

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

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September 6, 2023

Franklin Conservation Commission

335 East Central Street

Franklin, MA 02038

c/o Breeka LÍ Goodlander, Conservation Agent/Natural Resource Protection Manager

via email: bgoodlander@franklinma.gov

Re: 0 Prospect Street Notice of Intent (Wall Street Development)

Subject: Revised and Supplemental Information

Dear Commission Members:

Please find below and attached revised and supplemental information related to the 0 Prospect Street Lot:

1. Revised site plan: A revised site plan (rev date: 9/1/2023) by GLM Engineering is attached. This plan includes:
 - a. Revised degraded Riverfront Area (“RFA”) limits based on flagging placed on 8/29/2023 during a site review with the Breeka LÍ Goodlander, Conservation Agent and Jonathan Niro from BETA, the Commission’s consultant. The revised degraded RFA flagging incorporates only areas agreed as lacking topsoil, and excludes the mounds which I had previously delineated as degraded RFA. My opinion remains that these human-placed piles qualify as degraded RFA under 310 CMR 10.58(5) (“abandoned dumping grounds”) however the piles are excluded from the delineated degraded RFA on the revised plan in the interest of advancing the proposed project. All of the degraded RFA delineation shown on the revised plan (i.e., DB and DC flagging) has received BETA’s concurrence in the field.
 - b. Revised RFA calculations, including:
 - i. Total site RFA: 5,660 sf
 - ii. Development in degraded RFA: 2,600 sf
 - iii. Proposed non-degraded RFA development: 2,930 sf
 - iv. Proposed degraded RFA restoration: 3,060 sf.
 - c. Proposed limit of lawn is indicated (and reduced relative to the earlier plan version);
 - d. Proposed erosion control barrier has been revised to indicate staked compost sock;
 - e. A stockpile area is designated outside of the Buffer Zone and RFA;

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- f. Erosion and sediment control narrative;
2. Proposed RFA restoration specifications are attached, including a proposed monitoring and reporting plan.
3. Construction sequence is attached.
4. Revised NOI form 3 is attached, incorporating the amended degraded RFA calculations provided above (from the 9/1/2023 revised plan).
5. Updated mapping is attached:
 - a. Natural Heritage Priority and Estimated Habitats certified vernal pools and “potential vernal pools” (none of these features is mapped by MassGIS in the immediate site vicinity);
 - b. FEMA Flood Zones (the project site is not within a mapped floodplain); and
 - c. Water supply mapping: Zone 1’s (public water supply well location), and Zones A, B & C (surface water supply zones).
6. Vernal Pool Statement: There are no mapped Certified or Potential Vernal Pools on or near the project locus (the nearest are approximately 1,000 and 700 feet north, respectively – see appended NHESP Data layers figure). There are no ponding areas or depressions within the proposed work area which might function as a vernal pool
7. Functions and Characteristics Evaluation: The Bylaw regulations section 7.10 requires that the following potential functions and characteristics be evaluated:
 - Public Water Supplies – Distance from proposed project to nearest public well: approximately 4,500 feet (see appended figure from MassMapper);
 - Private Water Supplies – Distance to nearest private well: The house under construction to the north has a private well which is located more than 100-feet from the proposed septic system;
 - Groundwater – Depth to groundwater: based on septic system soil testing (witnessed by BOH agent) groundwater is 4-feet to 7-feet (or more) below surface grade. No blasting will be required, and no hazardous substances will be utilized in construction or occupancy of the proposed dwelling, with the exception of normal construction and residential petroleum use. Precipitation infiltration will be maintained through the site’s high-permeability soils and flat topography;
 - Flood Control: No work is proposed within any 100-year flood plain (see appended FIRMette);
 - Erosion and Sedimentation: The site is relatively flat, and has high permeability sand and gravel soils. Therefore, short- and long-term erosion risk is minimal. As noted on the site plan, an erosion control barrier is proposed at the limit of work. The

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erosion control barrier will be maintained until the site is stabilized with vegetative cover. Erosion control specifications are provided below and on the revised site plan;

