



# NOTICE OF INTENT

**ALLEN & MAJOR  
ASSOCIATES, INC.**

25 Forge Parkway  
Franklin, Massachusetts



**APPLICANT:**

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

**PREPARED BY:**

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



**NOTICE OF INTENT**

25 Forge Parkway  
Franklin, Massachusetts

**PROPONENT:**

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

**PREPARED BY:**

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

**ISSUED:**

February 21, 2023

**REVISED:**

April 4, 2023

**A&M PROJECT NO.:**

2712-02A



**TABLE OF CONTENTS**

**SECTION 1.0..... 5**

**PROJECT NARRATIVE..... 6**

Existing Conditions..... 6

Proposed Project ..... 6

**ENVIRONMENTAL DUE DILIGENCE..... 7**

**MASSACHUSETTS WETLAND REGULATIONS ..... 7**

Massachusetts Regulations & Conformance to Performance Standards ..... 7

**MASSDEP STORMWATER PERFORMANCE STANDARDS ..... 8**

**FUNCTIONS & CHARACTERISTICS STATEMENT ..... 9**

**NARRATIVE CONCLUSION ..... 10**

**WETLAND REPORT..... 11**

**WPA FORM 3 – NOTICE OF INTENT ..... 12**

**TOWN OF FRANKLIN APPLICATION PROCESS SIGNATURE FORM..... 13**

**TOWN OF FRANKLIN PROPERTY ACCESS SIGNATURE FORM..... 14**

**SECTION 2.0..... 15**

**USGS SITE LOCUS MAP..... 16**

**AERIAL PHOTO ..... 17**

**MASSDEP WETLANDS MAP ..... 18**

**FEMA FLOOD INSURANCE RATE MAP ..... 19**

**PRIORITY & ESTIMATED HABITATS..... 20**

**SECTION 3.0..... 21**

**ABUTTER NOTIFICATION ..... 22**

**AFFIDAVIT OF SERVICE..... 23**

**CERTIFIED MAILING RECEIPTS..... 24**

**SECTION 4.0..... 25**

**MASSDEP TRANSMITTAL FORM FOR PERMIT APPLICATION & PAYMENT ..... 26**

**LOCAL FILING FEE CALCULATION WORKSHEET ..... 27**

**RESOURCE AREA IMPACT SUMMARY FORM..... 28**

**STREAMSTATS REPORT ..... 29**

**BUFFER ZONE IMPERVIOUS AREA FIGURE..... 30**



**SECTION 5.0.....31**  
    **STORMWATER REPORT.....32**  
**SECTION 6.0.....33**  
    **SITE DEVELOPMENT PLANS.....34**



**SECTION 1.0**

**NOI APPLICATION & WPA FORM 3**



## PROJECT NARRATIVE

### Existing Conditions

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

### Proposed Project

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

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

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

Impervious area in 50-100 foot Buffer Zone = 10,804 square feet



$$\% \text{ Impervious} = 10,804 / 43,500 \times 100 = 24.8\% < 30\%$$

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

### **ENVIRONMENTAL DUE DILIGENCE**

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

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

### **MASSACHUSETTS WETLAND REGULATIONS**

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

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

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

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

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

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

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



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

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

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

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

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

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

### **MASSDEP STORMWATER PERFORMANCE STANDARDS**

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

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





## FUNCTIONS & CHARACTERISTICS STATEMENT

The project will not result in significant adverse effect on the functions and characteristics of the following resource areas:

- Public Water Supplies – The site is 1.25 miles from the nearest Public Water Supply, which is the GP Well 2B adjacent to Beaver Pond (source: MassMapper)
- Private Water Supplies – The properties on Forge Parkway are all served by the municipal water system.
- Groundwater – As outlined in the Drainage Report, the applicant has confirmed, through test pits and a mounding analysis, that the proposed infiltration system will provide sufficient separation from groundwater. Given the results of the test pits, blasting is not expected to be required for the project. The project does not propose the use of toxic or hazardous materials.
- Flood Control – No part of the site or the project fall within the 100-year floodplain. Therefore, this does not apply.
- Erosion and Sedimentation – The Site Development Plans include industry standard erosion and sedimentation controls and notes. Also, prior to construction, a Stormwater Permit will be filed with the DPW and the EPA NPDES Permit will be filed.
- Storm Damage Prevention – As mentioned above, the project is not within the 100-year floodplain. The project avoids impacts to the 25' local wetland buffer. Therefore, it is not expected that the project would have an adverse effect on the way that the wetland will be able to minimize water and wind related impacts during large-scale storm events.
- Water Quality – As outlined in the Drainage Report, the project meets the MassDEP Stormwater Standards for both construction and post construction periods, which address the issue of water quality.
- Water Pollution Control – The project meets MassDEP Stormwater Standards, reduces the rate and volume of runoff to the municipal drainage system, and will install perimeter erosion controls during construction.
- Fisheries – The project is not taking place adjacent to ponds or perennial streams and therefore this does not apply.
- Shellfish – Not Applicable in Franklin
- Wildlife Habitat - The project is not located within or adjacent to any wildlife habitat areas, therefore this does not apply (source: MassMapper, habitat data layers).
- Rare Species Habitat (including rare plant species) – The project is not located within or adjacent to any rare species habitat, therefore this does not apply (source: MassMapper, NHESP data layers).



- Agriculture – The project does not impact agricultural land and therefore this does not apply.
- Aquaculture – To date there are no aquaculture operations in Franklin. This does not apply.
- Recreation – The project does not impact areas used for recreation. The property is located in the Industrial District. This does not apply.

### **NARRATIVE CONCLUSION**

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



**WETLAND REPORT**

May 17, 2021

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

Re: Wetland Border Report  
25 Forge Parkway, Franklin

Dear Allen and Major:

On April 12, 2021 the wetland resources were delineated on land located at the above referenced site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the local Wetland Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

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

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

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

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

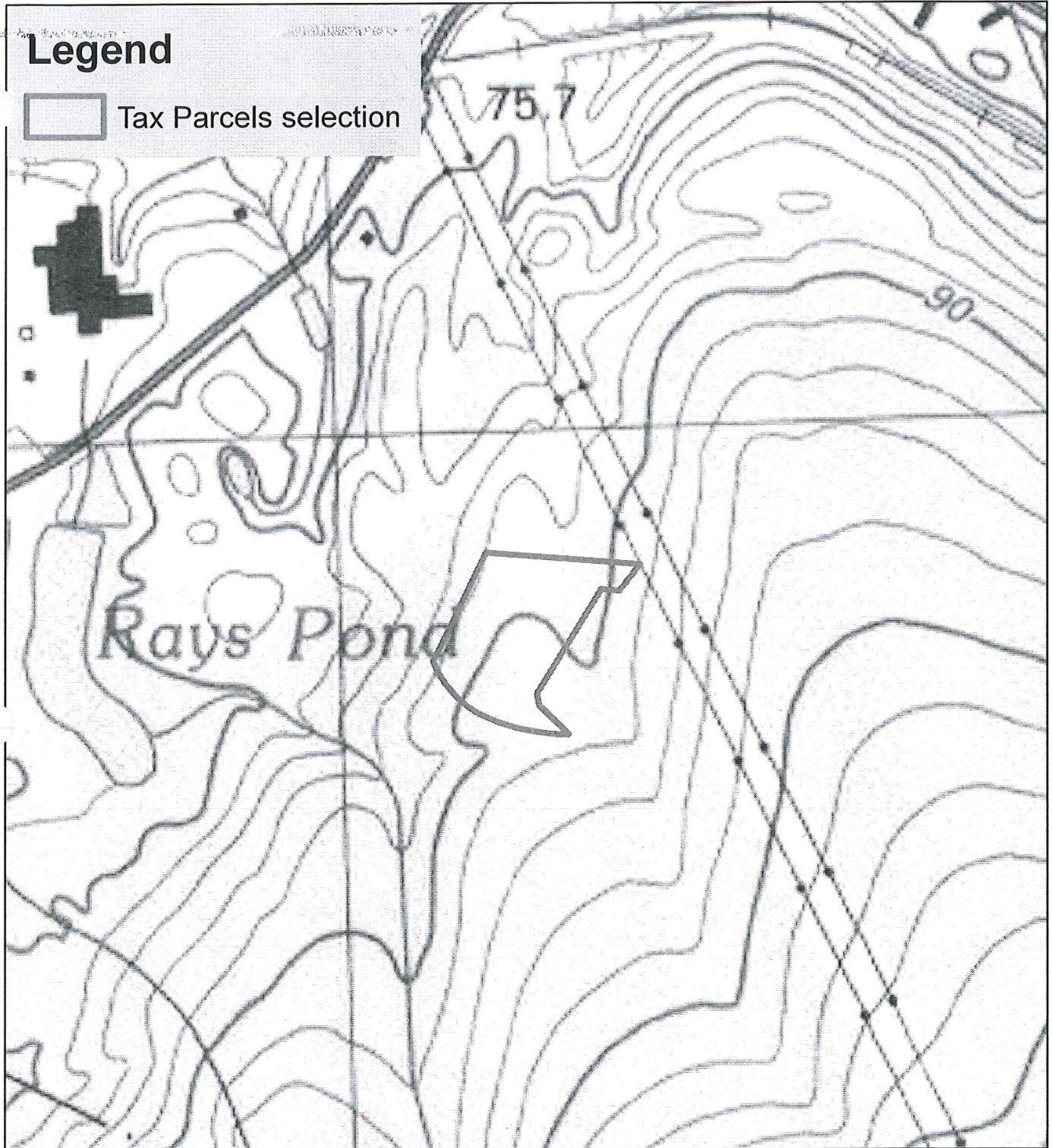
Very truly yours,  
GODDARD CONSULTING, LLC



