

Abbreviated Notice of Resource Area Delineation (ANRAD)

for
1 Paddock Lane, Franklin, MA 02038

DATE:
March 2, 2023

PREPARED FOR (APPLICANT):
Nabih Younis
1 Paddock Lane
Franklin, MA 02038

PREPARED BY (REPRESENTATIVE):
Goddard Consulting LLC
291 Main Street, Suite 8
Northborough, MA 01532

ADDRESSED TO:
Franklin Conservation Commission
355 E. Central Street
Franklin, MA 02038

Franklin Conservation Commission
355 E. Central Street
Franklin, MA 02038

March 2, 2023

RE: Abbreviated Notice of Resource Area Delineation (ANRAD)
1 Paddock Lane, Franklin MA 02038 (Map: 211, Lot: 118)

Dear Franklin Conservation Commission,

Goddard Consulting, LLC is pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) on behalf of the applicant, Nabih Younis, for the property addressed as 1 Paddock Lane, Franklin MA 02038 (Map: 211, Lot: 118). This ANRAD is being filed under the MA Wetlands Protection Act (the WPA) and the Franklin Wetlands Protection Bylaw (the Bylaw).

One original and one hard copy of the ANRAD application are enclosed, including two full-sized sets of plans, and six 11x17 sets of the site plans. The titles of all the documents enclosed are as follows:

- ANRAD (WPA Form 4a) Application Form
- ANRAD Wetland Fee Transmittal Form
- Copy of Checks
- Property Access Signature Form
- Affidavit of Service
- Notification to Abutters
- Certified Abutters List
- *Wetland Border Report*, Goddard Consulting, LLC, 3/10/2022
- *USGS of Site Locus*, Goddard Consulting LLC, 3/10/2022
- *Orthophoto of the Locus Site*, Goddard Consulting LLC, 3/10/2022
- *A.N.R.A.D. Plan of Land in Franklin, MA*, Colonial Engineering, Inc., 2/16/2023

On March 10, 2022, the wetland resources were delineated on land located at 1 Paddock Lane in Franklin, MA 02038 (Map: 211, Lot: 118). 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. The attached Wetland Border Report provides a description of the wetland resource areas and contains DEP Bordering Vegetated Wetland Delineation Field Data Forms (reference *Wetland Border Report*, Goddard Consulting LLC, 3/10/2022).

Existing Conditions

One Bordering Vegetated Wetland (BVW) and one enclosed upland island were delineated on site. The BVW was delineated with flag series WF 1-50. This wetland is dominant in red maple, highbush blueberry, arrowwood, spicebush, sweet pepperbush, poison ivy, skunk cabbage, and wetland ferns. Department of Environmental Protection BVW field data forms were documented

at wetland flag # GC-24. The upland island was delineated with flag series UA 1-15. This area contained more than 50% upland vegetation dominant in oak and white pine.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife. The site is not located in an Area of Critical Environmental Concern (ACEC), within 200-ft of a mapped river or within a FEMA flood zone. There are no mapped potential or certified vernal pools on site; however, there is one mapped potential vernal pool located north of the property (off-site).

Please feel free to contact us if you have any questions.

Sincerely,
Goddard Consulting, LLC



Mitch Maslanka
Wetland Scientist

Cc:

- MassDEP Central Regional Office, Wetlands Division. 8 New Bond Street, Worcester, MA 01606
- Nabih Younis, 1 Paddock Lane, Franklin MA 02038



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

MassDEP File Number _____

Document Transaction Number _____

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& Franklin Wetland Protection Bylaw (Codebook, Chapter 181)

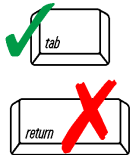
Franklin
City/Town

A. General Information

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

1 Paddock Lane	Franklin	MA
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.12837	71.44142
	d. Latitude	e. Longitude
211	118	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

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



2. Applicant:

Nabih	Younis	
a. First Name	b. Last Name	
c. Organization		
1 Paddock Lane		
d. Mailing Address		
Franklin	MA	02038
e. City/Town	f. State	g. Zip Code
(508) 259-5148	yes4solar@aol.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (if different from applicant):

