

TOWN OF FRANKLIN CONSERVATION COMMISSION

MINOR BUFFER ZONE ACTIVITY APPLICATION AS PER FRANKLIN BY-LAW CHAPTER 181

In order to be considered complete, all information, requirements and conditions must be completed and the \$50.00 filing fee submitted with the application.

Applicant: (Please Print the following information)

ERIC LALIBERTE
Applicant's Name

386 CORONATION DRIVE #1
Mailing Address

FRANKLIN MA 02038
City/Town State Zip Code

603-494-3463 LIBS AND LAURA @ EMAIL.COM
Telephone Number and e-mail address of primary contact for this application.

Property & Plan Information:

Land Owner's Name (If Different from Applicant)

Project Location (Street Address)

Assessor's Map & Parcel Number

386 Coronation Addition (Plot Plan)
Plan Name and date

All plans and information submitted for an MBZA must contain information to adequately depict the following: (NOTE: 2 hard copies of all material must be submitted to the Town Hall and an electronic copy of the entire application to the Conservation Agent's email.)

1. Plans:

- 1.1. Existing conditions of the property showing all existing structures;
- 1.2. Area of proposed work including total area of disturbance and whether the disturbances are permanent or temporary;
- 1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;
- 1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;
- 1.5. Existing slopes and direction of drainage; and
- 1.6. Location of any required erosion control.

2. Narrative:


- 2.1. Detailed description of the activity to take place; and
- 2.2. Detailed description of how and when the work will be performed.

3. Other:

- 3.1. A photograph of the area where the activity is to take place.
- 3.2. A filing fee of \$50.00.

Authorization:

I hereby request that the Franklin Conservation Commission review this Application for a Minor Buffer Zone Activity. I (we) affirm that the project will comply with all criteria as stated in Section 14 of the Franklin Wetlands Protection Regulations as well as all information submitted. I (we) also grant authority to the Franklin Conservation Commission members and agent to go onto my (our) property solely for purposes directly related to the inspection and approval of this application



Property owner's Signature

1/29/24

Date

2. PERFORMANCE STANDARDS

2.1. These are the requirements for a Minor Buffer Zone Activity (MBZA)

2.1.1. The Conservation Commission (The Commission) shall presume that activity proposed to occur:

- Exclusively within a previously disturbed or clearly delineated buffer zone; and
- The alteration is less than 1,000 Square Feet or 5% of the buffer zone on the lot, whichever is less; and
- At a minimum, a 25 foot wide area is preserved between the activity and the resource area boundary; and
- The buffer zone does not contain estimated wildlife habitat which is indicated on the most recent Estimated Habitat Map of State listed Rare Wetlands Wildlife; and
- Erosion and sedimentation controls, if required, are provided at the limit of work to protect the resource areas, and
- Shall constitute activities within the buffer zone that would be eligible for a Negative Determination of Applicability with conditions.

2.2. The Commission may determine that this presumption should not apply based on unusual circumstances such as steep slopes, the potential for negative impacts over time or because the proposed project would require oversight through continuing conditions. The Commission may waive any or all of the above requirements if they find that there is an emergency situation. In order for the site to be declared an emergency, a vote of the Commission shall be required.

2.3. In order for a property owner to apply for an MBZA they must meet all of the above requirements and provide a plan of the activity, a detailed project narrative and photographs of the project area. The distance between the proposed project and the wetlands must be noted on the plan and may require delineation if requested by the Commission or Agent. Additional items detailed on the MBZA form or requested by the Commission, or its Agent, may be required. The applicant is required to prove by a preponderance of the evidence that their proposed MBZA will not result in a negative impact to the wetlands.

2.4. The minor nature of these projects will not require the Commission to hold an advertised public hearing on the matter. The Agent shall review the application and may perform a site visit to confirm information provided in the plan, project narrative and photographs. The Agent may request additional information if s/he deems necessary. Upon review of the MBZA application, the commission may issue an approval, with or without conditions, a denial, or require the applicant to provide further information. If the commission issues a denial, the applicant shall be required to file a Notice of Intent if they wish to pursue the activity.

