

Abbreviated Notice of Resource Area Delineation (ANRAD)

April 26, 2024

**55 Constitution Boulevard
Franklin, MA**

Prepared for

Northbridge Partners
401 Edgewater Place, Suite 265
Wakefield, MA 01880

Prepared by

BEALS · ASSOCIATES *INC.*

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116
PHONE: 617-242-1120



BEALS • ASSOCIATES INC.

2 PARK PLAZA, SUITE 200, BOSTON, MA 02116

PHONE: 617-242-1120

April 26, 2024

Franklin Conservation Commission

Town of Franklin
355 East Central Street
Franklin, MA 02038

**RE: Abbreviated Notice of Resource Area Delineation
55 Constitution Boulevard - Map 313 Lot 59**

Members of the Commission:

On behalf of our client, NorthBridge Partners, LLC, Beals Associates, Inc. (“BAI”) is filing the enclosed Abbreviated Notice of Resource Area Delineation (“ANRAD”) in order to confirm the boundaries of Bordering Vegetated Wetlands (“BVW”) and Isolated Land Subject to Flooding (“ILSF”) under the Massachusetts Wetland Protection Act (“WPA”; MGL c. 131 § 40) and Isolated Vegetated Wetlands (“IVW”) under the Town of Franklin Wetlands Protection Bylaw (“Local Bylaw”; Chapter 181.)

The ANRAD has been completed in accordance with the WPA, its implementing regulations (310 CMR 10.00) and the Federal Clean Water Act (33 U.S.C. 1344 § 404). The various resource boundaries were initially delineated by Eco-Tech on September 30, 2023, and field verified by BAI on April 19, 2024. These boundaries are depicted on the ANRAD Plan prepared by BAI dated April 26, 2024.

Enclosed, please find a check made payable to the Town of Franklin for the Town Portion of the WPA filing fee and the Local Bylaw Fee in the amount of \$1,746.50. It is our understanding that the amount for the advertising fee will be forwarded to our attention and a check will be prepared prior to the first hearing. The State Portion of the WPA fee has been forwarded to the DEP Lockbox.

We look forward to presenting this application on May 16, 2024, at the Commission’s regularly scheduled hearing. If you have any questions or need any additional information, please do not hesitate to contact me directly at tmorey@bealsassociates.com.

Sincerely,

Beals Associates, Inc.



Todd P. Morey, P.E.
Principal

Enc. ANRAD Package
Cc: MassDEP – Central Region
Jeffrey Sullivan, NorthBridge Partners LLC
File – C-1381

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Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 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

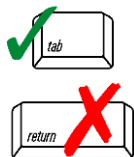
1. Project Location (**Note:** electronic filers will click on button for GIS locator):

55 Constituion Boulevard Franklin, MA 02038
 a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: 42.060294 -71.402989
 d. Latitude e. Longitude

313 059-000-000
 f. Assessors Map/Plat Number g. Parcel /Lot Number

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Applicant:

Jeff Sullivan
 a. First Name b. Last Name

Northbridge Partners
 c. Organization

401 Edgewater Place, Sutie 265
 d. Mailing Address

Wakefield MA 01880
 e. City/Town f. State g. Zip Code

(617) 702-1604 _____
 h. Phone Number i. Fax Number

_____ j. Email Address

3. Property owner (if different from applicant):

Check if more than one owner (attach additional sheet with names and contact information)

_____ 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

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

Todd Morey
 a. Contact Person First Name b. Contact Person Last Name

Beals Associates, Inc.
 c. Organization

2 Park Plaza, Suite 200
 d. Mailing Address

Boston MA 02116
 e. City/Town f. State g. Zip Code

617-898-0399 _____
 h. Phone Number i. Fax Number

_____ j. Email Address tmorey@bealsassociates.com

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

\$2,000.00 \$987.50 \$1,012.50
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid

Fees will be calculated for online users.



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B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 1,098
Linear Feet of Boundary Delineated

2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:

- a. MassDEP BVW Field Data Form (attached)
- b. Other Methods for Determining the BVW boundary (attach documentation):
 - 1. 50% or more wetland indicator plants
 - 2. Saturated/inundated conditions exist
 - 3. Groundwater indicators
 - 4. Direct observation
 - 5. Hydric soil indicators
 - 6. Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

Isolated Vegetated Wetlands / Isolated Land Subject To Flooding 370
a. Resource Area b. Linear Feet Delineated

c. Resource Area d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ANRAD (Delineation Plans only)
- 2. 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.)
- 3. Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
- 4. List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



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Franklin
City/Town

D. Fees

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

- 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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

<u>0528</u>	<u>4.25.2024</u>
2. Municipal Check Number	3. Check date
<u>0528</u>	<u>4.25.2024</u>
4. State Check Number	5. Check date
<u>Beals Associates, Inc.</u>	_____ 7. Payor name on check: Last Name
6. Payor name on check: First Name	



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Bureau of Resource Protection - Wetlands
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Resource Area Delineation
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Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin
City/Town

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

<p>DocuSigned by: <i>Dean Atkins</i></p> <p>1. Signature of Applicant</p> <p>3. Signature of Property Owner (if different)</p> <p>5. Signature of Representative (if any)</p>	<p>4/24/2024</p> <p>2. Date</p> <p>4. Date</p> <p><i>4.29.2024</i></p> <p>6. Date</p>
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For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
ANRAD 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:

55 Constitution Boulevard Franklin, MA 02038
 a. Street Address b. City/Town
\$987.50 _____
 c. Fee amount d. Check number

2. Applicant:

Jeff Sullivan Northbridge Partners
 a. First Name b. Last Name c. Company
401 Edgewater Place, Suite 265
 d. Mailing Address
Franklin MA 02038
 e. City/Town f. State g. Zip Code
(617) 702 1604
 h. Phone Number

3. Property Owner (if different):

 a. First Name b. Last Name c. Company

 d. Mailing Address

 e. City/Town f. State g. Zip Code

 h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	_____	x \$2.00 =	_____
2. <input checked="" type="checkbox"/>	all other projects	<u>1,098</u>	<u>\$2,196.00</u>	<u>\$2,196.00</u>
		a. feet of BVW	x \$2.00 =	b. Fee for BVW
		a. feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. <input type="checkbox"/>	single family house project	_____	x \$2.00 =	_____
4. <input checked="" type="checkbox"/>	all other projects	<u>370</u>	<u>\$740.00</u>	<u>\$740.00</u>
		a. linear feet	x \$2.00 =	b. Fee
		a. linear feet	x \$2.00 =	b. Fee

Total Fee for all Resource Areas: \$2,000.00
 Fee

State share of filing fee: \$987.50
 5. 1/2 of total fee **less** \$12.50

City/Town share of filing fee: \$1,012.50
 6. 1/2 of total fee **plus** \$12.50

Online users: check box if fee exempt.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
ANRAD Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

1.0 INTRODUCTION

On behalf of the Applicant/Owner, NorthBridge Partners, LLC, Beals Associates, Inc. (“BAI”) has prepared this Abbreviated Notice of Resource Area Delineation (“ANRAD”) in order to confirm the boundaries of Bordering Vegetated Wetlands (“BVW”) and Isolated Land Subject to Flooding (“ILSF”) under the Massachusetts Wetland Protection Act (“WPA”; MGL c. 131 § 40) and Isolated Vegetated Wetlands (“IVW”) under the Town of Franklin Wetlands Protection Bylaw (“Local Bylaw”; Chapter 181.)

The ANRAD has been completed in accordance with the WPA, its implementing regulations (310 CMR 10.00) and the Federal Clean Water Act (33 U.S.C. 1344 § 404). The various resource boundaries were initially delineated by Eco-Tech on September 30, 2023, and field verified by BAI on April 19, 2024. These boundaries are depicted on the ANRAD Plan prepared by BAI dated April 26, 2024.

The original boundaries were delineated by Eco-Tech in September 2023. During March and April 2024 BAI verified the original delineation based on the WPA, the Massachusetts Department of Environmental Protection (MassDEP) handbook: Delineating Bordering Vegetated Wetlands under the Massachusetts Wetland Protection Act (September 2022) and the US Army Corps of Engineers State of Massachusetts Wetland Plant List.

The following report provides a summary of the overall property, the methods used to verify the resource delineations and a description of each resource area noted on the property.

2.0 GENERAL SITE DESCRIPTION

The project site is located at 55 Constitution Boulevard in Franklin, Massachusetts. The property was previously developed as an office building last occupied by Dell/EMC. NorthBridge Partners recently acquired the property and is the current Owner and Applicant for this ANRAD. The property is located within the overall Franklin Industrial Park which is located to the south of I-495 and King Street. Constitution Boulevard provides the main access off King Street and serves as the gateway for the rest of the industrial park.

The parcel is approximately 15.6 acres in overall area and is surrounded by various uses. To the north is the Franklin Fire Department, to the west is an assisted living facility, and to the south and east are other developments within the Franklin Industrial Park. There is a large stormwater

management facility on the southwest corner of the property (and adjoining property) that controls stormwater from the 55 Constitution site as well as the Fire Department property. The site is currently developed with an existing three-story office building that has a footprint of just over 70,000 square feet, parking and loading areas to support the office building, and a small 335 square foot building located near the delineated BVW that is abandoned. It appears to be a former telecommunication building. Overall, there is approximately 9.6 acres of impervious area across the property.

Natural resource areas were found to be located at the southwest corner of the property, along the west central portion of the property and at the northwest corner of the property. All of these resource areas extend into offsite properties as well; however, this ANNRAD seeks only confirmation of the onsite mapping of the resource areas.

