

# REQUEST FOR DETERMINATION OF APPLICABILITY

# ALLEN & MAJOR ASSOCIATES, INC.

# 6 Forge Parkway Franklin, Massachusetts



APPLICANT: Donegal, LLC PO Box 4430 Manchester, NH 03108 PREPARED BY: Allen & Major Associates, Inc. 400 Harvey Road Manchester, NH 03103



# REQUEST FOR DETERMINATION OF APPLICABILITY

6 Forge Parkway Franklin, Massachusetts

### **APPLICANT:**

Donegal, LLC PO Box 4430 Manchester, NH 03108

# **PREPARED BY:**

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

### **ISSUED:**

February 5, 2024

#### **A&M PROJECT NO.:**

1362-25



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# SECTION 1.0 RDA APPLICATION



#### **PROJECT NARRATIVE**

#### **Existing Conditions**

The project site is located at 6 Forge Parkway, Franklin, Massachusetts, and is identified on the town Assessor's Map 272 as Parcel 5 and is approximately 5.91 acres. The project site is on the north side of Forge Parkway and is covered by scrub-brush and woods. A significant portion of the property was cleared in the early 2000's but was never developed. The site's topography ranges from moderate to steep slopes. The high point on-site is approximately elevation 296 in the southwestern corner of the site; the low point on-site is approximately elevation 221 in the northeastern corner of the site. The existing impervious area on-site is approximately 6,000 square feet, which includes the existing driveway to 4 Forge Parkway.

On the property presently, stormwater flows to three distinct locations, or "Study Points". Stormwater from the southwestern portion of the site flows towards the adjacent lot, 4 Forge Parkway (Study Point #1). Flow from a small portion in the northwest of the site flows overland towards route 140 (Study Point #2). Stormwater from more than half of the site on the eastern side flows overland and discharges to the wetlands on the northeast side of the site (Study Point #3). It was at these three study points that surface drainage flows were analyzed for the following analysis.

### **Proposed Project**

The purpose of this request is to provide an overview of the proposed stormwater management system (SMS) for the proposed construction of a 36,000 square foot building, 51 parking spaces, and paved loading docks located at 6 Forge Parkway in Franklin, MA. The site is a single lot with  $207\pm$  feet of frontage on Forge Parkway, entirely within the Town of Franklin. The parcel is located approximately  $1,000\pm$  feet west of Interstate 495 and is directly south of Route 140. The parcel is abutted to the west by a hotel, to the east by railroad and undeveloped woodland, and to the south by an office building.

The project is designed to comply with the ten MA DEP Stormwater Performance Standards. Compliance with these standards can be seen within the Drainage Report included with this submittal. At the start of construction, appropriate erosion control measures will be installed. These controls include protecting the existing adjacent catch basins with silt sacks, setting up a stabilized construction entrance, and installing perimeter sediment controls. Although jurisdictional areas have been identified on the parcel, a naturally occurring wooded buffer exceeding 100' will be maintained to these jurisdictional area.

### Proposed Stormwater Management System

The proposed stormwater management system for the site consists of deep sump catch basins, proprietary water quality devices, a Stormtech MC-3500 chamber infiltration system with isolator row, a bioretention system, a Stormtech SC-740 chamber infiltration system, and an outlet control structure. These systems have been designed in accordance with the MA DEP Stormwater Management Policy to recharge groundwater and reduce the rate of runoff from the parcel.



A portion of the new driveway entrance and adjacent hillside will continue to generate stormwater that ultimately discharges to the 4 Forge Parkway property (Study Point #1). This runoff will be intercepted by two Rain Guardian Turret devices which are curb inlet structures that provide pretreatment of trash and debris and discharge to the ground surface. The runoff will then spill over a rip rap apron which discharges to a bioretention system. The bioretention system media and plants will provide further treatment of the runoff. The bioretention system is overlaid on top of a Stormtech SC-740 chamber infiltration system. Runoff will flow freely through the bioretention system media into the infiltration system.

Stormwater generated on the northwesterly corner of the site will flow overland to the Route 140 right-of-way. The ground cover in this relatively small portion of the site is landscaped and does not include any impervious cover.

Stormwater generated on the main portion of the developed site will be captured within a series of catch basins, directed to one of two proprietary water quality devices and flow to the Stormtech MC-3500 chamber infiltration system. All pavement runoff will be pre-treated with hydrodynamic separators and receive secondary treatment within the system's isolator row. Approximately half of the roof runoff will be piped directly to the infiltration. This system will infiltrate the 2-year design storm event while larger storm events will overflow through an outlet control structure to the hillside on the east side of the site and eventually to the easterly wetlands (Study Point #3).

# FEMA Floodplain/Environmental Due Diligence

There are no portions of the site located within the FEMA Zone "AE" Special Flood Hazard Area Subject to Inundation by the 1% Annual Chance Flood (100-year floodplain) per the official Flood Insurance Rate Map (FIRM) effective date July 17, 2012, community panel 25021C0308E. See section 3 of this report for a copy of the FEMA FIRM.

### **Environmentally Sensitive Zones**

The Commonwealth of Massachusetts asserts control over numerous protected and regulated areas including: Areas of Critical Environmental Concern (ACEC); Outstanding Resource Waters (ORWs); Priority and Protected Habitat for rare and endangered species, and areas protected under the Wetlands Protection Act. The subject property is not located within any of these regulated areas.

# 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.



# **SECTION 2.0**

# **APPLICATIONS**

- WETLAND REPORT
- WPA FORM 1 REQUEST FOR DETERMINATION OF APPLICABILITY
- TOWN OF FRANKLIN APPLICATION PROCESS SIGNATURE FORM
- TOWN OF FRANKLIN PROPERTY ACCESS 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

30 24

Date



Allen and Major Associates, Inc. 10 Main Street Lakeville, MA 02347

Re: Wetland Border Report 6 Forge Parkway, Franklin MA (Map: 272, Parcel: 005)

# Wetland Border Report SUMMARY OF FINDINGS

On April 20, 2023, wetland resources were delineated on land located 6 Forge Parkway, Franklin MA (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 bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland (BVW) system is present onsite. This BVW system is located at the site's rear nearest the railroad tracks and was delineated with series GCA1-26. A BVW Field Data Form was completed at flag GCA8. The uplands onsite are dominant in American beech, white oak, red oak, white pine and Canada mayflower. Downgradient vegetation of the BVW is dominated by red maple, white pine, highbush blueberry, winterberry, skunk cabbage, and cinnamon fern.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), this site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). There are no mapped Potential or Certified Vernal Pools onsite. The site is not located within a FEMA Flood Zone or an Outstanding Resource Waters Area (ORW).

