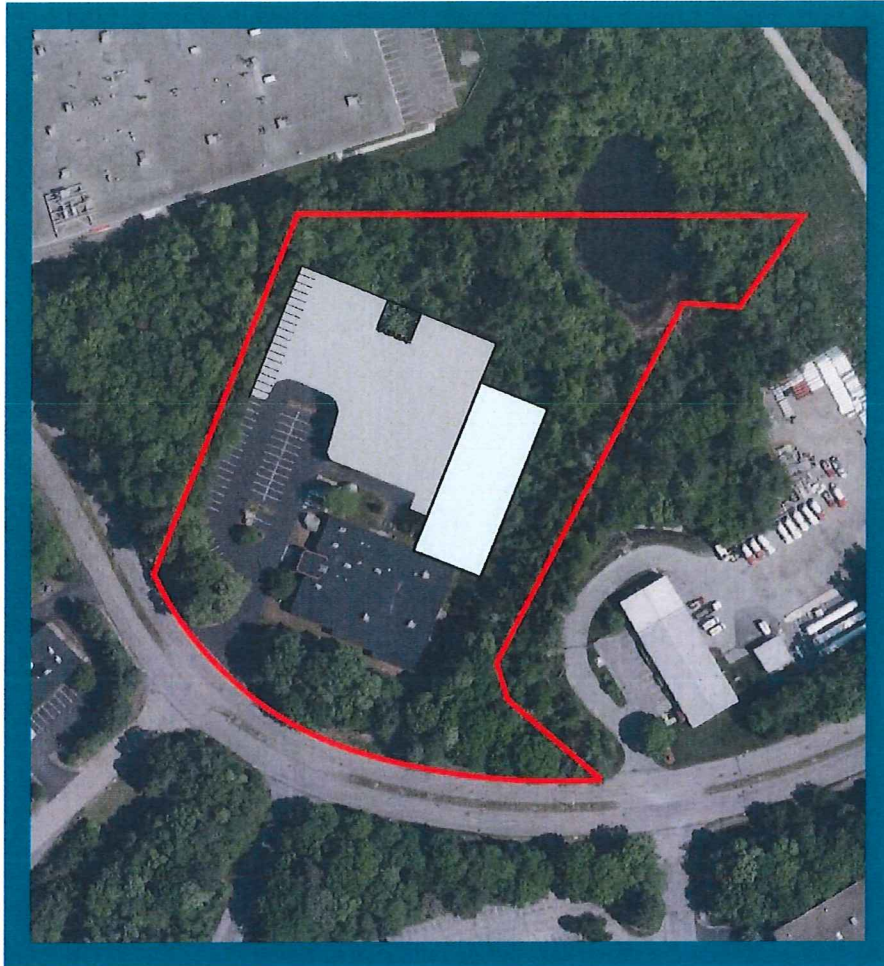




**ALLEN & MAJOR  
ASSOCIATES, INC.**

# NOTICE OF INTENT

25 Forge Parkway  
Franklin, Massachusetts



**APPLICANT:**

TMC Holdings & Development 2 LLC  
24 William Way  
Bellingham, MA 02019

**PREPARED BY:**

Allen & Major Associates, Inc.  
400 Harvey Road  
Manchester, NH 03103



**NOTICE OF INTENT**

25 Forge Parkway  
Franklin, Massachusetts

**PROPONENT:**

TMC Holdings & Development 2 LLC  
24 William Way  
Bellingham, MA 02019

**PREPARED BY:**

Allen & Major Associates, Inc.  
400 Harvey Road  
Manchester, NH 03103

**ISSUED:**

February 21, 2023

**A&M PROJECT NO.:**

2712-02A



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**SECTION 1.0**  
**NOI APPLICATION & WPA FORM 3**



## PROJECT NARRATIVE

### Existing Conditions

The project site is located at 25 Forge Parkway, Franklin, Massachusetts, and is identified on the town Assessor's Map 275 as Parcel 14 and is approximately 5.91 acres. The project site is on the north side of Forge Parkway and is developed with an 18,619 square foot office building and 50 parking spaces. The rear of the site is wooded and undeveloped. The lot is in the Town's industrial district and is surrounded by either commercial or industrial uses. The site topography ranges from moderate to steep slopes. The high point on-site is approximately elevation 307 in the southeastern corner of the site. The low point on-site is approximately elevation 278 in the southwestern corner of the site. The existing impervious area on-site is approximately 47,578 square feet. On the property presently, stormwater flows to three distinct locations. Stormwater from most of the rear portion of the site flows overland and discharges to 27 Forge Parkway, the neighboring parcel to the northwest. Flow from the front of the site flows both overland and through an existing closed drainage system on-site, to the municipal drainage system in Forge Parkway. Stormwater from a small portion of the rear of the site flows to the pond in the northeast corner. The project will not impact flows to this pond.

### Proposed Project

In this Notice of Intent (NOI), the proposed project seeks to construct a 16,000 square foot building addition, 17 additional parking spaces, and paved contractor yard. The proposed stormwater management system for the site consists of deep sump catch basins, a Stormtech MC-3500 chamber infiltration system with isolator row, and outlet control structure. These systems have been designed in accordance with the MA DEP Stormwater Management Policy to recharge groundwater and reduce rate of runoff from the parcel.

This NOI is required because the project proposes to conduct work within 100 feet of Bordering Vegetated Wetlands. The Franklin Conservation Commission Regulations outline three separate Buffer Zone Resource Areas, 0-25 foot, 25-50 foot, and 50-100 foot. No work or disturbance, including grading, is proposed within the 0-25 foot Buffer Zone. Disturbance within the 25-50 foot Buffer Zone is limited to a minimal amount of grading. No impervious area is proposed within the 25-50 foot Buffer Zone. Alterations within the 50-100 foot Buffer Zone include grading, pavement, and the proposed building addition. Less than 30% of the 50-100 foot Buffer Zone is proposed to be impervious. A calculation is provided below.

Area of 50-100 foot Buffer Zone on-site = 43,500 square feet

Impervious area in 50-100 foot Buffer Zone = 10,667 square feet



$$\% \text{ Impervious} = 10,667 / 43,500 \times 100 = 24.5\% < 30\%$$

The proposed impervious area on-site consists of a building addition of 16,000 square feet as well as additional pavement area adjacent to the addition.

## **ENVIRONMENTAL DUE DILIGENCE**

A review of the latest Massachusetts Natural Heritage Atlas; 15<sup>th</sup> Edition, reveals that there are no Estimated Habitats and Priority Habitats on-site or directly adjacent to the site. The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map 25021C0304E, effective 7/17/2012, was reviewed and indicates that the site is not located within a 100-year floodplain area.

A portion of the site is composed of a bordering vegetated wetland along the northeastern property line. About 50 feet from the site's northwestern property line, an isolated wetland had been located. Both wetlands were flagged by Goddard Consulting, LLC on April 12, 2021. Please find Goddard's detailed Wetland Report within the final pages of this section.

## **MASSACHUSETTS WETLAND REGULATIONS**

### **Massachusetts Regulations & Conformance to Performance Standards**

#### ***Bordering Vegetated Wetlands 310 CMR 10.55; Subsection 4***

*Bordering Vegetated Wetlands: As defined at 310 CMR 10.55 (2)(a), are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes.*

*10.55(4)(a): Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.*

No work is proposed within the Bordering Vegetated Wetlands. Therefore, the project is in compliance with subsection (a).

*10.55(4)(b): Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland...*

The proposed work will not cause a loss of Bordering Vegetated Wetlands. Therefore, the project is in compliance with subsection (b).



10.55(4)(c): *Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when...*

The proposed work will not cause a loss of Bordering Vegetated Wetlands. Therefore, the project is in compliance with subsection (c).

