

F-4420

**Notice of Intent  
for  
3 Mount Street  
Franklin, Massachusetts**

**Date:  
August 9, 2023**

**Applicant:  
Sean & Amy Lanagan  
3 Mount Street  
Franklin, MA 02038**

**Owner/Applicant:  
Three Chimney Farms LLC.  
Donna Adelstein  
67 Hammock Road  
Clinton, CT. 06413**



**Guerriere &  
Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

55 West Central Street  
Franklin, MA.02038  
Tel.: 508-528-3221

## 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

**Town of Franklin Conservation Commission**

**PROPERTY ACCESS SIGNATURE FORM**

I hereby request that the Franklin Conservation Commission review this NOI/RDA/ANRAD application. I (we) grant authority to the Franklin Conservation Commission members and agents to go onto my (our) property solely for purposes directly related to the inspection and approval of this application and for follow-up compliance with the permit conditions.

  
\_\_\_\_\_  
Signature of Property Owner

6/24/23  
\_\_\_\_\_  
Date

**Notice of Intent for  
Mount Street, Franklin, Massachusetts**

**General:**

In August 2019, the parcel located at the corner of Mount Street and Upper Union Street, consisting of 10+ acres of land, was separated into four individual lots through the Approval Not Required (ANR) process and endorsed by the Planning Board. All four parcels were created in conformance with the Zoning Bylaws, two of which already had pre-existing non-conforming single-family houses, that were to remain in their current location. The four lots will all be serviced by private wells and private sewer once fully constructed.

**Project Description:**

The purpose of this application is to allow for the construction of a 5-bedroom, single family wood framed house with associated garage, driveway and private well on Lot 4 (A.M. 330 Lot 11.1). Additional activities will consist of the installation of an individual septic tanks and associated gravity sewer main that will discharge to a shared septic system on Lot 2 (A.M. 330 Lot 11.3) for Lots 1 (A.M. 330 Lot 11.4), 2 (A.M. 330 Lot 11.3), and 3 (A.M. 330 Lot 11.2) as depicted on the enclosed plan set.

A summary of the proposed construction activities designated by parcel is provided in Table No. 1.

**Table No. 1 – Resource Area Summary Table**

Lot No.	A.M./Parcel	Proposed Construction Activities	Area of Disturbance within Buffer to BVW (SF)		
			0'-25'	25'-50'	50'-100'
4	330/11.1	Driveway and Grading	0	0	5,550
3	330/11.2	Septic Tank and Gravity Sewer Main	0	0	2,000
2	330/11.3	Septic Tank and Gravity Sewer Main	0	0	2,000
1	330/11.4	Shared Septic System	0	850	7,800
		<b>Total Anticipated Disturbance</b>	<b>0</b>	<b>850</b>	<b>17,300</b>

Other resource areas such as bank, land under water bodies, isolated wetlands, vernal pools, riverfront or 100-year flood plain were not identified on site.

**Functions & Characteristics Statement:**

1. **Public Water Supplies:** Proposed construction does not take place within a Zone II wellhead protection area. The outside diameter to an Interim Wellhead Protection Area (IWPA) is approximately 300 feet to the south of Lot 1 as shown on the Town of Franklin's GIS Mapping.
2. **Private Water Supplies:** No private wells are located within 100 ft. of the project area.
3. **Groundwater:** Groundwater is less than 4 feet below grade on Lot 4. Therefore, additional soil testing was conducted on Lot 1 and observed at a depth of 7.5 feet below grade in the area of the proposed septic system.
4. **Flood Control:** No work proposed within the 100-year flood plain.



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Mount Street, Franklin, Massachusetts**

5. **Erosion Sediment Control:** Mulch sock erosion control barriers are proposed around the perimeter of proposed work and shall be in place prior to any construction or removal of materials. The mulch sock will remain in place and maintained throughout construction.
6. **Storm Damage Prevention:** The site will be loamed and seeded in phases to minimize the movement of silt. Steep slopes will be stabilized with erosion control mats, straw and hydro-seeding or any combination of the above, if needed.
7. **Water Quality:** The proposed septic system was designed in accordance with 310 CMR 15 and the bottom of the leach field will maintain a minimum of 4 feet of separation to groundwater.
8. **Water Pollution Control:** A mulch sock/filter mitt will be installed. Materials will be removed by hand or small machinery and raked out and stabilized with New England Conservation Mix.
9. **Fisheries:** No Coldwater Fisheries are located within 500 feet of the site. N/A
10. **Shellfish:** In accordance with the Town of Franklin Notice of Intent Packet document dated July 5, 2022, this item is not applicable in Franklin.
11. **Wild Life Habitat:** This site is not in a NHESP site area.
12. **Rare Species Habitat:** This site is not located within an NHESP Estimated Habitat of Rare Wildlife area.
13. **Agriculture:** No agriculture is proposed or existing on site. N/A
14. **Aquaculture:** In accordance with the Town of Franklin Notice of Intent Packet document dated July 5, 2022, there are no aquacultural operations in Franklin.
15. **Recreation:** Property is being developed as single family residential.

**Erosion & Sedimentation Control Narrative:**

Mulch socks will be installed in accordance with the detail depicted on the enclosed plans and maintained throughout construction by the Contractor. Erosion control shall be inspected on a weekly basis and after significant rain events. Areas exhibiting breaks in the mulch socks or excessive silt build up shall be repaired and/or replaced as needed. Contractor shall retain a minimum of 50 feet of mulch socks as a stockpile onsite.

**Alternative Analysis:**

In accordance with the Town of Franklin Conservation Commission Regulations, an alternatives analysis narrative has been prepared associated with the construction of a shared septic system within the 50-foot buffer zone of a resource area.

