
112 LEWIS ST  
FRANKLIN, MA 02038

Parcel Number: 298-007-000  
CAMA Number: 298-007-000-000  
Property Address: 120 LEWIS ST

Mailing Address: MCGANN JOSEPH E  
120 LEWIS ST  
FRANKLIN, MA 02038

Parcel Number: 298-008-000  
CAMA Number: 298-008-000-000  
Property Address: LEWIS ST

Mailing Address: BUSSAGLIA ERNEST C/O JAMES  
DUNTON  
43 MECHANIC ST  
BELLINGHAM, MA 02019

Parcel Number: 298-009-000  
CAMA Number: 298-009-000-000  
Property Address: LEWIS ST

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

Parcel Number: 298-010-000  
CAMA Number: 298-010-000-000  
Property Address: LEWIS ST

Mailing Address: BUSSAGLIA ERNEST C/O JAMES  
DUNTON  
43 MECHANIC ST  
BELLINGHAM, MA 02019

Parcel Number: 298-011-000  
CAMA Number: 298-011-000-000  
Property Address: LEWIS ST

Mailing Address: DANIELLO ANITA DANIELLO MICHAEL  
28 SOUTH BOW ST - APT 3 REAR  
MILFORD, MA 01757-3574



www.cal-tech.com

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1/15/2026

Page 1 of 3



## 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

|                                                                                                |                                                                                                                      |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Parcel Number: 298-012-000<br>CAMA Number: 298-012-000-000<br>Property Address: LEWIS ST       | Mailing Address: RANIERI MARGARET C RANIERI TRUST<br>MILLER, CATHERINE R TRS<br>59 PLEASANT ST<br>FRANKLIN, MA 02038 |
| Parcel Number: 298-013-000<br>CAMA Number: 298-013-000-000<br>Property Address: LEWIS ST       | Mailing Address: LEWIS STREET REALTY LLC<br>P O BOX 411<br>FRANKLIN, MA 02038                                        |
| Parcel Number: 298-014-000<br>CAMA Number: 298-014-000-000<br>Property Address: LEWIS ST       | Mailing Address: LEWIS STREET REALTY LLC<br>P O BOX 411<br>FRANKLIN, MA 02038                                        |
| Parcel Number: 298-015-000<br>CAMA Number: 298-015-000-000<br>Property Address: 119 LEWIS ST   | Mailing Address: LEWIS STREET REALTY LLC C/O<br>MARINELLA CONSTRUCTION<br>P O BOX 411<br>FRANKLIN, MA 02038          |
| Parcel Number: 298-016-000<br>CAMA Number: 298-016-000-000<br>Property Address: 115 LEWIS ST   | Mailing Address: LEWIS STREET REALTY LLC<br>P O BOX 411<br>FRANKLIN, MA 02038                                        |
| Parcel Number: 298-017-000<br>CAMA Number: 298-017-000-000<br>Property Address: HILL AVE       | Mailing Address: WOOD-NEUFVILLE DIANE E WOOD<br>PHILIP W<br>40 KING ST<br>NORFOLK, MA 02056                          |
| Parcel Number: 298-018-000<br>CAMA Number: 298-018-000-000<br>Property Address: HILL AVE       | Mailing Address: DANGELO STEPHEN & SUZANNE TRS<br>DANGELO FAMILY TRUST<br>85 CROCKER AVE<br>FRANKLIN, MA 02038       |
| Parcel Number: 298-019-000<br>CAMA Number: 298-019-000-000<br>Property Address: 103 LEWIS ST   | Mailing Address: GRIFFIN DANIEL GRIFFIN JOAN P<br>103 LEWIS ST<br>FRANKLIN, MA 02038                                 |
| Parcel Number: 298-020-000<br>CAMA Number: 298-020-000-000<br>Property Address: 87 CROCKER AVE | Mailing Address: VERROCHI JILL C VERROCHI LOUIS III<br>87 CROCKER AVE<br>FRANKLIN, MA 02038                          |
| Parcel Number: 298-021-000<br>CAMA Number: 298-021-000-000<br>Property Address: 85 CROCKER AVE | Mailing Address: DANGELO STEPHEN M & SUZANNE M<br>TRS DANGELO FAMILY TRUST<br>85 CROCKER AVE<br>FRANKLIN, MA 02038   |
| Parcel Number: 298-022-000<br>CAMA Number: 298-022-000-000<br>Property Address: 73 CROCKER AVE | Mailing Address: VANESIAN CHRISTOPHER A HASWELL<br>JOANNA M<br>73 CROCKER AVE<br>FRANKLIN, MA 02038                  |
| Parcel Number: 298-025-000<br>CAMA Number: 298-025-000-000<br>Property Address: 65 CROCKER AVE | Mailing Address: LAMPASONA ANTHONY J JR<br>LAMPASONA MARGARET K<br>65 CROCKER AVE<br>FRANKLIN, MA 02038              |