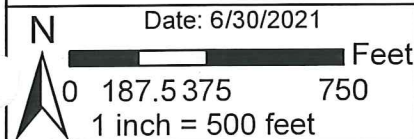
Scott Goddard,  
Principal & PWS

# Legend

 Tax Parcels selection







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




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



### Legend

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

### FEMA National Flood Hazard Layer

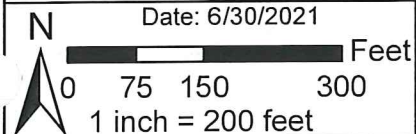
-  X: 0.2% Annual Chance of Flooding



## Orthophoto View of Locus Site

25 Forge Parkway - Franklin, MA

(Map: 275, Parcel: 14)



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

GODDARD CONSULTING  
Strategic Wetland Permitting LLC

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

Applicant: Allen and Major

Prepared by: Goddard Consulting LLC

Project location: 25 ForgeParkway, Franklin

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

Check all that apply:

- Vegetation alone presumed adequate to delineate BYW boundary: fill out Section I only  
 Vegetation and other indicators of hydrology used to delineate BYW boundary: fill out Sections I and II  
 Method other than dominance test used (attach additional information)

Section I. Vegetation	Observation Plot Number: <u>GC26</u>	Transect Number: <u>Upgradient</u>	Date of Delineation: <u>12-Apr-21</u>	Wetland Indicator Category*	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	
<u>Tree Layer</u>					
Red Oak	<i>Quercus rubra</i>	36%	100.0%	Yes	FACU
<u>Sapling Layer</u>					
White pine	<i>Pinus strobus</i>	10%	100.0%	Yes	FACU
<u>Strub Layer</u>					
White pine	<i>Pinus strobus</i>	10%	30.3%	Yes	FACU
Honeysuckle	<i>Lonicera sp.</i>	20%	60.6%	Yes	FACU
Allegheny blackberry	<i>Rubus allegheniensis</i>	3%	9.1%	No	FACU
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
Canada mayflower	<i>Maianthemum canadense</i>	3%	100.0%	Yes	FACU

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: 0

Number of dominant non-wetland indicator plants: 5

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

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

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_  
 soil type mapped: Charlton Hollis rock outcrop  
 hydric soil inclusions: \_\_\_\_\_

Are field observations consistent with soil survey?  yes  no  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	0-10"	10YR3/3	
B	10-20	10YR5/4	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other:

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion for Upgradient of GC26	yes	no
Number of wetland indicator plants >= number of non-wetland plants		X
Wetland hydrology present: hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

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



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

Applicant: Allen and Major DEP File #: \_\_\_\_\_

Prepared by: Goddard Consulting LLC

Project location: 25 ForgeParkway, Franklin

Check all that apply:  Vegetation alone presumed adequate to delineate BYW boundary: fill out Section I only  
 Vegetation and other indicators of hydrology used to delineate BYW boundary: fill out Sections I and II  
 Method other than dominance test used (attach additional information)

Section I. Vegetation		Transect Number: <u>Downgradient</u>		Date of Delineation: <u>12-Apr-21</u>	Wetland Indicator Category*	
Sample Layer and Plant Species	Observation Plot Number: <u>GC26</u>	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	
<u>Tree Layer</u>						
Red Maple		<i>Acer rubrum</i>	20%	50.0%	Yes	FAC*
Willow		<i>Salix sp.</i>	20%	50.0%	Yes	FACW*
<u>Sapling Layer</u>						
Red maple		<i>Acer rubrum</i>	10%	50.0%	Yes	FAC*
Willow		<i>Salix sp.</i>	10%	50.0%	Yes	FACW*
<u>Shrub Layer</u>						
<u>Climbing Woody Vine</u>						
Grape		<i>Vitis sp.</i>	10%	100.0%	Yes	UNKNOWN
<u>Ground Cover</u>						

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

Morphological Adaptations: 0 Description: \_\_\_\_\_

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 4

Number of dominant non-wetland indicator plants: 1

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

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

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no

title/date: Soil Survey of Norfolk and Suffolk Counties - 1989  
map number: \_\_\_\_\_

soil type mapped: Ridgebury

hydric soil inclusions: \_\_\_\_\_

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
O	0-3"	10YR2/1	
C	3-18	10YR6/2	10YR5/6

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Other:

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: 8 inches
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: \_\_\_\_\_

**Vegetation and Hydrology Conclusion for Downgradient of GC26**

Number of wetland indicator plants  
>= number of non-wetland plants X

Wetland hydrology present:  
hydric soils present X

other indicators of hydrology  
present X

Sample location is in a BVW X

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



**WPA FORM 3 – NOTICE OF INTENT**



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin  
City/Town

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



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

**A. General Information**

1. Project Location (Note: electronic filers will click on button to locate project site):

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

2. Applicant:

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

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

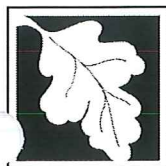
<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

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

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

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



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**A. General Information (continued)**

6. General Project Description:

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

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

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

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

205229

b. Certificate # (if registered land)

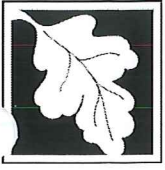
c. Book

d. Page Number

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

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Franklin
City/Town

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
  - 100 ft. - New agricultural projects only
  - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

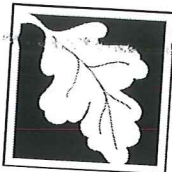
4. Proposed alteration of the Riverfront Area:

_____ a. total square feet	_____ b. square feet within 100 ft.	_____ c. square feet between 100 ft. and 200 ft.
----------------------------	-------------------------------------	--

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No
6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



# WPA Form 3 - Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin  
City/Town

## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

### Resource Area

### Size of Proposed Alteration

### Proposed Replacement (if any)

a.  Designated Port Areas

Indicate size under Land Under the Ocean, below

b.  Land Under the Ocean

1. square feet

c.  Barrier Beach

2. cubic yards dredged

d.  Coastal Beaches

Indicate size under Coastal Beaches and/or Coastal Dunes below

e.  Coastal Dunes

1. square feet

2. cubic yards beach nourishment

f.  Coastal Banks

1. square feet

2. cubic yards dune nourishment

g.  Rocky Intertidal Shores

### Size of Proposed Alteration

### Proposed Replacement (if any)

h.  Salt Marshes

1. linear feet

i.  Land Under Salt Ponds

1. square feet

1. square feet

2. sq ft restoration, rehab., creation

j.  Land Containing Shellfish

1. square feet

k.  Fish Runs

2. cubic yards dredged

1. square feet

Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above

l.  Land Subject to Coastal Storm Flowage

1. cubic yards dredged

4.  Restoration/Enhancement

1. square feet

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

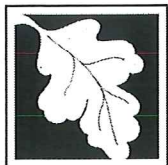
a. square feet of BVW

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**C. Other Applicable Standards and Requirements**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program**  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

Mass Mapper \_\_\_\_\_

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_

percentage/acreage

(b) outside Resource Area \_\_\_\_\_

percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

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

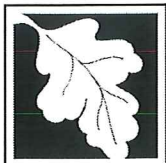
(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).  
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

- 1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

- 2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

- 3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

- 3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

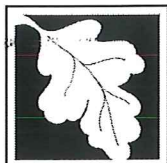
Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

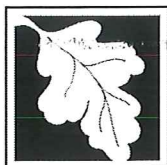
**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin

City/Town

**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Site Development Plans for 25 Forge Parkway

a. Plan Title

Allen & Major Associates, Inc.

Brian D. Jones

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

Drainage Report

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.
6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8.  Attach NOI Wetland Fee Transmittal Form
9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1029

2. Municipal Check Number

02/16/2023

3. Check date

1028

4. State Check Number

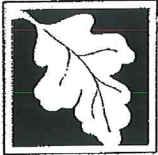
02/16/2023

5. Check date

TMC Holdings & Development 2, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin  
City/Town

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

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

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**TOWN OF FRANKLIN APPLICATION PROCESS SIGNATURE FORM**

## Town of Franklin Conservation Commission

### APPLICATION PROCESS SIGNATURE FORM

There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA are governed by both the state law and the local bylaw. The MBZA is issued under the local bylaw only.

When a potential applicant requests advice from the Conservation Agent on which application to file, the opinion of the Agent is based on the information given by the potential applicant and any other information available to the Agent, e.g. the town's GIS system. The Agent has no legal right to go onto private property at any time until after an application is filed or permission of the property owner is given.

It is important that all applicants understand that after an application is filed, additional information may come to light e.g. via a field inspection or a review of the application, that may impact the scope of the submitted application and the approval process. **Therefore, it is the ultimate responsibility of the applicant to decide which application to file.**

In light of the above, please sign below indicating an understanding of this policy and submit it with the application.