Topography across the site outside of the resource areas has been heavily influenced by the development activities that have occurred over the years and is mainly flat and featureless. Stormwater runoff is mainly collected in a series of catch basins and routed to the large facility in the southwest portion of the site. There does appear to be a small area of lawn that is dedicated to partial rooftop recharge (approx. 3,500 square feet). Within the resource areas, topography remains relatively flat but at a lower elevation than the developed areas of the property. There appears to be some level of historic disturbance within the resource areas, especially the BVW and IVW areas described below.

Based on NRCS mapping, the following soils are present on the property:

- Ridgebury Fine Sandy Loam, 3 to 8 percent slopes, extremely stony
- Woodbridge Fine Sandy Loam, 3 to 8 percent slopes
- Woodbridge Fine Sandy Loam, 0 to 8 percent slopes, extremely stony

Geotechnical investigations are scheduled for later in the Spring; however, the limited soil investigations as part of the delineation confirmation suggest that the NRCS mapping is generally accurate.

2.1 FEMA FLOODPLAIN REVIEW

BAI reviewed the available FEMA mapping to determine if there are any areas of concern on the property from a flooding standpoint. Community Panel 25021C0317E (Effective Date July 17, 2012) indicates that there are no areas of 1% chance flooding on the site and there are no other areas of special concern.

2.2 NATURAL HERITAGE DATA

Based on online mapping provided by the MassMapper website, there are no areas of Estimated Habitat of Rare Species or Priority Habitat of Rare Species on or abutting the property. There are also no Certified Vernal Pools in the area nor are there any Potential Vernal Pools within the limits of the review.

3.0 METHODOLOGY

During the initial site walks for this site in January 2024, it was discovered that wetland flagging by others had been hung at various locations for various resources. Blue flagging was noted around the stormwater basin and pink flagging was noted in the areas that would be determined to be BVW and IVW. During this initial review, it was also determined that the pink flagging was placed by Eco-Tech in September 2023. The origin of the blue flags at the stormwater basin are unknown, but based on the discussion below, they were presumed to be an accurate depiction of the resource boundary they were depicting.

In March 2024, prior to emergence of vegetation, BAI staff again reviewed the boundary and performed several hand-held soil auger investigations to confirm the presence of hydric soils within the delineated areas and non-hydric soils in the upland areas. Soils within the delineated BVW and IVW areas were found to be saturated to within 4 to 6 inches of the surface with an organic layer that often exceeded 12 inches. In the areas around the stormwater basin, the sharp topographic change was noted along with the presence of cattails in the basin bottom. Limited soil auger probes in the sideslopes did not indicate the presence of hydric soils along the edges, as expected.

On April 19, 2024, BAI returned to the site to conduct additional field work in order to complete BVW Field Data Sheets. A total of four data plots were analyzed, all within the A-Series BVW noted on the ANRAD Plan. Plots were located both upgradient and downgradient of wetland flags A18 and A38. Plant species were cataloged in those areas and the species were assigned an indicator status of either Upland (UPL), Facultative Upland (FACU), Facultative (FAC), Facultative Wetland (FACW) or Obligate (OBL based on the lists generated by the US Army Corps of Engineers in the State of Massachusetts 2016 Wetland Plant List.

Soil observations were also hand dug at these locations to determine depth to groundwater and saturation depths in wetland areas and soil conditions in upland areas. These were dug with a small hand shovel with results noted on the data sheets.

4.0 NATURAL RESOURCES

4.1 BORDERING VEGETATED WETLANDS

The ANRAD Plan depicts three wetland resource areas on the property. The A-Series flags are located in the west central portion of the site and delineate an area of BVW. The B-Series flags, located in the northwest corner of the property, delineate an area of IVW and ILSF (discussed below) and the SB Series of flags delineate an area that has been classified as BVW in the southwest corner of the site.

BVW is defined by the WPA at 310 CMR 10.55(2) as follows:

“...freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. In these areas, soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of the BVW line is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist.”

The A-Series of wetland flags depict two areas on the site separated by a short segment of concrete pipe which provides a hydraulic connection between the two areas. The westernmost area is delineated by flags A1 through A7 and A51 through A58. The larger area on the property is marked with flags A10 through A43. Overall, the A-Series flags encumber just over 22,750 square feet of land. Historic USGS mapping suggests that this was once a stream; however, development of the Franklin Industrial Park appears to have cut off much of the tributary watershed to the area. The BVW is connected to Dix Brook through a reach of overland flow heading generally southwest from the property line through the back yards of the homes along Rachael Circle, Lorusso Drive and Forest Street and then crossing under Forest Street before heading to Dix Brook. Historic USGS maps that depict the prior stream confirm this route.

While the overall wetland floor is relatively flat, there have been apparent disturbances over the years to the edges of this resource area. There are older piles of overgrown soil that do not appear natural. There is also a small telecommunication building adjacent to the wetland near flags A34 and A35. Utility poles also run through the area. The wetland contained areas of standing water, frequent odors of sulfur, buttressed tree roots and areas of saturated mucky soils at the surface. Vegetation within the resource area consists of Red Maple (*Acer rubrum*) and Red Oak (*Quercus rubra*) with an understory consisting of Highbush Blueberry (*Vaccinium corymbosum*), Dewberry (*Rubus phoenicolasius*), Sweet Pepperbush (*Clethra alnifolia*), Winterberry (*Ilex verticillata*) and Black Cherry and Red Maple saplings. Ground cover is mainly comprised of Cinnamon Fern (*Osmundastrum cinnamomeum*), Canadian Mayflower (*Maianthemum canadense*) and Longstalk Sedge (*Carex pendunculata*) with frequent areas of dense Greenbriar (*Similax rotundifolia*) and various occurrences of sphagnum moss.

Soils were examined using hand dug test holes to a depth of 24 inches or until standing water was observed. In both sample holes, standing water was observed at 8 to 10 inches below grade with saturated soil occurring at 4 to 6 inches below grade. The soils had thick layers of organic material at the surface and were categorized as hydric in nature. Below the hydric layers, saturated soils generally met the profiles suggested by the NRCS mapping in both color and texture.

The SB-Series of flags depict a BVW that was delineated based on the topographic changes around the bottom of a stormwater management basin that was originally constructed when the Franklin Industrial Park was initially developed. This basin provides stormwater management for the 55 Constitution Boulevard property as well as properties to the north (Franklin Fire Department) and properties to the east. The facility is controlled on the downstream side by an outlet control structure which flows to a series of swales and culverts to Dix Brook. Due to the presence of a hydraulic connection to Dix Brook, this area is classified as BVW.

The basin's floor is covered with cattails that generally extend across the entire facility. At the inlet end, large riprap provides slope stabilization around the concrete flared ends. The basin sideslopes are all uniform in nature and feature white pines that all appear to be generally the same age. On the submitted plans, this area is partially delineated by flags SB1 through SB20. The remainder of the basin was not delineated for this application. This area encumbers approximately 5,230 square feet of the property.

4.2 ISOLATED VEGETATED WETLANDS AND ISOLATED LAND SUBJECT TO FLOODING

Isolated Vegetated Wetlands ("IVW") are not protected under the WPA unless they also qualify as Isolated Land Subject to Flooding ("ILSF"). The Local Bylaw does extend protection to IVW through the phrase "any freshwater wetlands" in §181-2.B. In reviewing the area that is delineated by the B-Series flags, it was apparent that this area would also qualify as ILSF due to the presence of standing water and the overall containment of greater than ¼ acre-foot in volume.

The IVW is located in an area that is bounded by sanitary sewer easement that crosses the property from the assisted living facility, the Franklin Fire Department and the business that fronts on King Street. During the site investigation, an outlet from this area could not be located. Runoff that settles in this area appears to originate from portions of 55 Constitution property, the assisted living facility and the King Street business. There was a large amount of debris also located within this resource area that appears to be coming from an abutting property. The overall limits of this area on the property are delineated by flags B1 through B25. The area encumbers just under 15,500 square feet of land in the northwest corner of the property.

4.3 RIVERFRONT AREA

The project site does not contain any Riverfront Areas. The nearest perennial stream appears to be Dix Brook which is located over 1,600 feet away from the property to the southwest.

4.4 FLOODPLAINS/BORDERING LAND SUBJECT TO FLOODING

The Flood Insurance Rate Map (“FIRM”) for Norfolk County, Massachusetts was reviewed to determine any floodplain areas located within the property. Based on the information in Map Tile No.25021C0317E (effective date: July 17, 2012), there are no floodplains, floodways or other areas of special flood hazard on the property.

4.5 NATURAL HERITAGE AREAS

The Natural Heritage Endangered Species Program (“NHESP”) mapping was reviewed to determine if any areas of Priority or Estimated Habitats exist on or adjacent to the property. Based on this review, there are no areas of Estimated Habitats of Rare Species or Priority Habitats of Rare Species on the property. See Attachment G: Site Maps.

There are no identified Areas of Critical Environmental Concerns, nor any potential or certified vernal pools within the property boundary.

APPENDIX A: PROPERTY DEED

Executed as a sealed instrument as of this 16th day of February, 2024.

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y
EMC CORPORATION, a Massachusetts corporation

By: [Signature]
Name: Paul Fitzgerald
Title: Vice President, Real Estate & Facilities

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this the 12th day of February, 2024, before me, the undersigned notary public, personally appeared Paul Fitzgerald, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as the Vice President, Real Estate & Facilities of EMC Corporation.

