



February 11, 2026

Franklin Conservation Commission  
335 East Central Street  
Franklin, MA 02038

Re: Notice of Intent  
47 Partridge Street, Franklin, MA 02038

Dear Franklin Conservation Commission,

Goddard Consulting, LLC (Goddard) is pleased to submit this Notice of Intent (NOI) on behalf of the applicant, Nancy Donovan, for the property known as 47 Partridge Street in Franklin (Parcel ID: 220/13-15). The applicant proposes the subdivision of three existing property parcels into eight lots, with the construction of seven single-family houses, within Riverfront Area, Buffer Zone to Bordering Vegetated Wetland (BVW), and Bordering Land Subject to Flooding (BLSF). The applicant seeks an Order of Conditions that would allow the work to proceed. This NOI application is a joint filing under the MA Wetlands Protection Act (WPA) and the Town of Franklin Wetland Protection Bylaw (the Bylaw). Enclosed are the supporting documentation for the project for your review and approval.

A list of enclosed documents is as follows:

- NOI Application (WPA Form 3)
- Certified Abutters List, Notification to Abutters, Affidavit of Service
- Bylaw Filing Forms
  - Resource Area Summary Impact Form
  - Property Access Signature Form
  - Applicant Process Signature Form
  - Local Filing Fee Calculation Worksheet
- Order of Resource Area Delineation, DEP File No. 159-1308, issued 6/20/2025
- Drainage Analysis for Definitive Subdivision Donovan Estates, prepared by United Consultants, Inc., dated 9/3/2025, revised 1/16/2026
- *Donovan Estates Pre- and Post-Development Watershed Plans*, prepared by United Consultants Inc., dated 9/3/2025
- *Donovan Estates Definitive Subdivision Plan of Land*, prepared by United Consultants, Inc, dated 9/3/2025

## 1.0 EXISTING CONDITIONS

The locus site is located south of the Franklin/Medway town line, north of the Dacey Community Field, and east of Mine Brook. The site is approximately 11.6 acres and presently consists of an existing single-family house in the southeast, with the majority of the property consisting of undeveloped, maintained meadow.

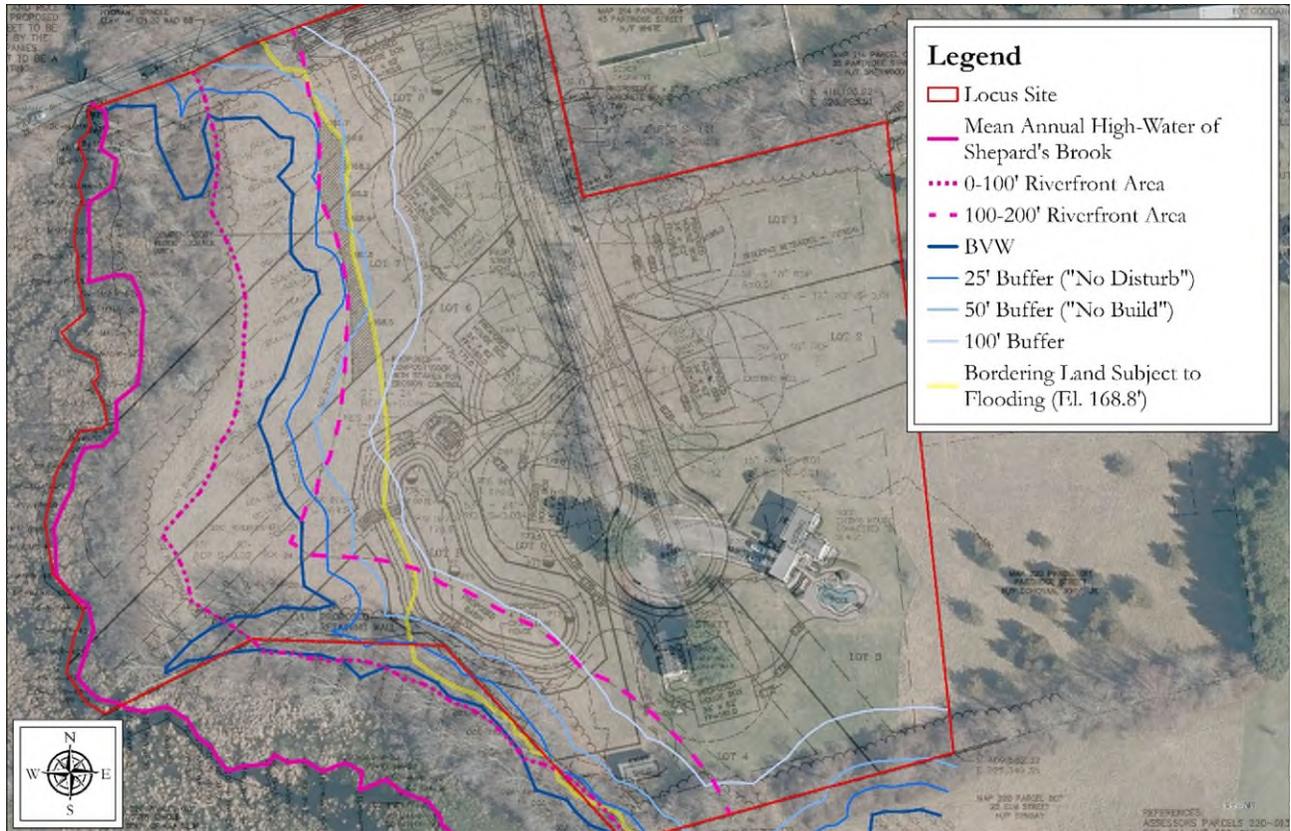
The perennial stream, known as Shepard's Brook, located along the western property boundary, casts a 200-foot Riverfront Area over a portion of the site. Additionally, a Bordering Vegetated Wetland (BVW) borders on the east of the perennial stream, casting a 100-foot Buffer Zone onto a portion of

the site. Finally, the western half of the site falls within the 100-Year FEMA Floodplain, with land upgradient from the BVW jurisdictional as Bordering Land Subject to Flooding (BLSF). These resource areas were delineated by Goddard on September 24, 2025, and subsequently confirmed with an Order of Resource Area Delineation (ORAD). See the attached ORAD (DEP File #159-1308), dated 6/20/2025, for more details.

According to the MassGIS data layers for NHESP, this site is not located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species. No mapped certified or potential vernal pools are located on the site or nearby. The site is not mapped within an Area of Critical Environmental Concern (ACEC) or Outstanding Resource Waters (ORW) Area. A portion of the site falls within the 100-Year FEMA Floodplain and is jurisdictional as BLSF under the Wetlands Protection Act (WPA).



**Figure 1.** Aerial view of the locus site. The perennial stream, BVW, and BLSF are located in the western and southwestern portions of the site. (MassGIS 2023 Aerial Imagery layer)



**Figure 2.** Graphic depicting field-delineated resource areas (as confirmed and approved by ORAD) highlighted on proposed site plan.

## 2.0 PROPOSED PROJECT

The applicant proposes the subdivision of the existing site into 9 total parcels, with the construction of 7 new single-family houses. To access the subdivided parcels, the applicant is proposing an access road with a cul-de-sac running down the center of the site, providing access from Partridge Street. Additionally, to ensure management of stormwater onsite, the applicant is proposing the construction of a stormwater infiltration basin in the southern portion of the site, with a water quality swale located along the edge of Partridge Street in the north of the site.

