

**ABUTTER INFORMATION**

## Town of Franklin Conservation Commission

### NOTIFICATION TO ABUTTERS

#### Under the Massachusetts Wetlands Protection Act And The Franklin Wetlands Protection Bylaw

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

**Fairfield Residential Company LLC** has filed an Abbreviated Notice of Resource Area Delineation with the Franklin Conservation Commission for the **121 Grove Street (Map 295, Lot 1 & Map 294, Lot 7) in Franklin, Massachusetts** on **November 22, 2022**, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Abbreviated Notice of Resource Area Delineation may be obtained from **the Applicant's representative: Lucas Environmental, LLC by calling 617.405.4140 or email at [cml@lucasenviro.com](mailto:cml@lucasenviro.com). An administrative fee may be applied for providing hard copies of the ANRAD and plans.**

Copies may also be examined by contacting the Franklin Conservation Department located at 355 East Central Street, Franklin, MA, (508) 520-4929.

Notice of the public hearing including the date, time, and place will be published at least five (5) days in advance in the Milford Daily News.

Notice of the public hearing including the date, time, and place will be posted in the Franklin Town Hall at least forty eight (48) hours in advance of the public hearing.

The public hearing will be held on Thursday, **December 8, 2022**, at **7:00 pm**, 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.

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



119997

Abutter's List Request Form

Status: Active

Date Created: Nov 8, 2022

Applicant

Christopher Lucas  
cml@lucasenviro.com  
Lucas Environmental, LLC  
500A Washington Street  
QUINCY, MA 02169  
6174054140

Primary Location

121 GROVE ST  
FRANKLIN, MA 02038

Owner:

SMITH BRYN  
106 MENDON ST BELLINGHAM, MA 02019

Abutter's List Request Form

Which Board/Commission is requiring this list?

Conservation Commission

What is the purpose for the request?

ANRAD Filing

How would you like to receive this abutters list?