\_\_\_\_\_  
Signature of Property Owner

2/16/23  
\_\_\_\_\_  
Date



**TOWN OF FRANKLIN PROPERTY ACCESS SIGNATURE FORM**

**Town of Franklin Conservation Commission**

**PROPERTY ACCESS SIGNATURE FORM**

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



\_\_\_\_\_  
Signature of Property Owner

2/16/23  
Date

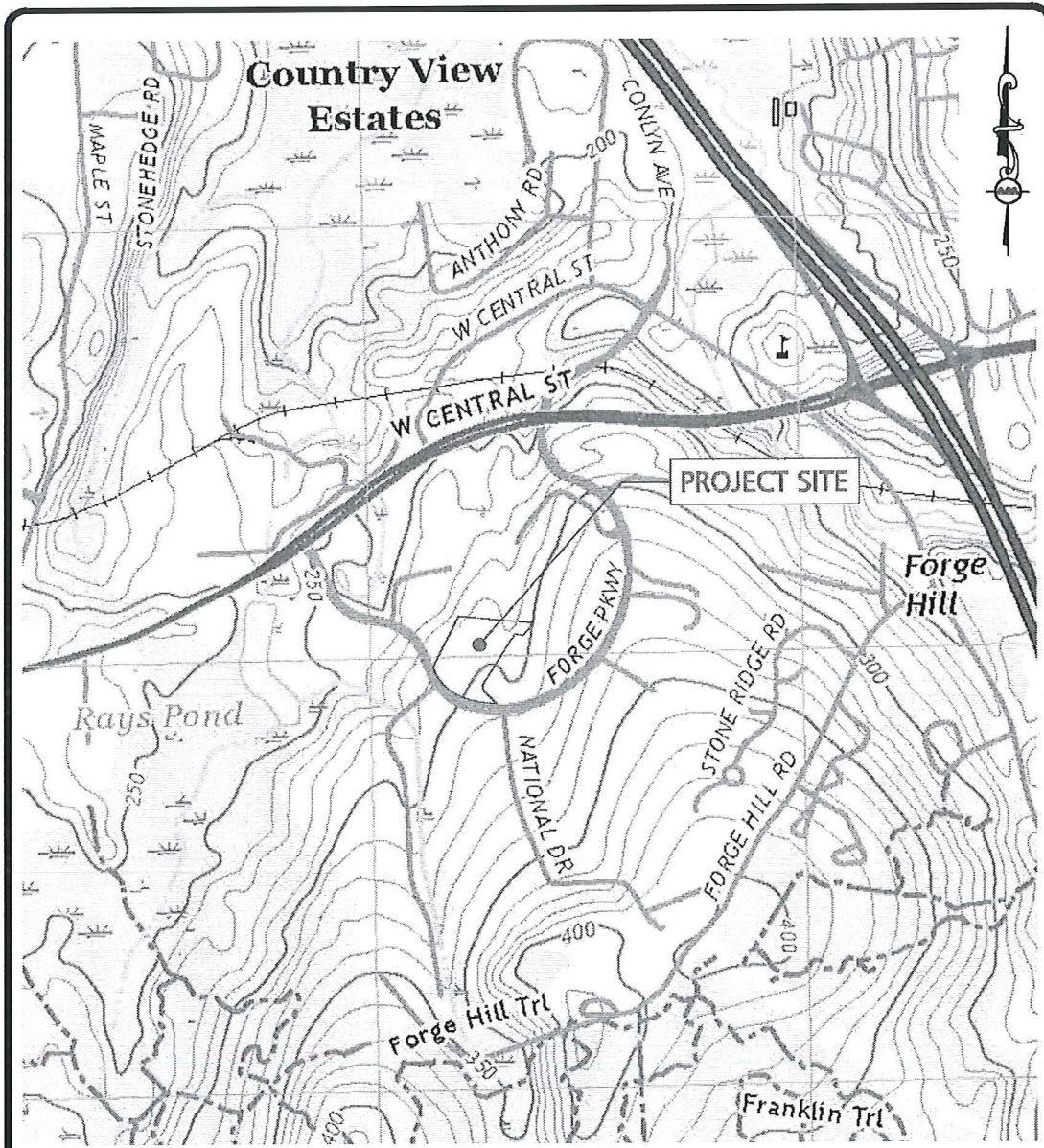




**SECTION 2.0**  
**EXHIBITS**



USGS SITE LOCUS MAP



PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**

civil engineering • land surveying environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY  
P.O. BOX 2118  
WOBURN, MA 01888-0118  
TEL: (781) 935-6889  
FAX: (781) 935-9896  
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**25 FORGE PARKWAY  
FRANKLIN, MA**

Copyright © 2023 Allen & Major Associates, Inc.  
All Rights Reserved

**USGS SITE LOCUS MAP**

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

SCALE: 1"=1000' DWG. NAME: EXHIBITS

DESIGNED BY: JRG CHECKED BY: SM

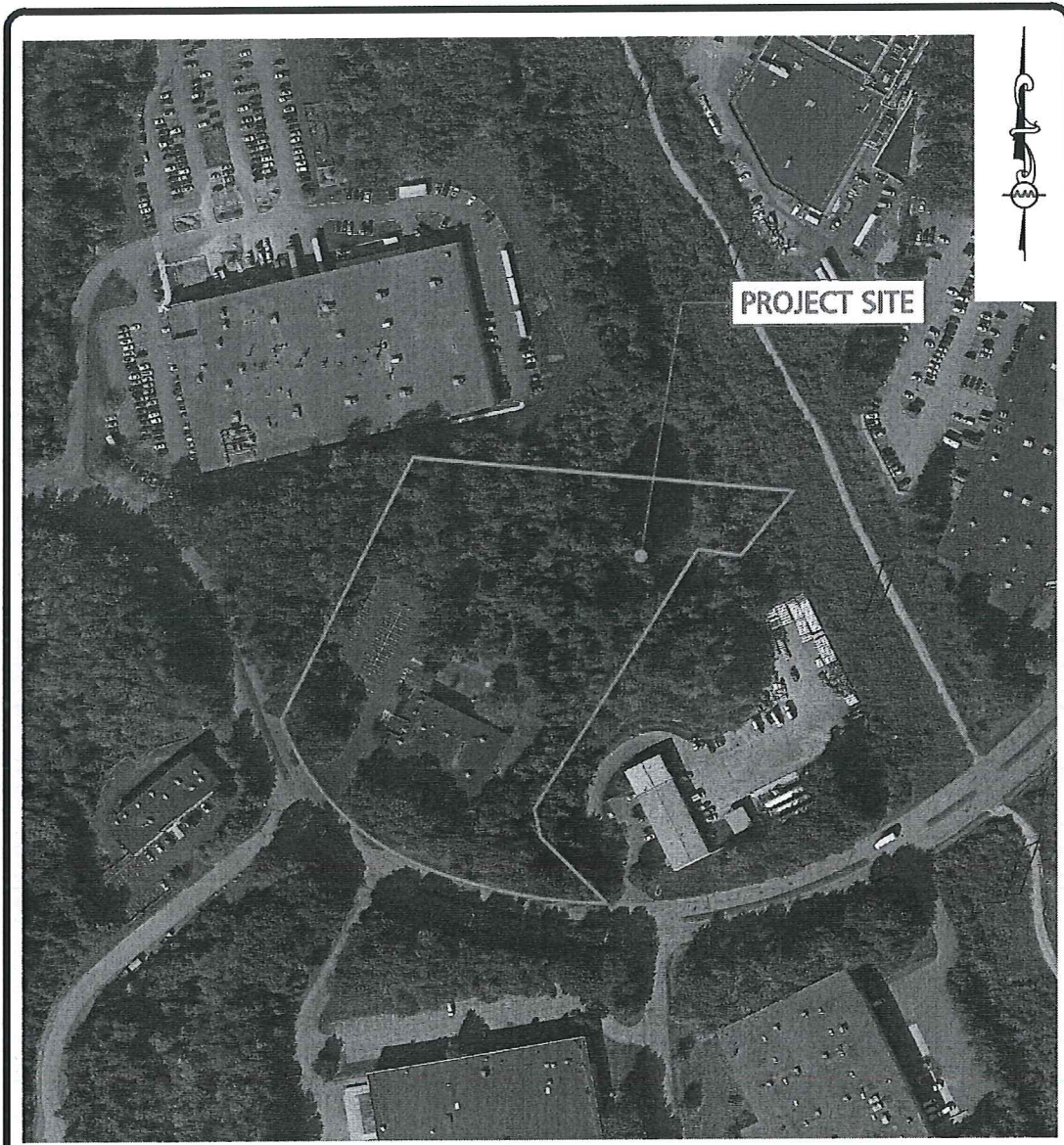
THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE 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.

SHEET No.

