

**Applicant: (Please Print the following information)**

BRIAN THAYER  
Applicant's Name

64 SUMNER STREET  
Mailing Address

FRANKLIN MA 02038  
City/Town State Zip Code

1-774-235-5470 B.Thayer1219@comcast.net  
Telephone Number and e-mail address of primary contact for this application.

**Property & Plan Information:**

SAME  
Land Owner's Name (If Different from Applicant)

47 Southgate Road  
Project Location (Street Address)

235-078-000-000  
Assessor's Map & Parcel Number

FEB 28, 2023  
Plan Name and date

All plans and information submitted for an MBZA must contain information to adequately depict the following: (NOTE: 2 hard copies of all material must be submitted to the Town Hall and an electronic copy of the entire application to the Conservation Agent's email.)

1. Plans:

1.1. Existing conditions of the property showing all existing structures;

1.2. Area of proposed work including total area of disturbance and whether the disturbances are permanent or temporary;

1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;

1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;

1.5. Existing slopes and direction of drainage; and

1.6. Location of any required erosion control.

2. Narrative:

2.1. Detailed description of the activity to take place; and

2.2. Detailed description of how and when the work will be performed.

3. Other:

3.1. A photograph of the area where the activity is to take place.

~~3.2.~~ A filing fee of \$50.00.

**Authorization:**

**I hereby request that the Franklin Conservation Commission review this Application for a Minor Buffer Zone Activity. I (we) affirm that the project will comply with all criteria as stated in Section 14 of the Franklin Wetlands Protection Regulations as well as all information submitted. I (we) also grant authority to the Franklin Conservation Commission members and agent to go onto my (our) property solely for purposes directly related to the inspection and approval of this application**

Brian Thayer  
Property owner's Signature

FEB 28, 2023  
Date

**TO: CONSERVATION COMMITTEE**

**FROM: BRIAN THAYER, 47 SOUTHGATE ROAD**

My name is Brian Thayer I am the property owner of 47 Southgate Road. I am before this committee to address a shed on my property as well as cutting of 2 trees. There is a third tree with two shoots that fell onto my property from the "wetlands". This tree snagged branches and limbs and broke them off the two trees I cut down. These trees became rotted and decaying and posed a safety concern as well as property.

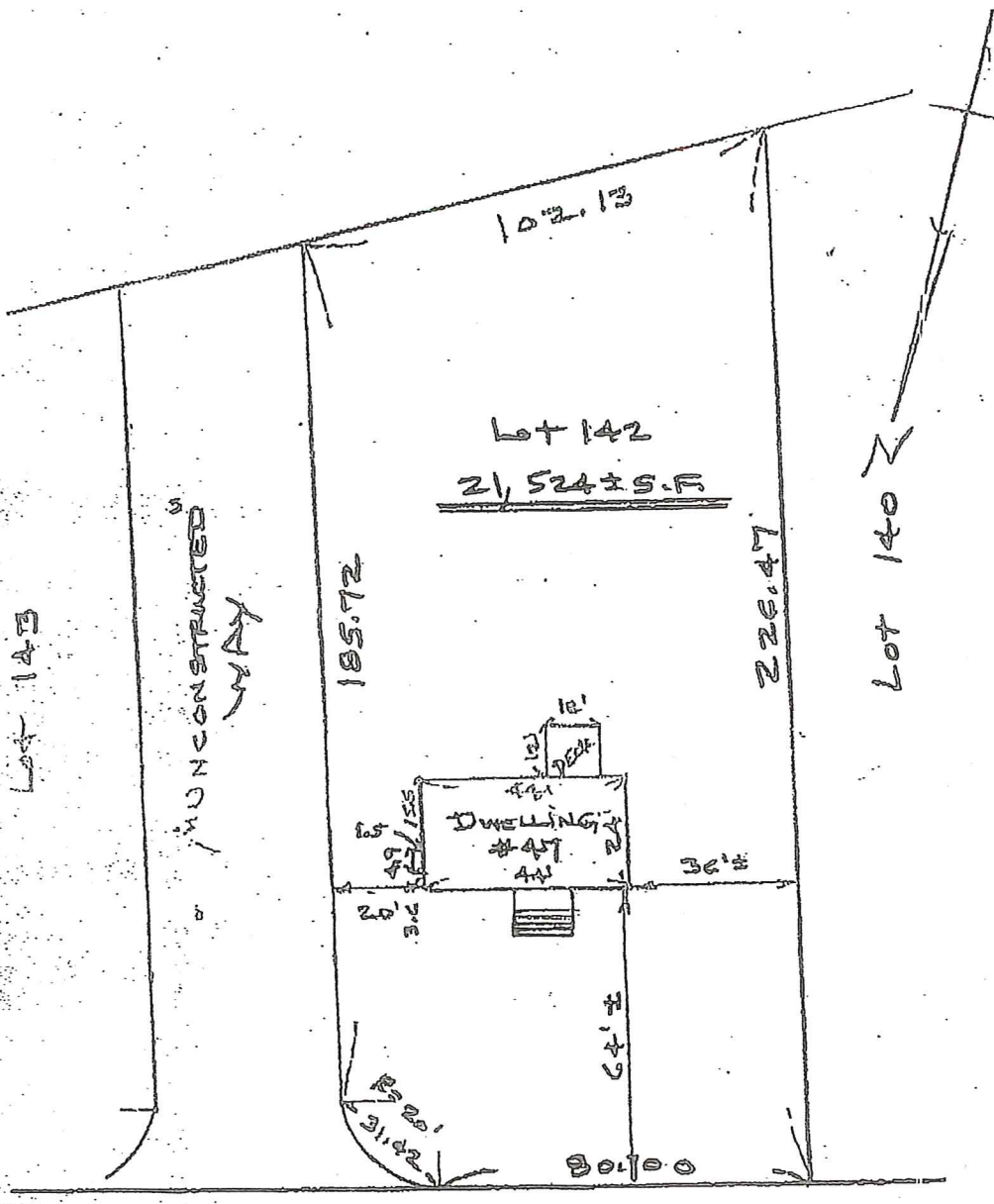
I was unaware this area of my property was in a "wetland buffer". I was told by my previous neighbor Marsha Cadigan it was a run off of water from the properties behind and to the left of us. Ms. Cadigan always maintained the drainage pipe, as years progressed and with aging this became a challenge for her, so I would do my best to keep debris/limbs etc., from blocking the opening.

There have been many instances when the opening was clogged by debris, in which the water rose dramatically and imposed a safety risk to Ms. Cadigan's property as well as mine with falling trees and debris.

When 45 Southgate Road sold last year, we met our neighbors Russell and Rebecca who have been working to clean the yard, replace broken rotted wood fence, and cleaning debris. Russell offered me his shed that sat in the Left corner of his property along the wall of drainage area, that I moved to my property.

My intent with the boards permission of permitting is to clean up right rear corner and rear property line of my property. I would like to place black steel rod fence on right side of yard where my neighbors stop. I would like to cut the 2 tree stumps to ground level NO REMOVAL, cut 2 remaining trees back line of property to ground level NO REMOVAL, that pose a risk to personal harm as well as property. I would like to permit the ~~10' X 12'~~ shed, as well as permission to have an above ground pool placed in my yard. <sup>10' X 20'</sup>





SOUTH GATE ROAD



#47 SOUTH GATE ROAD  
 PLOT-PLAN OF LAND  
 IN  
 FRANKLIN, MASS.

CERTIFY THAT THE ABOVE IS LOCATED AS SHOWN AND WHEN CONSTRUCTED, CONFORMED TO THE TOWN OF FRANKLIN ZONING BY-LAWS.

THIS LOT DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO HUD, FLOOD INSURANCE MAPS. THIS MAY NOT BE FROM AN INSTRUMENT SURVEY AND IS NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, FENCES, OR FUTURE IMPROVEMENTS.

SCALE: 1" = 30' DATE: August 29, 1999

*David E. Lukens*  
 REGISTERED PROF. LAND SURVEYOR

Landmark Engineering of New England, Inc.  
 Reg. Land Surveyors & Reg. Prof. Engineers  
 224 Dedham Street Norfolk, Mass. 02056  
 P.O. Box 415

BRIAN Thayer  
 47 South Gate Road



BRIAN THAYER (1)