**Alternative I – No Build**

The first alternative is to leave the site, in its present condition, which consists of (4) parcels, two of which have pre-existing non-conforming single-family houses, and the remaining two lots will be vacant. The

**Notice of Intent for  
Mount Street, Franklin, Massachusetts**

Applicant currently resides in the single-family wood framed house depicted on Lot 3, which does not accommodate their family needs and due to the proximity to the wetlands, the existing house is unable to be expanded. Therefore, this is not a viable alternative.

**Alternative II – Minimization**

The second alternative considered was to propose a sewer extension utilizing individual sewer pumps and associated force mains to connect to the existing sewer collection system in Upper Union Street to minimize disturbance within the buffer zones to bordering vegetated wetlands. The closest sewer manhole is approximately 600 feet northeast of Lot 4 and would require approval through Department of Public Works and Town Council. A sewer extension application was submitted to the Department of Public Works in November 2021 and it was determined that the proposed sewer extension did not meet the set criteria. However, should the Town Council approve the sewer extension, the length of proposed force main and construction costs to install within a Town road would be cost prohibitive. Since this alternative was not economically feasible, and prior soil testing indicated high groundwater, it was suggested that a meeting with Town personnel, including the Board of Health and DPW be conducted to further evaluate other alternatives.

**Alternative III – Construction of a Shared Septic System**

On January 6, 2022, the Applicant, Guerriere & Halnon, Inc., the Town of Franklin DPW and members of the Board of Health, both local and regional, met to discuss additional alternatives for consideration. Due to high groundwater on Lot 4 and the close proximity of the existing two houses to the wetland resource areas, a shared (or community) septic system was recommended to be further evaluated.

In July 2022, soil testing was conducted on Lot 1 and witnessed by the Board of Health, resulting in the proposal to construct a shared septic system. This option was determined to be the most economically feasible alternative, which would benefit all four lots in the future while minimizing impacts to the abutting resource areas.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**Important:**

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



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

Mount Street  
a. Street Address

Franklin  
b. City/Town

02038  
c. Zip Code

Latitude and Longitude:  
map 330

42.05087  
d. Latitude

71.39132  
e. Longitude

f. Assessors Map/Plat Number

011.1, 011.2, 011.3, and 011.4  
g. Parcel /Lot Number

2. Applicant:

Sean and Amy  
a. First Name

Lanagan  
b. Last Name

c. Organization

3 Mount Street  
d. Street Address

Franklin  
e. City/Town

MA  
f. State

02038  
g. Zip Code

h. Phone Number

i. Fax Number

luckylanagan@gmail.com  
j. Email Address

3. Property owner (required if different from applicant):

Donna  
a. First Name

Adelstein  
b. Last Name

Three Chimney Farms, LLC  
c. Organization

67 Hammock Road  
d. Street Address

Clinton  
e. City/Town

CT  
f. State

06413  
g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Amanda  
a. First Name

Cavaliere  
b. Last Name

Guerriere & Halnon, Inc.  
c. Company

55 West Central St.  
d. Street Address

Franklin  
e. City/Town

MA.  
f. State

02038  
g. Zip Code

508-528-3221  
h. Phone Number

i. Fax Number

acavaliere@gandhengineering.com  
j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$830.00  
a. Total Fee Paid

\$402.50  
b. State Fee Paid

\$427.50  
c. City/Town Fee Paid





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**A. General Information (continued)**

6. General Project Description:

Work generally consists of the construction of a single family house on Lot 11.1 and a shared septic system on Lot 11.4 which will collect the wastewater from Lots 11.1 (new construction), 11.2(existing house) and 11.3 (existing house)

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input checked="" type="checkbox"/> Other                          |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk County Registry

a. County

35840

c. Book

b. Certificate # (if registered land)

048

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.





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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	21,300+/- (Buffer Only) 1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced

- f.  Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland**
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
  - 100 ft. - New agricultural projects only
  - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____ 1. square feet	
	_____ 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____ 1. square feet	_____ 2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____ 1. square feet	_____ 2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____ 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____ 1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____ 1. square feet	_____ 2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____ 1. square feet	
	_____ 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____ 1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____ 1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____ 1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____ a. square feet of BVW	_____ b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____ a. number of new stream crossings	_____ b. number of replacement stream crossings



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### C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a.  Yes  No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

on-line \_\_\_\_\_

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_

percentage/acreage

(b) outside Resource Area \_\_\_\_\_

percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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**C. Other Applicable Standards and Requirements (cont'd)**

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f)  OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

\_\_\_\_\_  
a. NHESP Tracking #

\_\_\_\_\_  
b. Date submitted to NHESP

3.  Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c.  Is this an aquaculture project?

d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).





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### C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a.  Yes  No

If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a.  Yes  No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a.  Yes  No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2.  A portion of the site constitutes redevelopment
3.  Proprietary BMPs are included in the Stormwater Management System.

b.  No. Check why the project is exempt:

1.  Single-family house
2.  Emergency road repair
3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

### D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan & Facilities Plan for Lots 1,2,3, and 4, 3 Mount Street Franklin, MA.

a. Plan Title

Guerriere & Halnon, Inc.

