

September 21, 2022

To: Town of Franklin - Conservation Commission  
Attn. Breka Li Goodlander  
355 East central St  
Franklin, MA 02038

Re: NOI, 0 Lincoln St (Parcel ID# 219-178-002-000), Franklin, MA

### SUBMISSION

On behalf of D. Bruce Wheeler of Oliver Crossing Realty Trust, we are pleased to submit a **Notice of Intent (NOI)** for a parcel off of 0 Lincoln St (Parcel ID#: 219-178-002-000) for a Ch 40B affordable residential subdivision construction. The resources areas have been determined by an existing ORAD dated 5/17/2022. This NOI is filed under Massachusetts Wetlands Protection Act and its regulations only for the 40B project including roadway crossing of intermittent stream and BVW, two stormwater basins (one in buffer zone), 60 buildings. There will be on stormwater management basin and 19 buildings located inside of the BVW buffer zone, and one wetland/intermittent stream crossing. The application package includes

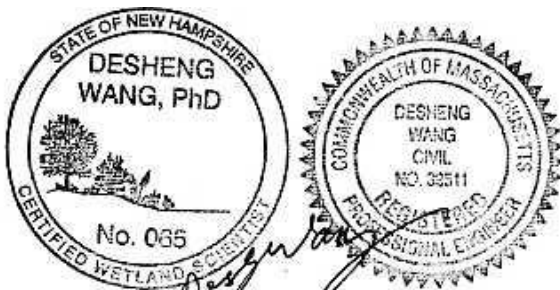
1. WPA Form 4A
2. Copy of Fee Checks
3. Affidavit of Service
4. Abutter Notification Form
5. Certified abutters list
6. NOI Distribution List
7. Property Access Signature Form
8. USGS Quad Map
9. Stormwater report – Franklin Heights
10. Site plan – Franklin Heights
11. Stream Crossing and Wetland Replication Plan
12. Copy of ORAD
13. Friendly 40B Checklist

Feel free to contact us if you have any questions.

Sincerely

Creative Land & Water Engineering, LLC

By



Desheng Wang, Ph.D., P.E.  
Civil/Environmental Engineer  
Certified Wetland Scientist  
Certified Soil Evaluator



Francis Alves, E.I.T.  
Civil/Environmental Engineer

CC: MassDEP Central Regional Office – 8 New Bond Street, Worcester, MA 01606  
D. Bruce Wheeler – Oliver Crossing Realty Trust, 148 Park Street, North Reading, MA, 01864



**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 Lincoln St

a. Street Address

Franklin

b. City/Town

02038

c. Zip Code

Latitude and Longitude:

42.12022° N

d. Latitude

71.39527° W

e. Longitude

Parcel ID# 219

f. Assessors Map/Plat Number

178/002

g. Parcel /Lot Number

2. Applicant:

D. Bruce

a. First Name

Wheeler

b. Last Name

Oliver Crossing Realty Trust

c. Organization

148 Park Street

d. Street Address

North Reading

e. City/Town

MA

f. State

01864

g. Zip Code

(978) 664-6900

h. Phone Number

i. Fax Number

bwheeler@habitechinc.com

j. Email Address

3. Property owner (required if different from applicant):

☒ Check if more than one owner

Josephine

a. First Name

Farina

b. Last Name

see additional owners in the attached list

c. Organization

P.O. Box 600269

d. Street Address

Newton

e. City/Town

MA

f. State

02460

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Desheng

a. First Name

Wang

b. Last Name

Creative Land & Water Engineering, LLC

c. Company

P.O. Box 584

d. Street Address

Southborough

e. City/Town

MA

f. State

01772

g. Zip Code

(508) 281-1694

h. Phone Number

i. Fax Number

deshengw@yahoo.com

j. Email address

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

\$20,850

a. Total Fee Paid

\$10,412.50

b. State Fee Paid

\$10,437.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

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

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input checked="" type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                          |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure      |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                     |
| 9. <input type="checkbox"/> 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 CMR 10.24(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

7224

c. Book

b. Certificate # (if registered land)

358, 370

d. Page Number

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

- ☐ 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.
- ☐ 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.



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**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	947 1. square feet	2140 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

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





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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. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> Project Involves Stream Crossings	1 _____	1 _____
	a. number of new stream crossings	b. number of replacement stream crossings



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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**

Mass Mapper 2022

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/mas-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.



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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).



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Bureau of Resource Protection - Wetlands

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

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**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**

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

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.



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**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.
- |  |                           |
|--|---------------------------|
| <b>40B Development Plan</b>                  |                           |
| a. Plan Title                                |                           |
| Guerriere & Halnon, Inc                      | Robert E. Constantine, II |
| b. Prepared By                               | c. Signed and Stamped by  |
| 09/16/2022                                   | Indicated                 |
| d. Final Revision Date                       | e. Scale                  |
| Stream Crossing and Wetland Replication Plan | 09/16/2022                |
| 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:

1030	09/15/2022
2. Municipal Check Number	3. Check date
1029	09/15/2022
4. State Check Number	5. Check date
Oliver Crossing, LLC	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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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.

1. Signature of Applicant

See attached

09/16/2022

2. Date

3. Signature of Property Owner (if different)

4. Date

09/16/2022

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



## A. Applicant Information

### 1. Location of Project:

0 Lincoln St (Parcel ID# 219)

a. Street Address

1029

c. Check number

Franklin

b. City/Town

\$10,412.50

d. Fee amount

### 2. Applicant Mailing Address:

D. Bruce

a. First Name

Wheeler

b. Last Name

Oliver Crossing Realty Trust

c. Organization

148 Park Street

d. Mailing Address

North Reading

e. City/Town

MA

f. State

01864

g. Zip Code

(978) 664-6900

h. Phone Number

i. Fax Number

bwheeler@habitechinc.com

j. Email Address

### 3. Property Owner (if different):

Josephine

a. First Name

Farina

b. Last Name

See more in the attached list

c. Organization

P.O. Box 600269

d. Mailing Address

Newton

e. City/Town

MA

f. State

02460

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
3 (b) building	18	\$1050.00	\$18900.00
2 (g) - stormwater discharge	1	\$500.00	\$500.00
4 (a) - wetland and stream crossing for road and utilities	1	\$1,450.00	\$1,450.00

**Step 5/Total Project Fee:**

**Step 6/Fee Payments:**

Total Project Fee:	\$20850
	a. Total Fee from Step 5
State share of filing Fee:	\$10,412.50
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	\$10,437.50
	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.)



**Exhibit A**  
**Applicant and Owners**

**Applicant:**

Bruce Wheeler  
Oliver Crossing Realty Trust,  
Assignee of Habitech Acquisition and Permitting Trust  
148 Park Street  
North Reading MA, 01864

**Owner information:**

Josephine A. Farina and Catherine L. Medaglia, Trustees of the Harmony Nominee Realty Trust  
PO Box 600269  
120 Adams Street  
Newton, MA 02460

John A. Farina  
Anthony J. Medaglia, Jr.  
Stephen M. Collins  
Bryon R. Collins  
David C. Collins  
Sean C. Collins

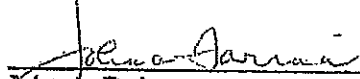
C/o Kathryn G. Collins, Esq.  
Hornung & Scimone PC  
5 Commonwealth Road, 4th Floor  
Natick, MA 01760

EXHIBIT B  
AUTHORIZATION


The undersigned, being the owner of Franklin Heights - 000 Trooper Paul Barry Way, Franklin, Massachusetts - located off Lincoln Street, Franklin, Massachusetts and consisting of approximately 20.3 acres of land more or less noted as lot No. 219-178-002-000 with the Town of Franklin Board of Assessors hereby authorize D. Bruce Wheeler, Trustee of the Habitech Acquisition and Permitting Trust or its assigns, the right to make and file applications on our behalf, to any and all governmental and quasi-governmental entities for licenses, permits and approvals relating to the Premises.

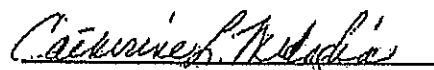
Executed this 17th day of May, 2021.

SELLER

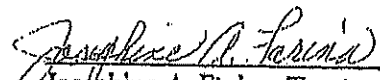
  
John A. Farina

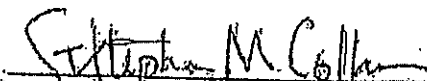
Harmony Nominee Realty Trust

  
Anthony J. Medaglia, Jr.

  
Catherine L. Medaglia, Trustee


Harmony Nominee Realty Trust

  
Josephine A. Farina, Trustee

  
Stephen M. Collins

  
Sean C. Collins

  
Bryon R. Collins

  
David C. Collins

1029

READING CO-OPERATIVE BANK  
READING/WILMINGTON, MA

53-7240/2113


OLIVER CROSSING, LLC  
148 PARK STREET  
NORTH READING, MA 01864

AMOUNT

DATE

\*10,412.50

\$ 09/15/2022

TEN THOUSAND FOUR HUNDRED TWELVE AND 50/100 DOLLARS  
COMMONWEALTH OF MASSACHUSETTSPAY  
TO THE  
ORDER  
OF

AUTHORIZED SIGNATURE



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈001029⑈ ⑆211372404⑆ 2600355439⑈



Details on back.

Security Features Included

1030

READING CO-OPERATIVE BANK  
READING/WILMINGTON, MA

53-7240/2113

OLIVER CROSSING, LLC  
148 PARK STREET  
NORTH READING, MA 01864

AMOUNT

DATE

\*10,437.50

\$ 09/15/2022

TEN THOUSAND FOUR HUNDRED THIRTY-SEVEN AND 50/100 DOLLARS

PAY

TO THE  
ORDER  
OFTOWN OF FRANKLIN  
355 EAST CENTRAL STREET  
FRANKLIN MA 02038

AUTHORIZED SIGNATURE



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⑈001030⑈ ⑆211372404⑆ 2600355439⑈



Details on back.