Work is proposed east of the resource areas onsite, with the majority of the proposed work outside of any areas jurisdictional under the WPA or local bylaw. Of the single-family houses proposed for construction, only the northernmost house, along Partridge Road, is partially within the 100-Foot Buffer Zone to BVW. The primary work proposed within the 100-Foot Buffer Zone, and partially within the outermost edge of the Outer Riparian Zone, is the construction of the proposed stormwater infiltration basin. The construction of the infiltration basin is situated approximately 50 feet from the BVW at its closest point, with the closest work in Riverfront Area occurring approximately 140 feet

away from the Mean Annual High-Water Line. Work is not proposed within the BVW or perennial stream.

Work is proposed within BLSF, as a portion of the proposed stormwater infiltration basin falls within this zone. However, the applicant is proposing grading to provide compensatory storage to mitigate for the loss of flood storage in the floodplain. This is proposed to be at a ratio of almost 2:1, with the loss of 570 cubic feet of flood storage replaced with 962 cubic feet of compensatory storage.

Erosion control barriers (ECB) in the form of compost socks will be installed around the limit of work prior to any earth disturbance to limit the potential for any erosion or sedimentation to leave the work area and travel offsite or towards the BVW and perennial stream. This ECB will demarcate the limit of work and will be located as shown on the attached site plans. Additionally, an entry sedimentation control mat will be installed in the entranceway to limit any erosion related to the entering or existing of the site during construction. In conjunction with the water quality swale, any sedimentation runoff will be properly captured and diverted from the resource areas. After all soil disturbance is complete, any disturbed areas will be loamed and seeded to establish permanent stability.

### **3.0 REGULATORY COMPLIANCE WITH WETLANDS PROTECTION ACT**

#### **3.1 BUFFER ZONE (100-FOOT)**

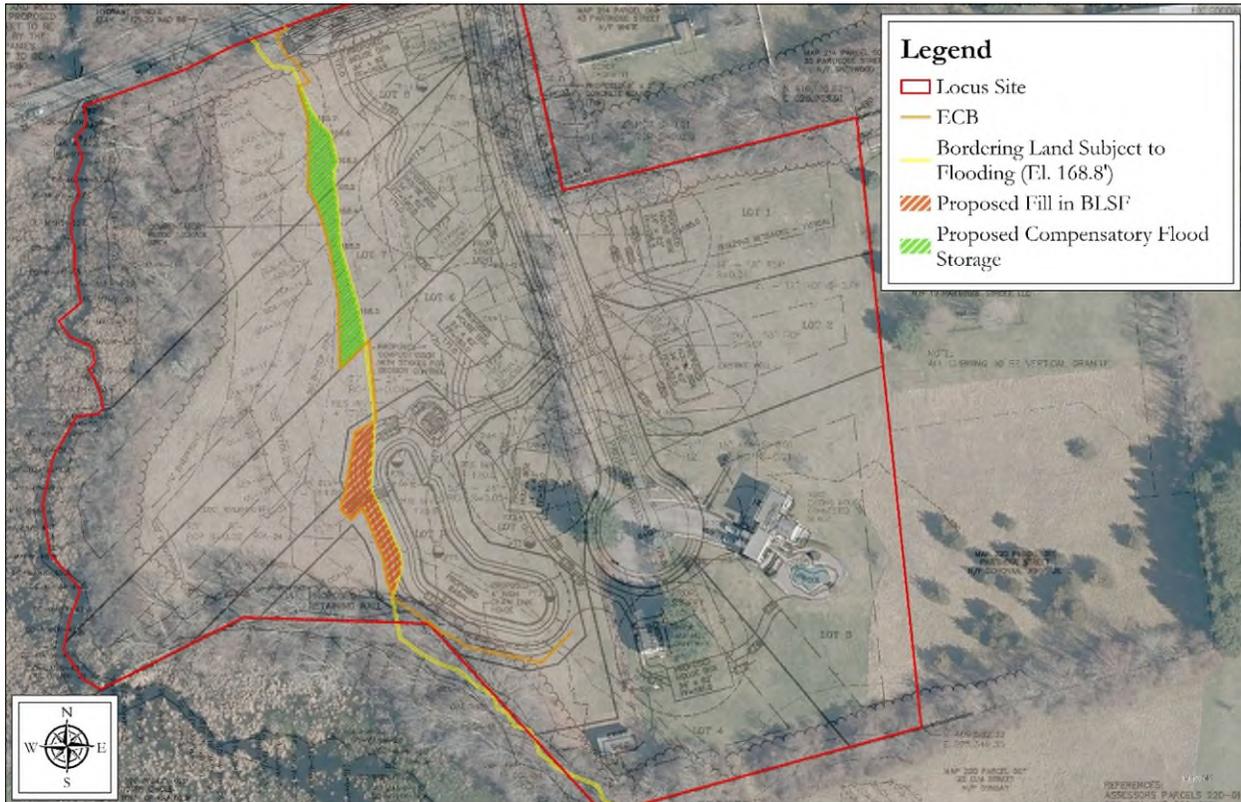
ECB in the form of compost socks will be installed around the limit of work prior to any earth disturbance to protect downgradient resource areas. Work in the buffer zone is proposed primarily over currently managed meadow and requires minimal disturbance to any woody vegetation. The WPA Regulations do not contain performance standards for Buffer Zone alteration (310 CMR 10.02(2)(b)). All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered. The project has been designed to limit work in the buffer zone in order to limit the potential for adverse impacts to downgradient resource areas.

#### **3.2 BORDERING VEGETATED WETLANDS (BVW)**

No work is proposed within the delineated BVW. ECB in the form of compost socks will be installed around the limit of work prior to any earth disturbance to limit the potential for any erosion or sedimentation to leave the work area and travel offsite or towards the BVW or perennial stream. Aside from +/- 257 square feet of one proposed house, all the proposed work within the buffer zone is comprised of temporary grading and will return to vegetated surfaces.

#### **3.3 BORDERING LAND SUBJECT TO FLOODING (BLSF)**

Bordering Land Subject to Flooding (BLSF) is defined under the WPA as “an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland.” BLSF extends from the BVW boundary up to the elevation 168.8’ contour line on the locus site. It mostly overlaps with Riverfront Area and/or buffer zones.



**Figure 3.** Graphic depicting BLSF and proposed grading therein overlaid on proposed site plan.

As a portion of the proposed work is located within BLSF, the project has been designed in such a way to meet the performance standards outlined in the WPA. See the table below for a more detailed breakdown of how the project meets the performance standards:

310 CMR 10.57: Bordering Land Subject to Flooding	
10.57 (4)(a)1.	<p><i>Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows. Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water</i></p> <p>Proposed work in BLSF is comprised of grading to create the proposed stormwater basin. This work will result in a loss of 2,848 square feet (SF) of BLSF and 570 cubic feet (CF) of flood storage volume. The project proposes the creation of compensatory flood storage in the north of the site, totaling 4,811 SF and 962 CF. Fill is proposed between elevation 168'-168.8', with compensatory storage provided at the same contour interval. Additionally, the compensatory storage will have an unrestricted hydraulic connection to the perennial stream and is located within the same reach of the river.</p>