Lisa A. Hall
Print Name:
Notary Public:
My Commission Expires:



Lisa A. Hall
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
4/5/2030

Exhibit A

Parcel I: Fee Simple N O T
A N

N O T
A N

A certain parcel of land (the "Land") located in the Commonwealth of Massachusetts, County of Norfolk, Town of Franklin, situate Westerly of Constitution Boulevard, and is shown as Lot I on "Plan of Land in Franklin, MA dated March 10, 1999 by Engineering Design Consultants, Inc.", more particularly bounded and described as follows:

Beginning at a point on the Westerly sideline of Constitution Boulevard, said point being the most Southeasterly corner of the parcel, thence running:

S 88°36'13" W 407.94' to a point; thence turning and running

N 69°15'07" W 299.15' to a point; thence turning and running

N 07°18'22" W 820.13' to a point; thence turning and running

N 70°37'19" E 269.97' to a point; thence turning and running

S 07°18'22" E 24.82' to a point; thence turning and running

S 84°22'10" E 404.01' to a point of non-tangency; thence turning and running

Southerly 79.13' by a curve to the left having a radius of 1055.00' to a point of non-tangency; thence turning and running

N 74°56'17" E 27.00' to a point of non-tangency; thence turning and running

Southerly 145.82' by a curve to the left having a radius of 1028.00' to a point of reverse curvature; thence running

Southerly 515.75' by a curve to the right having a radius of 872.00' to a point of reverse curvature; thence running

Southerly 222.85' by a curve to the left having a radius of 928.00' to the Point of Beginning, said last five courses being by the Westerly sideline of Constitution Boulevard.

Parcel I is also conveyed with the benefit of the following appurtenant easements:

Parcel II: Easement

Area designated as "30' Wide Easement" on the lot to the Northwest of the premises designated "N/F" V. S. Haseotes & Sons, 7790/368", which easement connects with the area on Lot I designated on the 1999 Plan as "30' Wide Easement, 16,816+/- sq. ft." recorded a Plan 228 of 1999 in Plan Book 464, as reserved in deed Book 13376, Page 527.

Parcel III: Easement

Area on Lot B-211 shown on the 1999 Plan as "Utility Easement", which in turn connects with the area shown on said lot as "20' Wide Utility Easement", which has been granted to the Town of Franklin prior hereto for purposes of public sewerage facilities. Said Utility Easement was established initially by a Deed from the Grantor hereunder to Campanelli Franklin I Limited Partnership, dated September 30, 1998, recorded in Book 12849, Page 384, as accompanied by a sketch plan attached thereto as Exhibit A wherein said area is shown as "Utility Easement, 15,739 +/- S.F."

Parcel IV: Easement

Portions of said Utility Easement on Lot B-211 which are adjacent to Easement B referred to above, which Utility Easement in turn connects with the following additional appurtenant easements for drainage purposes as shown by a plan dated August 24, 1989, revised through August 29, 1989, entitled "Plan of Land Owned by Copley-Franklin Industrial Park Trust" prepared by said Civil Designs, Inc., which is recorded with said Deeds as Plan No. 855B of 1989 in Plan Book 385 (the "1989 Plan"), said easements to be used in common with all others now or hereafter entitled thereto: (a) The irregular area West of said Utility Easement shown as "Drain Easement" on the 1989 Plan (sometimes referred to as "Pond No. 2"), as modified by a Release of Easement Agreement from the Town of Franklin dated September 24, 1998, recorded in Book 12849, Page 370, said area as modified being shown as "Drain Easement" on the 1999 Plan; (b) Then the area South thereof shown as "40' Wide Drain Easement" on the 1989 Plan; (c) Then the area South and East thereof shown as "Drain Easement" on the 1989 Plan (sometimes referred to as "Pond No. 3"); and (d) Then the area South thereof labeled "30' Wide" on the 1989 Plan, which connects with a water course shown on said Plan (sometimes referred to as "Dix Brook").

APPENDIX B: CERTIFIED ABUTTERS LIST



130545

Abutter's List Request Form

Status: Active

Submitted On: 3/12/2024

Primary Location

55 CONSTITUTION BLVD Unit A
FRANKLIN, MA 02038

Owner

NBPIV CONSTITUTION II LLC
C/O NORTHBRIDGE PARTNERS LLC
401 EDGEWATER PLACE
SUITE 265 WAKEFIELD, MA 01880

Applicant

Madison Hansen
617-898-0396
mworden@bealsassociates.com
2 Park Plaza
Suite 200
Boston, MA 02116

Abutter's List Request Form

Which Board/Commission is requiring this list?* ?

Franklin Conservation Commission

What is the purpose for the request?*

We are looking to file an ANRAD for an upcoming project, and will need the abutters within 300 ft of the property

How would you like to receive this abutters list?*

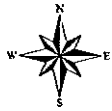
Emailed

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

mworden@bealsassociates.com

General Parcel Information

PID 313-059-000-000 55 CONSTITUTION BLVD



55 CONSTITUTION BLVD - 300' ABUTTERS

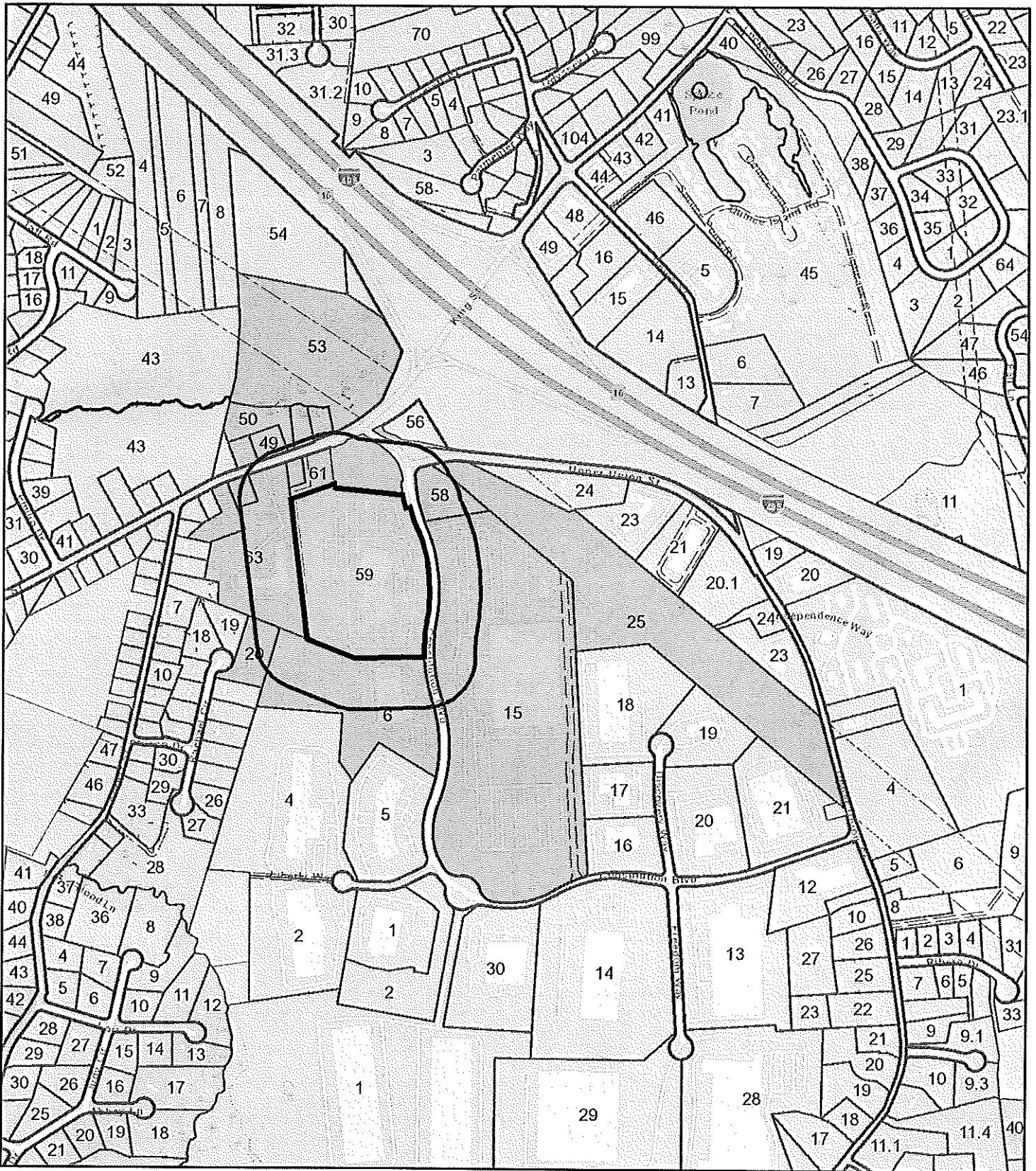
Franklin, MA



March 16, 2024

1 inch = 800 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Franklin, MA
March 16, 2024

Subject Property:

Parcel Number: 313-059-000
CAMA Number: 313-059-000-000
Property Address: 55 CONSTITUTION BLVD

Mailing Address: NBPIV CONSTITUTION II LLC C/O
NORTHBRIDGE PARTNERS LLC
401 EDGEWATER PLACE SUITE 265
WAKEFIELD, MA 01880

Abutters:

Parcel Number: 313-048-000
CAMA Number: 313-048-000-000
Property Address: 659 KING ST

Mailing Address: ALSTON JOSHUA J ALSTON MICHELLE
L
659 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-049-000
CAMA Number: 313-049-000-000
Property Address: 651 KING ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 313-050-000
CAMA Number: 313-050-000-000
Property Address: KING ST

Mailing Address: RANIERI MARGARET C TR RANIERI
TRUST MILLER, CATHERINE R TR
59 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 313-051-000
CAMA Number: 313-051-000-000
Property Address: 637 KING ST

Mailing Address: PERCUOCO CHRISTINA
637 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-052-000
CAMA Number: 313-052-000-000
Property Address: 627 KING ST

