



LAND PLANNING, INC.

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March 2, 2023

Ms. Breeka LI Goodlander
Conservation Agent
355 East Central Street
Franklin, MA 02038

Reference: 30 Uncas Brook Row Notice of Intent Filing

Dear Ms. Goodlander:

Land Planning, Inc. (LPI) is in receipt of the comment letter provided by Beta Group, Inc. Our responses are parenthetically in red italics following Beta's comments.

BETA Group, Inc. (BETA) has reviewed documents and plans for the project entitled: Notice of Intent for Repair of Subsurface Sewage Disposal System, located at 30 Uncas Brook Row in Franklin, Massachusetts. This letter is provided to present BETA's findings, comments, and recommendations.

BASIS OF REVIEW

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

- Notice of Intent entitled: Notice of Intent for Repair of Subsurface Sewage Disposal System at 30 Uncas Brook Row; prepared by Land Planning, Inc.; dated October 5, 2022.
- Plan (1 Sheet) entitled Repair of Subsurface Sewage Disposal System; prepared by Land Planning, Inc.; dated November 14, 2022; stamped and signed by Norman G. Hill MA P.E. No. 31887.

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

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

SITE AND PROJECT DESCRIPTION

The Site includes one (1) parcel located at 30 Uncas Brook Row in Franklin, Massachusetts, further identified by the Franklin Assessor's Office as Assessor's Parcel 316-004-000-000. The Site is bounded to the north by Uncas Pond, an 18.2-acre pond, and to the east, south, and west by residential units. The northern end of the parcel is improved with an existing dock, a maintained lawn, and a retaining wall.

Several Resource Areas Subject to Protection under the Massachusetts Wetlands Protection Act (M.G.L. ch.131 s.40) and its implementing regulations at 310 CMR 10.00 (collectively "the Act"), as well as the Town of Franklin Wetlands Protection Bylaw (Chapter 181) and its associated regulations (collectively "the Bylaw") are present at the Site and include the following:

- Inland Bank (to Pond);
- Bordering Vegetated Wetland (BVW); and
- Land Under Water (LUW).

The Site is not located within a Zone I, Zone II, or Interim Wellhead Protection Area or Surface Water Protection Area

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

Natural Resource Conservation Service (NRCS) soil maps indicate the presence of one dominant soil group at the Site consisting of Canton Fine Sandy Loam with a Hydrologic Soil Group (HSG) rating of B.

Proposed work is associated with the repair and construction of an underground sewage disposal system and includes the following activities (collectively referred to as "the Project"):

- Pump and fill of the existing cesspool;
- Installation of a 1,500 gallon septic tank and associated leaching field;
- Replacement of the existing foundation with a concrete foundation;
- Removal of one existing oak tree;
- Installation of a concrete retaining wall;
- Repaving the existing driveway upon completion of construction; and
- Installation of erosion controls.

The Project will result in temporary and permanent impacts within the buffer zone to BVW and Bank Subject to Protection under the Act and the Bylaw. At this time, the Applicant has not submitted adequate information to describe the Site and the work in compliance with the Act and the Bylaw.

ADMINISTRATIVE AND PLAN COMMENTS

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

Table 1. NOI Plan

NOI Plan Requirements	Yes	No
Scale of 40'=1" or larger	<input type="checkbox"/>	
North Arrow (with reference)		<input type="checkbox"/> (See Comment A2)
Topographic contours (2' intervals)	<input type="checkbox"/>	
Existing Conditions Topography (with source and date of survey)		<input type="checkbox"/> (See Comment A3)
Proposed Topography	<input type="checkbox"/>	
Existing and Proposed Vegetation	<input type="checkbox"/>	
Existing Structures and Improvements		<input type="checkbox"/> (See Comment A4)
Resource Areas and Buffer Zones labeled	<input type="checkbox"/>	
Location of Erosion Controls	<input type="checkbox"/>	
Details of Proposed Structures	<input type="checkbox"/>	
Construction Sequence and Schedule		<input type="checkbox"/> (See Comment A5)
Registered PLS Stamp (Existing Condition Plans Only)		<input type="checkbox"/> (See Comment A6)
Assessors' Reference	<input type="checkbox"/>	

Abutting Property Assessors' Reference		<input type="checkbox"/> (See Comment A7)
Survey Benchmark	<input type="checkbox"/>	
Accurate Plan Scale	<input type="checkbox"/>	

PLAN AND GENERAL COMMENTS

- A1. A file number has been issued by the Massachusetts Department of Environmental Protection (MassDEP) with no technical comments. *(no response from LPI)*
- A2. Provide a reference for the North Arrow (Bylaw Section 7.18.1.3.). *(reference added)*
- A3. Include the date(s) and method(s) of the topographic survey in the plan notes. *(data added to plan)*
- A4. A shed located in the northwest corner of the driveway is not depicted on the plans. The existing conditions

plans should be updated to reflect all structures. *(a shed was added after the survey was completed, now 3 sheds are shown on the plan)*