Robert Duff, PE

b. Prepared By

c. Signed and Stamped by

August 8, 2023

1" = 40'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

1653

3. Check date

6/27/2023

4. State Check Number

1654

5. Check date

6/27/2023

6. Payor name on check: First Name

Dona

7. Payor name on check: Last Name

Adelstein



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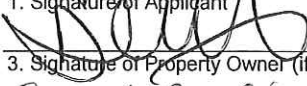

Document Transaction Number

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

  
 1. Signature of Applicant  
  
 3. Signature of Property Owner (if different)  
  
 5. Signature of Representative (if any)

2. Date 6/24/23  
 4. Date 6/24/23  
 6. Date 8/9/2023

#### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

#### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

#### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





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

Mount Street

a. Street Address

1654

c. Check number

Franklin

b. City/Town

\$40250

d. Fee amount

### 2. Applicant Mailing Address:

Sean and Amy

a. First Name

Lanagan

b. Last Name

c. Organization

3 Mount Street

d. Mailing Address

Franklin

e. City/Town

MA

f. State

02038

g. Zip Code

h. Phone Number

i. Fax Number

luckylanagan@gmail.com

j. Email Address

### 3. Property Owner (if different):

Donna

a. First Name

Adelstein

b. Last Name

Three Chimney Farms, LLC

c. Organization

67 Hammock Road

d. Mailing Address

Clinton

e. City/Town

CT

f. State

06413

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.





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

**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
category 1 - septic system construction	3	\$110.00	\$330.00
category 2- single family house construction	1	\$500.00	\$500.00

**Step 5/Total Project Fee:** \$830.00

**Step 6/Fee Payments:**

	\$830.00
Total Project Fee:	<u>a. Total Fee from Step 5</u>
	\$402.50
State share of filing Fee:	<u>b. 1/2 Total Fee less \$12.50</u>
	\$427.50
City/Town share of filling Fee:	<u>c. 1/2 Total Fee plus \$12.50</u>

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; 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)**

<b>1.1. New Individual Single Family Home (SFH)</b>	\$200.00	<b>\$200.00</b>
This includes all projects associated with a SFH		

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

<b>1.3. Control of Nuisance Vegetation</b>	\$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 <b>or</b> 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 <b>or</b> 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**

<b>Town Share of State Fees</b> (See NOI Wetland Fee Transmittal Form)	<b>\$317.50</b>
<b>Local Filing Fee Calculated Above</b>	<b>\$ 200.00</b>
<b>TOTAL Due Town of Franklin (Check No.1)</b>	<b>\$517.50</b>

<b>State Share of Filing Fee</b> (See NOI Wetland Fee Transmittal Form)	
<b>TOTAL Due DEP (Check No. 2)</b>	<b>\$292.50</b>

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.



## 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:

Sean & Amy Lanagan has filed a Notice of Intent with the Franklin Conservation Commission for the \*\*\* on August 10, 2023, under the Wetlands Protection Act (M.G.L c.131 §40).

\*\*\*construction of a single family house on Lot 11.1. Additional work will consist of constructing a shared septic system for Lots 11.1, 11.2, 11.3 and 11.4 on Lot 11.4 on Mount Street

Copies of the Notice of Intent may be examined during regular office hours at Guerriere & Halnon, Inc. 55 West Central Street Franklin MA between 8:00 am and 4:00 pm Monday thru Friday

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, August 24, 2023, at 7:00 pm at the Town Council Chambers, located on the Second Floor of the Municipal Building on 355 East Central Street. The meeting is also available 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.



**Town of Franklin Conservation Commission**

**AFFIDAVIT OF SERVICE**

**Under the Massachusetts Wetlands Protection Act**

(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing a Notice of Intent)

I, Amanda Cavaliere hereby certify under the pains and penalties of perjury that on August 10, 2023, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by **Sean & Amy Lanagan** with the Franklin Conservation Commission on August 10, 2023 for properties located at **Parcels 11.1, 11.2, 11.3 and 11.4 Mount Street**, Franklin, MA.

The Notification to Abutters form and list of the abutters to whom it was given and their addresses are attached to the Affidavit of Service.

Amanda Cavaliere  
Signature

8/10/2023  
Date

Town of Franklin – Board of Assessors  
355 East Central Street  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

## Abutters List Request Form

**Please Note:** A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 7 / 26 / 2023 330 011 001 000  
330 011 002 000  
Assessors Parcel ID # (12 digits) 330 - 011 - 003 - 000  
330 011 004 000  
Property Street Address Mount St - Lots 11.1, 11.2, 11.3, and 11.4

Distance Required From Parcel # listed above (Circle One): 500  300  100  
(Note: if a distance is not circled, we cannot process your request)

Property Owner Three Chimney Farms LLC

Property Owner's Mailing Address 67 Hammock Road

Town/City Clinton State CT Zip Code 06413

Property Owner's Telephone # \_\_\_\_\_

Requestor's Name (if different from Owner) Amanda Cavaliere - Guerriere & Halnon

Requestor's Address 55 West Central St Franklin

Requestor's Telephone # 508 - 528 - 3221 Please email [acavaliere@gandhengineering.com](mailto:acavaliere@gandhengineering.com)