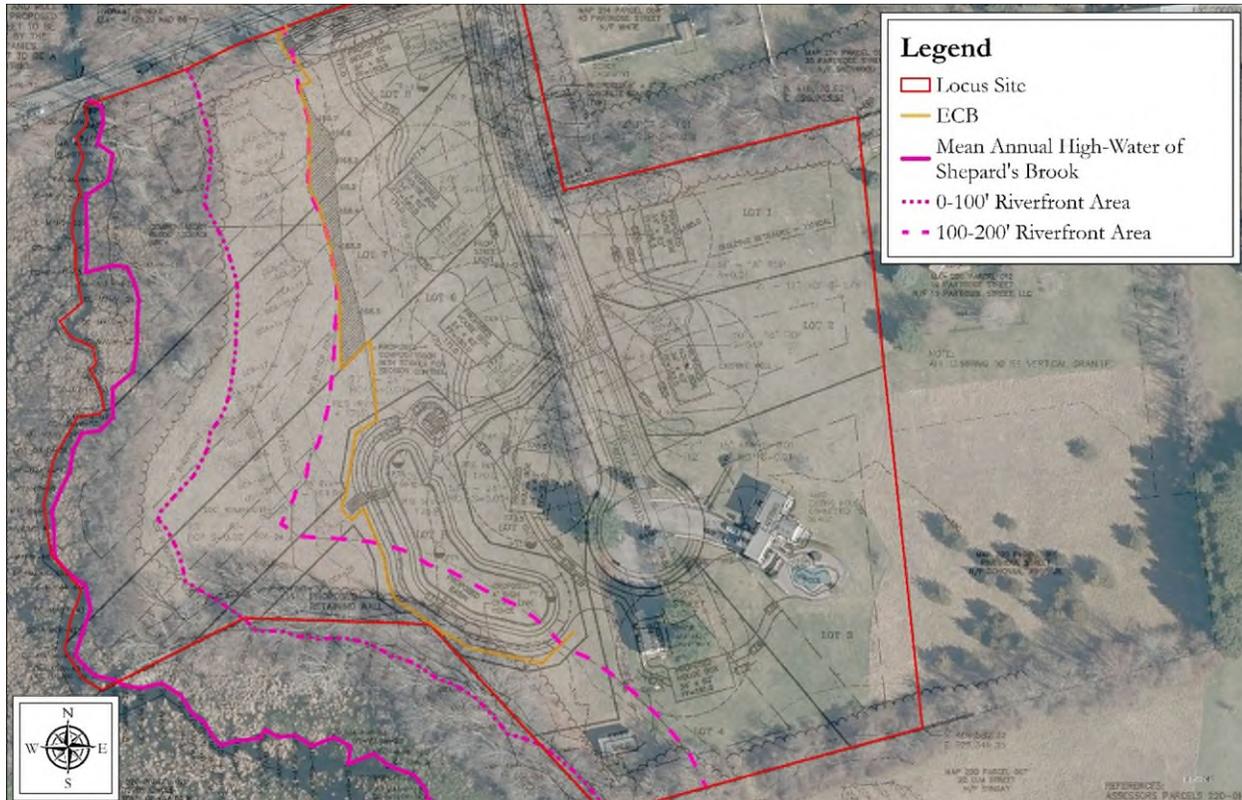
	<i>body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek</i>	
10.57 (4)(a)2.	<i>Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.</i>	Work has been designed to provide additional storage of floodwaters, resulting in a reduction in flood stage and velocity. No structures are proposed within BLSF that would cause an increase in flood stage or velocity.
10.57 (4)(a)3.	<i>Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.</i>	The proposed work will alter 2,840 SF of BLSF, which is under both the 5,000 SF and 10% (+/-5,700 SF) thresholds of alteration. Thus, the proposed project is not deemed to impair the capacity of the resource area to support habitat functions and is in compliance with the performance standard.
10.57 (4)(b)	<i>A proposed project in Isolated Land Subject to Flooding shall not result in the following: [...]</i>	Not applicable. Isolated Land Subject to Flooding is not present on site.
10.57 (4)(c)	<i>Notwithstanding the provisions of 310 CMR 10.57(4)(a) or (b), no project may be permitted which will have any adverse effect on specified wildlife habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59</i>	Not applicable. No mapped Estimated Habitat of Rare Species or Priority Habitats of Rare Wildlife are present onsite.

### 3.4 RIVERFRONT AREA

Riverfront Area is defined by the WPA as, “A Riverfront Area is the area of land between a river's mean annual high-water line and a parallel line measured horizontally. The riverfront area may include or overlap other resource areas or their buffer zones. The riverfront area does not have a buffer zone.”

Because a portion of the proposed project is located within Riverfront Area, the project has been designed in a way to limit alteration to locations within the Riverfront Area furthest from the stream

itself. See the table below for a more detailed breakdown of how the project meets the performance standards outlined in the WPA.



**Figure 4.** Graphic depicting Riverfront Area and proposed erosion control barrier overlaid on proposed site plan.

310 CMR 10.58: Riverfront Area		
10.58 (4)	<p><i>Where the presumption set forth in 310 CMR 10.58(3) is not overcome, the applicant shall prove by a preponderance of the evidence that there are no practicable and substantially equivalent economic alternatives to the proposed project with less adverse effects on the interests identified in M.G.L. c.131 § 40 and that the work, including proposed mitigation, will have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. In the event that the presumption is partially overcome, the issuing authority shall make a written determination setting forth its grounds in the Order of Conditions and the partial rebuttal shall be taken into account in the application of 310 CMR 10.58 (4)(d)1.a. and c.;</i></p>	<p>The presumption is not overcome, thus the proposed project must comply with the following performance standards. Additionally, see Section 3.4.1 for a more detailed Alternatives Analysis.</p>

	<i>the issuing authority shall impose conditions in the Order that contribute to the protection of interests for which the riverfront area is significant.</i>	
10.58 (4)(a)	<i>The work shall meet the performance standards for all other resource areas within the riverfront area, as identified in 310 CMR 10.30 (Coastal Bank), 10.32 (Salt Marsh), 10.55 (Bordering Vegetated Wetland), and 10.57 (Land Subject to Flooding). When work in the riverfront area is also within the buffer zone to another resource area, the performance standards for the riverfront area shall contribute to the protection of the interests of M.G.L. c. 131, § 40 in lieu of any additional requirements that might otherwise be imposed on work in the buffer zone within the riverfront area.</i>	<p>Within the Riverfront Area, BVW and BLSF are also present. Thus, the project meets the performance standard for those resource areas, as outlined in Sections 3.2 and 3.3 above.</p> <p>Within the Riverfront Area, buffer zone to BVW is also present. Therefore, the Riverfront Area performance standards are presumed to adequately protect the buffer zone.</p>
10.58 (4)(b)	<i>No project may be permitted within the riverfront area which will have any adverse effect on specified habitat sites of rare wetland or upland, vertebrate or invertebrate species, as identified by the procedures established under 310 CMR 10.59 or 10.37, or which will have any adverse effect on vernal pool habitat certified prior to the filing of the Notice of Intent.</i>	Not applicable. No mapped Estimated Habitat of Rare Species, Priority Habitats of Rare Wildlife, certified vernal pools or potential vernal pools are present onsite.
10.58 (4)(c)	<i>There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40. [310 CMR 10.58(4)(c)1-3. omitted for brevity]</i>	See Section 3.4.1 for a more detailed Alternatives Analysis compliant with 310 CMR 10.58(4)(c)1-3.
10.58 (4)(d)	<i>The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, § 40.</i>	The proposed work will have no adverse impacts to the Riverfront Area and the interests identified in the WPA. Work within the Riverfront Area is limited to grading for the creation of a stormwater basin.

