

**Invasive Species Management Plan**  
for  
100 Populatic Street  
Franklin, MA  
(Map 216, Lot 22)

October 5, 2023

**ADDRESSED TO:**

Municipal Building  
Franklin Conservation Commission  
355 E. Central Street  
Franklin, MA 02038

**PREPARED BY:**

Goddard Consulting LLC  
291 Main Street, Suite 8  
Northborough, MA 01532

**PREPARED FOR:**

Richard and Alicia Karas  
100 Populatic Street  
Franklin MA, 02038



## 1.0 INTRODUCTION

As part of this Notice of Intent application, invasive species management is proposed along the slope leading to Populatic Pond at the rear of the locus site. The area proposed for invasive species management is largely within the 0-25' Buffer Zone, and partially within the 25-50' Buffer Zone. This area measures approximately 1,700 square feet. The primary invasive species in the area consist of oriental bittersweet (*Celastrus orbiculatus*), glossy buckthorn (*Frangula alnus*), Japanese knotweed (*Fallopia japonica*), and purple loosestrife (*Lythrum salicaria*). These species are known to outcompete native plant species that are important to native wildlife for food and habitat. Management of these species will allow native vegetation present in the area to thrive. It is Goddard's opinion that the proposed invasive species management activities will contribute to the protection of the interests identified in the Wetlands Protection Act and the Franklin Wetlands Protection Bylaws.



Figure 1: View of Japanese knotweed in northeastern corner of the site.

## 2.0 SUPERVISION AND METHODS

All activities in the invasive species management area will be supervised by a qualified wetland scientist or landscape professional with experience in invasive species management. Before work begins, the wetland scientist will coordinate with the selected contractor to flag or otherwise clearly identify the limits of work for the entirety of the invasive species management area. All proposed invasive species management activities will be conducted by hand only. The use of machines in this area is likely to result in increased impacts. Grubbing as described below will be conducted by hand.



## 2.1 MANUAL REMOVAL

Invasive species management techniques proposed for this project are only manual removal. This will consist of hand-pulling and/or repeated cutting with the goal of inducing carbohydrate starvation in the target invasive species. This method requires regular follow-up treatments and will be included in regular maintenance of the garden area itself until the criteria set forth in section 2.4 of this document are satisfied. The applicant understands the necessity of continually managing the area.

## 2.2 DISPOSAL

All cut plant material will be exported from the site and disposed of appropriately. In order to minimize the spread of invasive plant seeds or roots, cut plant material will be moved to an impervious surface as soon as possible (i.e., by the end of the workday). No soils originating from areas known to support invasive plant species will be moved elsewhere on site.

## 2.3 REVEGETATION

The invasive species management area has a quality presence of native vegetation interspersed with the invasive species in the area. Therefore, planting of woody vegetation in this area is not proposed. Instead, the entire area will be seeded with the New England Conservation/Wildlife Mix from New England Wetland Plants at the recommended rate of 1lb/1750sf. This mix provides a lasting cover of grasses, wildflowers, and legumes, and will provide stability for the slope adjacent to Populatic Pond where invasive species management is occurring. The seed will be spread after the initial invasive removal effort and raked into the soil. This will establish high-quality herbaceous vegetation that will aid in preventing the spread of invasive species. Existing native vegetation in the invasive species management area is expected to fill in any remaining gaps.

## 2.4 MONITORING AND REPORTING

As described above, the ISMP areas will be inspected for invasive species annually. Monitoring reports shall be prepared for the ISMP by a qualified wetland scientist once a year with the results of these inspections. If the report has deemed the management successful, management may cease. If the management has been unsuccessful, adjusted spring and fall treatments will be scheduled and the qualified wetland scientist will inspect the site the following spring.

Monitoring reports will include photographs and details about the vitality of the success of the invasive species management in the area and shall be submitted to the issuing authority by December of each monitoring year. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the management area. Any invasive species present will be noted, flagged, and removed or treated.

For this ISMP to be deemed successful, 75% of the present invasive species cover must be removed, with the regeneration of native plant species in their place. If these terms are not met, the applicant shall submit a remediation plan to the issuing authority for approval that will achieve management/restoration goals under the supervision of a wetland specialist. This plan must include an analysis of why the areas have not successfully re-vegetated with native species and how the Applicant intends to resolve the problem.