Office Use Only: Date Fee Paid     /     /     Paid in Cash \$    

Paid by Check \$     Check #     Town Receipt #    

**Please Circle One:**

Administration

Conservation

Planning

Zoning Board of Appeals





# MOUNT ST [330-011-001,-002,-003 & -004]

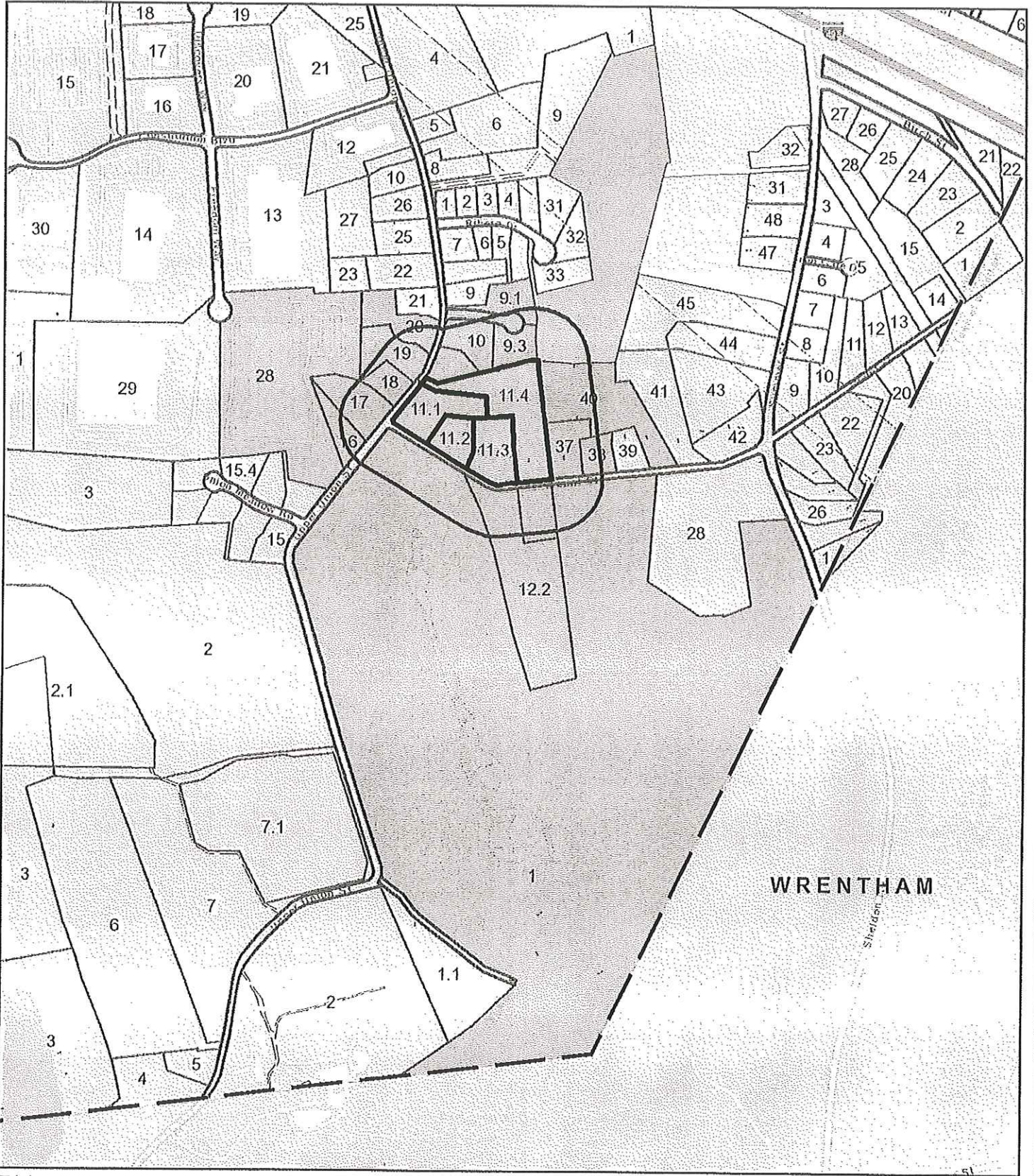
Franklin, MA



July 27, 2023

1 inch = 800 Feet

www.cai-tech.com



WRENTHAM

Shelden

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





# 300 foot Abutters List Report

Franklin, MA  
July 27, 2023

## Subject Properties:

Parcel Number: 330-011-001 CAMA Number: 330-011-001-000 Property Address: MOUNT ST	Mailing Address: THREE CHIMNEY FARMS LLC C/O DONNA ADELSTEIN 67 HAMMOCK RD ALNTON, CT 06413
Parcel Number: 330-011-002 CAMA Number: 330-011-002-000 Property Address: 3 MOUNT ST	Mailing Address: THREE CHIMNEY FARMS LLC C/O DONNA ADELSTEIN 67 HAMMOCK RD ALNTON, CT 06413
Parcel Number: 330-011-003 CAMA Number: 330-011-003-000 Property Address: MOUNT ST	Mailing Address: THREE CHIMNEY FARMS LLC C/O DONNA ADELSTEIN 67 HAMMOCK RD ALNTON, CT 06413
Parcel Number: 330-011-004 CAMA Number: 330-011-004-000 Property Address: MOUNT ST	Mailing Address: THREE CHIMNEY FARMS LLC C/O DONNA ADELSTEIN 67 HAMMOCK RD ALNTON, CT 06413

## Abutters:

Parcel Number: 330-009-001 CAMA Number: 330-009-001-000 Property Address: 8 MOUNT VIEW WAY	Mailing Address: COLACE MARIO COLACE MELISSA G 8 MOUNT VIEW WAY FRANKLIN, MA 02038
Parcel Number: 330-009-002 CAMA Number: 330-009-002-000 Property Address: MOUNT VIEW WAY	Mailing Address: COLACE MARIO & MELISSA G MARGUERITE TAWNIA M TR 880 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-009-003 CAMA Number: 330-009-003-000 Property Address: 7 MOUNT VIEW WAY	Mailing Address: SUEJO CORP PO BOX 934 WRENTHAM, MA 02093
Parcel Number: 330-010-000 CAMA Number: 330-010-000-000 Property Address: 882 UPPER UNION ST	Mailing Address: MASTRANGELO PHILIP J JR MASTRANGELO CHRISTINE N 882 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-010-001 CAMA Number: 330-010-001-000 Property Address: 884 UPPER UNION ST	Mailing Address: SEWELL JAMES W JR SEWELL KELLEY 884 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-011-001 CAMA Number: 330-011-001-000 Property Address: MOUNT ST	Mailing Address: THREE CHIMNEY FARMS LLC C/O DONNA ADELSTEIN 67 HAMMOCK RD ALNTON, CT 06413