2.5. The work must conform to the plans submitted in the Minor Buffer Zone Activity application and all applicable conditions or modifications imposed by the Commission in the approval. If the applicant fails to perform the work according to the approved plan or in conformance with the applicable conditions of the approval, the permit will be revoked. Failure to conform to the plans and specifications shall constitute grounds for requiring a Notice of Intent and/or an Enforcement Action, including fines, by the Commission.

2.6. Upon completion of the project the applicant shall notify the Agent. The Agent shall inspect the work for and inform the Commission of the results.

2.7 Minor activities within Riverfront Zone, the 100' buffer zone, but not within the 25' "no touch" zone, and not within 25' of a perennial stream, may be authorized by the Conservation Agent under the following conditions:

2.7.1. The proposed activity will not run counter to the interests of the Wetlands Protection Act;

2.7.2. The proposed activity shall collectively not encompass more than 150 ft² of land area;

2.7.3. The proposed activity shall be only those activities permitted under 310 CMR 10.02 (2) (b) as well as the removal of vegetative debris and trees;

2.7.4. These activities shall be outlined on a MBZA application providing all required information and accompanied by the required filing fee;

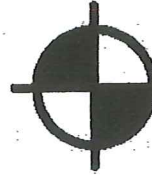
2.7.5. All decisions of the Conservation Agent may be appealed to the Conservation Commission following the procedures outlined in section 8 of these regulations;

2.7.6. The agent shall prepare and submit a report, at least monthly, to the Commission on all permits approved under this section.

MORTGAGE INSPECTION PLAN

LOCATION: 386 CORONATION DRIVE
CITY, STATE: FRANKLIN, MA
APPLICANT: LALIBERTE
CERTIFIED TO:
DATE: 07-30-2019

19-07090



BOSTON

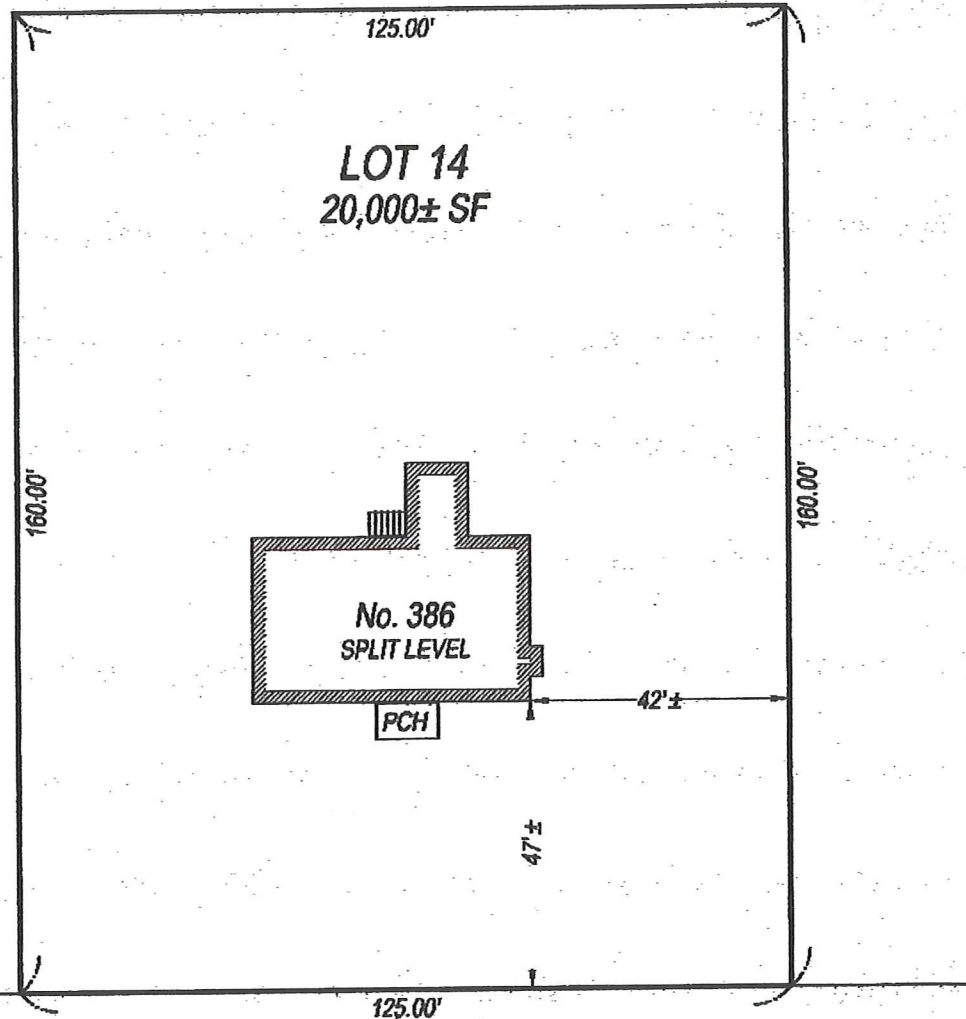
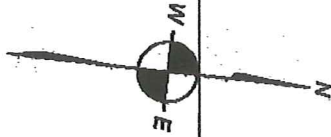
SURVEY, INC.