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

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

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

4. Representative (if any):

Mitch	Maslanka	
a. Contact Person First Name	b. Contact Person Last Name	
Goddard Consulting LLC		
c. Organization		
291 Main Street, Suite 8		
d. Mailing Address		
Northborough	MA	01532
e. City/Town	f. State	g. Zip Code
508-615-2041	mitch@goddardconsultingllc.com	
h. Phone Number	i. Fax Number	j. Email Address

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

\$200 + \$625 (Bylaw)	\$87.50	\$112.50 + \$625 (Bylaw)
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid

Fees will be calculated for online users.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

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& Franklin Wetland Protection Bylaw (Codebook, Chapter 181)

Franklin
City/Town

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 1,250 Linear Feet
Linear Feet of Boundary Delineated

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

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

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

a. Resource Area

b. Linear Feet Delineated

c. Resource Area

d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. **Online Users:** Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. ANRAD (Delineation Plans only)
- 2. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 3. Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
- 4. List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

MassDEP File Number

Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& Franklin Wetland Protection Bylaw (Codebook, Chapter 181)

Franklin
City/Town

D. Fees

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

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

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

120_____

2. Municipal Check Number

2/24/23_____

3. Check date

122_____

4. State Check Number

2/24/23_____

5. Check date

Nabih_____

6. Payor name on check: First Name

Younis_____

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4A – Abbreviated Notice of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& Franklin Wetland Protection Bylaw (Codebook, Chapter 181)

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Franklin
City/Town

E. Signatures

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

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

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

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

1. Signature of Applicant (Nabih Younis)	2. Date <u>2/23/23</u>
3. Signature of Property Owner (if different)	4. Date
<u>Mitch Maslanka</u>	<u>2/23/23</u>
5. Signature of Representative (Mitch Maslanka of Goddard Consulting LLC)	6. Date

For Conservation Commission:

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

For MassDEP:

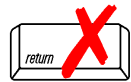
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand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

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



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

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



A. Applicant Information

1. Location of Project:

1 Paddock Lane Franklin
 a. Street Address b. City/Town
 \$87.50 122
 c. Fee amount d. Check number

2. Applicant:

Nabih Younis
 a. First Name b. Last Name c. Company
 1 Paddock Lane
 d. Mailing Address
 Franklin MA 02038
 e. City/Town f. State g. Zip Code
 508-259-5148
 h. Phone Number

3. Property Owner (if different):

a. First Name b. Last Name c. Company
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number

B. Fees

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

Bordering Vegetated Wetland Delineation Fee:

1. single family house project 1,250 Liner Feet \$200 (Max Fee Reached)
 a. feet of BVW x \$2.00 = b. Fee for BVW
 2. all other projects a. feet of BVW x \$2.00 = b. Fee for BVW

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

3. single family house project a. linear feet x \$2.00 = b. Fee
 4. all other projects a. linear feet x \$2.00 = b. Fee

Total Fee for all Resource Areas: \$200 + \$625 (Bylaw) Fee

State share of filing fee: \$87.50
 5. 1/2 of total fee less \$12.50

City/Town share of filing fee: \$112.50 + \$625 (Bylaw)
 6. 1/2 of total fee plus \$12.50

Online users: check box if fee exempt.



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

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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 _____
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: = \$625

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) \$ \$112.50

Local Filing Fee Calculated Above \$ \$625

TOTAL Due Town of Franklin (Check No.1) \$ \$737.50

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

TOTAL Due DEP (Check No. 2) \$ \$87.50

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.

