



April 26, 2023

Conservation Commission  
Town of Franklin  
355 E. Main Street  
Franklin, MA 02038

RE: Request for Certificate of Compliance for Mine Brook Estates Subdivision in Franklin, MA  
Margaret's Cove  
DEP# 159-1209

Dear Conservation Agent and Members of the Commission,

Strong Point Engineering Solutions, Inc. (SPES) is pleased to submit this letter on behalf of the project owner, Whitman Homes, to certify the completion of approved work at Mine Brook Estates Subdivision in Franklin, Massachusetts. An Order of Conditions (OOC) for the project was issued by the Town of Franklin in September 2019 (DEP #159-1209) and extended in September 2022 for the construction of a six-lot residential subdivision within portions of the 100 ft. buffer zone to Bordering Vegetated Wetland (BVW).

The site has achieved stabilization, and the required erosion controls shall be removed following the issuance of a Certificate of Compliance. A stockpile exists northwest of the cul-de-sac and has been surrounded by erosion control tubing. The stockpile is located outside of the buffer zone and is partially stabilized. The infrastructure on the site was completed with improvements shown on the attached plan entitled "Progress As-Built Plan" prepared by this office and dated April 25, 2023.

On behalf of the applicant, we respectfully ask that this request for a COC be heard at the next available hearing of the Conservation Commission. If you have any questions or would like to discuss this matter further, please feel free to contact our office at (508) 682-0229.

Kind Regards,

A handwritten signature in blue ink, appearing to read "Eric Dias", with a stylized flourish.

Eric Dias, P.E.  
President/Owner

# **ATTACHMENT 1**

## **WPA Form 8A Request for Certificate of Compliance**



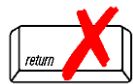
**WPA Form 8A – Request for Certificate of Compliance**

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

**A. Project Information**

**Important:**

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Whitman Homes  
Name  
1200 Turnpike Street  
Mailing Address  
Canton MA 02021  
City/Town State Zip Code  
(800) 880-3620  
Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Whitman Homes  
Applicant  
September 19, 2019  
Dated  
159-1209  
DEP File Number

3. The project site is located at:

Margaret's Cove Franklin  
Street Address City/Town  
Map 237 Lots 12-16, 18-21  
Assessors Map/Plat Number Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Whitman Homes  
Property Owner (if different)  
Norfolk 37197 583  
County Book Page  
N/A  
Certificate (if registered land)

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.  
 the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



**WPA Form 8A – Request for Certificate of Compliance**

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

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**A. Project Information (cont.)**

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

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**B. Submittal Requirements**

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

## **ATTACHMENT 2**

### **Engineer's Certification Letter**



April 26, 2023

Conservation Commission  
Town of Franklin  
355 E. Main Street  
Franklin, MA 02038

RE: Request for Certificate of Compliance for Mine Brook Estates Subdivision in Franklin, MA  
Engineer's As-Built Certification  
DEP# 159-1209

Dear Conservation Agent and Members of the Commission:

Strong Point Engineering Solutions, Inc. (SPES) is pleased to submit a request for a Certificate of Compliance (COC) on behalf of our client, Whitman Homes, to certify the as-built construction of approved work at Margaret's Cove in Franklin, Massachusetts.

To the best of our office's knowledge, the as-built construction at Mine Brook Estates was performed in general accord with the intent of the approved Order of Conditions and plans, as shown on the attached plan entitled "Progress As-Built Plan" prepared by this office and dated April 25, 2023.

If you have any questions or would like to discuss this matter further, please feel free to contact our office at (508) 682-0229.

Kind Regards,

Eric Dias, P.E.  
President/Owner

**ATTACHMENT 3**

**Site Photographs**



**Photo 1:** Completed houses, roadway, and lawn along Margaret's Cove, facing south.



**Photo 2:** Completed houses, roadway, and lawn along Margaret's Cove, facing southeast.



**Photo 3:** Completed stormwater basin along Margaret's Cove, facing east from atop the stockpile. Basin is stabilized and stockpile is bordered by erosion control tubing.



# **ATTACHMENT 4**

## **Town of Franklin Conservation Commission Local Filing Fee Calculation Worksheet**

# 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	<u>\$50.00</u>
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) \$ N/A

**Local Filing Fee Calculated Above** \$ \$50.00

**TOTAL Due Town of Franklin (Check No.1)** \$ **\$50.00**

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

**TOTAL Due DEP (Check No. 2)** \$ N/A

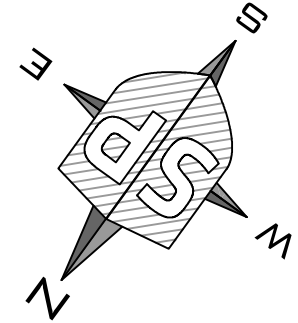
7. **ADVERTISING FEE (Check No. 3)** **TBD**

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.

