

March 29, 2023

Ms. Breeka Lí Goodlander, Agent
Town of Franklin Conservation Commission
355 East Central Street
Franklin, MA 02038

**Re: 25 Forge Parkway
MassDEP File No. Not Issued
Notice of Intent Peer Review**

Dear Ms. Goodlander:

BETA Group, Inc. (BETA) has reviewed documents and plans for the project entitled: **25 Forge Parkway** located in Franklin, Massachusetts (the “Site”). This letter is provided to present BETA’s findings, comments, and recommendations.

BASIS OF REVIEW

The following supplemental documents were received by BETA and will form the basis of the review:

- Notice of Intent entitled **Notice of Intent 25 Forge Parkway Franklin, Massachusetts**; prepared by Allen and Major Associates, Inc., dated February 21, 2023.
- Plan (9 Sheets) entitled **25 Forge Parkway NOI Site Plans**; prepared by Allen & Major Associates, Inc.; dated February 21, 2023; stamped and signed by Brian D. Jones, MA P.E. No. 49212.
- Drainage report entitled **25 Forge Parkway Drainage Report**; prepared by Allen & Major Associates, Inc.; dated February 21, 2023.

Review by BETA included the above items along with the following, as applicable:

- Site visit on March 22, 2023
- **Massachusetts Wetlands Protection Act 310 CMR 10.00** effective October 24, 2014
- **Wetlands Protection Chapter 181 From the Code of the Town of Franklin**, dated August 20, 1997
- **Conservation Commission Bylaws Chapter 271 From the Code of the Town of Franklin**, dated July 11, 2019
- **Town of Franklin Conservation Commission Regulations**, dated October 3, 2019
- **Town of Franklin Best Development Practices Guidebook**, dated September 2016

SITE AND PROJECT DESCRIPTION

The Site includes one (1) parcel located at 25 Forge Parkway in Franklin, Massachusetts, further identified by the Franklin Assessor’s Office as Assessor’s Parcel 275-014-000-000. The Site is bounded by commercial parcels to the north, east, and west, and by Forge Parkway to the south. Existing improvements at the Site include an 18,619 square foot (sf) commercial building, a paved parking area, maintained lawn, and landscaped areas. The northern portion of the Site is wooded, and an electric utility easement crosses the Site at the northeast corner.

Resource Areas Subject to Protection under the Massachusetts Wetlands Protection Act (M.G.L. ch.131 s.40) and its implementing regulations at 310 CMR 10.00 (collectively “the Act”), as well as the Town of Franklin Wetlands Protection Bylaw (Chapter 181) and its associated regulations (collectively “the Bylaw”) present at the Site include Bordering Vegetated Wetlands (BVW), Isolated Vegetated Wetlands (IVW), and Bank (to a pond and stream).

The Site is not located within any Wellhead Protections Areas (Zone I, Zone II, & Interim) or Surface Water Protection Areas (Zone A, B, or C). There are also no Outstanding Resource Waters (ORWs) or Areas of Critical Environmental Concern (ACEC) present, and the most recent Natural Heritage and Endangered Species Program (NHESP) mapping does not depict any Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife at the Site. There are no NHESP-mapped Certified or Potential Vernal Pools located within 100 feet of the Site.

Natural Resource Conservation Service (NRCS) soil maps of the Site indicate the presence of Scarboro Birdsall with a Hydrologic Soil Group (HSG) rating of A/D, Ridgebury fine sandy-loam with a HSG rating of D, Charlton-Hollis-Rock outcrop complex with a HSG rating of A, and Canton fine sandy-loam with a HSG rating of B. According to the FEMA Flood Insurance Rate Map (FIRM) community panel number 25021C0304E, dated July 17, 2012, the parcel is not located within the 100-year floodplain.

The Applicant seeks approval for construction of a 16,000 sf addition and associated Site improvements within the buffer zone to BVW. Proposed work includes the following activities (collectively referred to as the “Project”):

- Construction of a 16,000 sf addition to the existing commercial building;
- Construction of a paved contractor yard, inclusive of additional parking and a concrete pad for dumpsters;
- Installation of an infiltration system with an outfall near the western property line;
- Installation of roof drains to direct stormwater from the proposed addition to the infiltration system;
- Vegetation clearing and grubbing.