10.55(4)(d): *Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.*

As shown on Exhibit 5 – Priority & Estimated Habitats Map, there is no estimated or priority habit within the area of work for this project. Therefore, the project is in compliance with subsection (d).

10.55(4)(e): *Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern designated by the Secretary of Energy and Environmental Affairs under M.G.L. c. 21A, § 2(7) and 301 CMR 12.00: Areas of Critical Environmental Concern. 310 CMR 10.55(4)(e):*

The proposed work will not take place within an Area of Critical Environmental Concern. Therefore, the project is in compliance with subsection (e).

### **MASSDEP STORMWATER PERFORMANCE STANDARDS**

The site design includes analysis of the existing and proposed stormwater systems for compliance with the MassDEP Stormwater Standards. The Stormwater Report will show by means of narrative, calculations, and exhibits that there is no increase in peak rate of runoff from the site at the study point for all design storm events. The stormwater management system (SMS) incorporates structural and non-structural Best Management Practices to provide stormwater quality treatment and conveyance. See separate Stormwater Report for a detailed analysis of how the project meets the MassDEP Stormwater Standards.

Additionally, appropriate erosion controls will be installed prior to construction and an operation and maintenance plan has been developed. These erosion controls include catch basin filters within existing catch basins on site and tubular sediment barriers at the downhill limit of work. See the Site Preparation Plan for proposed erosion control measures.



## **NARRATIVE CONCLUSION**

The applicant respectfully submits the proposed project for the review of the Conservation Commission. The site development will provide both temporary and permanent local jobs and tax revenue. By developing the site, the proposed project will improve the quality of stormwater discharges, without negatively impacting the existing resource areas. This project will meet the MA DEP Stormwater Standards. The proposed stormwater management systems will provide stormwater quality treatment that is a benefit to the site and the wetlands on-site. Through careful site design, the adverse impacts have been minimized and the interests of the Massachusetts Wetlands Protection Act and the Franklin, MA Wetlands regulations have been protected.





**WETLAND REPORT**

May 17, 2021

Allen and Major Assoc.  
400 Harvey Road  
Manchester, NH 03103

Re: Wetland Border Report  
25 Forge Parkway, Franklin

Dear Allen and Major:

On April 12, 2021 the wetland resources were delineated on land located at the above referenced site (refer to enclosed locus maps). 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 local Wetland Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland (BVW)/Bank of an intermittent stream channel and an Isolated Wetland was delineated on/or near the site. The BVW was flagged with series GC 1-30. This wetland is dominant in red maple, willow, grape, skunk cabbage, wetland ferns and poison ivy. The adjacent upland is dominant in red oak, white oak, white pine and honeysuckle. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC 26 (see attached).

The Isolated wetland was flagged with series W1-9 and is located off-site to the west. This area is protected by the local bylaw and would have a 100-ft jurisdictional buffer zone which may cast onto the site.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife and has no mapped vernal pools. The site is not located in an ACEC, within 200-ft of a river or within a FEMA flood zone.

The Local Wetland Protection Bylaw and the MA Wetlands Protection Act take jurisdiction over BVW resources. In addition, these resource areas have a jurisdictional 100-foot Buffer Zone. The local bylaw takes jurisdiction over isolated wetlands and has a corresponding buffer zone. Any work within the resource areas and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission.

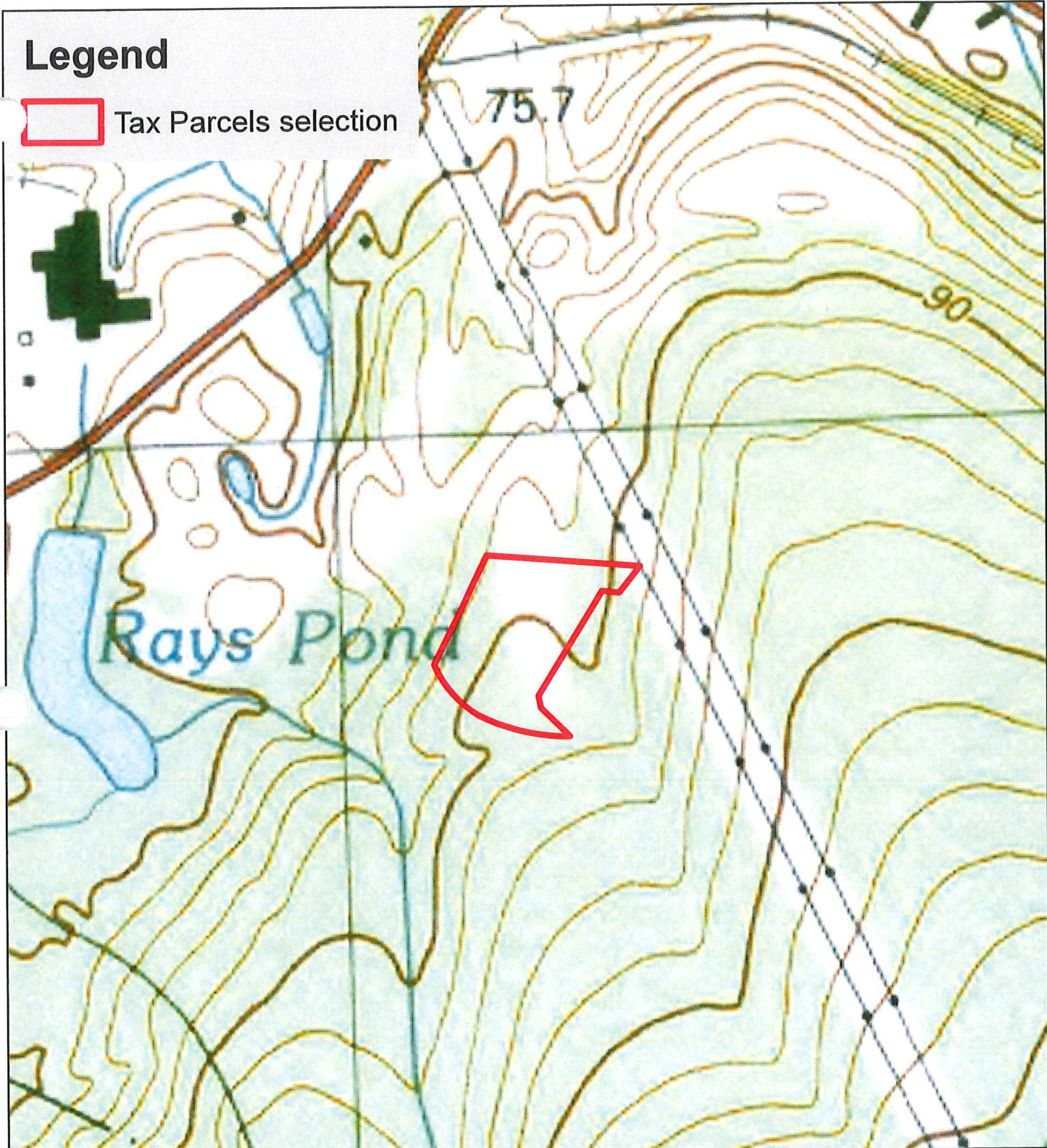
Very truly yours,  
GODDARD CONSULTING, LLC



