

MBZA Application - Town of Franklin Conservation Commission

Paul Kuehnel, PE (STRUCTURAL - MA)

5 Laurel Ct, Franklin, MA 02038

paul.kuehnel@gmail.com

978-944-4994

Applicant: (Please Print the following information)

Paul Kuehnel

Applicant's Name

5 Laurel Ct

Mailing Address

Franklin

MA

02038

City/Town

State

Zip Code

(c) - 978-944-4994

email: paul.kuehnel@gmail.com

Telephone Number and e-mail address of primary contact for this application.

Property & Plan Information:

Paul Kuehnel

Land Owner's Name (If Different from Applicant)

5 Laurel Ct, Franklin, MA 02038

Project Location (Street Address)

226-080-000-000

Assessor's Map & Parcel Number

See attached GIS map printed 5/10/23

Plan Name and date

All plans and information submitted for an MBZA must contain information to adequately depict the following: (NOTE: 2 hard copies of all material must be submitted to the Town Hall and an electronic copy of the entire application to the Conservation Agent's email.)

1. Plans:

1.1. Existing conditions of the property showing all existing structures;

1.2. Area of proposed work including total area of disturbance and whether the disturbances are permanent or temporary;

1.3. Location of all wetlands and buffer zones, including the 25', 50' and 100' buffers;

1.4. Location, type and size of any vegetation being removed and any vegetation to be planted as a mitigation measure;

1.5. Existing slopes and direction of drainage; and

1.6. Location of any required erosion control.

2. Narrative:

2.1. Detailed description of the activity to take place; and

2.2. Detailed description of how and when the work will be performed.

3. Other:

3.1. A photograph of the area where the activity is to take place.

3.2. A filing fee of \$50.00.

Authorization:

I hereby request that the Franklin Conservation Commission review this Application for a Minor Buffer Zone Activity. I (we) affirm that the project will comply with all criteria as stated in Section 14 of the Franklin Wetlands Protection Regulations as well as all information submitted. I (we) also grant authority to the Franklin Conservation Commission members and agent to go onto my (our) property solely for purposes directly related to the inspection and approval of this application



5/10/23

Property owner's Signature

Date

MBZA Narrative

I have initiated this building permit and subsequent MBZA permit for the purposes of constructing a 24ft round above ground pool on our property at 5 Laurel Court.

The scope of work includes the construction of a 24ft above ground pool approximately 17ft off the eastern (back) face of our house, with the center of the pool approximately equal with the southern edge of the house. See the attached plan.

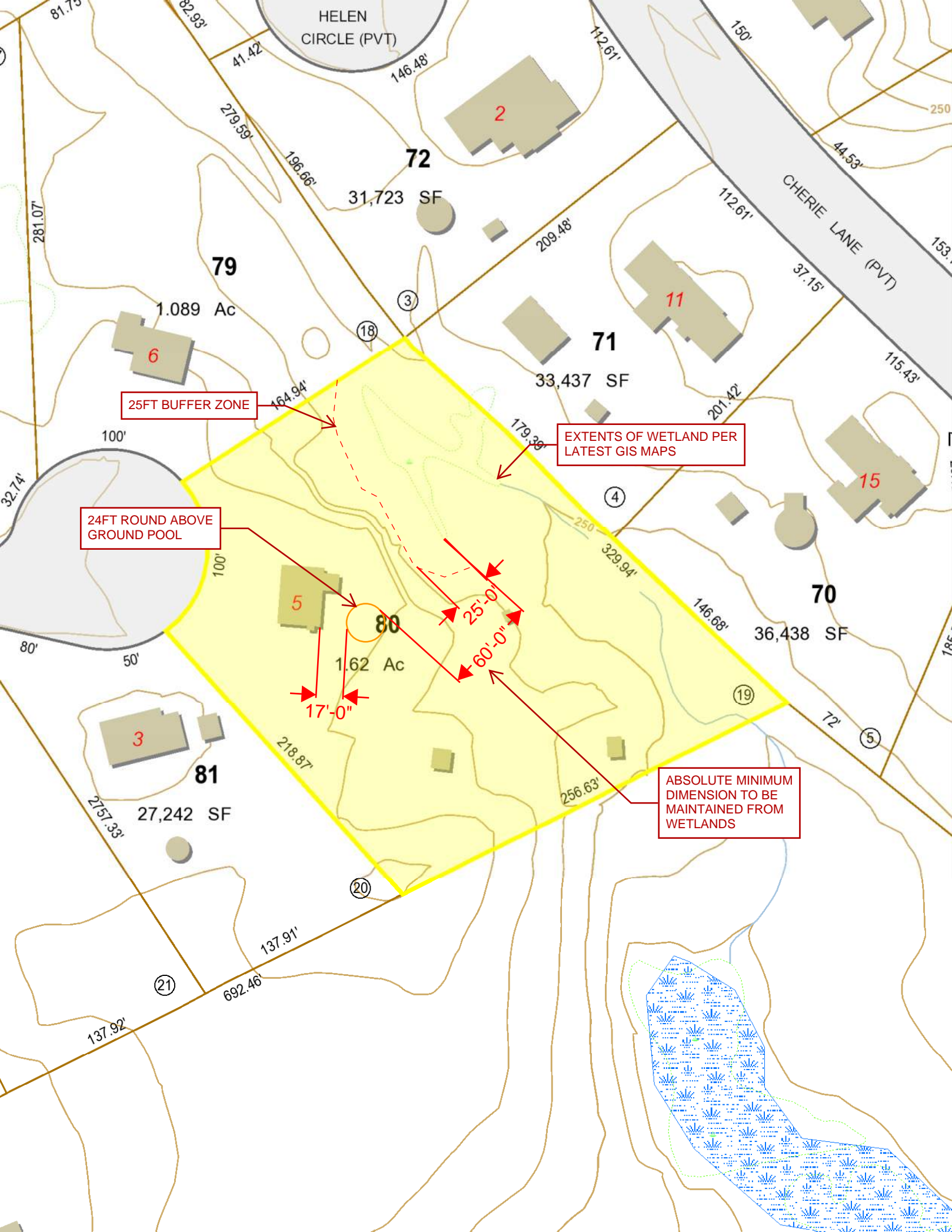
The building permit was identified for Conservation Commission review by Conservation Commission Agent Breeka Li Goodlander, CWS, PWS. Ms. Goodlander visited our property and met with myself, Paul Kuehnel, on Tuesday 5/8/23 to review the existing conditions. Confirming the proposed pool construction would be within the 100ft buffer zone and greater than 150sf, requiring a MBZA application.

Below is MBZA requirements, addressed by section number:

- 1.1 - See the attached GIS Maps of the property, printed on 5/10/23.
- 1.2 - Above ground pool will be 24ft diameter. This will be a permanent structure, encompassing an area of approx. 452sf.
- 1.3 - See the attached GIS Map, all added elements have been drawn to scale.
- 1.4 - No vegetation is proposed to be removed, with the exception of the disturbed grass (lawn) directly below the pool.
- 1.5 - See the attached GIS Map indicated the grading.
- 1.6 - None

- 2.1 - See the narrative outlined above.
- 2.2 - Work will be completed in a single day, immediately following ConCom approval and pending scheduling with pool contractor.

- 3.1 - See attached.
- 3.2 - Provided with application.





WETLAND PHOTO 1 TAKEN HERE

WETLAND PHOTO 2 TAKEN HERE

WETLAND PHOTO 1

WETLAND PHOTO 2