Security Features Included

## **Town of Franklin Conservation Commission**

### **AFFIDAVIT OF SERVICE**


#### **Under the Massachusetts Wetlands Protection Act**

(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing a Notice of Intent)

I, Desheng Wang hereby certify under the pains and penalties of perjury that on September 21, 2022, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by D. Bruce Wheeler with the Franklin Conservation Commission on September 21, 2022 for property located on 0 Lincoln Street, Franklin, MA. Parcel ID: 219-178-002

The Notification to Abutters form and list of the abutters to whom it was given and their addresses are attached to the Affidavit of Service.

 September 21, 2022  
Signature Date

# Town of Franklin Conservation Commission

## NOTIFICATION TO ABUTTERS

## Under the Massachusetts Wetlands Protection Act

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

D. Bruce Wheeler has filed a Notice of Intent with the Franklin Conservation Commission for the 0 Lincoln St (Parcel ID: 219-178-002) on September 21, 2022, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be examined during regular office hours at  
Monday - Thursday: 8:00am to 4:00pm

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 6, 2022,  
2022, at 7:00 pm at the Town Council Chambers, located on the  
Second Floor of the Municipal Building on 355 East Central Street. The meeting is  
also available via Zoom, and can be accessed through the Conservation Commission  
agenda for that night, which will be posted on the Town's website 48 hours prior to  
the meeting. Please call the Conservation Department at (508) 520-4929 if you  
have any questions.

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



118855

Abutter's List Request Form

**Status:** Active

**Date Created:** Sep 8, 2022

**Applicant**

Desheng Wang  
clawe@claweng.com  
16 Sadie Hutt Ln  
Southborough, MA 01772  
7744540266

**Primary Location**

0 LINCOLN ST  
FRANKLIN, MA 02038

**Owner:**

NARDELLI CARMELA TR C/O JOHN A FARINA  
P O BOX 600269 NEWTON, MA 02460

Abutter's List Request Form

**Which Board/Commission is requiring this list?**

Conservation Commission

**What is the purpose for the request?**

NOI Filing

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

Emailed

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

francis@claweng.com

General Parcel Information

**Assessor's Parcel ID**

219-178-002-000

**Property Street Address**

0 Lincoln St

Property Owner Information

**Property Owner**

Josephine A. Farina and Catherine L. Medaglia

**Property Owner's Mailing Address**

P.O. Box 600269

**Town/City**

Newton

**Zip/Postal Code**

02460

**State**

MA

**Property Owner Telephone Number**

(978) 664-6900





# LINCOLN ST [219-178-002-000] - 300' ABUTTERS

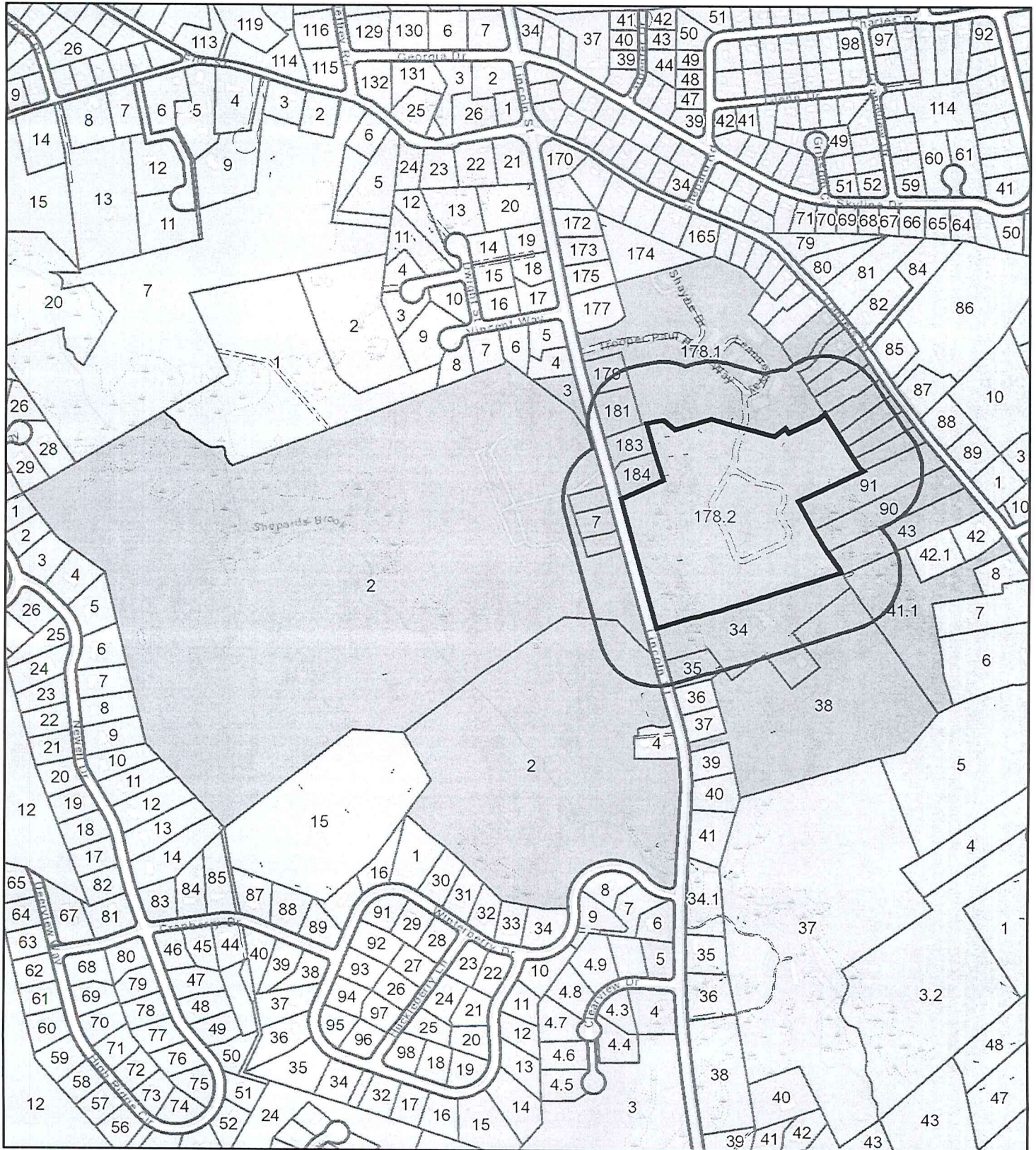
Franklin, MA



September 11, 2022

1 inch = 700 Feet

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





# 300 foot Abutters List Report

Franklin, MA  
September 11, 2022

## Subject Property:

Parcel Number: 219-178-002  
CAMA Number: 219-178-002-000  
Property Address: LINCOLN ST

Mailing Address: NARDELLI CARMELA TR C/O JOHN A  
FARINA  
P O BOX 600269  
NEWTON, MA 02460

---

## Abutters:

Parcel Number: 219-001-000  
CAMA Number: 219-001-000-000  
Property Address: 660 LINCOLN ST

Mailing Address: YARUSH VINCENT L YARUSH JANET  
660 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 219-002-000  
CAMA Number: 219-002-000-000  
Property Address: 700 LINCOLN ST

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

Parcel Number: 219-003-000  
CAMA Number: 219-003-000-000  
Property Address: 714 LINCOLN ST

Mailing Address: THAYER JOHN L THAYER JOANNE M  
714 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 219-090-000  
CAMA Number: 219-090-000-000  
Property Address: 150 DANIELS ST

Mailing Address: ARAUJO PEDRO S ARAUJO DARLENE A  
150 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-091-000  
CAMA Number: 219-091-000-000  
Property Address: 152 DANIELS ST

Mailing Address: ROCHE JAMES M ROCHE WENDY  
LEEDS  
152 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-092-000  
CAMA Number: 219-092-000-000  
Property Address: 220 DANIELS ST

Mailing Address: GIBEAULT MICHAEL GIBEAULT  
MELISSA  
220 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-093-000  
CAMA Number: 219-093-000-000  
Property Address: 222 DANIELS ST

Mailing Address: WELLERSON KAREN L  
222 DANIELS STREET  
FRANKLIN, MA 02038

Parcel Number: 219-094-000  
CAMA Number: 219-094-000-000  
Property Address: 224 DANIELS ST

Mailing Address: ROBLES EDGARDO ROBLES  
ELIZABETH  
224 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-095-000  
CAMA Number: 219-095-000-000  
Property Address: 226 DANIELS ST

Mailing Address: FINLAY DAVID J RAMIREZ MARTHA  
HIDALGO  
226 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-096-000  
CAMA Number: 219-096-000-000  
Property Address: 228 DANIELS ST

Mailing Address: STEIGER STEVEN M STEIGER MELANIE  
A  
228 DANIELS ST  
FRANKLIN, MA 02038



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9/11/2022

Page 1 of 7





# 300 foot Abutters List Report

Franklin, MA  
September 11, 2022

Parcel Number: 219-097-000  
CAMA Number: 219-097-000-000  
Property Address: 230 DANIELS ST

Mailing Address: GONE BHASKER GONE MANJULA  
230 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-098-000  
CAMA Number: 219-098-000-000  
Property Address: 232 DANIELS ST

Mailing Address: COUGHLIN CHARLES W & JEANNE T  
TRS COUGHLIN REALTY TRUST  
232 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-099-000  
CAMA Number: 219-099-000-000  
Property Address: 234 DANIELS ST