www.cai-tech.com

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

7/27/2023

Page 1 of 3



# 300 foot Abutters List Report

Franklin, MA  
July 27, 2023

Parcel Number: 330-011-002 CAMA Number: 330-011-002-000 Property Address: 3 MOUNT ST	Mailing Address: THREE CHIMNEY FARMS LLC C/O DONNA ADELSTEIN 67 HAMMOCK RD ALNTON, CT 06413
Parcel Number: 330-011-003 CAMA Number: 330-011-003-000 Property Address: MOUNT ST	Mailing Address: THREE CHIMNEY FARMS LLC C/O DONNA ADELSTEIN 67 HAMMOCK RD ALNTON, CT 06413
Parcel Number: 330-011-004 CAMA Number: 330-011-004-000 Property Address: MOUNT ST	Mailing Address: THREE CHIMNEY FARMS LLC C/O DONNA ADELSTEIN 67 HAMMOCK RD ALNTON, CT 06413
Parcel Number: 330-012-002 CAMA Number: 330-012-002-000 Property Address: 4 MOUNT ST	Mailing Address: HEARN ELENA 4 MOUNT ST FRANKLIN, MA 02038
Parcel Number: 330-016-000 CAMA Number: 330-016-000-000 Property Address: 893 UPPER UNION ST	Mailing Address: MAZZUCHELLI ANDREW PAUL MAZZUCHELLI AMELIA HUTTON 893 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-017-000 CAMA Number: 330-017-000-000 Property Address: 889 UPPER UNION ST	Mailing Address: MCADAMS DARREN M HIGHFIELD SONJA 889 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-018-000 CAMA Number: 330-018-000-000 Property Address: 885 UPPER UNION ST	Mailing Address: COOPER STEVEN M & NANCY A TRS COOPER FAM 2015 REVOCABLE TR 885 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-019-000 CAMA Number: 330-019-000-000 Property Address: 881 UPPER UNION ST	Mailing Address: CONATIONI JOSIAS 881 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-020-000 CAMA Number: 330-020-000-000 Property Address: 877 UPPER UNION ST	Mailing Address: BRIGGS CHRISTOPHER SASTER STEPHENIE 877 UPPER UNION ST FRANKLIN, MA 02038
Parcel Number: 330-028-000 CAMA Number: 330-028-000-000 Property Address: 20 FREEDOM WAY	Mailing Address: REEP IND FREEDOM MA LLC C/O LINCOLN PROPERTY COMPANY 25 MALL RD SUITE 402 BURLINGTON, MA 01803
Parcel Number: 331-028-001 CAMA Number: 331-028-001-000 Property Address: MOUNT ST	Mailing Address: HEARN ELENA 4 MOUNT ST FRANKLIN, MA 02038
Parcel Number: 331-034-000 CAMA Number: 331-034-000-000 Property Address: UPPER UNION ST	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038



www.cai-tech.com

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

7/27/2023

Page 2 of 3



# 300 foot Abutters List Report

Franklin, MA  
July 27, 2023

Parcel Number: 331-037-000  
CAMA Number: 331-037-000-000  
Property Address: 7 MOUNT ST

Mailing Address: BREMNER DALE R TR BREMNER  
IRREVOCABLE TRUST  
7 MOUNT ST  
FRANKLIN, MA 02038

Parcel Number: 331-038-000  
CAMA Number: 331-038-000-000  
Property Address: 8 MOUNT ST

Mailing Address: FOSS AIMEE J  
8 MOUNT ST  
FRANKLIN, MA 02038

Parcel Number: 331-040-000  
CAMA Number: 331-040-000-000  
Property Address: 11 MOUNT ST

Mailing Address: SURDI GREGG ADAM SURDI LAURA  
MARGARID  
11 MOUNT ST  
FRANKLIN, MA 02038

Parcel Number: 333-001-000  
CAMA Number: 333-001-000-000  
Property Address: 1061 UPPER UNION ST

