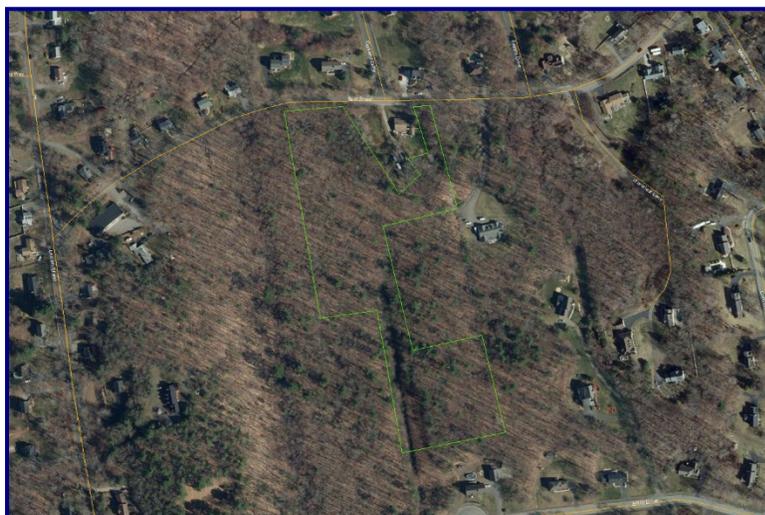


# NOTICE OF INTENT

---

## Wireless Communication Facility 0 Bent Street – Parcel 206-103 Franklin, Massachusetts



**SUBMITTED TO:**

Town of Franklin  
Conservation Commission  
355 East Central Street  
Franklin, Massachusetts 02038

**PREPARED FOR:**

KJS Realty, Inc.  
2 Commercial Street  
Sharon, Massachusetts 02067

**PREPARED BY:**

Lucas Environmental, LLC  
500A Washington Street  
Quincy, Massachusetts 02169

**IN ASSOCIATION WITH:**

ProTerra Design Group, LLC  
4 Bay Road, Building A; Suite 200  
Hadley, Massachusetts 01035



500A Washington Street, Quincy, MA 02169

---

September 27, 2023

Town of Franklin  
Conservation Commission  
355 East Central Street  
Franklin, Massachusetts 02038

Re: Notice of Intent  
0 Bent Street – Parcel 206-103  
Franklin, Massachusetts

Members of the Franklin Conservation Commission:

On behalf of KJS Realty, Inc., and in association with ProTerra Design Group, LLC, Lucas Environmental, LLC is pleased to submit this Notice of Intent (NOI) to the Franklin Conservation Commission for the proposed Wireless Communication Facility located at 0 Bent Street (Parcel 206-103) in Franklin, Massachusetts. As currently designed, proposed work will occur within the 100-Foot Buffer Zone to Bordering Vegetated Wetlands. This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the Town of Franklin Wetlands Protection Bylaw (Chapter 181) and Regulations.

Enclosed please find one (1) original and one (1) copy of the NOI submittal and full-size plan, and six (6) copies of the reduced 11x17 plans to scale. A link to an electronic copy of the pdf file of the application and supporting documentation will be provided concurrently with this submittal. We respectfully request that you place this matter on your agenda for the October 19, 2023 Public Hearing.

If you have any questions, please do not hesitate to contact me at 617.405.4140 or [cml@lucasenviro.com](mailto:cml@lucasenviro.com). Thank you for your consideration in this matter.

Sincerely,  
**LUCAS ENVIRONMENTAL, LLC**

Christopher M. Lucas, PWS, CWS, RPSS  
Environmental Consultant/Wetland & Soil Scientist

cc: KJS Realty, Inc. (electronic copy)  
Stephen Kelleher (electronic copy)  
ProTerra Design Group, LLC (electronic copy)  
MassDEP – CERO



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## SECTION I – FORMS

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**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):

0 Bent Street Franklin 02038  
 a. Street Address b. City/Town c. Zip Code  
 Latitude and Longitude: 42° 07' 49.56" 71° 23' 46.21"  
 d. Latitude e. Longitude  
Parcel 206-103  
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Stephen Kelleher  
 a. First Name b. Last Name  
KJS Realty, Inc.  
 c. Organization  
2 Commercial Street  
 d. Street Address  
Sharon MA 02067  
 e. City/Town f. State g. Zip Code  
617.817.8564 stephen@vertextowers.com  
 h. Phone Number i. Fax Number j. Email Address

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

Stephen Kelleher  
 a. First Name b. Last Name  
 \_\_\_\_\_  
 c. Organization  
27 Stop River Road  
 d. Street Address  
Norfolk MA 02056  
 e. City/Town f. State g. Zip Code  
617.817.8564 stephen@vertextowers.com  
 h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Christopher Lucas  
 a. First Name b. Last Name  
Lucas Environmental, LLC  
 c. Company  
500A Washington Street  
 d. Street Address  
Quincy MA 02069  
 e. City/Town f. State g. Zip Code  
617.405.4140 617.405.4465 cml@lucasenviro.com  
 h. Phone Number i. Fax Number j. Email address

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

\$1,050.00 \$512.50 \$537.50  
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin  
City/Town

## A. General Information (continued)

6. General Project Description:

The proposed project involves the construction of a telecommunications facility, access driveways, and utilities within the 100-Foot Buffer Zone to Bordering Vegetated Wetlands.

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

41116

c. Book

b. Certificate # (if registered land)

442

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:

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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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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 type="checkbox"/> Riverfront Area	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: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

_____	_____	_____
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

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**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



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Bureau of Resource Protection - Wetlands

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**C. Other Applicable Standards and Requirements**

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

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

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

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

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

August 1, 2021

b. Date of map

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

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

1.  Percentage/acreage of property to be altered:
- (a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage
- (b) outside Resource Area \_\_\_\_\_  
percentage/acreage
2.  Assessor's Map or right-of-way plan of site
2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
- (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/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**  
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**C. Other Applicable Standards and Requirements (cont'd)**

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).  
 Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.  
 Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

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

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

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)

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

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

**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.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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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.

Permitting Revised Plans, KJS Realty

a. Plan Title

ProTerra Design Group, LLC

Jesse Moreno, P.E.

b. Prepared By

c. Signed and Stamped by

September 1, 2023

1" = 30'

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:

2189

2. Municipal Check Number

September 21, 2023

3. Check date

2190

4. State Check Number

September 21, 2023

5. Check date

Vertex Tower Assets, 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

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### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

*[Handwritten Signature]*

1. Signature of Applicant

*9-21-2023*

2. Date

3. Signature of Property Owner (if different)

*[Handwritten Signature]*

5. Signature of Representative (if any)

4. Date

*09/25/2023*

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.

## Town of Franklin Conservation Commission

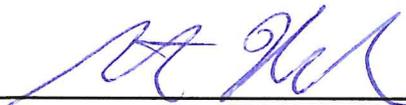
### APPLICATION PROCESS SIGNATURE FORM

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

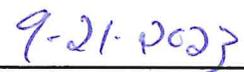
When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto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

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

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



Signature of Property Owner



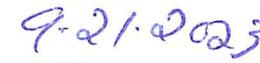
Date

**Town of Franklin Conservation Commission**

**PROPERTY ACCESS SIGNATURE FORM**

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

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

  
\_\_\_\_\_  
Date

**Town of Franklin Conservation Commission**

**RESOURCE AREA IMPACT SUMMARY FORM**

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

<b>Resource Area</b>	<b>Alteration Proposed</b>	<b>Mitigation Proposed</b>
Bordering Vegetated Wetland (SF)	N/A	
Bank (LF)	N/A	
Land Under Water Bodies (SF)	N/A	
Isolated Wetland (SF)	N/A	
Vernal Pool (SF)	N/A	
Buffer Zone (SF)	8,545	0
Riverfront (SF)	N/A	
100-Year Floodplain (CF)	N/A	
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		



## SECTION II – PROJECT NARRATIVE

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## PROJECT NARRATIVE

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### 1.0 INTRODUCTION

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On behalf of KJS Realty, Inc., and in association with ProTerra Design Group, LLC (ProTerra), Lucas Environmental, LLC (LE) is pleased to submit this Notice of Intent (NOI) to the Franklin Conservation Commission for the construction, operation, and maintenance of a proposed telecommunications facility at 0 Bent Street (Parcel 206-103) in Franklin, Massachusetts. The proposed tower is designed to support wireless broadband telecommunications carriers, local public safety communications, and accommodate the necessary antennas, electronic equipment, and cabling. The upper 40 feet of the tower has been reserved exclusively for local, state, and federal emergency communication services. This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and its implementing regulations (310 CMR 10.00 et seq.), and the Town of Franklin Wetlands Protection Bylaw (Chapter 181) and Regulations.

This project narrative describes the existing conditions, wetland resource areas, proposed design, project impacts, and regulatory compliance for work within jurisdictional areas on and near the site. The proposed project is depicted on the enclosed Permitting Plans prepared by ProTerra, dated September 1, 2023 (provided under separate cover).