<p>10.58 (4)(d)1.</p>	<p><i>Within 200 foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997 or lots recorded after October 6, 1997 subject to the restrictions of 310 CMR 10.58(4)(c)2.b.vi., or up to 10% of the riverfront area within a lot recorded after October 6, 1997, provided that:</i></p>	<p>The applicant is proposing the alteration of 9,575 SF of Riverfront Area in the Outer Riparian zone, consisting only of the creation of a structural stormwater management feature, which is less than the 10% threshold of +/-16,000 SF. Additionally, the proposed project is in compliance with the following:</p>
<p>10.58 (4)(d)1. a.</p>	<p><i>At a minimum, a 100 foot wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100 foot wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100 foot wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if an applicant demonstrates by a preponderance of evidence from a competent source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation;</i></p>	<p>A vegetated strip in excess of 100 feet is present in the inner riparian zone. No alteration of the inner riparian zone is proposed as a part of this project. Alteration in the outer riparian zone is limited to a portion of the proposed stormwater infiltration basin, for which there are no practicable alternatives. Thus, the project is in compliance with this performance standard.</p>
<p>10.58 (4)(d)1. b.</p>	<p><i>Stormwater is managed according to standards established by the Department in its Stormwater Policy.</i></p>	<p>Stormwater management as a part of this project has been designed to meet the MassDEP Stormwater Standards.</p>

<p>10.58 (4)(d)1. c.</p>	<p><i>Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. Work shall not result in an impairment of the capacity to provide vernal pool habitat identified by evidence from a competent source, but not yet certified. For work within an undeveloped riverfront area which exceeds 5,000 square feet, the issuing authority may require a wildlife habitat evaluation study under 310 CMR 10.60.</i></p>	<p>As there are no vernal pools located on or offsite nearby, the proposed project will not impair the capacity of the Riverfront Area to provide vernal pool habitat value. No depressions that could function as vernal pool habitat are known to exist on site either.</p>
<p>10.58 (4)(d)1. d.</p>	<p><i>Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution. The calculation of square footage of alteration shall exclude areas of replication or compensatory flood storage required to meet performance standards for other resource areas, or any area of restoration within the riverfront area. The calculation also shall exclude areas used for structural stormwater management measures, provided there is no practicable alternative to siting these structures within the riverfront area and provided a wildlife corridor is maintained (e.g. detention basins shall not be fenced).</i></p>	<p>The proposed work will not impair groundwater or surface water quality, as comprehensive erosion control is proposed around the limit of work and at the site entrance/exit. Additionally, as there are no practicable alternatives to the installation of the stormwater basin in the Riverfront Area, it is excluded from calculations of alteration, effectively eliminating all alteration from the Riverfront Area.</p>

### 3.4.1 ALTERNATIVES ANALYSIS

#### ALTERNATIVE 1: NO BUILD

In a no build scenario, the project would not be constructed in order to ensure the stormwater basin is not constructed within the Riverfront Area. This alternative is not economically equivalent, prevents the applicant from developing the land as needed, and fails to provide locally and regionally important housing inventory.

#### ALTERNATIVE 2: DIFFERENT LOCATION FOR STORMWATER BASIN

A second alternative could be the relocation of the stormwater basin outside of the Riverfront Area. However, the basin needs to be downgradient from the proposed single-family houses, so that it can be at the proper elevation to capture stormwater runoff by gravity. Additionally, the basin is positioned outside of the Riverfront Area to the greatest extent practicable, with only a small section inside of the Outer Riparian Zone. Thus, there is no alternative to the proposed location that results in less alteration than what is currently proposed, without extensive grading or the placement closer to the perennial stream itself.

#### ALTERNATIVE 3: SUBSURFACE STORMWATER MANAGEMENT

Another alternative explored was the use of a subsurface stormwater management system such as Cultec chambers. Soil testing has revealed that seasonal high groundwater is present generally within

2-4 feet of the surface, leaving insufficient space to install Cultec chambers when considering the requirement for 2 feet of separation to seasonal high groundwater. Additionally, such chambers are more expensive (in both purchase price and labor costs) and not substantially economically equivalent to the proposed design.

#### ALTERNATIVE 4: PROJECT AS PROPOSED

With the proposed project, the stormwater basin is located the farthest location from the resource area as practicable, without requiring extensive grading and ultimately more disturbance/potential for erosion. The proposed footprint of the detention basin is located mostly outside of the Riverfront Area, as illustrated above, and only slightly clips into this zone at the furthest edge. Additionally, per Section 10.58 (4)(d)1.d. of the WPA, the installation of structural stormwater basins within the outer extent of the Riverfront Area is exempt from alteration calculations, resulting in little to no quantifiable alteration in this zone under the Act. As such, the chosen footprint for the basin represents the least amount of alteration further from the Riverfront Area.

#### 3.5 MASSDEP STORMWATER STANDARDS

As the project is subject to MassDEP Stormwater Standards, the project has been designed in such a way to meet said standards and capture an adequate amount of stormwater. Through the construction of both the stormwater infiltration basin and the water quality swale, the proposed project will adequately management and capture stormwater related to the increase in impervious surfaces proposed.

See the attached Drainage Analysis and Pre- and Post-Development Watershed Plans attached below for more information on Stormwater Management.

#### **4.0 REGULATORY COMPLIANCE WITH TOWN OF FRANKLIN WETLANDS PROTECTION BYLAW**

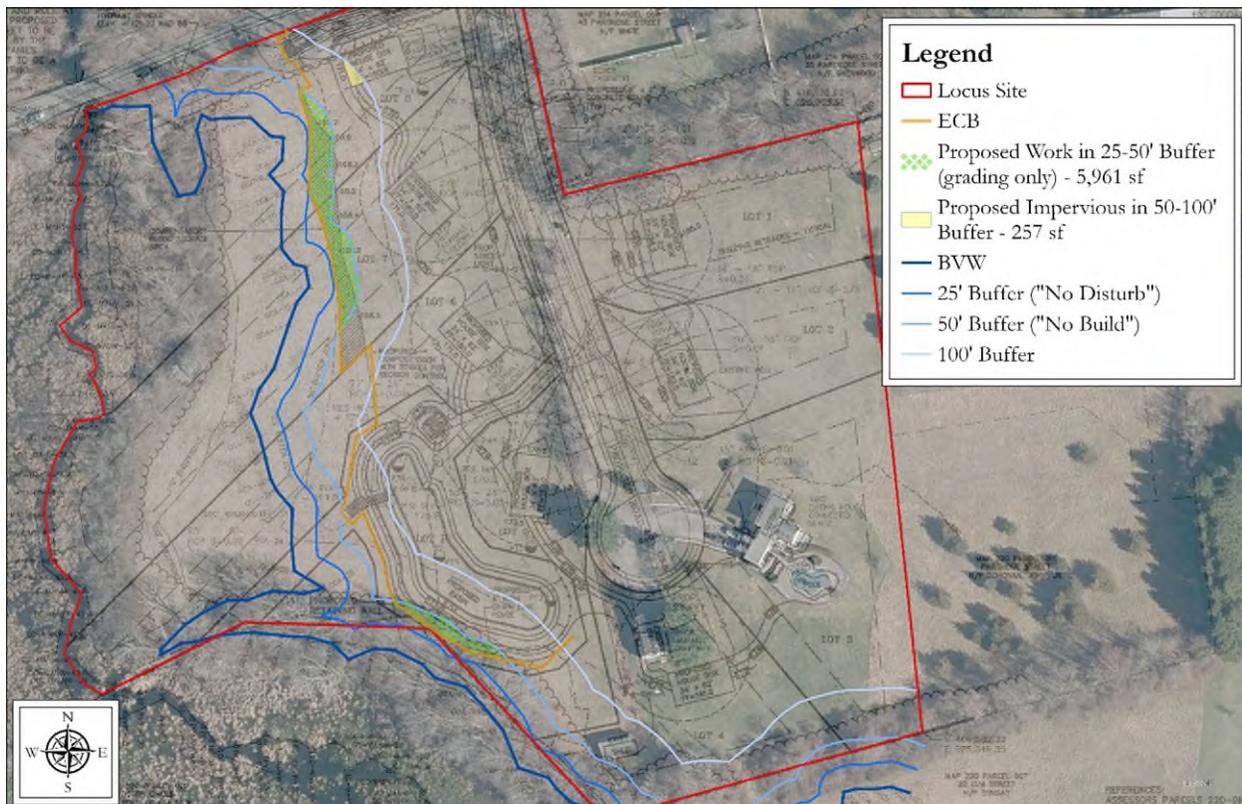
The Town of Franklin Wetland Protection Bylaw (the Bylaw) denotes the 25- and 50-foot Buffer Zones to BVW as the “No Disturb” and “No Build” Zones, respectively. As such, the project has been designed to limit alteration in these zones to the maximum extent practicable in compliance with the bylaw and its regulations.