- Storm Damage Prevention: No work is proposed within a floodplain, and no work is proposed within approximately 60-feet of the BVW. As such, the project will not affect the ability of the wetland or flood plain to withstand impacts during large-scale storm events.
 - Water Quality: No impacts to vegetated wetland are proposed, and a minimum 60-foot buffer is maintained. The proposed septic system is located more than 100-feet from the BVW. Construction phase erosion controls will be implemented until site stabilization is achieved. Long-term use of the site will be a single-family residence, and no water quality impacts are anticipated.
 - Water Pollution Control: No impacts to vegetated wetland are proposed, and a minimum 60-foot buffer is maintained, to filter any limited pollutants which might be generated at the single-family dwelling proposed. The proposed septic system is located more than 100-feet from the BVW. Construction phase erosion controls will be implemented until site stabilization is achieved. Long-term use of the site will be a single-family residence, and no water pollution impacts are anticipated.
 - Fisheries: As noted above, no negative effects on water quality or pollution control are anticipated. Also, no changes in shading of the ponding area to the south will occur. Therefore, there will be no effect on fisheries from the project.
 - Shellfish – Not Applicable in Franklin (per bylaw regulations).
 - Wildlife Habitat: As noted above, the site is not mapped as rare species habitat. Much of the proposed work area within the Buffer Zone and RFA consists of degraded area lacking topsoil and vegetation. The project proposes a 1:1 restoration of degraded area for proposed work outside of the delineated degraded limit. Therefore, the extent of naturally vegetated area on the site within wetlands jurisdiction will remain the same, and jurisdictional wildlife habitat will be maintained.
 - Rare Species Habitat (including rare plant species): No mapped Estimated Habitat or Priority Habitat occurs on or near the site. There is therefore no known rare plant or animal habitat present.
 - Agriculture: The proposed project will not affect any land in agricultural use.
 - Aquaculture : To date there are no aquaculture operations in Franklin (per Bylaw regulations).
 - Recreation: There is no known recreational use of the site. The site is located too close to the road for hunting to be feasible.
8. Bylaw Avoidance, Minimization, and Mitigation Sequence and Narrative (Section 7.11.2): As noted above and on the project plans, the project maintains at least a 60-foot offset from the vegetated wetland, and is positioned on the northern portion of the lot, opposite the wetland. Within jurisdictional areas, the project maintains the total amount

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of natural vegetation, by proposing restoration of 3,060 sf of degraded (lacking topsoil) area and limiting proposed alteration of non-degraded jurisdictional area to slightly smaller footprint than the restoration area. Proposed restoration specifications are provided.

9. Erosion and sediment control: Erosion and sediment control at the site is straightforward, due to the nearly flat topography and high-permeability soils. Erosion control BMPs will include (see plan):

- a. Stone construction entrance will be installed;
- b. Permitter compost sock or straw wattle will be installed at the locations shown on the plan, to be staked and immediately maintained as needed, if damaged or decayed;
- c. Stockpiling to occur at the location shown on the plan, outside of wetlands jurisdiction;
- d. Temporary sediment basin(s) – to be adjusted as construction proceeds – with a volume of approximately 3,600 cf per acre of disturbed soil will be maintained until the site is stabilized with topsoil and seed;
- e. Prompt stabilization with topsoil and seed will occur as soon as feasible;
- f. All erosion control BMPs are to be inspected at least weekly, and immediately after rain events of more than 1-inch (or approximate snowmelt equivalent);
- g. At least 50% of the initial height of the compost sock will be maintained, through removal of accumulated sediments and/or replacement of decayed compost sock, as needed;
- h. Weekly logs describing the erosion control BMP status and any breaches or significant repairs will be provided to the Conservation Commission by email.

Reports will be provided by:

Lou Petrozzi (617) 922-8700

10. Alternatives: Section 7.13 states that an alternatives analysis is required under the following circumstances:

- a. Septic system within the 100-foot Buffer Zone: Not applicable;
- b. Wetland filling: Not applicable;
- c. Structures within the 50-foot Buffer Zone: Not applicable;
- d. Variance requests: Not applicable;
- e. RFA/ Riparian Area “*shall comply with the requirements as presented in 310 CMR 10.58(4).*” No work is proposed under 310 CMR 10.58(4). Work in RFA is proposed under the degraded RFA restoration provisions of 310 CMR 10.58(5). In accordance with 310 CMR 10.58(5)(c), because the proposed degraded RFA restoration exceeds the required 1:1 mitigation ratio, an alternatives analysis under 310 CMR 10.58(4) is not required. Nevertheless, we note that in terms of alternatives:

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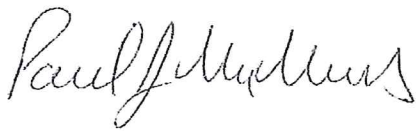
- The driveway access is proposed in the northern portion of the site, furthest from the wetland, rather than using the existing gravel driveway; and
- The septic system is proposed in the NW corner of the lot, furthest from the wetland.