**EX-1**



AERIAL PHOTO



PREPARED BY:



**ALLEN & MAJOR  
ASSOCIATES, INC.**

civil engineering • land surveying environmental  
consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY  
P.O. BOX 2118  
WOBURN MA 01888-0118  
TEL: (781) 935-6889  
FAX: (781) 935-2896  
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**25 FORGE PARKWAY  
FRANKLIN, MA**

Copyright © 2023 Allen & Major Associates, Inc.  
All Rights Reserved

**AERIAL PHOTO**

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

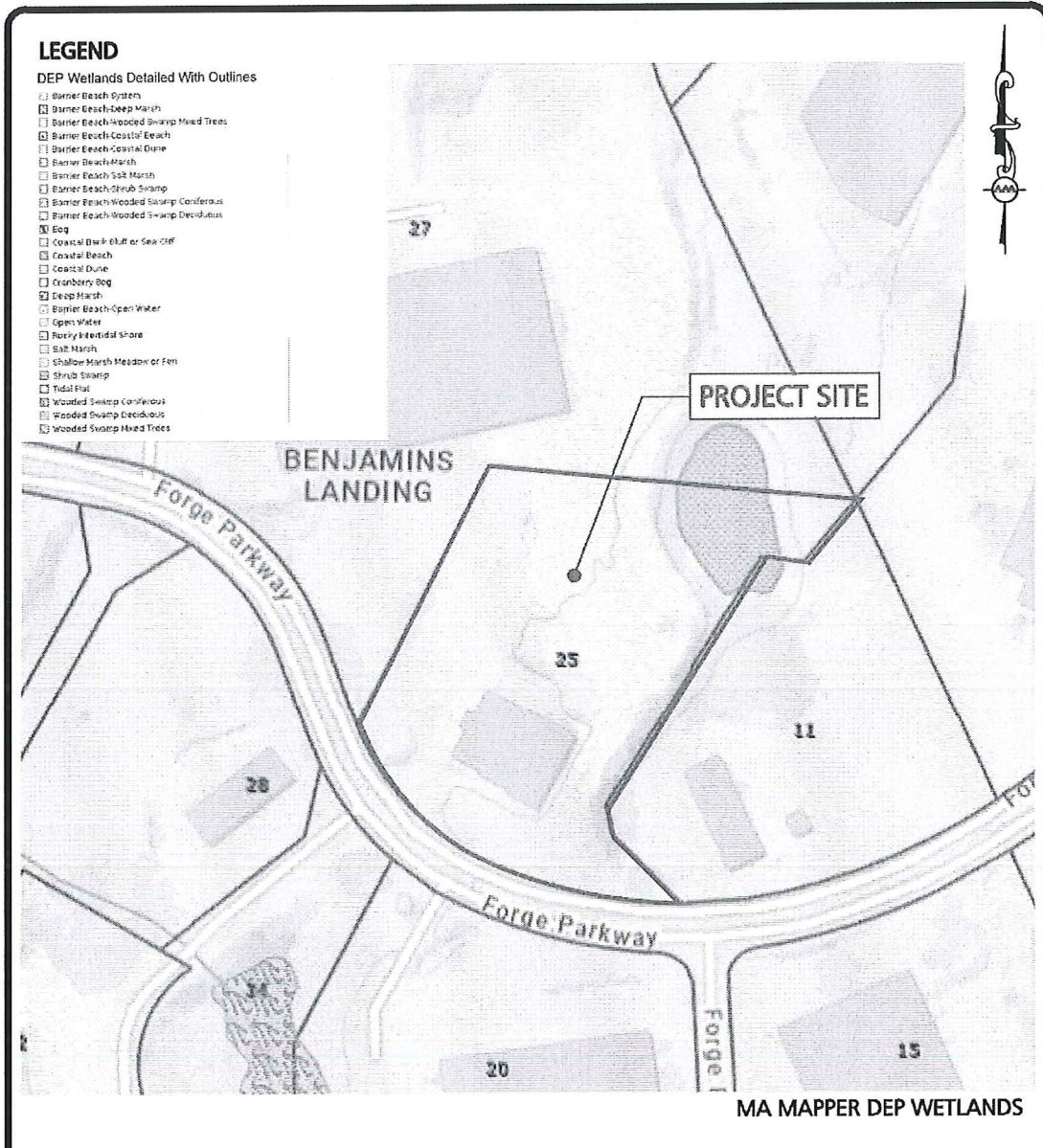
THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE 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.

SHEET No.

**EX-2**




**MASSDEP WETLANDS MAP**



- LEGEND**  
DEP Wetlands Detailed With Outlines
- [Symbol] Burner Beach System
  - [Symbol] Burner Beach-Deep Marsh
  - [Symbol] Burner Beach-Wooded Swamp Mixed Trees
  - [Symbol] Burner Beach-Coastal Beach
  - [Symbol] Burner Beach-Coastal Dune
  - [Symbol] Burner Beach-Mudflats
  - [Symbol] Burner Beach-Salt Marsh
  - [Symbol] Burner Beach-Strub Swamp
  - [Symbol] Burner Beach-Wooded Swamp Coniferous
  - [Symbol] Burner Beach-Wooded Swamp Deciduous
  - [Symbol] Bog
  - [Symbol] Coastal Bank Bluff or Sea Cliff
  - [Symbol] Coastal Beach
  - [Symbol] Coastal Dune
  - [Symbol] Cranberry Bog
  - [Symbol] Deep Marsh
  - [Symbol] Burner Beach-Open Water
  - [Symbol] Open Water
  - [Symbol] Rocky Intertidal Shore
  - [Symbol] Salt Marsh
  - [Symbol] Shallow Marsh Meadow or Fen
  - [Symbol] Strub Swamp
  - [Symbol] Tidal Flat
  - [Symbol] Wooded Swamp Coniferous
  - [Symbol] Wooded Swamp Deciduous
  - [Symbol] Wooded Swamp Mixed Trees

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY  
P.O. BOX 2118  
WOBURN MA 01888-0118  
TEL: (781) 935-6889  
FAX: (781) 935-2896  
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:  
**25 FORGE PARKWAY  
FRANKLIN, MA**  
Copyright © 2023 Allen & Major Associates, Inc.  
All Rights Reserved

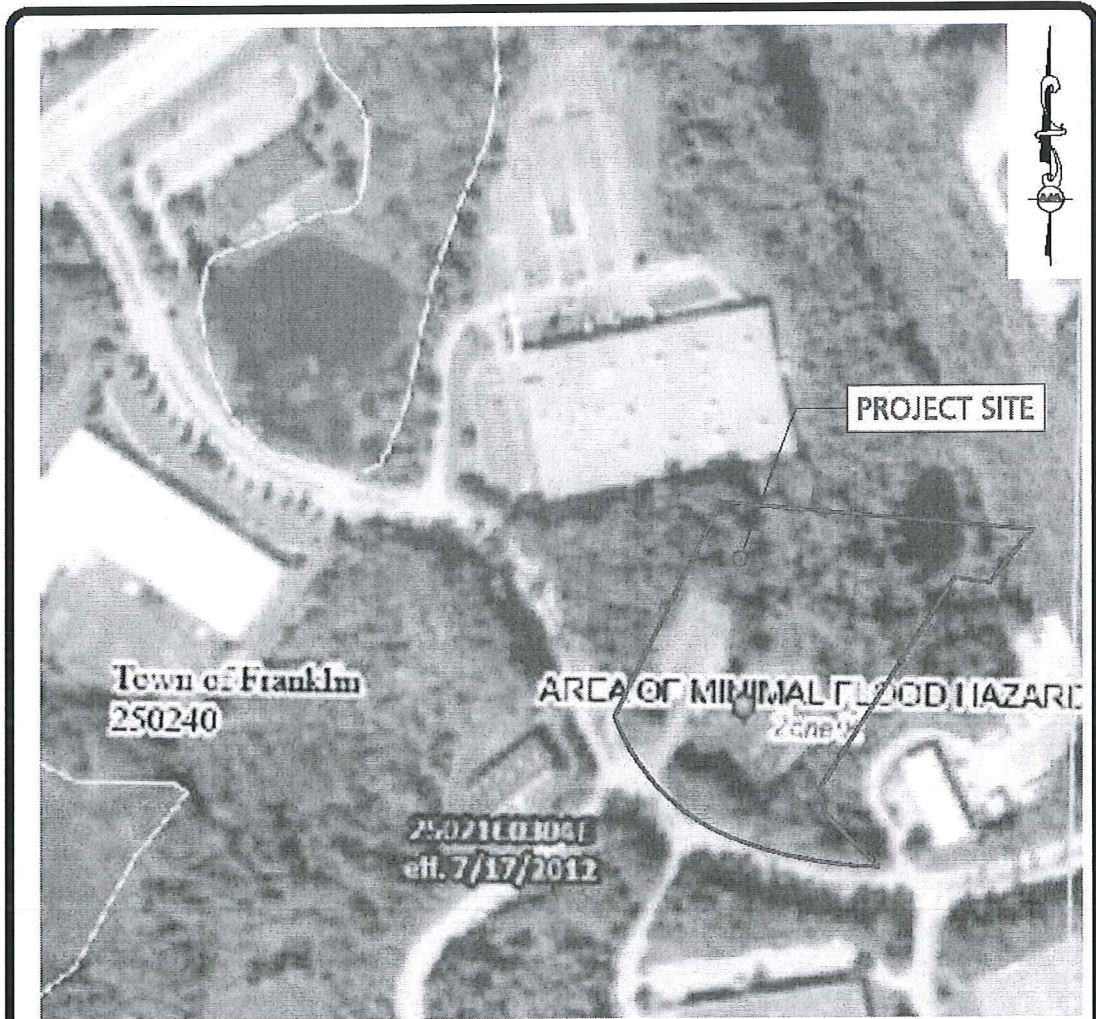
WETLANDS MAP	
PROJECT NO. 2712-02A	DATE: 02/01/2023
SCALE: 1"=200'	DWG. NAME: EXHIBITS
DESIGNED BY: JRG	CHECKED BY: SM

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.