### 2.0 EXISTING CONDITIONS

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The Study Area consists of an approximate 8.09-acre parcel of land located along Bent Street in Franklin, Massachusetts (See Figure 1 – USGS and Figure 2 – Aerial Map). The parcel has frontage on Bent Street in two locations and contains undeveloped, wooded areas and contains uplands and wetland areas. This parcel also contains a long linear constructed stormwater BMP (described below with Wetland B) which appears to have been constructed when the Emily Drive subdivision was created in the mid-1990's. The Study Area is bound to the north by Bent Street, and to the west, south, and east by residential development and woodlands.

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage and Endangered Species Program (NHESP) indicates that no portion of the site is located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species (See Figure 3 – NHESP Map). No Certified Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) occur within the Study Area. However, a Vernal Pool is located on the parcel immediately to the west of the 0 Bent Street parcel (Parcel 206-104) and is located within Wetland A (described below).

According to the July 17, 2012 FEMA Flood Insurance Rate Map (FIRM) for Norfolk County, Massachusetts, Map Number 25021C0144E, the Study Area is located in a Zone X Area of Minimal Flood Hazard, which is classified as areas outside the 0.2% Annual Chance Flood Hazard (500-year floodplain). As no portion of the site is within the mapped 100-year floodplain, Bordering Land Subject to Flooding (BLSF) is not present at the Study Area.

The Study Area is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), Surface Water Protection Area, or MassDEP Wellhead Protection Zone.

### **3.0 WETLAND RESOURCE AREAS**

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On April 12, 2019, and September 18, 2020, a Professional Wetland Scientist (PWS) from LE completed a site investigation within the Study Area. The purpose of the site investigation was to identify and, if necessary, delineate regulated wetland resource areas within and immediately surrounding the subject parcels. The site investigation was limited to wetland areas within 100 feet and perennial streams within 200 feet of the proposed telecommunications tower, ancillary access road, and infrastructure (i.e., Study Area).

The wetland investigation was completed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 et seq.); Section 404 of the Clean Water Act (33 U.S.C. 1344); Massachusetts Department of Environmental Protection (MassDEP) publication “Delineating Bordering Vegetated Wetlands” under the Massachusetts Wetlands Protection Act (1995); the U.S. Army Corp of Engineers (USACE) Wetland Delineation Manual (1987); the Northcentral and Northeast Regional Supplement (2012); and the Town of Franklin Wetlands Protection Bylaw and Regulations.

Since the delineation, MassDEP has released the Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands. No changes to the delineation are necessary based on the new manual and the new Bordering Vegetated Wetlands Determination Forms are provided.

The following data sources were examined prior to the site investigation:

- FEMA Flood Insurance Rate Maps;
- United States Geological Survey Topographic Quadrangle;
- MassGIS MassDEP Wetland and Hydrography Datalayers;
- MassGIS Natural Heritage Atlas Datalayers; and
- United States Department of Agriculture, Natural Resources Conservation Service (USDANRCS) Soil Survey.

Wetland resource areas delineated within the Study Area include two areas of Bordering Vegetated Wetlands (BVW) identified as Wetlands A and D, and two Isolated Vegetated Wetlands (IVW) identified as Wetlands B and C. Under the Massachusetts Wetlands Protection Act (WPA) and Bylaw, the wetlands within the Study Area are defined as follows.

#### **3.1 Bordering Vegetated Wetlands**

Section 310 CMR 10.55 of the WPA defines BVW as *freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist. Wetland indicator plants are also those classified in the indicator categories of Facultative, Facultative+, Facultative Wetland-, Facultative Wetland, Facultative Wetland+,*

or Obligate Wetland in the National List of Plant Species That Occur in Wetlands: Massachusetts (Fish & Wildlife Service, U.S. Department of the Interior, 1988) or plants exhibiting physiological or morphological adaptations to life in saturated or inundated conditions.

### **3.2 Resource Area Descriptions**

#### *Wetland A*

Wetland A is a large, forested wetland located east of the eastern property line. The wetland is delineated with pink survey tape numbered sequentially with flag series WFA-1 to WFA-26; WFA-27 to WFA-77; and WFA-78 to WFA-95. The wetland is a red maple swamp vegetated with a mix of red maple (*Acer rubrum*), black tupelo (*Nyssa sylvatica*), sweet pepperbush (*Clethra alnifolia*), highbush blueberry (*Vaccinium corymbosum*), and cinnamon fern (*Osmundastrum cinnamomea*). Red oak (*Quercus rubra*) and American beech (*Fagus grandifolia*) are also common within the wetland.

Soils within the wetland consist of a fine sandy loam with deep dark A-horizon and a depleted matrix with redoximorphic features. The wetland/upland boundary corresponds with a topographic break in slope or the transition to a non-hydrophytic plant community and absence of hydric soils/wetland hydrology. Indicators of wetland hydrology include shallow saturation, evidence of seasonal inundation, and drainage patterns.

#### *Wetland B*

Wetland B is a long, linear wetland swale that originates at a stormwater outfall north of Emily Drive. The wetland is delineated with pink survey tape numbered sequentially with flag series WFB-1 to WFB-34. Based on review of aerial photography, the wetland feature appears to have been constructed as drainage infrastructure for the Emily Drive subdivision in the mid-1990's. This feature has multiple outlet structures with reinforced by riprap and steep vertical banks. The feature extends approximately 650 linear feet to the north where it gradually grades into upland. The feature is geographically isolated and does not connect to any other wetland resource areas. The feature itself is not well vegetated, although there is evidence of prolonged inundation by surface water. The upland surrounding the swale is vegetated with a mix of white pine (*Pinus strobus*), red oak, American beech, and red maple.

IVWs are not regulated under the WPA *per se*. However, if an IVW ponds a sufficient volume of water, it would be regulated under the WPA as Isolated Land Subject to Flooding (ILSF). The WPA defines ILSF as *an area which at least once a year confines standing water to a volume of at least ¼ acre-feet and to an average depth of at least six inches*. Based upon field observations, Wetland B could meet the definition of ILSF due to its large size and apparent capability of storing surface water; however, engineering calculations have not been performed to confirm. As no work is proposed within this area, the Applicant is not seeking a determination as to whether or not Wetland B could meet the definition of ILSF at this time.

#### *Wetland C*

Wetland C is an IVW located east of Wetland B and was delineated with pink survey tape numbered sequentially from WFC-1 to WFC-21. Wetland C is a small, forested wetland vegetated with a mix of upland vegetation such as black birch (*Betula lenta*) in the overstory and Sphagnum moss (*Sphagnum* sp.) in the herbaceous layer.

The wetland may have been inadvertently created during the construction of Wetland B as there are numerous tire ruts throughout which are supporting wetland hydrology (include shallow surface saturation and water-stained leaves). Soils are altered and do not exhibit hydric soil indicators. The wetland is solely regulated under the Bylaw.

#### *Wetland D*

Wetland D is a small forested BVW located along the eastern property line of 19 Emily Drive. The wetland is delineated with pink survey tape numbered sequentially with flag series WFD-1 to WFD-16. The wetland is a forested wetland vegetated with red maple, eastern cottonwood (*Populus deltoides*), highbush blueberry, white pine, royal fern (*Osmunda regalis*), cinnamon fern, poison ivy (*Toxicodendron radicans*), and Oriental bittersweet (*Celastrus orbiculatus*).

Soils consist of approximately 10-inches of fine sandy loam over a dense till layer. The wetland drains to a culvert which presumably conveys flow to municipal drainage.

#### *Vernal Pool 1*

LE conducted field observations of a Potential Vernal Pool (PVP) in March 2020 and identified several wood frog egg masses. Therefore, it was determined that the pool provides breeding habitat for vernal pool indicator species. The Mean Annual High Water (MAHW) line of the pool was field delineated using blue flagging tape and labeled PVP1-1 to PVP1-19.

## **4.0 PROPOSED WORK**

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The lease area for the facility is approximately 5,625 square feet (75-foot by 75-foot) and will contain a 190-foot tall galvanized steel lattice structure on a concrete foundation, with a height of 195 feet including foundation, base plate, anchor bolts, and lightning rod within a 3,600 square-foot (60-foot by 60-foot) fenced compound. The compound will be surrounded by a six-foot tall chain link fence. The proposed tower is designed to support wireless broadband telecommunications carriers, local public safety communications, and it will accommodate the necessary antennas, electronic equipment, and cabling. The upper 40 feet of the tower has been reserved exclusively for local, state, and federal emergency communication services.

Associated telecommunications equipment will be located at the base of the structure within the fenced compound area. The facility will be accessed via a proposed 12-foot gravel driveway within a proposed 20-foot access and utility easement to the tower and compound.

The only utilities required to operate the facility are electrical power and telecommunication service, which will be connected to the compound via an overhead transmission line that will run within a proposed 10-foot wide utility easement. The easement will extend from an existing utility pole along the existing access driveway. Minor tree clearing is necessary to accommodate the utility easement. The total earth disturbance for this project is approximately 42,500 square feet.

Stormwater management is proposed in compliance with the MassDEP Stormwater Management Standards. Refer to the “Wireless Communications Facility Drainage Summary” prepared by ProTerra, dated September 1, 2023 for additional detail (See Appendix E).