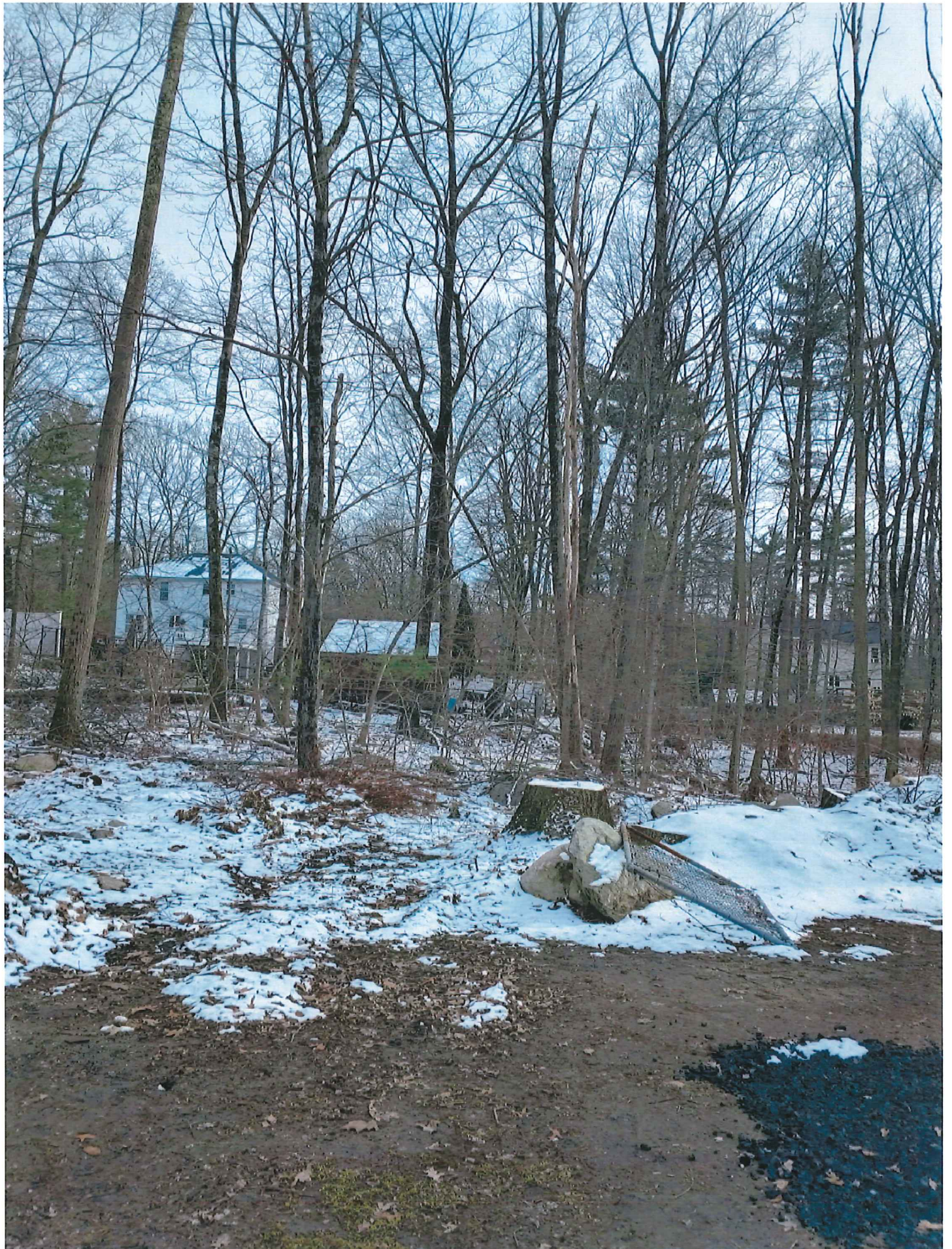


BRIAN Thayer (2)



Brian Thayer (3)





BRIAN THAYER (4)



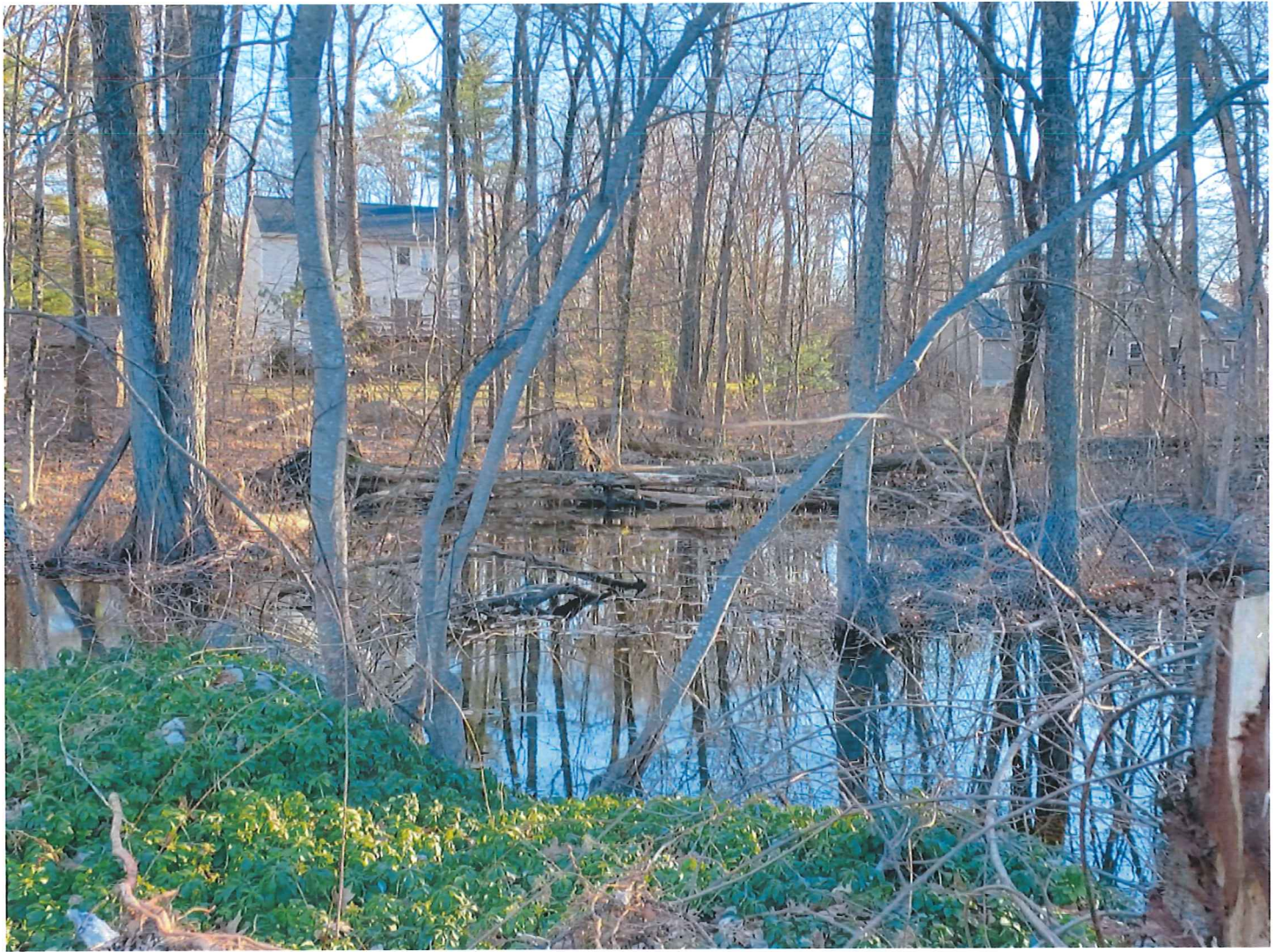
BRIAN THAYER (5)



Brian Thayer (6)



BRIAN THAYER (7)



Brian Thayer (8)



BRIAN THAYER (9)



BRIAN THAYER (10)



BRIAN THAYER (11)





Brian Thayer

12



BRIAN THAYER (13)

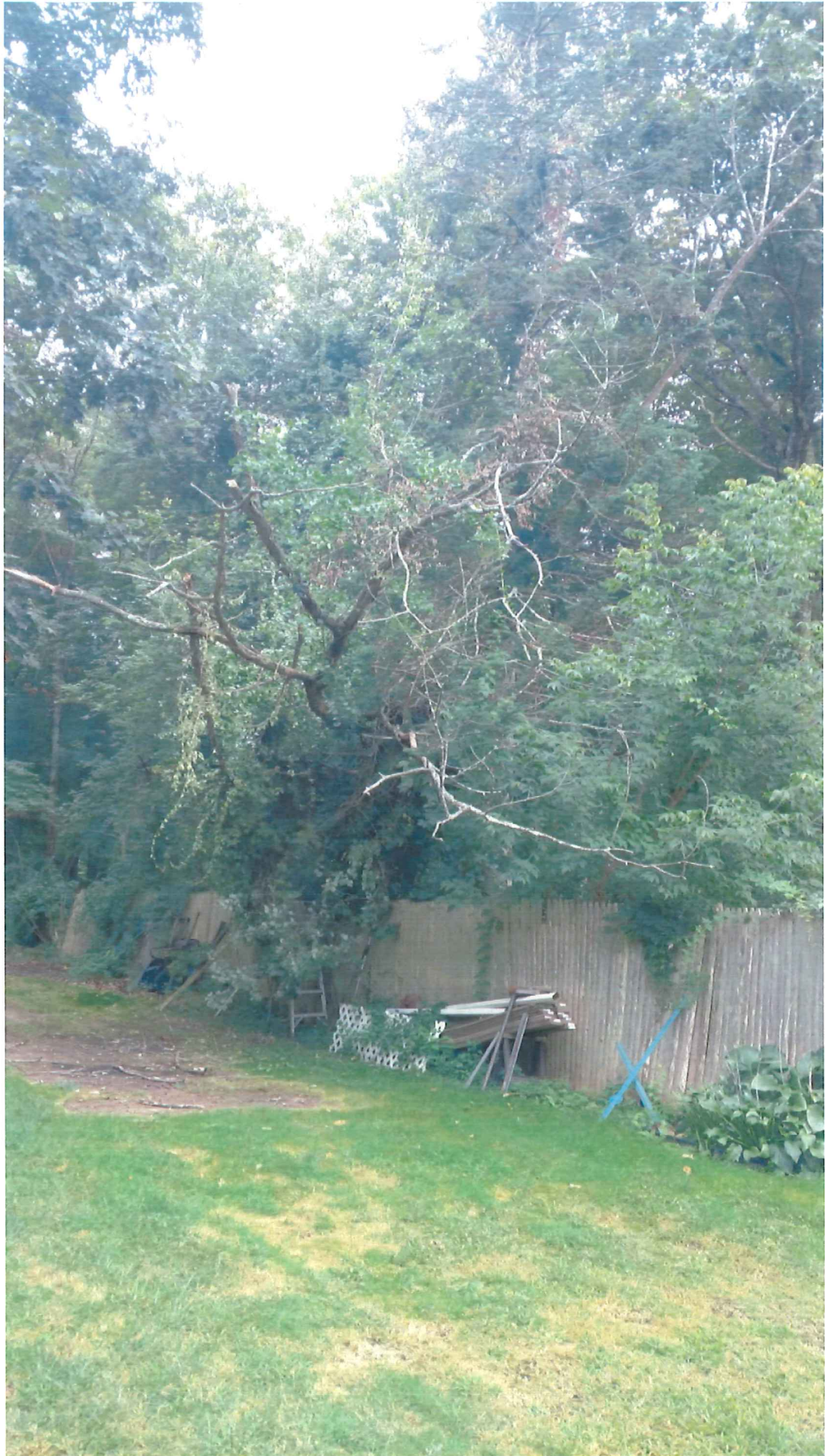


BRIAN THAYER (14)



(15)

BRIAN THAYER



BRIAN THAYER

16



Brian Thayer (17)

# **TOWN OF FRANKLIN CONSERVATION COMMISSION**

## **MINOR BUFFER ZONE ACTIVITY APPLICATION AS PER FRANKLIN BY-LAW CHAPTER 181**

**In order to be considered complete, all information, requirements and conditions must be completed and the \$50.00 filing fee submitted with the application.**

**Applicant: (Please Print the following information)**

Russell & Rebecca Nilsen

Applicant's Name

45 Southgate Rd.

Mailing Address

Franklin

MA

02038

City/Town

State

Zip Code

631 353 5422

Russell.Nilsen@gmail.com

Telephone Number and e-mail address of primary contact for this application.

