



# WPA Form 3 – Notice of Intent

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

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):

Prospect Street - Lot 1A

a. Street Address

Franklin

b. City/Town

02038

c. Zip Code

Latitude and Longitude:

309

f. Assessors Map/Plat Number

42.064733

d. Latitude

-71.456210

e. Longitude

018-000-000

g. Parcel /Lot Number

2. Applicant:

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

P.O. Box 272

d. Street Address

Westwood

e. City/Town

MA

f. State

02090

g. Zip Code

671-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

j. Email Address

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

Same

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Paul

a. First Name

McManus

b. Last Name

EcoTec, Inc.

c. Company

102 Grove Street

d. Street Address

Worcester

e. City/Town

MA

f. State

01605

g. Zip Code

508-752-9666

h. Phone Number

508-752-9494

i. Fax Number

pmcmanus@ecotec.com

j. Email address

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

750.00

a. Total Fee Paid

362.50

b. State Fee Paid

387.50

c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

FRANKLIN

City/Town

## A. General Information (continued)

6. General Project Description:

Construction of a new single-family home, including related septic system, site grading, well and other related utilities

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 CMR10.24(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 County Registry of Deeds.

a. County

Book 39961

c. Book

b. Certificate # (if registered land)

Page 49

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.



**WPA Form 3 – Notice of Intent**

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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

FRANKLIN

City/Town \_\_\_\_\_

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	N/A 1. square feet	2. square feet
e. <input type="checkbox"/> Isolated Land Subject to Flooding	N/A 3. cubic feet of flood storage lost	4. cubic feet replaced
	N/A 1. square feet N/A 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Unnamed 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: 29,252 square feet

4. Proposed alteration of the Riverfront Area:

4,350 degraded + 1,490 non-degraded - see 0 b. square feet within 100 ft. 4,312 + 1,490 = 5,802 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

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	N/A 1. square feet N/A 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	N/A 1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	N/A 1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	N/A 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	N/A 1. square feet	
h. <input type="checkbox"/> Salt Marshes	N/A 1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	N/A 1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	N/A 1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	N/A 1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	N/A 1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	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.	
	N/A	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	N/A	
	a. number of new stream crossings _____	b. number of replacement stream crossings _____





# WPA Form 3 – Notice of Intent

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

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:**

6/2023 -  
MassMapper \_\_\_\_\_

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

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	N/A
	percentage/acreage
(b) outside Resource Area	N/A
	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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
 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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); 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. N/A N/A  
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:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 1213 Purchase Street – 3rd Floor  
 New Bedford, MA 02740-6694  
 Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.





WPA Form 3 – Notice of Intent

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
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 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.

- 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.)
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.

Proposed Sewage Disposal System - Lot 1A Prospect Street - Franklin, MA

Proposed House Location Plan - Lot 1A Prospect Street - Franklin, MA

GLM Engineering Consultants, Inc.

Robert Truax

b. Prepared By

c. Signed and Stamped by

June 12, 2023

1" = 20'

d. Final Revision Date

e. Scale

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:

2106

2. Municipal Check Number

June 12, 2023

3. Check date

2107

4. State Check Number

June 12, 2023

5. Check date

Wall Street Development Corp.

6. Payor name on check: First Name

7. Payor name on check: Last Name



# WPA Form 3 – Notice of Intent

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

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.

*Ross Petrucci*  
1. Signature of Applicant

6/12/2023  
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:

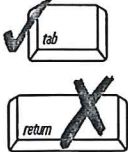
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



**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:

Lot 1A Prospect Street  
 a. Street Address  
 Franklin  
 b. City/Town  
 2106  
 c. Check number  
 362.50  
 d. Fee amount

2. Applicant Mailing Address:

Louis  
 a. First Name  
 Petrozzi  
 b. Last Name  
 Wall Street Development Corp.  
 c. Organization  
 P.O. Box 272  
 d. Mailing Address  
 Westwood  
 e. City/Town  
 MA  
 f. State  
 02090  
 g. Zip Code  
 617-922-8700  
 h. Phone Number  
 i. Fax Number  
 lou@wallstreetdevelopment.com  
 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

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

**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.





**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 2	1	750.00	750.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			750.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			750.00
State share of filing Fee:			362.50
City/Town share of filling Fee:			387.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$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.)

**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 \$ 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 = \_\_\_\_\_

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) \$ 387.50

**Local Filing Fee Calculated Above** \$ 200.00

**TOTAL Due Town of Franklin (Check No.1)** \$ 587.50

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

**TOTAL Due DEP (Check No. 2)** \$ 362.50

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.



WALL STREET DEVELOPMENT CORP.

P.O. BOX 272  
WESTWOOD, MA 02090-0272  
TEL. (781) 440-0306



53-7353/2113



6/12/2023

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ \*\*362.50

Three Hundred Sixty-Two and 50/100\*\*\*\*\*

DOLLARS

Massachusetts Department of  
P. O Box 7062  
Boston, MA 02204



*Amos Petruzzi*  
AUTHORIZED SIGNATURE

MEMO

Notice of Intent - Lot 1A Prospect Street - Franklin

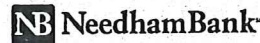
⑈002106⑈ ⑆211373539⑆ 591693504⑈

Security features Details on back

Security features Details on back

WALL STREET DEVELOPMENT CORP.