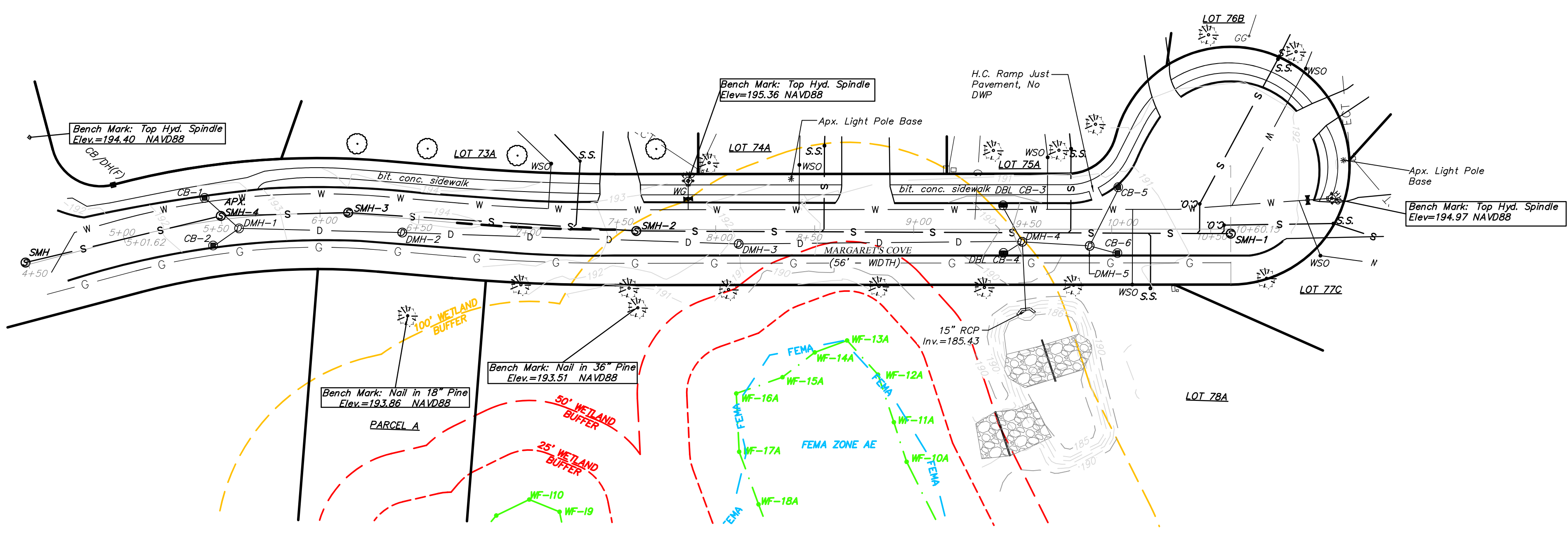
\*Drainage structures: catch basins, manholes, leaching basins, gutter inlet or any other man-made structure (other than a pipe) for purposes of controlling drainage.