The Bordering Vegetated Wetlands onsite are resource areas protected by the Wetlands Protection Act and cast an associated 100-ft buffer zone. These same resource areas are also protected by the Franklin Wetlands Bylaw, whether or not they border surface waters. Any work with within these resource areas including 100-foot buffer zones will require a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Franklin Conservation Commission.

The titles of attached documents are as follows:

- Wetland Delineation Form
- Orthophoto View of Site, Goddard Consulting LLC, 4/21/2023
- Orthophoto View of Site with NRCS Soil Survey, Goddard Consulting LLC, 4/21/2023
- USGS of Site, Goddard Consulting LLC, 4/21/2023
- Delineation Sketch of Site, Goddard Consulting LLC, 4/21/2023

April 21, 2023



# **DESCRIPTION OF REGULATED INLAND RESOURCE AREA**

The table below provides the flag numbers, flag type, and wetland types and locations for the resource areas delineated.

Resource	Regulatory	Flag	Flag Type	Wetland Types and
Area	Jurisdiction	Numbers		Locations
Bordering Vegetated Wetland (BVW)	100' buffer zone (WPA and bylaw)	GC A1-26	Blue ribbon	Boundary of BVW system at lot's rear

# SITE PHOTOS



Photo 1. View of BVW on site





Photo 2. Wetland soil pulled downgradient of flag GC A8.



Photo 3. View of typical upland area onsite.





Photo 4. Photo of culvert at downgradient terminus of BVW on site.

Sincerely, Goddard Consulting, LLC

Inut

**Chris Frattaroli** *Wetland Scientist* 

Andrew Thibault

**Andrew Thibault, WPIT, WSA** *Environmental Scientist* 

# 

Applicant: Check all that apply:

DEP File #:

Section I. Vegetation	Observation Plot Number: GC A8	Transect Num	ber: Upgradient	Date of Delineat	ion:
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
Tree Laver	E 1:41:	110/	16.00/	N	E A CU
American beech	Fagus grandifolia	11%	16.9%	No	FACU
Northern white oak	Quercus alba	21%	33.1%	Yes	FACU
Red oak	Quercus rubra	11%	16.9%	No	FACU
White pine	Pinus strobus	21%	33.1%	Yes	FACU
Sapling Laver					
American beech	Fagus grandifolia	21%	50.0%	Yes	FACU
White pine	Pinus strobus	21%	50.0%	Yes	FACU
Shrub Layer					
American beech	Fagus grandifolia	21%	100.0%	Yes	FACU
Climbing Woody Vine					
Ground Cover					
Canada mayflower	Maianthemum canadense	11%	43.8%	Yes	FACU
Cinnamon fern	Osmundastrum cinnamomeum	11%	43.8%	Yes	FACW*
American beech	Fagus grandifolia	3%	12.5%	No	FACU
<b>Remarks:</b> * An asterisk afte	er common plant name indicates stunted growth; ** indicates extrem	ely stunted growth			
Morphological Adaptations: 0	Description:	· · · · · · · · · · · · · · · · · · ·			
An asterisk after indicator status denotes wetlands	a planta: planta listad in the Wetlands Protection Act (MCL + 121 + 40);	plants in the genus Sphagnum: o	or plants listed as FAC, FACW,	or OBL.	
	s praints. praints insteu in the wetrands Protection Act (MOL 0.151, 8.40),	F			
Vegetation conclusion:	prants. prants fisted in the wenands Protection Act (MOL 0.151, S.40),	F 8 F 8, -			
Vegetation conclusion: Number of dominant wetland indicator			inant non-wetland indi		

If vegetation alone is presumes 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	Other Indicators of Hydrology: (check all that apply and describe)
Hydric Soil Interpretation	Depth to free water in observation hole:
1. Soil Survey	Depth to soil saturation in observation hole:
Is there a published soil survey for this site? title/date: Soil Survey of Norfolk and Suffolk Counties - 1989 map number: MA616	Water marks:
soil type mapped: Canton Fine Sandy Loam, Charlton-Hollis Rock hydric soil inclusions: Yes, Whitman	Drift Lines:
Are field observations consistent with soil survey?  yes no Remarks:	<ul> <li>Drainage patterns in BVW:</li> </ul>
	Oxidized rhizoshperes:
Description         Horizon       Depth (inches)       Matrix Color       Mottles Color or Texture         A       0-8"       10 YR 2/2       Fine sandy loam         B       8-12"       10 YR 3/6       Fine sandy loam         C       12-24"       10 YR 6/4       Fine sandy loam         15% mottle 2.5 YR 3/6	<ul> <li>Water-stained leaves:</li> <li>Recorded data (stream, lake, or tidal gauge; aerial photo; other):</li> <li>Other:</li> </ul>
	Vegetation and Hydrology Conclusion for Upgradient of GC A8 yes <u>no</u>
Remarks:	Number of wetland indicator plants>= number of non-wetland plantsX
	Wetland hydrology present: hydric soils present X
3. Other:	other indicators of hydrology present X
Conclusion: Is soil hydric? yes Joo	Sample location is in a BVW       X         Submit this form with the Request for Determination of Applicability or Notice of Intent