The inner 0-25’ Buffer Zone Resource Area is regulated as a “No Disturb” zone. The project proposes absolutely no work within the 0-25’ Buffer Zone.

The 25-50’ Buffer Zone Resource Area is regulated as a “No Build” zone, restricting the construction of “structures including but not limited to, concrete, stone, or other impervious foundations and/or slabs for construction purposes that for all intents and purposes would significantly increase runoff”. Work allowed within this zone “is limited to grading, tree clearing[, s]tormwater management system components, lawns, gardens, and other low impact uses [...]”. Work within this zone totals 5,961 square feet. This work consists only of grading (to create compensatory flood storage volume the proposed stormwater basin), both of which will be vegetated.

Within the 50-100' Buffer Zone Resource Area, work is allowed but mitigation may be required “when the slope of the buffer zone is steeper than 10%” or “when the applicant proposes that more than 30% of the 50-100 foot buffer zone resource area is proposed to be impervious surface.” Within this zone, only 257 square feet of impervious surface is proposed, totaling 0.4% of the total 50-100' Buffer Zone. An existing shed will also be removed from this zone, resulting in the reduction of approximately 50 square feet of existing impervious surface. Additionally, there is little elevation change within the buffer zone (approximately 1-2% slopes).

The Bylaw additionally requires an alternatives analysis for work within certain resource areas, including Riverfront Area. See the above in Section 3.4.1 for more information.



**Figure 5.** Graphic depicting BVW, buffer zones, and work proposed within the buffer zones overlaid on proposed site plan.

#### 4.1 FUNCTIONS & CHARACTERISTICS STATEMENT

The Bylaw requires the detailing of how the proposed project will not “result in any significant individual or cumulative adverse effect to the functions and characteristics of resource areas...” per Section 7.10.1 of the Bylaw. See the table below for a detailed breakdown of these identified interests, and how the proposed project will not negatively impact the following.

<p><i>Public Water Supplies – Distance from proposed project to nearest public well.</i></p>	<p>The distance to the closest public well is approximately 1.15 miles, per Town of Franklin Water &amp; Sewer Features map.</p>
<p><i>Private Water Supplies – Distance to nearest private wells.</i></p>	<p>The closest identifiable private well is located at 81 Partridge Street.</p>
<p><i>Groundwater – Depth to groundwater as well as impacts associated with construction (i.e. digging or blasting) and operations (water use, use of toxic or hazardous materials and stormwater management).</i></p>	<p>The depth to groundwater within the area of the infiltration basin is greater than 6 feet, with said separation allowing for adequate drainage of stormwater.</p> <p>Stormwater will be managed by the construction of the stormwater infiltration basin and the water quality swale, both of which will aid to adequately capture and percolate stormwater runoff prior to reaching the resource area. Stormwater will be treated by this system, resulting in no adverse impact to the groundwater.</p>
<p><i>Flood Control – Work within the 100-year flood plain must address compensatory storage</i></p>	<p>Compensatory storage will be created at an almost 2:1 ratio. More information about work in the 100-Year Floodplain is detailed above in Section 3.3.</p>
<p><i>Storm Damage Prevention – Address whether the project will have an adverse effect on the way that the wetland or flood plain will be able to minimize water and wind related impacts during large-scale storm events.</i></p>	<p>The proposed project will aid in storm damage prevention, as both the proposed stormwater management methods, as well as the creation of the compensatory storage will help to capture and store stormwater and runoff prior to reaching the resource area.</p>
<p><i>Water Quality - This item must be addressed for both the construction and post construction conditions at the property. This item will address the quality of the surface waters associated with the resource area being impacted by the project.</i></p>	<p>The surface water quality associated with the resource areas will not be impacted, due to being located far from the perennial stream itself, the preservation of the No Build and No Disturb Zones, and the creation of compensatory storage for work within BLSF. Stormwater management is provided to further protect water quality.</p>
<p><i>Water Pollution Control - This item must be addressed for both the construction and post construction conditions at the property.</i></p>	<p>Water pollution is not expected as a result of the proposed work, and runoff will be captured and adequately treated prior to infiltration or discharge.</p>
<p><i>Fisheries – Reserved for work taking place adjacent to ponds and perennial streams. The response must address both the construction and post construction conditions at the property.</i></p>	<p>The proposed project will not impact the capacity of the perennial stream to provide values to fishery habitat, as the project is located over 150 feet away from the stream itself, with work in this zone limited to the creation of the</p>

	stormwater basin, which will aid in protecting the stream from runoff further.
<i>Shellfish – Not Applicable in Franklin</i>	Not applicable
<i>Wildlife Habitat - This item must be addressed for both the construction and post construction conditions at the property.</i>	The proposed construction will not adversely impact wildlife habitat, as the area closest to the resource areas will remain unaltered and naturally vegetated, with the primary work within jurisdictional areas consisting of grading and minor construction to install the stormwater basin and the water quality swale, both of which will serve to better protect the resource areas and associated buffer zones.
<i>Rare Species Habitat (including rare plant species) - This item must be addressed for both the construction and post construction conditions at the property.</i>	No potential or certified rare species are mapped for this site, and thus the project will not impact these critical habitats.
<i>Agriculture – This item must be addressed for both the construction and post construction conditions at the property.</i>	The proposed project is strictly for residential use, and will not impact agricultural efforts positively or negatively.
<i>Aquaculture – To date there are no aquaculture operations in Franklin</i>	Not applicable, as there are no aquaculture operations in Franklin.
<i>Recreation – This item must be addressed for both the construction and post construction conditions at the property and include both passive and active recreational uses.</i>	The proposed subdivision will be for residential use, with the resource areas offsite, and in the case of the perennial stream, not immediately accessible for recreation. Thus, the project will not impact this standard.

## 5.0 CONCLUSION

In summary, Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests identified in the Wetlands Protection Act or the Town of Franklin Wetland Protection Bylaw. The proposed project meets all regulatory compliance standards under the Wetlands Protection Act and the Bylaw; therefore, Goddard Consulting respectfully requests that the Franklin Conservation Commission issue an Order of Conditions approving the proposed project. If you have any questions, please feel free to contact us at (508) 393-3784.