# **ATTACHMENT 5**

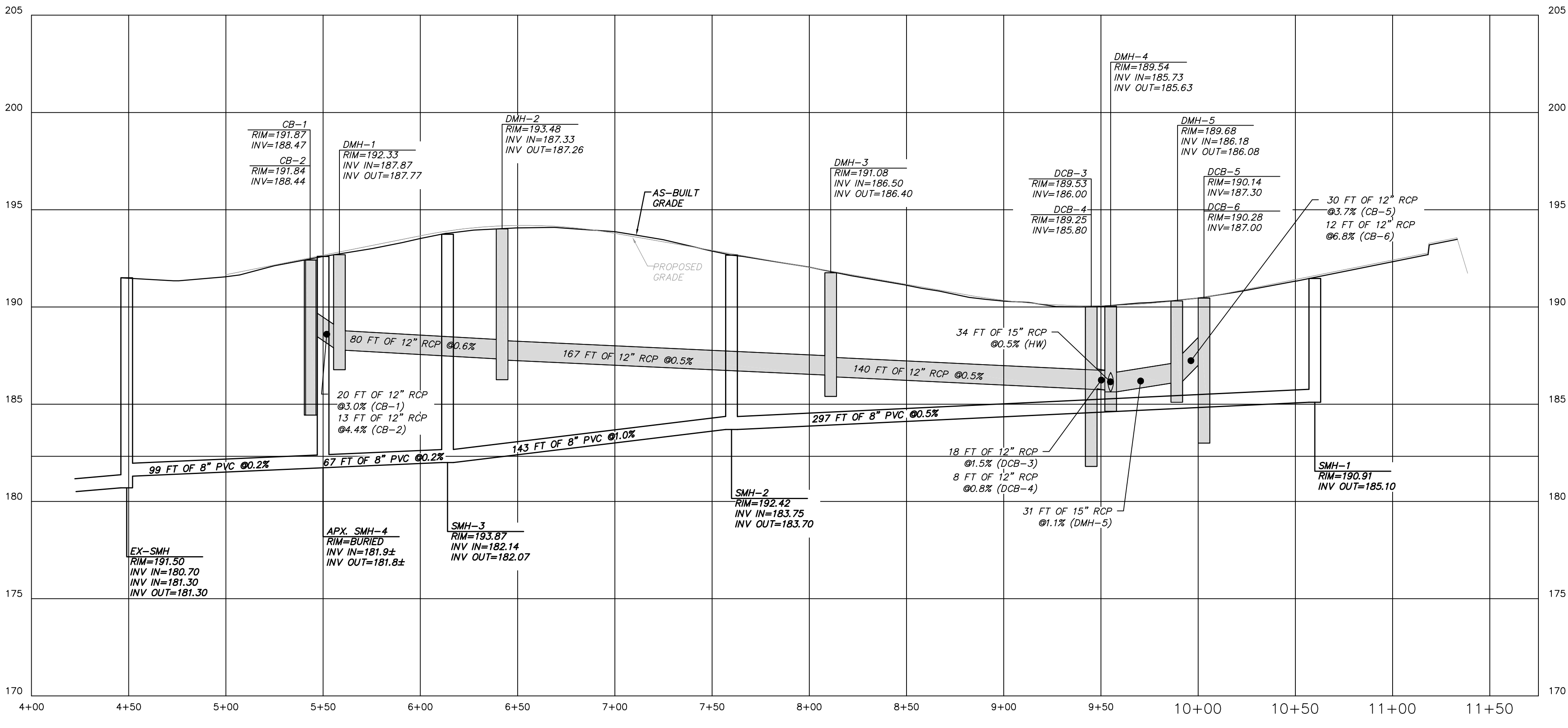
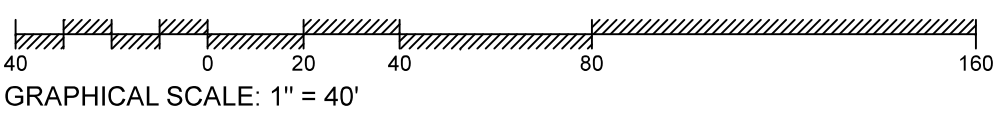
## **As-Built Plan**



- NOTES**
1. PROPERTY BOUNDARY DETERMINATION AND EXISTING CONDITIONS TOPOGRAPHIC INFORMATION AND WETLAND BOUNDARIES TAKEN FROM PLAN ENTITLED "DEFINITIVE SUBDIVISION MODIFICATION", PREPARED BY GUERRUERE & HALNON, INC. LAST REVISED SEPTEMBER 10, 2019.
  2. AS-BUILT INFORMATION IS BASED ON THE GROUND SURVEY BY KLIM LAND SURVEYING, INC. IN SEPTEMBER 2022.
  3. UNDERGROUND UTILITY INFORMATION BASED ON RECORDED OF SITE CONTRACTOR WHERE APPROPRIATE.



**PLAN VIEW**  
SCALE: 1"=40'



**PROFILE VIEW**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, INC.

LOCUS MAP: 1"=500'

REV	DESCRIPTION	DATE

**STRONGPOINT**  
ENGINEERING SOLUTIONS, INC.  
340 MANLY STREET, UNIT 2  
WEST BRIDGEWATER, MA 02379  
(508) 682-0229

PROJECT NUMBER: 1910-002  
DATE OF ISSUE: APRIL 25, 2023  
SCALE: AS NOTED  
DRAFTED BY: MH CHECKED BY: ED

PREPARED ON BEHALF OF:  
**WHITMAN HOMES**  
1200 TURNPIKE STREET  
CANTON, MA 02021

**MINE BROOK ESTATES**  
FRANKLIN, MASSACHUSETTS

PROGRESS AS-BUILT PLAN	AB-1
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