Mailing Address: SACHDEVA GAURAV SACHDEVA JYOTI  
234 DANIELS ST  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-000  
Property Address: 2-10 LEANNE WAY

Mailing Address: FANTASIA MARC TR NORTH BERWIK  
NOMINEE TRUST  
88 WAVERLY STREET  
FRAMINGHAM, MA 01702

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-001  
Property Address: 2 LEANNE WAY

Mailing Address: CALLE PAUL R CALLE AVA M  
2 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-002  
Property Address: 4 LEANNE WAY

Mailing Address: HINES DONNA M TR DONNA M HINES  
TRUST  
4 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-003  
Property Address: 6 LEANNE WAY

Mailing Address: REAGAN SARAH YEE  
6 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-004  
Property Address: 8 LEANNE WAY

Mailing Address: CLEGG MARYELLEN  
8 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-005  
Property Address: 10 LEANNE WAY

Mailing Address: NOVICK SETH J TR LEANNE HERITAGE  
REALTY TRUST  
10 LEANNE WAY - UNIT 5  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-006  
Property Address: 14 LEANNE WAY

Mailing Address: SILVER STEPHEN H TR STEPHEN H  
SILVER REVOCABLE TR  
14 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-007  
Property Address: 16 LEANNE WAY

Mailing Address: RIVARD AMY  
16 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-008  
Property Address: 18 LEANNE WAY

Mailing Address: CROWE PATRICK THOMAS  
18 LEANNE WAY  
FRANKLIN, MA 02038



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9/11/2022

Page 2 of 7



# 300 foot Abutters List Report

Franklin, MA  
September 11, 2022

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-009  
Property Address: 22 LEANNE WAY

Mailing Address: STREESEMAN ROGER STREESEMAN  
MARCIA C  
22 LEANNE WAY UNIT 9  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-010  
Property Address: 24 LEANNE WAY

Mailing Address: TAWAWALLA ALI TAWAWALLA SAKINA  
9 DEERFIELD WAY  
ANDOVER, MA 01810

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-011  
Property Address: 26 LEANNE WAY

Mailing Address: SCHMIDT CLIFF S  
26 LEANNE WAY - UNIT 11  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-012  
Property Address: 28 LEANNE WAY

Mailing Address: LUZZO ANTHONY & GERALDINE TRS  
LUZZO FAMILY REVOCABLE TRUST  
28 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-013  
Property Address: 42 LEANNE WAY

Mailing Address: SULLIVAN BERNADETTE D  
42 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-014  
Property Address: 44 LEANNE WAY

Mailing Address: GNERRE DANIELLE  
44 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-015  
Property Address: 46 LEANNE WAY

Mailing Address: ROSEDALE NANCY B TR NANCY  
ROSEDALE REVOC LIV TRUST  
46 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-016  
Property Address: 48 LEANNE WAY

Mailing Address: GIRARDI MICHAEL D GIRARDI  
BARBARA R  
48 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-017  
Property Address: 52 LEANNE WAY

Mailing Address: RACHAMALLA PRASHANTH KUMAR  
UPPALA MOUNIKA  
52 LEANNE WAY  
FRANKLIN, MA 01581

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-018  
Property Address: 54 LEANNE WAY

Mailing Address: TODKARI SHREERAM TODKARI GAURI  
SHREERAM  
54 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-019  
Property Address: 56 LEANNE WAY

Mailing Address: FITZGERALD JILL  
56 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-020  
Property Address: 3 LEANNE WAY

Mailing Address: BROWN, BERNICE TR JACOBSON,  
KRISTINE TR LEANNE WAY REALTY  
TRUST STEWART, SUSAN TR  
3 LEANNE WAY  
FRANKLIN, MA 02038



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

9/11/2022

Page 3 of 7





# 300 foot Abutters List Report

Franklin, MA  
September 11, 2022

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-021  
Property Address: 5 LEANNE WAY

Mailing Address: SELDEN JONATHAN B  
5 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-022  
Property Address: 7 LEANNE WAY

Mailing Address: LI RIJIN LI WEI  
7 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-023  
Property Address: 9 LEANNE WAY

Mailing Address: TRUFANT ANDREW HEALEY  
SAMANTHA  
9 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-024  
Property Address: 43 LEANNE WAY

Mailing Address: MCKENNEY BRIAN P TR MCKENNEY  
FAMILY IRREVOC TRUST HOLLAND,  
MAUREEN A T  
43 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-025  
Property Address: 45 LEANNE WAY

Mailing Address: DOWD NANCY E  
45 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-026  
Property Address: 47 LEANNE WAY

Mailing Address: HO ELEANOR  
47 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-027  
Property Address: 49 LEANNE WAY

Mailing Address: HARTFORD WILLIAM J  
49 LEANNE WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-028  
Property Address: 33 TROOPER PAUL BARRY WAY

Mailing Address: GOOD KATHLEEN  
33 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-029  
Property Address: 31 TROOPER PAUL BARRY WAY

Mailing Address: GRIEVES MICHAEL A GRIEVES  
MICHELE R  
31 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-030  
Property Address: 29 TROOPER PAUL BARRY WAY

Mailing Address: LANZONI JANE E  
29 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-031  
Property Address: 27 TROOPER PAUL BARRY WAY

Mailing Address: RICHARDSON MICHELLE L  
27 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-032  
Property Address: 25 TROOPER PAUL BARRY WAY

Mailing Address: FEARNLEY COLETTE  
25 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038



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9/11/2022

Page 4 of 7



# 300 foot Abutters List Report

Franklin, MA  
September 11, 2022

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-033  
Property Address: 24 SHAYNE RD

Mailing Address: BADIN GENA F  
24 SHAYNE RD, UNIT 110  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-034  
Property Address: 24 SHAYNE RD

Mailing Address: SULLIVAN SEAN P  
24 SHAYNE ROAD, UNIT 111  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-035  
Property Address: 24 SHAYNE RD

Mailing Address: CASHMAN DANIEL CASHMAN  
JAKOBSEN KATELYN  
24 SHAYNE RD - UNIT 112  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-036  
Property Address: 24 SHAYNE RD

Mailing Address: NICOTERA LISA  
24 SHAYNE RD UNIT 113  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-037  
Property Address: 24 SHAYNE RD

Mailing Address: BEEDANAGARI SUDHEER LINGALA  
PRIYANKA  
25 PRIMROSE CIRCLE - UNIT 25  
HOPKINTON, MA 01748

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-038  
Property Address: 24 SHAYNE RD

Mailing Address: ALLEN SYLVIA  
24 SHAYNE RD UNIT 115  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-039  
Property Address: 24 SHAYNE RD

Mailing Address: DESCHAMPS DIANA M  
24 SHAYNE RD UNIT 216  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-040  
Property Address: 24 SHAYNE RD

Mailing Address: HERBST BETH ANNE  
24 SHAYNE RD - UNIT 217  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-041  
Property Address: 24 SHAYNE RD

Mailing Address: NEKOLA GRACE  
24 SHAYNE ROAD UNIT 218  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-042  
Property Address: 24 SHAYNE RD

Mailing Address: YOUNG DANIEL W ORTIZ MARIANA A  
24 SHAYNE RD - UNIT 219  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-043  
Property Address: 24 SHAYNE RD

Mailing Address: ORRELL LORELIE S  
24 SHAYNE RD UNIT 220  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-044  
Property Address: 24 SHAYNE RD

Mailing Address: BATCHELOR WILLIAM W BATCHELOR  
KAREN J  
24 SHAYNE RD - UNIT 221  
FRANKLIN, MA 02038



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

9/11/2022

Page 5 of 7





# 300 foot Abutters List Report

Franklin, MA  
September 11, 2022

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-045  
Property Address: 24 SHAYNE RD

Mailing Address: RINKER JERRY L RINKER RUTH E  
24 SHAYNE RD UNIT 322  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-046  
Property Address: 24 SHAYNE RD

Mailing Address: ISPRAVNIKOVA NATALYA VILLA  
JOSHUA  
24 SHAYNE ROAD, UNIT 323  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-047  
Property Address: 24 SHAYNE RD

Mailing Address: TREANNIE RUBY F TR RUBY F  
TREANNIE LIVING TRUST  
24 SHAYNE RD UNIT 324  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-048  
Property Address: 24 SHAYNE RD

Mailing Address: WALLACH ALAN J WALLACH JANICE L  
24 SHAYNE RD - UNIT 325  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-049  
Property Address: 24 SHAYNE RD

Mailing Address: AW MYAT S FAIR CAROLINE A  
24 SHAYNE ROAD, UNIT 326  
FRANKLIN, MA 02038

Parcel Number: 219-178-001  
CAMA Number: 219-178-001-050  
Property Address: 24 SHAYNE RD

Mailing Address: SOUZA CHRISTINE  
24 SHAYNE RD UNIT 327  
FRANKLIN, MA 02038

Parcel Number: 219-178-002  
CAMA Number: 219-178-002-000  
Property Address: LINCOLN ST

Mailing Address: NARDELLI CARMELA TR C/O JOHN A  
FARINA  
P O BOX 600269  
NEWTON, MA 02460

Parcel Number: 219-179-000  
CAMA Number: 219-179-000-000  
Property Address: 715 LINCOLN ST

Mailing Address: CONNOLLY KEVIN M CONNOLLY  
SUSAN M  
715 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 219-181-000  
CAMA Number: 219-181-000-000  
Property Address: 711 LINCOLN ST

Mailing Address: MAW BRIAN E JR MAW CRISTY L  
711 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 219-183-000  
CAMA Number: 219-183-000-000  
Property Address: 661 LINCOLN ST

Mailing Address: FORD JAMES J JR O'TOOLE-FORD  
ELLEN  
661 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 219-184-000  
CAMA Number: 219-184-000-000  
Property Address: 657 LINCOLN ST

Mailing Address: ESTHIMER KEITH G DUBOIS-ESTHIMER  
CAROL J  
657 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 228-002-000  
CAMA Number: 228-002-000-000  
Property Address: LINCOLN ST

Mailing Address: CALNAN JOHN W JR C/O JASON W  
CALNAN  
602 LINCOLN ST  
FRANKLIN, MA 02038

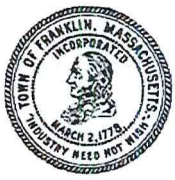


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This information is believed to be correct but is subject to change and is not warranted.