Mailing Address: CISTERCIAN NUNS OF STRICT  
OBSERVANCE  
MT ST MARY'S ABBEY  
WRENTHAM, MA 02093

*Kevin W. Doyle, 7-27-23*



www.cal-tech.com

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



BREMNER DALE R TR  
BREMNER IRREVOCABLE TRUST  
7 MOUNT ST  
FRANKLIN, MA 02038

MASTRANGELO PHILIP J JR  
MASTRANGELO CHRISTINE N  
882 UPPER UNION ST  
FRANKLIN, MA 02038

BRIGGS CHRISTOPHER  
SASTER STEPHENIE  
877 UPPER UNION ST  
FRANKLIN, MA 02038

MAZZUCHELLI ANDREW PAUL  
MAZZUCHELLI AMELIA HUTTON  
893 UPPER UNION ST  
FRANKLIN, MA 02038

CISTERCIAN NUNS  
OF STRICT OBSERVANCE  
MT ST MARY'S ABBEY  
WRENTHAM, MA 02093

MCADAMS DARREN M  
HIGHFIELD SONJA  
889 UPPER UNION ST  
FRANKLIN, MA 02038

COLACE MARIO  
COLACE MELISSA G  
8 MOUNT VIEW WAY  
FRANKLIN, MA 02038

REEP IND FREEDOM MA LLC  
C/O LINCOLN PROPERTY COMP  
25 MALL RD SUITE 402  
BURLINGTON, MA 01803

COLACE MARIO & MELISSA G  
MARGUERITE TAWNIA M TR  
880 UPPER UNION ST  
FRANKLIN, MA 02038

SEWELL JAMES W JR  
SEWELL KELLEY  
884 UPPER UNION ST  
FRANKLIN, MA 02038

CONATIONI JOSIAS  
881 UPPER UNION ST  
FRANKLIN, MA 02038

SUEJO CORP  
PO BOX 934  
WRENTHAM, MA 02093

COOPER STEVEN M & NANCY A  
COOPER FAM 2015 REVOCABLE  
885 UPPER UNION ST  
FRANKLIN, MA 02038

SURDI GREGG ADAM  
SURDI LAURA MARGARID  
11 MOUNT ST  
FRANKLIN, MA 02038

FOSS AIMEE J  
8 MOUNT ST  
FRANKLIN, MA 02038

THREE CHIMNEY FARMS LLC  
C/O DONNA ADELSTEIN  
67 HAMMOCK RD  
ALNTON, CT 06413

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

HEARN ELENA  
4 MOUNT ST  
FRANKLIN, MA 02038

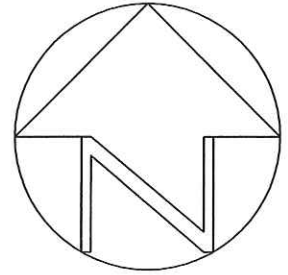


<p><b>PIII</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMs</li> <li> Area of Undetermined Flood Hazard Zone B</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul> <p><b>OTHER AREAS</b></p>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone X, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone A</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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FEMA FLOOD MAP

MAP #25021C0317E  
EFFECTIVE DATE: 7/17/2012

Scale: NOT TO SCALE



LOCUS MAP  
3 MOUNT STREET  
FRANKLIN, Massachusetts



**Guerriere & Halnon, Inc.**

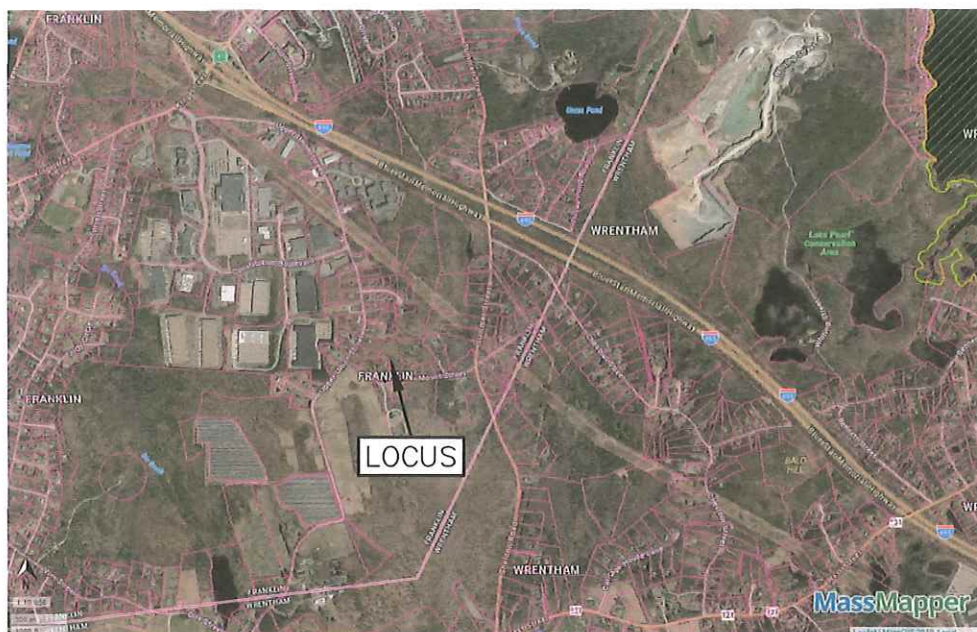
Engineering & Land Surveying  
55 WEST CENTRAL STREET FRANKLIN, MA. 02038  
PH: (508) 528-3221  
WWW.GUERRIEREANDHALNON.COM

Date: AUGUST 1, 2022

Project No. F-4420



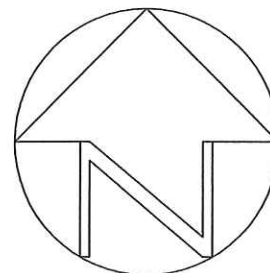
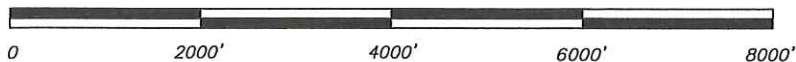
# 3 mount st



- Property Tax Parcels
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority habitats of Rare Species
- Map Features for Imagery

## NHESP MAP

Scale: NOT TO SCALE



LOCUS MAP  
3 MOUNT STREET  
FRANKLIN, Massachusetts



**Guerriere  
&  
Halnon, Inc.**

Engineering & Land Surveying  
55 WEST CENTRAL STREET FRANKLIN, MA. 02038  
PH: (508) 528-3221  
WWW.GUERRIEREANDHALNON.COM

Date: AUGUST 1, 2022

Project No. F-4420



September 18, 2018

Guerriere & Halnon, Inc  
55 West Central St  
Franklin, MA 02038-2101

Re: 3 Mount Street, Franklin

Dear Guerriere & Halnon:

On September 11, 2018 wetland resources were delineated on a portion of land located at the above referenced site. The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the Town of Franklin Wetland Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland was delineated on site with series GC1-75. This wetland is dominant in green ash, red maple, highbush blueberry, northern arrowwood, buckthorn and wetland ferns. The adjacent upland is dominant in oak, white pine, honeysuckle, holly, rose and upland herbs. DEP data forms were documented at flag GC-72 (see attached forms).