Mailing Address: CHESTERCOVE RICHARD P TR L/E
CHESTERCOVE FAMILY REALTY TRST
627 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-053-000
CAMA Number: 313-053-000-000
Property Address: 555 KING ST

Mailing Address: MCPIII 555 KING ST LLC
201 WASHINGTON ST STE 2100
BOSTON, MA 02108

Parcel Number: 313-057-000
CAMA Number: 313-057-000-000
Property Address: UPPER UNION ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

Parcel Number: 313-058-000
CAMA Number: 313-058-000-000
Property Address: 2 CONSTITUTION BLVD

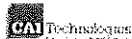
Mailing Address: BRIGHT HORIZONS CHILDRENS CENT
2 WELLS AVENUE
NEWTON, MA 02459

Parcel Number: 313-059-000
CAMA Number: 313-059-000-000
Property Address: 55 CONSTITUTION BLVD

Mailing Address: NBPIV CONSTITUTION II LLC C/O
NORTHBRIDGE PARTNERS LLC
401 EDGEWATER PLACE SUITE 265
WAKEFIELD, MA 01880

Parcel Number: 313-060-000
CAMA Number: 313-060-000-000
Property Address: 600 KING ST

Mailing Address: FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038



www.cai-tech.com

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

3/16/2024

Page 1 of 2



300 foot Abutters List Report

Franklin, MA
March 16, 2024

Parcel Number: 313-061-000
CAMA Number: 313-061-000-000
Property Address: 634 KING ST

Mailing Address: AMERICAN EAST COAST 1 LLC
5 TAM O SHANTER RD
FRANKLIN, MA 02038

Parcel Number: 313-062-000
CAMA Number: 313-062-000-000
Property Address: 648 KING ST

Mailing Address: NASUTI THOMAS P
648 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-063-000
CAMA Number: 313-063-000-000
Property Address: 656 KING ST

Mailing Address: FRANKLIN MA SR PROPERTY LLC C/O
COFORGE BPS
2727 LBJ FREEWAY STE 806
DALLAS, TX 75234

Parcel Number: 313-064-000
CAMA Number: 313-064-000-000
Property Address: 660 KING ST

Mailing Address: GRANT SALLY A TR THE SALLY A
GRANT REVOC TR
660 KING ST
FRANKLIN, MA 02038

Parcel Number: 313-065-000
CAMA Number: 313-065-000-000
Property Address: 670 KING ST

Mailing Address: DAVIS MARY E DAVIS MICHAEL H
670 KING ST
FRANKLIN, MA 02038

Parcel Number: 314-025-000
CAMA Number: 314-025-000-000
Property Address: UPPER UNION ST

Mailing Address: NEW ENGLAND POWER CO PROPERTY
TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

Parcel Number: 319-015-000
CAMA Number: 319-015-000-000
Property Address: 50 CONSTITUTION BLVD

Mailing Address: EMC CORPORATION C/O EMC CORP -
REAL ESTATE DEP
171 SOUTH ST
HOPKINTON, MA 01748

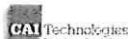
Parcel Number: 320-006-000
CAMA Number: 320-006-000-000
Property Address: 77 CONSTITUTION BLVD

Mailing Address: IRON MOUNTAIN INFO MANAGEMENT
1101 ENTERPRISE DRIVE
ROYERSFORD, PA 19468

Parcel Number: 320-020-000
CAMA Number: 320-020-000-000
Property Address: 2 RACHAEL CIR

Mailing Address: PECORA BRIAN F & INNA TRS PECORA
LIVING TRUST
2 RACHAEL CIR
FRANKLIN, MA 02038

Kevin M. Doyle, 3-16-24



www.cai-tech.com

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

3/16/2024

Page 2 of 2

ALSTON JOSHUA J
ALSTON MICHELLE L
659 KING ST
FRANKLIN, MA 02038

IRON MOUNTAIN INFO MANAGE
1101 ENTERPRISE DRIVE
ROYERSFORD, PA 19468

AMERICAN EAST COAST 1 LLC
5 TAM O SHANTER RD
FRANKLIN, MA 02038

MCPIII 555 KING ST LLC
201 WASHINGTON ST STE 2100
BOSTON, MA 02108

BRIGHT HORIZONS CHILDRENS
2 WELLS AVENUE
NEWTON, MA 02459

NASUTI THOMAS P
648 KING ST
FRANKLIN, MA 02038

CHESTERCOVE RICHARD P TR
CHESTERCOVE FAMILY REALTY
627 KING ST
FRANKLIN, MA 02038

NBPIV CONSTITUTION II LLC
C/O NORTHBRIDGE PARTNERS
401 EDGEWATER PLACE SUITE
265
WAKEFIELD, MA 01880

DAVIS MARY E
DAVIS MICHAEL H
670 KING ST
FRANKLIN, MA 02038

NEW ENGLAND POWER CO
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451-2286

EMC CORPORATION
C/O EMC CORP - REAL ESTAT
171 SOUTH ST
HOPKINTON, MA 01748

PECORA BRIAN F & INNA TRS
PECORA LIVING TRUST
2 RACHAEL CIR
FRANKLIN, MA 02038

FRANKLIN MA SR PROPERTY L
C/O COFORGE BPS
2727 LBJ FREEWAY STE 806
DALLAS, TX 75234

PERCUOCO CHRISTINA
637 KING ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL ST
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

RANIERI MARGARET C TR
RANIERI TRUST MILLER, CAT
59 PLEASANT ST
FRANKLIN, MA 02038

GRANT SALLY A TR
THE SALLY A GRANT REVOC T
660 KING ST
FRANKLIN, MA 02038

APPENDIX C: NOTIFICATION TO ABUTTERS

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:

NorthBridge Partners, LLC. has filed an Abbreviated Notice of Resource Area Delineation with the Franklin Conservation Commission for the BVW, IVW, ILSF on 55 Constitution Boulevard, under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Abbreviated Notice of Resource Area Delineation may be examined during regular office hours at

The Franklin Conservation Department, 355 East Central Street, Franklin MA

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, May 16th, 2024, at 7:00 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.

APPENDIX D: 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 an Abbreviated Notice of Resource Area Delineation)

I, Todd Morey; Beals Associates, Inc. hereby certify under the pains and penalties of perjury that on 04/26/2024, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

An Abbreviated Notice of Resource Area Delineation filed under the Massachusetts Wetlands Protection Act by Todd Morey; Beals Associates, Inc. with the Franklin Conservation Commission on 04/26/2024 for property located on 55 Constitution Boulevard, 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

4.29.2024

Date

APPENDIX E: COPY OF FILING FEE CHECKS

Beals Associates, Inc.
2 Park Plaza, Suite 200
Boston, MA 02116
617-242-1120

BANK OF AMERICA, NA
5-13/110

0529

4/25/2024

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ ****987.50**

Nine Hundred Eighty-Seven and 50/100***** DOLLARS

PROTECTED AGAINST FRAUD



[Handwritten Signature]

MEMO

ANRAD Filing Fee 55 Constitution Blvd. *Franklin*

⑈000529⑈ ⑆011000138⑆ 466017979467⑈

© 2021 INTUIT INC. 44009-433-8810

Details on Back Intuit® CheckLock™ Secure Check

Beals Associates, Inc.
2 Park Plaza, Suite 200
Boston, MA 02116
617-242-1120

BANK OF AMERICA, NA
5-13/110

0528

4/25/2024

PAY TO THE ORDER OF Town of Franklin \$ ****1,746.50**

One Thousand Seven Hundred Forty-Six and 50/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Franklin



[Handwritten Signature]

MEMO

ANRAD Filing Fee 55 Constitution Blvd.

⑈000528⑈ ⑆011000138⑆ 466017979467⑈

© 2021 INTUIT INC. 1-800-433-8810

Intuit® CheckLock™ Secure Check Details on Back

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
(Resource Area includes Buffer Zone)**

Base Fee \$600.00 \$ _____
Infrastructure in Buffer Zone **or** Resource Area
Roads _____ linear feet x \$2.00 = \$ _____
*Drainage Structures _____ X \$10.00 each = \$ _____
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
(Resource Area includes Buffer Zone)**

Base Fee	\$600.00	\$_____
Infrastructure in Buffer Zone or Resource Area		
Roads	____ linear feet x \$2.00	= \$_____
*Drainage Structures	____ X \$10.00 each	= \$_____
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: = \$734.00
(1,098 BVW + 370' IVW)

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

Town Share of State Fees (See NOI Wetland Fee Transmittal Form)	\$ <u>\$1,012.50</u>
Local Filing Fee Calculated Above	\$ <u>\$734.00</u>
TOTAL Due Town of Franklin (Check No.1)	\$ <u>\$1,746.50</u>

State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)	
TOTAL Due DEP (Check No. 2)	\$ <u>\$987.50</u>

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.

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.

DocuSigned by:
Dean Atkins
1179CE34461B410

Signature of Property Owner

4/24/2024

Date

APPENDIX F: COPY OF DEP TRANSMITTAL

TRANSMITTAL

To: Department of Environmental Protection
Box 4062
Boston, MA 02211

Date: April 29, 2024
Project: C-1381
Location: 55 Constitution Blvd
Franklin MA

Via: *Mail*

We are sending you the following items:

Attached

The following items:

- **One (1) check in the amount of \$987.50 made payable to the Commonwealth of Massachusetts for the State's Portion of the MA DEP ANRAD Filing Fee**

Comments:

Please feel free to contact our office should you have any questions.