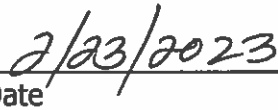
Town of Franklin Conservation Commission

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



Date

Town of Franklin Conservation Commission

AFFIDAVIT OF SERVICE

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

(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing an Abbreviated Notice of Resource Area Delineation)

I, Mitch Maslanka hereby certify under the pains and penalties of perjury that on 3/2/2023, I gave Notification to Abutters in compliance with second paragraph of Massachusetts General Laws Chapter 131, Section 40 in connection with the following matter:

An Abbreviated Notice of Resource Area Delineation filed under the Massachusetts Wetlands Protection Act by Nabih Younis with the Franklin Conservation Commission on 3/2/2022 for property located at 1 Paddock Lane (Map: 211, Lot: 118), 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.

Mitch Maslanka

Signature

3/2/2023

Date

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:

Nabih Younis has filed an Abbreviated Notice of Resource Area Delineation with the Franklin Conservation Commission on 3/2/2023 for the confirmation of wetland resource area boundaries at 1 Paddock Lane (Map: 221, Lot: 118), under the Wetlands Protection Act (M.G.L c.131 §40).

Copies of the Abbreviated Notice of Resource Area Delineation may be examined during regular office hours at 291 Main Street, Suite 8, Northborough, MA 01532.

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 Wednesday, March 22, 2023, at 7pm, via Zoom, and can be accessed through the Conservation Commission agenda for that night, which will be posted on the Town's website 48 hours prior to the meeting. Please call the Conservation Department at (508) 520-4929 if you have any questions.