The Project will result in temporary and permanent impacts within the buffer zone to BVW, IVW, and Bank Subject to Protection under the Act and the Bylaw.

ADMINISTRATIVE AND PLAN COMMENTS

The plan set (as identified above) is missing information and requires additional information for clarity.

Table 1. NOI Plan

NOI Plan Requirements	Yes	No
Scale of 40’=1” or larger	✓	
North Arrow (with reference)	✓	
Topographic contours (2’ intervals)	✓	
Existing Conditions Topography (with source and date of survey)		✓(See comment A2)
Proposed Topography		✓ (See comment A3)
Existing and Proposed Vegetation	✓	
Existing Structures and Improvements	✓	
Resource Areas and Buffer Zones labeled		✓ (See comment A4)
Location of Erosion Controls	✓	

Details of Proposed Structures	✓	
Construction Sequence and Schedule		✓ (See comment A5)
Registered PLS Stamp (Existing Condition Plans Only)	✓	
Assessors' Reference	✓	
Abutting Property Assessors' Reference		✓ (See comment A6)
Survey Benchmark	✓	
Accurate Plan Scale	✓	

PLAN AND GENERAL COMMENTS

- A1. A file number has not yet been issued by the Massachusetts Department of Environmental Protection (MassDEP) as of March 28, 2022.
- A2. Include the date(s) and method(s) of the topographic survey in the plan notes.
- A3. While the proposed topography is shown on Sheet C-103, the existing contours and labels are not all legible. In addition, all proposed contours should be labeled.
- A4. While the buffer zones are labeled on all sheets, they are hard to identify on C-101 through C-103. Recommend more clearly depicting the buffer zones on these sheets.
- A5. Provide a Construction Schedule and Sequence in the plan notes, as required under Section 7.18.1.14. of the Bylaw.
- A6. Include assessors' references of the abutting properties.
- A7. Provide the Erosion and Sedimentation Control Notes, as discussed in the Drainage Report, in the plan notes, as required under Section 7.12.1. of the Bylaw.

WETLAND RESOURCE AREAS AND REGULATORY REVIEW

BETA has conducted an onsite and completed a regulatory review of the submitted documents and plans, focusing on compliance with Resource Area definitions and Performance Standards set forth in the Act and the Bylaw. The Project is proposed is within buffer zone only and as such is not subject to specific Performance Standards under the Act. The Project is subject to the MassDEP Stormwater Standards and a review of compliance with these Standards has been completed as a portion of the Planning Board Review.

The NOI application includes narrative information describing the Project, and the proposed impacts within the buffer zone have been generally described. Mitigation measures include use of erosion controls and installation of Stormwater Best Management Practices (BMP's) to manage stormwater runoff from the new building and the new paved areas. Additional information is required to describe the effects of the work on the interests of the Act and the Bylaw, including demonstration of compliance with the Stormwater Management Standards, demonstration of compliance with the Bylaw, and supporting information regarding classification of the intermittent stream east of the Site.

RESOURCE AREA AND BOUNDARY COMMENTS

BETA conducted a Site visit on March 22, 2023 to assess existing conditions, and to review Resource Area delineations, focusing on the definitions and methodologies referenced under the Act and the Bylaw.

- W1. BETA concurs with the Applicant's identification of the W1-W9 Series as an IVW. Additionally, the boundary flagging of the W1-W9 Series appeared accurate, and all flags were found in the field.
- W2. The Wetland Border Report included within the Notice of Intent indicates that the GC 1-30 Series is the boundary of Bank/BVW. Based on field observations, the GC 1-30 Series generally delineates the Bank/Mean Annual High-Water Mark (MAHW), whichever is higher, per the Bylaw's definition of Bank. While the GC 1-30 Series accurately delineates the boundary of protected Resource Areas, the delineation report does not differentiate between flags that delineate Bank from BVW. It is recommended that the Commission approve the flagged boundary for this filing only, with a recommendation that if any future Projects are proposed onsite, an updated delineation will be required.
- W3. The stream located east of the Site is referred to as intermittent within the NOI narrative. The Applicant should provide proof of the stream's status as intermittent using the Stream Stats method identified in 310 CMR 10.58 (2)(a)1.c.i. to ensure that the stream does not meet the definition of a River/perennial stream.