Transmitted by: Tyler Lapshanski – tlapshanski@belasassociates.com

TRANSMITTAL

To: Department of Environmental Protection
Central Region
8 New Bond Street
Worcester, MA 01606

Date: April 29, 2024
Project: C-1381
Location: 55 Constitution Blvd
Franklin MA
Via: *Mail*

We are sending you the following items:

Attached

The following items:

- **One (1) copy of complete ANRAD filing for 55 Constitution Boulevard, Franklin Massachusetts. The State Portion of the filing fees have been sent to the MassDEP Lock Box.**

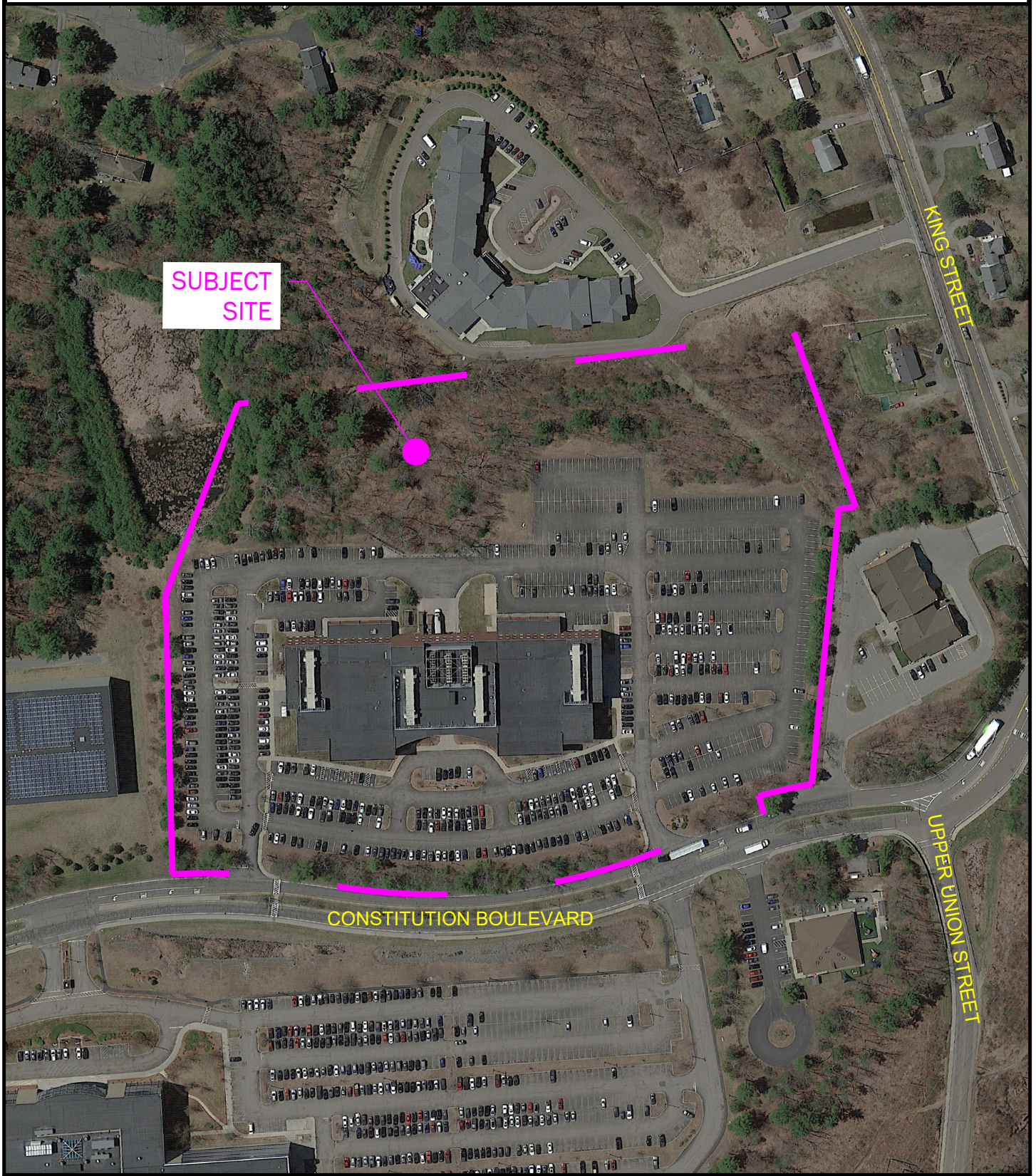
Comments:

Please feel free to contact our office should you have any questions.

Transmitted by: Tyler Lapshanski – tlapshanski@belasassociates.com

APPENDIX G: SITE MAPS

REFERENCES:
PROPERTY LINE INFORMATION OBTAINED FROM SURVEY. AERIAL PHOTOGRAPHY OBTAINED FROM GOOGLE IMAGERY,



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BEALS ASSOCIATES Inc.

2 PARK PLAZA SUITE 200 BOSTON, MA 02116
PHONE: 617-242-1120
*PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

Aerial

Franklin
Massachusetts

Figure 1

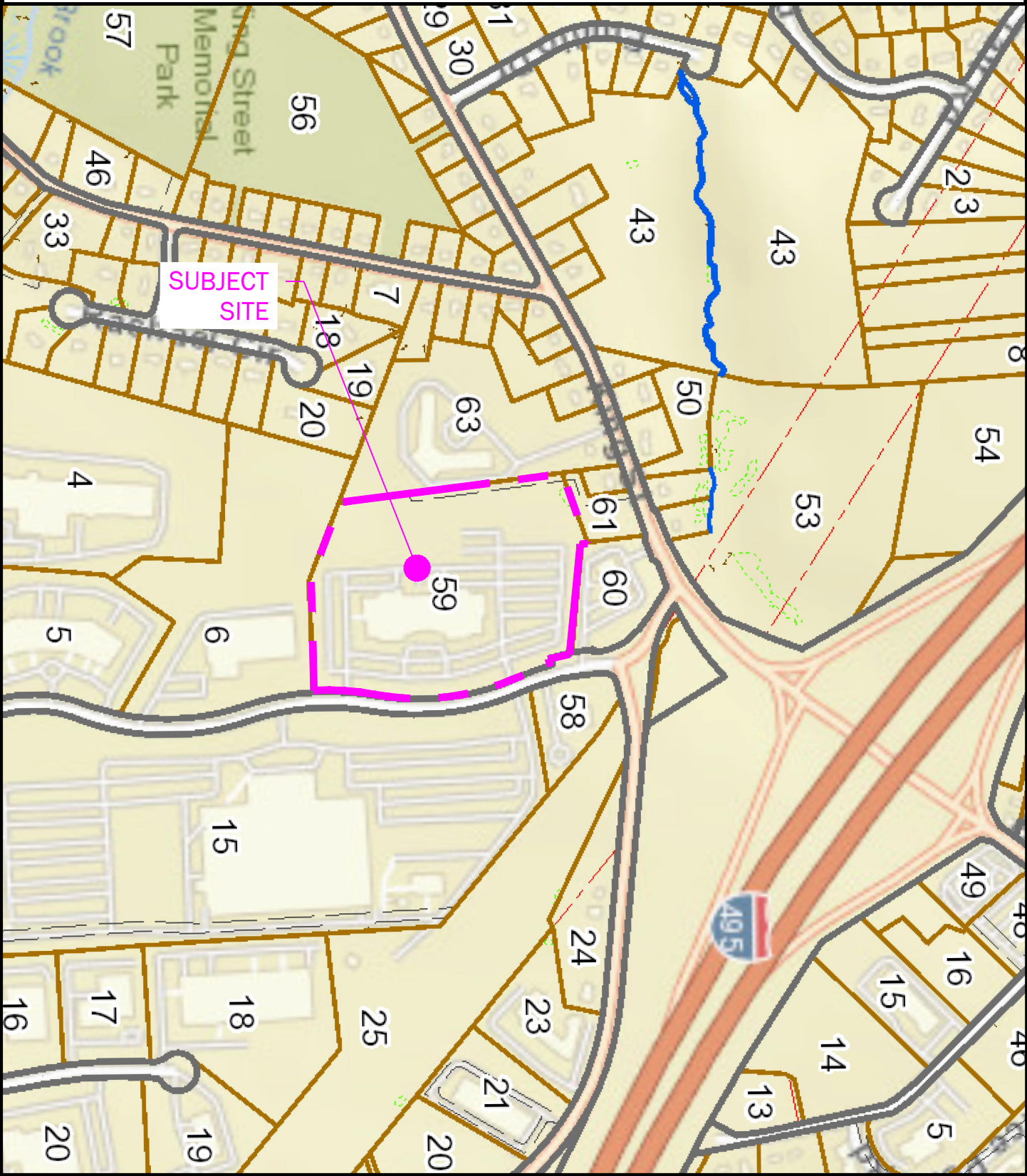
Date: April, 2024

SCALE: 1"=200'

0 100 200



REFERENCES:
PROPERTY LINE INFORMATION OBTAINED FROM SURVEY. TAX MAP OBTAINED FROM TOWN OF FRANKLIN GIS DATABASE.



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BEALS ASSOCIATES Inc.