Sincerely,

**Goddard Consulting, LLC**



Chris Frattaroli  
Lead Wetland Scientist



Jacob Crosson  
Wetland Scientist



**47 Partridge Street, Franklin, MA**

Notice of Intent

*Page | 15*

Cc:

Nancy Donovan, 47 Partridge Street, Franklin, MA 02038

Dan Lewis, DNO Realty, 135 Main Street, Medway, MA 02053

MassDEP Central Regional Office - Worcester, 8 New Bond Street, Worcester, MA 01606



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Franklin
City/Town

**Important:**

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



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>47 Partridge Street</u>	<u>Franklin</u>	<u>MA</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.12464</u>	<u>-71.40664</u>
	d. Latitude	e. Longitude
<u>220</u>	<u>13,14,15</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Nancy</u>	<u>Donovan</u>	
a. First Name	b. Last Name	
<u>Donovan Family Realty Trust</u>		
c. Organization		
<u>47 Partridge Street</u>		
d. Street Address		
<u>Franklin</u>	<u>MA</u>	<u>02038</u>
e. City/Town	f. State	g. Zip Code
<u>508-520-5300</u>	<u>richard@cornettalaw.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Chris</u>	<u>Frattaroli</u>	
a. First Name	b. Last Name	
<u>Goddard Consulting LLC</u>		
c. Company		
<u>291 Main Street</u>		
d. Street Address		
<u>Northborough</u>	<u>MA</u>	<u>01532</u>
e. City/Town	f. State	g. Zip Code
<u>508-393-3784</u>	<u>chris@goddardconsultingllc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$3,750 (+\$21,217.50 Bylaw)</u>	<u>\$1,862.50</u>	<u>\$1,887.50 (+\$21,217.50 Bylaw)</u>
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

Provided by MassDEP:

---

MassDEP File Number

---

Document Transaction Number

---

Franklin

---

City/Town

**A. General Information (continued)**

6. General Project Description:

Subdivision of an existing lot into 8 separate lots, with the construction of 7 single-family houses. A stormwater infiltration basin and water quality swales are proposed to manage stormwater. Only one proposed house is partially within jurisdiction.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk	
a. County	b. Certificate # (if registered land)
40464	574
c. Book	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  
**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

**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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	2,848 1. square feet 570 3. cubic feet of flood storage lost	4,811 2. square feet 962 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Shepards Brook (inland) 1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

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: +/-163,337.5  
square feet

4. Proposed alteration of the Riverfront Area:

<u>9,575</u>	<u>0</u>	<u>9,575</u>
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  
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

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4.  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

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Franklin	
City/Town	

## 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

- 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**

August 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\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

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

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

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



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

### 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:

MassDEP File Number

Document Transaction Number

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

Provided by MassDEP:

---

MassDEP File Number

---

Document Transaction Number

---

Franklin

---

City/Town

**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Donovan Estates Definitive Subdivision Plan of Land

a. Plan Title

United Consultants, LLC

Carlos A. Quintal

b. Prepared By

c. Signed and Stamped by

September 3, 2025

1":50'

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:

624, 625

2/10/2026

2. Municipal Check Number

3. Check date

623

2/10/2026

4. State Check Number

5. Check date

DNO Real Estate LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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	

## 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.

DocuSigned by: <i>Richard Cornetta</i>	2/11/2026
2F8C927409A44C2 1. Signature of Applicant	2. Date
Signed by: <i>Chris Frattaroli</i>	4. Date
42A89EE2A24D487 3. Signature of Property Owner (if different)	2/10/2026
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:

47 Partridge Street Franklin  
 a. Street Address b. City/Town  
 623 \$1,862.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Nancy Donovan  
 a. First Name b. Last Name  
 Donovan Family Realty Trust  
 c. Organization  
 47 Partridge Street  
 d. Mailing Address  
 Franklin MA 02038  
 e. City/Town f. State g. Zip Code  
 508-520-5300 richard@cornettalaw.com  
 h. Phone Number i. Fax Number 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).



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2a. Construction of each single family house	5	\$500	\$2500
Riverfront Area	1	x1.5	x1.5
Bylaw Filing Fee	1	\$21,217.50	(+\$21,217.50 Bylaw)

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$3,750 (+\$21,217.50 Bylaw)
State share of filing Fee:	\$1,862.50
City/Town share of filing Fee:	\$1,887.50 (+\$21,217.50 Bylaw)
	b. 1/2 Total Fee less \$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.)



# 300 feet Abutters List Report

Franklin, MA  
February 09, 2026

## Subject Properties:

Parcel Number: 220-013-000  
CAMA Number: 220-013-000-000  
Property Address: 47 PARTRIDGE ST

Mailing Address: DONOVAN NANCY J TR DONOVAN  
FAMILY REALTY TRUST  
47 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-014-000  
CAMA Number: 220-014-000-000  
Property Address: PARTRIDGE ST

Mailing Address: DONOVAN NANCY J DONOVAN FAMILY  
REALTY TRUST  
47 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-015-000  
CAMA Number: 220-015-000-000  
Property Address: PARTRIDGE ST

Mailing Address: DONOVAN NANCY J TR DONOVAN  
FAMILY REALTY TRUST  
47 PARTRIDGE ST  
FRANKLIN, MA 02038

---

## Abutters:

Parcel Number: 214-005-000  
CAMA Number: 214-005-000-000  
Property Address: 28 ELM ST

Mailing Address: SYNGAY DONNA B  
24 ELM ST  
FRANKLIN, MA 02038

Parcel Number: 214-006-000  
CAMA Number: 214-006-000-000  
Property Address: 15 PARTRIDGE ST

Mailing Address: JOHNSON MICHAEL F JOHNSON AMY S  
15 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 214-007-000  
CAMA Number: 214-007-000-000  
Property Address: 35 PARTRIDGE ST

Mailing Address: SHERWOOD JOSHUA V  
35 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 214-008-000  
CAMA Number: 214-008-000-000  
Property Address: 43 PARTRIDGE ST

Mailing Address: WHITE WILLIAM W WHITE ALISON S  
43 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 214-009-000  
CAMA Number: 214-009-000-000  
Property Address: 62 PARTRIDGE ST

Mailing Address: HENNESSEY ROBERT P  
62 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 214-010-000  
CAMA Number: 214-010-000-000  
Property Address: 60 PARTRIDGE ST

Mailing Address: WILLIAMS PATRICK F WILLIAMS JULIA D  
60 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 214-011-000  
CAMA Number: 214-011-000-000  
Property Address: 4 HARBORWOOD DR

Mailing Address: COOK JOSEPH P COOK ELAINA BS  
4 HARBORWOOD DR  
FRANKLIN, MA 02038