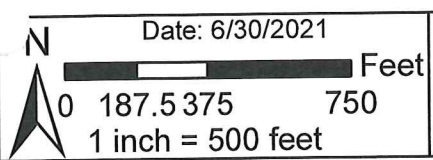
Scott Goddard,  
Principal & PWS

# Legend

 Tax Parcels selection



**USGS of Locus Site**  
25 Forge Parkway - Franklin, MA  
(Map: 275, Parcel: 14)







Date: 6/30/2021


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

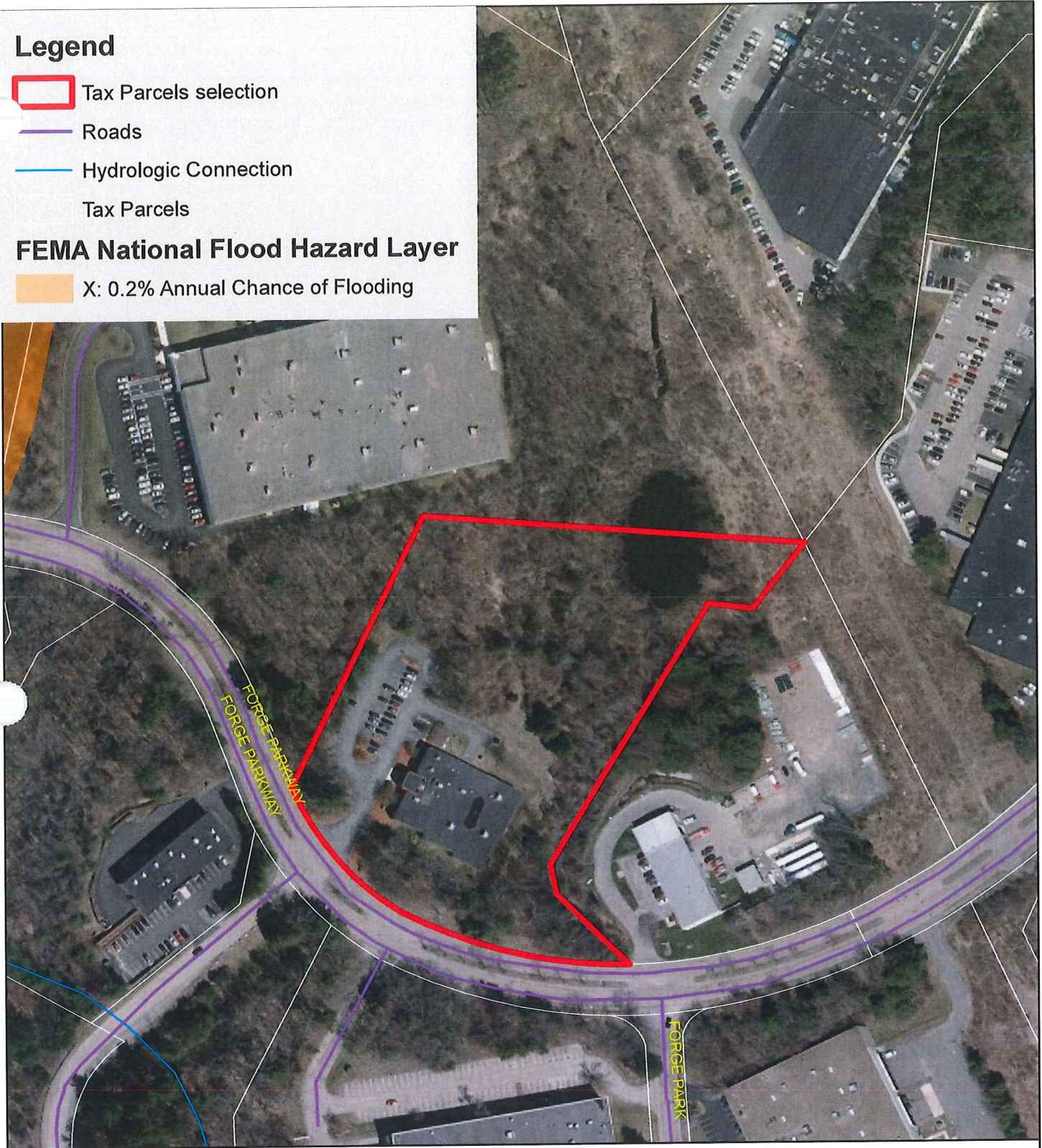


# Legend

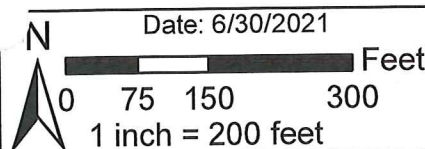
-  Tax Parcels selection
-  Roads
-  Hydrologic Connection
-  Tax Parcels

## FEMA National Flood Hazard Layer

-  X: 0.2% Annual Chance of Flooding



**Orthophoto View of Locus Site**  
25 Forge Parkway - Franklin, MA  
(Map: 275, Parcel: 14)



Date: 6/30/2021

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



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

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

Project location: 25 ForgeParkway, Franklin

Prepared by: Goddard Consulting LLC

Applicant: Allen and Major  
 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)

Section I. Vegetation	Observation Plot Number: <u>GC26</u>	Transect Number: <u>Upgradient</u>	Date of Delineation: <u>12-Apr-21</u>	Wetland Indicator Category*
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)

Tree Layer  
 Red Oak *Quercus rubra* 36% 100.0% Yes FACU

Sapling Layer  
 White pine *Pinus strobus* 10% 100.0% Yes FACU

Shrub Layer  
 White pine *Pinus strobus* 10% 30.3% Yes FACU  
 Honeysuckle *Lonicera sp.* 20% 60.6% Yes FACU  
 Allegheny blackberry *Rubus allegheniensis* 3% 9.1% No FACU

Climbing Woody Vine  
 Canada mayflower *Maianthemum canadense* 3% 100.0% Yes FACU

Ground Cover  
 Canada mayflower *Maianthemum canadense* 3% 100.0% Yes FACU

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

**Morphological Adaptations:** 0  
 \* 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: 5  
 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: Charlton 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	0-10"	10YR3/3	
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 GC26		yes	no
Number of wetland indicator plants >= number of non-wetland plants			X
Wetland hydrology present: hydric soils present			X
other indicators of hydrology present			X
<b>Sample location is in a BVW</b>			X

*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

DEP File #:

Prepared by: Goddard Consulting LLC Project location: 25 ForgeParkway, Franklin

Applicant: Allen and Major  
 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)

Section I. Vegetation		Transect Number: <u>Downgradient</u>	Date of Delineation: <u>12-Apr-21</u>
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance
<u>Tree Layer</u>			
Red Maple	<i>Acer rubrum</i>	20%	50.0%
Willow	<i>Salix sp.</i>	20%	50.0%
<u>Sapling Layer</u>			
Red maple	<i>Acer rubrum</i>	10%	50.0%
Willow	<i>Salix sp.</i>	10%	50.0%
<u>Shrub Layer</u>			
<u>Climbing Woody Vine</u>			
Grape	<i>Vitis sp.</i>	10%	100.0%
<u>Ground Cover</u>			
			UNKNOWN

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: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes Number of dominant non-wetland indicator plants: 1

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: Ridgebury  
 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
O	0-3"	10YR2/1	
C	3-18	10YR6/2	10YR5/6

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: 8 inches

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 Downgradient of GC26**

Number of wetland indicator plants  
 >= number of non-wetland plants  yes  no

Wetland hydrology present:  
 hydric soils present   
 other indicators of hydrology present

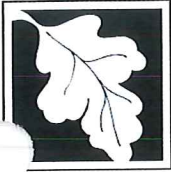
**Sample location is in a BVW**

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





**WPA FORM 3 – NOTICE OF INTENT**



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

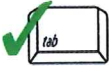
Provided by MassDEP:

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):

<u>25 Forge Parkway</u>	<u>Franklin</u>	<u>02038</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42.083567</u>	<u>-71.439889</u>
	d. Latitude	e. Longitude
<u>275</u>	<u>14</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Matthew</u>	<u>Clark</u>
a. First Name	b. Last Name
<u>TMC Holdings &amp; Development 2 LLC</u>	
c. Organization	
<u>24 William Way</u>	
d. Street Address	
<u>Bellingham</u>	<u>MA</u>
e. City/Town	f. State
<u>774-295-4201</u>	<u>02019</u>
h. Phone Number	g. Zip Code
<u></u>	<u>mclark@gssgi.com</u>
i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