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PHONE: 617-242-1120
*PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

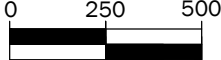
Tax Map

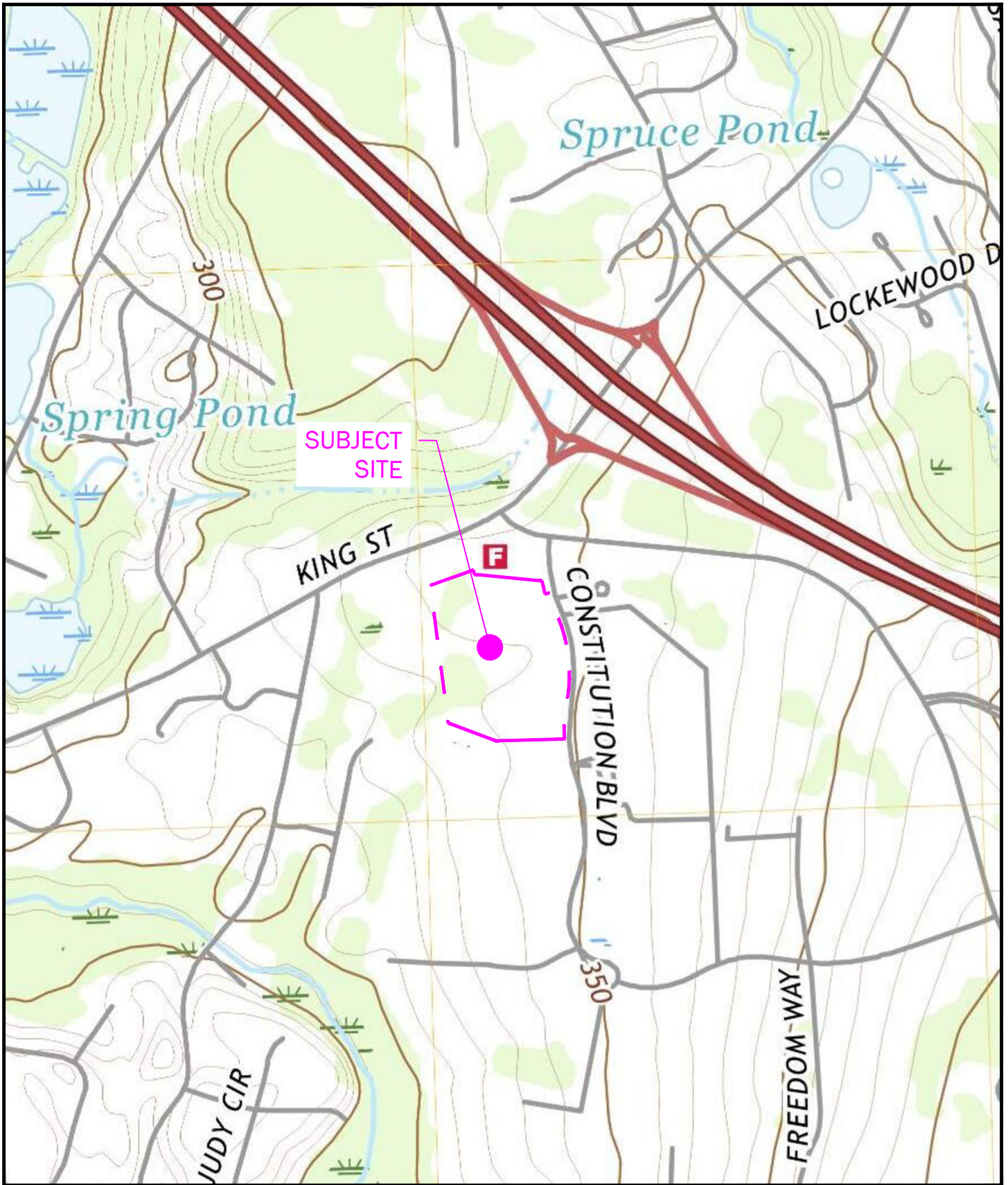
Franklin
Massachusetts

Figure 2

Date: April, 2024

SCALE: 1"=500'





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BEALS ASSOCIATES Inc.

2 PARK PLAZA SUITE 200 BOSTON, MA 02116
 PHONE: 617-242-1120
 *PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

USGS Topographic Map

Franklin
 Massachusetts

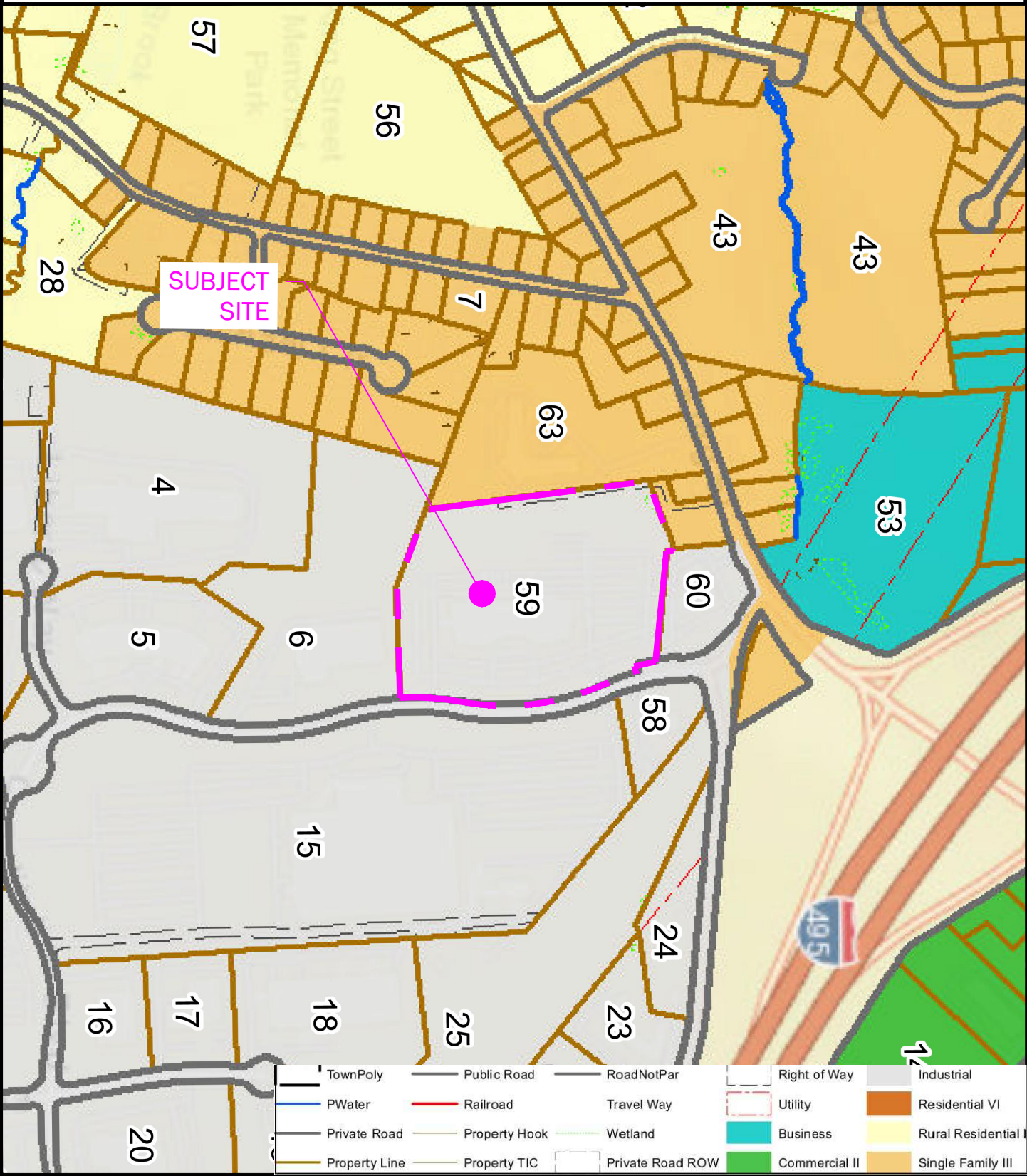
Figure 3

Date: April 26, 2024

SCALE = N.T.S.



REFERENCES:
 PROPERTY LINE INFORMATION OBTAINED FROM SURVEY. ZONING MAP OBTAINED FROM TOWN OF FRANKLIN GIS DATABASE



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BEALS ASSOCIATES Inc.