Prior to construction, erosion and sedimentation controls will be utilized and installed as shown on the Permitting Plans, typically along the downhill side of the limit of work. At the telecommunication compound, erosion controls will consist of staked straw bale/silt fence barriers, or Silt Soxx (where conditions do not allow stakes to be driven). A dewatering basin (utilized if required during construction) and concrete washout area are identified on the Permitting Plans. Erosion and sedimentation controls shall be repaired or replaced as deemed necessary during inspection, or as directed by the contractor or engineer.

All erosion and sediment controls will be maintained throughout construction. The contractor is responsible for re-establishing any erosion control device that is disturbed during construction or observed to be failing. The contractor shall notify the engineer of any deficiencies in the established erosion control measures that may lead to unauthorized discharge or stormwater pollution, sedimentation, or other pollutants. Unauthorized pollutants include, but are not limited to, excess concrete dumping or concrete residue, paints, solvents, grease, fuel, lube oil, pesticides, and any solid waste materials.

## 5.0 REGULATORY COMPLIANCE

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This section details the project’s compliance with the performance standards for each resource area under the Wetlands Protection Act and Bylaw. There are no direct impacts proposed to BVW, therefore no further discussion is warranted for these resource areas.

### 5.1 Buffer Zone Standards

Section 4.2.1 of the Bylaw Regulations state that *no work is permitted within 25 feet of a Resource Area. Any applicant proposing a project within the 0-25 foot buffer zone resource area will have an irrefutable presumption of significant adverse impact to the functions and characteristics of the resource area, unless otherwise determined by the Commission under the minor buffer zone activity criteria set forth in Section 2 of these regulations, or as approved by the Commission by the variance procedures set forth in Section 5 of these regulations.*

The proposed access driveway and associated stormwater management structures are located within the 25-Foot No Disturb Zone of Wetland D and will result in approximately 85 square feet of new impervious surface. It is important to note that the only other portion of the parcel with frontage on Bent Street is occupied by a large BVW system, and accessing through this portion of the parcel would result in wetland filling, near the Vernal Pool. The proposed location presented in the Permitting Plans avoids the filling of wetlands and work near the Vernal Pool. The Applicant has reduced impacts to the 25-Foot No Disturb Zone by using crushed stone for the driveway instead of pavement, and limiting the width of the driveway to 12 feet wide.

Therefore, the Applicant is requesting a variance for the construction of the proposed access driveway. An Alternatives Analysis has been prepared to accompany this request.

Section 4.3.1. *Any applicant proposing a project within the 25-50 foot buffer zone resource area shall indicate that there are no 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. Alteration in the 25-50 foot buffer zone resource area is limited to grading, tree clearing. Stormwater management system components, lawns, gardens, and other low impact uses as determined by the Commission or as otherwise approved by the Commission by the variance procedures set forth in Section XVII of these regulations.*

The proposed access driveway and stormwater structures will be located within the 25- to 50-Foot Buffer Zone for the reasons described above. This will result in approximately 60 square feet of new impervious surfaces. Therefore, the Applicant is requesting a variance for the construction of the proposed access driveway. An Alternatives Analysis has been prepared to accompany this request.

Section 4.4.1. *Alterations including structures are allowed in the 50-100 foot buffer zone resource area. The Commission may require additional mitigation offsets when the slope within the buffer zone is steeper than 10%. Additionally, mitigation may be required by the Commission when the applicant proposes that more than 30% of the 50-100 foot buffer zone resource area is proposed to be impervious surface.*

The site is very flat and there are no steep slopes proposed. There is approximately 68,300 square feet of land within the 50- to 100-Foot Buffer Zone. There is no impervious surface proposed within the 50- to 100-Foot Buffer Zone, therefore additional mitigation is not required under this provision of the Bylaw Regulations.

## **5.2 Functions & Characteristics Statement**

The Functions and Characteristics Statement is intended to address all applicable functions and characteristics as listed in Section 7.10.1 of the Bylaw Regulations, and address effects of the project on the capacity of the buffer zone as a resource to provide storm damage prevention and wildlife habitat.

- Public water supply: There are no public water supply wells within 500 feet of the property.
- Private water supply: There are no known private wells within 500 feet of this property.
- Groundwater: Impacts to groundwater are not anticipated. There are no sewer, septic lines, or large scale excavations proposed.
- Flood control: There is no work proposed within 100 feet of a flood zone.
- Erosion and Sedimentation: Erosion and sedimentation controls have been incorporated into the overall design and are shown on the Permitting Plans.
- Storm Damage Prevention: This project will not have an adverse effect on storm damage prevention. Stormwater BMPs have been incorporated into the project design in accordance with MassDEP Stormwater Regulations.

- **Water Quality:** The project will not have an adverse effect on water quality. Stormwater BMPs have been incorporated into the project design to treat water quality in accordance with MassDEP Stormwater Regulations.
- **Water Pollution Control:** The proposed project will not contribute to water pollution. The proposed use is relatively benign, with minimal impervious surface proposed and little to no traffic generation.
- **Fisheries:** Not applicable. There is no work proposed near a pond or perennial stream.
- **Wildlife Habitat:** The relatively small size of the project, and benign use of the land will have limited impacts to wildlife following construction.
- **Rare Species Habitat:** Not applicable.
- **Agriculture:** Not applicable.
- **Recreation:** Not applicable.

### 5.3 Vernal Pool Statement

As stated above, no Certified Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) occur within the Study Area. However, a Vernal Pool is located on the parcel immediately to the west of the 0 Bent Street parcel (Parcel 206-104), within Wetland A. LE conducted field observations of the Vernal Pool in March 2020 and identified several wood frog (*Rana sylvatica*) egg masses. No mole salamander egg masses or fairy shrimp were observed.

Therefore, it was determined that the pool provides breeding habitat for vernal pool indicator species. The MAHW line of the pool was field delineated using blue flagging tape and labeled PVP1-1 to PVP1-19.

### 5.4 Alternatives Analysis

The Bylaw requires an Alternatives Analysis be completed for projects involving wetland filling, structures within the 50-Foot Buffer Zone, septic components within the 100-Foot Buffer Zone, and any projects involving Variance requests. The Applicant is requesting a Variance to construct an access driveway within the 25-Foot Buffer Zone, and new impervious within the 25- to 50-Foot Buffer Zone to Wetland D.

The Applicant has taken careful consideration of the resource areas into the development of this site. Several alternatives were evaluated in order to avoid, minimize and mitigate any potential wetland impacts and are described below.

### *No-Build Alternative*

This alternative represents not constructing a new wireless communications facility at the site. The “No-Build” alternative is not a viable option as it will not meet the needs or goals for cellular/data coverage within the surrounding community. Further, any other proposed use of the property would require access from Bent Street, resulting in a similar request for a variance for work within the 25-Foot No Disturb Zone. This would not provide the Town of Franklin an opportunity to provide additional emergency communications services in this area.

### *Off-Site Alternatives*

As part of the site selection process, the Applicant examined all possible locations within an area requiring cellular coverage to determine the most favorable location based upon environmental constraints, available property, etc. The Applicant has investigated alternative sites in and around the defined geographic area within which engineers determined that a facility must be located to fill the gap in service coverage and to function effectively within the network of existing and planned facilities. No existing structure or property in the vicinity of the proposed facility would be suitable to accommodate the proposed facility. Therefore, off-site locations are not feasible.

### *Alternative On-Site Locations*

The Applicant has considered alternate locations for the access driveway within the property; however, locations are limited based upon existing site constraints, and a required wetland crossing at any other frontage location. Therefore, because of these constraints, other locations on the site are not viable and would not reduce impacts within the buffer zone. The Applicant has sited the tower structure and compound outside the 100-Foot Buffer Zone. One alternative placed it within the 100-Foot Buffer Zone to Wetland A.

### *Preferred Alternative*

The preferred alternative represents the project as currently proposed. This layout was designed to minimize combined wetland and upland forest impacts and provide the least impactful option. The proposed facility has been designed to the minimum height necessary to achieve the coverage objective, facilitate co-location of multiple carriers, and minimize the number of new towers in town. Given the height and density of the area tree canopy, the area terrain and topography relative to the height and structural capacity of the existing utility infrastructure, and the technical requirements and limitations of wireless carriers, the proposed facility represents the only technically viable alternative to achieve the coverage objectives and satisfy all of the other requirements of the Town, including co-location.

## **6.0 SUMMARY**

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The proposed project consists of the construction of a wireless communications facility and appurtenances at 0 Bent Street in Franklin, Massachusetts. The proposed tower is designed to support wireless broadband telecommunications carriers, local public safety communications, and it will accommodate the necessary antennas, electronic equipment, and cabling. The upper 40 feet of the tower has been reserved for use by the local, state, or federal emergency communications services.



## PROJECT NARRATIVE

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Site access will require a new gravel driveway extending from Bent Street to the location of the telecommunications facility in the rear of the parcel. None of this work related to the telecommunications compound will involve impacts to streams or wetlands.