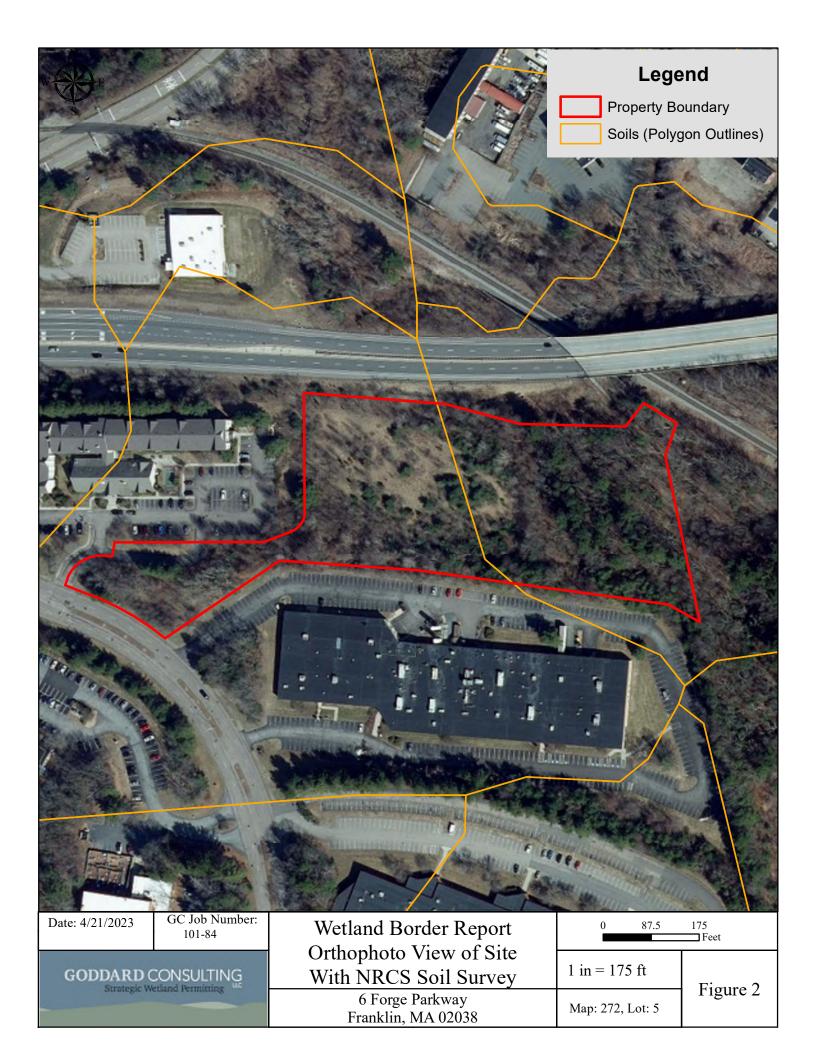
#### Prepared by: Goddard Consulting LLC Project location: Applicant: DEP File #: Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only Check all that apply: Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II •/ Method other than dominance test used (attach additional information) Section I. Vegetation Observation Plot Number: GC A8 Transect Number: Downgradient Date of Delineation: Wetland Indicator **Dominant Plant** Sample Layer and Plant Species Scientific name % Cover % Dominance Category\* (ves or no) Tree Layer Red maple FAC\* Acer rubrum 21% 100.0% Yes Sapling Laver Red maple Acer rubrum 11% 77.8% Yes FAC\* White pine Pinus strobus 3% 22.2% Yes FACU Shrub Laver Highbush blueberry Vaccinium corymbosum 11% 50.0% Yes FACW\* Winterberry Ilex verticillata 11% 50.0% Yes FACW\* Climbing Woody Vine Oriental bittersweet Celastrus orbiculatus 11% 100.0% Yes UPL Ground Cover Skunk cabbage Symplocarpus foetidus 21% 66.1% Yes OBL\* FACW\* Cinnamon fern Osmundastrum cinnamomeum 11% 33.9% Yes Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth Morphological Adaptations: 0 Description: An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL. Vegetation conclusion: Number of dominant wetland indicator plants: 6 Number of dominant non-wetland indicator plants: 2 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes

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

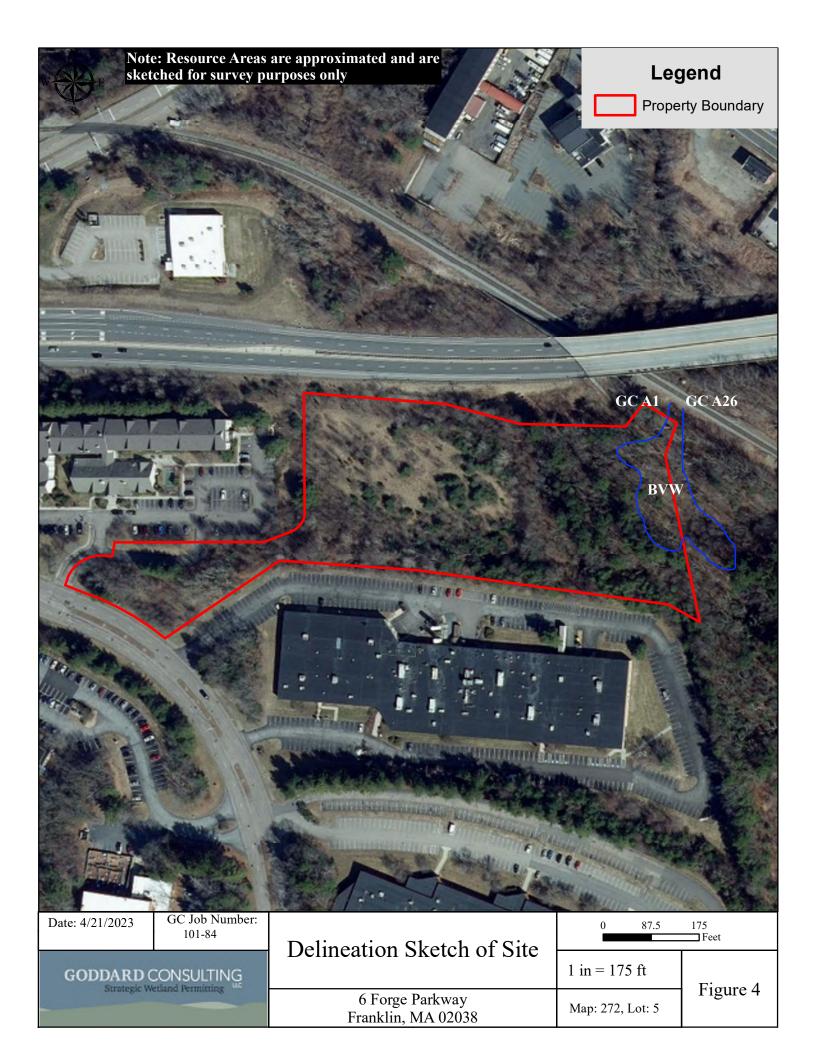
If vegetation alone is presumes adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology	Other Indicators of Hydrology: (check all that apply and describe)
Hydric Soil Interpretation 1. Soil Survey Is there a published soil survey for this site? title/date: Soil Survey of Norfolk and Suffolk Counties - 1989 map number: MA616	<ul> <li>Site inundated:</li> <li>Depth to free water in observation hole:</li> <li>Depth to soil saturation in observation hole:</li> <li>Water marks:</li> </ul>
soil type mapped: <u>Canton Fine Sandy Loam, Charlton-Hollis</u> Rock hydric soil inclusions: <u>Yes, Whitman</u> Are field observations consistent with soil survey? Remarks:	<ul> <li>Drift Lines:</li> <li>Sediment deposits:</li> <li>Drainage patterns in BVW:</li> </ul>
2. Soil Description         Horizon       Depth (inches)       Matrix Color       Mottles Color or Texture         O       0-18"       10 YR 2/1       Muck         C       18-20"       10 YR 6/1       Sand         15% mottle 10 YR 5/6	<ul> <li>Oxidized rhizoshperes:</li> <li>Water-stained leaves: <u>leaf staining in BVW</u></li> <li>Recorded data (stream, lake, or tidal gauge; aerial photo; other):</li> <li>Other:</li></ul>
Remarks: Rock at 20"	Vegetation and Hydrology Conclusion for Downgradient of GC A8          ves       no         Number of wetland indicator plants       >=         >= number of non-wetland plants       X         Wetland hydrology present:       Number of Numbe
3. Other:	hydric soils present X other indicators of hydrology present X
Conclusion: Is soil hydric?	Sample location is in a BVW       X         Submit this form with the Request for Determination of Applicability or Notice of Intent





		and the second se	gend rty Boundary
Job Number: D1-84	Wetland Border Report USGS of Site         6 Forge Parkway Franklin, MA 02038	0 87.5 1 in = 175 ft Map: 272, Lot: 5	175 Feet Figure 3



Applicant.

## Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands



# WPA Form 1- Request for Determination of Applicability Franklin

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

Municipality

computer, use only
the tab key to move
your cursor - do not
use the return key.
tab

return

Important:

When filling out forms on the

#### Α. **General Information**

1.	Applicant:		
	Donegal LLC		
	First Name	Last Name	
	PO Box 4430		
	Address		
	Manchester	NH	03108
	City/Town	State	Zip Code
	603.623.8811	joe@tdmrk.com	
	Phone Number	Email Address	
2.	Property Owner (if different from Applicant):		
	same as applicant		
	First Name	Last Name	
	Address		
	City/Town	State	Zip Code
	Phone Number	Email Address (if know	wn)
3.	Representative (if any)		
	Michael	Malynowski	
	First Name	Last Name	
	Allen & Major Associates, Inc.		
	Company Name		
	400 Harvey Road		
	Address		
	Manchester	NH	03103
	City/Town	State	Zip Code
	603.627.5500	mmalynowski@al	llenmajor.com
	Phone Number	Email Address (if know	wn)

#### **Project Description** Β.

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

	6 Forge Parkway	Franklin
	Street Address	City/Town
How to find Latitude	42.08839	-71.43432
and Longitude	Latitude (Decimal Degrees Format with 5 digits after decimal e.g.	Longitude (Decimal Degrees Format with 5 digits after
	XX.XXXXX)	decimal e.gXX.XXXXX)
and how to convert	272	5
to decimal degrees	Assessors' Map Number	Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

The site is undeveloped, partially wooded, and contains areas of flat, moderate, and steep slopes

c.	Plan and/or Ma	p Reference(s	s): (	use additional	paper if necessary)	)
----	----------------	---------------	-------	----------------	---------------------	---

USGS Site Locus Map	10-12-23
Title	Date
Overall Grading & Drainage Plan	01-16-24
Title	Date



**Massachusetts Department of Environmental Protection** Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Franklin

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

Municipality

# B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

The project proposes to construct a 36,000 square foot manufacturing/warehousing facility with

associated loading docks, parking, utilities, and stormwater infrastructure. Bordering vegetated

wetlands exist on the site but the proposed work is outside the 100' wetlands buffer.

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

As stated above, all work is located outside the 100' BVW buffer.

- 3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.
  - Single family house on a lot recorded on or before 8/1/96
  - Single family house on a lot recorded after 8/1/96
  - Expansion of an existing structure on a lot recorded after 8/1/96
  - Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
  - New agriculture or aquaculture project
  - Public project where funds were appropriated prior to 8/7/96
  - Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
  - Residential subdivision; institutional, industrial, or commercial project
  - Municipal project
  - District, county, state, or federal government project
  - Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Franklin

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

#### C. Determinations

- 1. I request the Franklin
  - make the following determination(s). Check any that apply: **Conservation Commission**
  - a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
  - b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
  - c. whether the Activities depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
  - d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any municipal wetlands' ordinance or bylaw of:

Franklin

Name of Municipality

e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

#### **Signatures and Submittal Requirements** D.

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordancervith Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Toe Greoghegan Signature of Applicant alimansh

Signature of Representative (if any)