**Property & Plan Information:**

Land Owner's Name (If Different from Applicant)

Project Location (Street Address)

Assessor's Map & Parcel Number

45 Southgate Rd Backyard update

3/1/2023

Plan Name and date



All plans and information submitted for an MBZA must contain information to adequately depict the following: (NOTE: 2 hard copies of all material must be submitted to the Town Hall and an electronic copy of the entire application to the Conservation Agent's email.)

1. Plans:

- 1.1. Existing conditions of the property showing all existing structures;
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- 1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;
- 1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;
- 1.5. Existing slopes and direction of drainage; and
- 1.6. Location of any required erosion control.

2. Narrative:

- 2.1. Detailed description of the activity to take place; and
- 2.2. Detailed description of how and when the work will be performed.

3. Other:

- 3.1. A photograph of the area where the activity is to take place.
- 3.2. A filing fee of \$50.00.

**Authorization:**

**I hereby request that the Franklin Conservation Commission review this Application for a Minor Buffer Zone Activity. I (we) affirm that the project will comply with all criteria as stated in Section 14 of the Franklin Wetlands Protection Regulations as well as all information submitted. I (we) also grant authority to the Franklin Conservation Commission members and agent to go onto my (our) property solely for purposes directly related to the inspection and approval of this application**

*Russell Nelson*

*3/17/2023*

Property owner's Signature

Date

## **2. PERFORMANCE STANDARDS**

2.1. These are the requirements for a Minor Buffer Zone Activity (MBZA)

2.1.1. The Conservation Commission (The Commission) shall presume that activity proposed to occur:

- Exclusively within a previously disturbed or clearly delineated buffer zone; and
- The alteration is less than 1,000 Square Feet or 5% of the buffer zone on the lot, whichever is less; and
- At a minimum, a 25 foot wide area is preserved between the activity and the resource area boundary; and
- The buffer zone does not contain estimated wildlife habitat which is indicated on the most recent Estimated Habitat Map of State listed Rare Wetlands Wildlife; and
- Erosion and sedimentation controls, if required, are provided at the limit of work to protect the resource areas, and
- Shall constitute activities within the buffer zone that would be eligible for a Negative Determination of Applicability with conditions.

2.2. The Commission may determine that this presumption should not apply based on unusual circumstances such as steep slopes, the potential for negative impacts over time or because the proposed project would require oversight through continuing conditions. The Commission may waive any or all of the above requirements if they find that there is an emergency situation. In order for the site to be declared an emergency, a vote of the Commission shall be required.

2.3. In order for a property owner to apply for an MBZA they must meet all of the above requirements and provide a plan of the activity, a detailed project narrative and photographs of the project area. The distance between the proposed project and the wetlands must be noted on the plan and may require delineation if requested by the Commission or Agent. Additional items detailed on the MBZA form or requested by the Commission, or its Agent, may be required. The applicant is required to prove by a preponderance of the evidence that their proposed MBZA will not result in a negative impact to the wetlands.

2.4. The minor nature of these projects will not require the Commission to hold an advertised public hearing on the matter. The Agent shall review the application and may

perform a site visit to confirm information provided in the plan, project narrative and photographs. The Agent may request additional information if s/he deems necessary. Upon review of the MBZA application, the commission may issue an approval, with or without conditions, a denial, or require the applicant to provide further information. If the commission issues a denial, the applicant shall be required to file a Notice of Intent if they wish to pursue the activity.

2.5. The work must conform to the plans submitted in the Minor Buffer Zone Activity application and all applicable conditions or modifications imposed by the Commission in the approval. If the applicant fails to perform the work according to the approved plan or in conformance with the applicable conditions of the approval, the permit will be revoked. Failure to conform to the plans and specifications shall constitute grounds for requiring a Notice of Intent and/or an Enforcement Action, including fines, by the Commission.

2.6. Upon completion of the project the applicant shall notify the Agent. The Agent shall inspect the work for and inform the Commission of the results.

2.7 Minor activities within Riverfront Zone, the 100' buffer zone, but not within the 25' "no touch" zone, and not within 25' of a perennial stream, may be authorized by the Conservation Agent under the following conditions:

2.7.1. The proposed activity will not run counter to the interests of the Wetlands Protection Act;

2.7.2. The proposed activity shall collectively not encompass more than 150 ft<sup>2</sup> of land area;

2.7.3. The proposed activity shall be only those activities permitted under 310 CMR 10.02 (2) (b) as well as the removal of vegetative debris and trees;

2.7.4. These activities shall be outlined on a MBZA application providing all required information and accompanied by the required filing fee;

2.7.5. All decisions of the Conservation Agent may be appealed to the Conservation Commission following the procedures outlined in section 8 of these regulations;

2.7.6. The agent shall prepare and submit a report, at least monthly, to the Commission on all permits approved under this section.

My wife and I purchased our first home in March 2022. We knew the yard would need work. We have been working to do updates to the property as we await our first child this summer. Part of that is installing a new fence to replace the previous one that was a combination of rotting wood, chain link, and chicken wire.

The fence we decided to put up to replace the previous one is steel posts bolted into concrete 12 inches deep and 10 inches wide. The fence panels are 8 foot sections of Aluminum. The old wood fence was 6 foot sections. Following the old fence along the property line with 47 Southgate Rd, we placed 14 posts for the new fence. We did not continue back to the rear of our property line as we didn't want the culvert inside the fence. Then added 24 posts to enclose the yard. Roughly 72'x100'  
Pictures attached.

Our property had two sheds, and we only have the need for one. So as we were removing the fence, we talked with our neighbors at 47 Southgate Rd and they asked if they could have it. So, we granted them permission to move the shed if they wanted it or we would be tearing it down for removal.

As we were removing the old fence and planning to install a new fence, we cut down 3 trees that we either dead, or having issues with vines and ants/termites as they would propose a falling problem as plan to turn where the shed was into a sitting area to have a fire and enjoy the woods at the rear of our property. We do plan to plant either a couple trees or large bushes to give the sitting area some character to replace the trees we downed

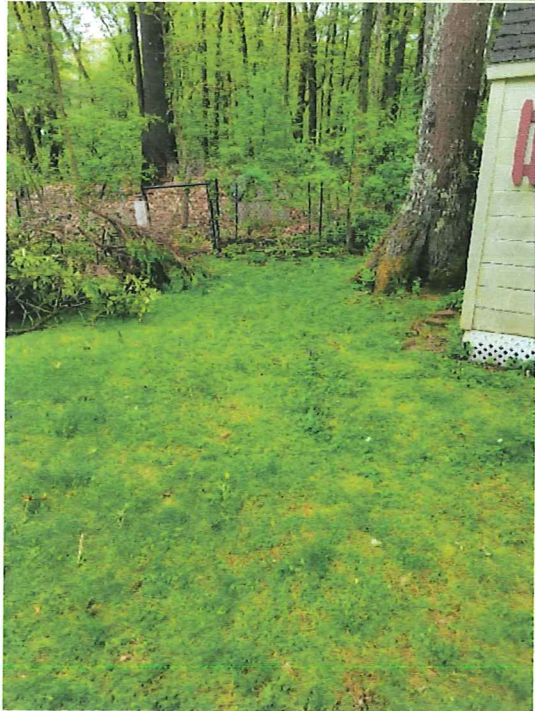
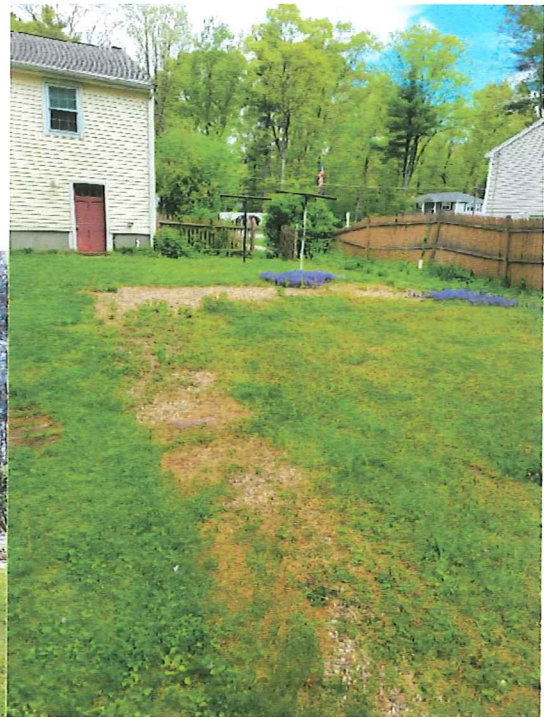
We have noticed there are two sets of twin trees sharing roots that are large and growing at an angle that could be prone to breaking and falling towards area people may be. One is by the shed on our property and is leaning towards our home. The other is leaning across the rear corner of our yard over the fence. We are looking to remove these in the next two years for safety of people and children in the yard and home.

We have updated the front of our home redoing the flower beds on the front and left side of our home with an updated flower bed and new shrubs. Removed plants to start over and any that could pose issue to the electrical lines. Putting this in case it falls within the distance from the wet lands.

Further plans would be to move the shed to the other side of the backyard so we can have the kids play area within view of the porch.