Emailed

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

cml@lucasenviro.com

General Parcel Information

Assessor's Parcel ID

295-001-000-000

Property Street Address

121 Grove Street

Assessor's Parcel ID

294-007-000-000

Property Street Address

Grove Street

Property Owner Information

Property Owner

Smith Bryn

Property Owner's Mailing Address

106 Mendon Street

Town/City

Bellingham

Zip/Postal Code

02019



# 121 GROVE ST [294-007 & 295-001] - 300' ABUTTERS

Franklin, MA

November 14, 2022

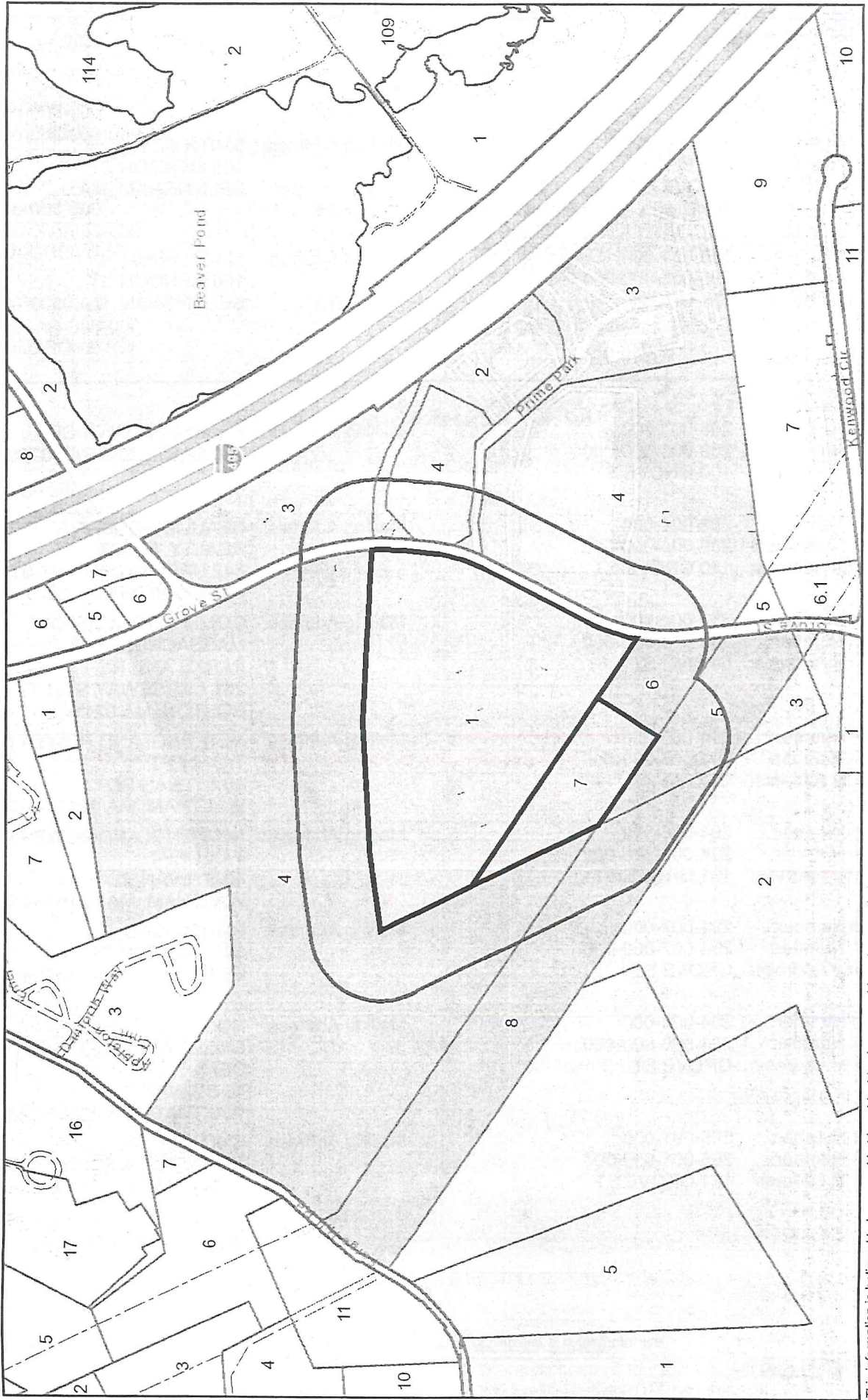
1 inch = 600 Feet



www.cai-tech.com



CAI Technologies  
Precision Mapping. Geospatial Software.



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



# 300 foot Abutters List Report

Franklin, MA  
November 14, 2022

## Subject Properties:

Parcel Number: 294-007-000  
CAMA Number: 294-007-000-000  
Property Address: GROVE ST

Mailing Address: SMITH BRYN  
106 MENDON ST  
BELLINGHAM, MA 02019

Parcel Number: 295-001-000  
CAMA Number: 295-001-000-000  
Property Address: 121 GROVE ST

Mailing Address: SMITH BRYN  
106 MENDON ST  
BELLINGHAM, MA 02019

## Abutters:

Parcel Number: 288-003-000  
CAMA Number: 288-003-000-000  
Property Address: 100 GROVE ST

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

Parcel Number: 288-004-000  
CAMA Number: 288-004-000-000  
Property Address: 120 GROVE ST

Mailing Address: BEAULIEU DEBRA A TR MEL-DINA  
REALTY TRUST  
842 UPPER UNION ST STE 8  
FRANKLIN, MA 02038

Parcel Number: 289-004-000  
CAMA Number: 289-004-000-000  
Property Address: GROVE ST

Mailing Address: COMMONWEALTH OF  
MASSACHUSETTS DIVISION OF STATE  
PARKS AND RE  
251 CAUSEWAY ST, STE 600  
BOSTON, MA 02114

Parcel Number: 294-005-000  
CAMA Number: 294-005-000-000  
Property Address: GROVE ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY  
TAX DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

Parcel Number: 294-006-000  
CAMA Number: 294-006-000-000  
Property Address: 131 GROVE ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY  
TAX DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

Parcel Number: 294-007-000  
CAMA Number: 294-007-000-000  
Property Address: GROVE ST

Mailing Address: SMITH BRYN  
106 MENDON ST  
BELLINGHAM, MA 02019

Parcel Number: 294-008-000  
CAMA Number: 294-008-000-000  
Property Address: GROVE ST

Mailing Address: HUGHES STEPHEN V JR NEW  
ENGLAND POWER CO PROPERTY TAX  
DEPT  
40 SYLVAN RD  
WALTHAM, MA 02451-2286

Parcel Number: 295-001-000  
CAMA Number: 295-001-000-000  
Property Address: 121 GROVE ST

Mailing Address: SMITH BRYN  
106 MENDON ST  
BELLINGHAM, MA 02019



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# 300 foot Abutters List Report

Franklin, MA  
November 14, 2022

Parcel Number: 295-002-000  
CAMA Number: 295-002-000-000  
Property Address: 122 GROVE ST

Mailing Address: AMEGO INC  
33 PERRY AVE  
ATTLEBORO, MA 02703

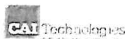
Parcel Number: 295-003-000  
CAMA Number: 295-003-000-000  
Property Address: 124 GROVE ST

Mailing Address: FRANKLIN OAKS EQUITY PARTNERS,  
C/O AEGEAN CAPITAL LLC  
150 EAST 58TH ST - 23RD FLOOR  
NEW YORK, NY 10155

Parcel Number: 295-004-000  
CAMA Number: 295-004-000-000  
Property Address: 126 GROVE ST