CONSTRUCTION COMMENTS

- W4. The proposed erosion control boundary does not extend along the eastern limit of work. The Applicant should extend the erosion controls around the perimeter of the Site.
- W5. Installation of the proposed drainage network east of the building will require a trench depth of approximately ten feet. The Applicant should confirm there is sufficient space to install the drainage network along the eastern limit of work to ensure no additional clearing will be required.
- W6. Given the depth of excavation for installation of the drainage network (Comment W5), the Applicant should indicate whether dewatering is anticipated for construction. If dewatering is anticipated, the plans should be revised to include a dewatering detail and to depict the dewatering discharge location.
- W7. Given the slope of the proposed riprap along the northwestern limit of work, supplemental erosion controls are recommended at the limit of work.
- W8. Detail 4 on Sheet C-503 depicts a 3-foot-wide riprap toe along the bottom of the riprap slope, however, this is not depicted along the toe-of-slope in plan-view on Sheet C-103. The plans should be updated to depict the limit of proposed riprap.
- W9. The Applicant should note the proposed methods of post-construction stabilization on the Plan Set.

MITIGATION COMMENTS

- W10. Although generally outside of the Commission's jurisdiction, the Applicant should note the method of stabilization within the "Snow Storage" area northeast of the paved contractor yard on the plans. Consideration should be given to the use of a conservation seed mix for stabilization in these areas.

WPA PERFORMANCE STANDARDS COMMENTS

The Project does not propose any work within Resource Areas Subject to Protection under the Act; however, the Project does propose work within the local buffer zone Resource Areas.

BYLAW REGULATORY COMMENTS

- W11. The Project complies with the local 25-foot No-Disturbance and 50-foot No-Structure performance standards.
- W12. The Applicant has provided calculations pursuant to Section 4.4.1 of the Bylaw Regulations indicating that less than 30% of the 50-100 foot buffer zone is proposed to be impervious. To confirm these calculations are accurate, the Applicant should depict the areas included in the calculations on a plan.
- W13. While the Resource Area Impact Summary Form has been submitted pursuant to Section 7.1.4 of the Bylaw Regulations, the impacts quantified appear to only include the proposed area of impervious surface. The alteration to buffer zone should include all impacts, including areas of clearing, grading, and the proposed riprap slope.
- W14. The following materials must be submitted per the submission requirements of the Bylaw Regulations:
- a. A Construction Sequence and Schedule (Section 7.15); and
 - b. A Functions and Characteristics Statement (Section 7.10)

STORMWATER MANAGEMENT

The Project proposes a subsurface infiltration system along the western limit of the proposed parking lot. Runoff from the paved parking area will be collected by catch basins located on either side of the system. Roof runoff from the proposed building, as well as discharge from the existing catch basin at the rear of the existing building, will be piped directly into the system. Overflow from this system will be conveyed to a new outfall at the far northwest corner of the Site.

A review of the Project's compliance with the Massachusetts Stormwater Management Standards and the applicable local Regulations was issued to the Planning Board on March 13, 2023. Currently, the Project does not fully comply with the Massachusetts Stormwater Standards, and revisions to the design are required to comply with the Standards.

REVIEW SUMMARY

Based on our review of the NOI submittal and Project plans, the Applicant is required to provide the Conservation Commission with additional information to describe the Site, the work, and the effect of the work on the interests identified in the Act and the Bylaw.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,

BETA Group, Inc.



Elyse Tripp
Staff Scientist



Laura Krause
Project Manager

Ms. Breeka Lí Goodlander, Agent

March 29, 2023

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cc: Amy Love, Town Planner

Bryan Taberner, AICP, Director of Planning & Community Development

Matt Crowley, P.E., BETA

Robert Drake, P.E., BETA