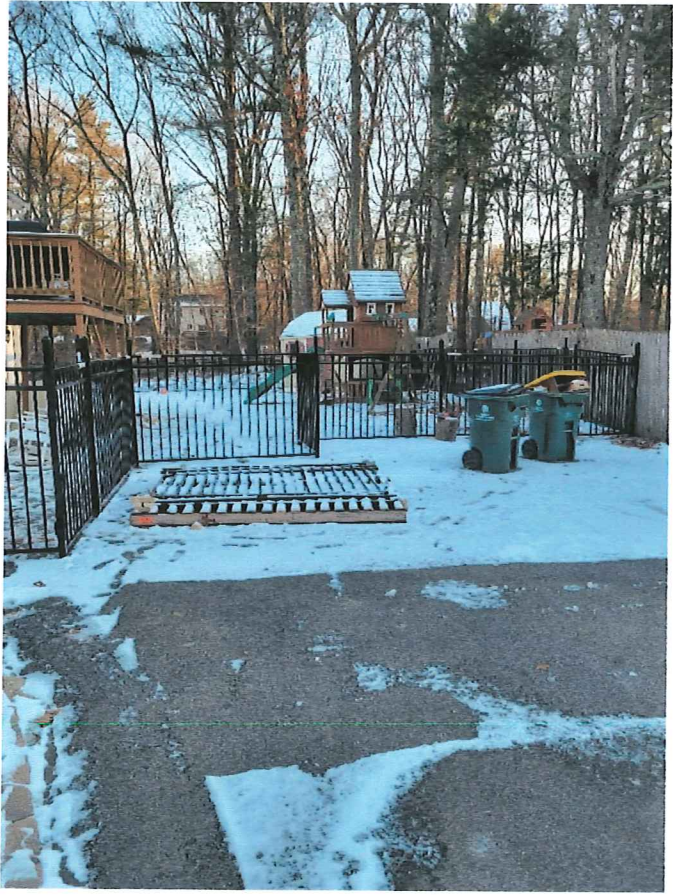
Pictures attached for reference.

Before



After





# **TOWN OF FRANKLIN CONSERVATION COMMISSION**

## **MINOR BUFFER ZONE ACTIVITY APPLICATION AS PER FRANKLIN BY-LAW CHAPTER 181**

**In order to be considered complete, all information, requirements and conditions must be completed and the \$50.00 filing fee submitted with the application.**



**Applicant: (Please Print the following information)**

MICHAEL CUMMINGS  
Applicant's Name

12 COREY WAY  
Mailing Address

FRANKLIN MA 02038  
City/Town State Zip Code

774-245-0293 MICHAEL.CUMMINGS18@GMAIL.COM  
Telephone Number and e-mail address of primary contact for this application.

**Property & Plan Information:**

\_\_\_\_\_  
Land Owner's Name (If Different from Applicant)

12 COREY WAY FRANKLIN MA 02038  
Project Location (Street Address)

\_\_\_\_\_  
Assessor's Map & Parcel Number

\_\_\_\_\_  
Plan Name and date

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2. Narrative:

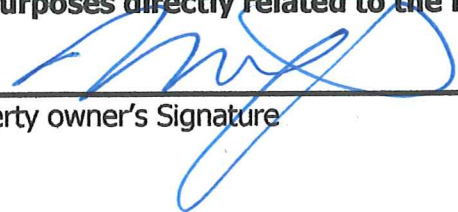
- 2.1. Detailed description of the activity to take place; and
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**Authorization:**

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\_\_\_\_\_  
Property owner's Signature

3/2/23  
\_\_\_\_\_  
Date

710 MAIN STREET  
N.Oxford, MA 01537

PHONE: (508) 987-0025

FAX: (508) 438-6604

REGISTRY NORFOLK

NAME MICHAEL CUMMINGS AND HEATHER CUMMINGS

LOCATION 12 COREY WAY

FRANKLIN, MA

SCALE 1"=60'

DATE 10/20/21

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



CERTIFY TO: -----

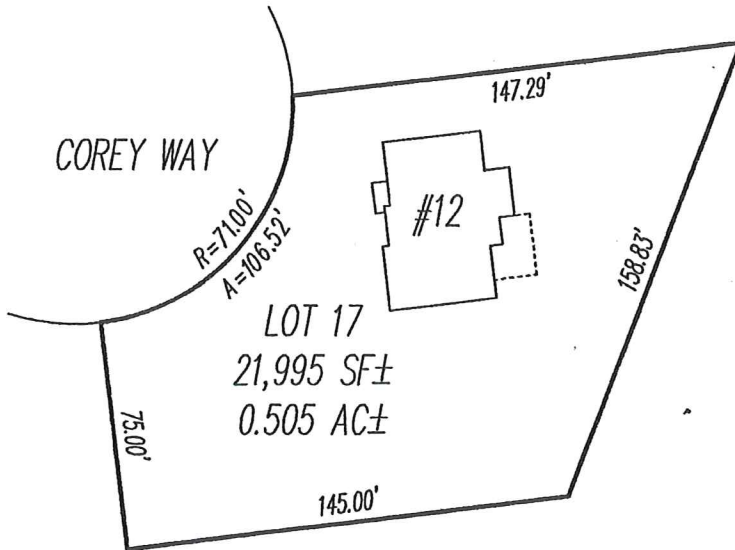
DEED REFERENCE: 37124/397

PLAN REFERENCE: 437/189

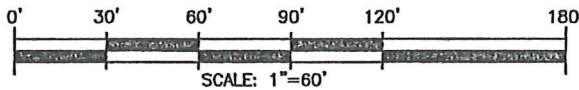
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

25021C0306E DTD: 07/17/2012

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTED BY: ROWE LAW OFFICE  
FIELD TEC: N/A  
DRAWN BY: NL  
CHECKED BY: GES  
FILE: 21MIP18404

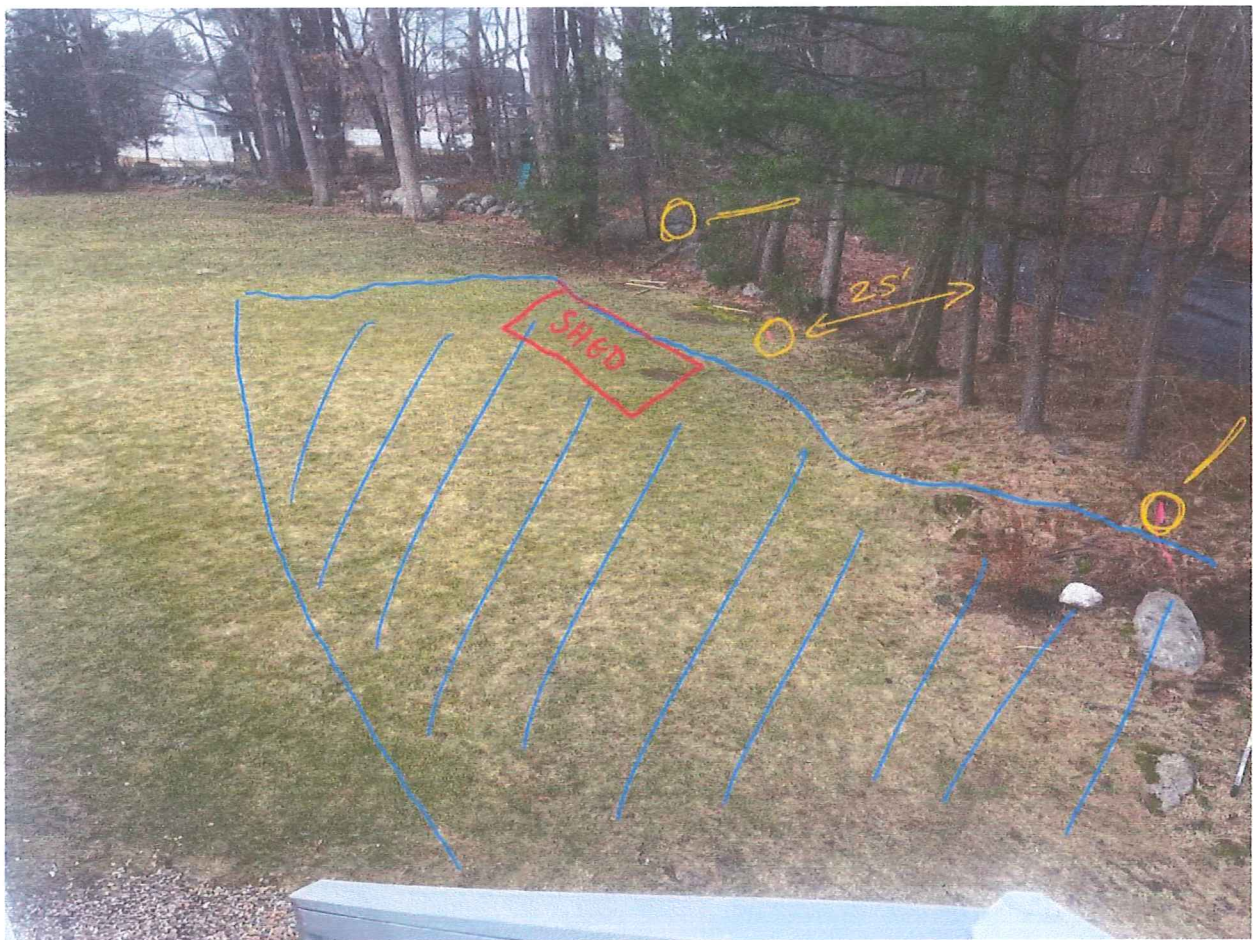




MBZA 12 Corey Way, Franklin MA 02038

The proposal is to add fill & loam to the below indicated area of the lawn (less than 1000 sq feet) to "lessen" the slope. Estimates from contractor have roughly 40 yards of fill/loam. The area closest to the buffer zone will be raised approximately 1-1.5ft and slope off. I am also planning on hydroseeding once all the grading is complete. The slope of the lawn will not materially change any water flow. I am also planning on adding a shed even further away from the 25' buffer zone, approx. 10x12. I am happy to plant anything necessary, however, I am not impacting any of the trees/bushes along the 25' zone. Please let me know if you have further questions.