9/11/2022

Page 6 of 7



# 300 foot Abutters List Report

Franklin, MA  
September 11, 2022

Parcel Number: 228-006-000  
CAMA Number: 228-006-000-000  
Property Address: 642 LINCOLN ST

Mailing Address: GOTTBURG SUSAN M  
642 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 228-007-000  
CAMA Number: 228-007-000-000  
Property Address: 646 LINCOLN ST

Mailing Address: DHUNGANA KAUSHAL BHANDARI  
SUDHA  
646 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 228-034-000  
CAMA Number: 228-034-000-000  
Property Address: 611 LINCOLN ST

Mailing Address: K B REALTY TRUST C/O KEVIN  
RAFFERTY  
611 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 228-035-000  
CAMA Number: 228-035-000-000  
Property Address: 609 LINCOLN ST

Mailing Address: MINORS MICHELLE F  
609 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 228-038-000  
CAMA Number: 228-038-000-000  
Property Address: 615 LINCOLN ST

Mailing Address: K B REALTY TRUST C/O KEVIN  
RAFFERTY  
611 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 228-041-001  
CAMA Number: 228-041-001-000  
Property Address: DANIELS ST

Mailing Address: RAFFERTY KEVIN B RAFFERTY  
CAROL A  
611 LINCOLN ST  
FRANKLIN, MA 02038

Parcel Number: 228-043-000  
CAMA Number: 228-043-000-000  
Property Address: 148 DANIELS ST

Mailing Address: ROBINSON JAMES ROBINSON  
MARYBETH  
148 DANIELS ST  
FRANKLIN, MA 02038

*Kevin B. Rafferty, 9-11-22*



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9/11/2022

Page 7 of 7

ALLEN SYLVIA  
24 SHAYNE RD UNIT 115  
FRANKLIN, MA 02038

CLEGG MARYELLEN  
8 LEANNE WAY  
FRANKLIN, MA 02038

FINLAY DAVID J  
RAMIREZ MARTHA HIDALGO  
226 DANIELS ST  
FRANKLIN, MA 02038

ARAUJO PEDRO S  
ARAUJO DARLENE A  
150 DANIELS ST  
FRANKLIN, MA 02038

CONNOLLY KEVIN M  
CONNOLLY SUSAN M  
715 LINCOLN ST  
FRANKLIN, MA 02038

FITZGERALD JILL  
56 LEANNE WAY  
FRANKLIN, MA 02038

AW MYAT S  
FAIR CAROLINE A  
24 SHAYNE ROAD, UNIT 326  
FRANKLIN, MA 02038

COUGHLIN CHARLES W & JEAN  
COUGHLIN REALTY TRUST  
232 DANIELS ST  
FRANKLIN, MA 02038

FORD JAMES J JR  
O'TOOLE-FORD ELLEN  
661 LINCOLN ST  
FRANKLIN, MA 02038

BADIN GENA F  
24 SHAYNE RD, UNIT 110  
FRANKLIN, MA 02038

CROWE PATRICK THOMAS  
18 LEANNE WAY  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

BATCHELOR WILLIAM W  
BATCHELOR KAREN J  
24 SHAYNE RD - UNIT 221  
FRANKLIN, MA 02038

DESCHAMPS DIANA M  
24 SHAYNE RD UNIT 216  
FRANKLIN, MA 02038

GIBEAULT MICHAEL  
GIBEAULT MELISSA  
220 DANIELS ST  
FRANKLIN, MA 02038

BEEDANAGARI SUDHEER  
LINGALA PRIYANKA  
25 PRIMROSE CIRCLE - UNIT 25  
HOPKINTON, MA 01748

DHUNGANA KAUSHAL  
BHANDARI SUDHA  
646 LINCOLN ST  
FRANKLIN, MA 02038

GIRARDI MICHAEL D  
GIRARDI BARBARA R  
48 LEANNE WAY  
FRANKLIN, MA 02038

BROWN, BERNICE TR JACOBSON  
LEANNE WAY REALTY TRUST S  
3 LEANNE WAY  
FRANKLIN, MA 02038

DOWD NANCY E  
45 LEANNE WAY  
FRANKLIN, MA 02038

GNERRE DANIELLE  
44 LEANNE WAY  
FRANKLIN, MA 02038

CALLE PAUL R  
CALLE AVA M  
2 LEANNE WAY  
FRANKLIN, MA 02038

ESTHIMER KEITH G  
DUBOIS-ESTHIMER CAROL J  
657 LINCOLN ST  
FRANKLIN, MA 02038

GONE BHASKER  
GONE MANJULA  
230 DANIELS ST  
FRANKLIN, MA 02038

CALNAN JOHN W JR  
C/O JASON W CALNAN  
602 LINCOLN ST  
FRANKLIN, MA 02038

FANTASIA MARC TR  
NORTH BERWIK NOMINEE TRUS  
88 WAVERLY STREET  
FRAMINGHAM, MA 01702

GOOD KATHLEEN  
33 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

CASHMAN DANIEL  
CASHMAN JAKOBSEN KATELYN  
24 SHAYNE RD - UNIT 112  
FRANKLIN, MA 02038

FEARNLEY COLETTE  
25 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

GOTTBERG SUSAN M  
642 LINCOLN ST  
FRANKLIN, MA 02038



GRIEVES MICHAEL A  
GRIEVES MICHELE R  
31 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