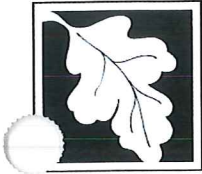
<u></u>	<u></u>
a. First Name	b. Last Name
<u></u>	
c. Organization	
<u></u>	
d. Street Address	
<u></u>	<u></u>
e. City/Town	f. State
<u></u>	<u></u>
g. Zip Code	
<u></u>	<u></u>
h. Phone Number	i. Fax Number
<u></u>	<u></u>
	j. Email address

4. Representative (if any):

<u>Brian</u>	<u>Jones</u>
a. First Name	b. Last Name
<u>Allen &amp; Major Associates, Inc.</u>	
c. Company	
<u>400 Harvey Road</u>	
d. Street Address	
<u>Manchester</u>	<u>NH</u>
e. City/Town	f. State
<u>603-627-5500</u>	<u>03103</u>
h. Phone Number	g. Zip Code
<u>603-627-5501</u>	<u>bjones@allenmajor.com</u>
i. Fax Number	j. Email address

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

<u>\$1,050</u>	<u>\$512.50</u>	<u>\$537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin  
City/Town

**A. General Information (continued)**

6. General Project Description:

Construction of a 16,000 SF high bay building addition, 17 parking spaces, and contractor's yard.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  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  
a. County

205229  
b. Certificate # (if registered land)

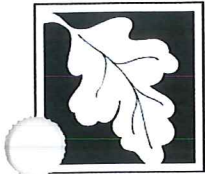
c. Book

d. Page Number

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

- 1.  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.
- 2.  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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**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	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

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

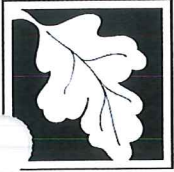
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin  
City/Town

**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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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.  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.

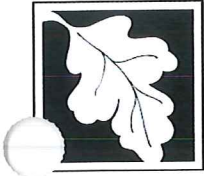
a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5.  Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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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

- Mass Mapper \_\_\_\_\_  
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 \*\*

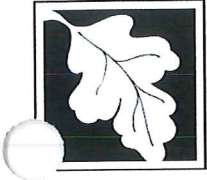
(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

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City/Town

**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:

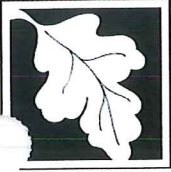
Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

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).



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

**WPA Form 3 – Notice of Intent**

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

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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).

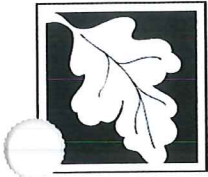
Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**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.





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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City/Town

**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 Development Plans for 25 Forge Parkway

a. Plan Title

Allen & Major Associates, Inc.

Brian D. Jones

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

Drainage Report

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:

1029

2. Municipal Check Number

02/16/2023

3. Check date

1028

4. State Check Number

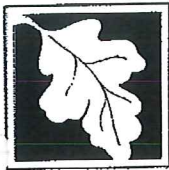
02/16/2023

5. Check date

TMC Holdings & Development 2, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP

MassDEP File Number
Document Transaction Number
Franklin
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.

	2/16/23
1. Signature of Applicant	2. Date
	2/16/23
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

### 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.



**TOWN OF FRANKLIN APPLICATION PROCESS SIGNATURE FORM**

## 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.

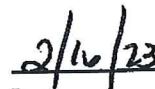
When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto 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 PROPERTY ACCESS SIGNATURE FORM**

**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

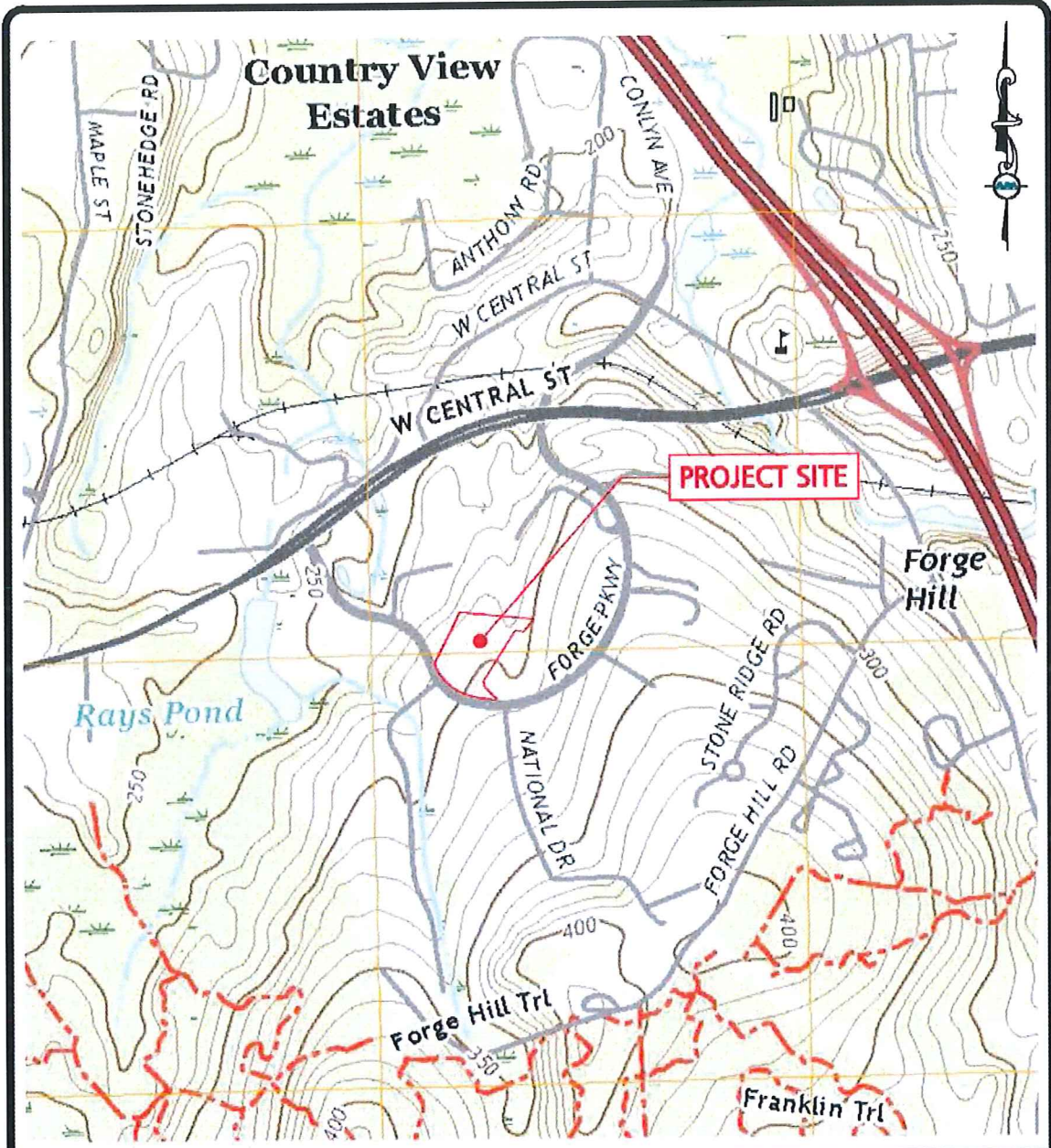
2/16/23  
Date




**SECTION 2.0**  
**EXHIBITS**



USGS SITE LOCUS MAP



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civil engineering • land surveying environmental consulting • landscape architecture  
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WOBURN MA 01886-0118  
TEL: (781) 935-6889  
FAX: (781) 935-8896  
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:  
**25 FORGE PARKWAY  
FRANKLIN, MA**  
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USGS SITE LOCUS MAP			
PROJECT NO. 2712-02A	DATE:	02/01/2023	
SCALE:	1"=1000'	DWG. NAME:	EXHIBITS
DESIGNED BY:	JRG	CHECKED BY:	SM