2 PARK PLAZA SUITE 200 BOSTON, MA 02116
 PHONE: 617-242-1120
 *PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

Zoning Map

Franklin
 Massachusetts

Figure 4

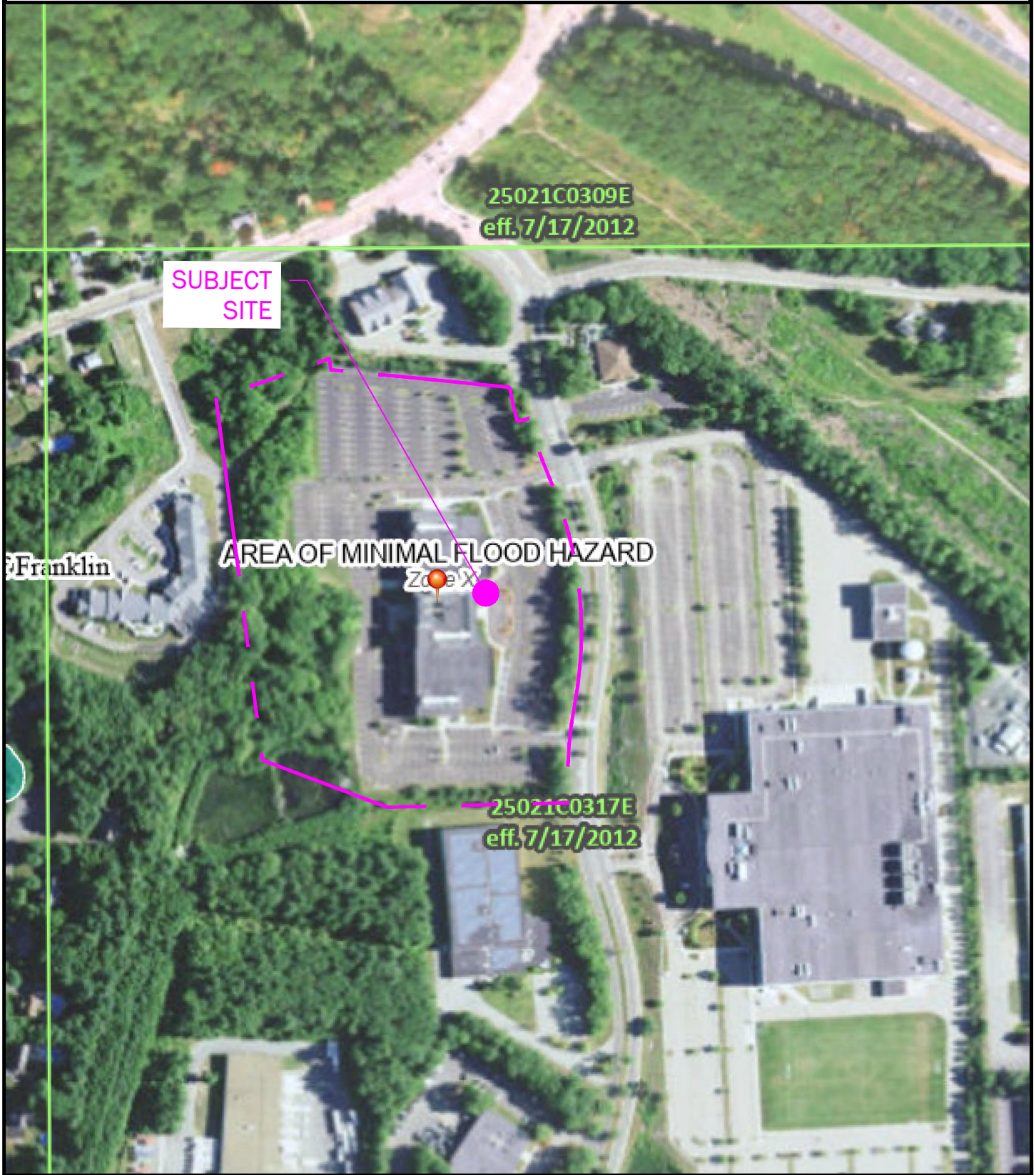
Date: April, 2024

SCALE: 1"=500'



REFERENCES:

PROPERTY LINE INFORMATION OBTAINED FROM SURVEY. FEMA MAP OBTAINED FROM FEMA FLOOD MAP SERVICE CENTER, MAP 25021C0317E.



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2 PARK PLAZA SUITE 200 BOSTON, MA 02116
PHONE: 617-242-1120
• PLANNING • ENGINEERING • PERMITTING • MANAGEMENT

FEMA Map

Franklin
Massachusetts

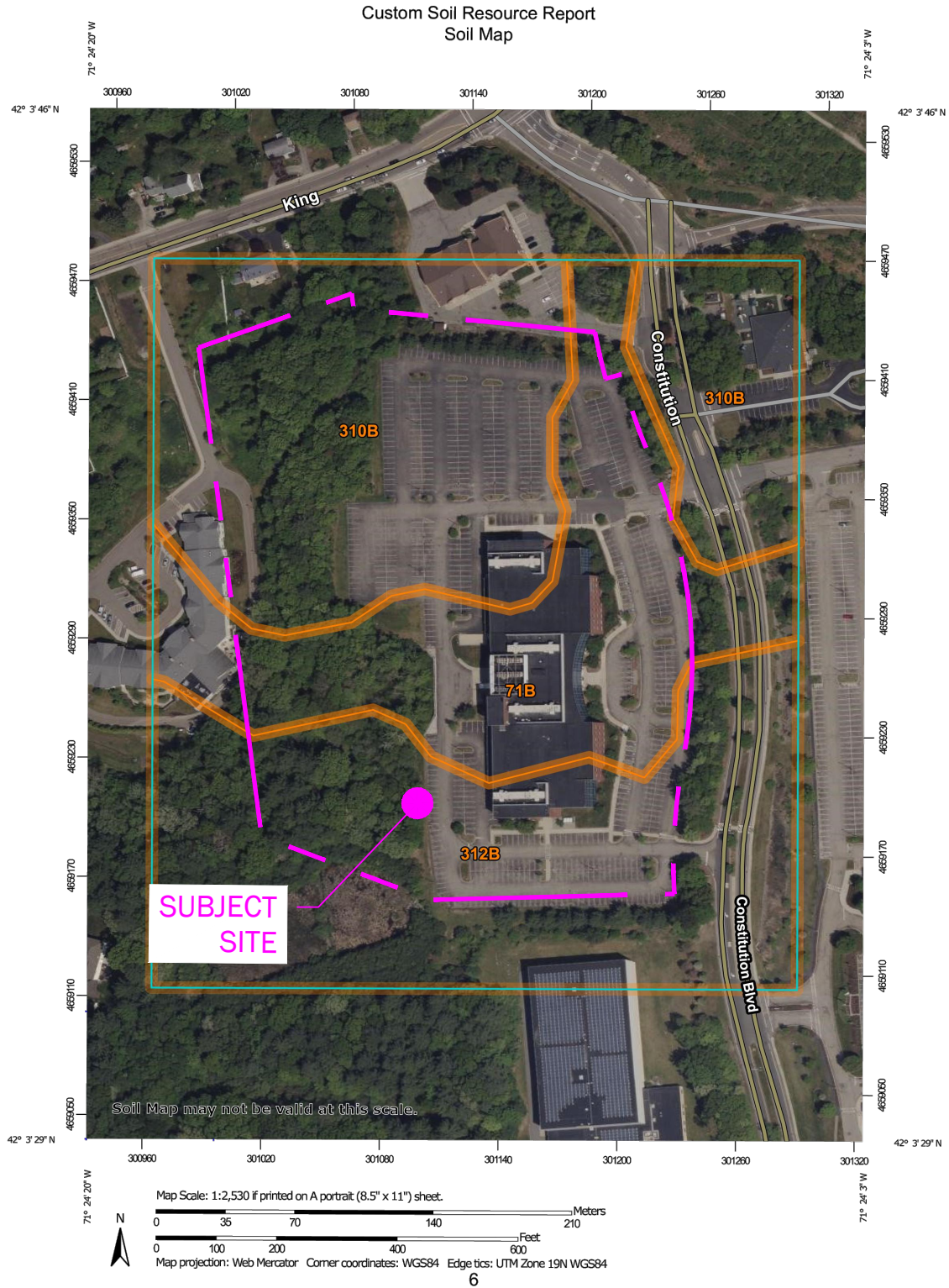
Figure 5

Date: April, 2024

SCALE: N.T.S



REFERENCES:
 PROPERTY LINE INFORMATION OBTAINED FROM SURVEY. SOIL MAP AND MAP UNITS WERE OBTAINED FROM NRCS WEB SOIL SURVEY .



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2 PARK PLAZA SUITE 200 BOSTON, MA 02116
 PHONE: 617-242-1120
 *PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

NRCS Map

**Franklin
 Massachusetts**

Figure 6

Date: April, 2024

SCALE: N.T.S



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	7.4	24.9%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	11.6	38.9%
312B	Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony	10.8	36.2%
Totals for Area of Interest		29.7	100.0%

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BEALS · ASSOCIATES INC.