This ISMP is for the removal of invasive plants in the area between the flagged wetland line and the garden areas at the top of the slope, with a goal of establishing a primarily native plant community and improving wildlife habitat adjacent to Populatic Pond. To achieve these goals, this plan has proposed an approach consisting of physical management methods.



It is our professional opinion that the removal methods specified previously in this report will allow for the removal of invasive species from the area while affording maximum protection to wetland resource areas. We therefore respectfully request that the Commission approve this ISMP in conjunction with Notice of Intent for the project at 100 Populatic Street in Franklin, MA. If there are any questions concerning this ISMP, please do not hesitate to contact us.

Sincerely,

Goddard Consulting LLC

**Chris Frattaroli**  
*Wetland Scientist*



October 5, 2023

Municipal Building  
Franklin Conservation Commission  
355 E. Central Street  
Franklin, MA 02038

Re: Request for Variance - 100 Populatic Street, Franklin MA (Map: 216, Parcel: 22)

Dear Franklin Conservation Commission,

On behalf of Richard and Alicia Karas (the applicant), Goddard Consulting, LLC (representative) is hereby submitting this request for variance for a project which consists of the renovation of an existing landscaped and hardscaped area at 100 Populatic Street, Franklin MA. This document is a supplement to the Notice of Intent application submitted concurrently as required by the Franklin Wetlands Protection Bylaw.

As noted in this Notice of Intent submittal, the proposed project includes work within the 0-25' Buffer Zone, totaling approximately 740 square feet. This work will consist of landscaping and hardscaping work to repair and improve the garden areas in the home's yard. It also includes the construction of a retaining wall to support a metal staircase leading to Populatic Pond, replacing the stone stairs in this area that are currently unstable and unsafe for the homeowners. No large-scale grading is proposed. The only grading proposed is fine hand-grading to ensure surfaces are level.

Additionally, approximately 1,700 square feet of invasive species management is proposed within the 0-25' Buffer Zone. See attached Invasive Species Management Plan for details.

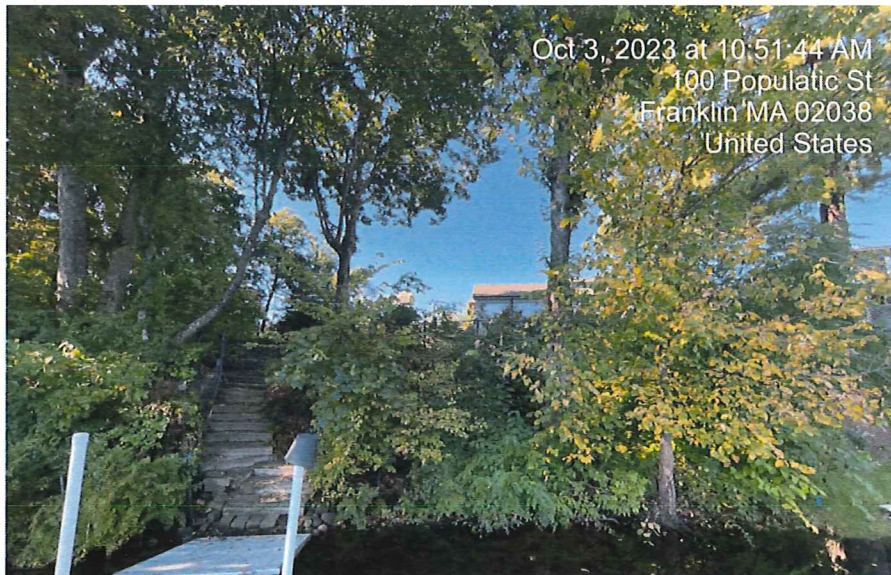


Figure 1: Photo showing proliferation of invasive plant species in proposed invasive species management area.

Below is a table summarizing potential alternatives to the proposed work.