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



1 PADDOCK LN - 300' ABUTTERS

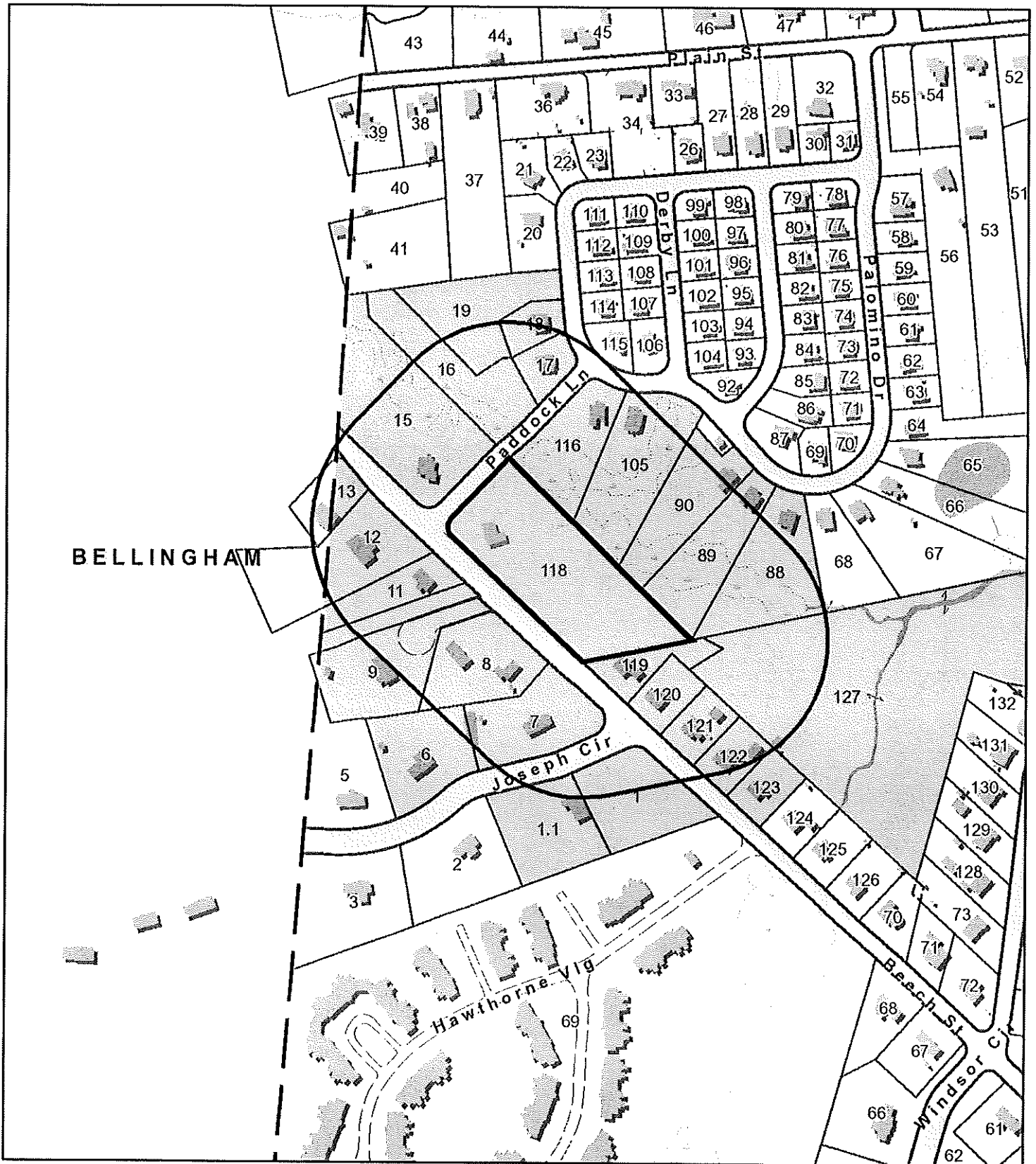
Franklin, MA



February 9, 2023

1 inch = 300 Feet

www.cai-tech.com



BELLINGHAM

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



300 foot Abutters List Report

Franklin, MA
February 09, 2023

Subject Property:

Parcel Number: 211-118-000
CAMA Number: 211-118-000-000
Property Address: 1 PADDOCK LN

Mailing Address: YOUNIS NABIH
1 PADDOCK LN
FRANKLIN, MA 02038

Abutters:

Parcel Number: 211-001-000
CAMA Number: 211-001-000-000
Property Address: 140 BEECH ST

Mailing Address: HARTY WILLIAM HARTY KAREN
140 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-001-001
CAMA Number: 211-001-001-000
Property Address: 2 JOSEPH CIR

Mailing Address: OLEARY BUILDERS INC
65 KIM PLACE
HOLLISTON, MA 01746

Parcel Number: 211-006-000
CAMA Number: 211-006-000-000
Property Address: 3 JOSEPH CIR

Mailing Address: DICKINSON CHARLES W DICKENSON
KERI L
3 JOSEPH CIR
FRANKLIN, MA 02038

Parcel Number: 211-007-000
CAMA Number: 211-007-000-000
Property Address: 1 JOSEPH CIR

Mailing Address: RIU MICHAEL J CARLUCCI LAURIE A
1 JOSEPH CIR
FRANKLIN, MA 02038

Parcel Number: 211-008-000
CAMA Number: 211-008-000-000
Property Address: 150 BEECH ST

Mailing Address: SALEK CLEMENT
150 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-009-000
CAMA Number: 211-009-000-000
Property Address: 152 BEECH ST

Mailing Address: QUINBY DEAN B QUINBY ELIZABETH R
152 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-010-000
CAMA Number: 211-010-000-000
Property Address: BEECH ST

Mailing Address: DEVINE WILLIAM
152 A BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-011-000
CAMA Number: 211-011-000-000
Property Address: 154 BEECH ST

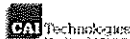
Mailing Address: QUINN ROBERT
154 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-012-000
CAMA Number: 211-012-000-000
Property Address: 160 BEECH ST

Mailing Address: DIGIACOMO STEPHEN DIGIACOMO
BLANCA
160 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-013-000
CAMA Number: 211-013-000-000
Property Address: 166 BEECH ST