It is LE's opinion, based on our professional education, training, and familiarity with the project site, that the proposed work will not have any permanent adverse effect on any interests identified in the Wetlands Protection Act or Town of Franklin Wetlands Protection Bylaw and are designed to minimize adverse effects on the local ecosystem. The basis for our opinion is as follows:

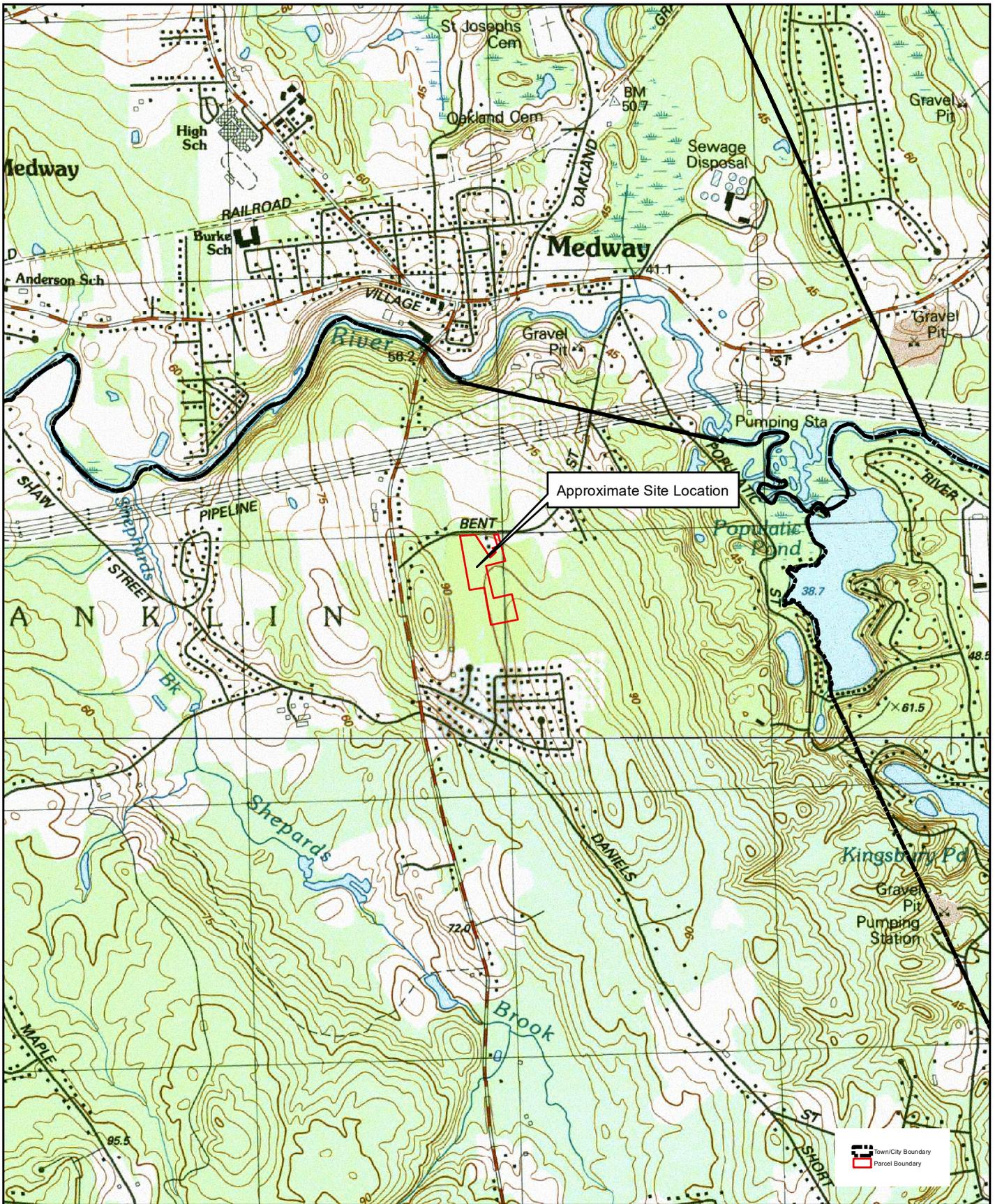
- No work is proposed within BVW or any other resource areas.
- The telecommunications facility has been sited completely outside the 100-Foot Buffer Zone.
- The Applicant has examined alternates to demonstrate that no other practicable alternative with less environmental impacts is feasible for development of the proposed facility.
- Erosion controls are proposed for the project to protect resource areas during construction.
- The project complies with the MassDEP Stormwater Management Standards.

The proposed design achieves the goals of the Applicant, while being sensitive to adjacent regulated resource areas. Accordingly, the Applicant respectfully requests that the Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Protection Act and the Town of Franklin Wetlands Protection Bylaw and issue an Order of Conditions approving the project as described in this Notice of Intent and as shown on the attached Permitting Plans.

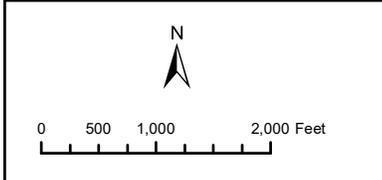


## SECTION III – FIGURES

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Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Topographic Quadrangle



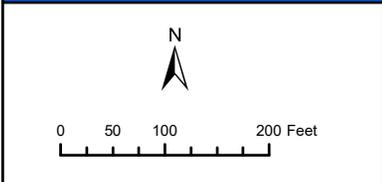
**USGS Map**  
**Telecommunications Facility**  
**0 Bent Street - Parcel 206-103**  
**Franklin, MA**

**FIGURE 1**

**LUCAS**  
 ENVIRONMENTAL, LLC



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)