MAW BRIAN E JR  
MAW CRISTY L  
711 LINCOLN ST  
FRANKLIN, MA 02038

REAGAN SARAH YEE  
6 LEANNE WAY  
FRANKLIN, MA 02038

HARTFORD WILLIAM J  
49 LEANNE WAY  
FRANKLIN, MA 02038

MCKENNEY BRIAN P TR  
MCKENNEY FAMILY IRREVOC T  
43 LEANNE WAY  
FRANKLIN, MA 02038

RICHARDSON MICHELLE L  
27 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

HERBST BETH ANNE  
24 SHAYNE RD - UNIT 217  
FRANKLIN, MA 02038

MINORS MICHELLE F  
609 LINCOLN ST  
FRANKLIN, MA 02038

RINKER JERRY L  
RINKER RUTH E  
24 SHAYNE RD UNIT 322  
FRANKLIN, MA 02038

HINES DONNA M TR  
DONNA M HINES TRUST  
4 LEANNE WAY  
FRANKLIN, MA 02038

NARDELLI CARMELA TR  
C/O JOHN A FARINA  
P O BOX 600269  
NEWTON, MA 02460

RIVARD AMY  
16 LEANNE WAY  
FRANKLIN, MA 02038

HO ELEANOR  
47 LEANNE WAY  
FRANKLIN, MA 02038

NEKOLA GRACE  
24 SHAYNE ROAD UNIT 218  
FRANKLIN, MA 02038

ROBINSON JAMES  
ROBINSON MARYBETH  
148 DANIELS ST  
FRANKLIN, MA 02038

ISPRAVNIKOVA NATALYA  
VILLA JOSHUA  
24 SHAYNE ROAD, UNIT 323  
FRANKLIN, MA 02038

NICOTERA LISA  
24 SHAYNE RD UNIT 113  
FRANKLIN, MA 02038

ROBLES EDGARDO  
ROBLES ELIZABETH  
224 DANIELS ST  
FRANKLIN, MA 02038

K B REALTY TRUST  
C/O KEVIN RAFFERTY  
611 LINCOLN ST  
FRANKLIN, MA 02038

NOVICK SETH J TR  
LEANNE HERITAGE REALTY TR  
10 LEANNE WAY - UNIT 5  
FRANKLIN, MA 02038

ROCHE JAMES M  
ROCHE WENDY LEEDS  
152 DANIELS ST  
FRANKLIN, MA 02038

LANZONI JANE E  
29 TROOPER PAUL BARRY WAY  
FRANKLIN, MA 02038

ORRELL LORELIE S  
24 SHAYNE RD UNIT 220  
FRANKLIN, MA 02038

ROSEDALE NANCY B TR  
NANCY ROSEDALE REVOC LIV  
46 LEANNE WAY  
FRANKLIN, MA 02038

LI RIJIN  
LI WEI  
7 LEANNE WAY  
FRANKLIN, MA 02038

RACHAMALLA PRASHANTH KUMA  
UPPALA MOUNIKA  
52 LEANNE WAY  
FRANKLIN, MA 01581

SACHDEVA GAURAV  
SACHDEVA JYOTI  
234 DANIELS ST  
FRANKLIN, MA 02038

LUZZO ANTHONY & GERALDINE  
LUZZO FAMILY REVOCABLE TR  
28 LEANNE WAY  
FRANKLIN, MA 02038

RAFFERTY KEVIN B  
RAFFERTY CAROL A  
611 LINCOLN ST  
FRANKLIN, MA 02038

SCHMIDT CLIFF S  
26 LEANNE WAY - UNIT 11  
FRANKLIN, MA 02038



SELDEN JONATHAN B  
5 LEANNE WAY  
FRANKLIN, MA 02038

TREANNIE RUBY F TR  
RUBY F TREANNIE LIVING TR  
24 SHAYNE RD UNIT 324  
FRANKLIN, MA 02038

SILVER STEPHEN H TR  
STEPHEN H SILVER REVOCABL  
14 LEANNE WAY  
FRANKLIN, MA 02038

TRUFANT ANDREW  
HEALEY SAMANTHA  
9 LEANNE WAY  
FRANKLIN, MA 02038

SOUZA CHRISTINE  
24 SHAYNE RD UNIT 327  
FRANKLIN, MA 02038

WALLACH ALAN J  
WALLACH JANICE L  
24 SHAYNE RD - UNIT 325  
FRANKLIN, MA 02038

STEIGER STEVEN M  
STEIGER MELANIE A  
228 DANIELS ST  
FRANKLIN, MA 02038

WELLERSON KAREN L  
222 DANIELS STREET  
FRANKLIN, MA 02038

STREESEMAN ROGER  
STREESEMAN MARCIA C  
22 LEANNE WAY UNIT 9  
FRANKLIN, MA 02038

YARUSH VINCENT L  
YARUSH JANET  
660 LINCOLN ST  
FRANKLIN, MA 02038

SULLIVAN BERNADETTE D  
42 LEANNE WAY  
FRANKLIN, MA 02038

YOUNG DANIEL W  
ORTIZ MARIANA A  
24 SHAYNE RD - UNIT 219  
FRANKLIN, MA 02038

SULLIVAN SEAN P  
24 SHAYNE ROAD, UNIT 111  
FRANKLIN, MA 02038

TAWAWALLA ALI  
TAWAWALLA SAKINA  
9 DEERFIELD WAY  
ANDOVER, MA 01810

THAYER JOHN L  
THAYER JOANNE M  
714 LINCOLN ST  
FRANKLIN, MA 02038

TODKARI SHREERAM  
TODKARI GAURI SHREERAM  
54 LEANNE WAY  
FRANKLIN, MA 02038

# FRANKLIN WETLAND PROTECTION BY-LAW

## NOTICE OF DISTRIBUTION

An application for the project listed below has been filed with the Conservation Commission. As per the Town of Franklin Wetlands Protection By-Law, Town Code Chapter 181 § 7, the NOI/RDA is being distributed to you and your department has 14 calendar days to review and comment on the application.

Project Name: 0 Lincoln Street

Location: 0 Lincoln Street (Parcel ID: 219-178-002)

DEPARTMENT	SIGNATURE	DATE SUBMITTED
DPW		

## **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.

See Exhibits A & B

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

September 21, 2022

\_\_\_\_\_  
Date



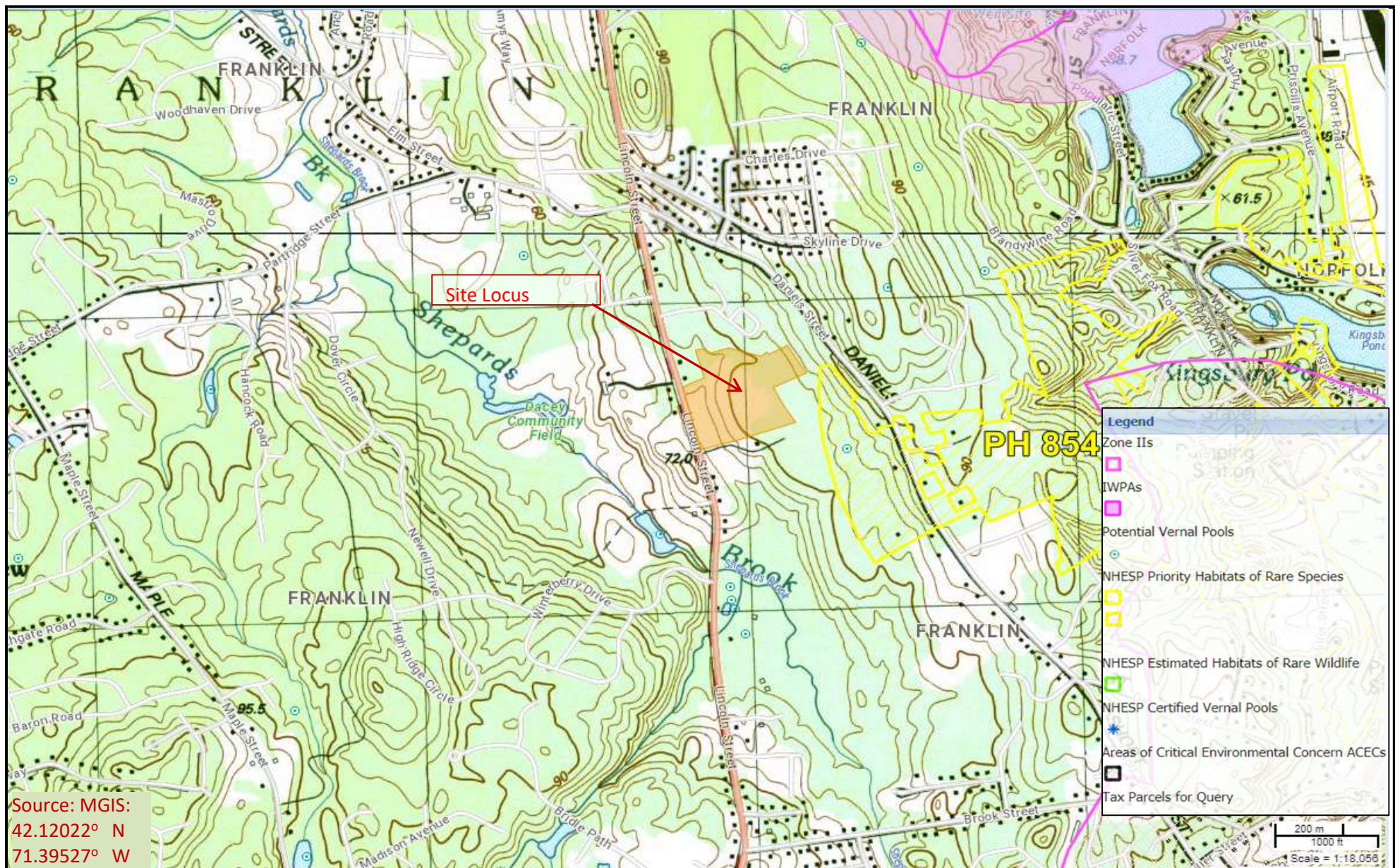


Figure 1. USGS Site Locus Map

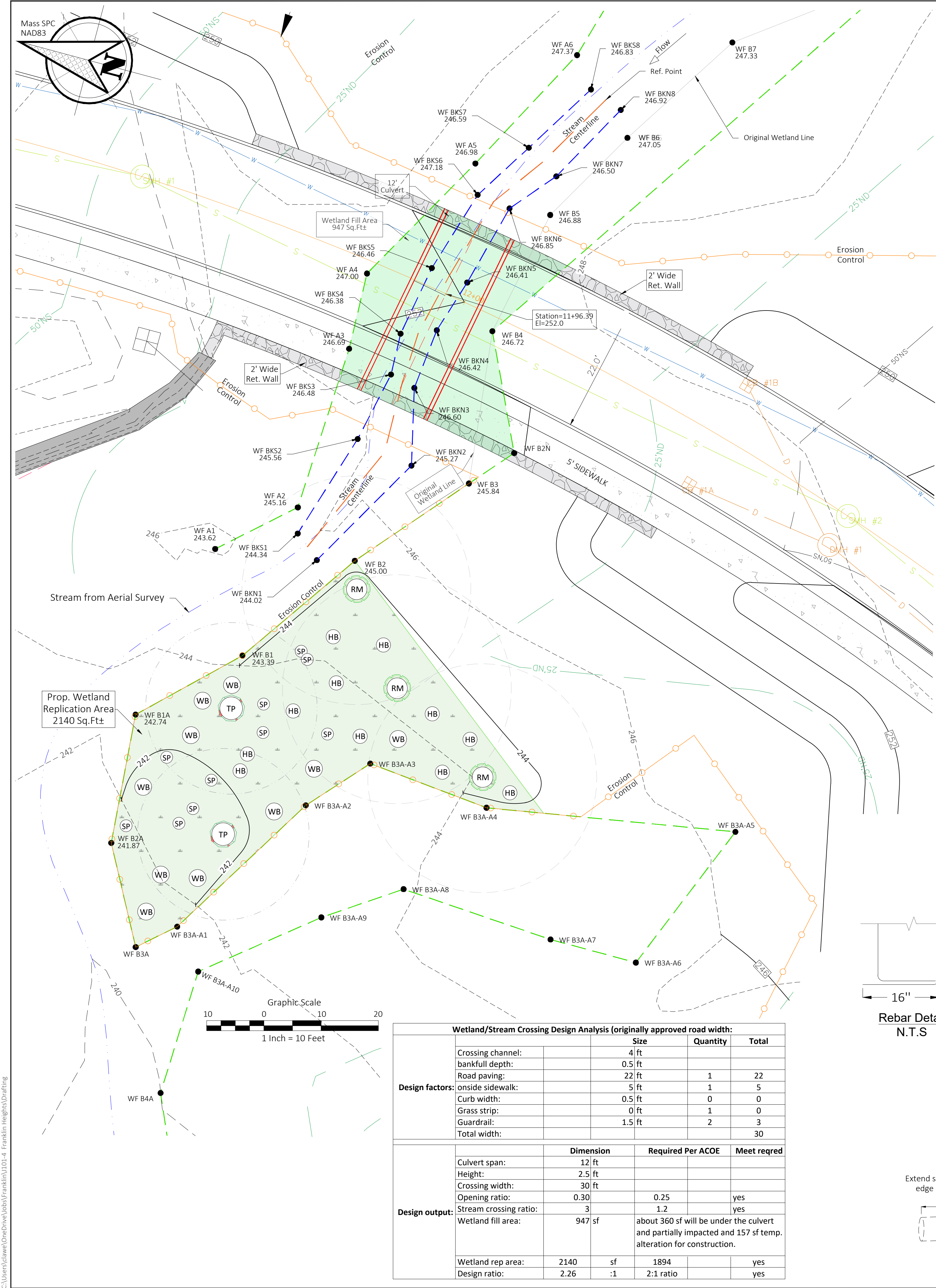
Project:

Franklin Heights  
 Trooper Paul Bary Way  
 Franklin, MA

By: .