P.O. BOX 272  
WESTWOOD, MA 02090-0272  
TEL. (781) 440-0306



53-7353/2113



6/12/2023

PAY TO THE ORDER OF Franklin - Town of

\$ \*\*387.50

Three Hundred Eighty-Seven and 50/100\*\*\*\*\*

DOLLARS

Franklin - Town of  
355 East Central Street  
Franklin, MA 02038



*Amos Petruzzi*  
AUTHORIZED SIGNATURE

MEMO

Notice of Intent - Lot 1A Prospect Street

⑈002107⑈ ⑆211373539⑆ 591693504⑈

Security features Details on back

WALL STREET DEVELOPMENT CORP.

P.O. BOX 272  
WESTWOOD, MA 02090-0272  
TEL. (781) 440-0306



53-7353/2113



6/12/2023

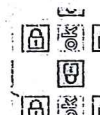
PAY TO THE ORDER OF Franklin - Town of

\$ \*\*200.00

Two Hundred and 00/100\*\*\*\*\*

DOLLARS

Franklin - Town of  
355 East Central Street  
Franklin, MA 02038



*Amos Petruzzi*  
AUTHORIZED SIGNATURE

MEMO

Notice of Intent - Lot 1A Prospect Street/Bylaw

⑈002115⑈ ⑆211373539⑆ 591693504⑈

Security features Details on back

## Town of Franklin Conservation Commission

### RESOURCE AREA IMPACT SUMMARY FORM

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

Resource Area	Alteration Proposed	Mitigation Proposed
Bordering Vegetated Wetland (SF)		
Bank (LF)		
Land Under Water Bodies (SF)		
Isolated Wetland (SF)		
Vernal Pool (SF)		
Buffer Zone (SF)	4,350	No work proposed in 25-foot buffer zone Erosion controls proposed
Riverfront (SF)	Degraded – 4,312 Non-degraded – 1,490	Degraded RFA Restoration – 4,190
100-Year Floodplain (CF)		
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

- The proposed project area includes 8,500 +/- sf of degraded riverfront area.
- The total riverfront area proposed to be disturbed includes 4,312 +/- sf of degraded riverfront area and 1,490 +/- sf of non-degraded riverfront area.
- Proposed restoration of degraded riverfront area is 4,190 +/- sf

**NOTICE OF INTENT**

**SUPPLEMENTAL INFORMATION  
LOT 1A PROSPECT STREET, FRANKLIN, MA  
FRANKLIN ASSESSOR MAP 309, PARCEL 018  
APPLICANT – WALL STREET DEVELOPMENT CORP.  
JUNE 12, 2023**

**I. PROPOSED PROJECT:**

The proposed project subject to this Notice of Intent (NOI) is the construction of one (1) single family home, with related private well, septic system, driveway, limited landscaping, associated infrastructure and site grading at Lot 1A Prospect Street (Franklin Assessor Map 309, Parcel 018). The site and proposed work is shown on a plan entitled “Proposed House Location Plan – Lot 1A Prospect Street – Franklin, MA” dated June 12, 2023, prepared by GLM Engineering Consultants, Inc. A copy of said plan is attached hereto.

Lot 1A Prospect Street is a vacant parcel of land consisting of 47,643 sq. ft. The proposed project is located largely outside the 100-foot wetland buffer zone. However, a portion of the proposed work is located within the 200-foot Riverfront Area (“RFA”), including the proposed house, private well, related site grading and restoration of degraded RFA.

The Project is compliant with the Town of Franklin Wetlands Regulations that prohibits work on the lot that is located within the 25’ buffer zone.

**II. RIVERFRONT AREA IMPACTS:**

The Property is a portion of a former gravel mining operation previously operated by Varney Bros. Sand & Gravel Inc.(“Varney”) on the Property. A primary access to the gravel operation was via a gravel access road that runs through the Property. This access road has existed on the Property for well over 60+/- years.

The total Riverfront Area (“RFA”) on the Property totals approximately 29,252 +/- sq. ft. EcoTec, Inc. of Worcester, MA was retained to evaluate wetland resources areas on the Property, including RFA. In a report prepared by EcoTec, Inc, dated June 9, 2023, EcoTec concludes the 200-foot RFA consists of a combination of cover types:

- a. Forested areas with a primarily natural soil profile;
- b. a cleared access drive to the former gravel pit to the west, with associated concrete block retaining wall and cut slopes lacking topsoil (this driveway appears as a road on the USGS map – see attached); and



c. areas with obvious dumping of soils and debris (apparently remnants of the former sand and gravel mining operation).

The above-described areas under “b” and “c”, above, meet the definition of “previously developed” and “degraded” RFA pursuant to the RFA Regulations at 310 CMR 10.58(5) defined as follows:

“A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds.”