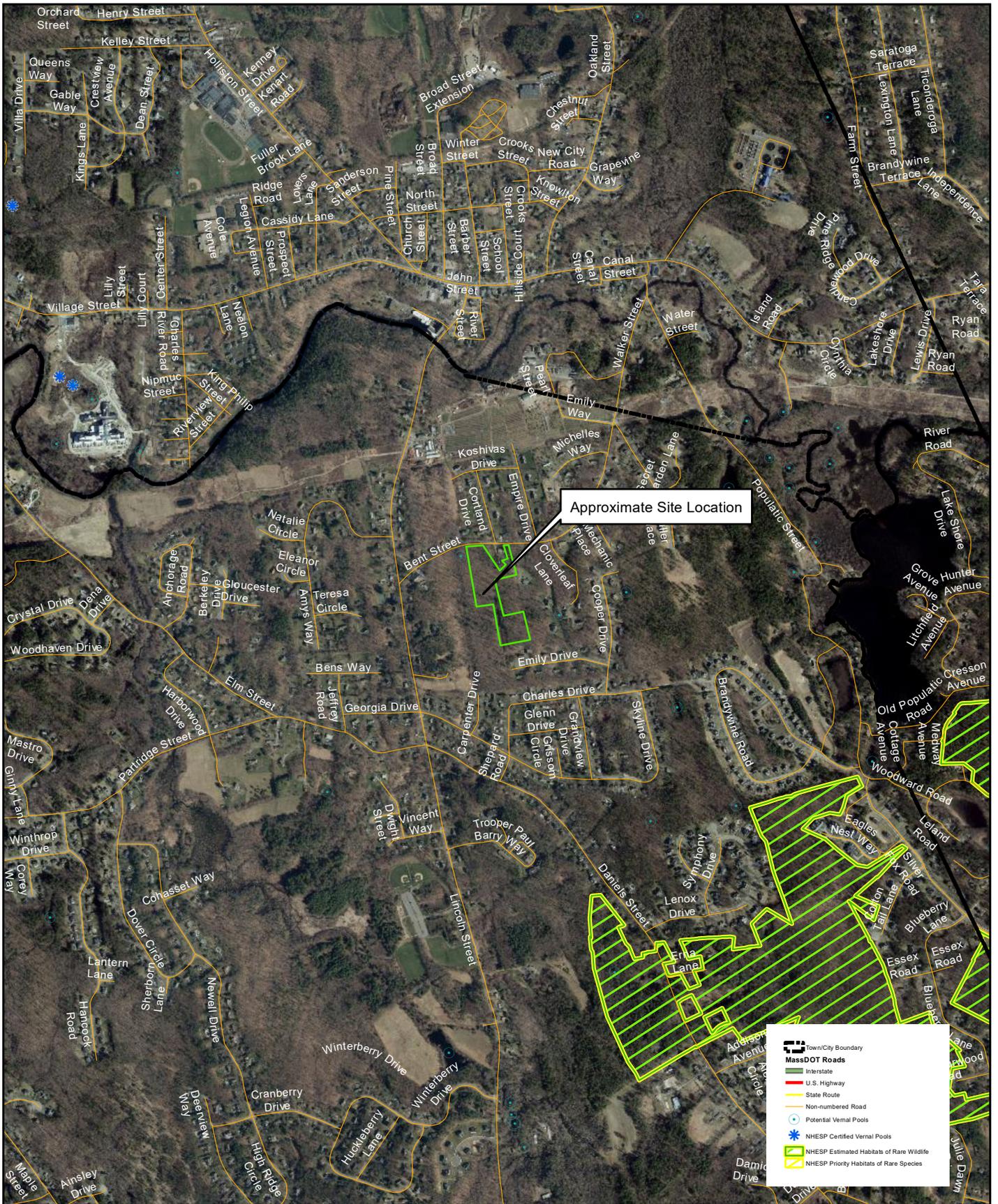


**Aerial Map**  
**Telecommunications Facility**  
**0 Bent Street - Parcel 206-103**  
**Franklin, MA**

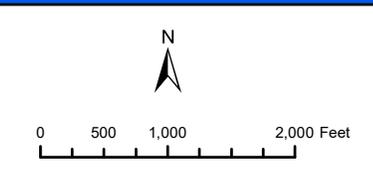
**FIGURE 2**



**LUCAS**  
 ENVIRONMENTAL, LLC



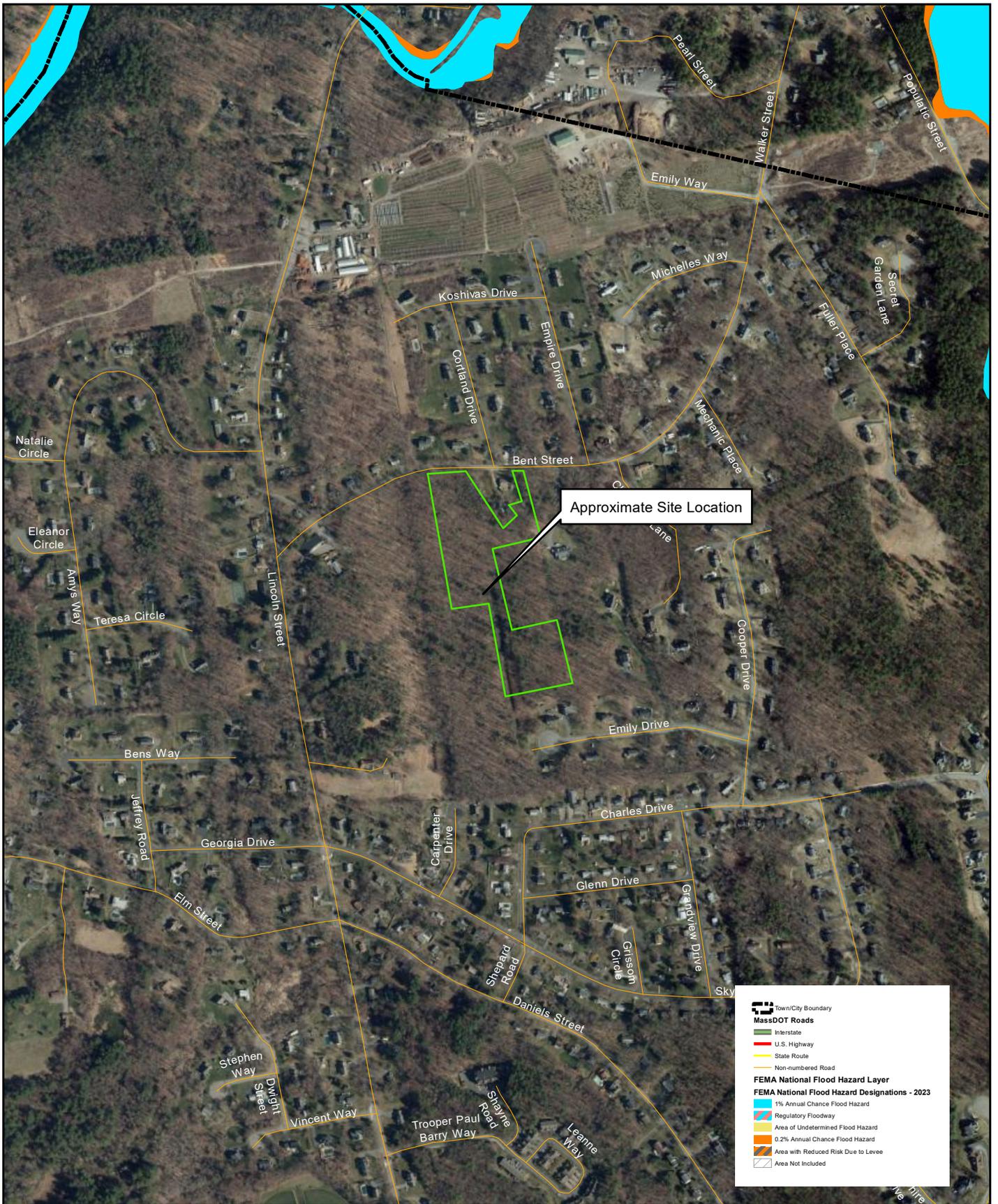
Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)



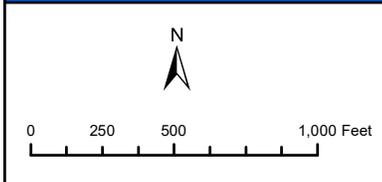
**NHESP Map**  
**Telecommunications Facility**  
**0 Bent Street - Parcel 206-103**  
**Franklin, MA**

**FIGURE 3**

**LUCAS**  
 ENVIRONMENTAL, LLC



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)



**FEMA Map**  
**Telecommunications Facility**  
**0 Bent Street - Parcel 206-103**  
**Franklin, MA**

**FIGURE 4**

**LUCAS**  
 ENVIRONMENTAL, LLC



## SECTION IV – APPENDICES

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**PHOTOGRAPHIC DOCUMENTATION**

## PHOTOGRAPHIC DOCUMENTATION

DATE: February 12, 2019



Photograph 1: View of Wetland A near flag WFA-78.



Photograph 2: View of Wetland A and Vernal Pool facing Bent Street.

## PHOTOGRAPHIC DOCUMENTATION

DATE: September 18, 2020



Photograph 3: View of Wetland B at Headwall.



Photograph 4: View of Wetland B.

## PHOTOGRAPHIC DOCUMENTATION

DATE: September 18, 2020



Photograph 5: View of Wetland C.



Photograph 6: View of Wetland D

**ABUTTER INFORMATION**

## 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:

**KJS Realty, Inc.** has filed a Notice of Intent with the Franklin Conservation Commission **for the proposed construction of a telecommunications facility, access driveway, and utilities at 0 Bent Street (Parcel 206-103) on September 27, 2023**, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be obtained from the **Applicant's representative: Lucas Environmental, LLC, by contacting Christopher M. Lucas at 617.405.4140 or [cml@lucasenviro.com](mailto:cml@lucasenviro.com)**. **An administrative fee may be applied for providing hard copies of the NOI and plans.**

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, October 19, 2023 at 7:00 pm**, via Zoom and in person, 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.

NOTE: To preserve your appeal rights you must submit comments/concerns in writing. Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.