2 PARK PLAZA SUITE 200 BOSTON, MA 02116
PHONE: 617-242-1120
• PLANNING • ENGINEERING • PERMITTING • MANAGEMENT

NRCS Legend

Franklin
Massachusetts

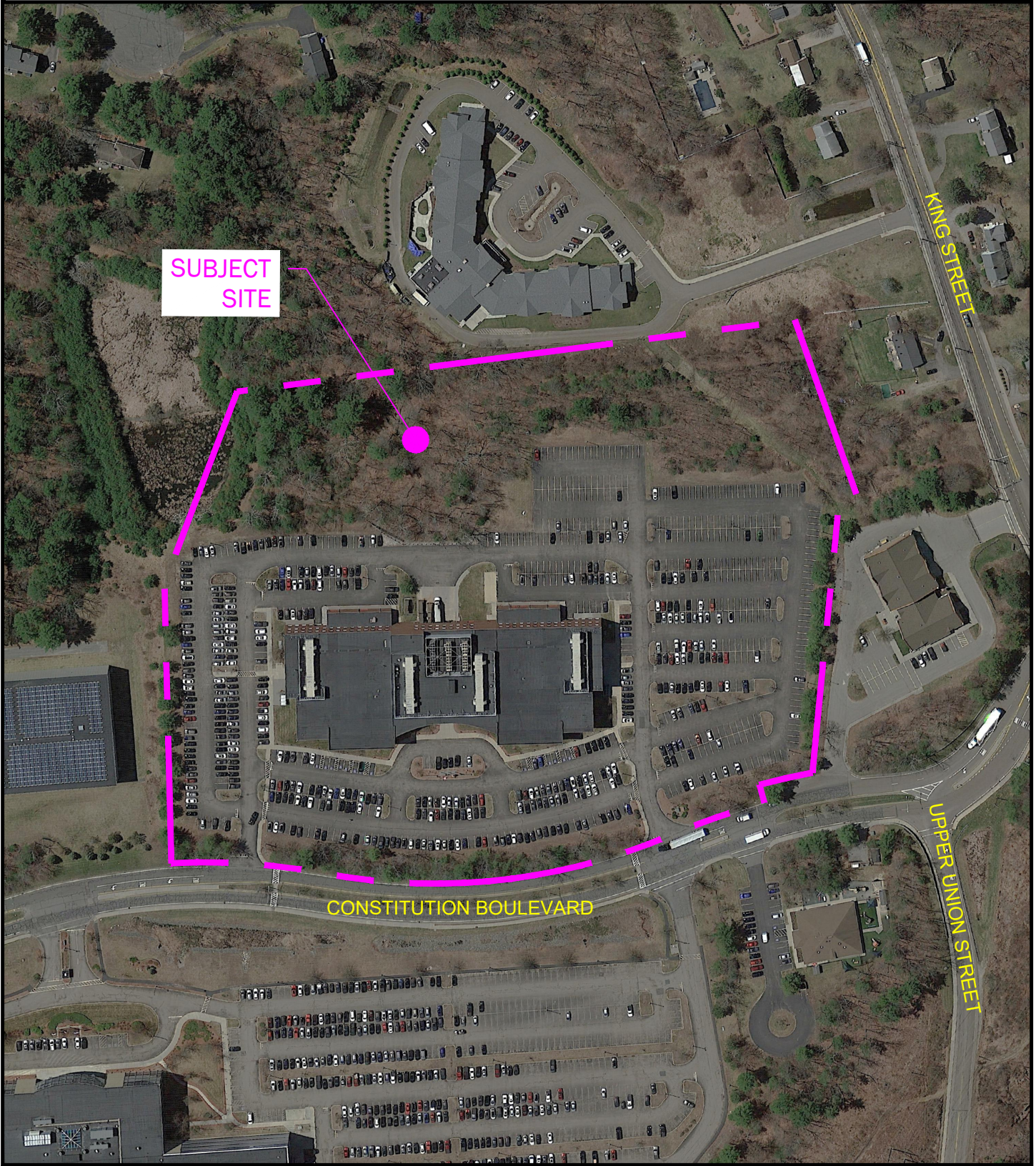
Figure 6A

Date: April, 2024

SCALE: N.T.S.



REFERENCES:
PROPERTY LINE INFORMATION OBTAINED FROM SURVEY. AERIAL PHOTOGRAPHY OBTAINED FROM GOOGLE IMAGERY. THIS SITE IS NOT LOCATED IN A NATURAL HERITAGE AND ENDANGER SPECIES PROGRAM



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2 PARK PLAZA SUITE 200 BOSTON, MA 02116
PHONE: 617-242-1120
*PLANNING *ENGINEERING *PERMITTING *MANAGEMENT

NHESP Map

Franklin
Massachusetts

Figure 7

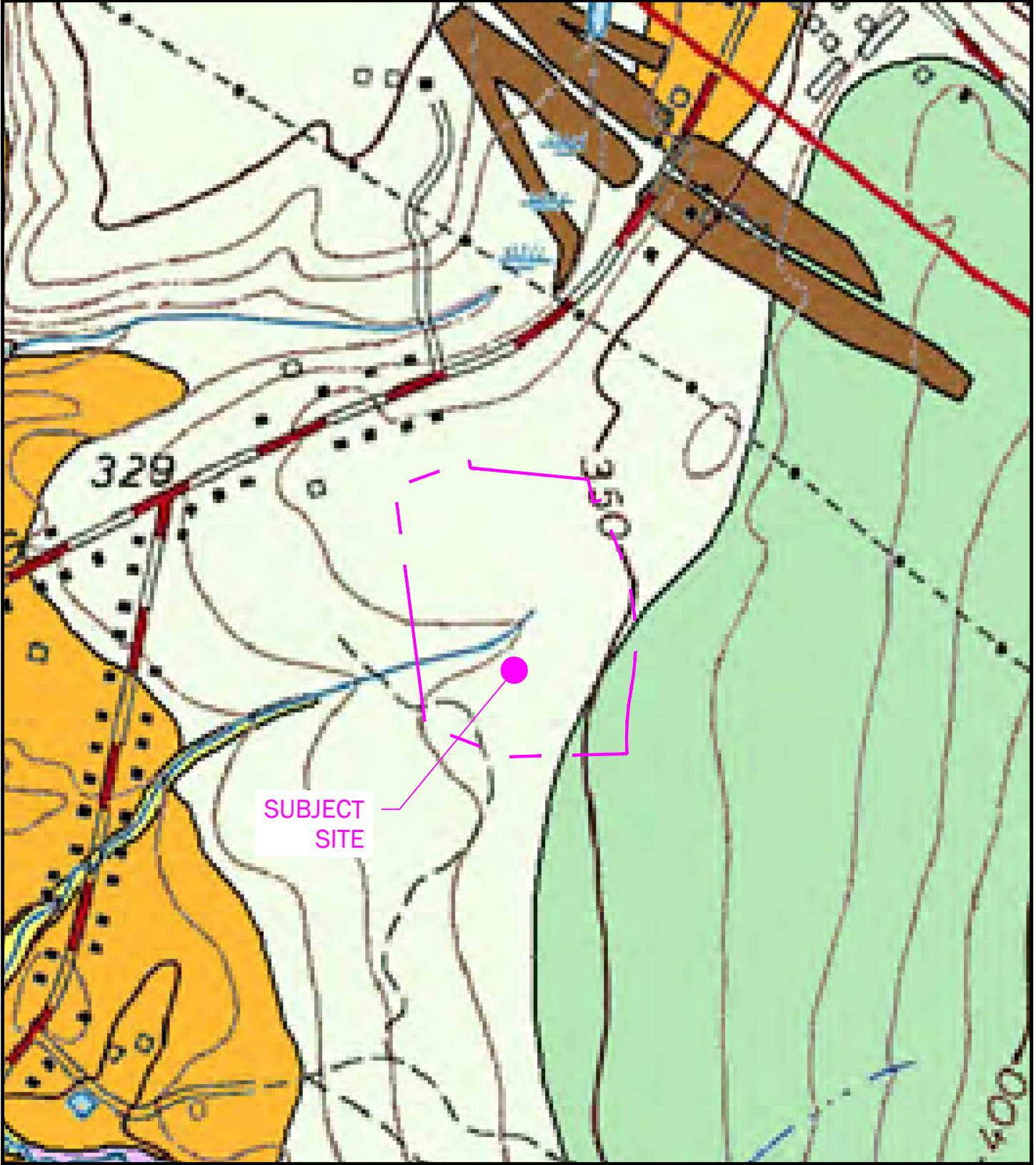
Date: April, 2024

SCALE: 1"=200'

0 100 200



REFERENCES:
PROPERTY LINE INFORMATION OBTAINED FROM SURVEY. SURFICIAL GEOLOGY INFORMATION OBTAINED FROM SCIENTIFIC INVESTIGATIONS MAP 3402
QUADRANGLE 100 - FRANKLIN



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PHONE: 617-242-1120
• PLANNING • ENGINEERING • PERMITTING • MANAGEMENT

Surficial Geology Map

Franklin
Massachusetts

Figure 8

Date: April, 2024

SCALE: N.T.S



APPENDIX H: BVW DATA FORMS

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____
Hydric Soils criterion met?	Yes _____ No _____	
Wetlands hydrology present?	Yes _____ No _____	
Remarks, Photo Details, Flagging, etc.:		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No _____	Depth (inches) _____
Water Table Present?	Yes _____ No _____	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No _____	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology ___ Water-stained leaves ___ Evidence of aquatic fauna ___ Iron deposits ___ Algal mats or crusts ___ Oxidized rhizospheres/pore linings ___ Thin muck surfaces ___ Plants with air-filled tissue (aerenchyma) ___ Plants with polymorphic leaves ___ Plants with floating leaves ___ Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation ___ Hydrological records ___ Free water in a soil test hole ___ Saturated soil ___ Water marks ___ Moss trim lines ___ Presence of reduced iron ___ Woody plants with adventitious roots ___ Trees with shallow root systems ___ Woody plants with enlarged lenticels	Indicators of the Influence of Water ___ Direct observation of inundation ___ Drainage patterns ___ Drift lines ___ Scoured areas ___ Sediment deposits ___ Surface soil cracks ___ Sparsely vegetated concave surface ___ Microtopographic relief ___ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				_____ = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____		Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.							
2.							
3.							
4.							
				_____ = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes _____ No _____				
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes _____ No _____	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0? Yes _____ No _____
Wetland vegetation criterion met? Yes _____ No _____				

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes _____ No _____	Is the Sampled Area within a Wetland?	Yes _____ No _____
Hydric Soils criterion met?	Yes _____ No _____		
Wetlands hydrology present?	Yes _____ No _____		
Remarks, Photo Details, Flagging, etc.:			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No _____	Depth (inches) _____
Water Table Present?	Yes _____ No _____	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No _____	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				_____ = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____		Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.							
2.							
3.							
4.							
				_____ = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes _____ No _____	
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?
				Yes _____ No _____
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0?
				Yes _____ No _____
Wetland vegetation criterion met?			Yes _____ No _____	

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____
Hydric Soils criterion met?	Yes _____ No _____	
Wetlands hydrology present?	Yes _____ No _____	
Remarks, Photo Details, Flagging, etc.:		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No _____	Depth (inches) _____
Water Table Present?	Yes _____ No _____	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No _____	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

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VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				_____ = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
				_____ = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes _____ No _____				
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes _____ No _____	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0? Yes _____ No _____
Wetland vegetation criterion met? Yes _____ No _____				

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Wetlands hydrology present?	Yes _____ No _____		
Remarks, Photo Details, Flagging, etc.:			

HYDROLOGY

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				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				_____ = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
				_____ = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes _____ No _____				
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes _____ No _____	
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	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0? Yes _____ No _____
Wetland vegetation criterion met? Yes _____ No _____				

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
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Cover Ranges	
Range	Midpoint
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6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

APPENDIX I: BEALS ASSOCIATES, INC. ANRAD PLANS

(UNDER SEPARATE COVER)