Following EcoTec’s assessment of the RFA on the Property and delineation and survey of degraded RFA limits, it has been determined that approximately 8,500+/- sq. ft. qualifies as “degraded” or “previously developed” RFA. This assessment is based on the areas lacking of topsoil and other areas of abandoned dumping that this portion of the RFA on the Property qualifies as “previously developed,” in accordance with the definition at 310 CMR 10.58(5). Attached as part of this Notice of Intent is a copy of the EcoTec report dated June 9, 2023 detailing the delineation of degraded RFA on the site.

In connection with the proposed project, approximately 4,312 +/- sq. ft. of degraded RFA and 1,490 +/- sq. ft. of non-degraded RFA will be impacted by the project. As part of the project, it is proposed to restore approximately 4,190 +/- sq. ft. of degraded RFA, in accordance with the provisions of 310 CMR 10.58(5). These provisions allow for the development of non-degraded RFA when degraded RFA is restored at a ratio of 1to1. The proposed degraded RFA is at a ratio of 2.8 to 1 relative to the non-degrade RFA to be developed.

The proposed restoration of degraded RFA will consist of:

- removal of the concrete block wall near Prospect Street;
- removal of the dumped piles within RFA to be restored;
- Grading (only within disturbed area) to reduce the slope at the existing cut along the mine access road;
- Placing of 6-inches of topsoil throughout the restoration area (if buried topsoil is uncovered where dumping piles are removed this may not be necessary at those locations);
- Seeding with a native upland herbaceous seed mix for well-drained sites;
- Planting of native woody species, including:
  - Upland saplings - 15-feet on center (pines or oaks); and
  - Native shrubs 8-feet on center around the saplings (native shrubs such as witch hazel, beaked hazelnut, lowbush blueberry)

### **III. EROSION & SEDIMENTATION CONTROL/MITIGATION NARRATIVE:**

Because the site is flat and underlain by pervious sand and gravel soils, erosion risk at the project is minimal. Nevertheless, throughout the project, a line of filter mitt & silt fence (the "erosion controls") will be installed upgradient of wetland systems along the limit of work to prevent sedimentation from disturbed areas. The erosion controls, as depicted on the Plan, shall be installed prior to any land disturbance on the project site. The erosion controls shall be inspected on a regular basis and an adequate supply of erosion control materials such as filter mitt and silt fence will be appropriately stored onsite in the instance immediate repairs are required. The temporary measures will not be removed until permanent stabilization has occurred. The following is a list of common temporary and permanent structural erosion control devices, which will be applied:

1. Erosion controls will be installed up gradient from areas of bordering vegetated wetlands and undeveloped RFA that may receive runoff from areas disturbed by construction. The straw bales and silt fences will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.
2. The sediment control barrier, i.e. silt fence, shall be installed to prevent the migration of soil materials under, around, or over the fencing. Any sediment will be removed from behind the barrier if, and, when it occurs. The overall condition of the silt fence will be inspected and maintained by the general contractor to maintain the level of sufficiency.
3. A rock construction entry pad will be installed to reduce any off-site tracking. Street sweeping, if needed, will also be utilized in an effort to reduce pollutants in the stormwater.
4. Areas that have been completed or that will not be worked-on for more than 15 days, weather permitting, should be stabilized with temporary stabilization or permanent vegetative cover as soon as possible but not more than 15 days after the last construction activity. Surfaces that are disturbed by ongoing construction activities or erosion processes shall be stabilized as soon as possible. Loam will not be placed unless it is to be seeded or otherwise stabilized in an appropriate manner directly thereafter. All disturbed areas will have a minimum of 4" of loam placed before being seeded and mulched. Consideration will be given to hydro-mulching. The limited loamed and seeded slopes will be protected from washout by mulching or other acceptable slope protection until vegetation begins to grow. All landscaping and plantings shall be conducted in accordance with approved plans.



5. Temporary seeding or mulching will be performed on areas that are left bare for more than 15 days, weather permitting, but will be under construction sometime in the future. Soil stockpiles stored for twenty-four (24) hours or longer will be provided with any necessary erosion control to prevent erosion and sedimentation, including installation of perimeter silt fence or silt fabric liner.

6. Upon completion of construction, all disturbed areas shall be loamed and seeded (or landscaped). The erosion and sedimentation controls shall be removed only upon final stabilization of the site and/or after the issuance of a Certificate of Compliance for the project.

#### **IV. WETLAND PROTECTION ACT – FUNCTIONS & CHARACTERISTICS STATEMENT**

In accordance with 310 CMR 10.01(2), Wall Street Development Corp. has reviewed the proposed project's compliance with the Wetland Protection Act and the Town of Franklin Wetland Regulations regarding the following interests:

**Private and Public Water Supplies** – The site will be serviced by a private water supply well in conformance with the Town of Franklin Well Regulations. The proposed private sewage disposal system will meet the requirements of the State Environmental Code – Title V. There are no public water supply wells, Zone I, or Zone II/IWPA located within 1,000-feet of the site. Mass GIS shows the site is not located within 1,000-feet of a Zone A, Zone B, or Zone C Surface Water Protection Area. Infiltration on the site through the sand and gravel soils will be maintained.