- A5. Provide a Construction Schedule and Sequence in the plan notes (Bylaw Section 7.18.1.14.).
(data added to the plan)
- A6. Provide a stamp from a Massachusetts registered professional land surveyor on the project plans to verify existing conditions. *(added to the plan)*
- A7. Include assessors' references of the abutting properties. *(data added to the plan)*

WETLAND RESOURCE AREAS AND REGULATORY REVIEW

BETA conducted an onsite and regulatory review of the submitted documents and plans, focusing on compliance with Resource Area definitions and Performance Standards set forth in the Act and the Bylaw. The Project is proposed within buffer zone only and as such is not subject to specific Performance Standards under the Act. The Applicant has provided proof that the applicable interests of the Act are being protected during the Project; however, additional information regarding the proposed work is required including the means and methods of foundation replacement.

RESOURCE AREA BOUNDARY COMMENTS

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

- W1. BVW boundary flagging appeared accurate and WF1 through WF4 were found in the field. Hydric soils observed within the flagged wetland were sandy with redoximorphic concentrations observed within 12" of the soil surface. Hydrophytic vegetation observed within the flagged wetland included highbush blueberry (*Vaccinium corymbosum*), pussy willow (*Salix caprea*), and red maple (*Acer rubrum*). Based on BETA's field observations, the BVW boundary appears accurate. *(no response from LPI)*
- W2. The Bank boundary of Uncas Pond was not delineated in the field or depicted on the plans. Accordingly, the buffer zone measured from this boundary cannot be confirmed as accurate. This boundary should be determined in the field in accordance with 310 CMR 10.54(2) and Chapter 181. Once flagged, the buffer zones should be adjusted accordingly. *(Northeast Ecological Services states that the edge of water is to be considered the edge of resource area (land under water body) for Uncas Pond, noted on plan. There is no defined bank)*

CONSTRUCTION COMMENTS

- W3. Provide additional information regarding the means and methods anticipated to upgrade the existing foundation under the existing dwelling. *(architectural plan being submitted)*
- W4. Clarify whether the second story deck is proposed to be expanded. *(to remain)*
- W5. Plan notes indicate that "sheds are to be moved". Clarification should be provided regarding the general location of the sheds upon completion of construction and if they will remain in area south of the existing dwelling. *(sheds will be moved during construction and returned to property in general vicinity after construction)*
- W6. The Notice of Intent indicates that post construction conditions will result in a similar amount of impervious surface to pre-construction conditions. The plans should be updated to clearly depict the limit of existing and proposed impervious area. *(the proposed driveway pavement is hatched in dots, the walks and concrete slab are labelled. The walk and concrete slab on the westerly side may be partially reconstructed. The walks and retaining walls on the south side of the house are to be removed.)*
- W7. The location of existing stone and wood retaining walls, planters, and walkways south of the existing dwelling appear to be within the general area of the proposed septic system. Clearly indicate the disposition of these features on the plans and in the narrative. *(they are all to be removed as they conflict with proposed improvements, note added to the plan)*

MITIGATION COMMENTS

- W8. Provide specifications of the proposed seed mix to be used to stabilize areas within 100 feet of the BVW. Additionally provide specifications for interim stabilization of exposed soils should the time of year be outside of the growing season. *(notes added to the plan)*
- W9. The Notice of Intent indicates post-construction conditions to include plantings and landscaped areas. Proposed

landscaped areas should be depicted on the plans. It is recommended that plantings consist of native species and be approved by the Conservation Agent prior to planting. The Town of Franklin Best Development Practices Guidebook provides a list of recommended plant species. *(the proposed landscaped area is on the south side of the dwelling, labelled 'planter' on the plan. A note regarding the selection list of proposed plantings has been added to the plan)*

WPA PERFORMANCE STANDARDS COMMENTS

The Project proposes work within the local buffer zone Resource Area. According to the Notice of Intent, the Project proposes 4,000 square feet of impact within the buffer zone to BVW. In addition, work is proposed within the buffer zone of Bank.

BYLAW REGULATORY COMMENTS

W10. The Construction Sequence and Schedule provided within the narrative should also be provided on the proposed plans in compliance with Section 7.15 of the Bylaw Regulations. *(added to plan)*

W11. The Erosion and Sedimentation Control Plan provided within the narrative should also be included on the Project plans as required under Section 7.12.1 of the Bylaw Regulations. *(added to plan)*

REVIEW SUMMARY

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

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

Please contact us with any further questions.

Sincerely,
Land Planning, Inc.



Norman G. Hill, PE
President