



September 26, 2023

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

Re: RDA Supplemental Letter #1
121 Grove Street
Map 295, Lot 1 & Map 294, Lot 7
Franklin, Massachusetts 02038

Members of the Franklin Conservation Commission:

On behalf of Fairfield Residential Company LLC (Applicant), and in association with RJO'Connell & Associates, Inc., LLC, Lucas Environmental, LLC is pleased to submit this supplemental letter for the Request for Determination of Applicability (RDA) for the proposed test pits for the subject property located at 121 Grove Street (Map 295, Lot 1 & Map 294, Lot 7) in Franklin, Massachusetts.

Thank you for your patience as Fairfield Residential addressed other concerns regarding this proposed development.

At the hearing on July 27, 2023, the discussion was continued subject to a peer review. The Applicant provided the \$1,250 peer review fee recently, and is herewith submitting supplemental information as an effort to expedite this review.

The Conservation Commission discussed concerns relative the potential intermittent streams, which are interior to the wetlands. As previously noted and discussed during the public hearing, no test pits are proposed interior to the wetland, and therefore, no test pits will impact the potential intermittent streams. Please see the attached plan titled "Stream Sketch 9/22/23". The plan calls out the specific locations of Potential Streams 4, 5, 6, 7, 8 and 9 as described in the peer review letter by BETA dated January 6, 2023. The Applicant hopes that this plan will suffice as to establish the location of the potential intermittent streams and/or allay any concerns that the test pits will impact the potential intermittent streams.

The Commission also asked questions relative to access. Please see the attached plan titled "Test Pit Location Plan," depicting the test pits and the anticipated access routes. This plan has been prepared with the benefit of the project team's experience with the sites.

This plans notes the following:

- Use of a rubber-track mounted excavator;
- Access routes that meander primarily around the upland;



500A Washington Street, Quincy, MA 02169

- Two crossings required, both of which are in areas where lawn tractors mow the fields and so the excavator crossing is almost incidental to the regular maintenance operations. No wetland vegetation will be altered; and
- Test pit locations can be modified in the field if they would otherwise require impacts to substantive vegetation, i.e. trees of more than three- to four-inch caliper.

Simultaneous with an opinion from BETA, the Applicant believes this request to be innocuous enough that the Commission can evaluate the proposal and allow the test pit program to proceed. We look forward to discussing this further at the public hearing on October 5th.

Enclosed please find one (1) original and one (1) copy of the RDA supplemental information and full-size plan, and six (6) copies of the reduced 11x17 plans. A link to an electronic copy of the pdf file of this response will be provided concurrently with this submittal via email.