Creative Land & Water Engineering, LLC  
 P.O. Box 584  
 Southborough, MA 01772  
 508-281-1694 www.claweng.com





## Planting Monitoring and Vegetation Management Plan

The Wetland Scientist will inspect each of the following aspects of the replication before subsequent steps can occur.

- Before excavation or installation of erosion control devices, a monitor/surveyor will ensure that the limits of works are properly marked.
- Before soil is placed in the replication areas, a monitor/surveyor will check excavated elevations to ensure that post-construction groundwater elevations will be high enough to eventually create hydric conditions.
- Once soil is placed in the replication areas, a wetland scientist/surveyor will inspect final surface elevations.
- A monitor (Wetland scientist/biologist) shall oversee planting and seeding to ensure that specimens are correctly situated and maintained. Any invasive species observed by the monitor will be handpicked and removed from the site. Follow up inspection shall be conducted to assure the surveyor and invasive species plants removal in the spring time.
- After one growing season (ideally during August), a monitor will inspect plantings to ascertain plant survival. Wherever two or more newly planted trees, shrubs, or herbs have died, the dead individuals will be removed by hand and specimens of the same species there replanted. Furthermore, the seed mix will be reseeded in any area where more than 3 ft<sup>2</sup> of bare ground is visible. Any invasive species observed by the monitor will be handpicked and removed from the site.
- If replanting is required at this first inspection, the monitor will assess plant survival again in October of the same year.
- Another inspection will occur in August of the second year. Inspections will be conducted after subsequent growing seasons until wetland plants have colonized more than 75% of the disturbed area (this should occur by the end of the second growing season). The replication will then be considered successful according to 310 CMR 10.55 (4)(b)6, and inspections will cease. If, during any of the inspections, invasive species are observed, they will be handpicked and removed from the site.

A monitoring report will be submitted after planting, in late spring of the first year; and at the end of each subsequent growing season during which inspections occur. A sample monitoring data sheet is attached.

After vegetation is well established, the erosion control devices and any accumulated sediment will be removed by hand shovel.

## Stormwater Basin Vegetation Management

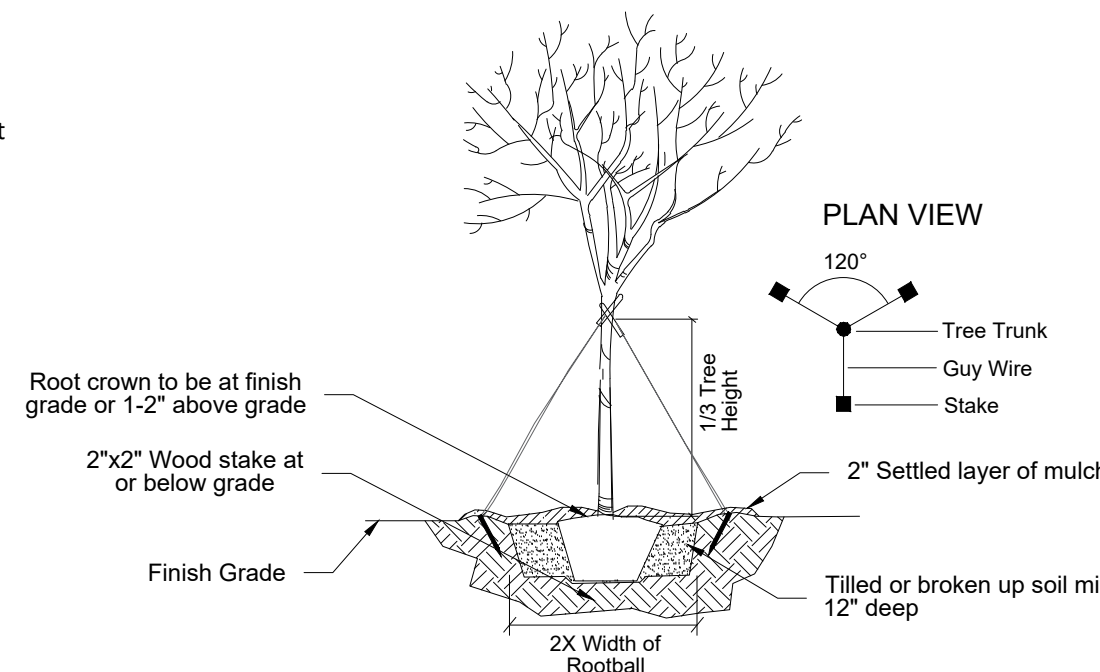
- The stormwater basin area shall be mowed twice a year in top of the embankment and slope to prevent the establishment of woody plants, especially trees for the protection of the embankment of the basin.
- The bottom area of the basins shall be mowed once a year if gets dry in the early fall. All plant clips shall be removed out of the basin area and disposed of properly off site.

## Planting Schedule for Franklin Heights, Franklin, MA By Creative Land & Water Engineering, LLC

Key #		Common name	Botanical name	Mature Height	Mature Spread	Size	Condition	Spacing	Quantity
Trees	RM	Red Maple	<i>Acer rubrum</i>	40-60'	40'	3.0" Cal.	B+B	12' O.C.	3
	TP	Tupelo	<i>Nyssa sylvatica</i>	30-50'	20-30'	3.0" Cal.	B+B	12' O.C.	2
Shrubs	HB	Highbush blueberry	<i>Vaccinium corymbosum</i>	6-12'	6-12'	#3	Cont.	6' O.C.	10
	SP	Sweetpepper bush	<i>Clethra alnifolia</i>	3-8'	4-6'	#1	Cont.	6' O.C.	10
	WB	Winterberry holly	<i>Ilex verticillata</i>	3-15'	3-15'	#1	Cont.	6' O.C.	10
Ground Cover	-	New England Wetland Seed Mix			Quantity:			1 Pound	

NOTES: TREE PLANTING (>2" CAL.)

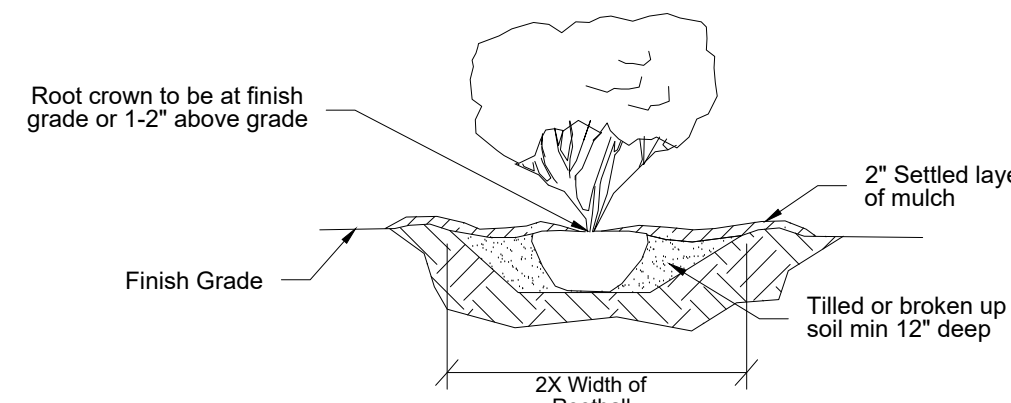
- All plant materials shall be in accordance with the american standards for nursery stock (ansi z60.1-2004). Plant according to ansi a300 part 6.
- Dig the planting hole a minimum of 2x width of rootball for at least the first 12 inches of depth. Below 12 inches, dig hole wide enough to permit adjusting. Do not dig the hole deeper than root ball depth.
- Scarify the subgrade and sides of the planting hole when planting in clay soils (more than 15% clay).
- Lift and set the tree by root ball only. Do not lift using the tree trunk and do not use tree trunk as a lever.
- Set the top of the root ball level with the soil surface or slightly higher if the soil is prone to settling.
- After the tree is set in place, remove burlap, wire and straps from at least the upper 1/3 of the rootball.
- Backfill with existing soil that has been well-tilled or broken up. Do not add amendments to the backfill soil. Amend the surface with mulch.
- Use three 2" x 2" wood stakes driven into undisturbed soil a minimum of 16 inches. Space stakes equally around the tree.
- Attach 3/4" nylon webbing to connect the tree to stakes. Attach webbing at 1/3 the tree height.
- Apply a 2-3" (settled) depth of pine straw or bark mulch to the planting surface. Leave a 2" space around the trunk for air circulation.
- Pruning shall be limited to dead, diseased, or broken limbs only and shall be in accordance with ansi a300 specifications.
- Remove any trunk wrap remaining at time of planting. No wraps shall be placed on trunk.