Mailing Address: PAGE MATTHEW J & KRISTEN M
42 CYPRESS ST
MEDFIELD, MA 02052



www.cai-tech.com

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

2/9/2023

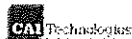
Page 1 of 3



300 foot Abutters List Report

Franklin, MA
February 09, 2023

Parcel Number: 211-014-000 CAMA Number: 211-014-000-000 Property Address: BEECH ST	Mailing Address: FITZGERALD DAVID S & SARA D B TRS DAVID & SARA FITZGERALD TRUST 9 LAUREL AVENUE NORTHBORO, MA 01532
Parcel Number: 211-015-000 CAMA Number: 211-015-000-000 Property Address: 171 BEECH ST	Mailing Address: SABELLA SYAM K SABELLA SANDHYA R 171 BEECH ST FRANKLIN, MA 02038
Parcel Number: 211-016-000 CAMA Number: 211-016-000-000 Property Address: PADDOCK LN	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 211-017-000 CAMA Number: 211-017-000-000 Property Address: 58 PALOMINO DR	Mailing Address: HOWARD EDDA V 58 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-018-000 CAMA Number: 211-018-000-000 Property Address: 62 PALOMINO DR	Mailing Address: SAXENA AKHIL SAXENA NIDHI 62 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-019-000 CAMA Number: 211-019-000-000 Property Address: PALOMINO DR	Mailing Address: FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038
Parcel Number: 211-088-000 CAMA Number: 211-088-000-000 Property Address: 38 PALOMINO DR	Mailing Address: GILAR MARTIN GILAROVA RENATA 38 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-089-000 CAMA Number: 211-089-000-000 Property Address: 40 PALOMINO DR	Mailing Address: BOKIL MANGESH M JOSHI AMRUTA J 40 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-090-000 CAMA Number: 211-090-000-000 Property Address: 42 PALOMINO DR	Mailing Address: JAMMULA GEETA 42 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-105-000 CAMA Number: 211-105-000-000 Property Address: 52 PALOMINO DR	Mailing Address: TIRUVEEDI VENKAT R TIRUVEEDI KALI 52 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-116-000 CAMA Number: 211-116-000-000 Property Address: 54 PALOMINO DR	Mailing Address: PITKE SAMEER PITKE VANDANA S 54 PALOMINO DR FRANKLIN, MA 02038
Parcel Number: 211-118-000 CAMA Number: 211-118-000-000 Property Address: 1 PADDOCK LN	Mailing Address: YOUNIS NABIH 1 PADDOCK LN FRANKLIN, MA 02038



www.cai-tech.com

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

2/9/2023

Page 2 of 3



300 foot Abutters List Report

Franklin, MA
February 09, 2023

Parcel Number: 211-119-000
CAMA Number: 211-119-000-000
Property Address: 153 BEECH ST

Mailing Address: GOODELL ROLAND J GOODELL SHERRI
L
153 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-120-000
CAMA Number: 211-120-000-000
Property Address: 149 BEECH ST

Mailing Address: MIGA CHRISTOPHER P MIGA JOANNE
149 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-121-000
CAMA Number: 211-121-000-000
Property Address: 145 BEECH ST

Mailing Address: BURKETT CHRISTINA M
145 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-122-000
CAMA Number: 211-122-000-000
Property Address: 141 BEECH ST

Mailing Address: DEVERIX RICHARD DEVERIX BEVERLY
141 BEECH ST
FRANKLIN, MA 02038

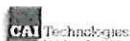
Parcel Number: 211-123-000
CAMA Number: 211-123-000-000
Property Address: 139 BEECH ST

Mailing Address: ROY LAURIE A
139 BEECH ST
FRANKLIN, MA 02038

Parcel Number: 211-127-000
CAMA Number: 211-127-000-000
Property Address: BEECH ST

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

Kevin W. Doyle, 2-9-2023



www.cai-tech.com

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

March 10, 2022

Nabih Younis
1 Paddock Lane
Franklin, MA 02038

Re: Wetland Border Report
1 Paddock Lane, Franklin

Dear Client:

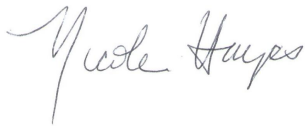
On March 10, 2022, the wetland resources were delineated on land located at the above referenced site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the local Wetland Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland (BVW) and two enclosed upland islands were delineated on site. The BVW was delineated with series GC 1-50. This wetland is dominant in red maple, highbush blueberry, arrowwood, spicebush, sweet pepperbush, poison ivy, skunk cabbage, and wetland ferns. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC-24. The upland islands were flagged with series U1-5 and UA1-15. These areas contained more than 50% upland vegetation dominant in oak and white pine.