**Groundwater** – Estimated seasonal groundwater was measured at approximately 60” - 72” below existing grade. To enhance re-charge of groundwater roof runoff from proposed dwellings will be captured by dripline recharge trenches surrounding the buildings allowing for greater recharge to groundwater. An infiltration trench with leaching basin will be provided, if needed, for additional recharge to the groundwater supply

**Flood Control** - The project is located outside of the 100-year flood elevation and does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a).

**Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work.

**Prevention of Pollution** - The project does not intend to use, store or generate any potentially toxic or hazardous materials on the site. Proposed uses will utilize typical cleaning supplies which will be stored within the dwellings. Pesticides will not be used except to address specific infestations if they occur. The project does not propose any



underground or above ground storage for any chemicals or gasoline. As noted above, the project proposes a septic system compliant with title 5, which is presumed to be protective of wetland resources. The septic system is proposed outside of all Buffer Zone and RFA.

**Protection of land containing shellfish** - Not applicable.

**Protection of Fisheries** - Not applicable.

**Protection of Wildlife Habitat** - The Massachusetts Natural Heritage Atlas (15<sup>th</sup> Edition) demonstrates that the site is not within a Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife. A filing with NHESP is not required.

**Agriculture** – Not applicable

**Recreation** – Not Applicable

V. **Conclusion:**

Based on the foregoing information, the project has been designed to meet the performance standards of the Wetland Protection Act and the Town of Franklin's Wetland Regulations.

**NOTICE OF INTENT**  
**LOT 1A PROSPECT STREET – FRANKLIN, MA**  
**CONSTRUCTION SEQUENCE**  
**JUNE 12, 2023**

1. Stake the Limits of Work: The limits of work are to be staked out just prior to the time of commencing construction. The stake out is to ensure that there will be no unauthorized wetland intrusion.
2. Install Erosion Controls: Place and stake the proposed erosion control barrier at staked limit of work for erosion control.
3. Tree and Brush Removal: Trees and brush in the work area are to be cut at the base and removed. All trees are to be felled into the upland area and not across the limit of work barrier.
4. Private Well Installation: Prior to commencing site preparation the private well shall be installed.
5. Site Preparation: With all trees removed and all erosion controls in place proceed with excavation and preparation for construction of the house foundation. All stumps are to be pulled and be disposed during the excavation process in accordance with established rules and regulations. Materials, such as topsoil, will be set aside for future use on-site and stockpiled, to the extent feasible, outside the wetland buffer area. Such other stockpiling area may be recommended by the Commission or its agent. Added silt fence will be placed around these stockpiles, if necessary, to prevent wind and water erosion. **(NOTE: It is intended for all excess excavated material to be re-used on site.)**
6. Foundation Excavation: Excavation of the foundation shall proceed as shown on the site plan. Imported fill may be required to achieve required foundation grades.
7. Installation of Foundation: Work shall commence on installation of foundation.
8. Back Filling Foundation and Site Grading: Upon installation of the foundation and inspection by the Franklin Building Inspector, the foundation shall be back filled and the surrounding area rough graded.
9. House Framing: Construction and framing of the house shall commence.
10. Septic System Installation: During the house framing process, work may commence on the installation of the on-site septic system and driveway.
11. Binder Preparation: Deliver and place processed gravel to proper grade, including grading and compaction.

12. Binder Installation: Install base coat pavement for roadway, as required.
13. Riverfront Area Restoration: the RFA restoration work shall commence as soon as possible, unless outside of the planting season.
14. Remaining Site Work: Upon completion of house framing, installation of roof runoff trenches and/or galleys will commence.
15. Loam and Seed: Loam and seed side all disturbed areas, as needed.
16. Final Pavement: Finish pavement for driveway to be installed at Owner's discretion.
17. Completion and Clean-up: The erosion and sedimentation controls shall be removed upon final stabilization of the site with approval of the Conservation Commission or Conservation Agent and/or after the issuance of a Certificate of Compliance for the project.



**Town of Franklin Conservation Commission**

**AFFIDAVIT OF SERVICE**  
**Under the Massachusetts Wetlands Protection Act**  
**And**  
**Franklin Wetland Protection Bylaw**

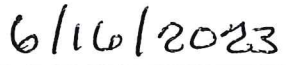
(To be submitted to the Massachusetts Department of Environmental Protection and the Franklin Conservation Commission when filing a Notice of Intent)

I, **LOUIS PETROZZI** hereby certify under the pains and penalties of perjury that on **JUNE 16, 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 **WALL STREET DEVELOPMENT CORP.** with the Franklin Conservation Commission on **JUNE 16, 2023** for property located on **LOT 1A PROSPECT STREET**, Franklin, MA (Franklin Assessor Map 309, Parcel 018).

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

  
\_\_\_\_\_  
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:

**WALL STREET DEVELOPMENT CORP.** has filed a Notice of Intent with the Franklin Conservation Commission for the **CONSTRUCTION OF SINGLE-FAMILY HOME ON LOT 1A on PROSPECT STREET (Assessor Map 309, Parcel 018)**, 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:  
Wall Street development corp., Two Warthin Circle, Norwood, MA 02062  
617-922-8700

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, July 13, 2023, at 7:00 pm at the Town Council Chambers, located on the Second Floor of the Municipal Building on 355 East Central Street. The meeting is also available 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.