11. Proposed work within the 50- to 100-foot Buffer Zone: Section 4.4 of the Bylaw Regulations states that additional mitigation offsets may be required under certain circumstances:

- a. when slopes exceed 10%: Not applicable; or
- b. when more than 30% of the 50-100 foot buffer zone resource area is proposed to be impervious surface: Not applicable.

I hope that this information is helpful.

Sincerely,



Paul J. McManus, LSP, SPWS
President

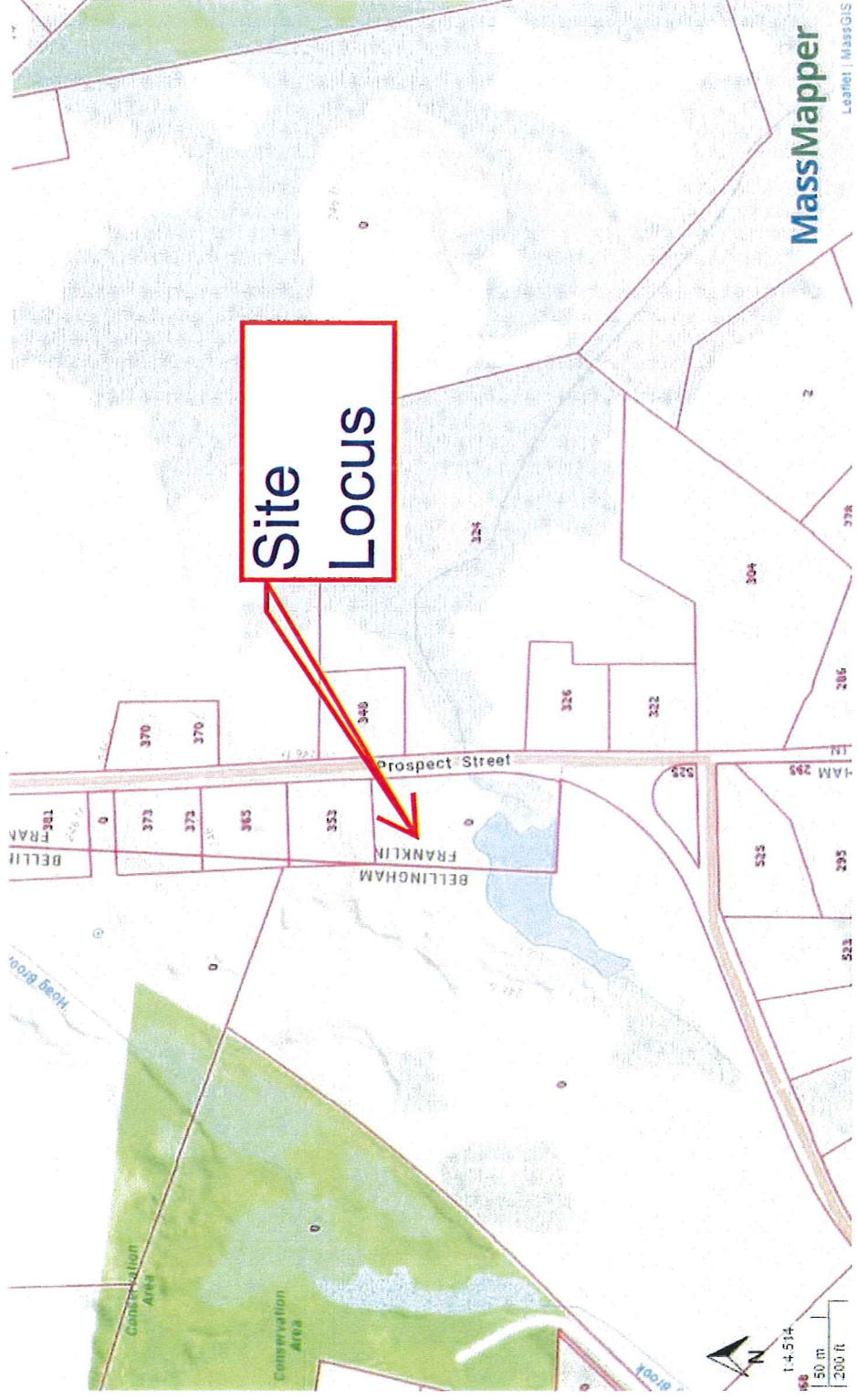
C: Lou Petrozzi (applicant)
Robert Truax, PE