1/31/2024

Date

01-09-2024

Date

Town of Franklin Conservation Commission

# PROPERTY ACCESS SIGNATURE FORM

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

Signature of Property Owner

1/30/24

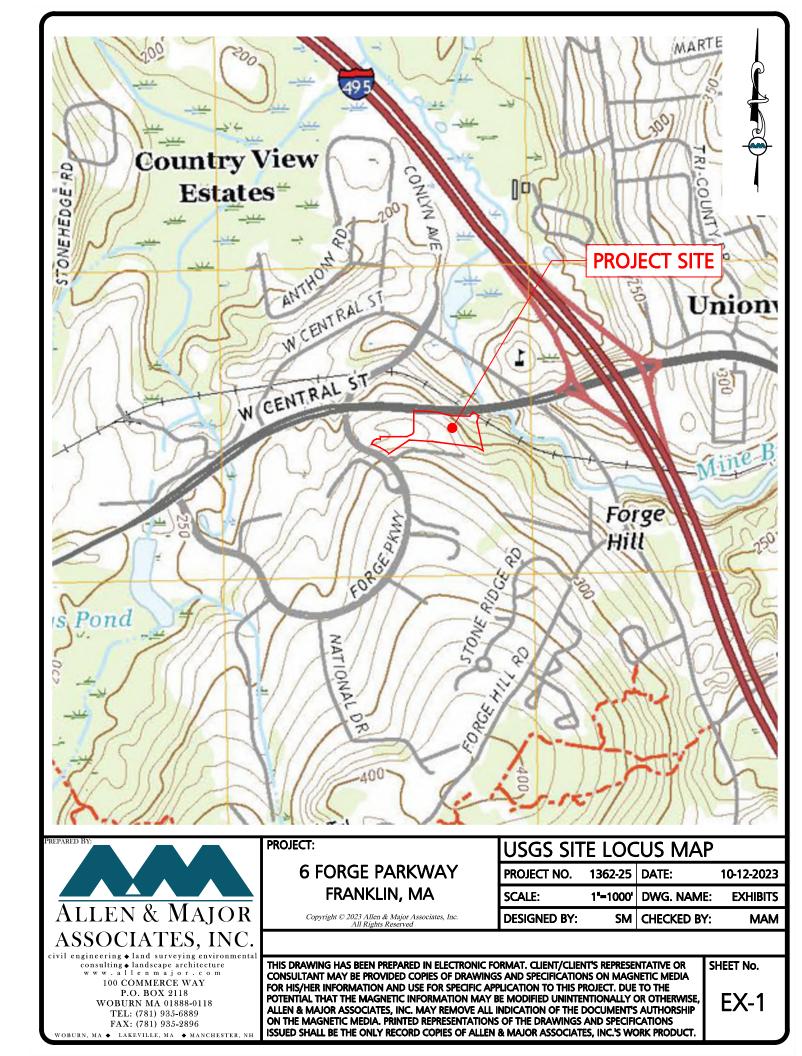
Date



# **SECTION 3.0**

# **EXHIBITS**

USGS SITE LOCUS MAP AERIAL PHOTO MASSDEP WETLANDS MAP FEMA FLOOD INSURANCE RATE MAP PRIORITY & ESTIMATED HABITATS







# PROJECT:

6 FORGE PARKWAY FRANKLIN, MA

<b>AERIAL P</b>			
PROJECT NO.	1362-25	DATE:	10-12-2023
SCALE:	1 <b>"-</b> 200'	DWG. NAME:	EXHIBITS
DESIGNED BY:	SM	CHECKED BY:	MAM

SHEET No.

**EX-2** 

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 & 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 & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

# LEGEND

#### **DEP Wetlands Detailed**

- Barrier Beach System
- 🔅 Barrier Beach-Deep Marsh
- 🛞 Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach 4
- Barrier Beach-Coastal Dune ÷ 2
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- 🧎 Bog
- 👸 Coastal Bank Bluff or Sea Cliff
- 🎉 Coastal Beach
- 💢 Coastal Dune
- 💥 Cranberry Bog
- 🛃 Deep Marsh
- Barrier Beach-Open Water
- 🛞 Open Water
- Rocky Intertidal Shore
- 🛺 Salt Marsh
- Shallow Marsh Meadow or Fen ш
- 🌃 Shrub Swamp
- 🏹 Tidal Flat
- 💐 Wooded Swamp Coniferous
- 🕅 Wooded Swamp Deciduous
- 💇 Wooded Swamp Mixed Trees

Forge-Parking

MA MAPPER DEP WETLANDS

295.

Nest Cen

246-ft-

860

Route

880

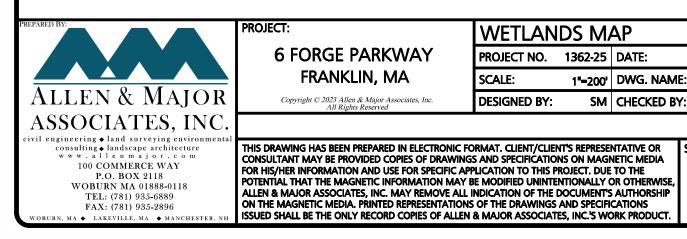
246-11

295. ft.

