

Bay Colony Group, Inc.

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NOTICE OF INTENT WETLANDS PROTECTION ACT MASS G.L.C. 131, SECTION 40

Tanglewood Estates II Symphony Drive Extension Franklin, MA

PREPARED FOR: Cypress Real Estates Development, LLC
3 Rothchild Drive
Foxborough, MA 02035

PREPARED BY: Bay Colony Group, Inc.
4 School Street
Foxborough, MA 02035

**December, 2025
Rev. February, 2026**

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December 16, 2025

Mr. Mark LePage, Chair
Franklin Conservation Commission
355 East Central Street
Franklin, MA 02038

**RE: “Tanglewood Estates II” Symphony Drive Extension
Franklin, MA**

Dear Mr. LePage,

On behalf of our client, Cypress Real Estate Development, LLC, we are submitting herewith a revised Notice of Intent pursuant to Article 181 of the Town of Franklin Wetlands Protection Regulations for the construction of a single-family home as part of a two-lot subdivision, including the associated driveway, grading, lawn, and utilities, portions of which are located within the local buffer zone to an isolated vegetated wetland (IVW). Under the Wetlands Protection Act (310 CMR 10.00), an IVW does not have a buffer zone, therefore, no application will be filed with the Massachusetts Department of Environmental Protection.

The modification is as a result of the comments received by the Town’s professional consultant, BETA, through a memo dated February 13, 2026. This document is not a stand-alone document and is meant to update and supplement the December 2025 Submittal.

The site is located at the end of Symphony Drive on a 7.0± acre parcel of land identified as Assessors’ Parcel 218-020-000 (**Appendix A**). The property is currently undeveloped and consists primarily of wooded area. The site is situated on a hillside that generally slopes from west to east, with an approximate 90-foot change in elevation across the property. Two IVWs are located on the site, one in the western corner and one on the eastern portion of the property. There are no certified or potential vernal pools located on the property. There is a potential vernal pool located off the property to the west. The wetlands and potential vernal pool were flagged by Pare Corporation on March 13, 2025 and subsequently located by this firm during an on-the-ground survey conducted on March 21, 2025. A copy of the Pare Corporation Wetland Delineation Report is included in **Appendix B**.

The proposed project will involve the construction of a single-family home along with the associated driveway, grading, utilities, and yard area. A portion of the home, drainage basin, and yard will lie within the local buffer zone to an IVW. The home will be located approximately 51 feet from the wetland at its closest point, the drainage basin approximately

81 feet from the wetland at its closest point, and proposed clearing approximately 31 feet from the wetland at its closest point. Approximately 164 square feet of buffer zone will be altered for the home, approximately 958 square feet for the drainage basin and approximately 13,438 square feet for the yard area. In total, approximately 14,560 square feet of buffer zone will be altered, with approximately 2,638 square feet of that alteration occurring within the 50-foot buffer zone. No structures or impervious surfaces are proposed within the 25–50-foot buffer zone. The disturbance in this area is limited to clearing and grading to establish lawn associated with the proposed home. No work is proposed within the 25-foot No Disturbance Zone.

The home will be serviced by municipal water and sewer. The project is not subject to the Massachusetts Stormwater Standards, as the subdivision consists of fewer than four lots, however, the project will meet all applicable standards in accordance with the Town of Franklin Stormwater Management Bylaws. The proposed stormwater management system will include stone trenches, sediment forebays, and above-ground drainage basins. A detention basin is proposed on Lot 1, and an infiltration basin is proposed on Lot 2. The system has been designed to manage all storm events up to and including the 100-year storm without increasing the rate or volume of off-site runoff. The system will comply with the DEP Stormwater Standards and the Franklin Stormwater Management Bylaw. A copy of the Stormwater Impact Report is included in Appendix C.

Due to the location of the existing roadway and the site's topography, disturbance within the buffer zone is unavoidable in order to construct a roadway that complies with applicable local regulations. The grading of Lot 2 has been carefully designed to tie into existing elevations while minimizing earthwork within the buffer zone. A walkout design is proposed to reduce the extent of fill placed within the buffer zone while maintaining compliance with local requirements. Because disturbance within the buffer zone is unavoidable, a native seed mix suitable for buffer zone restoration is proposed for the yard areas located within the buffer zone. The incorporation of native plantings, together with maintaining a minimum 30-foot undisturbed buffer to the IVW, will provide adequate resource area protection in accordance with local and state regulatory standards.

We have not finalized the construction sequence for this project but, conceptually the roadway will be constructed first and then the homes will be started once base course of pavement has been installed. Once the contractor is chosen, we will coordinate with the contractor on the construction schedule. At that point we will contact the Agent and other Town Officials, to coordinate that aspect of the project. The general sequence of activities would be as follows:

- Cut trees, but no grubbing
- Install erosion control
- Stump and grub
- Bring site to subgrade
- Install drainage and utilities
- Pave base course
- Construct homes

- Landscaping
- Pave top course

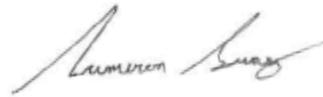
The locations, sizes and grading of the homes is approximate only. Stockpiling will be limited to the area outside the 100' buffer zone. If dewatering is necessary, then areas outside of the buffer zone will be constructed to allow water to infiltrate back into the ground or sheet flow back to the wetlands after passing through stone filters.

Erosion control measures for the project will consist of silt socks and sacks which will be installed prior to the start of construction and maintained until construction is complete and stable ground cover has been reestablished.

Thank you for your consideration. Please feel free to contact me should you have any questions or concerns you would like us to address prior to the public hearing.

Very truly yours,

BAY COLONY GROUP, INC.

A handwritten signature in black ink, appearing to read "Cameron Gray".

Cameron Gray
Project Engineer

A handwritten signature in blue ink, appearing to read "William R. Buckley, Jr.".

William R. Buckley, Jr., P.E.
Project Manager

List of Documents

Previous Page – Letter to Conservation Commission

(*Previously Submitted) WPA Form 3 – Notice of Intent
Local Filing Fee Calculation Worksheet
Copies of Checks

(*Previously Submitted) Resource Area Impact Summary Form

(*Previously Submitted) Application Process Signature Form

(*Previously Submitted) Property Access Signature Form

(*Previously Submitted) Form of Notification to Abutters

(*Previously Submitted) List of Abutters

(*Previously Submitted) Affidavit of Service

(*Previously Submitted) Appendix A
USGS Quadrangle Map Extract
FEMA Flood Insurance Rate Map
Extract from MassMapper

(*Previously Submitted) Appendix B
Pare Corporation Wetland Delineation Report dated November 26, 2025

Appendix C
Stormwater Management Report Tanglewood Estates II Symphony Drive Extension
Franklin, MA December 2025 Rev. February 2026

Attachments
Private Definitive Plan of Land in Franklin, MA Tanglewood Estates II Symphony Drive
Extension by Bay Colony Group, Inc dated December 4, 2024 Rev. February 10, 2026

APPENDIX C

*Stormwater Management Report