RECEIVED  
TOWN OF FRANKLIN  
JUN 9 2023  
BOARD OF ASSESSORS

Town of Franklin – Board of Assessors  
355 East Central Street  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923

### Abutters List Request Form

**Please Note:** A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-22)

Date of Request 6/9/2023

Assessors Parcel ID # (12 digits) 309 - 018 - 000 - 000

Property Street Address Prospect Street

Distance Required From Parcel # listed above (Circle One): 500 (300) 100  
(Note: if a distance is not circled, we cannot process your request)

Property Owner Wall Street Development Corp.

Property Owner's Mailing Address P.O. Box 272

Town/City Westwood State MA Zip Code 02090

Property Owner's Telephone # 617 - 922 - 8887

Requestor's Name (if different from Owner) SAME

Requestor's Address \_\_\_\_\_

Requestor's Telephone # 617 - 922 - 8700

Office Use Only: Date Fee Paid 6/9/23 Paid in Cash \$ 25.00

Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_ Town Receipt # none

Please Circle One:

Administration      Conservation      Planning      Zoning Board of Appeals

Email: low@wallstreetdevelopment.com  
Low





# PROSPECT ST [309-018-000-000] - 300' ABUTTERS

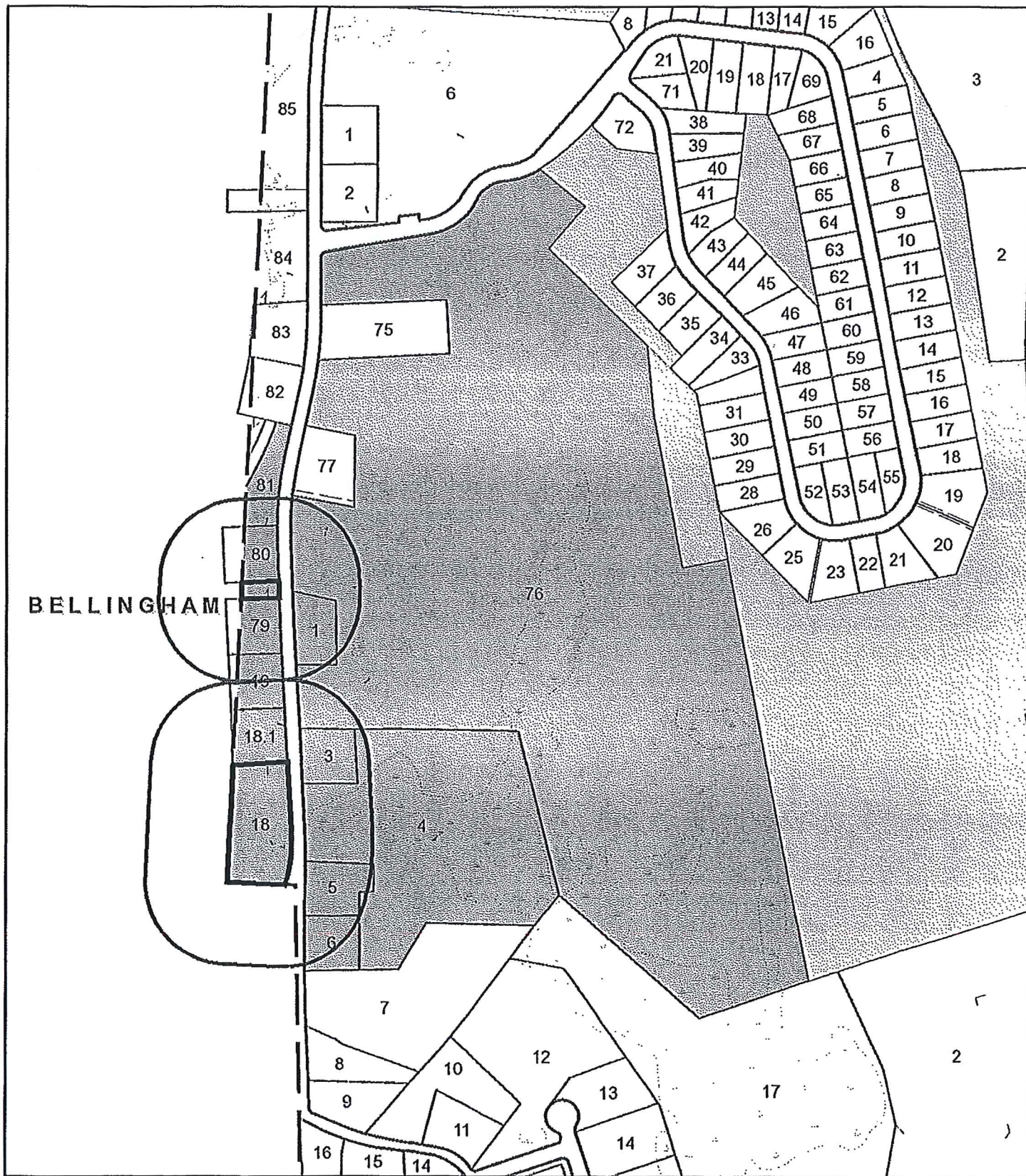
Franklin, MA



June 11, 2023

1 Inch = 500 Feet

www.cai-tech.com



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





# 300 foot Abutters List Report

Franklin, MA  
June 11, 2023

## Subject Property:

Parcel Number: 309-018-000  
CAMA Number: 309-018-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