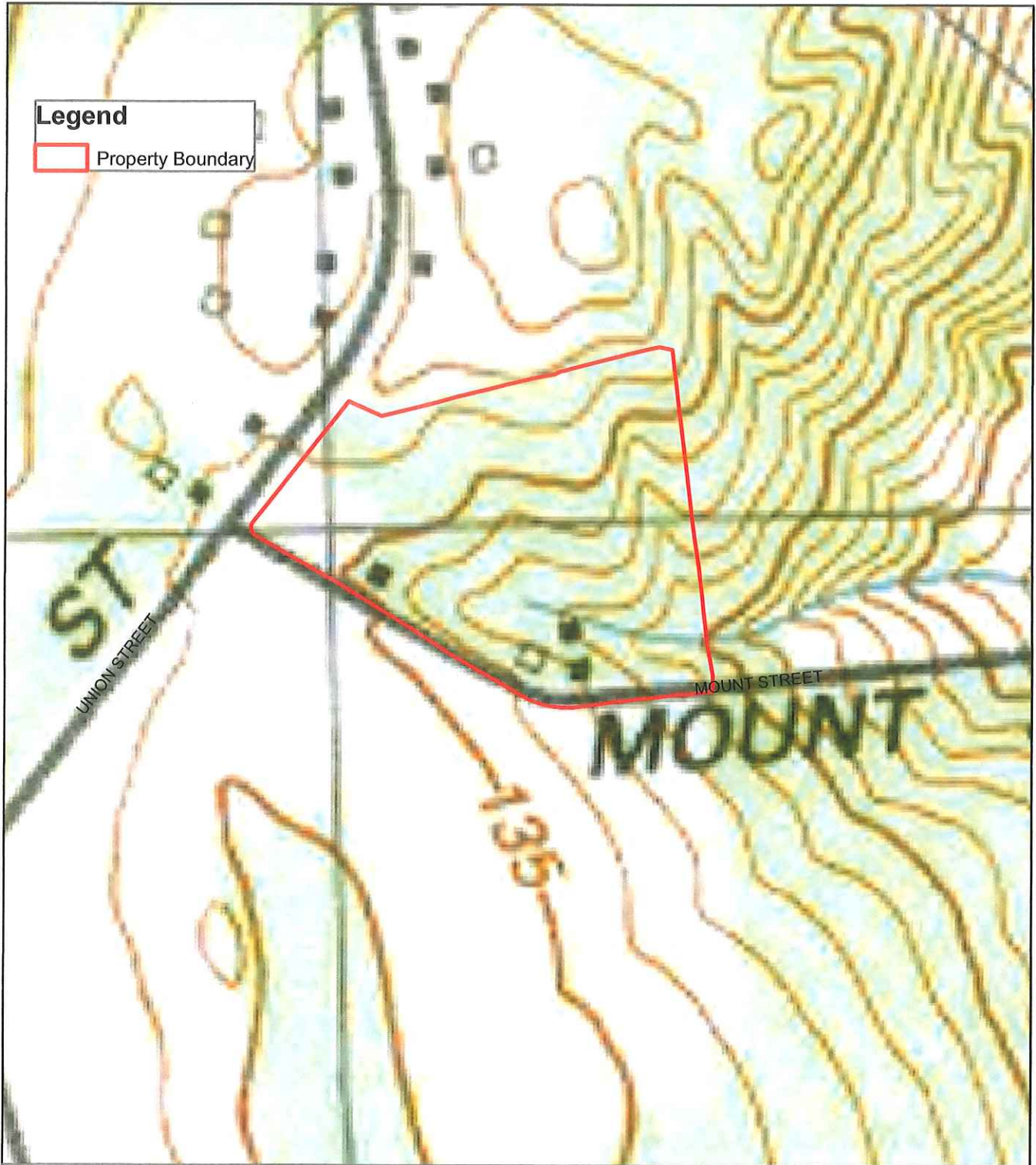
According to the Mass GIS data layers for NHESP, this site not is located within Estimated and/or Priority Habitat of Rare Wildlife, and no mapped potential or certified vernal pools are located on site. The site is not located in an ACEC; or a jurisdictional FEMA Flood Zone.

The MA Wetlands Protection Act and the local bylaw takes jurisdiction over BVW and its jurisdictional 100-foot Buffer Zone. Any work within the resource area and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission. If you need further assistance with permitting, please call us we would be happy to assist.