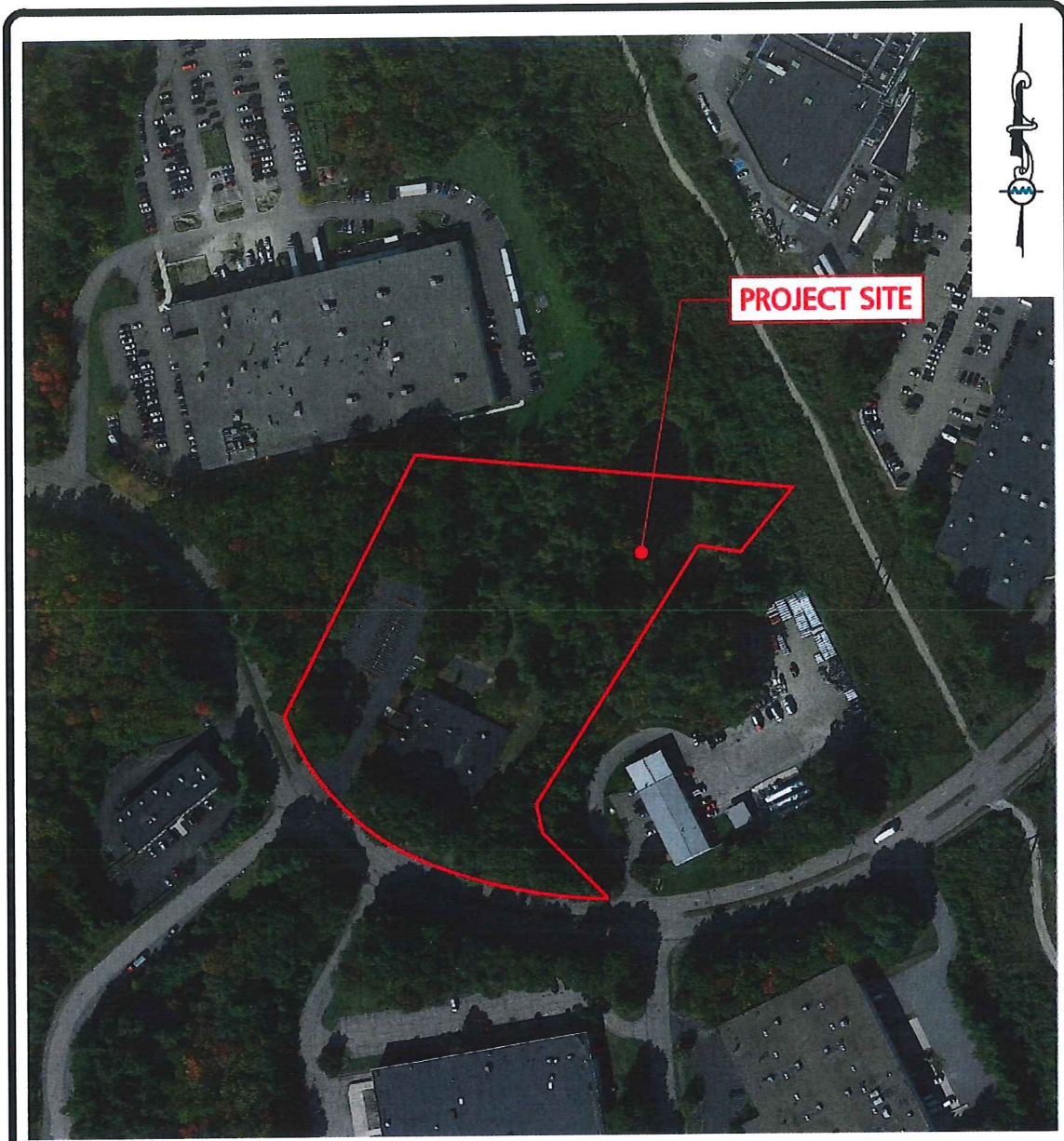
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SHEET No.  
**EX-1**





AERIAL PHOTO



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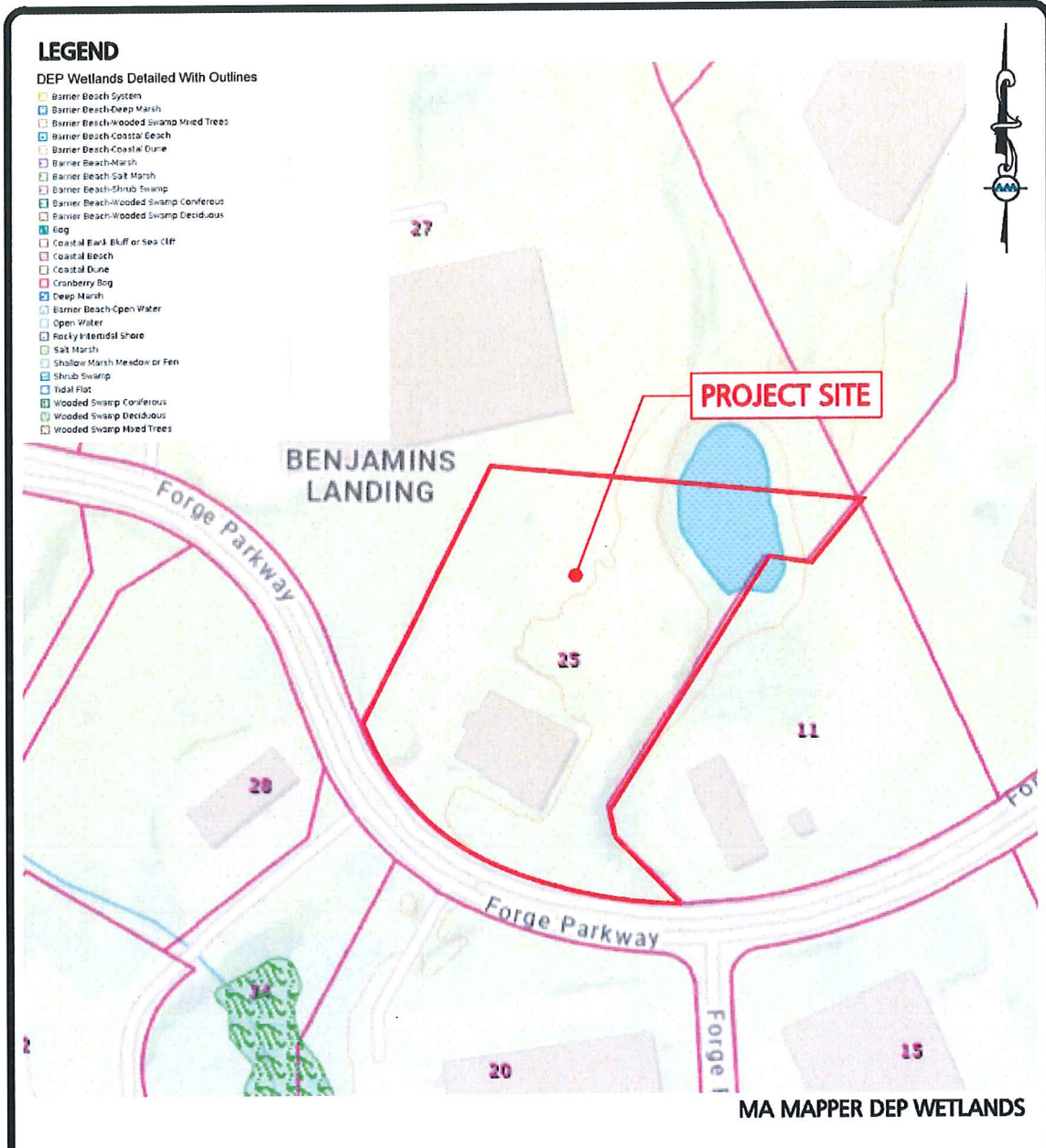
AERIAL PHOTO			
PROJECT NO.	2712-02A	DATE:	02/01/2023
SCALE:	1"=200'	DWG. NAME:	EXHIBITS
DESIGNED BY:	JRG	CHECKED BY:	SM