---

## Abutters:

Parcel Number: 308-076-000  
CAMA Number: 308-076-000-000  
Property Address: PROSPECT ST

Mailing Address: HENO FLOYD  
398 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 308-079-000  
CAMA Number: 308-079-000-000  
Property Address: 373 PROSPECT ST

Mailing Address: LEBLANC MICHAEL LEBLANC JULIE  
3 ASHLEY CIR  
FRANKLIN, MA 02038

Parcel Number: 308-080-000  
CAMA Number: 308-080-000-000  
Property Address: 381 PROSPECT ST

Mailing Address: CHANDRASHEKARAPURAM MAHESH  
KOMARAPPAGARI SRUTI  
381 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 308-081-000  
CAMA Number: 308-081-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

Parcel Number: 309-001-000  
CAMA Number: 309-001-000-000  
Property Address: 370 PROSPECT ST

Mailing Address: CAPOCCIA ANTHONY CAPOCCIA  
ESTHER M  
370 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-003-000  
CAMA Number: 309-003-000-000  
Property Address: 348 PROSPECT ST

Mailing Address: ROBBINS BRIAN J  
348 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-004-000  
CAMA Number: 309-004-000-000  
Property Address: 324 PROSPECT ST

Mailing Address: AKOURI GEORGE AKOURI CHRISTEL  
324 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-005-000  
CAMA Number: 309-005-000-000  
Property Address: 326 PROSPECT ST

Mailing Address: GEROMINI JOHN & CATHERINE M TRS  
GEROMINI FAMILY REV LIVING TR  
326 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-006-000  
CAMA Number: 309-006-000-000  
Property Address: 322 PROSPECT ST

Mailing Address: MASTROMATTEO-DION GINA  
322 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-018-000  
CAMA Number: 309-018-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090



www.cal-tech.com

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

6/11/2023

Page 1 of 2



# 300 foot Abutters List Report

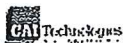
Franklin, MA  
June 11, 2023

Parcel Number: 309-018-001  
CAMA Number: 309-018-001-000  
Property Address: 353 PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

Parcel Number: 309-019-000  
CAMA Number: 309-019-000-000  
Property Address: 365 PROSPECT ST

Mailing Address: WALL ST DEVELOPMENT CORP  
PO BOX 272  
WESTWOOD, MA 02090



[www.cai-tech.com](http://www.cai-tech.com)

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

6/11/2023

Page 2 of 2



AKOURI GEORGE  
AKOURI CHRISTEL  
324 PROSPECT ST  
FRANKLIN, MA 02038

CAPOCCIA ANTHONY  
CAPOCCIA ESTHER M  
370 PROSPECT ST  
FRANKLIN, MA 02038

CHANDRASHEKARAPURAM  
MAHES  
KOMARAPPAGARI SRUTI  
381 PROSPECT ST  
FRANKLIN, MA 02038

GEROMINI JOHN & CATHERINE  
GEROMINI FAMILY REV LIVIN  
326 PROSPECT ST  
FRANKLIN, MA 02038

HENO FLOYD  
398 PROSPECT ST  
FRANKLIN, MA 02038

LEBLANC MICHAEL  
LEBLANC JULIE  
3 ASHLEY CIR  
FRANKLIN, MA 02038

MASTROMATTEO-DION GINA  
322 PROSPECT ST  
FRANKLIN, MA 02038

ROBBINS BRIAN J  
348 PROSPECT ST  
FRANKLIN, MA 02038

WALL ST DEVELOPMENT CORP  
PO BOX 272  
WESTWOOD, MA 02090

WALL STREET DEVELOPMENT C  
P.O. BOX 272  
WESTWOOD, MA 02090

AKOURI GEORGE  
AKOURI CHRISTEL  
324 PROSPECT ST  
FRANKLIN, MA 02038

CAPOCCIA ANTHONY  
CAPOCCIA ESTHER M  
370 PROSPECT ST  
FRANKLIN, MA 02038

CHANDRASHEKARAPURAM  
MAHES  
KOMARAPPAGARI SRUTI  
381 PROSPECT ST  
FRANKLIN, MA 02038

GEROMINI JOHN & CATHERINE  
GEROMINI FAMILY REV LIVIN  
326 PROSPECT ST  
FRANKLIN, MA 02038

HENO FLOYD  
398 PROSPECT ST  
FRANKLIN, MA 02038

LEBLANC MICHAEL  
LEBLANC JULIE  
3 ASHLEY CIR  
FRANKLIN, MA 02038

MASTROMATTEO-DION GINA  
322 PROSPECT ST  
FRANKLIN, MA 02038

ROBBINS BRIAN J  
348 PROSPECT ST  
FRANKLIN, MA 02038

WALL ST DEVELOPMENT CORP  
PO BOX 272  
WESTWOOD, MA 02090

WALL STREET DEVELOPMENT C  
P.O. BOX 272  
WESTWOOD, MA 02090



# 300 foot Abutters List Report

Franklin, MA  
June 11, 2023

## Subject Property:

Parcel Number: 309-018-000  
CAMA Number: 309-018-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