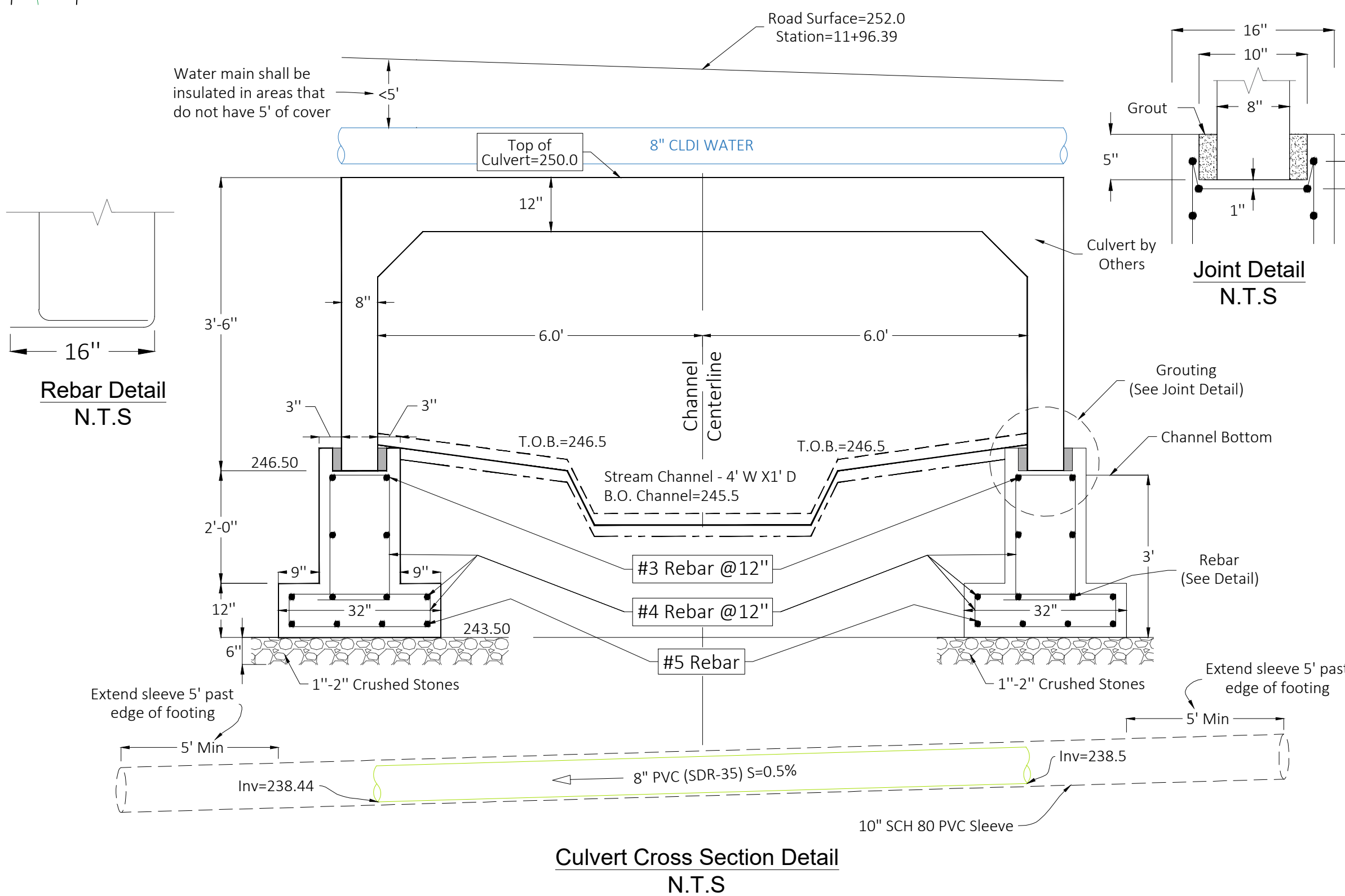
Typical Tree Planting Detail (>2" Cal.)  
N.T.S.

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

- Dig planting hole at least 2x the width of the root ball or container.
- Scarify subgrade and sides of planting hole when planting in clay soil.
- Set the top of the root ball level with the soil surface, or 1-2" above if the soil is prone to settling.
- If container grown plant, gently slide plant out of container. Disturb the roots.
- If b&b plant, remove burlap from at least the top 12 inches of the rootball, without disturbing the rootball. Remove all cord from the trunk. Remove burlap and wire basket (if present) from the root ball.
- Back fill the planting hole with excavated native soil, broken up or tilled. Water to remove air pockets. Do not add amendments.
- Place pine straw or bark mulch on the surface to a (settled) depth of 1 to 3 inches.



Typical Shrub Planting Detail  
N.T.S.



## Construction Sequencing

- Stake out the limit of work and install erosion control as Franklin Conservation Commission approved.
- Demarcate the wetland replication area. The design wetland scientist shall pre-mark any plants that may be saved in the replication area and from the wetland crossing area that may be transplanted.
- Strip the wetland replication area and save the top soil for later use.
- Excavate the wetland replication area to 12" below the proposed rough grade.
- Call the design wetland scientist for grade inspection and adjust the grade as needed for wetland plants.
- Place the top soil back to the design grade, if needed use the onsite clean loam to mixed with compost to mimic wetland soil 1/3 compost and 2/3 regular loamy soil.
- Plant the proposed plants:
  - Call the wetland scientist to check the location of the proposed plants for final adjustment according to the prepared grade and hydrology.
  - Excavated the planting hole 2-3 times of the root ball size
  - Place the plant in the hole and water the hole to full saturation
  - Backfill the hole and tamp the soil to avoid air pocket in the fill
  - Place 2 ft woodchips or compost around the plants (trees or shrubs)
- The replication shall be monitored for two growing seasons and with 75% more survive rate and ground cover in the replication area or as Order of Conditions required.
- Install the sewer and/or water line across underneath the wetland at the design depth and location.
- It can put the line in a Schedule 80 PVC sleeves given the crossing and possible future replacement. The sleeves shall be extended 5 ft beyond the footing of the culvert.
- Back fill the sleeves and/or sewer and water lines and compacted to the required compaction ratio 95%.
- Excavate the culvert footing hole and install the footing as proposed.
- The bottom of the hole and rebar work shall be inspected by the design engineer prior to pouring concrete.
- Install the super culvert and grout the seams of culvert and footing.
- Backfill with proper materials, no large stones of 6" or more should be used for backfill around the culvert.
- Install the headwall and retaining wall on both sides of the culvert.
- Install guard rail and safety C-L fence along the retaining wall.
- Install the road subbase to be ready for top paving.

## Plant Selection Notes

- Use only straight species, no cultivars. (Cultivars have been bred for aesthetic traits and this is at the expense of other habitat-supportive traits. Also, cultivars cannot cross-pollinate with naturally occurring straight species out in the landscape.)
- Quality - trees should be single stems with well-spaced numerous branches per the American Association of Nurserymen standards.
- Shrubs should be well shaped and have sufficient well-spaced side branches per the American Association of Nurserymen standards.

OWNER(S)	
JOSEPHINE A. FARINA AND CATHERINE L. MEDAGLIA, TRUSTEES OF THE HARMONY NOMINEE REALTY TRUST PO BOX 600269 120 ADAMS STREET NEWTON, MA 02460	
JOHN A. FARINA ANTHONY J. MEDAGLIA, JR. STEPHEN M. COLLINS BRYON R. COLLINS DAVID C. COLLINS SEAN C. COLLINS C/O KATHRYN G. COLLINS, ESQ. HORNUNG & SCIMONE PC 5 COMMONWEALTH ROAD, 4TH FLOOR NATICK, MA 01760	
APPLICANT	
OLIVER CROSSING REALTY TRUST 148 PARK STREET NORTH READING MA, 01864	
PLAN REFERENCE	
FRANKLIN HEIGHTS PARCEL B 408 DEVELOPMENT PLAN FRANKLIN MASSACHUSETTS	
BY GUERRIERE & HALNON, INC. 55 WEST CENTRAL ST, FRANKLIN, MA 02038	
DATED JULY 7, 2022	

## Creative Land & Water Engineering, LLC Environmental Scientists and Engineers P.O. Box 584 - Southborough - MA - 01772 774-454-0266 www.claweng.com

Plan Title:	Stream Crossing and Wetland Replication Plan		
Project Name:	Franklin Heights		
Site Address:	Franklin Heights, Franklin, MA 02038		
Owner:	-	Client:	Oliver Crossing Realty Trust
Project No:	J101-4	Drawn by:	FA
Designed by:	DSW, FA	Approved by:	DSW
Date:	9/16/22	Scale:	1"=10'
Rev.:		Description	
1	9/16/22	Vegetation monitoring notes	DSW/FA
Rev.:	Date:	Description	By:





# Town of Franklin

Tel: (508) 520-4929

Fax: (508) 520-4906



## Conservation Commission

355 East Central Street • Franklin, Massachusetts 02038-1352

May 13, 2022

Bruce D. Wheeler  
Oliver Crossing Realty Trust  
148 Park Street  
North Reading, MA 01864

RE: Order of Resource Area Delineation, Franklin Heights Parcel B, CE159-1249

Mr. Wheeler:

Please find enclosed the Order of Resource Area Delineation for the Franklin Heights Parcel B Project, recently confirmed through the Franklin Conservation Commission. Per state statute, the Order of Resource Area Delineation must be recorded in the Registry of Deeds and evidence of this recording must be given to the Conservation Commission office.

If you have any questions, please feel free to contact me at 508-520-4929 or via email at [bgoodlander@franklinma.gov](mailto:bgoodlander@franklinma.gov).