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 mapped 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. 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.

Goddard Consulting, LLC.



Nicole Hayes, PWS
Senior Wetland Scientist

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

 Applicant: **Younis**

 Prepared by: **Goddard Consulting LLC**

 Project location: **1 Paddock lane, Franklin**

DEP File #: _____

Check all that apply:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/> | Method other than dominance test used (attach additional information) |

Section I. Vegetation	Observation Plot Number: GC-24	Transect Number: Upgradient	Date of Delineation: 10-Mar-22		
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Shagbark hickory	<i>Carya ovata</i>	20%	29.0%	Yes	FACU
Red Maple	<i>Acer rubrum</i>	10%	14.5%	No	FAC*
Red Oak	<i>Quercus rubra</i>	36%	52.2%	Yes	FACU
Northern white oak	<i>Quercus alba</i>	3%	4.3%	No	FACU
<u>Sapling Layer</u>					
Shagbark hickory	<i>Carya ovata</i>	10%	100.0%	Yes	FACU
<u>Shrub Layer</u>					
Witch hazel	<i>Hamamelis virginiana</i>	36%	78.3%	Yes	FACU
Black birch	<i>Betula lenta</i>	10%	21.7%	Yes	FACU
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	10%	100.0%	Yes	FACW*
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: 1			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 BVW 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: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
A	0-8	10YR2/2	
B	8-20	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 GC-24		
	<u>yes</u>	<u>no</u>
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: **Younis**

 Prepared by: **Goddard Consulting LLC**

 Project location: **1 Paddock lane, Franklin**

DEP File #: _____

Check all that apply:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/> | Method other than dominance test used (attach additional information) |

Section I. Vegetation	Observation Plot Number: GC-24	Transect Number: Downgradient	Date of Delineation: 10-Mar-22		
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Red Maple	<i>Acer rubrum</i>	63%	100.0%	Yes	FAC*
<u>Sapling Layer</u>					
Red Maple	<i>Acer rubrum</i>	10%	100.0%	Yes	FAC*
<u>Shrub Layer</u>					
Elderberry	<i>Sambucus nigra</i>	20%	87.0%	Yes	FACW*
Highbush blueberry	<i>Vaccinium corymbosum</i>	3%	13.0%	No	FACW*
<u>Climbing Woody Vine</u>					
Eastern poison ivy	<i>Toxicodendron radicans</i>	20%	100.0%	Yes	FAC*
<u>Ground Cover</u>					
Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	20%	50.0%	Yes	FACW*
skunk cabbage	<i>Symplocarpus foetidus</i>	20%	50.0%	Yes	OBL*
Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
Morphological Adaptations: 0		Description:			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
Vegetation conclusion:					
Number of dominant wetland indicator plants: 6			Number of dominant non-wetland indicator plants: 0		
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 BVW 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: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-10	10YR2/1	
C	10-20	10YR6/1	

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: within 6 inches
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