860

140

**PROJECT SITE** 



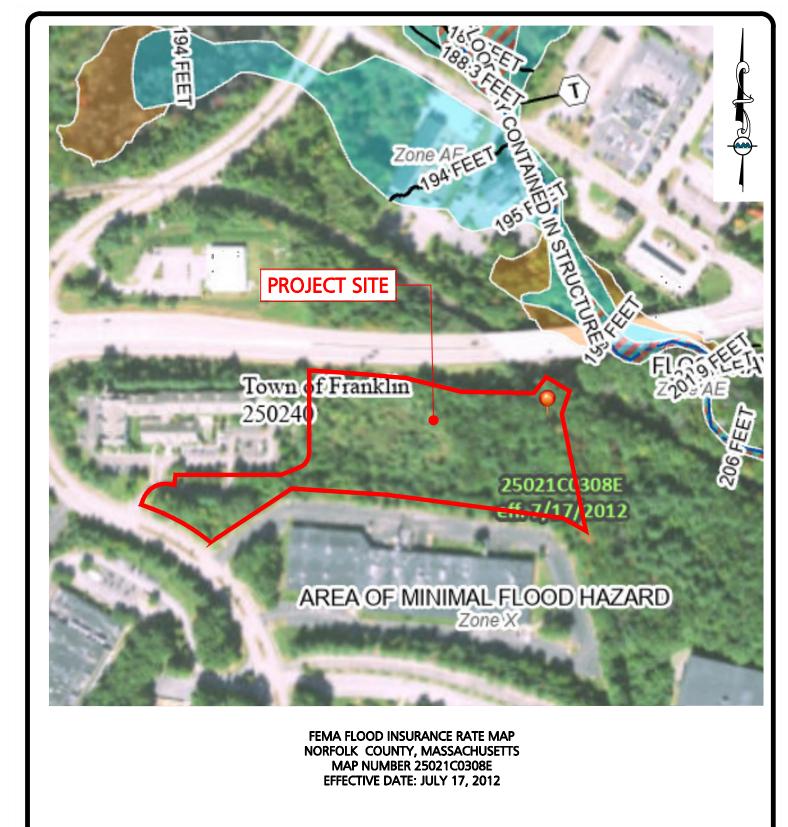


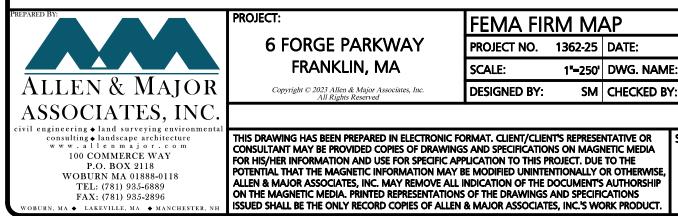
SHEET No.

10-12-2023

**EXHIBITS** 

MAM





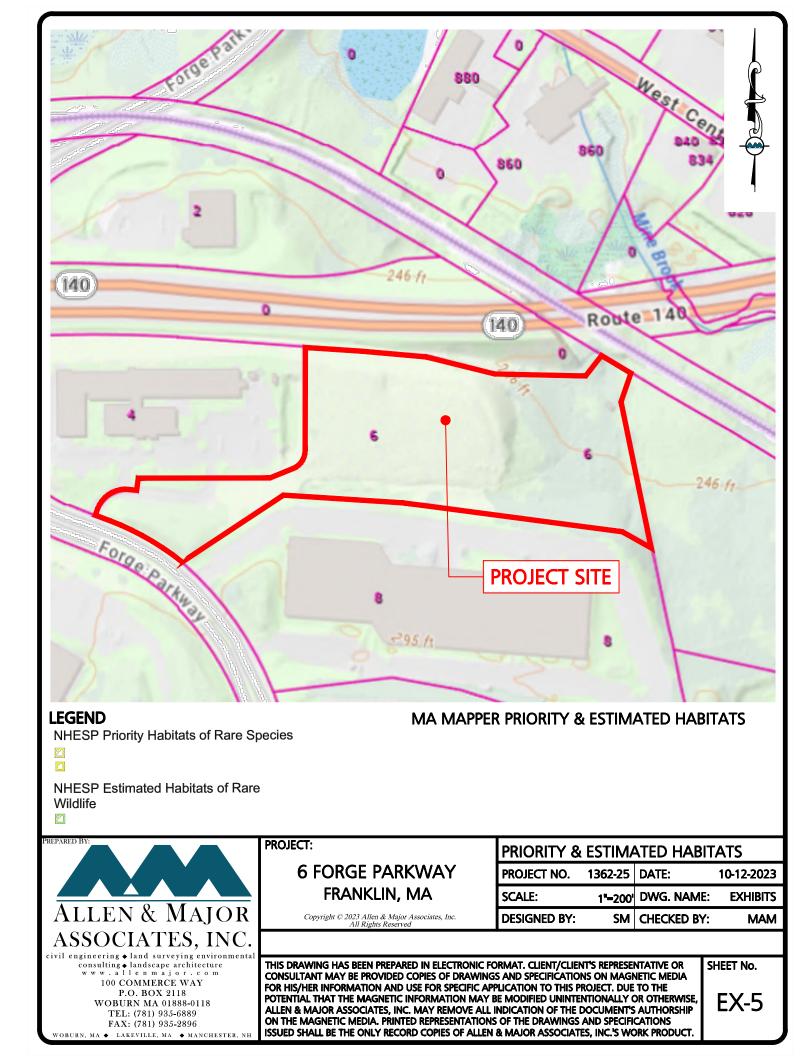
EX-4

SHEET No.

10-12-2023

**EXHIBITS** 

MAM





# **SECTION 4.0**

# **ABUTTER NOTIFICATION**

ABUTTER NOTIFICATION LETTER ABUTTER LIST CERTIFIED MAILING RECEIPTS

# **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:

 Donegal LLC
 has filed a Request for Determination of

 Applicability with the Franklin Conservation Commission for the
 on

 6 Forge Parkway
 on

 under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Request for Determination or Applicability may be examined during regular office hours at Allen & Major Associates, Inc. - 400 Harvey Road - Manchester, NH

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, February 22

20<u>24</u>, at <u>7</u> 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.



1/8/2024

128746 Abutter's List Request Form Status: Active Submitted On: 1/8/2024

Primary Location 6 FORGE PKWY FRANKLIN, MA 02038 Owner DONEGAL LLC P O BOX 4430 MANCHESTER, NH 03108

128746

- Applicant
- 🧝 Stephen Mayer
- **J** 603-627-5500
- @ smayer@allenmajor.com
- 400 Harvey Road
   Manchester, New
   Hampshire 03103