Michael Cummings





# **TOWN OF FRANKLIN CONSERVATION COMMISSION**

## **MINOR BUFFER ZONE ACTIVITY APPLICATION AS PER FRANKLIN BY-LAW CHAPTER 181**

**In order to be considered complete, all information, requirements and conditions must be completed and the \$50.00 filing fee submitted with the application.**





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**Authorization:**

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\_\_\_\_\_  
Property owner's Signature

03052023  
\_\_\_\_\_  
Date

## PROPOSED WORK RELATED TO "MBZA" SUPPLEMENTAL NARRITIVES OF 9 MAPLE TREE LANE

- 1.1) To selectively remove any tree that poses a further risk to severe/total property damage or severe risk of injury or death to life
- 1.2) Area of disturbance selectively based on tree height's ability to affect primary dwelling in a way mentioned previously in section (1.1) and as defined on supplemental drawing of the proposed address.
- 1.3) See supplemental drawing of proposed address
- 1.4) Approximately 50 feet from primary dwelling to the East of said dwelling, approximately 25 feet to West side of said dwelling, and approximately 85 feet to the north of said dwelling.
- 1.5) Direction of drainage from said dwelling is north
- 1.6) No erosion control required. Rockwall, natural land features, and non-effected existing trees and other vegetation remain intact.
- 2.1) As stated in section (1.1), the purpose of work / activity to take place is to selectively remove any tree that poses a further risk to severe/total property damage or severe risk of injury or death to life. During a period of extreme cold and wind weeks prior to this application, tree limbs measuring greater than 14 inches in diameter as well as trees measuring 24 inches in diameter fell, broke, and otherwise were compromised. The result was significant damage to both the infrastructure (I.E. electrical), structure (I.E. roof, windows, and siding), of both the primary structure and supplemental structure (I.E. shed). Additionally, hardscapes such as walkways, landings for dwelling entries, decks, and registered vehicles were also damaged. The determining factors for the need for activity of work for which this application is applied for is that further investigation from tree experts showcased significant rot at bifurcations in many of the surrounding trees mid-way up the trunk of the trees as the cause. Some of the trees are over 100 feet tall and directly hang over bedrooms of the proposed dwelling that fortunately didn't sustain catastrophic damage "YET". Therefore, to mitigate any further damage, including potential loss of life, the proposed activity is submitted.
- 2.2) Immediately removal of any tree(s) that pose eminent risk to property or life determined by tree experts. Selective trimming of any tree(s) that that pose eminent risk to property or life determined by tree experts.

\* All work occurred "after the fact"





# 9 Maple Tree Lane

Franklin, MA



March 2, 2023

1 inch = 75 Feet

www.cai-tech.com



	TownPoly		Property Hook		Potential Vernal Pools
	Private Road		Wetland		Swamp
	Property Line		Wet Areas		Wetlands 100ft Buffer
	Public Road		WaterLines		

rockwall

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

## 2. PERFORMANCE STANDARDS

2.1. These are the requirements for a Minor Buffer Zone Activity (MBZA)

2.1.1. The Conservation Commission (The Commission) shall presume that activity proposed to occur:

- Exclusively within a previously disturbed or clearly delineated buffer zone; and
- The alteration is less than 1,000 Square Feet or 5% of the buffer zone on the lot, whichever is less; and
- At a minimum, a 25 foot wide area is preserved between the activity and the resource area boundary; and
- The buffer zone does not contain estimated wildlife habitat which is indicated on the most recent Estimated Habitat Map of State listed Rare Wetlands Wildlife; and
- Erosion and sedimentation controls, if required, are provided at the limit of work to protect the resource areas, and
- Shall constitute activities within the buffer zone that would be eligible for a Negative Determination of Applicability with conditions.

2.2. The Commission may determine that this presumption should not apply based on unusual circumstances such as steep slopes, the potential for negative impacts over time or because the proposed project would require oversight through continuing conditions. The Commission may waive any or all of the above requirements if they find that there is an emergency situation. In order for the site to be declared an emergency, a vote of the Commission shall be required.

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2.4. The minor nature of these projects will not require the Commission to hold an advertised public hearing on the matter. The Agent shall review the application and may perform a site visit to confirm information provided in the plan, project narrative and photographs. The Agent may request additional information if s/he deems necessary. Upon review of the MBZA application, the commission may issue an approval, with or without conditions, a denial, or require the applicant to provide further information. If the commission issues a denial, the applicant shall be required to file a Notice of Intent if they wish to pursue the activity.

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2.7.1. The proposed activity will not run counter to the interests of the Wetlands Protection Act;

2.7.2. The proposed activity shall collectively not encompass more than 150 ft<sup>2</sup> of land area;

2.7.3. The proposed activity shall be only those activities permitted under 310 CMR 10.02 (2) (b) as well as the removal of vegetative debris and trees;

2.7.4. These activities shall be outlined on a MBZA application providing all required information and accompanied by the required filing fee;

2.7.5. All decisions of the Conservation Agent may be appealed to the Conservation Commission following the procedures outlined in section 8 of these regulations;

2.7.6. The agent shall prepare and submit a report, at least monthly, to the Commission on all permits approved under this section.

## 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

03/05/2023



**Town of Franklin Conservation Commission**

**LOCAL FILING FEE CALCULATION WORKSHEET**

**1. NOTICE OF INTENT (NOI)**

**1.1. New Individual Single Family Home (SFH)** \$200.00 \_\_\_\_\_  
This includes all projects associated with a SFH

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

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

**1.4. Subdivisions**

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

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

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

**1.6. Commercial/Industrial**

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

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

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

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

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

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

5. **OTHER PERMITS/SERVICES**

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

6. **FILING FEE CALCULATION**

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

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

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

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

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

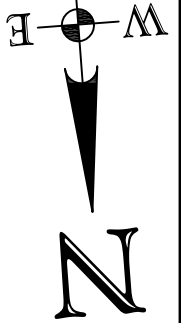
7. **ADVERTISING FEE (Check No. 3)** **TBD**

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.

N/F TOWN OF FRANKLIN

P.B. 355, PG. 791



No. 5  
BOGASTOW BROOK LN.  
N/F SCOTT MICHEL

N70°47'11"W  
30.33'

DRAINAGE  
EASEMENT

LOT 120A  
39,163 SF±

ZONING DISTRICT - RR-II	
FRONT SETBACK	40'
SIDE SETBACK	35'
REAR SETBACK	35'
MAX. LOT COVERAGE STRUCTURES	20 %
MAX. IMPERVIOUS SURFACE	25 %

I CERTIFY THAT THIS PLAN WAS  
CREATED BY AN INSTRUMENT  
SURVEY ON THE GROUND AND  
THAT ALL STRUCTURES ARE  
LOCATED AS SHOWN HEREON.



CHRISTOPHER C. CHARLTON, PLS

No. 3  
BOGASTOW BROOK LN.  
N/F MARY FRASCELLA

PROPOSED  
STORMWATER  
RUNOFF CONTROL

No. 1  
BOGASTOW  
BROOK LN.  
N/F JAMES HICKEY

PROPOSED  
COVERED  
DECK

PROPOSED  
FENCE

EXISTING  
FENCE

EXIST.  
SHED

No. 31  
CHARLES RIVER DR.  
N/F PAUL  
SHROPSHIRE

OWNERS:  
MARY E. PIRONE  
VANCE O. PIRONE

REFERENCES:  
DEED: BOOK 35325, PAGE 26  
PLAN: 469A OF 1992

No. 33  
2-STORY HOUSE  
TOF 103.8  
1ST FL 104.7  
RIDGE 132.5

PROPOSED  
POOL

PROPOSED PATIO

GAR FL  
102.9

PAVED DRIVE

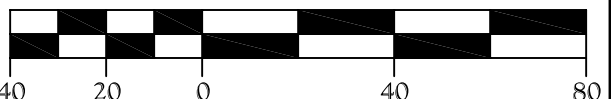
WALK

CHARLES RIVER DRIVE

**CERTIFIED PLOT PLAN**  
LOCATED AT  
**33 CHARLES RIVER DRIVE**  
ASSESSORS PARCEL # 241-019-000-000  
**FRANKLIN, MA**  
**NORFOLK COUNTY**

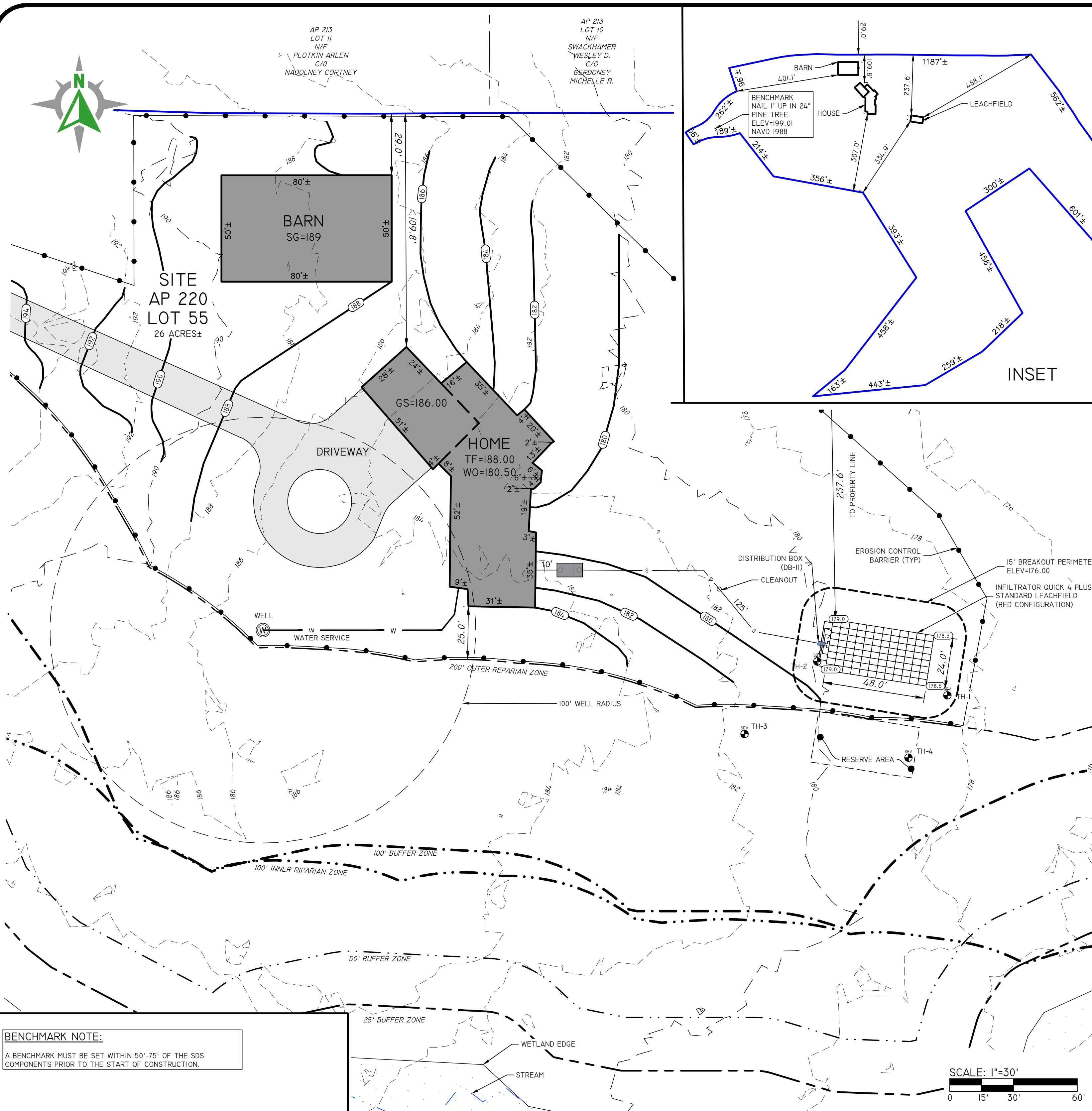
CONTINENTAL LAND SURVEY, LLC  
105 BEAVER STREET, FRANKLIN, MA  
(508) 528 - 2528