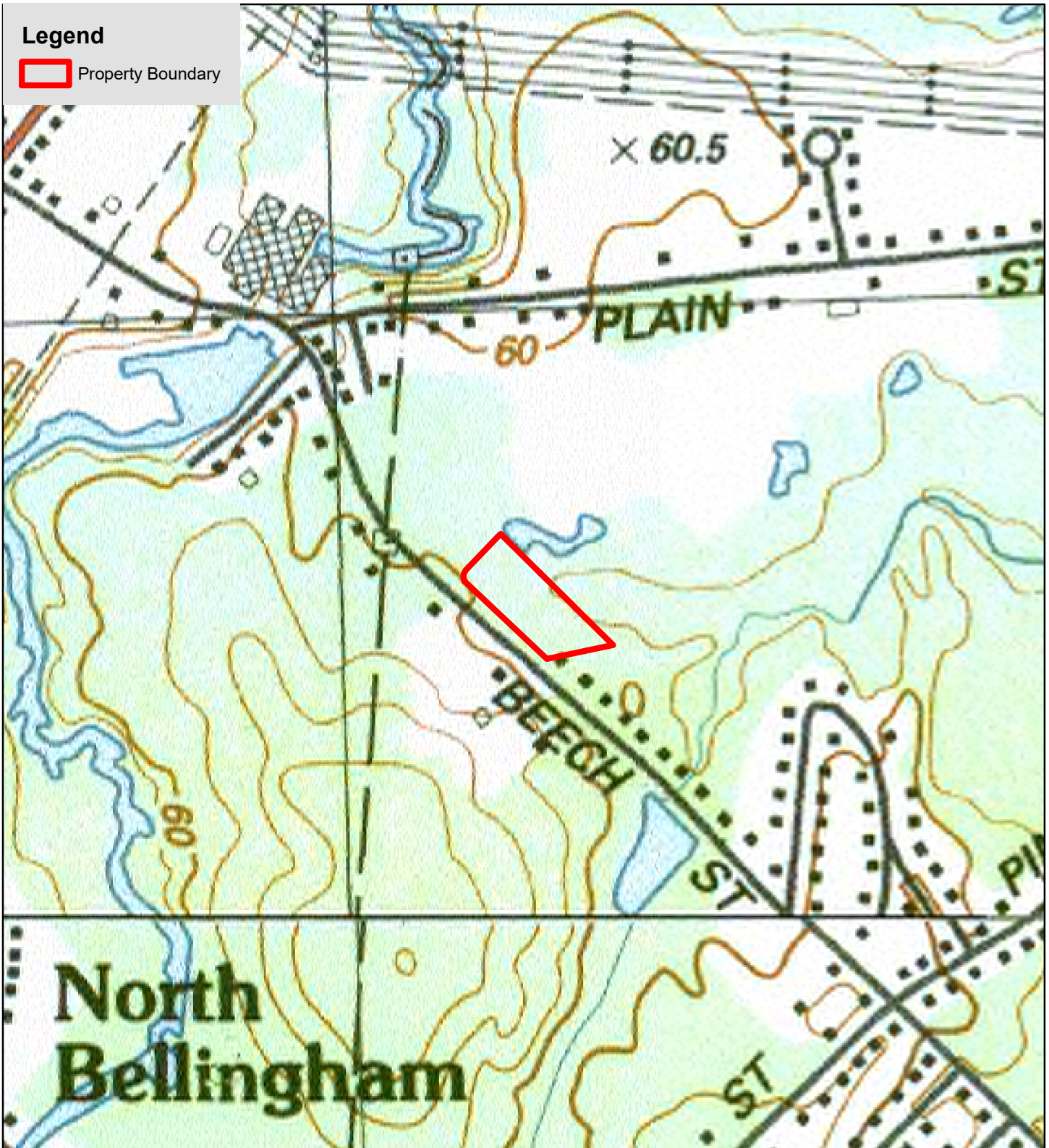
- Other: _____

Vegetation and Hydrology Conclusion for Downgradient of GC-24		
	<u>yes</u>	<u>no</u>
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