Enclosures:

- Revised NOI
- MassMapper figures (2)
- FEMA FIRMette
- Construction sequence
- RFA Restoration specifications

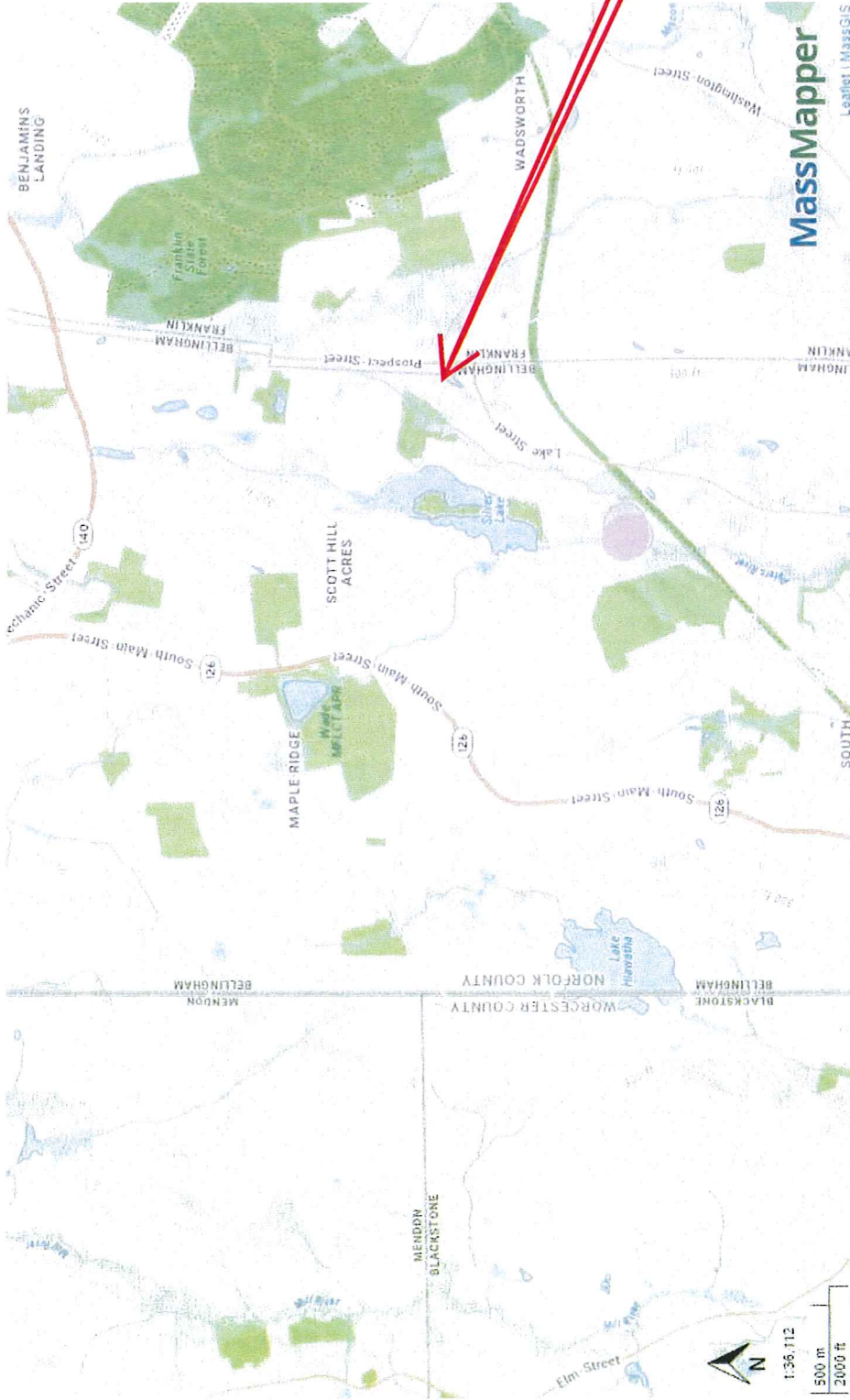
NHESP Data layers

- Potential Vernal Pools
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- NHESP Certified Vernal Pools
- Property Tax Parcels