SCALE: 1"=40' FEBRUARY 8, 2023

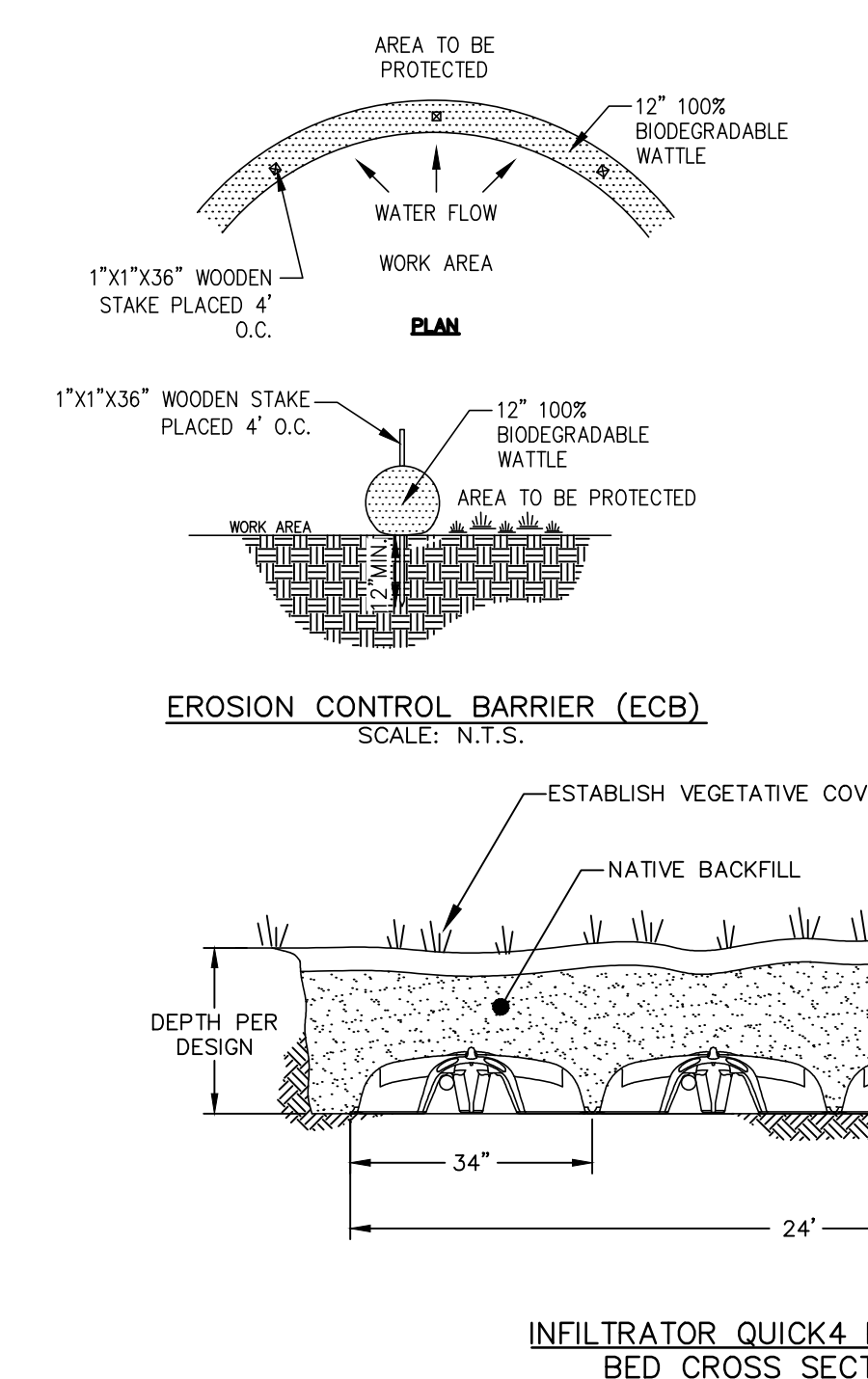
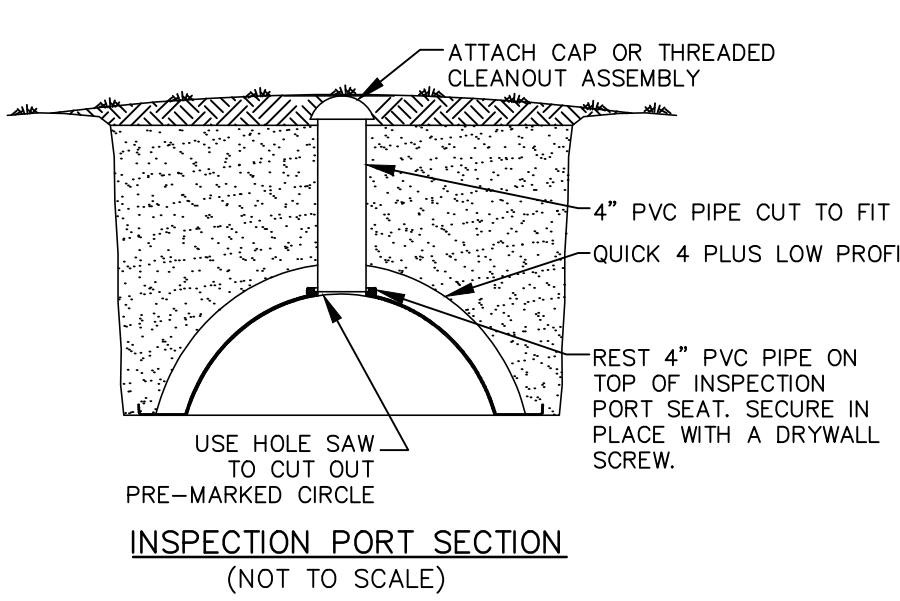
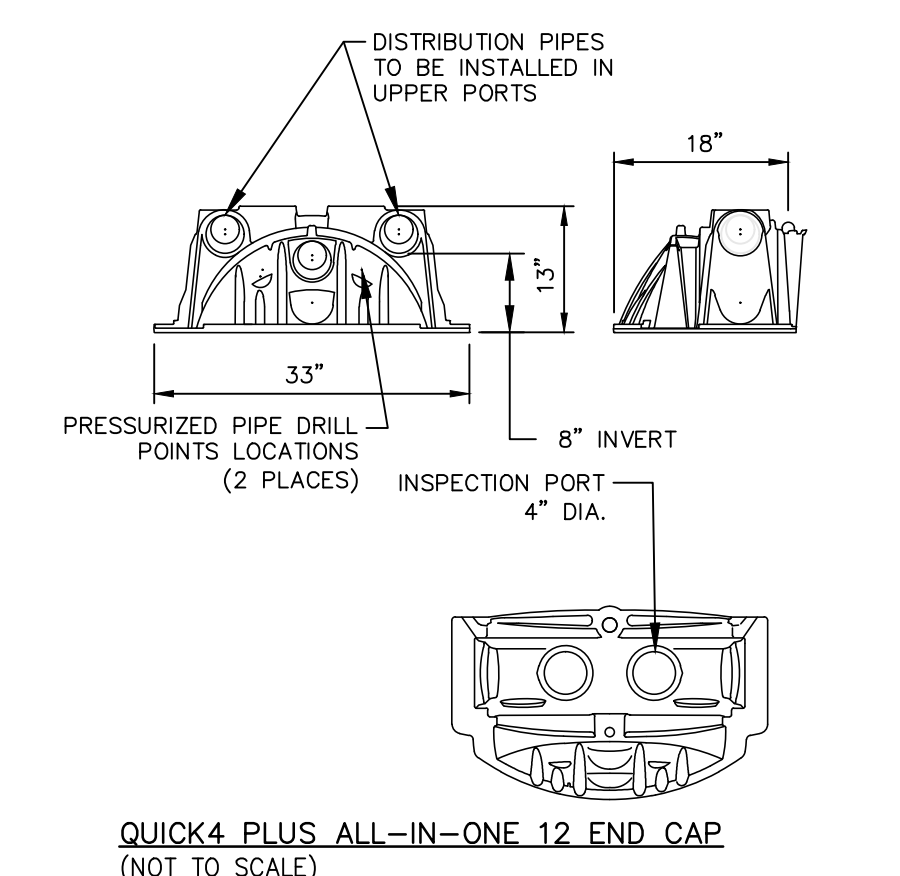
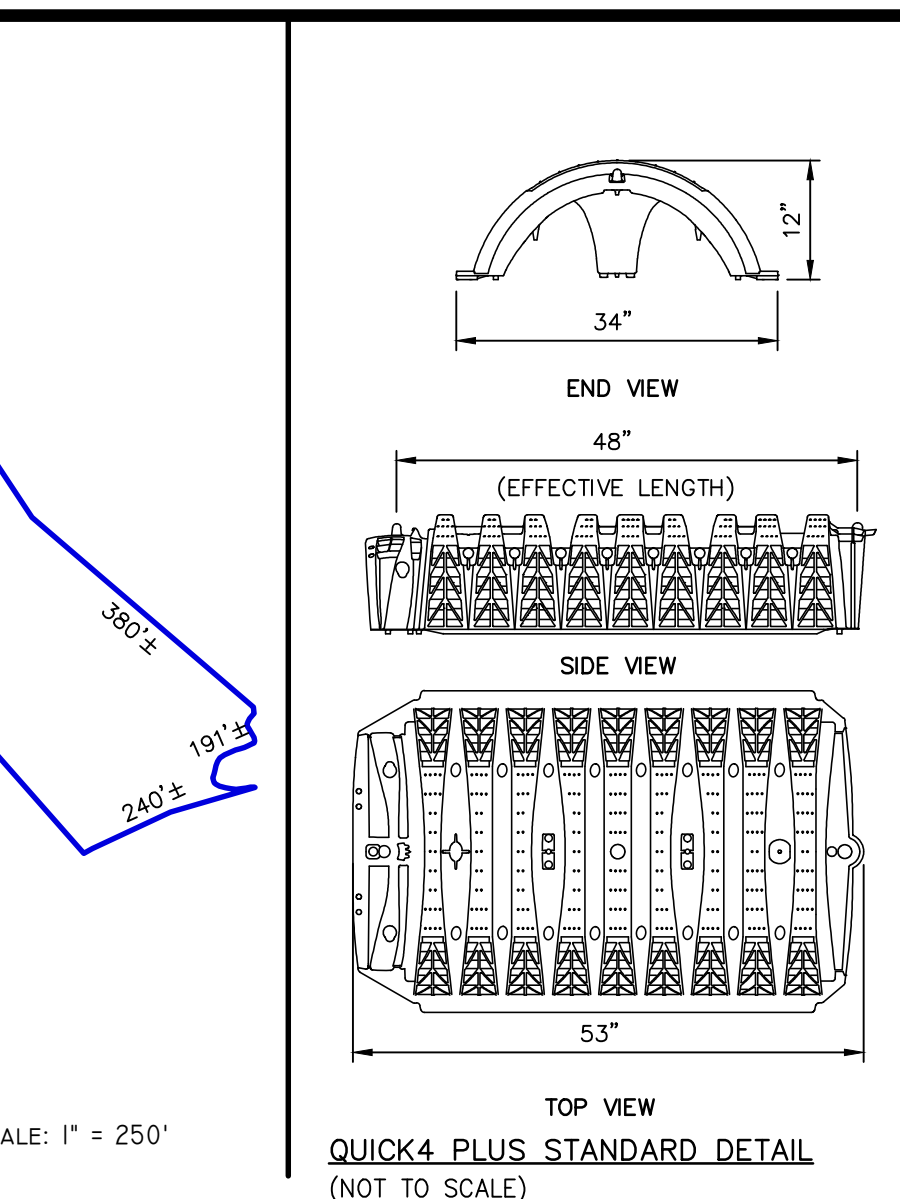
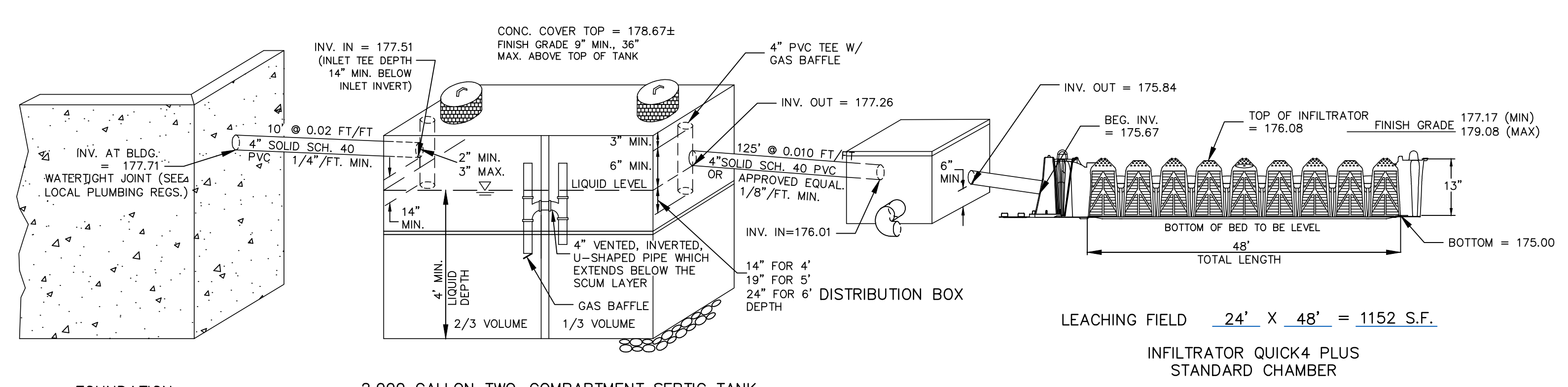