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SHEET No.  
**EX-2**



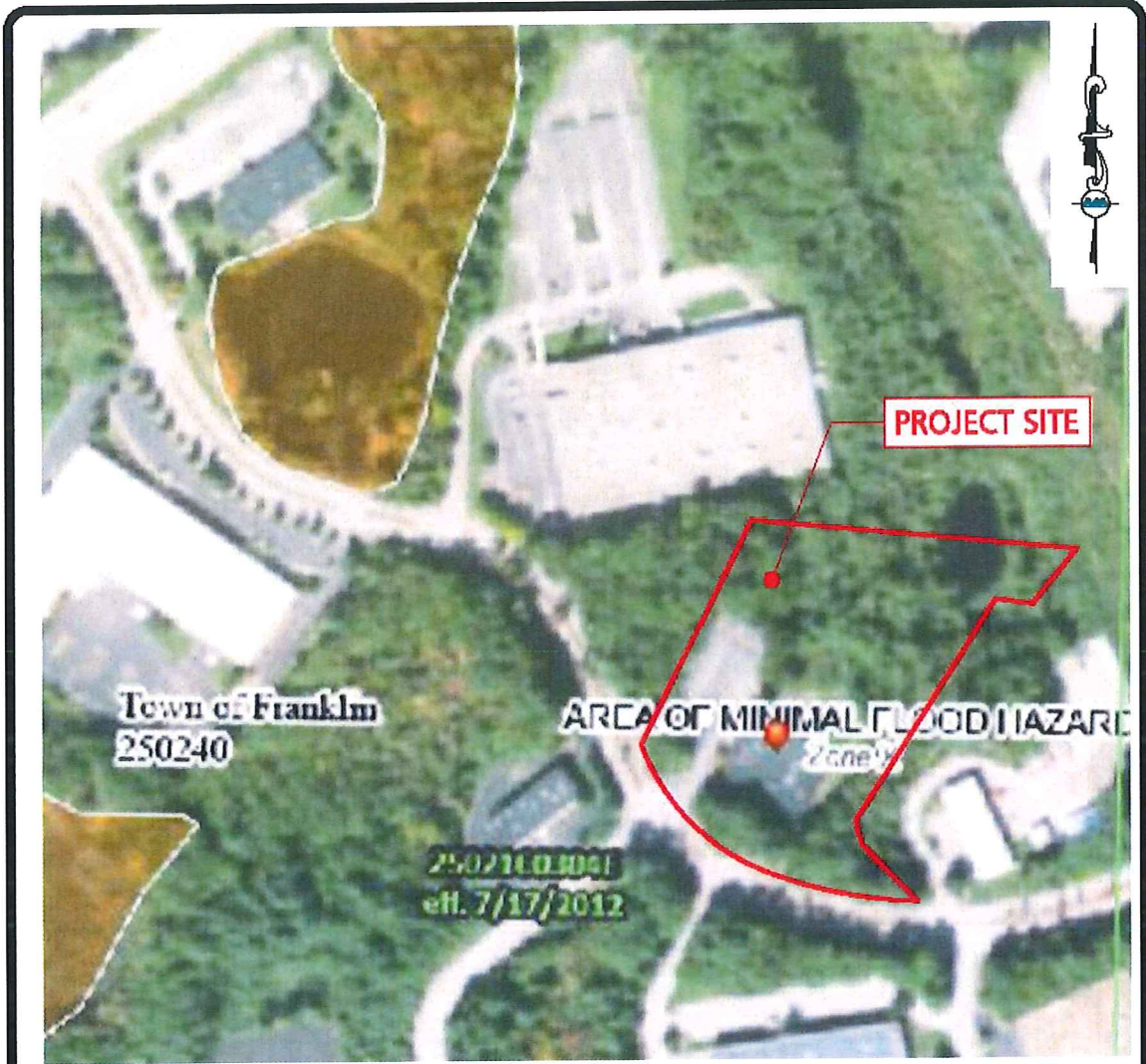
MASSDEP WETLANDS MAP



<p>PREPARED BY:</p>  <p><b>ALLEN &amp; MAJOR ASSOCIATES, INC.</b> civil engineering • land surveying environmental consulting • landscape architecture www.allenmajor.com 100 COMMERCE WAY P.O. BOX 2118 WOBURN MA 01888-0118 TEL: (781) 935-6889 FAX: (781) 935-2896 WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH</p>	<p>PROJECT:</p> <p><b>25 FORGE PARKWAY FRANKLIN, MA</b></p> <p><small>Copyright © 2023 Allen &amp; Major Associates, Inc. All Rights Reserved</small></p>	<p><b>WETLANDS MAP</b></p>	
	<p>PROJECT NO. 2712-02A</p> <p>SCALE: 1"=200'</p> <p>DESIGNED BY: JRG</p>	<p>DATE: 02/01/2023</p> <p>DWG. NAME: EXHIBITS</p> <p>CHECKED BY: SM</p>	
<p>THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN &amp; MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN &amp; MAJOR ASSOCIATES, INC.'S WORK PRODUCT.</p>			<p>SHEET No. <b>EX-3</b></p>