126211

Abutter's List Request Form

Status: Active

Submitted On: 8/28/2023

Primary Location

0 BENT ST  
FRANKLIN, MA 02038

Owner

KELLEHER STEPHEN J  
27 STOP RIVER ROAD  
NORFOLK, MA 02056

Applicant

Thomas Liddy

617-405-4053

tel@lucasenviro.com

500A Washington Street  
Quincy, MA 02021

## Abutter's List Request Form

Which Board/Commission is requiring this list?\*

Conservation Commission

What is the purpose for the request?\*

Notice of Intent

How would you like to receive this abutters list?\*

Emailed

What email address should we use to send you the abutters list?\*

tel@lucasenviro.com

## General Parcel Information

Assessor's Parcel ID\*

206-103

Property Street Address\*

0 Bent Street



# BENT ST [206-103-000-000] - 300' ABUTTERS

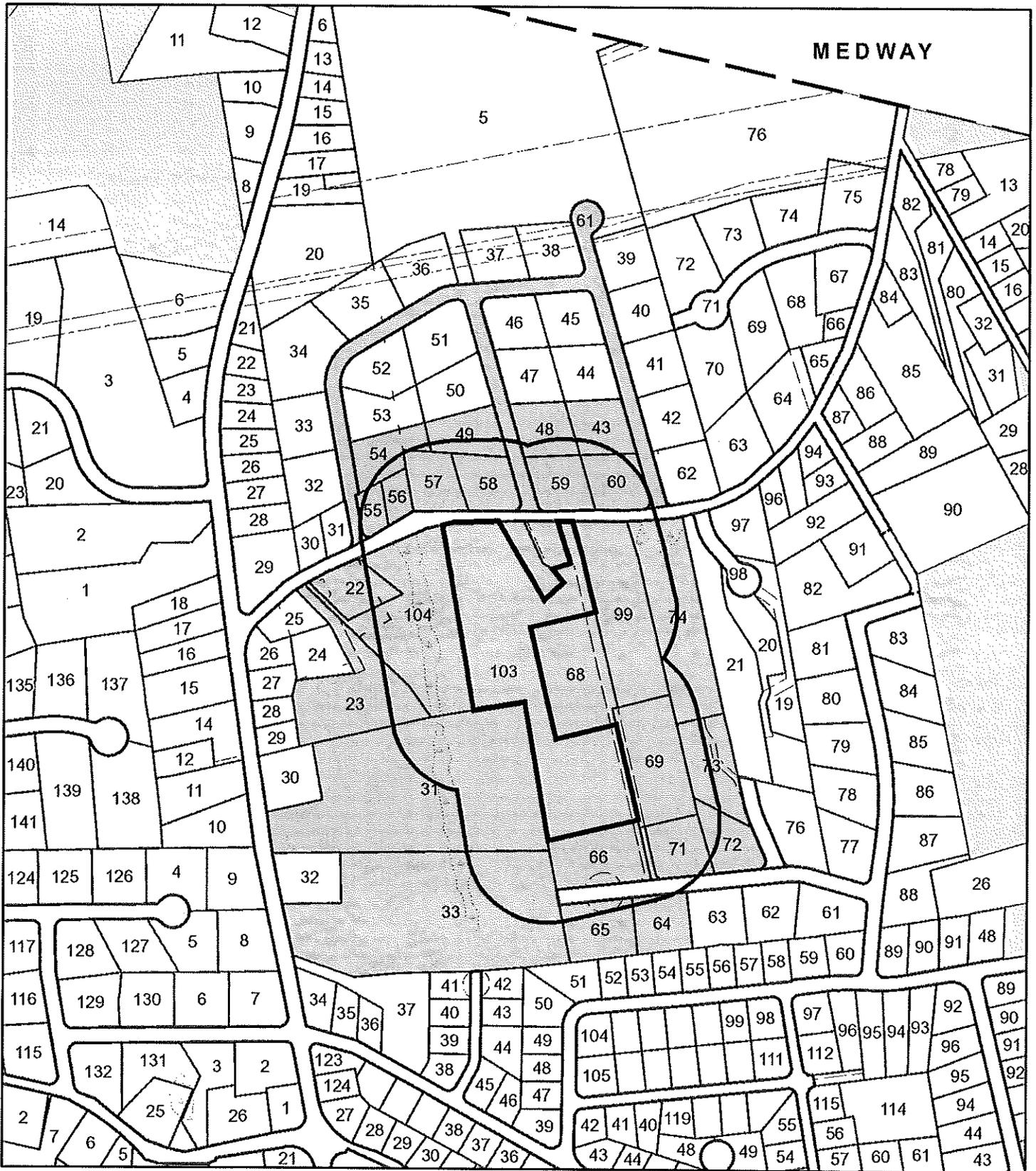
Franklin, MA



September 3, 2023

1 inch = 500 Feet

www.cai-tech.com



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



# 300 foot Abutters List Report

Franklin, MA  
September 03, 2023

## Subject Property:

Parcel Number: 206-103-000  
CAMA Number: 206-103-000-000  
Property Address: BENT ST

Mailing Address: KELLEHER STEPHEN J  
27 STOP RIVER ROAD  
NORFOLK, MA 02056

---

## Abutters:

Parcel Number: 206-043-000  
CAMA Number: 206-043-000-000  
Property Address: 8 EMPIRE DR

Mailing Address: SABATINI RICHARD P SABATINI JO-  
ANN  
8 EMPIRE DR  
FRANKLIN, MA 02038

Parcel Number: 206-048-000  
CAMA Number: 206-048-000-000  
Property Address: 7 CORTLAND DR

Mailing Address: FENTON JOHN M FENTON THERESA  
MARY  
7 CORTLAND DR  
FRANKLIN, MA 02038

Parcel Number: 206-049-000  
CAMA Number: 206-049-000-000  
Property Address: 8 CORTLAND DR

Mailing Address: SCHLEICHER KEVIN L SCHLEICHER  
JULIE A  
8 CORTLAND DR  
FRANKLIN, MA 02038

Parcel Number: 206-054-000  
CAMA Number: 206-054-000-000  
Property Address: 5 KOSHIVAS DR

Mailing Address: KOSHIVAS CHARLES J KOSHIVAS  
ELIZABETH  
887 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 206-055-000  
CAMA Number: 206-055-000-000  
Property Address: 14 BENT ST

Mailing Address: O'BRIEN JAMES LEVY PAMELA S  
14 BENT ST  
FRANKLIN, MA 02038

Parcel Number: 206-056-000  
CAMA Number: 206-056-000-000  
Property Address: 16 BENT ST

Mailing Address: CONZA MARK D TR 16 BENT ST  
NOMINEE TRUST  
16 BENT ST  
FRANKLIN, MA 02038

Parcel Number: 206-057-000  
CAMA Number: 206-057-000-000  
Property Address: 84 BENT ST

Mailing Address: HUMPHREYS JAMES T & ELIZABETH N  
TRS JAMES TODD HUMPHREYS TRUST  
84 BENT ST  
FRANKLIN, MA 02038

Parcel Number: 206-058-000  
CAMA Number: 206-058-000-000  
Property Address: 88 BENT ST

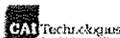
Mailing Address: BUCKLEY PETER BUCKLEY JENNA  
88 BENT ST  
FRANKLIN, MA 02038

Parcel Number: 206-059-000  
CAMA Number: 206-059-000-000  
Property Address: 92 BENT ST

Mailing Address: DERMECHANT KENNETH D TRAISER  
AMY  
92 BENT ST  
FRANKLIN, MA 02038

Parcel Number: 206-060-000  
CAMA Number: 206-060-000-000  
Property Address: 96 BENT ST

Mailing Address: BORSETI RONALD A TR RONALD A  
BORSETI LIVING TRUST  
96 BENT ST  
FRANKLIN, MA 02038



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

9/3/2023

Page 1 of 3



# 300 foot Abutters List Report

Franklin, MA  
September 03, 2023

Parcel Number: 206-061-000 CAMA Number: 206-061-000-000 Property Address: EMPIRE DR	Mailing Address: CORAS GREGORY J & JASON EASTERN MGMT DEV PO BOX 174 NORWOOD, MA 02062
Parcel Number: 206-099-000 CAMA Number: 206-099-000-000 Property Address: 99 BENT ST	Mailing Address: BROCKTON AREA MULTI-SERVICES 10 CHRISTY'S DR BROCKTON, MA 02301
Parcel Number: 206-101-000 CAMA Number: 206-101-000-000 Property Address: 97 BENT ST	Mailing Address: MAGRAW SAMANTHA L 97 BENT ST FRANKLIN, MA 02038
Parcel Number: 206-102-000 CAMA Number: 206-102-000-000 Property Address: 95 BENT ST	Mailing Address: ZULAWNIK ROMUALD S ZULAWNIK PAULA J 95 BENT ST FRANKLIN, MA 02038
Parcel Number: 206-103-000 CAMA Number: 206-103-000-000 Property Address: BENT ST	Mailing Address: KELLEHER STEPHEN J 27 STOP RIVER ROAD NORFOLK, MA 02056
Parcel Number: 206-104-000 CAMA Number: 206-104-000-000 Property Address: BENT ST	Mailing Address: KJS REALTY INC 155 SOUTH ST STE 102 WRENTHAM, MA 02093
Parcel Number: 215-022-000 CAMA Number: 215-022-000-000 Property Address: BENT ST	Mailing Address: KELLEHER STEPHEN J 27 STOP RIVER ROAD NORFOLK, MA 02056
Parcel Number: 215-023-000 CAMA Number: 215-023-000-000 Property Address: BENT ST	Mailing Address: KJS REALTY INC 2 COMMERCIAL ST SHARON, MA 02067
Parcel Number: 215-031-000 CAMA Number: 215-031-000-000 Property Address: 781 LINCOLN ST	Mailing Address: PARISEAU, PHILIP W, TR MCKENZIE, WILLIAM A TR PARISEAU & MCKENZIE NOMINEE TR 781 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 215-033-000 CAMA Number: 215-033-000-000 Property Address: 765 LINCOLN ST	Mailing Address: CERUNDOLO LUIGI & LUCY TRS CERUNDOLO FAMILY IRREVOC TRUST 765 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 215-064-000 CAMA Number: 215-064-000-000 Property Address: 16 EMILY DR	Mailing Address: LEARY DEREK J 16 EMILY DR FRANKLIN, MA 02038
Parcel Number: 215-065-000 CAMA Number: 215-065-000-000 Property Address: 20 EMILY DR	Mailing Address: STOUPPE DANIEL E PERCIACCANTE GAIL 20 EMILY DR FRANKLIN, MA 02038



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

9/3/2023

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# 300 foot Abutters List Report

Franklin, MA  
September 03, 2023

Parcel Number: 215-066-000  
CAMA Number: 215-066-000-000  
Property Address: 19 EMILY DR

Mailing Address: ROWE ROBERT E ROWE JENNY M  
19 EMILY DR  
FRANKLIN, MA 02038

Parcel Number: 215-068-000  
CAMA Number: 215-068-000-000  
Property Address: BENT ST

Mailing Address: KJS REALTY INC  
155 SOUTH ST STE 102  
WRENTHAM, MA 02093

Parcel Number: 215-069-000  
CAMA Number: 215-069-000-000  
Property Address: BENT ST

Mailing Address: KELLEHER STEPHEN  
27 STOP RIVER ROAD  
NORFOLK, MA 02093

Parcel Number: 215-070-000  
CAMA Number: 215-070-000-000  
Property Address: EMILY DR