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

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



# 300 feet Abutters List Report

Franklin, MA  
February 09, 2026

Parcel Number: 214-012-000 CAMA Number: 214-012-000-000 Property Address: 6 HARBORWOOD DR	Mailing Address: KENNEY JEFFREY J & NANCY A TRS KENNEY REVOCABLE TRUST 6 HARBORWOOD DR FRANKLIN, MA 02038
Parcel Number: 214-013-000 CAMA Number: 214-013-000-000 Property Address: 8 HARBORWOOD DR	Mailing Address: SCARINGELLO JOSEPH G SCARINGELLO NANCY 8 HARBORWOOD DR FRANKLIN, MA 02038
Parcel Number: 214-014-000 CAMA Number: 214-014-000-000 Property Address: 10 HARBORWOOD DR	Mailing Address: REARDON MARK L REARDON NOREEN P 10 HARBORWOOD DR FRANKLIN, MA 02038
Parcel Number: 214-025-000 CAMA Number: 214-025-000-000 Property Address: 5 HARBORWOOD DR	Mailing Address: WINIKER HEIDI TR ROMSEY FAMILY IRREVOCABLE TR 2 CASSIDY LANE, APT 5 MEDWAY, MA 02053
Parcel Number: 214-026-000 CAMA Number: 214-026-000-000 Property Address: 3 HARBORWOOD DR	Mailing Address: WARD JAMES T & SHARON J TRS HARBOR REALTY TRUST 3 HARBORWOOD DR FRANKLIN, MA 02038
Parcel Number: 214-027-000 CAMA Number: 214-027-000-000 Property Address: 46 PARTRIDGE ST	Mailing Address: HESS CHAD DAVID HESS KRISTEN ELIZABETH 46 PARTRIDGE ST FRANKLIN, MA 02038
Parcel Number: 214-028-000 CAMA Number: 214-028-000-000 Property Address: 42 PARTRIDGE ST	Mailing Address: SALAHUDEEN FATHIMA 42 PARTRIDGE ST FRANKLIN, MA 02038
Parcel Number: 214-029-000 CAMA Number: 214-029-000-000 Property Address: 40 PARTRIDGE ST	Mailing Address: PISO CAROL-ANNE L TR CAROL-ANNE L PISO REVOC TRUST 40 PARTRIDGE ST FRANKLIN, MA 02038
Parcel Number: 214-030-000 CAMA Number: 214-030-000-000 Property Address: 32 PARTRIDGE ST	Mailing Address: BARBA JENNIFER BARBA LOUIS 32 PARTRIDGE ST FRANKLIN, MA 02038
Parcel Number: 220-007-000 CAMA Number: 220-007-000-000 Property Address: 22 ELM ST	Mailing Address: SYNGAY EDWARD SYNGAY MARION 22 ELM ST FRANKLIN, MA 02038
Parcel Number: 220-010-000 CAMA Number: 220-010-000-000 Property Address: RIDENOUR WAY	Mailing Address: DONOVAN JOHN E JR CLARIZIO ANTHONY F & CHERYL L 47 PARTRIDGE ST FRANKLIN, MA 02038
Parcel Number: 220-011-000 CAMA Number: 220-011-000-000 Property Address: PARTRIDGE ST	Mailing Address: DONOVAN JOHN E JR 47 PARTRIDGE ST FRANKLIN, MA 02038



www.cai-tech.com

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



# 300 feet Abutters List Report

Franklin, MA  
February 09, 2026

Parcel Number: 220-012-000  
CAMA Number: 220-012-000-000  
Property Address: 19 PARTRIDGE ST

Mailing Address: 19 PARTRIDGE STREET LLC  
19 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-013-000  
CAMA Number: 220-013-000-000  
Property Address: 47 PARTRIDGE ST

Mailing Address: DONOVAN NANCY J TR DONOVAN  
FAMILY REALTY TRUST  
47 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-014-000  
CAMA Number: 220-014-000-000  
Property Address: PARTRIDGE ST

Mailing Address: DONOVAN NANCY J DONOVAN FAMILY  
REALTY TRUST  
47 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-015-000  
CAMA Number: 220-015-000-000  
Property Address: PARTRIDGE ST

Mailing Address: DONOVAN NANCY J TR DONOVAN  
FAMILY REALTY TRUST  
47 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-016-000  
CAMA Number: 220-016-000-000  
Property Address: 81 PARTRIDGE ST

Mailing Address: OLIVER ROBERT L JR OLIVER  
MARLENE S  
81 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-017-000  
CAMA Number: 220-017-000-000  
Property Address: 85 PARTRIDGE ST

Mailing Address: BRATCHER IV HENRY E BRATCHER  
MICHELLE L  
85 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-020-000  
CAMA Number: 220-020-000-000  
Property Address: DOVER CIR

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

Parcel Number: 220-054-000  
CAMA Number: 220-054-000-000  
Property Address: 82 PARTRIDGE ST

Mailing Address: MOODIE CRAIG W MOODIE ELLEN A  
82 PARTRIDGE ST  
FRANKLIN, MA 02038

Parcel Number: 220-055-000  
CAMA Number: 220-055-000-000  
Property Address: 137 MASTRO DR

Mailing Address: KLIBANOFF BENJAMIN KLIBANOFF  
MONA  
55 BROAD ST  
PAWTUCKET, RI 02860

Parcel Number: 220-056-000  
CAMA Number: 220-056-000-000  
Property Address: PARTRIDGE ST

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



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

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

**Town of Franklin Conservation Commission**  
**NOTIFICATION TO ABUTTERS**  
**Under the Massachusetts Wetlands Protection Act**  
**And**  
**The Franklin Wetlands Protection Bylaw**

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

Nancy Donovan has filed a Notice of Intent with the Franklin Conservation Commission for the 8-lot subdivision and construction of 7 single-family houses on 47 Partridge Street, on 2/11/2026, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be examined during regular office hours at 291 Main Street, Suite 8, Northborough, MA 01532. Monday through Friday, 8am to 4pm.

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

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

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

The public hearing will be held on Thursday, February 26, 2026, at 7 pm at the Town Council Chambers, located on the Second Floor of the Municipal Building on 355 East Central Street. The meeting is also available via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

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

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act  
And the Franklin Wetlands Bylaw

(to be submitted to the Massachusetts Department of Environmental  
Protection and the Conservation Commission)

I, Jacob Crosson hereby certify under the pains and penalties of perjury that on 2/11/2026 I gave notification to abutters in Compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dating April 8, 1994 in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by Nancy Donovan with the Franklin Conservation Commission on 2/11/2026 for property located at 47 Partridge Street, (Map 220, Parcel 13-15) in Franklin, MA for the subdivision of an existing lot and construction of single-family houses within the Buffer Zone to BVW and Riverfront Area.

The form of the notification, and the list of abutters to whom it was given, and their addresses, are attached to this Affidavit of Service.



\_\_\_\_\_  
(Name)

2/11/2026

\_\_\_\_\_  
(Date)

## Town of Franklin Conservation Commission

# RESOURCE AREA IMPACT SUMMARY FORM

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

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)	0	0
Bank (LF)	0	0
Land Under Water Bodies (SF)	0	0
Isolated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
Buffer Zone (SF) - Total	36,300	0
0-25 Foot Buffer Zone (SF)	0	0
25-50 Foot Buffer Zone (SF)	5,961 (grading only)	0
50-100 Foot Buffer Zone (SF)	30,339 (257 SF of impervious)	0
Riverfront (0-200') (SF)	9,575*	0
Inner Riparian Zone (0-100') (SF)	0	0
Outer Riparian Zone (100-200') (SF)	9,575*	0
100-Year Floodplain (CF)	570	962
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

\*Alteration in Riverfront Area is limited to construction of Stormwater Infiltration Basin, which under 310 CMR 10.58 (4)(d)1.d. can be excluded from Riverfront Area alteration calculations. See narrative for more details.

## 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.

<small>DocuSigned by:</small> <i>Richard Conetta</i>	2/11/2026
_____ Signature of Property Owner	_____ Date

## Town of Franklin Conservation Commission

### APPLICATION PROCESS SIGNATURE FORM

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

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

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

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

DocuSigned by:  
*Richard Connetta*  
2E8C927409A44C2...

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

2/11/2026

\_\_\_\_\_  
Date

**Town of Franklin Conservation Commission**

**LOCAL FILING FEE CALCULATION WORKSHEET**

**1. NOTICE OF INTENT (NOI)**

**1.1. New Individual Single Family Home (SFH)**                      \$200.00              \$ 200  
This includes all projects associated with a SFH

**1.2. Work Associated with Existing Residential Property**                      \$100.00              \$ \_\_\_\_\_  
Above-ground pools, fences or other incidental projects  
involving land disturbance that are not covered by the MBZA

**1.3. Control of Nuisance Vegetation**                      \$50.00              \$ \_\_\_\_\_  
This category shall not apply to any non-natural  
deposition of material e.g. vegetative debris

**1.4. Subdivisions  
(Resource Area includes Buffer Zone)**

Base Fee                      \$600.00              \$ 600  
Infrastructure in Buffer Zone **or** Resource Area  
Roads                      \_\_\_\_\_ linear feet x \$2.00 = \$ \_\_\_\_\_  
\*Drainage Structures                      2 X \$10.00 each = \$ 20  
Resource Area Disturbed 36795 square feet x \$0.50= \$ 18,397.50

(If single family homes are proposed as part of a subdivision application, for each house in jurisdiction, individual NOI fees will apply.)