FEMA FLOOD INSURANCE RATE MAP



FEMA FLOOD INSURANCE RATE MAP  
NORFOLK COUNTY, MASSACHUSETTS  
MAP NUMBER 25021C0304E  
EFFECTIVE DATE: JULY 17, 2012

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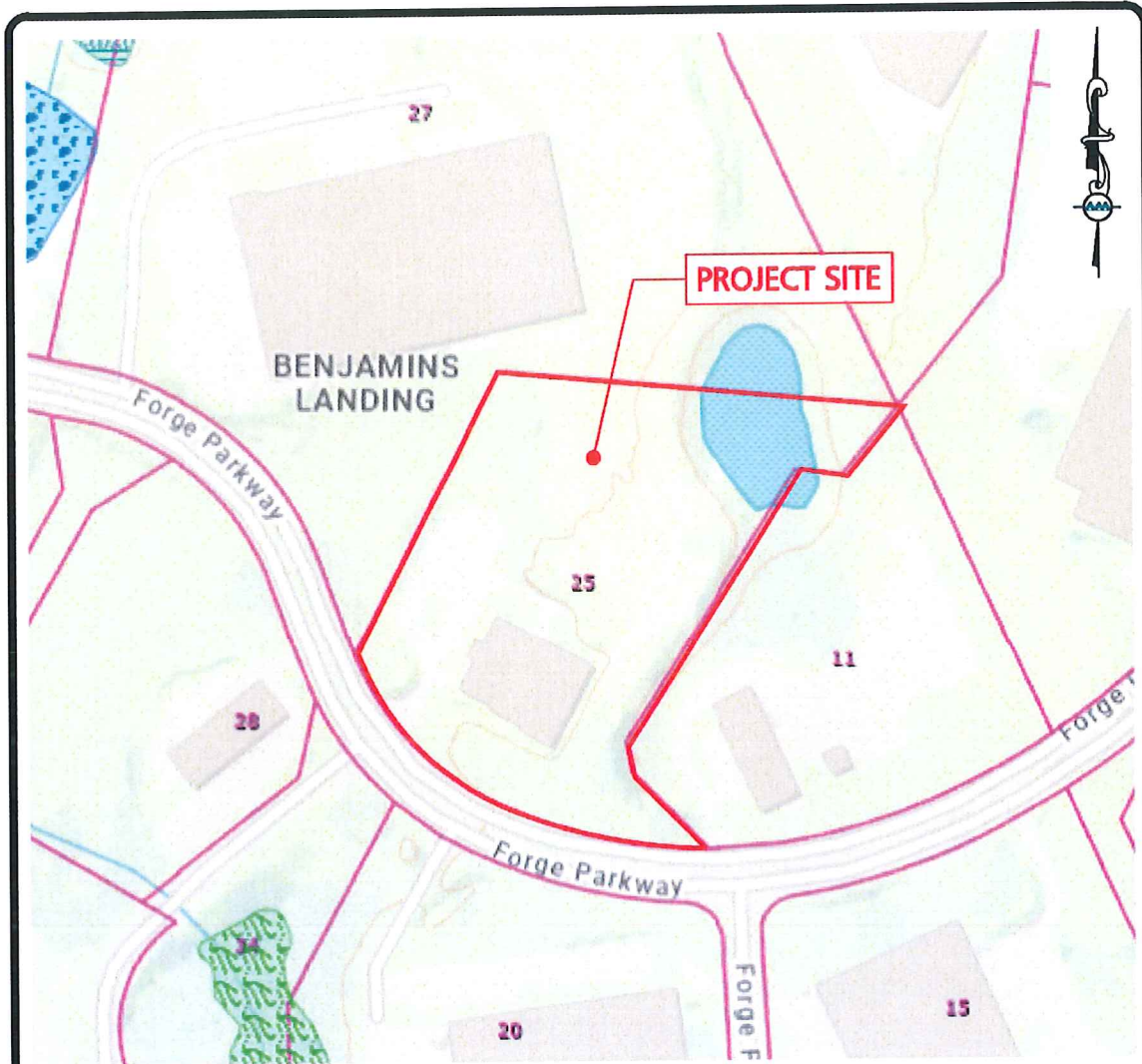
FEMA FIRM MAP			
PROJECT NO.	2712-02A	DATE:	02/01/2023
SCALE:	1"=250'	DWG. NAME:	EXHIBITS
DESIGNED BY:	JRG	CHECKED BY:	SM

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SHEET No.  
**EX-4**



**PRIORITY & ESTIMATED HABITATS**



**LEGEND**

NHESP Priority Habitats of Rare Species



**MA MAPPER PRIORITY & ESTIMATED HABITATS**

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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**25 FORGE PARKWAY  
FRANKLIN, MA**

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**PRIORITY & ESTIMATED HABITATS**

PROJECT NO. 2712-02A DATE: 02/01/2023

SCALE: 1"=200' DWG. NAME: EXHIBITS

DESIGNED BY: JRG CHECKED BY: SM

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SHEET No.

**EX-5**



**SECTION 3.0**  
**ABUTTER NOTIFICATION**



**ABUTTER NOTIFICATION**

**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:

TMC Holdings & Development 2 LLC has filed a Notice of Intent with the Franklin Conservation Commission for the 25 Forge Parkway project on February 21, 2023, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Notice of Intent may be examined during regular office hours at  
400 Harvey Road, Suite D, Manchester, NH 03103

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, March 9, 2023, at 7 pm, 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.



**AFFIDAVIT OF SERVICE**



**Town of Franklin Conservation Commission**

**AFFIDAVIT OF SERVICE**

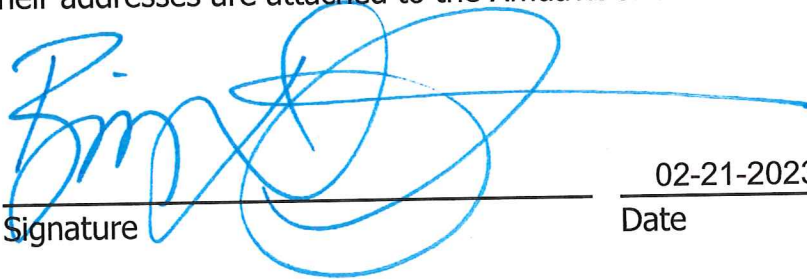
**Under the Massachusetts Wetlands Protection Act**

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

I, Brian Jones hereby certify under the pains and penalties of perjury that on February 21, 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 TMC Holdings & Development 2 LLC with the Franklin Conservation Commission on \_\_\_\_\_ for property located on 25 Forge Parkway, 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.



Signature

02-21-2023  
Date



**CERTIFIED MAILING RECEIPTS**



# 300 foot Abutters List Report

Franklin, MA  
February 01, 2023

## Subject Property:

Parcel Number: 275-014-000  
CAMA Number: 275-014-000-000  
Property Address: 25 FORGE PKWY

Mailing Address: TMC HOLDINGS & DEVELOPMENT 2 LLC  
24 WILLIAM WAY  
BELLINGHAM, MA 02019

## Abutters:

Parcel Number: 275-006-000  
CAMA Number: 275-006-000-000  
Property Address: 15 FORGE PKWY

Mailing Address: BIG BOX PROPERTY OWNER C LLC C/O  
EXETER PROPERTY GROUP  
101 WEST ELM ST SUITE 600  
CONSHOHOCKEN, PA 19428

Parcel Number: 275-007-000  
CAMA Number: 275-007-000-000  
Property Address: 20 FORGE PKWY

Mailing Address: BIG BOX PROPERTY OWNER C LLC C/O  
EXETER PROPERTY GROUP  
101 WEST ELM ST SUITE 600  
CONSHOHOCKEN, PA 19428

Parcel Number: 275-008-000  
CAMA Number: 275-008-000-000  
Property Address: 28 FORGE PKWY

Mailing Address: DONOVAN HOLDINGS LLC  
28 FORGE PKWY  
FRANKLIN, MA 02038

Parcel Number: 275-013-000  
CAMA Number: 275-013-000-000  
Property Address: 27 FORGE PKWY

Mailing Address: 27 FORGE PARKWAY LLC  
27 FORGE PKWY  
FRANKLIN, MA 02038-3135

Parcel Number: 275-014-000  
CAMA Number: 275-014-000-000  
Property Address: 25 FORGE PKWY

Mailing Address: TMC HOLDINGS & DEVELOPMENT 2 LLC  
24 WILLIAM WAY  
BELLINGHAM, MA 02019

Parcel Number: 275-015-000  
CAMA Number: 275-015-000-000  
Property Address: 11 FORGE PKWY

Mailing Address: L P GAS EQUIPMENT INC C/O EASTERN  
PROPANE GAS  
11 FORGE PARKWAY  
FRANKLIN, MA 02038

Parcel Number: 275-017-000  
CAMA Number: 275-017-000-000  
Property Address: 9 FORGE PKWY

Mailing Address: FORGE PARKWAY OWNER LLC C/O  
GOLDMAN SACHS ASSET MGMT ATTN:  
ZACH SWANGER  
2001 ROSS AVE  
DALLAS, TX 75201

Parcel Number: 275-019-000  
CAMA Number: 275-019-000-000  
Property Address: 5 FORGE PKWY

Mailing Address: DADDARIO, JAMES F, TR PATALANO,  
CURTIS TR C/O NEW  
ENGLANDTREATMNT ACCESS  
5 FORGE PKY  
FRANKLIN, MA 02038

Parcel Number: 290-007-000  
CAMA Number: 290-007-000-000  
Property Address: 34 FORGE PKWY

Mailing Address: PIERCE REALTY LLC  
34 FORGE PKY  
FRANKLIN, MA 02038



www.cai-tech.com

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

7017 1000 0000 9531 3951

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Certified Mail Fee	\$ 4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .60
Total Postage and Fees	\$ 8.10