Mailing Address: HILL FINANCIAL SERVICES INC C/O  
KELLEHER, STEPHEN  
27 STOP RIVER RD  
NORFOLK, MA 02056

Parcel Number: 215-071-000  
CAMA Number: 215-071-000-000  
Property Address: 15 EMILY DR

Mailing Address: BUTT MUMLIKAT BUTT BASIT L  
15 EMILY DR  
FRANKLIN, MA 02038

Parcel Number: 215-072-000  
CAMA Number: 215-072-000-000  
Property Address: 9 EMILY DR

Mailing Address: SUKHDEVE AMRAPALI CHAVAN  
HEMANT KUMAR SAHDEO  
9 EMILY DR  
FRANKLIN, MA 02038

Parcel Number: 215-073-000  
CAMA Number: 215-073-000-000  
Property Address: 6 EMILY WAY

Mailing Address: HAYNES MICHAEL T HAYNES JASON P  
6 EMILY WAY  
FRANKLIN, MA 02038

Parcel Number: 215-074-000  
CAMA Number: 215-074-000-000  
Property Address: 10 EMILY WAY

Mailing Address: STOYANOV ANGEL STOYANOVA GALIA  
10 EMILY WAY  
FRANKLIN, MA 02038

*Kevin W. Doyle, 9-3-2023*



www.cai-tech.com

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

9/3/2023

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BORSETI RONALD A TR  
RONALD A BORSETI LIVING T  
96 BENT ST  
FRANKLIN, MA 02038

HILL FINANCIAL SERVICES I  
C/O KELLEHER, STEPHEN  
27 STOP RIVER RD  
NORFOLK, MA 02056

PARISEAU, PHILIP W, TR MC  
PARISEAU & MCKENZIE NOMIN  
781 LINCOLN ST  
FRANKLIN, MA 02038

BROCKTON AREA MULTI-SERVI  
10 CHRISTY'S DR  
BROCKTON, MA 02301

HUMPHREYS JAMES T & ELIZA  
JAMES TODD HUMPHREYS TRUS  
84 BENT ST  
FRANKLIN, MA 02038

ROWE ROBERT E  
ROWE JENNY M  
19 EMILY DR  
FRANKLIN, MA 02038

BUCKLEY PETER  
BUCKLEY JENNA  
88 BENT ST  
FRANKLIN, MA 02038

KELLEHER STEPHEN  
27 STOP RIVER ROAD  
NORFOLK, MA 02093

SABATINI RICHARD P  
SABATINI JO-ANN  
8 EMPIRE DR  
FRANKLIN, MA 02038

BUTT MUMLIKAT  
BUTT BASIT L  
15 EMILY DR  
FRANKLIN, MA 02038

KELLEHER STEPHEN J  
27 STOP RIVER ROAD  
NORFOLK, MA 02056

SCHLEICHER KEVIN L  
SCHLEICHER JULIE A  
8 CORTLAND DR  
FRANKLIN, MA 02038

CERUNDOLO LUIGI & LUCY TR  
CERUNDOLO FAMILY IRREVOC  
765 LINCOLN ST  
FRANKLIN, MA 02038

KJS REALTY INC  
155 SOUTH ST STE 102  
WRENTHAM, MA 02093

STOUPPE DANIEL E  
PERCIACCANTE GAIL  
20 EMILY DR  
FRANKLIN, MA 02038

CONZA MARK D TR  
16 BENT ST NOMINEE TRUST  
16 BENT ST  
FRANKLIN, MA 02038

KJS REALTY INC  
2 COMMERCIAL ST  
SHARON, MA 02067

STOYANOV ANGEL  
STOYANOVA GALIA  
10 EMILY WAY  
FRANKLIN, MA 02038

CORAS GREGORY J & JASON  
EASTERN MGMT DEV  
PO BOX 174  
NORWOOD, MA 02062

KOSHIVAS CHARLES J  
KOSHIVAS ELIZABETH  
887 LINCOLN ST  
FRANKLIN, MA 02038

SUKHDEVE AMRAPALI  
CHAVAN HEMANT KUMAR SAHDE  
9 EMILY DR  
FRANKLIN, MA 02038

DERMECHANT KENNETH D  
TRAIER AMY  
92 BENT ST  
FRANKLIN, MA 02038

LEARY DEREK J  
16 EMILY DR  
FRANKLIN, MA 02038

ZULAWNIK ROMUALD S  
ZULAWNIK PAULA J  
95 BENT ST  
FRANKLIN, MA 02038

FENTON JOHN M  
FENTON THERESA MARY  
7 CORTLAND DR  
FRANKLIN, MA 02038

MAGRAW SAMANTHA L  
97 BENT ST  
FRANKLIN, MA 02038

HAYNES MICHAEL T  
HAYNES JASON P  
6 EMILY WAY  
FRANKLIN, MA 02038

O'BRIEN JAMES  
LEVY PAMELA S  
14 BENT ST  
FRANKLIN, MA 02038

**FILING FEE INFORMATION**



## CALCULATED FILING FEE STATEMENT

---

The proposed project is located 0 Bent Street in Franklin, Massachusetts. Proposed activities are included under Category 3(b) under the Wetlands Filing Fee Calculation Worksheet and #1.6. of the Town of Franklin Conservation Commission Local Filing Fee Calculation Worksheet.

Category 3(b): *Construction of each building for any commercial, industrial, institutional, or apartment/condominium/townhouse-type development, any part of which is in a buffer zone or resource area. Any activities associated with the construction of said building, including associated site preparation and construction of retention/detention basins, septic systems, parking lots, utilities, point source discharges, package sewage treatment plants, and roadways and driveways other than those roadways or driveways reviewable under 310 CMR 10.53(3)(e), shall not be subject to additional fees if all said activities are reviewed under a single Notice of Intent.* The fee for Category 3(b) is \$1,050.00 per activity under the WPA. The local fees are described below.

### **Wetlands Protection Act Fees:**

Category 3(b) = \$1,050.00

State Share of WPA Filing Fee:  $(\$1,050.00/2) - \$12.50 = \$512.50$

Town Share of WPA Filing Fee:  $(\$1,050.00/2) + \$12.50 = \$537.50$

### **Local Bylaw Fees:**

See attached Local Filing Fee Calculation Worksheet

Local Filing Fee = \$1,070.00

Total Local Fee =  $\$537.50 + \$1,070.00 = \$1,607.50$

**Check Payable to: Commonwealth of Massachusetts for \$512.50**

**Check Payable to: Town of Franklin for \$1,607.50**



**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:

0 Bent Street - Parcel 206-103	Franklin
a. Street Address	b. City/Town
2190	\$512.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Stephen	Kelleher	
a. First Name	b. Last Name	
KJS Realty, Inc.		
c. Organization		
2 Commercial Street		
d. Mailing Address		
Sharon	MA	02067
e. City/Town	f. State	g. Zip Code
617.817.8564	stephen@vertextowers.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Stephen	Kelleher	
a. First Name	b. Last Name	
c. Organization		
27 Stop River Road		
d. Mailing Address		
Norfolk	MA	02056
e. City/Town	f. State	g. Zip Code
617.817.8564	stephen@vertextowers.com	
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 3b - Commercial/Utility	1	1	\$1,050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$1,050.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$1,050.00
			a. Total Fee from Step 5
State share of filing Fee:			\$512.50
			b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:			\$537.50
			c. 1/2 Total Fee <b>plus</b> \$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.)



Buildings	<u>0</u> X \$125 each	= <u>\$0.00</u>
All Accessory Improvements	\$100.00	= <u>\$0.00</u>

- 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**

<b>Town Share of State Fees</b> (See NOI Wetland Fee Transmittal Form)	\$ <u><b>\$537.50</b></u>
<b>Local Filing Fee Calculated Above</b>	\$ <u><b>\$1,070.00</b></u>
<b>TOTAL Due Town of Franklin (Check No.1)</b>	\$ <u><b>\$1,607.50</b></u>

<b>State Share of Filing Fee</b> (See NOI Wetland Fee Transmittal Form)	\$ <u><b>\$512.50</b></u>
<b>TOTAL Due DEP (Check No. 2)</b>	

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.