Legend

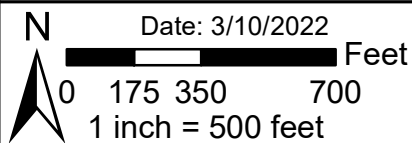
 Property Boundary



USGS of the Locus Site

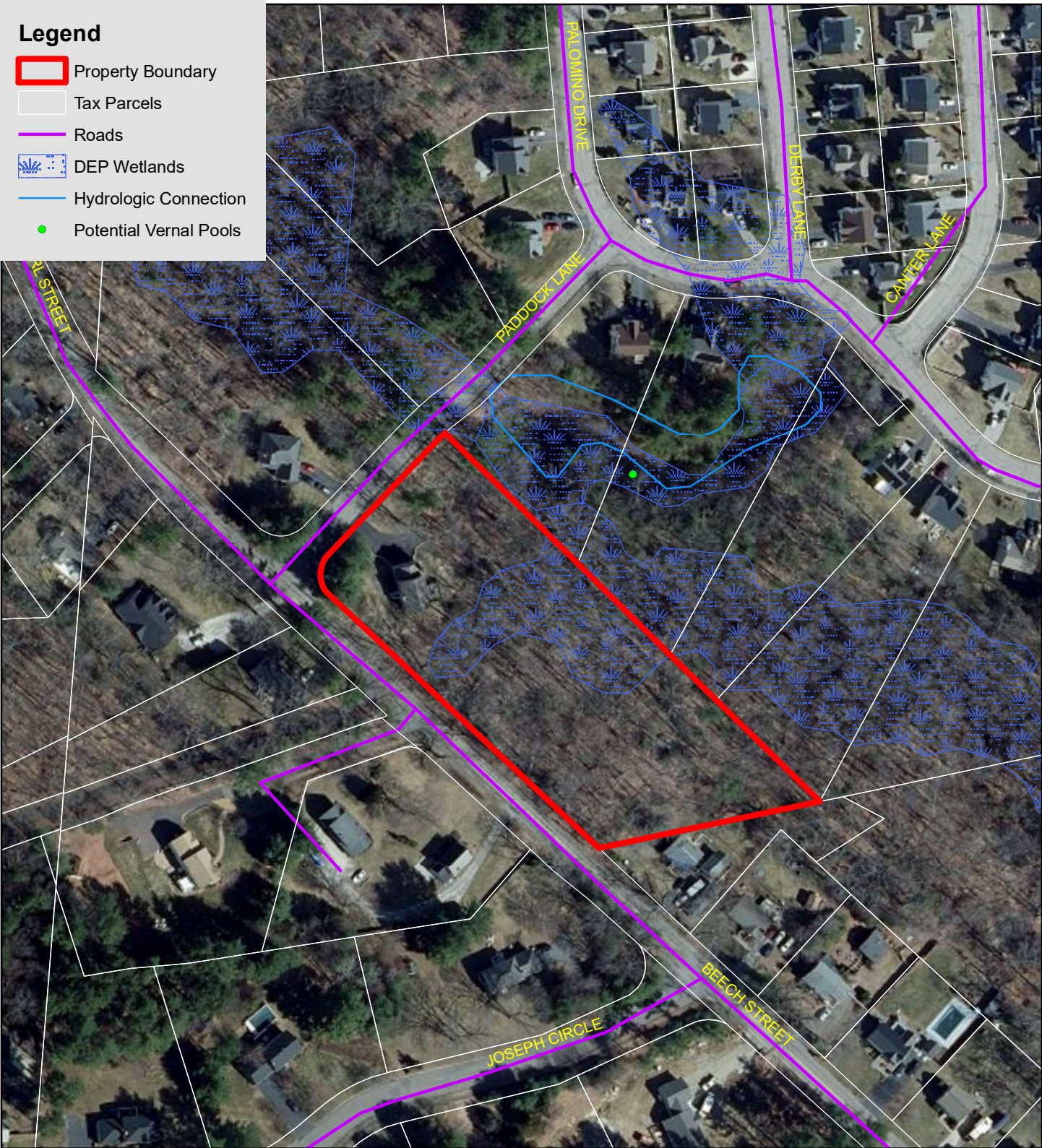
1 Paddock Lane - Franklin, MA

(Map: 211, Parcel: 118)



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

GODDARD CONSULTING
Strategic Wetland Permitting LLC



- Legend**
- Property Boundary
 - Tax Parcels
 - Roads
 - DEP Wetlands
 - Hydrologic Connection
 - Potential Vernal Pools

Orthophoto of the Locus Site

1 Paddock Lane - Franklin, MA

(Map: 211, Parcel: 118)

N Date: 3/10/2022

Feet

0 50 100 200

1 inch = 150 feet

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

