

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street – Suite 110
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

October 5, 2023

Franklin Conservation Commission
335 East Central Street
Franklin, MA 02038

c/o Breeka LÍ Goodlander, Conservation Agent/Natural Resource Protection Manager
via email: bgoodlander@franklinma.gov

Re: 0 Prospect Street Notice of Intent (Wall Street Development)
159-1272

Subject: Supplemental Information in response to BETA Review

Dear Commission Members:

This letter provides supplemental information to respond to the limited outstanding comments in the BETA Group peer review letter dated 10/2/2023 and received 10/5/2023. This submittal has been prepared in conjunction with the project engineer and applicant.

Alternatives Analysis:

The Bylaw regulations at section 7.13.1 state that an alternatives analysis is required for all work in Riverfront Area (“RFA”) and does not specifically exclude from this requirement (as under state regulations) such a requirement when development is proposed under the previously developed provisions of 310 CMR 10.58(5). The Bylaw regulations defer to the WPA regulations at 310 CMR 10.58(4) regarding alternatives analyses, which state that:

“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.”

Section 10.58(4) defines “practicable” and specifies that alternatives must be related to the project purpose and proposed use, and states:

“The Proposed Use. This term is related to the concept of project purpose. In the context of typical single-family homes, the project purpose (construction of a single-family house) and proposed use (family home) are virtually identical.”

Generally, the proposed project results in a small increase in the amount of non-degraded and undeveloped RFA on the site, with a shift in the degraded/ developed RFA further from the Mean Annual High Water (“MAHW”) line. Thus, under the RFA provisions, the project, including proposed mitigation, does not represent an adverse impact to RFA wetland interests. Nevertheless, the following presents alternatives which were evaluated.

Project Purpose: The subject project purpose and proposed use are a single-family dwelling, which necessarily includes a well, septic system and other related project components. Several alternative configurations of the proposed project were considered, however none resulted in a design with less adverse impact on wetland interests. Alternatives considered included:

Preferred alternative: Proposed single family dwelling of typical scale in Franklin:

- All project components are on the north side of the lot, away from wetland resources as feasible ;
- The proposed driveway access is outside of RFA;
- This alternative includes restoration of degraded Riverfront Area nearest to the wetland;
- The side yard nearest to the wetland is minimized to the extent feasible for construction and reasonable use of the dwelling.

Alternative 1: Alternative dwelling locations:

- Any alternative location of the dwelling (and necessary septic system including building and well offsets) would not result in reduced RFA alteration, or not include restoration of the existing degraded gravel drive in RFA, which is the degraded RFA closest to the MAHW Line;

Alternative 2: Alternative driveway locations(s):

- a. Within the existing degraded former access drive to the gravel pit:
 - This alternative would result in the driveway being within the area proposed for restoration (precluding most of that restoration) and be closer to the wetland;
- b. Other driveway locations:
 - Revising the driveway location directly south would result in work in the non-degraded RFA, which is proposed to remain natural.

Alternative 3: Smaller house or repositioned house locations

- Such alternatives were considered and it was determined that they would not be a substantially equivalent economic alternative, as required by the regulations, and were therefore rejected.

No-Build alternative:

- This alternative would not accomplish the project purpose;
- This alternative would not result in the restoration of the existing degraded former access drive to the gravel pit.

Based upon the above, there is no practicable and substantially equivalent economic alternative that would accomplish the project purpose with less adverse impact to wetland interests.

October 5, 2023

Franklin Conservation Commission

Re: 0 Prospect Street Notice of Intent (Wall Street Development)

Subject: Supplemental information

Page 3 of 3

Resource Area Impact Summary Form

A revised Resource Area Impact Summary Form based upon the site plan revised 9/1/2023 is attached, as requested.

I hope that this information is helpful to the Commission.

Sincerely,

A handwritten signature in blue ink, reading "Paul J. McManus". The signature is fluid and cursive, with the first name "Paul" being more prominent.

Paul J. McManus, LSP, SPWS
President

Enc: Resource Area Impact Summary Form (rev 10-5-2023)

C: Lou Petrozzi (applicant)
GLM Engineering

Town of Franklin Conservation Commission

RESOURCE AREA IMPACT SUMMARY FORM

The Franklin Wetlands Protection Bylaw
Franklin Town Code Section 181

Project:

0 Prospect Street (Wall Street Development)

159-1272

Revised 10/5/2023

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)	3,600 +/- (incl. degraded and non-degraded)	300 (Included in RFA Mitig)
Riverfront (SF)	See below	See below
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

From site plan rev 9-1-2023

TABLE OF PROJECT RIVERFRONT AREAS

TOTAL RIVERFRONT AREA
WITHIN THE PROJECT SITE: 29,252 ± S.F.

TOTAL DEGRADED
RIVERFRONT AREA: 5,660 ± S.F.

TOTAL RIVERFRONT AREA DISTURBED:
DEGRADED RIVERFRONT: 2,600 S.F.
NON-DEGRADED RIVERFRONT: 2,930 S.F.
TOTAL AREA: 5,530 S.F.

DEGRADED RIVERFRONT RESTORED: 3,060 S.F