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July 27, 2023  
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Town of Franklin Conservation Commission  
355 East Central Street  
Franklin, Massachusetts 02038

RE: # 122 and 138 East Central Street – Alternatives Analysis

Dear Commission Members,

The existing house located on the 122 East Central Street property was constructed in 1900. This is based on the Town of Franklin Tax Assessors records. The project proposes to re-develop the exiting parking lot. The re-developed and re-configured parking lot is located within the buffer zone of an isolated vegetated wetland. The development portion of the site is not located within the 100 year flood plain or a riverfront area. There are not any vernal pools located on the site.

The proposed project consists of the re-development of the parking area which is located within the 100 foot buffer zone to an isolated vegetated wetland and includes grading and landscaping. Approximately 457 square feet of disturbance is proposed within the 0 to 25' buffer zone. This includes the removal of existing pavement and the addition of loam and turf lawn. The reduction of impervious surface within the 0 – 25' buffer zone is approximately 204 sq. ft. This will result in the addition of approximately 172 sq. ft. of impervious which was relocated from the 0 – 25' buffer zone, and will result in a reduction of 32 sq. ft. of impervious surface within the 0 – 50' buffer zone. Additional impervious surfaces will be added to the 50' to 100' buffer zone which will result in an additional 840 sq. ft. of impervious surface. The existing building located on the 138 East Central Street site is also being re-developed and will include the installation of a gutter and downspout system to collect the roof runoff. The roof runoff will be directed to a roof water storage system and will be stored and infiltrated. The system was sized to store the volume as required by the Town of Franklin Stormwater Bylaw. The calculations can be found on the site plans. The westerly portion of the roof which is pitched to the isolated vegetated wetland portion of the site, will result in a reduction of 2,727 sq. ft. of roof area being directed to the roof water storage system.

Upon completion of re-construction the remaining area within the compost sock / limit of work will be loamed and seeded or landscaped with plantings and mulch.

As required by the Franklin Wetland Protection Regulations Section 7.13 an alternatives analysis is required if the project includes a structure within the 50 foot buffer zone. Per Section 7.13.2 the alternatives analysis shall comply with 310 CMR 10.58 (4).

We have prepared the following alternatives analysis based on the pavement within the 0 – 50' buffer zone:

1. A wetland filling could be proposed to extend the parking lot and a replication area could be proposed.

2. Additional paving could be removed and the area restored. This would cause parking spaces and travel isles to be eliminated. This would create zoning compliance issues.
3. The existing parking area could be left as is.