Summary of Alternatives		
Alternative option	Impact to jurisdictional areas	Result
<b>Alternative 1:</b> No change to existing conditions	No impacts to buffer zone.	Homeowner unable to utilize property to its full extent and is unable to access water safely. No invasive species management is accomplished.
<b>Alternative 2:</b> Scale back proposed work to avoid 0-25' Buffer Zone	No impacts to 0-25' buffer zone, but impacts to 25-100' buffer zone remain	Some landscape/hardscape work is accomplished, but stairs to water are unable to be replaced, restricting the homeowner's safe use of their property. No invasive species management is accomplished.
<b>Alternative 3:</b> Current proposal	Impacts to buffer zone onsite as described.	Allows the homeowners comfortable and safe use of their property, provides invasive species management

In summary, the proposed project provides an opportunity to improve the buffer zones onsite over existing conditions. Based on the above analysis, Goddard believes that adverse impacts to buffer zones have been avoided to the greatest extent practicable, while still allowing the homeowner reasonable and safe use of their property, and respectfully requests that the Commission approve this request for variance.

Sincerely,  
Goddard Consulting, LLC



**Chris Frattaroli**  
Wetland Scientist

Dear Members of the Franklin Conservation Commission,

We, Dick and Alicia Karas, are requesting permission to renovate our back yard and garden to achieve 2 main goals: accessibility and sustainability.

Accessibility.

We have enjoyed living in this house since for the past 30 years! Dick was an avid canoer and kayaker and enjoyed the access from his property to Lake Populatic since moving there in 1993. In 2013, a catastrophic accident left him a quadriplegic, and he faced life in a motorized wheelchair. Miraculously, after 5 months residential treatment at Spaulding Rehabilitation Hospital, the ensuing decade of ongoing physical therapy and strengthening activities, he has regained the ability to walk, drive and paddle. He has chronic right sided weakness and balance issues and is technically disabled for life. His access to the lake and his kayak by means of the current path down the bank is hazardous, so he is unable to make use of the benefit kayaking provides for his physical and mental state. A permanent set of slip proof stairs with railings would enable him (and his wife as she ages) to make use of this activity in the home they plan on living in forever. He is seeking approval to install a set of stairs to the lake, so he and his family are able to independently and safely access his kayak and floating dock. In addition, we would like to make the patio areas and walkways accessible for us for the coming years as well. Currently, much of the walkways are uneven and steeply sloped making walking difficult and potentially unsafe.

Sustainability.

As an important component of our re-design, we want to create a garden that is more sustainable from an ecological/environmental perspective, and also to make it easier to care for as we get older. Toward that goal, we want to remove all of the grass/lawn that we currently have to reduce water usage and care requirements. We also want to plant more perennial plants that will also require less water and care. Finally, we hope to remove as many of the invasive plants that are currently growing on the property as controlling them requires significant effort.

Thank you for your consideration.

Dick and Alicia Karas



## Town of Franklin Conservation Commission

### PROPERTY ACCESS SIGNATURE FORM

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

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

9-28-23  
\_\_\_\_\_  
Date



## Town of Franklin Conservation Commission

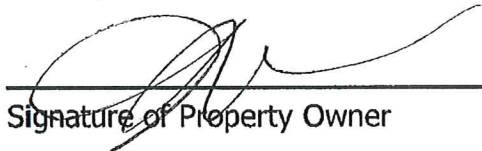
### APPLICATION PROCESS SIGNATURE FORM

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.

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

9-28-23  
\_\_\_\_\_  
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 \_\_\_\_\_  
This includes all projects associated with a SFH

**1.2. Work Associated with Existing Residential Property**  
\$50.00 \$50.00  
Above-ground pools, fences or other incidental projects  
involving land disturbance that are not covered by the MBZA

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

#### 1.4. Subdivisions

Base Fee \$600.00 \_\_\_\_\_  
Infrastructure in Buffer Zone **or** Resource Area  
Roads \_\_\_\_\_ linear feet x \$2.00 = \_\_\_\_\_  
\*Drainage Structures \_\_\_\_\_ X \$10.00 each = \_\_\_\_\_  
Wetland Resource Area Disturbed \_\_\_\_\_ square feet x \$0.50 = \_\_\_\_\_

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

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

#### 1.6. Commercial/Industrial

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

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

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

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

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

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

5. **OTHER PERMITS/SERVICES**

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

6. **FILING FEE CALCULATION**

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

**Local Filing Fee Calculated Above** \$ 50.00

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

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

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

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

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

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