Sincerely,

Breeka Li Goodlander  
Conservation Agent



Massachusetts Department of Environmental Protection

## **eDEP Transaction Copy**

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Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: FRANKLINCONCOM

Transaction ID: 1355041

Document: WPA Form 4B - ORAD

Size of File: 88.78K

Status of Transaction: In Process

Date and Time Created: 5/17/2022:10:13:28 AM

**Note:** This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.

Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 4B - Order of Resource Area  
Delineation**

Provided by MassDEP:  
MassDEP File #:159-1249  
eDEP Transaction #:1355041  
City/Town:FRANKLIN

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

**A. General Information**

1. Conservation Commission FRANKLIN

2. This Issuance is for (Check one):

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

3. Applicant Details

a. First Name BRUCE D. b. Last Name WHEELER  
c. Organization OLIVER CROSGING REALTY TRUST  
d. Mailing Address 148 PARK STREET  
e. City/Town NORTH READING f. State MA g. ZIP 01864

4. Property Owner (if different from applicant):

a. First Name JOSEPHINE b. Last Name FARINA  
c. Organization NARDELLI CARMELA TR C/O JOHN A FARINA  
d. Mailing Address P.O. BOX 600269  
e. City/Town NEWTON f. State MA g. ZIP 02460

5. Project Location

a. Street Address 0 LINCOLN ST.  
b. City/Town FRANKLIN c. Zip 02038  
d. Assessors Map/Plat# 219 e. Parcel/Lot# 178/002  
f. Latitude 42.12022N g. Longitude 71.39527W

6. Dates

a. Date ANRAD Filed 2/18/2022 b. Date Public Hearing Closed 5/12/2022 c. Date Of Issuance 05/17/2022

7. Final Approved Plans and Other Documents

Plan Title	Plan Prepared By	Plan Signed By	Plan Final Date	Plan Scale
RESOURCE AREA PLAN PARCEL B FRANKLIN HEIGHTS FRANKLIN MASSACHUSETTS	GUERRIERE & HALNON, INC.	ROBERT E. CONSTANTINE, II L.S.	April 21, 2022	1" = 60'

**B. Order of Delineation**

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

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

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

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



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 4B - Order of Resource Area**  
**Delineation**

Provided by MassDEP:  
MassDEP File #:159-1249  
eDEP Transaction #:1355041  
City/Town:FRANKLIN

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

1. ☒ Bordering Vegetated Wetlands
2. ☒ Other resource area(s), specifically
  - a. ISOLATED VEGATATED WETLANDS, SPECIFICALLY VERNAL POOLS
- c. ☐ **Inaccurate::** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):
  1. ☐ Bordering Vegetated Wetlands
  2. ☐ Other resource area(s), specifically
    - a.
  3. The boundaries were determined to be inaccurate because:

### C. Findings

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

### D. Appeals

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

**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**WPA Form 4B - Order of Resource Area**

**Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:

MassDEP File #:159-1249


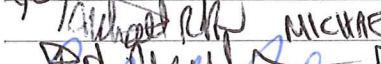
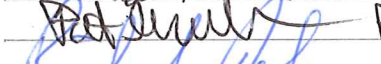

eDEP Transaction #:1355041

City/Town:FRANKLIN

**E. Signatures**

1. Date of Original Order

2. No. of Signatures required 4

 Jeff Milne  
 MICHAEL R. REIN  
 Pat Gallagher  
 Richard Johnson

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

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

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

3. ☐ By hand delivery on

4. ☒ By certified mail, return receipt requested on

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

a. Date May 17, 2022

# Town of Franklin

355 East Central Street  
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907  
[www.franklinma.gov](http://www.franklinma.gov)

## DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### **Town of Franklin Affordable Housing Friendly Chapter 40B Projects - Local Initiative Program (LIP)**

According to the Massachusetts Department of Housing & Community Development (DHCD), the Town of Franklin currently has 11.97% of the Town's year-round housing units on the Subsidized Housing Inventory (SHI). Because Franklin is above the 10% affordable housing threshold, it can permit so-called "Friendly 40B" projects to build mixed-income housing.

Unlike traditional 40B projects, this allows municipalities to remain in control of most aspects of project design and construction. A "Friendly 40B" project is a project that has local support because of the contribution it can make to the community's need for more diverse housing options, and the contributions the developer agrees to make to local needs (infrastructure, public safety, land protection, etc.).

All 40B developments are required to create housing where at least 25% of housing units are affordable according to DHCD regulations, but not all projects are equal in other ways including: type and size housing units; location; proximity to transit; traffic impacts; public space; recreation or open space resources; aesthetics; building design; community character; wetland protection; safety; walkability; sustainability; low impact development.

The Town is not under pressure to increase its SHI by immediately approving additional 40B developments. Given that the Town has been made aware of several possible Friendly Chapter 40B projects, the Town's Development Staff has put together a preliminary process to determine if the project meets the needs of the Town and follows the LIP process.

On pages 3 and 4 of this document is the new Friendly 40B Project Preliminary Review Checklist. Developers hoping to permit a Friendly 40B in Franklin should take the time to complete and return it, and any related documents (e.g., preliminary site plans; ANRAD; project summary), to the Town's Point of Contact for Chapter 40B Development Issues.

Once the Town's Point of Contact receives the completed form the Town will begin a 30 day review of the proposed development. The 30 day review includes a review of the proposal by Town Staff, a presentation by the applicant to the Technical Staff Review Committee, and non-binding reviews by the Planning Board and Conservation Commission.

Franklin's Town Administrator has appointed the Town Planner as a single point of contact to serve as the primary municipal liaison for all issues relating to Chapter 40B affordable housing development matters. The Municipal Point of Contact will assist developers/applicants to sort out the 40B process and related requirements. Casual early pre-permit discussions with the Municipal Point of Contact are highly recommended.

Municipal Point of Contact for Chapter 40B Development Issues:

Amy Love, Town Planner  
Planning and Community Development  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038-1352  
Phone: 508-520-4907  
Email: [alove@franklinma.gov](mailto:alove@franklinma.gov)



## Friendly 40B Project Preliminary Review Checklist

Below outlines the Town of Franklin recommended Checklist to proceed with a LIP application:

### 1. Project Information

- a. Project Name: Franklin Heights Parcel B
- b. Applicant Point of Contact Name: D. Bruce Wheeler  
Phone number (617) 538-2472 Email bwheeler@habitechinc.com
- c. Project Team - Names, Titles, Contact information.
- d. Project Location: 0 Lincoln St, Franklin, MA 02083
- e. Number of Units: 60
- f. Bedroom Count: 1 Bedroom      2 Bedrooms 15 3 Bedrooms 45
- g. Rental or Ownership
- h. List of all waivers, if any, that the applicant will request from the ZBA
- i. Preliminary Plans.

### 2. Criteria for Review

- a. Percent of Affordable Units 31.67%
- b. Number of Affordable Units 19
- c. Number of units to count on the SHI 19
- d. Public Benefits
  - i. Roadway Improvements
  - ii. Other Infrastructure Improvements
  - iii. Public Access/Trails/Open Space
  - iv. Other Public Amenities
  - v. Positive and or Negative Impacts on the Town
  - vi. Impacts on the abutting property owners
  - vii. Safety/Fire Impacts to Town.

### 3. 30-Day Preliminary Project Review Process

- a. Once the Applicant has submitted required information to the Municipal Point of Contact, the Applicant's information will be distributed to the Town's Administration and Technical staff, Franklin Planning Board, and Franklin Conservation Commission.
- b. Technical Staff Review and Comment
  - i. Town staff will be asked for written comments on the proposed housing project.
- c. Technical Staff Review Committee Meeting
  - i. The Applicant will be asked to attend a Technical Staff Review Committee meeting, held on Wednesdays at 3:00 p.m. The Municipal Point of Contact will coordinate with the Applicant.

- d. Planning Board - A non-binding review from the Planning Board
  - i. The Applicant will be asked to attend a Planning Board Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
  - ii. Planning Board members will perform a non-binding project review.  
Review to include
    - 1. Compliance with Section 185-31 of Town-Zoning By-Law
    - 2. Special Permit Criteria
    - 3. Stormwater Review
    - 4. Parking review
    - 5. Traffic Review.
- e. Conservation Commission (if required) - non-binding review from the Commission
  - i. If the proposed project is within the 100 feet buffer zone or will impact other jurisdictional resources, the Applicant will be asked to attend a Conservation Commission Meeting to present the proposed housing project. The Municipal Point of Contact will coordinate with the Applicant.
  - ii. Conservation Commission members will perform a non-binding project review under Chapter 181 (Wetlands Protection Bylaw) of the Franklin Code and the Town of Franklin Conservation Commission Regulations..  
Review to include
    - 1. Wetland Resource Impacts
    - 2. Completed ANRAD
    - 3. Wetland Crossings
    - 4. Area Wetland maps and disturbance.

#### **4. Department of Housing and Community Development (DHCD)**

- a. The Applicant is required to obtain a letter from DHCD acknowledging the number of units that will be accepted on the Town's SHI List.

#### **5. Town Council Presentation & LIP Determination**

- a. Applicant should present an overview of the proposed project and outline the benefits for the Public
- b. Gather feedback from Town Council members
- c. Formal Vote from the Town Council.

#### **6. Zoning Board of Appeals Approval**

- a. Applicant shall submit a Comprehensive Permit to the ZBA for review and decision.

Please note, the Applicant is free to submit an application directly to the Zoning Board of Appeals. However, if the Applicant wants the support from the Town and file under the LIP, it is highly suggested they follow this checklist.

Note that any activities subject to Conservation Commission review under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, will need to be reviewed by the Conservation Commission independent from an LIP application.