SHEET No.  
**EX-3**



FEMA FLOOD INSURANCE RATE MAP

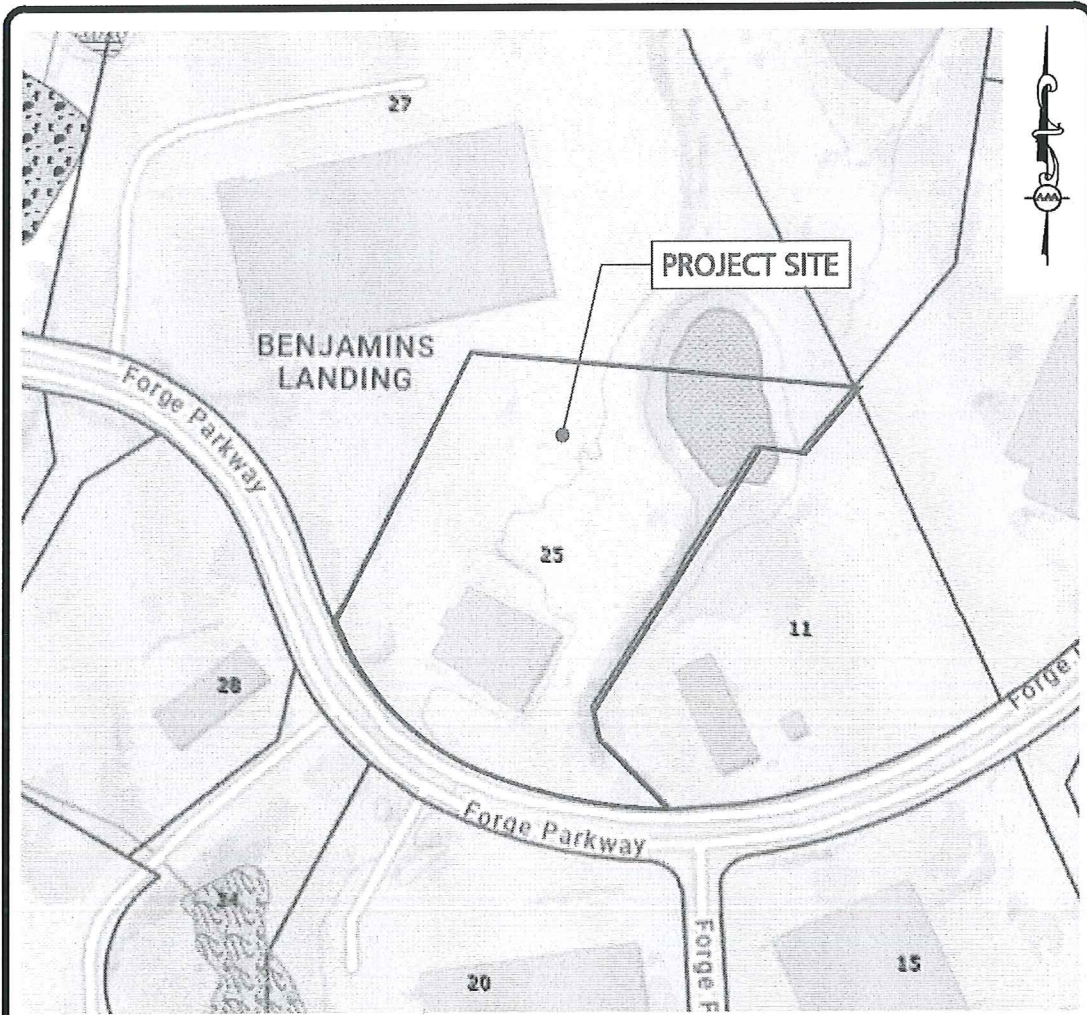


FEMA FLOOD INSURANCE RATE MAP  
NORFOLK COUNTY, MASSACHUSETTS  
MAP NUMBER 25021C0304E  
EFFECTIVE DATE: JULY 17, 2012

<p>PREPARED BY:</p>  <p><b>ALLEN &amp; MAJOR ASSOCIATES, INC.</b> civil engineering • land surveying • environmental consulting • landscape architecture www.allenmajor.com 100 COMMERCIAL WAY P.O. BOX 2118 WOBBURN MA 01888-0118 TEL: (781) 985-8889 FAX: (781) 985-8886 WORDEN, MA • LAKESVILLE, MA • MANCHESTER, NH</p>	<p>PROJECT:</p> <p><b>25 FORGE PARKWAY FRANKLIN, MA</b></p> <p><small>Copyright © 2022 Allen &amp; Major Associates, Inc. All Rights Reserved.</small></p>	<p><b>FEMA FIRM MAP</b></p>	
	<p>PROJECT NO. 2712-02A</p> <p>SCALE: 1"=250'</p> <p>DESIGNED BY: JRG</p>	<p>DATE: 02/01/2023</p> <p>DWG. NAME: EXHIBITS</p> <p>CHECKED BY: SM</p>	
<p>THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN &amp; MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN &amp; MAJOR ASSOCIATES, INC.'S WORK PRODUCT.</p>		<p>SHEET No. <b>EX-4</b></p>	



**PRIORITY & ESTIMATED HABITATS**



**LEGEND**

NHESP Priority Habitats of Rare Species

**MA MAPPER PRIORITY & ESTIMATED HABITATS**

PREPARED BY:



**ALLEN & MAJOR  
ASSOCIATES, INC.**

civil engineering • land surveying environmental  
consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY  
P.O. BOX 2118  
WOBURN MA 01888-0118  
TEL: (781) 935-6889  
FAX: (781) 935-2896  
WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**25 FORGE PARKWAY  
FRANKLIN, MA**

Copyright © 2023 Allen & Major Associates, Inc.  
All Rights Reserved

**PRIORITY & ESTIMATED HABITATS**

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

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.

SHEET No.

**EX-5**



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



**ABUTTER NOTIFICATION**



**Town of Franklin Conservation Commission**

**NOTIFICATION TO ABUTTERS**

**Under the Massachusetts Wetlands Protection Act  
And  
The Franklin Wetlands Protection Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following proposed project:

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

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

Copies may also be examined by contacting the Franklin Conservation Department located at 355 East Central Street, Franklin, MA, (508) 520-4929.

Notice of the public hearing including the date, time, and place will be published at least five (5) days in advance in the Milford Daily News.

Notice of the public hearing including the date, time, and place will be posted in the Franklin Town Hall at least forty eight (48) hours in advance of the public hearing.

The public hearing will be held on Thursday, March 9, 2023, at 7 pm, via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

You may also contact the Massachusetts Department of Environmental Protection, Central Regional Office, Worcester, MA at (508) 792-7650.



**AFFIDAVIT OF SERVICE**

**Town of Franklin Conservation Commission**

**AFFIDAVIT OF SERVICE**

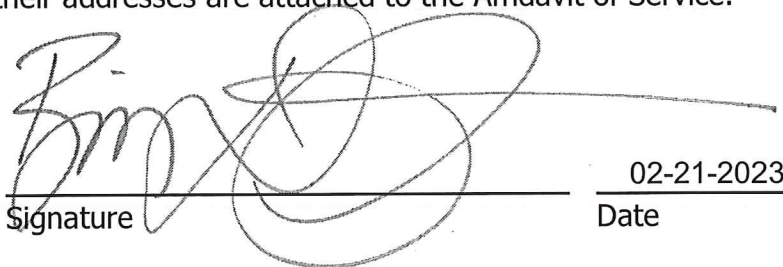
**Under the Massachusetts Wetlands Protection Act**

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

I, Brian Jones hereby certify under the pains and penalties of perjury that on February 21, 2023, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by TMC Holdings & Development 2 LLC with the Franklin Conservation Commission on \_\_\_\_\_ for property located on 25 Forge Parkway, Franklin, MA.

The Notification to Abutters form and list of the abutters to whom it was given and their addresses are attached to the Affidavit of Service.