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Page 2 of 3



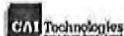
## 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

Parcel Number: 298-037-000  
CAMA Number: 298-037-000-000  
Property Address: SUMMER ST

Mailing Address: FRANKLIN TOWN OF  
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FRANKLIN, MA 02038

*Kevin W. Doyle, 1-15-2026*



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1/15/2026

Page 3 of 3

Abutters List Report - Franklin, MA



AYLETT ANDREW JEFFREY  
ALTWIES MADISON ELYSE  
104 LEWIS ST  
FRANKLIN, MA 02038

LEWIS STREET REALTY LLC  
C/O MARINELLA CONSTRUCTIO  
P O BOX 411  
FRANKLIN, MA 02038

BUSSAGLIA ERNEST  
C/O JAMES DUNTON  
43 MECHANIC ST  
BELLINGHAM, MA 02019

LEWIS STREET REALTY LLC  
P O BOX 411  
FRANKLIN, MA 02038

DANELLO ANITA  
DANELLO MICHAEL  
28 SOUTH BOW ST - APT 3 REAR  
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MCGANN JOSEPH E  
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DANGELO STEPHEN & SUZANNE  
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DANGELO STEPHEN M & SUZAN  
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RANIERI MARGARET C  
RANIERI TRUST MILLER, CAT  
59 PLEASANT ST  
FRANKLIN, MA 02038

DIROSARIO MICHAEL  
DIROSARIO JEAN  
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FRANKLIN, MA 02038

SUSSMAN KIMBERLY G TR  
112 LEWIS STREET REALTY T  
112 LEWIS ST  
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FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

VANESIAN CHRISTOPHER A  
HASWELL JOANNA M  
73 CROCKER AVE  
FRANKLIN, MA 02038

GRIFFIN DANIEL  
GRIFFIN JOAN P  
103 LEWIS ST  
FRANKLIN, MA 02038

VERROCHI JILL C  
VERROCHI LOUIS III  
87 CROCKER AVE  
FRANKLIN, MA 02038

LAMPASONA ANTHONY J JR  
LAMPASONA MARGARET K  
65 CROCKER AVE  
FRANKLIN, MA 02038

WOOD-NEUFVILLE DIANE E  
WOOD PHILIP W  
40 KING ST  
NORFOLK, MA 02056

LEWIS STREET REALTY LLC  
P O BOX 411  
FRANKLIN, MA 02038



## 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

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| Parcel Number: 298-025-000<br>CAMA Number: 298-025-000-000<br>Property Address: 65 CROCKER AVE | Mailing Address: LAMPASONA ANTHONY J JR<br>LAMPASONA MARGARET K<br>65 CROCKER AVE<br>FRANKLIN, MA 02038              |



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Page 2 of 3





## 300 feet Abutters List Report

Franklin, MA  
January 15, 2026

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

1/15/2026

Page 3 of 3



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**Certificate of  
Mailing**

To pay  
met

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

To: VANESIAN CHRISTOPHER A

HASWELL JOANNA M

73 CROCKER AVE

FRANKLIN, MA 02038

Post

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT

**\$2.40**  
R2304M114143-08



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214 Worcester Street

N. Grafton, MA 01536

To: VERROCHI JILL C

VERROCHI LOUIS III

87 CROCKER AVE

FRANKLIN, MA 02038

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
JAN 16, 26  
AMOUNT

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PS Form 3817, April 2007 PSN 7530-02-000-9065



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214 Worcester Street

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To: WOOD-NEUFVILLE DIANE E

WOOD PHILIP W

40 KING ST

NORFOLK, MA 02056



RDC 99

U.S. POSTAGE PAID  
FCM LETTER  
NORTH GRAFTON, MA  
01536  
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To: DIROSARIO MICHAEL

DIROSARIO JEAN

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FRANKLIN, MA 02038

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214 Worcester Street

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To:

Postmark Here



RDC 99

PS Form 3817, April 2007 PSN 7530-02-000-9065

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214 Worcester Street

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To: LEWIS STREET REALTY LLC

P O BOX 411

FRANKLIN, MA 02038

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214 Worcester Street

N. Grafton, MA 01536

To: PASQUINO RONALD

102 LEWIS ST

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214 Worcester Street

N. Grafton, MA 01536

To: RANIERI MARGARET C

RANIERI TRUST MILLER, CAT

59 PLEASANT ST

FRANKLIN, MA 02038

Postm

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: Land Planning Inc.

214 Worcester Street

N. Grafton, MA 01536

To: SUSSMAN KIMBERLY G TR

112 LEWIS STREET REALTY T

112 LEWIS ST

FRANKLIN, MA 02038

Postm

PS Form 3817, April 2007 PSN 7530-02-000-9065



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