Postmark Here

Sent To  
 Street and Apt. No.  
 City, State, ZIP+4®

27 FORGE PARKWAY LLC  
 27 FORGE PKWY  
 FRANKLIN, MA 02038-3135

PS Form 3800

7017 1000 0000 9531 3890

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .60
Total Postage and Fees	\$ 8.10

Postmark Here

Sent To  
 Street and Apt. No.  
 City, State, ZIP+4®

PIERCE REALTY LLC  
 34 FORGE PKY  
 FRANKLIN, MA 02038

PS Form 3800

7017 1000 0000 9531 3883

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .60
Total Postage and Fees	\$ 8.10

Postmark Here

Sent To  
 Street and Apt. No.  
 City, State, ZIP+4®

TMC HOLDINGS & DEVELOPMENT  
 24 WILLIAM WAY  
 BELLINGHAM, MA 02019

PS Form 3800

7017 1000 0000 9531 3906

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Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.35
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .60
Total Postage and Fees	\$ 8.10

Postmark Here

Sent To  
 Street and Apt. No.  
 City, State, ZIP+4®

L P GAS EQUIPMENT INC  
 C/O EASTERN PROPANE GAS  
 11 FORGE PARKWAY  
 FRANKLIN, MA 02038

PS Form 3800

7017 1000 0000 9531 3913

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ <u>4.15</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.35</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.60</u>	
<b>Total Postage</b> \$ <u>8.10</u>	
Sent To	
Street and Apt. #	
City, State, ZIP	

PS Form 3800, April 2013 PSN 7530-0200-9017 See Reverse for Instructions

FORGE PARKWAY OWNER LLC  
 C/O GOLDMAN SACHS ASSET M  
 2001 ROSS AVE  
 DALLAS, TX 75201

7017 1000 0000 9531 3920

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
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Certified Mail Fee \$ <u>4.15</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.35</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.60</u>	
<b>Total Postage</b> \$ <u>8.10</u>	
Sent To	
Street and Apt. #	
City, State, ZIP	

PS Form 3800, April 2013 PSN 7530-0200-9017 See Reverse for Instructions

DONOVAN HOLDINGS LLC  
 28 FORGE PKWY  
 FRANKLIN, MA 02038

7017 1000 0000 9531 3944

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Certified Mail Fee \$ <u>4.15</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.35</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.60</u>	
<b>Total Postage</b> \$ <u>8.10</u>	
Sent To	
Street and Apt. #	
City, State, ZIP	

PS Form 3800, April 2013 PSN 7530-0200-9017 See Reverse for Instructions

BIG BOX PROPERTY OWNER C  
 C/O EXETER PROPERTY GROUP  
 101 WEST ELM ST SUITE 600  
 CONSHOHOCKEN, PA 19428

7017 1000 0000 9531 3937

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ <u>4.15</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.35</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.60</u>	
<b>Total Postage</b> \$ <u>8.10</u>	
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Street and Apt. #	
City, State, ZIP	

PS Form 3800, April 2013 PSN 7530-0200-9017 See Reverse for Instructions

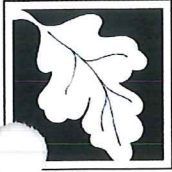
DADDARIO, JAMES F, TR PAT  
 C/O NEW ENGLANDTREATMNT A  
 5 FORGE PKY  
 FRANKLIN, MA 02038



SECTION 4.0  
APPENDIX



**MASSDEP TRANSMITTAL FORM FOR PERMIT APPLICATION & PAYMENT**



**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:

25 Forge Parkway Franklin  
 a. Street Address b. City/Town  
1028 \$512.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Matthew Clark  
 a. First Name b. Last Name  
TMC Holdings & Development 2 LLC  
 c. Organization  
24 William Way  
 d. Mailing Address  
Bellingham MA 02019  
 e. City/Town f. State g. Zip Code  
774-295-4201 mclark@gssgi.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

\_\_\_\_\_  
 a. First Name b. Last Name  
 \_\_\_\_\_  
 c. Organization  
 \_\_\_\_\_  
 d. Mailing Address  
 \_\_\_\_\_  
 e. City/Town f. State g. Zip Code  
 \_\_\_\_\_  
 h. Phone Number i. Fax Number j. Email Address

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

**B. Fees**

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.

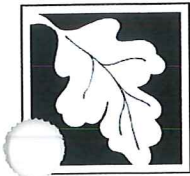
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**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 3: Building and Site	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \$1,050

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$1,050</u>
State share of filing Fee:	a. Total Fee from Step 5 <u>\$512.50</u>
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 <u>\$537.50</u>
	c. 1/2 Total Fee plus \$12.50

**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.)

TMC HOLDINGS & DEVELOPMENT 2, LLC  
24 WILLIAM WAY  
BELLINGHAM, MA 02019

DATE 2/16/23 PWP



PAY TO THE ORDER OF

Town of Franklin

\$ 537.50

five hundred thirty seven and 50/100 DOLLARS



WALPOLE  
CO-OPERATIVE  
BANK  
Walpole, MA 02081



MEMO Town NOI Fee

*[Signature]*

⑆ 211373063⑆ 3100500728⑆ 1029

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT REACTIVE INK DETAILS ON BACK

TMC HOLDINGS & DEVELOPMENT 2, LLC  
24 WILLIAM WAY  
BELLINGHAM, MA 02019

53-7306/2113

1028

DATE 2/16/23 PWP



PAY TO THE ORDER OF

Massachusetts Dept of Environmental Protection

\$ 512.50

five hundred twelve and 50/100 DOLLARS



WALPOLE  
CO-OPERATIVE  
BANK  
Walpole, MA 02081



MEMO State NOI Fee

*[Signature]*

⑆ 211373063⑆ 3100500728⑆ 1028

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT REACTIVE INK DETAILS ON BACK



**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 \$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	_____
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)	\$	__537.50__
<b>Local Filing Fee Calculated Above</b>	\$	__600.00__
<b>TOTAL Due Town of Franklin (Check No.1)</b>	\$	__1,137.50__

<b>State Share of Filing Fee</b> (See NOI Wetland Fee Transmittal Form)	\$	__512.50__
<b>TOTAL Due DEP (Check No. 2)</b>	\$	__512.50__

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.

TMC HOLDINGS & DEVELOPMENT 2, LLC  
24 WILLIAM WAY  
BELLINGHAM, MA 02019

DATE 2/16/23 PMP



PAY TO THE  
ORDER OF

Town of Franklin

\$600.00

Six hundred & no/100

00/100 DOLLARS

Heat  
Reactive  
ink



WALPOLE  
CO-OPERATIVE  
BANK  
Walpole, MA 02081

MEMO Local NOI Fee

*[Signature]*

⑆ 211373063⑆ 31 500728 1033

LOOK FOR FRAUD DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT REACTIVE INK. DETAILS ON BACK.



**RESOURCE AREA IMPACT SUMMARY FORM**

## Town of Franklin Conservation Commission

### RESOURCE AREA IMPACT SUMMARY FORM

#### The Franklin Wetlands Protection Bylaw Franklin Town Code Section 181

<b>Resource Area</b>	<b>Alteration Proposed</b>	<b>Mitigation Proposed</b>
Bordering Vegetated Wetland (SF)	0	0
Bank (LF)	0	0
Land Under Water Bodies (SF)	0	0
Isolated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
Buffer Zone (SF)	10,667 SF	0
Riverfront (SF)	0	0
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		





**SECTION 5.0**  
**STORMWATER REPORT**  
**(Submitted Under Separate Cover)**



**STORMWATER REPORT**



**SECTION 6.0**  
**SITE DEVELOPMENT PLANS**  
**(See Attached Plans)**



**SITE DEVELOPMENT PLANS**