Signature

02-21-2023  
Date



**CERTIFIED MAILING RECEIPTS**

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

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$ .60
Total Postage	\$ 8.10

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

Street and Apt.  
City, State, ZIP

PS Form 3800

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

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$ .60
Total Postage	\$ 8.10

Sent To	PIERCE REAL TY LLC 34 FORGE PKY FRANKLIN, MA 02038
---------	--

Street and Apt. N  
City, State, ZIP

PS Form 3800

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

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$ .60
Total Postage	\$ 8.10

Sent To	TMC HOLDINGS & DEVELOPMENT 24 WILLIAM WAY BELLINGHAM, MA 02019
---------	--

Street and Apt. N  
City, State, ZIP

PS Form 3800

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

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$ .60
Total Postage	\$ 8.10

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

Street and Apt.  
City, State, ZIP

PS Form 3800

7017 1000 0000 9531 3883

7017 1000 0000 9531 3883

7017 1000 0000 9531 3883

7017 1000 0000 9531 3883

7017 1000 0000 9531 3933

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

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$ 1.60
Total Postage	\$ 8.10

Sent To  
Street and Apt.  
City, State, ZIP

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

PS Form 3800, April 2010 Edition (PSN 7530-01-000-9048)

7017 1000 0000 9531 3920

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

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$ 1.60
Total Postage	\$ 8.10

Sent To  
Street and Apt.  
City, State, ZIP

DONOVAN HOLDINGS LLC  
28 FORGE PKWY  
FRANKLIN, MA 02038

PS Form 3800, April 2010 Edition (PSN 7530-01-000-9048)

7017 1000 0000 9531 3944

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

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$ 1.60
Total Postage	\$ 8.10

Sent To  
Street and Apt.  
City, State, ZIP

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

PS Form 3800, April 2010 Edition (PSN 7530-01-000-9048)

7017 1000 0000 9531 3937

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

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

OFFICIAL USE

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

Postmark  
Here

Postage	\$ 1.60
Total Postage	\$ 8.10

Sent To  
Street and Apt.  
City, State, ZIP

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

PS Form 3800, April 2010 Edition (PSN 7530-01-000-9048)



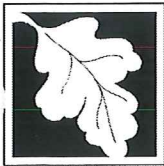
**SECTION 4.0**  
**APPENDIX**

NOTICE OF INTENT  
25 Forge Parkway



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





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

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



**A. Applicant Information**

1. Location of Project:

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

2. Applicant Mailing Address:

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

3. Property Owner (if different):

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

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

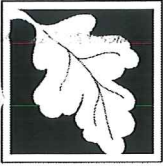
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3: Building and Site	1	\$1,050	\$1,050

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

**Step 6/Fee Payments:**

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

**C. Submittal Requirements**

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

53-7306/2113 1029

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

DATE 2/16/23 PMP

PAY TO THE ORDER OF Town of Franklin \$ 537.50

*you should bring in and 50/100* DOLLARS

Heat Reactive Ink

WALPOLE CO-OPERATIVE BANK  
Walpole, MA 02081

MEMO Town NOI Fee *du*

⑆ 211373063⑆ 3100500728⑆ 1029

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

53-7306/2113 1028

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

DATE 2/16/23 PMP

PAY TO THE ORDER OF Massachusetts Dept of Environmental Protection \$ 512.50

*you should bring in and 50/100* DOLLARS

Heat Reactive Ink

WALPOLE CO-OPERATIVE BANK  
Walpole, MA 02081

MEMO State NOI Fee *du*

⑆ 211373063⑆ 3100500728⑆ 1028

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



**LOCAL FILING FEE CALCULATION WORKSHEET**

**Town of Franklin Conservation Commission**

**LOCAL FILING FEE CALCULATION WORKSHEET**

**1. NOTICE OF INTENT (NOI)**

**1.1. New Individual Single Family Home (SFH)** \$200.00 \_\_\_\_\_  
This includes all projects associated with a SFH

**1.2. Work Associated with Existing Residential Property** \$50.00 \_\_\_\_\_  
Above-ground pools, fences or other incidental projects involving land disturbance that are not covered by the MBZA

**1.3. Control of Nuisance Vegetation** \$50.00 \_\_\_\_\_  
This category shall not apply to any non-natural deposition of material e.g. vegetative debris

**1.4. Subdivisions**

Base Fee \$600.00 \_\_\_\_\_  
Infrastructure in Buffer Zone **or** Resource Area  
Roads \_\_\_\_\_ linear feet x \$2.00 = \_\_\_\_\_  
\*Drainage Structures \_\_\_\_\_ X \$10.00 each = \_\_\_\_\_  
Wetland Resource Area Disturbed \_\_\_\_\_square feet x \$0.50= \_\_\_\_\_

(If single family homes are proposed as part of a subdivision application, for each house in jurisdiction, individual NOI fees will apply.)

**1.5. Multifamily Dwellings, including Condominium Units:**  
\_\_\_\_\_MFDU x \$100.00 \_\_\_\_\_

**1.6. Commercial/Industrial**

Base Fee \$600.00 \$600.00  
Infrastructure in Buffer Zone **or** Resource Area

Roads	___ linear feet x \$2.00	=	_____
*Drainage Structures	___ X \$10.00 each	=	_____
Wetland Resource Area Disturbed	___ square feet x \$0.50	=	_____
Buildings	___ X \$125 each	=	_____
All Accessory Improvements	\$100.00	=	_____

2. **REQUEST FOR DETERMINATION (RDA)** \$100.00

3. **MINOR BUFFER ZONE ACTIVITY (MBZA)** \$50.00

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

\$0.50/foot/resource area: = \_\_\_\_\_

5. **OTHER PERMITS/SERVICES**

Order of Conditions Extension	\$50.00	_____
Certificate of Compliance Request	\$50.00	_____
Certificate Re-Inspection	\$50.00	_____
Status Letter for Financial Institution	\$100.00	_____
Permit Amendment	\$100.00	_____

6. **FILING FEE CALCULATION**

**Town Share of State Fees** (See NOI Wetland Fee Transmittal Form) \$ 537.50

**Local Filing Fee Calculated Above** \$ 600.00

**TOTAL Due Town of Franklin (Check No.1)** \$ 1,137.50

**State Share of Filing Fee** (See NOI Wetland Fee Transmittal Form)

**TOTAL Due DEP (Check No. 2)** \$ 512.50

7. **ADVERTISING FEE (Check No. 3)** **TBD**

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper, by the Conservation Commission, the applicant will be notified of the cost and will be expected to submit a check for that exact amount, payable to the Town of Franklin, to the Conservation Department prior to the first hearing.

\*Drainage structures: catch basins, manholes, leaching basins, gutter inlet or any other man-made structure (other than a pipe) for purposes of controlling drainage.

TMC HOLDINGS & DEVELOPMENT 2, LLC

24 WILLIAM WAY  
BELLINGHAM, MA 02019

53-7306/2113

1033

DATE 2/16/23 PMP



PAY TO THE  
ORDER OF

Town of Franklin

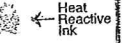
\$600.00



Six Hundred & No/100

00/100

DOLLARS



WALPOLE  
CO-OPERATIVE  
BANK  
Walpole, MA 02081

MEMO

Local NOI Fee

*[Signature]*

MP

⑆ 211373063⑆ 31 500728 1033

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



**RESOURCE AREA IMPACT SUMMARY FORM**



**Town of Franklin Conservation Commission**

**RESOURCE AREA IMPACT SUMMARY FORM**

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

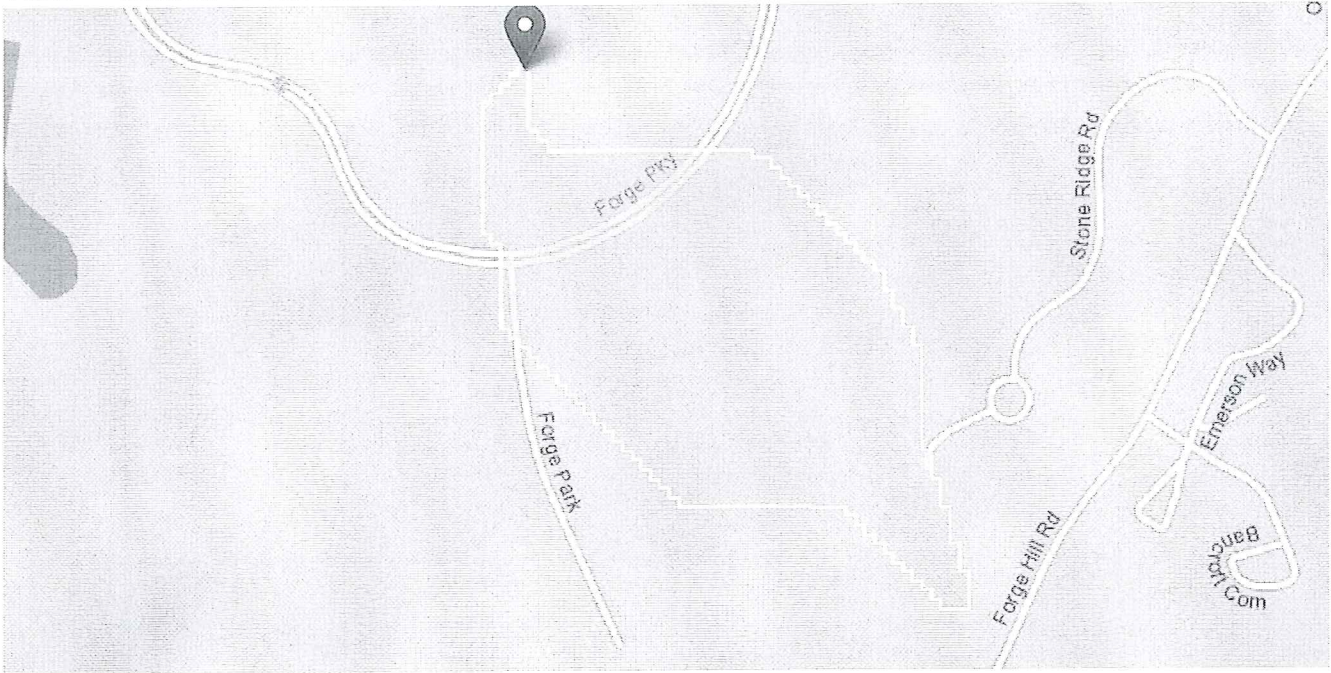
<b>Resource Area</b>	<b>Alteration Proposed</b>	<b>Mitigation Proposed</b>
Bordering Vegetated Wetland (SF)	0	0
Bank (LF)	0	0
Land Under Water Bodies (SF)	0	0
Isolated Wetland (SF)	0	0
Vernal Pool (SF)	0	0
Buffer Zone (SF)	19,839 SF	0
Riverfront (SF)	0	0
100-Year Floodplain (CF)	0	0
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		