---

## Abutters:

Parcel Number: 308-076-000  
CAMA Number: 308-076-000-000  
Property Address: PROSPECT ST

Mailing Address: HENO FLOYD  
398 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 308-079-000  
CAMA Number: 308-079-000-000  
Property Address: 373 PROSPECT ST

Mailing Address: LEBLANC MICHAEL LEBLANC JULIE  
3 ASHLEY CIR  
FRANKLIN, MA 02038

Parcel Number: 308-080-000  
CAMA Number: 308-080-000-000  
Property Address: 381 PROSPECT ST

Mailing Address: CHANDRASHEKARAPURAM MAHESH  
KOMARAPPAGARI SRUTI  
381 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 308-081-000  
CAMA Number: 308-081-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

Parcel Number: 309-001-000  
CAMA Number: 309-001-000-000  
Property Address: 370 PROSPECT ST

Mailing Address: CAPOCCIA ANTHONY CAPOCCIA  
ESTHER M  
370 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-003-000  
CAMA Number: 309-003-000-000  
Property Address: 348 PROSPECT ST

Mailing Address: ROBBINS BRIAN J  
348 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-004-000  
CAMA Number: 309-004-000-000  
Property Address: 324 PROSPECT ST

Mailing Address: AKOURI GEORGE AKOURI CHRISTEL  
324 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-005-000  
CAMA Number: 309-005-000-000  
Property Address: 326 PROSPECT ST

Mailing Address: GEROMINI JOHN & CATHERINE M TRS  
GEROMINI FAMILY REV LIVING TR  
326 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-006-000  
CAMA Number: 309-006-000-000  
Property Address: 322 PROSPECT ST

Mailing Address: MASTROMATTEO-DION GINA  
322 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 309-018-000  
CAMA Number: 309-018-000-000  
Property Address: PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090



www.cai-tech.com

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





# 300 foot Abutters List Report

Franklin, MA

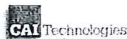
June 11, 2023

Parcel Number: 309-018-001  
CAMA Number: 309-018-001-000  
Property Address: 353 PROSPECT ST

Mailing Address: WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090

Parcel Number: 309-019-000  
CAMA Number: 309-019-000-000  
Property Address: 365 PROSPECT ST

Mailing Address: WALL ST DEVELOPMENT CORP  
PO BOX 272  
WESTWOOD, MA 02090



[www.cai-tech.com](http://www.cai-tech.com)

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

6/11/2023

Page 2 of 2

## 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.

*Luca Petrosi*  
Signature of Property Owner

6/12/2023  
Date

## Town of Franklin Conservation Commission

### APPLICATION PROCESS SIGNATURE FORM

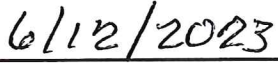
There are three different applications that can be submitted to undertake work in a jurisdictional area: a Notice of Intent (NOI), a Request for Determination (RDA) and a Minor Buffer Zone Activity (MBZA). All three applications have different criteria for submission and approval and the NOI and RDA 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

  
\_\_\_\_\_  
Date



# EcoTec, Inc.

## ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

June 9, 2023

Louis Petrozzi  
Wall Street Development Corp.  
2 Warthin Circle  
Norwood, MA 02062

Re: West Side of Prospect Street, Franklin

Subject: Delineation of Wetland Resources and Degraded Riverfront Area

Dear Mr. Petrozzi:

The Wall Street Development lot on the west side of Prospect Street (see attached USGS locus map) contains an unnamed stream which is mapped on the USGS Topographic Map as a perennial stream. Therefore, in accordance with the Massachusetts Wetland Regulations at 310 CMR 10.58, the stream is a presumed "River" with an associated 200-foot Riverfront Area ("RFA"). I note that this presumption can potentially be overcome by a showing of a lack of flow or presence of lacustrine conditions. The Mean Annual High-Water (MAHW) line of the presumed River was previously delineated by EcoTec with flags SE-1 through SE-11. The associated Bordering Vegetated Wetland ("BVW") in the vicinity was also delineated by EcoTec with flags C-36 through C-46.

The presumed 200-foot Riverfront Area consists of a combination of cover types:

- forested areas with a primarily natural soil profile;
- a cleared access drive to the former gravel pit to the west, with associated concrete block retaining wall and cut slopes lacking topsoil (this driveway appears as a road on the USGS map – see attached); and
- areas with obvious dumping of soils and debris (presumably remnants of the former mining operation).

The Riverfront Area Regulations at 310 CMR 10.58(5) identify "previously developed" and "degraded" RFA which is defined as:

*"A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds."*

It is EcoTec's opinion, based on the presence of areas lacking topsoil and other areas of abandoned dumping (see appended photographs) that the RFA on the site would qualify as "previously developed," including portions of "degraded" RFA as defined at 310 CMR 10.58(5).