# Abutter's List Request Form

Which Board/Commission is requiring this list?\* @

Planning Board

What is the purpose for the request?\*

Site Plan Application

How would you like to receive this abutters list?\*

Emailed

What email address should we use to send you the abutters list?\*

smayer@allenmajor.com

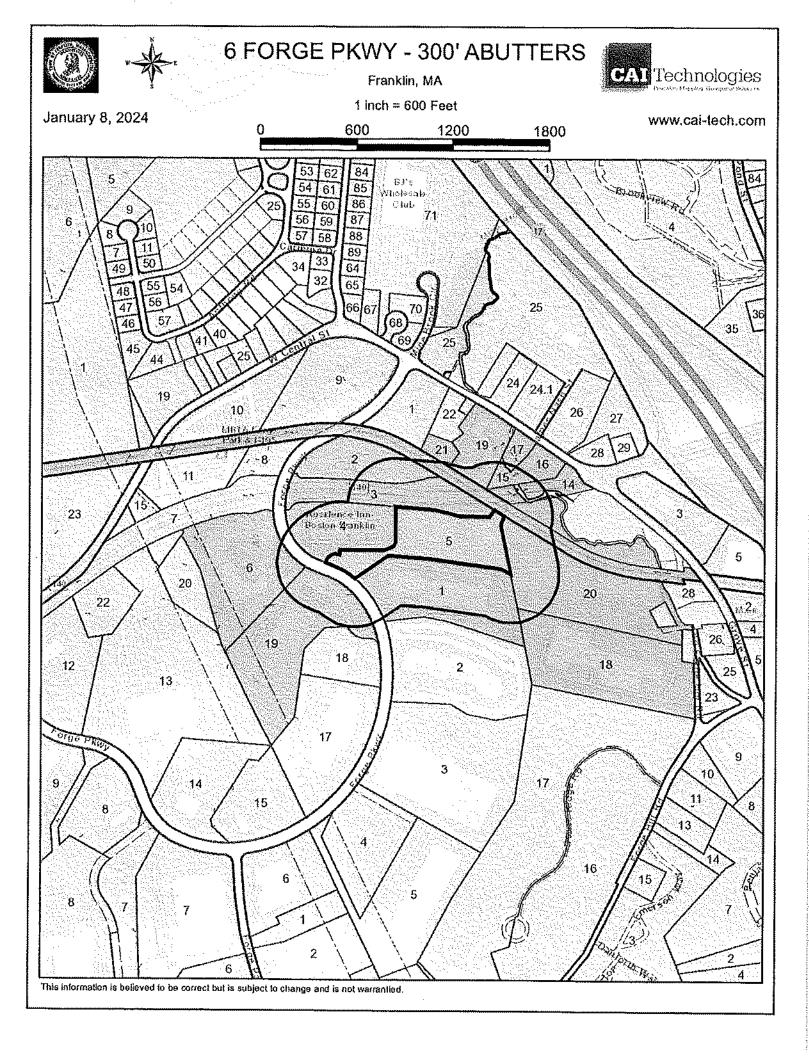
# **General Parcel Information**

Assessor's Parcel ID\* @ 272-005-000-000

Property Street Address\*

6 Forge Parkway

. ... . . . . .



F. J. January 08, 2024							
Subject Property:							
Parcel Number: CAMA Number: Property Address:	272-005-000 272-005-000-000 6 FORGE PKWY	Mailing Address:	DONEGAL LLC P O BOX 4430 MANCHESTER, NH 03108				
Abutters:							
Parcel Number: CAMA Number; Property Address:	271-006-000 271-006-000-000 GROVE ST	Mailing Address:	NEW YORK CENTRAL LINES LLC C/O CSX TRANSPORTATION INC TAX DEPARTMENT 500 WATER ST (C 910) JACKSONVILLE, FL 32202				
Parcel Number: CAMA Number: Property Address:	271-012-000 271-012-000-000 WEST CENTRAL ST	Mailing Address:	FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038				
Parcel Number: CAMA Number: Property Address:	271-014-000 271-014-000-000 WEST CENTRAL ST	Mailing Address:	COMMONWEALTH OF MASSACHUSETTS HIGHWAY DEPARTMENT 10 PARK PLAZA BOSTON, MA 02116				
Parcel Number: CAMA Number: Property Address:	271-015-000 271-015-000-000 WEST CENTRAL ST	Mailing Address:	the second s				
Parcel Number: CAMA Number: Property Address:	271-016-000 271-016-000-000 828 WEST CENTRAL ST	Mailing Address:	UNIONVILLE GS LLC C/O RETAIL BUSINESS SERVICES PO BOX 6500 STOP & SHOP TENANT CARLISLE, PA 17013				
Parcel Number: CAMA Number: Property Address:	271-017-000 271-017-000-000 834-836 WEST CENTRAL ST	Mailing Address:	DEPEDRO, DENISE R TR 834-836 W CENT ST RLTY TR C/O DIANE PADULA 23 SPRUCE POND ROAD FRANKLIN, MA 02038				
Parcel Number: CAMA Number: Property Address:	271-019-000 271-019-000-000 860-862 WEST CENTRAL ST	Mailing Address:	BROOKDALE MILL REALTY LLC 860 WEST CENTRAL ST FRANKLIN, MA 02038				
Parcel Number: CAMA Number: Property Address:	271-021-000 271-021-000-000 WEST CENTRAL ST	Mailing Address:	WISE FREDERICK R L 880 WEST CENTRAL ST FRANKLIN, MA 02038				
Parcel Number: CAMA Number: Property Address:	272-002-000 272-002-000-000 2 FORGE PKWY	Mailing Address:	SSA AT FORGE PARK LLC C/O TITAN REALTY & CONSTRUCTION 1 PLAZA RD STE LL-1 GREENVALE, NY 11548				

www.cai-tech.com This information is believed to be correct but is subject to change and is not warrantied.