**STREAMSTATS REPORT**

# StreamStats Report

**Region ID:** MA  
**Workspace ID:** MA20230330161134641000  
**Clicked Point (Latitude, Longitude):** 42.08481, -71.43834  
**Time:** 2023-03-30 12:11:55 -0400



Collapse All

## > Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM250	Mean basin slope computed from 1:250K DEM	3.854	percent
DRFTPERSTR	Area of stratified drift per unit of stream length	-100000	square mile per mile
DRNAREA	Area that drains to a point on a stream	0.0579	square miles
FOREST	Percentage of area covered by forest	33.69	percent
MAREGION	Region of Massachusetts 0 for Eastern 1 for Western	0	dimensionless
PCTSNDGRV	Percentage of land surface underlain by sand and gravel deposits	0	percent

➤ Maximum Probable Flood Statistics

Maximum Probable Flood Statistics Parameters [Crippen Bue Region 2]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0579	square miles	0.1	3000

Maximum Probable Flood Statistics Disclaimers [Crippen Bue Region 2]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

Maximum Probable Flood Statistics Flow Report [Crippen Bue Region 2]

Statistic	Value	Unit
Maximum Flood Crippen Bue Regional	707	ft <sup>3</sup> /s

Maximum Probable Flood Statistics Citations

Crippen, J.R. and Bue, Conrad D. 1977, Maximum Floodflows in the Conterminous United States, Geological Survey Water-Supply Paper 1887, 52p. (<https://pubs.usgs.gov/wsp/1887/report.pdf>)

➤ Low-Flow Statistics

Low-Flow Statistics Parameters [Statewide Low Flow WRIR00 4135]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0579	square miles	1.61	149
BSLDEM250	Mean Basin Slope from 250K DEM	3.854	percent	0.32	24.6
DRFTPERSTR	Stratified Drift per Stream Length	-100000	square mile per mile	0	1.29
MAREGION	Massachusetts Region	0	dimensionless	0	1

Low-Flow Statistics Disclaimers [Statewide Low Flow WRIR00 4135]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors. Equation M7D2Y in GC320 could not be calculated due to undefined basin characteristic. Equation M7D10Y in GC320 could not be calculated due to undefined basin characteristic.

Low-Flow Statistics Flow Report [Statewide Low Flow WRIR00 4135]

Statistic	Value	Unit
7 Day 2 Year Low Flow	undefined	ft <sup>3</sup> /s

Statistic	Value	Unit
7 Day 10 Year Low Flow	undefined	ft <sup>3</sup> /s

*Low-Flow Statistics Citations*

**Ries, K.G., III, 2000, Methods for estimating low-flow statistics for Massachusetts streams: U.S. Geological Survey Water Resources Investigations Report 00-4135, 81 p. (<http://pubs.usgs.gov/wri/wri004135/>)**

➤ Flow-Duration Statistics

Flow-Duration Statistics Parameters [Statewide Low Flow WRIR00 4135]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0579	square miles	1.61	149
DRFTPERSTR	Stratified Drift per Stream Length	-100000	square mile per mile	0	1.29
MAREGION	Massachusetts Region	0	dimensionless	0	1
BSLDEM250	Mean Basin Slope from 250K DEM	3.854	percent	0.32	24.6

Flow-Duration Statistics Disclaimers [Statewide Low Flow WRIR00 4135]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors. Equation D60 in GC320 could not be calculated due to undefined basin characteristic. Equation D70 in GC320 could not be calculated due to undefined basin characteristic. Equation D75 in GC320 could not be calculated due to undefined basin characteristic. Equation D80 in GC320 could not be calculated due to undefined basin characteristic. Equation D85 in GC320 could not be calculated due to undefined basin characteristic. Equation D90 in GC320 could not be calculated due to undefined basin characteristic. Equation D95 in GC320 could not be calculated due to undefined basin characteristic. Equation D98 in GC320 could not be calculated due to undefined basin characteristic. Equation D99 in GC320 could not be calculated due to undefined basin characteristic.

Flow-Duration Statistics Flow Report [Statewide Low Flow WRIR00 4135]

Statistic	Value	Unit
50 Percent Duration	0.0522	ft <sup>3</sup> /s
60 Percent Duration	undefined	ft <sup>3</sup> /s
70 Percent Duration	undefined	ft <sup>3</sup> /s
75 Percent Duration	undefined	ft <sup>3</sup> /s
80 Percent Duration	undefined	ft <sup>3</sup> /s
85 Percent Duration	undefined	ft <sup>3</sup> /s
90 Percent Duration	undefined	ft <sup>3</sup> /s
95 Percent Duration	undefined	ft <sup>3</sup> /s
98 Percent Duration	undefined	ft <sup>3</sup> /s

Statistic	Value	Unit
99 Percent Duration	undefined	ft <sup>3</sup> /s

*Flow-Duration Statistics Citations*

Ries, K.G., III, 2000, Methods for estimating low-flow statistics for Massachusetts streams: U.S. Geological Survey Water Resources Investigations Report 00-4135, 81 p.  
(<http://pubs.usgs.gov/wri/wri004135/>)

### ➤ August Flow-Duration Statistics

#### August Flow-Duration Statistics Parameters [Statewide Low Flow WRIR00 4135]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0579	square miles	1.61	149
BSLDEM250	Mean Basin Slope from 250K DEM	3.854	percent	0.32	24.6
DRFTPERSTR	Stratified Drift per Stream Length	-100000	square mile per mile	0	1.29
MAREGION	Massachusetts Region	0	dimensionless	0	1

#### August Flow-Duration Statistics Disclaimers [Statewide Low Flow WRIR00 4135]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors. Equation AUGD50 in GC320 could not be calculated due to undefined basin characteristic.

#### August Flow-Duration Statistics Flow Report [Statewide Low Flow WRIR00 4135]

Statistic	Value	Unit
August 50 Percent Duration	undefined	ft <sup>3</sup> /s

*August Flow-Duration Statistics Citations*

Ries, K.G., III, 2000, Methods for estimating low-flow statistics for Massachusetts streams: U.S. Geological Survey Water Resources Investigations Report 00-4135, 81 p.  
(<http://pubs.usgs.gov/wri/wri004135/>)

### ➤ Probability Statistics

#### Probability Statistics Parameters [Perennial Flow Probability]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0579	square miles	0.01	1.99

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
PCTSNDGRV	Percent Underlain By Sand And Gravel	0	percent	0	100
FOREST	Percent Forest	33.69	percent	0	100
MAREGION	Massachusetts Region	0	dimensionless	0	1

Probability Statistics Flow Report [Perennial Flow Probability]

PII: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	PC
Probability Stream Flowing Perennially	0.312	dim	71

*Probability Statistics Citations*

**Bent, G.C., and Steeves, P.A.,2006, A revised logistic regression equation and an automated procedure for mapping the probability of a stream flowing perennially in Massachusetts: U.S. Geological Survey Scientific Investigations Report 2006-5031, 107 p. ([http://pubs.usgs.gov/sir/2006/5031/pdfs/SIR\\_2006-5031rev.pdf](http://pubs.usgs.gov/sir/2006/5031/pdfs/SIR_2006-5031rev.pdf))**

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

USGS Software Disclaimer: This software has been approved for release by the U.S. Geological Survey (USGS). Although the software has been subjected to rigorous review, the USGS reserves the right to update the software as needed pursuant to further analysis and review. No warranty, expressed or implied, is made by the USGS or the U.S. Government as to the functionality of the software and related material nor shall the fact of release constitute any such warranty. Furthermore, the software is released on condition that neither the USGS nor the U.S. Government shall be held liable for any damages resulting from its authorized or unauthorized use.

USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.14.0

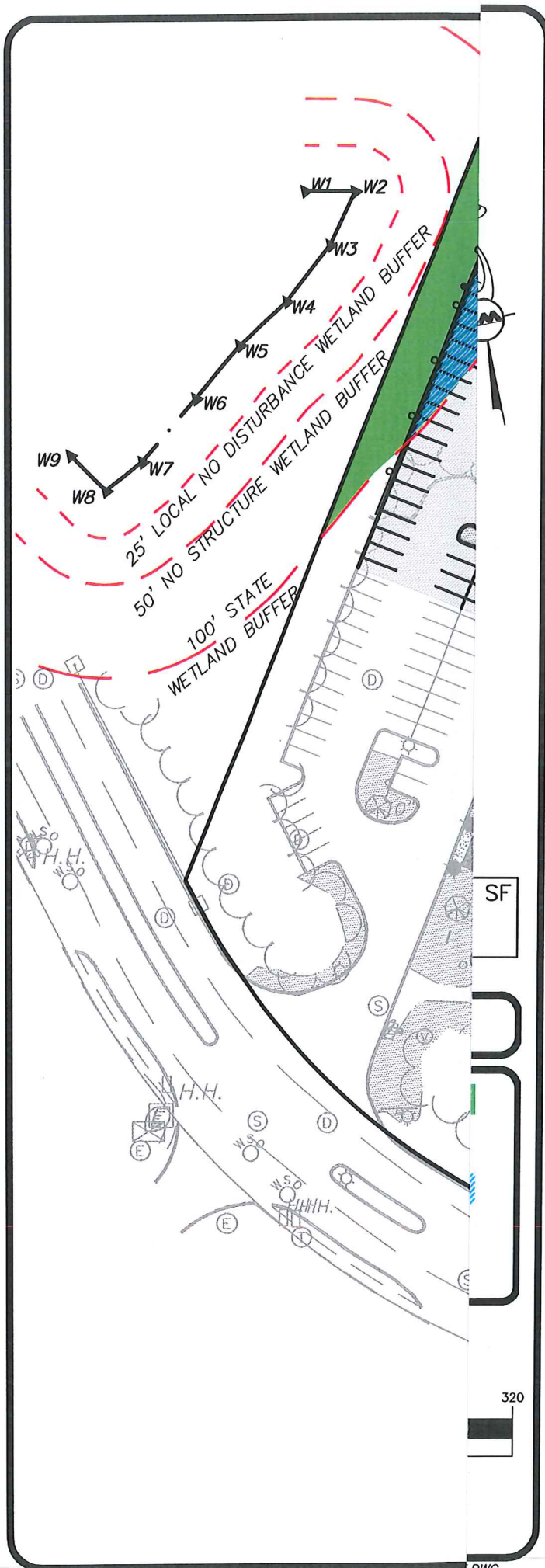
StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1



**BUFFER ZONE IMPERVIOUS AREA FIGURE**






REV	DATE	DESCRIPTION
-----	------	-------------

APPLICANT/OWNER:  
**TMC HOLDINGS & DEVELOPMENT 2, LLC**  
**24 WILLIAM WAY**  
**BELLINGHAM, MA 02019**

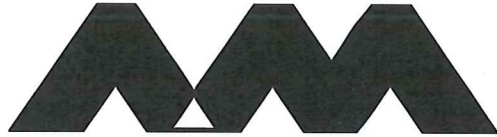
PROJECT:  
**25 FORGE PARKWAY**  
**FRANKLIN, MA**

PROJECT NO. 2712-02A DATE: 03-30-23

SCALE: 1" = 80' DWG. NAME: C2712-02A

DESIGNED BY: SM CHECKED BY: BDJ

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**  
 civil engineering ♦ land surveying  
 environmental consulting ♦ landscape architecture  
 www.allenmajor.com  
 400 HARVEY ROAD  
 MANCHESTER, NH 03103  
 TEL: (603) 627-5500  
 FAX: (603) 627-5501  
 WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: <b>BUFFER ZONE IMPERVIOUS AREA FIGURE</b>	SHEET No. <b>1</b>
---	-----------------------

Copyright © 2023 Allen & Major Associates, Inc.  
 All Rights Reserved



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



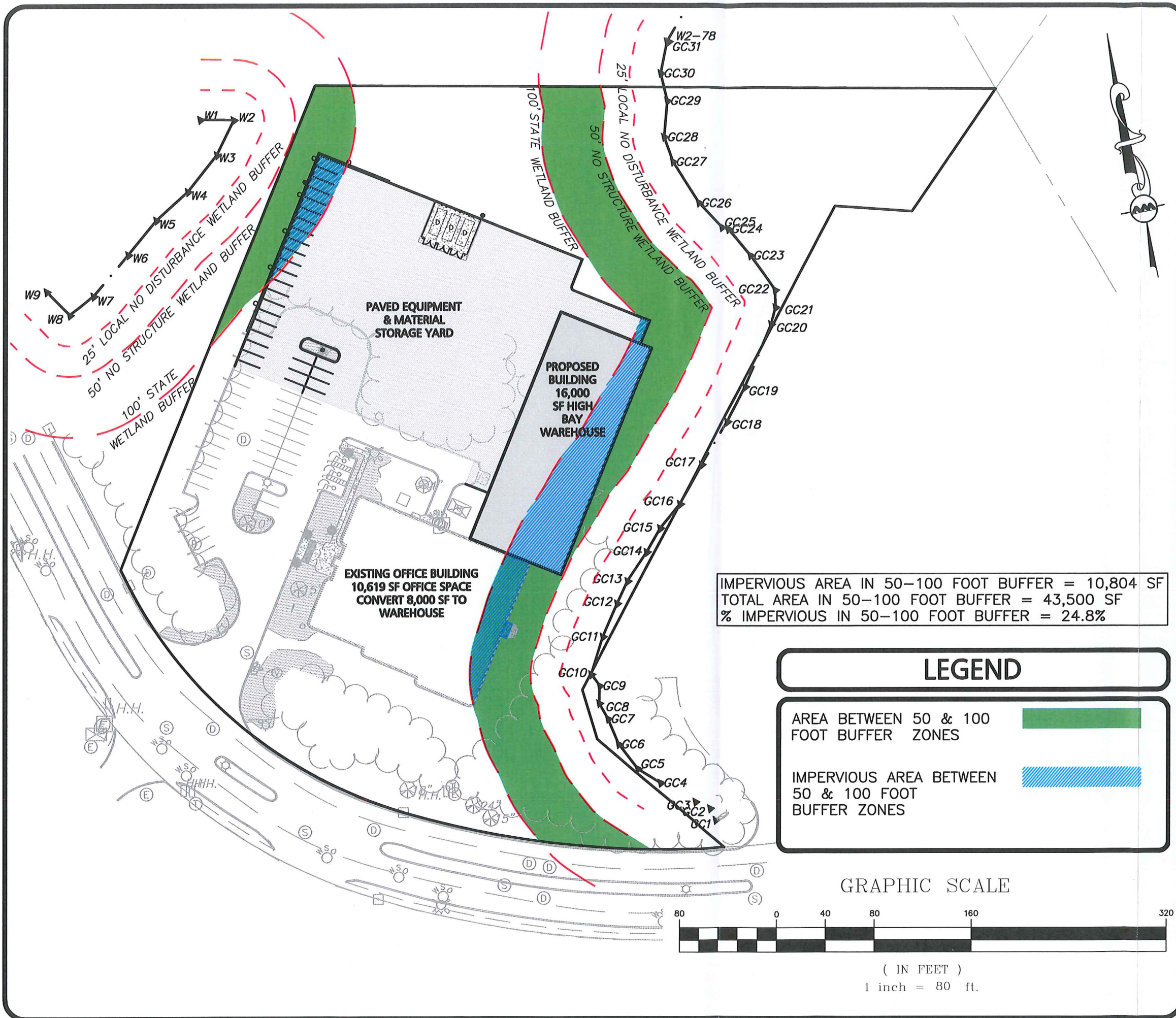
**STORMWATER REPORT**



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



**SITE DEVELOPMENT PLANS**



IMPERVIOUS AREA IN 50-100 FOOT BUFFER = 10,804 SF  
 TOTAL AREA IN 50-100 FOOT BUFFER = 43,500 SF  
 % IMPERVIOUS IN 50-100 FOOT BUFFER = 24.8%

**LEGEND**

AREA BETWEEN 50 & 100 FOOT BUFFER ZONES

IMPERVIOUS AREA BETWEEN 50 & 100 FOOT BUFFER ZONES

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 80 ft.

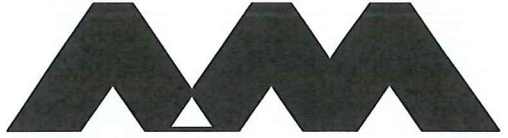
REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
**TMC HOLDINGS & DEVELOPMENT 2, LLC**  
 24 WILLIAM WAY  
 BELLINGHAM, MA 02019

PROJECT:  
**25 FORGE PARKWAY**  
**FRANKLIN, MA**

PROJECT NO.	2712-02A	DATE:	03-30-23
SCALE:	1" = 80'	DWG. NAME:	C2712-02A
DESIGNED BY:	SM	CHECKED BY:	BDJ

PREPARED BY:



**ALLEN & MAJOR ASSOCIATES, INC.**  
 civil engineering ♦ land surveying  
 environmental consulting ♦ landscape architecture  
 www.allenmajor.com  
 400 HARVEY ROAD  
 MANCHESTER, NH 03108  
 TEL: (603) 627-5500  
 FAX: (603) 627-5501  
 WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR HIS/HER INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT. DUE TO THE POTENTIAL THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR PORTABLE DOCUMENT FORMAT OF THE DRAWINGS AND SPECIFICATIONS SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: <b>BUFFER ZONE IMPERVIOUS AREA FIGURE</b>	SHEET No. <b>1</b>
---	-----------------------

Copyright ©2023 Allen & Major Associates, Inc.  
 All Rights Reserved