



# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

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F-4420

September 29, 2023

Franklin Conservation Commission  
355 East Central Street  
Franklin, MA. 02038  
Attn: Breeka Li Goodlander, Conservation Agent

RE: *Comments from BETA: 3 Mount Street Franklin*

Dear Members of the Commission:

On behalf of our client, Mr. Sean Lanagan, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from BETA dated September 20, 2023.

BETA's findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

## **PLAN AND GENERAL COMMENTS**

A1. *MassDEP has issued a file number (DEP File No. 159-1275) with no technical comments*

**GH: No further action required.**

A2. *Existing vegetation on Lot 4 as shown on the Project plans does not appear accurate to what was observed in the field, as the entire lot is currently vegetated. The Project plans should depict accurate existing conditions information and provide a comprehensive limit of vegetative clearing and the proposed lawn areas on Lot 4, and the tree line on Lot 1 per Section 7.18.1.5 of the Bylaw.*

**GH: The plan has been updated to reflect the current field conditions as requested.**

A3. *Depict Assessors' references for the abutting properties on the plans.*

**GH: Assessor information has been added to the plan.**

A4. *The septic design plan referenced in the plan notes should be provided to the Conservation Commission for the Project record.*

**GH: Enclosed please find plans entitled "Site Development & Facilities Plan – Lots 1, 2, 3, and 4 Mount Street, Franklin, Massachusetts" dated September 28, 2022 prepared by Guerriere & Halnon.**

## **RESOURCE AREA AND BOUNDARY COMMENTS**

*W1. Flagging in the field was observed as missing, sun faded, or torn, however, locations of flags could be discerned and assessed as accurate by reviewing the existing conditions information provided by the Applicant. It is recommended that the Commission approve the flagged boundary for this filling only and that any future work at the Site be subject to an updated wetland delineation.*

**GH: Acknowledged. No further action required at this time.**

*W2. BETA recommends that the Commission excludes approval of any wetland flags located on abutting properties, specifically flag GC-75 located on 7 Mount Street (Assessors ID: Parcel 331- 037-000).*

**GH: Applicant defers to the Commission for further discussion if necessary.**

## **CONSTRUCTION COMMENTS**

*W3. Material storage and laydown areas should be depicted on the Project plans and located outside of jurisdictional areas.*

**GH: The material storage areas with erosion controls have been added to Sheet 2.**

*W4. The Applicant should clarify if the remains of the existing house lost to a fire will be removed as part of the Project. If so, additional erosion controls should be provided to demarcate the associated LOW.*

**GH: A note has been added to the plan located on Sheet 2 under general notes.**

*W5. The leaching field is proposed in the location of existing trees. The Applicant should indicate which trees will be removed on the Project plans, as the Commission may request mitigation for the loss of trees within jurisdictional areas.*

**GH: The plan has been updated to reflect the current conditions. No trees within the area of the leaching field are proposed to be removed.**

## **MITIGATION COMMENTS**

*W6. Provide specifications of the proposed seed mixture(s) proposed for the stabilization of disturbed areas within Buffer Zone. BETA recommends that native species that provide wildlife habitat value be proposed within Buffer Zone wherever ongoing maintenance is not required (such as lawn areas).*

**GH: A note has been added to sheet 2 for New England Conservation/Wildlife Mix to be placed within the disturbed buffer zones.**

## **BYLAW REGULATORY COMMENTS**

*W7. Provide a Construction Schedule and Sequence in the plan notes as required under Section 7.18.1.14. of the Bylaw.*

**GH: In accordance with Section 7.18.1.14 of the Town of Franklin Conservation Commission Regulations, a construction schedule and sequence has been added to Sheet 4 of 4.**

*W8. An Alternative Analysis has been submitted as required under Section 7.13 of the Bylaw for location of septic system components within the 100-foot Buffer Zone. BETA defers to the*

*Commission if the submitted Alternative Analysis complies with the Bylaw Regulations. At a minimum, the Applicant should provide evidence of the high groundwater encountered on Lot 4.*

**GH: Applicant defers to the Commission for further discussion. Additional test pit data has been included for Lot 4.**

*W9. Calculations should be provided to indicate if more than 30% of the 50–100-foot Buffer Zone on Lot 4 will be converted to impervious surfaces per Section 4.4.1 of the Bylaw Regulations. The calculations should be depicted on the Project plans. Impervious coverage beyond the 30% threshold within the 50–100-foot Buffer Zone may require additional mitigation per the Bylaw Regulations.*

**GH: Calculations for impervious coverage has been added to the plan. Total impervious coverage within the 50 ft-100ft. buffer is equal to 10.3%.**

We believe these responses have addressed the concerns expressed by BETA from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,  
**Guerriere & Halnon, Inc.**



Amanda Cavaliere  
Franklin Office Manager