**1.5. Multifamily Dwellings, including Condominium Units:**  
\_\_\_\_\_ MFDU x \$100.00 \$ \_\_\_\_\_

**1.6. Commercial/Industrial  
(Resource Area includes Buffer Zone)**

Base Fee	\$600.00	\$_____
Infrastructure in Buffer Zone <b>or</b> Resource Area		
Roads	___ linear feet x \$2.00	= \$_____
*Drainage Structures	___ X \$25.00 each	= \$_____
Resource Area Disturbed	___ square feet x \$0.50	= \$_____
Buildings	___ X \$125 each	= \$_____
All Accessory Improvements	\$100.00	= \$_____

**2. REQUEST FOR DETERMINATION (RDA)**

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

**3. MINOR BUFFER ZONE ACTIVITY (MBZA)**

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

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

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

**5. CERTIFICATES OF COMPLIANCE**

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

**6. OTHER PERMITS/SERVICES**

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

**7. FILING FEE CALCULATION**

<b>Town Share of State Fees</b> (See NOI Wetland Fee Transmittal Form) <b>(Check No.1)</b>	\$ 1,887.50
<b>Local Filing Fee Calculated Above (Check No. 2)</b>	\$21,217.50
<b>TOTAL Due Town of Franklin</b>	\$ 23,105
<b>State Share of Filing Fee</b> (See NOI Wetland Fee Transmittal Form)	
<b>TOTAL Due DEP (Check No. 3)</b>	\$ 1,862.50__

**8. ADVERTISING FEE (Check No. 4)**

**TBD**

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper, by the Conservation Commission, the applicant will be notified of the cost and will be expected to submit a check for that exact amount, payable to the Town of Franklin, to the Conservation Department prior to the first hearing.

\*Drainage structures: catch basins, manholes, leaching basins, gutter inlet or any other man-made structure (other than a pipe) for purposes of controlling drainage.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 4B - Order of Resource Area Delineation**  
OFFICIAL OFFICIAL  
Massachusetts Wetlands Protection Act M.G.C. c. 151 §40

Provided by MassDEP:  
MassDEP File #:159-1308  
eDEP Transaction #:1896377  
City/Town:FRANKLIN

**A. General Information**

1. Conservation Commission FRANKLIN

2. This Issuance is for (Check one):

- a.  Order of Resource Area Delineation
- b.  Amended Order of Resource Area Delineation

3. Applicant Details

a. First Name	RICHARD	b. Last Name	GOODREAU
c. Organization	UNITED CONSULTANTS, INC.		
d. Mailing Address	850 FRANKLIN STREET, SUITE 11D		
e. City/Town	WRENTHAM	f. State	MA
		g. ZIP	02093

4. Property Owner (if different from applicant):

a. First Name		b. Last Name	
c. Organization	DONOVAN FAMILY REALTY TRUST		
d. Mailing Address	47 PARTRIDGE STREET		
e. City/Town	FRANKLIN	f. State	MA
		g. ZIP	02038

5. Project Location

a. Street Address	47 PARTRIDGE STREET		
b. City/Town	FRANKLIN	c. Zip	02038
d. Assessors Map/Plat#	220	e. Parcel/Lot#	13, 14, AND 15
f. Latitude	42.12532N	g. Longitude	71.40751W

6. Dates

a. Date ANRAD Filed	1/9/2025	b. Date Public Hearing Closed	5/29/2025	c. Date Of Issuance	6/20/2025
---------------------	----------	-------------------------------	-----------	---------------------	-----------

7. Final Approved Plans and Other Documents

Plan Title	Plan Prepared By	Plan Signed By	Plan Final Date	Plan Scale
DONOVAN ESTATES PLAN TO ACCOMPANY AN ANORAD FILING LOCATED IN FRANKLIN, MASSACHUSETTS FOR NANCY DONOVAN	UNITED CONSULTANTS INC.	ANDREW C. MURPHY, P.L.S.	May 20, 2025	1" = 50'

**B. Order of Delineation**

1. The Conservation Commission has determined the following (check whichever is applicable)

a.  **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

- 1.  Bordering Vegetated Wetlands
- 2.  Other resource area(s), specifically
  - a. BORDERING VEGETATED WETLAND (BVW)/FRESHWATER FLAG SERIES GCA1 TO GCA80; MEAN ANNUAL HIGH WATER (TO ESTABLISH RIVERFRONT AREA) FLAG SERIES GCGMAHW1 TO GCGMAHW72; BORDERING LAND SUBJECT TO FLOODING

*Deed Ref. Book 39210, Pg. 372*



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4B Order of Resource Area  
 Delineation**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:  
 MassDEP File #: 159-1308  
 eDEP Transaction #: 1896377  
 City/Town: FRANKLIN

b.  **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1.  Bordering Vegetated Wetlands
2.  Other resource area(s), specifically

a. THIS ORAD DOES NOT APPROVE THE BOUNDARIES OF BAND OR LAND UNDER WATER (LUW) ASSOCIATED WITH SHEPARD'S BROOK; THE BOUNDARIES OF BLSF ARE APPROVED INSOFAR AS THE PUBLISHED FEMA FLOOD PROFILE REMAINS CONSISTENT WITH WHAT IS AVAILABLE AT THE TIME OF THE ISSUANCE OF THIS ORAD. ANY LETTERS OF MAP AMENDMENTS/REVISIONS THAT ALTER THE BASE FLOOD ELEVATION AT THE SITE SHALL SUPERSEDE THE BOUNDARIES OF BLSF DEPICTED ON THE PLAN-OF-RECORD.

c.  **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1.  Bordering Vegetated Wetlands
2.  Other resource area(s), specifically
  - a.
3. The boundaries were determined to be inaccurate because:

### C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, S 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation. This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

### D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination. The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, S 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

- 2) Mean Annual High Water (to establish Riverfront Area) flag Series GCMAHW1 through GCMAHW72
- 3) The boundaries of Bounding Land Subject to Flooding (Elevation 169 feet NAVD88).

C O P Y

C O P Y

**Modified Delineation:**

- 1) This ORAD does not approve the boundaries of Bank or Land Under Water (LUW) associated with Shepard's Brook.
- 2) The boundaries of BLSF are approved insofar as the published FEMA flood profile remains consistent with what is available at the time of the issuance of this ORAD. Any Letters of Map Amendments/Revisions that alter the base flood elevation at the Site shall supersede the boundaries of BLSF depicted on the plan-of-record.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
WPA Form 4B - Order of Resource Area  
Delineation  
Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:  
MassDEP File #:159-1308  
eDEP Transaction #:1896377  
City/Town:FRANKLIN

E. Signatures

*[Handwritten signatures]*  
MICHAEL REIN

1. Date of Original Order

2. No. of Signatures required

*[Handwritten signatures]*

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, and the Amended Order will expire on the date of the Original Final Order unless extended in writing by the Department.

This Order is issued to the applicant and the property owner (if different) as follows:

3.  By hand delivery on

4.  By certified mail, return receipt requested on

a. Date \_\_\_\_\_

a. Date 6/20/2025