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ALLE PERMIT

January 08, 2024

300 foot Abutters List Report

Parcel Number: 272-003-000 Mailing Address: COMMONWEALTH OF CAMA Number: 272-003-000-000 MASSACHUSETTS HIGHWAY Property Address: FORGE PKWY DEPARTMENT **10 PARK PLAZA** BOSTON, MA 02116 Parcel Number: 272-004-000 NEP FRANKLIN MA OWNER LLC C/O Mailing Address: CAMA Number: 272-004-000-000 LAURA BENNER Property Address: 4 FORGE PKWY 545 E JOHN CARPENTER FREEWAY STE 1400 IRVING, TX 75062 Parcel Number: 272-005-000 Mailing Address: DONEGAL LLC CAMA Number: 272-005-000-000 P O BOX 4430 Property Address: 6 FORGE PKWY MANCHESTER, NH 03108 Parcel Number: 272-006-000 Mailing Address: HAMILTON STORAGE TECHNOLOGIES CAMA Number: 272-006-000-000 3 FORGE PKY Property Address: 3 FORGE PKWY FRANKLIN, MA 02038 Parcel Number: 275-001-000 Mailing Address: FORGE PARKWAY OWNER LLC C/O CAMA Number: 275-001-000-000 GOLDMAN SACHS ASSET MGMT ATTN: Property Address: 8 FORGE PKWY ZACH SWANGER 2001 ROSS AVE DALLAS, TX 75201 Parcel Number: 275-019-000 Mailing Address: DADDARIO, JAMES F, TR PATALANO, CAMA Number: 275-019-000-000 CURTIS TR C/O NEW Property Address: 5 FORGE PKWY ENGLANDTREATMNT ACCESS 5 FORGE PKY FRANKLIN, MA 02038 Parcel Number: 276-018-000 Mailing Address: FRANKLIN LIMITED PARTNERSHIP C/O CAMA Number: 276-018-000-000 IRON MOUNTAIN Property Address: 1 OLD FORGE HILL RD 1101 ENTERPRISE DRIVE ROYERSFORD, PA 19468 Parcel Number: 276-020-000 Mailing Address: MARGARET C RANIERI TR CATHERINE CAMA Number: 276-020-000-000 R MILLER TR RANIERI TRUST Property Address: GROVE ST 59 PLEASANT ST FRANKLIN, MA 02038

uni M. Doyle, 1-8-24



www.cai-tech.com This information is believed to be correct but is subject to change and is not warrantied.

Abutters List Report - Franklin, MA

Page 2 of 2

BROOKDALE MILL REALTY LLC 860 WEST CENTRAL ST FRANKLIN, MA 02038

COMMONWEALTH OF MASSACHUS HIGHWAY DEPARTMENT 10 PARK PLAZA BOSTON, MA 02116

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

DEPEDRO, DENISE R TR 834-C/O DIANE PADULA 23 SPRUCE POND ROAD FRANKLIN, MA 02038

DONEGAL LLC P O BOX 4430 MANCHESTER, NH 03108

FORGE PARK REALTY TRUST C/O NATIONAL DEVELOPMENT 2310 WASHINGTON ST NEWTON LOWER FALLS, MA 02462

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

FRANKLIN LIMITED PARTNERS C/O IRON MOUNTAIN 1101 ENTERPRISE DRIVE ROYERSFORD, PA 19468

FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038

HAMILTON STORAGE TECHNOLO 3 FORGE PKY FRANKLIN, MA 02038 MARGARET C RANIERI TR CAT RANIERI TRUST 59 PLEASANT ST FRANKLIN, MA 02038

NEP FRANKLIN MA OWNER LLC C/O LAURA BENNER 545 E JOHN CARPENTER FREEWAY STE 1400 IRVING, TX 75062

NEW YORK CENTRAL LINES LL C/O CSX TRANSPORTATION IN 500 WATER ST (C 910) JACKSONVILLE, FL 32202

SSA AT FORGE PARK LLC C/O TITAN REALTY &CONSTRU 1 PLAZA RD STE LL-1 GREENVALE, NY 11548

UNIONVILLE GS LLC C/O RETAIL BUSINESS SERVI PO BOX 6500 STOP & SHOP TENANT CARLISLE, PA 17013

WISE FREDERICK R L 880 WEST CENTRAL ST FRANKLIN, MA 02038



COMMONWEALTH OF MASSACHUSETTS

HIGHWAY DEPARTMENT

10 PARK PLAZA BOSTON, MA 02116

ru ru

2

Street and Apt. K

City, State, 204-PS Form 3800,









# **SECTION 5.0**

# APPENDIX

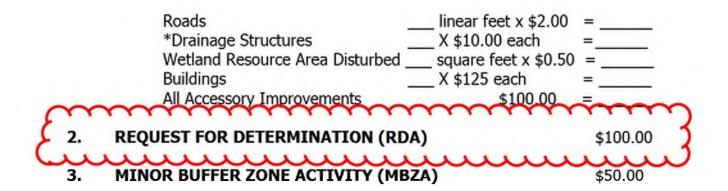
LOCAL FILING FEE CALCULATION WORKSHEET APPLICATION FEE CHECK BUFFER ZONE FIGURE

# **Town of Franklin Conservation Commission**

# LOCAL FILING FEE CALCULATION WORKSHEET

# 1. NOTICE OF INTENT (NOI)

1.1.	<b>New Individual Single Family Home (SFH)</b> \$2 This includes all projects associated with a SFH	200.00			
1.2.	Work Associated with Existing Residential Proper Above-ground pools, fences or other incidental projects involving land disturbance that are not covered by the M	\$50.00			
1.3.	<b>Control of Nuisance Vegetation</b> \$5 This category shall not apply to any non-natural deposition of material e.g. vegetative debris	50.00			
1.4.	Subdivisions				
	Base Fee       \$600.00				
1.5. 1	Multifamily Dwellings, including Condominium Unit MFDU	<b>ts:</b> x \$100.00_			
1.6.	Commercial/Industrial				
	Base Fee \$6 Infrastructure in Buffer Zone <b>or</b> Resource Area	500.00			



# 4. ABBREVIATED NOTICE OF RESOURCE AREA DETERMINATION (ANRAD)

\$0.50/foot/resource area: =

# 5. OTHER PERMITS/SERVICES

Order of Conditions Extension Certificate of Compliance Request Certificate Re-Inspection Status Letter for Financial Institution Permit Amendment	\$50.00 \$50.00 \$50.00 \$100.00 \$100.00	
FILING FEE CALCULATION		
Town Share of State Fees (See NOI Wetland Fee Transmittal Form)	\$	
Local Filing Fee Calculated Above	\$	
TOTAL Due Town of Franklin (Check No.1)	\$_	
<b>State Share of Filing Fee</b> (See NOI Wetland Fee Transmittal Form)		
TOTAL Due DEP (Check No. 2)	\$	

# 7. ADVERTISING FEE (Check No. 3)

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.

6.

TBD