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

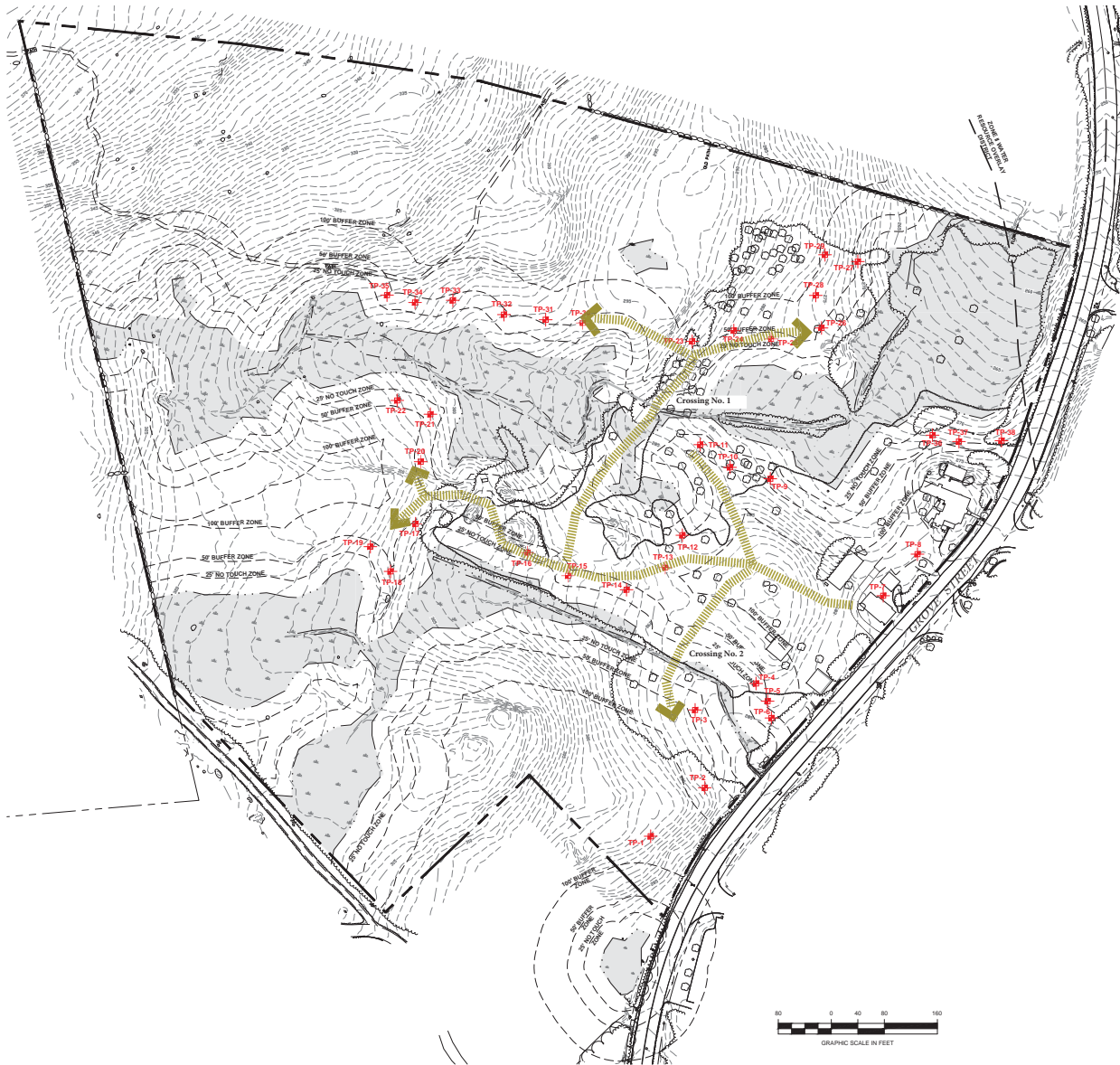
Sincerely,
LUCAS ENVIRONMENTAL, LLC

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

Enclosures:

1. Stream Sketch 9/22/23
2. Test Pit Location Plan revised 9/22/23

cc: Bryn Smith – Owner (electronic copy)
Fairfield Residential Company LLC, Robb Hewitt, Applicant (electronic copy)
R.J. O’Connell & Associates, Inc., Brian McCarthy (electronic copy)
MassDEP – CERO

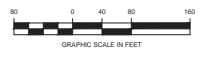


LEGEND

TP-X + PROPOSED TEST PITS



- NOTES:**
1. THIS PLAN DEPICTS TEST PIT LOCATIONS ANTICIPATED REQUIRED IN ORDER TO PERFORM INVESTIGATIONS REQUIRED FOR LAND DEVELOPMENT.
 2. ON-SITE JURISDICTIONAL AREAS DEPICTED HEREON ARE AS ESTABLISHED BY THE GRAD ISSUED BY THE FRANKLIN CONSERVATION COMMISSION DATED 05/11/2023.
 3. WETLAND FLAG SERIES FRW OFF THE SOUTHEAST CORNER OF THE SITE WERE REPORTEDLY FLAGGED IN AUGUST OF 2021 FOR THE OWNER OF THE ADJUTING PROPERTY. THEY WERE FIELD LOCATED BY GUERRIERE & HALNON, INC IN JANUARY OF 2022.
 4. Equipment will be a rubber track mounted excavator to mitigate rutting.
 5. Proposed Access route as shown is estimated and intended to represent how access includes crossing BVW at the most narrow points.
Crossing Number 1 is via a route currently used by farm equipment for mowing and crosses an existing culvert. No wetland vegetation will be altered.
Crossing Number 2 is across Intermittent Stream 1 but in a lawn area currently mowed. No wetland vegetation will be altered.
 6. Equipment will meander and attempt to avoid having to push over existing trees. Proposed Test pit locations can be adjusted in the field to best accommodate existing terrain and vegetation to decrease disturbance.



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NO.	REVISION	DATE
2.	Added supplemental information re access	9/22/23
1.	ADD OFFSITE WETLANDS & BUFFER ZONES (OFF SE CORNER)	07/13/2023

DESIGNED BY:	MAC
DRAWN BY:	MAC
REVIEWED BY:	BJM
SCALE:	1" = 80'

PREPARED FOR:

FAIRFIELD RESIDENTIAL COMPANY LLC
 30 BRAINTREE HILL PARK
 SUITE 105
 BRAintree, MA 02184

SEAL

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 60 BONDVILLE AVENUE, SUITE 205 BOSTON, MA 02120
 PHONE: TEL: 617-251-0100 FAX: 617-251-0101

PROJECT NAME:

FAIRFIELD AT GROVE STREET
 FRANKLIN, MA

DRAWING NAME:

TEST PIT LOCATION PLAN

DRAWING NUMBER:

TP

DATE:

06/23/2023

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Drawing Name: C:\Users\mfr\OneDrive\Documents\111_Grove_Street\111\111_TP_LOCATIONS.dwg
 7/11/23 10:30:23 AM 10:30am