Wall Street Development Corp.  
Re: West Side of Prospect Street, Franklin  
June 9, 2023  
Page 2 of 3

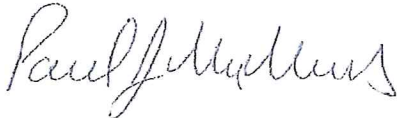
As requested, on April 20, 2023, I delineated the limits of the degraded RFA based upon extensive soil auguring and shovel test pit excavations. The degraded RFA boundary was delineated with pink flags:

- South side: DA-1 through DA-27; and
- North side: DB-1 through DB-7.

GLM Engineering has survey located and plotted the MAHW, BVW, and degraded RFA flags on a plan of the site.

The Wetland Regulations at 310 CMR 10.58(5) contain provisions allowing for redevelopment of previously developed and degraded RFA, including reuse and possible mitigation (restoration) for development of non-degraded RFA, notwithstanding the typical RFA development limitations at 310 CMR 10.58(4).

Sincerely,



Paul J. McManus, LSP, PWS  
President

Enclosures:

- Site Photographs
- USGS Locus Map

C: Robert Truax, PE - GLM Engineering



Wall Street Development Corp.  
Re: West Side of Prospect Street, Franklin  
June 9, 2023  
Page 3 of 3

View to site interior along cleared access drive

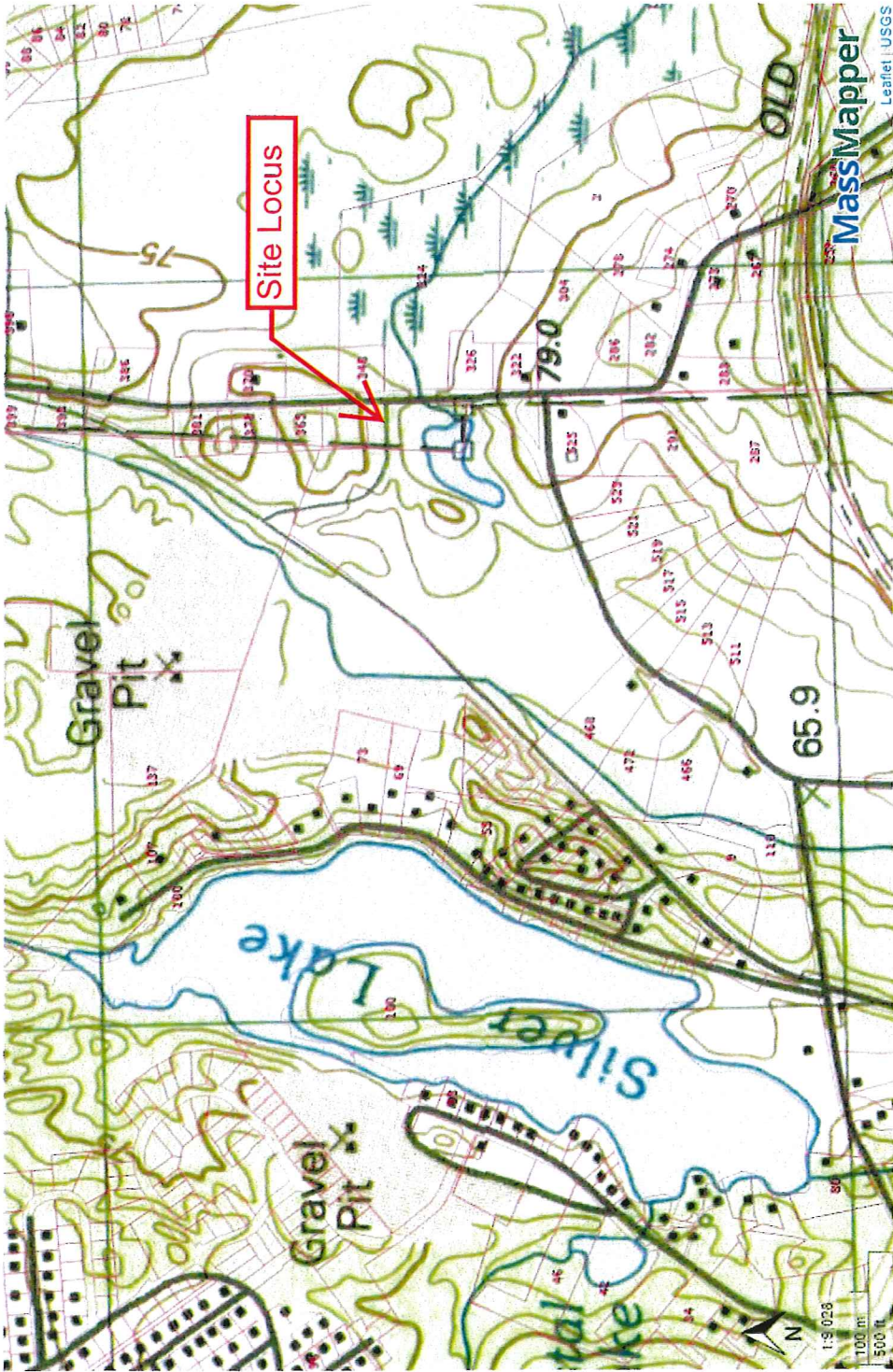


View toward Prospect Street at cleared access drive





# USGS Locus Map



Property Tax Parcels