PRE-EXIST. LOT COVERAGE STRUCTURES = 10.9 %  
PRE-EXIST. LOT COVERAGE ALL IMPERVIOUS = 15.9 %

PROPOSED LOT COVERAGE STRUCTURES = 11.0 %  
PROPOSED LOT COVERAGE ALL IMPERVIOUS = 24.97 %



**BENCHMARK NOTE:**  
A BENCHMARK MUST BE SET WITHIN 50'-75' OF THE SDS COMPONENTS PRIOR TO THE START OF CONSTRUCTION.



**SEPTIC TANK NOTES:**  
SEPTIC TANK SHALL BE A PRECAST, REINFORCED CONCRETE TANK MADE WATER TIGHT. CONSTRUCTION MATERIALS AND DIMENSIONS SHALL CONFORM TO TITLE 5 AND ASHOTO HS 10 REQUIREMENTS AND PLACED ON A STABLE MECHANICALLY COMPACTED LEVEL BASE.  
TANK / SYSTEM TO BE VENTED THROUGH THE BUILDING PLUMBING SYSTEM AS REQUIRED BY BUILDING CODE.  
TANK SHOULD BE INSPECTED, MAINTAINED AND BE PUMPED OUT WHEN SLUDGE DEPTH IN THE BOTTOM EXCEEDS ONE FOURTH OF THE TOTAL LIQUID DEPTH.  
AT LEAST THREE 20" MANHOLES SHALL BE PROVIDED. AT LEAST ONE OF THE MANHOLES SHALL HAVE AN ACCESS PORT ACCESSIBLE TO WITHIN 6" OF FINISH GRADE.

**"D" BOX NOTES:**  
"D" BOX TO BE MADE WATER TIGHT. CONSTRUCTION MATERIALS AND DIMENSIONS SHALL CONFORM TO TITLE 5 AND ASHOTO HS 10 REQUIREMENTS AND PLACED ON A STABLE MECHANICALLY COMPACTED LEVEL BASE.  
"D" BOX OUTLETS SHALL BE INSTALLED LEVEL ("BUILT UP" INVERTS, NOT PERMITTED).  
FIRST 2' (MIN.) OF OUTLETS SHALL BE INSTALLED LEVEL TO EQUALIZE FLOW.  
THE MINIMUM INSIDE DIMENSIONS OF THE "D" BOX TO BE 12" AND THE MINIMUM WALL THICKNESS TO BE 2".  
WHEN INLET PIPE SLOPE EXCEEDS 8%—PVC INLET TEE REQUIRED. CUT LOW END 1" ABOVE OUTLET INVERT.  
"D" BOX COVER TO BE SEALED WITH BITUMEN.

**LEACH AREA NOTES:**  
ALL LOAM, LARGE BOULDERS OR FOREIGN MATERIAL ENCOUNTERED DURING EXCAVATION ARE TO BE REMOVED FROM THE LEACHING AREA. GRAVEL FILL IS REQUIRED. ALL TOP & SUBSOIL AND ORGANIC MATERIAL SHALL BE REMOVED FROM AREA TO BE FILLED. FILL SHALL BE COMPACTED TO MINIMIZE SETTLEMENT AND SHALL BE CLEAN GRANULAR MATERIAL, FREE FROM FINES AND ORGANIC MATERIALS, AND SHALL BE IN ACCORDANCE WITH 310 CMR 15.25(3).  
ALL DISTURBED AREAS ARE TO BE LOAMED, SEEDED AND MAINTAINED TO PREVENT EROSION.  
AREAS ABOVE THE SOIL ABSORPTION SYSTEM SHALL REMAIN PEROUS UNLESS UNAVOIDABLE. IN SUCH CASES THE SYSTEM SHALL BE VENTED.

**GENERAL NOTES:**  
ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.  
SYSTEM IS DESIGNED TO ACCOMMODATE SANITARY SEWAGE ASSOCIATED WITH NORMAL DOMESTIC USE AND CONSISTING OF WATER CARRIED PUTRESCIBLE WASTE ONLY.  
ALL COMPONENTS OF THE SEWAGE DISPOSAL SYSTEM SHALL BE COVERED BY A MAXIMUM OF 36" OF CLEAN BACKFILL MATERIAL, FREE OF STONES AND BOULDERS GREATER THAN 6" IN SIZE.  
OWNER SHALL VERIFY EFFECTIVE ZONING REGULATIONS PRIOR TO CONSTRUCTION.  
PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON DATE OF TOPOGRAPHY, AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.  
ALL PIPING SHALL BE LAID TRUE TO LINE, GRADE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
THE DESIGN ENGINEER SHALL BE NOTIFIED PROMPTLY OF ANY PLAN DEFICIENCIES FOUND DUE TO UNFORESEEN SUBSURFACE CONDITIONS OR OTHER REASONS THAT MIGHT AFFECT THE FUNCTION OF THIS DESIGNED SYSTEM.  
DEVIATIONS IN DESIGN OR CONSTRUCTION FROM THIS PLAN OR ANY OF THE CONDITIONS RELATING TO THE USE OR MAINTENANCE OF THE PROPOSED SYSTEM SHALL BE DEEMED TO VOID ANY CERTIFICATION OR REPRESENTATION MADE RELATIVE TO THIS SUBSURFACE SEWAGE DISPOSAL SYSTEM.  
CONTRACTOR SHALL NOTIFY "DIG SAFE" PRIOR TO ANY EXCAVATION. 1-888-DIG-SAFE (344-7233)  
PRIOR TO ANY CONSTRUCTION A BENCHMARK SHALL BE SET WITHIN 50'-75' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM.  
HYDRAULIC CEMENT IS REQUIRED TO SEAL ALL CONNECTIONS AT THE SEPTIC TANK, "D" BOX AND WHEN REQUIRED, THE PUMP CHAMBER.  
WATER SOFTENERS ARE NOT TO BE CONNECTED TO SEPTIC SYSTEM.