Very truly yours,

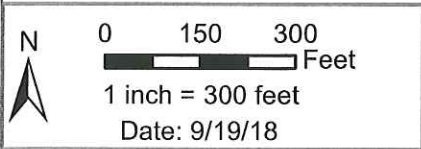


Scott Goddard,  
Principal & PWS



## USGS Site Locus

### Mount Street, Franklin MA



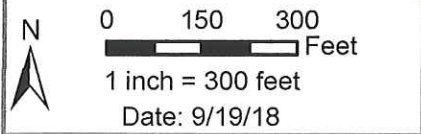
GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"







## Ortho View of Site Mount Street, Franklin MA



GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"





# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **G&H**      Prepared by: **Goddard Consulting LLC**      Project location: **3 Mount Street, Franklin**      DEP File #: \_\_\_\_\_  
 Check all that apply:  Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only       Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

Method other than dominance test used (attach additional information)

Observation Plot Number: **GC-72**

Transect Number: **Uprgradient**

Date of Delineation: **11-Sep-18**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<i>Tree Layer</i>					
Red Oak	<i>Quercus rubra</i>	20%	21.5%	Yes	FACU
White pine	<i>Pinus strobus</i>	63%	67.7%	Yes	FACU
Norway Maple	<i>Acer platanoides</i>	10%	10.8%	No	DPL
<i>Sapling Layer</i>					
<i>Shrub Layer</i>					
Black cherry	<i>Prunus serotina</i>	10%	50.0%	Yes	FACU
American holly	<i>Ilex opaca</i>	10%	50.0%	Yes	FACU
<i>Climbing Woody Vine</i>					
<i>Ground Cover</i>					
Goldenrod	<i>Solidago sp.</i>	20%	50.0%	Yes	NI
Canada mayflower	<i>Maianthemum canadense</i>	10%	25.0%	Yes	FACU
Virginia-creeper	<i>Parthenocissus quinquefolia</i>	10%	25.0%	Yes	FACU

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Morphological Adaptations: 0      Description: \_\_\_\_\_  
 \* An asterisk after indicator status denotes wetlands plants; plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 0      Number of dominant non-wetland indicator plants: 7

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?

yes  no

title/date: **Soil Survey of Norfolk and Suffolk Counties - 1989**

map number: \_\_\_\_\_

soil type mapped: **Hollis rock outcrop**

hydric soil inclusions: \_\_\_\_\_

Are field observations consistent with soil survey?

yes  no

Remarks:

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

2. Soil Description

Horizon      Depth (inches)      Matrix Color      Mottles Color or Texture

A              1-10              10YR2/2

B              10-20              10YR5/4

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

Remarks:

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

3. Other:

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

Conclusion: Is soil hydric?

yes

no

Other Indicators of Hydrology: (check all that apply and describe)

Site inundated: \_\_\_\_\_

Depth to free water in observation hole: \_\_\_\_\_

Depth to soil saturation in observation hole: \_\_\_\_\_

Water marks: \_\_\_\_\_

Drift Lines: \_\_\_\_\_

Sediment deposits: \_\_\_\_\_

Drainage patterns in BVW: \_\_\_\_\_

Oxidized rhizospheres: \_\_\_\_\_

Water-stained leaves: \_\_\_\_\_

Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion for Upgradient of GC-72	yes	no
Number of wetland indicator plants		
>= number of non-wetland plants		<b>X</b>
Wetland hydrology present:		
hydric soils present		<b>X</b>
other indicators of hydrology present		<b>X</b>
Sample location is in a BVW		<b>X</b>

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **G&H**

Prepared by: **Goddard Consulting LLC**

Project location: **3 Mount Street, Franklin**

DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
 Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
 Method other than dominance test used (attach additional information)

Observation Plot Number: **GC-72**

Transect Number: **Downgradient**

Date of Delineation: **11-Sep-18**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<i>Tree Layer</i>					
Red Maple	<i>Acer rubrum</i>	20%	35.7%	Yes	FAC*
Green ash	<i>Fraxinus pennsylvanica</i>	36%	64.3%	Yes	FACW*
<i>Sapling Layer</i>					
Red maple	<i>Acer rubrum</i>	10%	100.0%	Yes	FAC*
<i>Shrub Layer</i>					
Northern arrowwood	<i>Viburnum recognitum</i>	36%	100.0%	Yes	FAC*
<i>Climbing Woody Vine</i>					
Eastern poison ivy	<i>Toxicodendron radicans</i>	10%	100.0%	Yes	FAC*
<i>Ground Cover</i>					
Eastern poison ivy	<i>Toxicodendron radicans</i>	10%	100.0%	Yes	FAC*

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Morphological Adaptations: 0 Description: \_\_\_\_\_

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 6

Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **yes**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.



**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?

yes  no

title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_

soil type mapped: Hollis rock outcrop

hydric soil inclusions: ridgebury

Are field observations consistent with soil survey?

yes  no

Remarks:

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

2. Soil Description

Horizon      Depth (inches)      Matrix Color      Mottles Color or Texture

O                      1-10                      10YR2/1

C                      10-20                      10YR6/1

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

Remarks:

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

3. Other:

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

Conclusion: Is soil hydric?

yes

no

Other Indicators of Hydrology: (check all that apply and describe)

Site inundated: \_\_\_\_\_

Depth to free water in observation hole: \_\_\_\_\_

Depth to soil saturation in observation hole: \_\_\_\_\_

Water marks: \_\_\_\_\_

Drift Lines: \_\_\_\_\_

Sediment deposits: \_\_\_\_\_

Drainage patterns in BVW: \_\_\_\_\_

Oxidized rhizospheres: \_\_\_\_\_

Water-stained leaves: \_\_\_\_\_

Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

Other: \_\_\_\_\_

<b>Vegetation and Hydrology Conclusion for Downgradient of GC-72</b>	<b>yes</b>	<b>no</b>
<b>Number of wetland indicator plants</b>		
<b>&gt;= number of non-wetland plants</b>	<b>X</b>	
<b>Wetland hydrology present:</b>		
hydric soils present	<b>X</b>	
other indicators of hydrology present	<b>X</b>	
<b>Sample location is in a BVW</b>	<b>X</b>	

*Submit this form with the Request for Determination of Applicability or Notice of Intent*



1051

884

NOT to scale

3

BVW

11

7

GC-75

GC-1