P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1816
WWW.BOSTONSURVEYINC.COM

I/We have received a copy of this plot plan,
have reviewed this plot plan and agree to hold
the lender and Roche and Roche, P.C. harmless
from any liability for all information described
therein or any conditions existing thereon.

EL

LL



CORONATION DRIVE

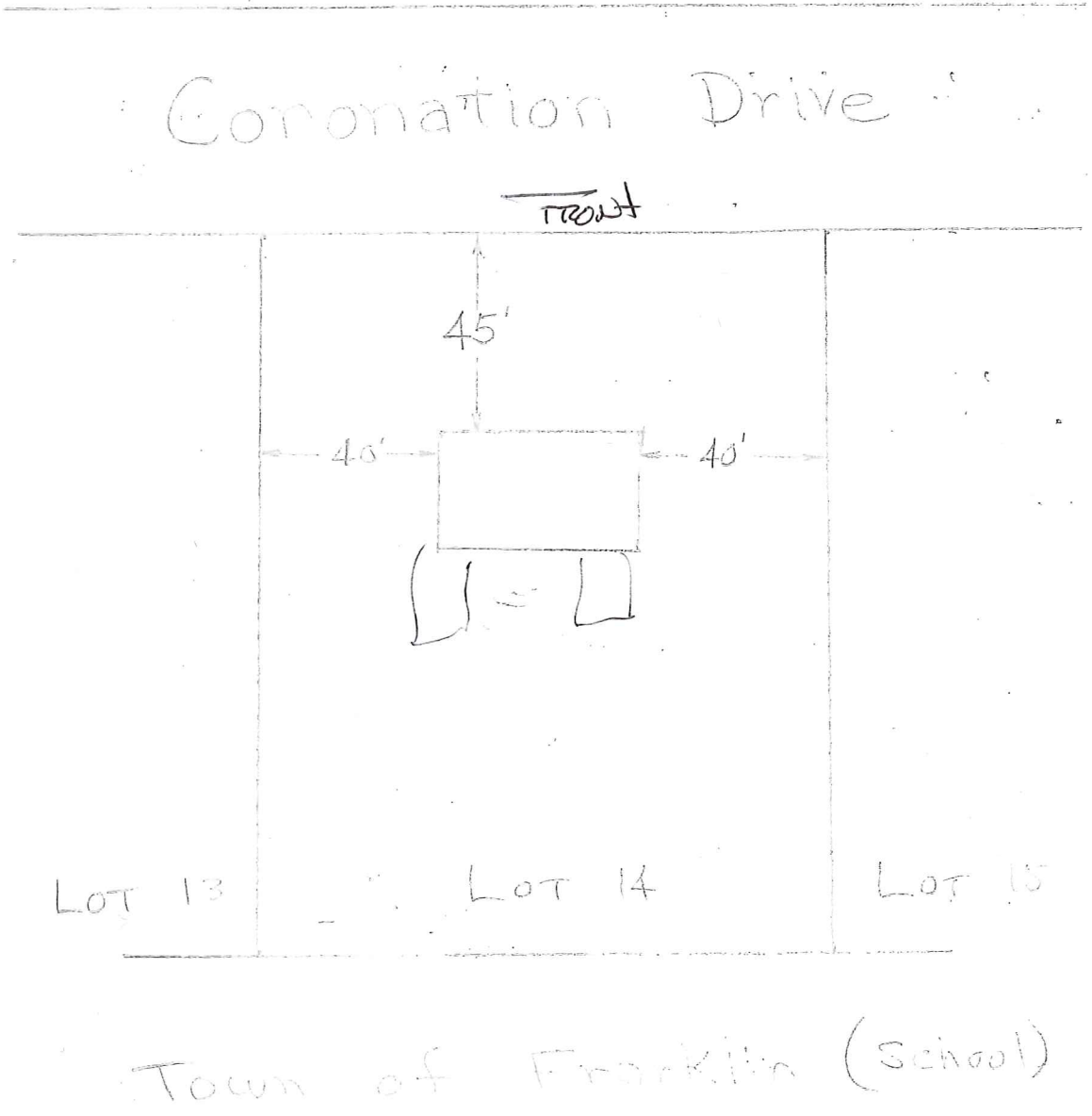
**PLEASE NOTE THE FOLLOWING MINIMUM REQUIREMENTS FROM
THE FRANKLIN ZONING BY-LAW**