**SITE SPECIFIC NOTES:**  
THERE ARE NO EXISTING WELLS WITHIN 100' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM. (50' OF THE SEPTIC TANK.)  
THERE ARE NO EXISTING SEWAGE DISPOSAL SYSTEMS WITHIN 100' OF THE EXISTING WELL.  
ALL KNOWN WELLS WITHIN 200' OF THE PROPOSED PRIMARY AND EXPANSION LEACH AREAS ARE SHOWN.  
ALL KNOWN SEPTIC SYSTEMS WITHIN 150 FEET OF THE PROPOSED SEPTIC ARE SHOWN.  
NO PUBLIC WATER SUPPLY WELLS EXIST ON SITE.  
PROJECT DOES NOT FALL WITHIN A FLOOD HAZARD AREA FLOOD MAP.  
WATER LINES SHALL BE A MINIMUM OF 10' FROM ANY SYSTEM COMPONENT.  
FOUNDATION DRAINS SHALL BE PROVIDED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS IN COMPLIANCE WITH THE APPLICABLE BUILDING AND PLUMBING CODES.  
CONTRACTOR TO PROVIDE SAFETY BARRIERS/MEASURES AS NECESSARY TO ENSURE VEHICULAR AND PEDESTRIAN SAFETY.

**DESIGN CRITERIA** (GARBAGE GRINDERS - NOT PERMITTED)

**PERC. TESTS:** PERFORMED BY: ROBERT E. DEWAR, E.I.T.  
WITNESSED BY: WADE SAUCIER

PERC. #	RATE (M/L)	ELEVATION	DEPTH	DATE
TH-2	30	180.0±	48"	6/23/22
TH-4	8	179.0±	52"	6/23/22

**LOADING RATE:** 0.33 GPD/SQ.FT.

**FLOW:** 5 BEDROOMS AT 110 GPD = 550 GPD (330 GPD MIN.)

**SEPTIC TANK REQUIRED:** ( 2,000 GAL. MIN.)  
550 GPD X 3.0 = 1,650 GAL. TANK

**LEACHING AREA PROVIDED:**  
A. BASIS 30 MIN./IN. PERCOLATION RATE

**INFILTRATOR SIZING**

UNIT DIMENSIONS 34"(W) x 48"(L) x 8"(H)	EFFECTIVE LEACHING AREA = 4.73 S.F./LF
550 GPD/0.33 GPD/S.F. = 1666.7 S.F.	
1666.7 S.F./4.73 S.F./LF = 352.4 LF	
352.4 LF/4" PER UNIT = 88.1 UNITS - USE 96 UNITS	
USE 24" x 48" FIELD CONFIGURATION	

**SCHEDULE OF ELEVATIONS**

EXISTING GROUND ELEVATION	179.0
DEPTH TO GROUNDWATER	8.0'
GROUNDWATER ELEVATION	171.0
GROUNDWATER OFFSET	4'
BOTTOM OF SYSTEM (MIN.)	175.0

**SYSTEM IN FILL**

IF ANY PORTION OF THE PROPOSED LEACHING AREA IS LOCATED ABOVE EXISTING GRADE OR WITHIN TOPSOIL, PEAT OR OTHER UNSUITABLE OR IMPERVIOUS SOIL LAYER, THEN THE PLACEMENT OF FILL IS REQUIRED. PRIOR TO THE PLACEMENT OF FILL, ALL UNSUITABLE OR IMPERVIOUS SOILS SHALL BE EXCAVATED TO A MINIMUM OF FIVE FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE SOIL ABSORPTION SYSTEM TO THE DEPTH OF NATURALLY OCCURRING PEROUS MATERIAL. FILL MATERIAL SHALL BE SELECT ON-SITE OR IMPORTED SOIL, CONSISTING OF CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT SOIL CLASSES SHALL NOT BE USED. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A SIEVE ANALYSIS USING A #4 SIEVE, SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF THE FILL. UP TO 45% BY WEIGHT OF THE FILL SAMPLE MAY BE RETAINED IN THE #4 SIEVE. SIEVE ANALYSES SHALL ALSO BE PERFORMED ON THE FRACTION OF FILL SAMPLE PASSING THE #4 SIEVE. SUCH ANALYSES MUST DEMONSTRATE THAT THE MATERIAL MEETS EACH OF THE FOLLOWING SPECIFICATIONS:

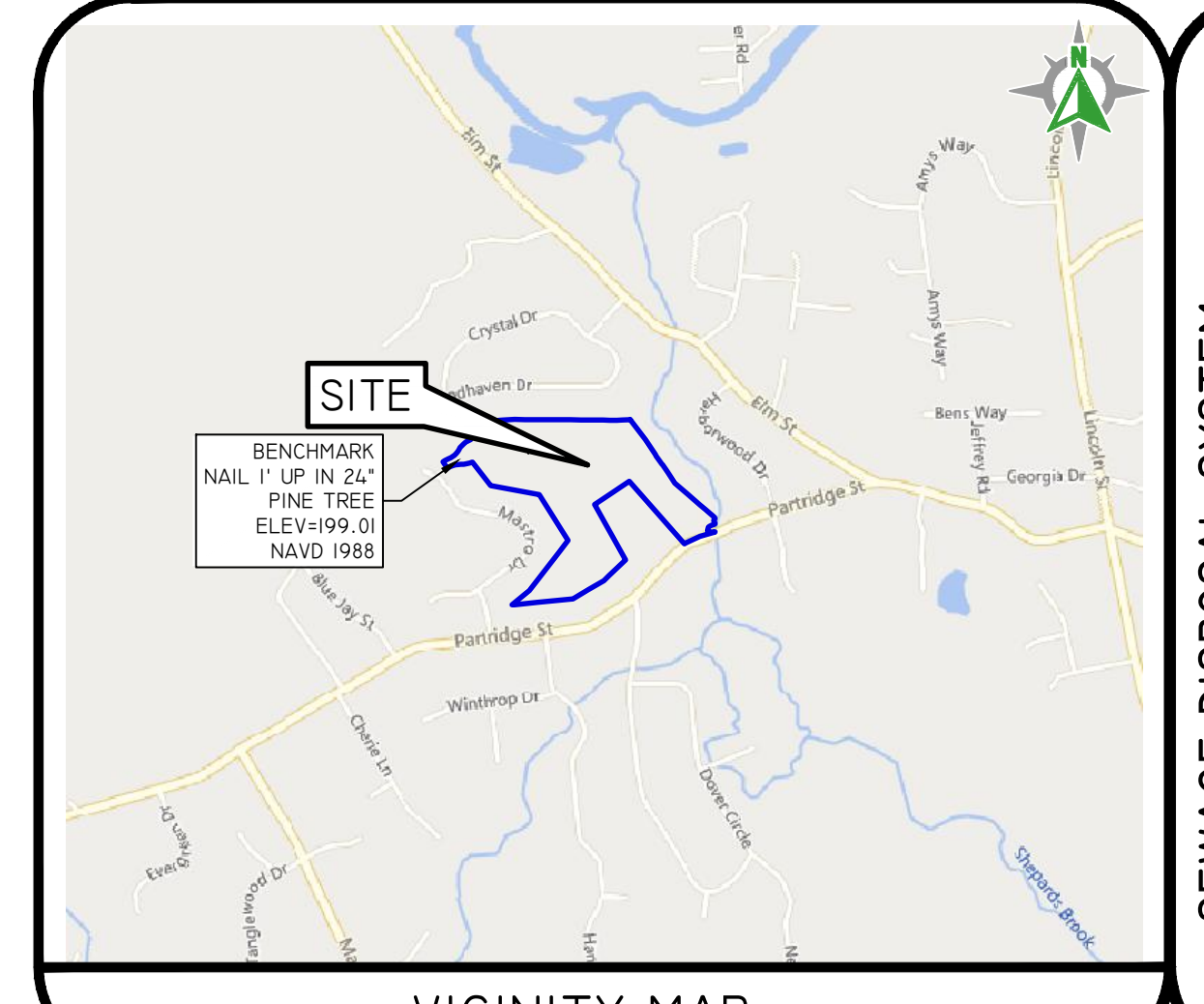
SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 MM	100%
# 50	0.30 MM	10%-100%
#100	0.15 MM	0%-20%
#200	0.075 MM	0%-5%

**ASSESSOR'S MAP 220, LOT 55**

**ZONE: RURAL RESIDENTIAL 1 (RR-1)**

**ZONING REQUIREMENTS**

FRONT SETBACK	40 FEET
SIDE SETBACK	40 FEET
REAR SETBACK	40 FEET



**DiPrete Engineering**  
104 Mendon Street, Uxbridge, RI 01569  
tel: 508-276-9897

**Boston • Providence • Newport**

**COMMONWEALTH OF MASSACHUSETTS**  
JASON P. CLOUGH  
No. 48522  
REGISTERED PROFESSIONAL ENGINEER  
2/16/73

*Jason P. Clough*

**SEWAGE DISPOSAL SYSTEM**

**137 MASTRO DRIVE**  
ASSESSOR'S MAP 220 LOT 55  
FRANKLIN, MA

PREPARED FOR:  
**MR. BENJAMIN KILBANOFF**  
28 CHESSET LANE, ATTLEBORO, MA 02703TEL

DESIGN BY: J.P.C.  
DRAWN BY: S.R.

**FOUNDATION**

**2,000 GALLON TWO-COMPARTMENT SEPTIC TANK**

**INFILTRATOR QUICK4 PLUS STANDARD CHAMBER**

**LEACHING FIELD 24' X 48' = 1152 S.F.**

**INFILTRATOR QUICK4 PLUS STANDARD BED CROSS SECTION DETAIL**  
(NOT TO SCALE)

**VICINITY MAP**  
SCALE: 1" = 1,000'

SHEET 1 OF 1