Zones 1, A, B & C

- Zone 1s
- IWPAs
- Zone C
- Zone B
- Zone A
- Property Tax Parcels

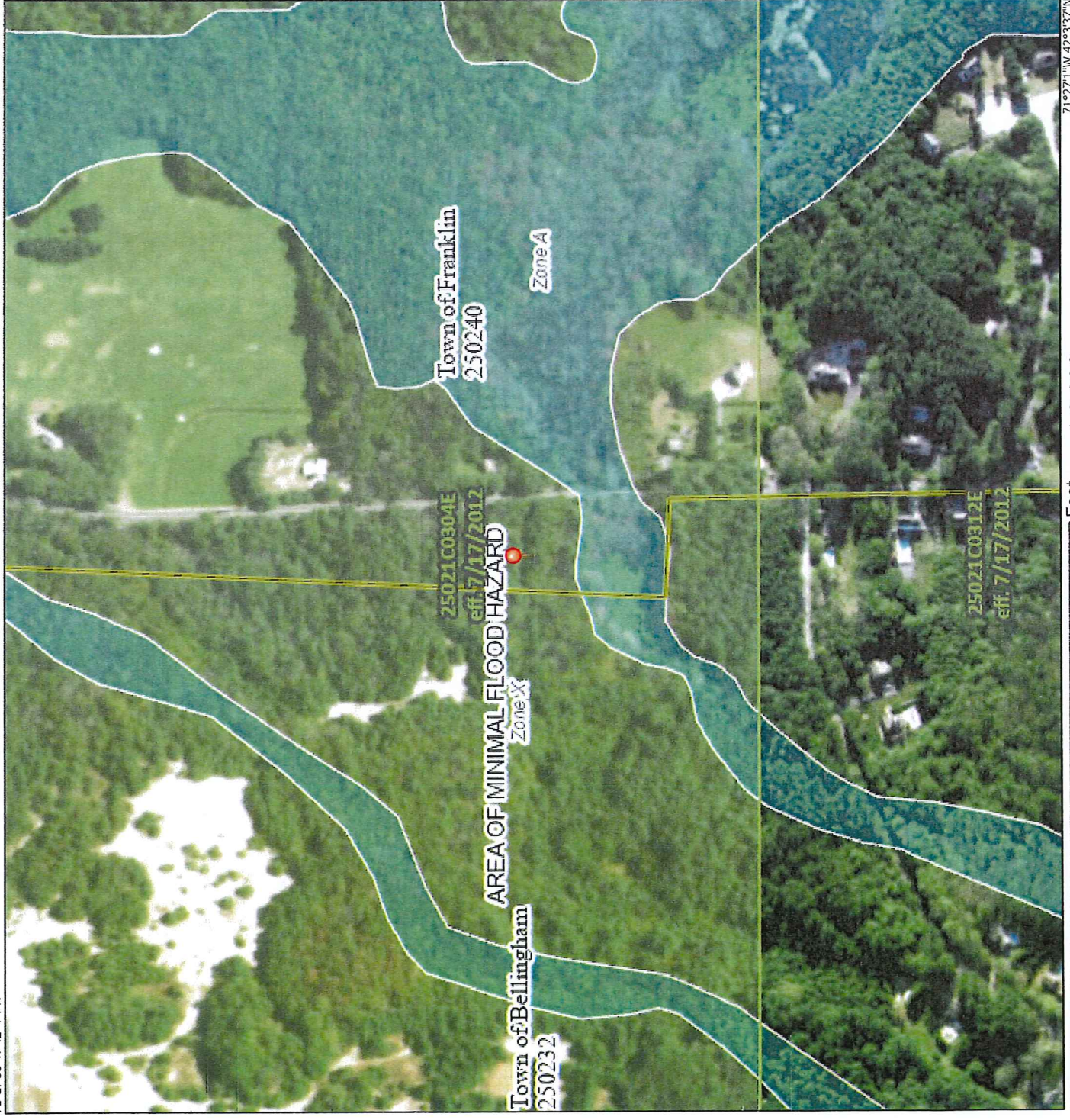


Site Locus

National Flood Hazard Layer FIRMette



71°27'38"W 42°4'4"N



0 250 500 1 000 1 500 2 000 1:6,000 Feet

71°27'1"W 42°3'37"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, X, S9</i>
	With BFE or Depth <i>Zone AE, A0, AH, VE, AR</i>
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile <i>Zone 1</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRS Area of Undetermined Flood Hazard <i>Zone X</i>
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/1/2023 at 12:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.