District	Frontage	Distance from Street Line	Distance From Side Property Line	Lot Area Sq. Ft.	% of Lot Covered	Maximum Height of Buildings
Rural Residence I	200 ft.	40 ft.	40 ft.	40,000	20%	2½ stories 35 ft.
Rural Residence II	150 ft.	40 ft.	35 ft.	30,000	20%	2½ stories 35 ft.
Single Family Residence III	125 ft.	40 ft.	30 ft.	20,000	25%	2½ stories 35 ft.
Single Family Residence IV	100 ft.	30 ft.	20 ft.	15,000	30%	2½ stories 35 ft.
General Residence V	100 ft.	20 ft.	15 ft.	10,000	30%	3 stories 40 ft.
Commercial I	100 ft.	20 ft.	10 ft.	10,000	55%	3 stories 40 ft.
Commercial II	175 ft.	40 ft.	30 ft.	40,000	50%	3 stories 40 ft.
Industrial I	175 ft.	40 ft.	30 ft.	40,000	50%	3 stories 40 ft.
Industrial II	100 ft.	20 ft.	10 ft.	10,000	50%	3 stories 40 ft.

FEE RATES: To be paid in full when permit is issued (subject to change)

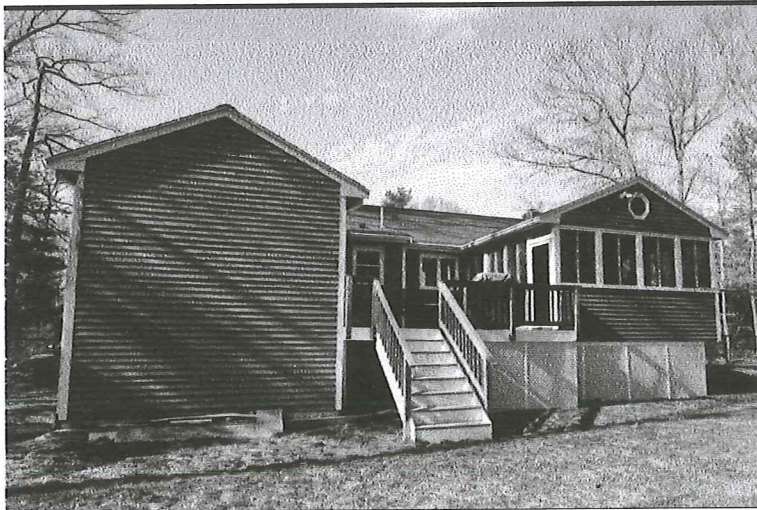
\$5.00—up to \$2,000. valuation. \$2.00 each additional \$1,000. up to \$50,000. \$1.00 each additional \$1,000. above \$50,000.

In Space Below: Attach plan or draw a sketch of the lot showing the street line and the lot lines, including distances of the proposed building from these lines. Also show the location of all other buildings on the lot, and all buildings within 15 feet of your lot lines on the adjacent lots.





386 Coronation



Example Design



Example Design