VERTEX TOWER ASSETS LLC.  
2 COMMERCIAL ST  
SHARON MA 02067-1659

2189

53-447/113  
470

DATE 9-21-2023

CHECK ARMOR  
TRAUD PROTECTION

PAY  
TO THE  
ORDER OF

Town of Franklin

\$ 1,607.50

one thousand six hundred seven

50  
DOLLARS

ROCKLAND TRUST

Photo  
Safe  
Deposit  
Details on back

FOR Franklin Rent St - 1001

NA M

MP

VERTEX TOWER ASSETS LLC.  
2 COMMERCIAL ST  
SHARON MA 02067-1659

2190

53-447/113  
470

DATE 9.21.2023

CHECK ARMOR  
TRAUD PROTECTION

PAY  
TO THE  
ORDER OF

Commonwealth of Massachusetts

\$ 512.50

Five Hundred Twelve

50  
DOLLARS

ROCKLAND TRUST

Photo  
Safe  
Deposit  
Details on back

FOR Franklin Rent St - 1001

NA M

MP

**BVW DETERMINATION FORMS**

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 0 Bent Street City/Town: Franklin Sampling Date: 04/12/19

Applicant/Owner: KJS Realty, Inc. Sampling Point or Zone: WFA-42 WET

Investigator(s): Lucas Environmental, LLC Latitude / Longitude: \_\_\_\_\_

Soil Map Unit Name: 310B - Woodbridge Fine Sandy Loam, 3-8% stony NWI or DEP Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Depth (inches) <u>6.00</u>
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b> <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<b>Indicators that can be Reliable with Proper Interpretation</b> <input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines  <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<b>Indicators of the Influence of Water</b> <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits  <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input checked="" type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Red Maple	Acer rubrum	FAC	85.5	Yes	Yes
2.	Tupelo	Nyssa sylvatica	FAC	20.5	No	Yes
3.	American Beech	Fagus grandifolia	FACU	10.5	No	No
4.						
5.						
6.						
7.						
8.						
9.						
			<u>116.5</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Sweet Pepperbush	Clethra alnifolia	FAC	63.0	Yes	Yes
2.	American Beech	Fagus grandifolia	FACU	20.5	Yes	No
3.	Highbush Blueberry	Vaccinium corymbosum	FACW	20.5	No	Yes
4.						
5.						
6.						
7.						
8.						
9.						
			<u>104.0</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Sweet Pepperbush	Clethra alnifolia	FAC	20.5	Yes	Yes
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
			<u>20.5</u> = Total Cover			

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

**Definitions of Vegetation Strata**

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

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

**SOIL**

<b>Profile Description:</b> (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Location <sup>2</sup>		
3-0							muck	Oe
0-3	10YR 2/1	100.00					fsl	A
3-8	10YR 5/2	100.00					fsl	Bg
R								

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains      <sup>2</sup>Location: PL=Pore Lining, M=Matrix

<b>Hydric Soil Indicators</b> (Check all that apply)		<b>Indicators for Problematic Hydric Soils</b>
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		
<input type="checkbox"/> Sandy Redox (S5)		<input type="checkbox"/> Other (Include Explanation in Remarks)
<input type="checkbox"/> Stripped Matrix (S6)		
<input type="checkbox"/> Dark Surface (S7)		

**Restrictive Layer (if observed)**    Type: rock/till    Depth (inches): 8.00

Remarks:

**Hydric Soils criterion met?**    Yes     No

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 0 Bent Street City/Town: Franklin Sampling Date: 04/12/19

Applicant/Owner: KJS Realty, Inc. Sampling Point or Zone: WFA-42 UPL

Investigator(s): Lucas Environmental, LLC Latitude / Longitude: \_\_\_\_\_

Soil Map Unit Name: 310B - Woodbridge fine sandy loam, 3-8%, stony NWI or DEP Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydic Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
Reliable Indicators of Wetlands Hydrology <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines  <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	Indicators of the Influence of Water <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits  <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Red Oak	Quercus rubra	UPL	63.0	Yes	No
2. White Pine	Pinus strobus	FACU	10.5	No	No
3. Red Maple	Acer rubrum	FAC	10.5	No	Yes
4. Tupelo	Nyssa sylvatica	FAC	10.5	No	Yes
5. American Beech	Fragus grandifolia	FACU	3.0	No	No
6.					
7.					
8.					
9.					
<u>97.5</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. High Bush Blueberry	Vaccinium corymbosum	FACW	10.5	Yes	Yes
2. Sweet Pepperbush	Clethra alnifolia	FAC	10.5	Yes	Yes
3. Witch Hazel	Hamamelis virginiana	FACU	10.5	Yes	No
4.					
5.					
6.					
7.					
8.					
9.					
<u>31.5</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Sweet Pepperbush	Clethra alnifolia	FAC	10.5	Yes	Yes
2. Princess Pine	Lycopodium obscurum	FACU	10.5	Yes	No
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>21.0</u> = Total Cover					

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

**Definitions of Vegetation Strata**

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

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



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 0 Bent Street City/Town: Franklin Sampling Date: 09/18/20

Applicant/Owner: KJS Realty, Inc. Sampling Point or Zone: WFB-7 WET

Investigator(s): Lucas Environmental, LLC Latitude / Longitude: \_\_\_\_\_

Soil Map Unit Name: 210B - Woodbridge fine sandy loam, extremely stony NWI or DEP Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

Remarks, Photo Details, Flagging, etc.:  
 Wetland line demarcates limit of long linear constructed stormwater feature. Plot radius modified to coincide with wetland line.

**HYDROLOGY**

<b>Field Observations:</b>			
Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches)	<u>2.00</u>
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches)	_____
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches)	_____

<b>Wetland Hydrology Indicators</b>		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input checked="" type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input checked="" type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input checked="" type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
<input type="checkbox"/> Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>N/A</u>					
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)		
Common name		Scientific name					
1.	N/A - No trees in plot						
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>0.0</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>N/A</u>					
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)		
Common name		Scientific name					
1.	N/A - No shrubs or saplings in plot						
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>0.0</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5</u>					
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)		
Common name		Scientific name					
1.	Japanese Stiltgrass		Microstegium vimineum	FAC	85.5	Yes	Yes
2.	Sensitive Fern		Onoclea sensibilis	FACW	10.5	No	Yes
3.	Poison Ivy		Toxicodendron radicans	FAC	10.5	No	Yes
4.	Steeplebush		Spiraea tomentosa	FACW	3.0	No	Yes
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				<u>109.5</u> = Total Cover			

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
0.0 = Total Cover					

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

**Definitions of Vegetation Strata**

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

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



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 0 Bent Street City/Town: Franklin Sampling Date: 09/18/20

Applicant/Owner: KJS Realty, Inc. Sampling Point or Zone: WFB-7 UPL

Investigator(s): Lucas Environmental, LLC Latitude / Longitude: \_\_\_\_\_

Soil Map Unit Name: 210B - Woodbridge fine sandy loam, extremely stony NWI or DEP Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b> <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<b>Indicators that can be Reliable with Proper Interpretation</b> <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<b>Indicators of the Influence of Water</b> <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. White Pine	Pinus strobus	FACU	38.0	Yes	No
2. American Beech	Fagus grandifolia	FACU	38.0	Yes	No
3. Red Oak	Quercus rubra	FACU	20.5	No	No
4. Red Maple	Acer rubrum	FAC	10.5	No	Yes
5.					
6.					
7.					
8.					
9.					
<u>107.0</u> = Total Cover					
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. American Beech	Fagus grandifolia	FACU	20.5	Yes	No
2. Witch Hazel	Hamamelis virginiana	FACU	20.5	Yes	No
3. Sassafras	Sassafras albinum	FACU	10.5	No	No
4. High Bush Blueberry	Vaccinium corymbosum	FACW	3.0	No	Yes
5.					
6.					
7.					
8.					
9.					
<u>54.5</u> = Total Cover					
<u>Herb Stratum</u>		Plot size <u>5</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Sassafras	Sassafras albinum	FACU	85.5	Yes	Yes
2. Princess Pine	Lycopodium obscurum	FACU	10.5	No	Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>96.0</u> = Total Cover					

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
0.0 = Total Cover					

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

**Definitions of Vegetation Strata**

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

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



**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 0 Bent Street City/Town: Franklin Sampling Date: 09/18/20

Applicant/Owner: KJS Realty, Inc. Sampling Point or Zone: WFD-4 WET

Investigator(s): Lucas Environmental, LLC Latitude / Longitude: \_\_\_\_\_

Soil Map Unit Name: 310B - Woodbridge Fine Sandy Loam, 3-8% stony NWI or DEP Classification: PFO

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b>	<b>Indicators that can be Reliable with Proper Interpretation</b>	<b>Indicators of the Influence of Water</b>
<input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input checked="" type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input checked="" type="checkbox"/> Trees with shallow root systems <input checked="" type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input checked="" type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input checked="" type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Red Maple	Acer rubrum	FAC	38.0	Yes	Yes
2.	Eastern Cottonwood	Populus detoides	FAC	38.0	Yes	Yes
3.	Red Oak	Quercus rubra	UPL	10.5	No	No
4.						
5.						
6.						
7.						
8.						
9.						
			<u>86.5</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	White Pine	Pinus strobus	FACU	10.5	Yes	No
2.	Northern Spicebush	Lindera benzoin	FACW	10.5	Yes	Yes
3.	Red Maple	Acer rubrum	FAC	10.5	Yes	Yes
4.	High Bush Blueberry	Vaccinium corymbosum	FACW	3.0	No	Yes
5.						
6.						
7.						
8.						
9.						
			<u>34.5</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Royal Fern	Osmunda regalis	OBL	85.5	Yes	Yes
2.	Cinnamon Fern	Osmundastrum cinnamomea	FACW	10.5	No	Yes
3.	Sensitive Fern	Onoclea sensibilis	FACW	3.0	No	Yes
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
			<u>99.0</u> = Total Cover			

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>	Plot size _____				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

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

**Definitions of Vegetation Strata**

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

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