Mailing Address: KEY BOSTON INC  
126 GROVE ST BOX 247  
FRANKLIN, MA 02038

*Kevin M. Doyle, 11-14-2022*



www.cai-tech.com

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11/14/2022

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AMEGO INC  
33 PERRY AVE  
ATTLEBORO, MA 02703

BEAULIEU DEBRA A TR  
MEL-DINA REALTY TRUST  
842 UPPER UNION ST STE 8  
FRANKLIN, MA 02038

COMMONWEALTH OF  
MASSACHUS  
DIVISION OF STATE PARKS A  
251 CAUSEWAY ST, STE 600  
BOSTON, MA 02114

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C/O AEGEAN CAPITAL LLC  
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NEW YORK, NY 10155

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

HUGHES STEPHEN V JR  
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WALTHAM, MA 02451-2286

KEY BOSTON INC  
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FRANKLIN, MA 02038

NEW ENGLAND POWER CO  
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WALTHAM, MA 02451-2286

SMITH BRYN  
106 MENDON ST  
BELLINGHAM, MA 02019

**FILING FEE INFORMATION**





## CALCULATED FILING FEE STATEMENT

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The Applicant is seeking confirmation of wetland resource areas. No work activity is proposed at this time. Confirmation of resource area boundaries is included under Category 6 of the WPA Wetlands Filing Fees and #4. of the Town of Franklin Conservation Commission Local Filing Fee Calculation Worksheet.

### Wetlands Protection Act Fees:

Category 6: *The linear delineation (e.g. bordering vegetated wetland, riverfront area, bordering land subject to flooding) of each resource area under an Abbreviated Notice of Resource Area Delineation constitutes a separate activity. The fee associated with each resource area delineation proposed under an Abbreviated Notice of Resource Area Delineation shall be determined by adding the fees for each type of resource area delineation.* The fee for Category 6 is as follows:

Total WPA Filing Fee from ANRAD Wetland Fee Transmittal Form = \$2,000.00

State Share of WPA Filing Fee:  $(\$2,000.00/2) - \$12.50 = \$987.50$

Town Share of WPA Filing Fee:  $(\$2,000.00/2) + \$12.50 = \$1,012.50$

### Local Bylaw Fees:

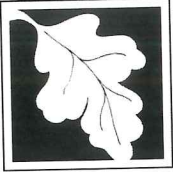
See attached Local Filing Fee Calculation Worksheet

Local Filing Fee = \$5,708.00

### Checks

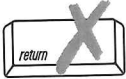
**Check Payable to: Commonwealth of Massachusetts for \$987.50**

**Check Payable to: Town of Franklin for \$6,720.50 (includes Bylaw & WPA Fee)**



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**ANRAD 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:

121 Grove Street Franklin  
 a. Street Address b. City/Town  
 \$987.50 3845  
 c. Fee amount d. Check number

2. Applicant:

Robert Hewitt Fairfield Residential Co LLC  
 a. First Name b. Last Name c. Company  
 5 Burlington Woods, Suite 203  
 d. Mailing Address  
 Burlington MA 01803  
 e. City/Town f. State g. Zip Code  
 781.572.7712  
 h. Phone Number

3. Property Owner (if different):

Bryn Smith  
 a. First Name b. Last Name c. Company  
 106 Mendon Street  
 d. Mailing Address  
 Bellingham MA 02019  
 e. City/Town f. State g. Zip Code  
 508.523.3496  
 h. Phone Number

**B. Fees**

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

Online users: check box if fee exempt.

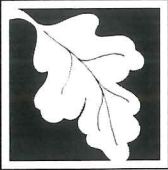
1. <input type="checkbox"/> single family house project	a. feet of BVW	x \$2.00 =	b. Fee for BVW
2. <input checked="" type="checkbox"/> all other projects	6,818	\$13,636.00	\$13,636.00
	a. feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. <input type="checkbox"/> single family house project	a. linear feet	x \$2.00 =	b. Fee
4. <input checked="" type="checkbox"/> all other projects	4,345	\$8,960.00	\$8,960.00
	a. linear feet	x \$2.00 =	b. Fee

Total Fee for all Resource Areas:

Fee \$2,000.00 (maximum)  
 \$987.50  
 State share of filing fee: 5. 1/2 of total fee less \$12.50  
 \$1,012.50  
 City/Town share of filing fee: 6. 1/2 of total fee plus \$12.50



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

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### C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

# 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)**

\$0.50/11,416 linear foot/resource area: = \$5,708.00

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) \$ 1,012.50

**Local Filing Fee Calculated Above** \$ 5,708.00

**TOTAL Due Town of Franklin (Check No.1)** \$ 6,720.50

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

**TOTAL Due DEP (Check No. 2)** \$ 978.50

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

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

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