

November 30, 2023

Franklin Conservation Commission
Municipal Building
355 East Central Street
Franklin, MA 02038

Re: Notice of Intent 60 Spring Street Lot 3 Assessors map 310 parcel 2

Dear Board Members,

PROJECT NARRATIVE

This project involves the construction of a single-family dwelling, septic, private well and associated grading within the 100' buffer zone of a wetland.

CONSTRUCTION SEQUENCE

1. Install Siltation Barrier
2. Remove trees and stump and grub to prepare site for excavation
3. Remove the top and subsoil in the location of the proposed house and septic
4. Construct proposed house and drill well
5. Pave driveway
6. Final grade, loam and seed and landscape any disturbed area



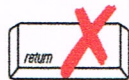
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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):

60 Spring Street Lot 3	Franklin	MA
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.06347	71.44285
310	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	2 (Lot 3)	g. Parcel /Lot Number

2. Applicant:

Anthony	Marinella	
a. First Name	b. Last Name	
Lewis Street Realty LLC		
c. Organization		
28 Tia Place P.O. Box 411		
d. Street Address		
Franklin	MA	02038
e. City/Town	f. State	g. Zip Code
508-962-1965	anth2424@gmail.com	
h. Phone Number	i. Fax Number	j. Email Address

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

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):

Bruce	Wilson	
a. First Name	b. Last Name	
Turning Point Engineering		
c. Company		
P.O. Box 757		
d. Street Address		
Sutton	MA	01590
e. City/Town	f. State	g. Zip Code
508-381-1515	tbrown@tpcivildesign.com	
h. Phone Number	i. Fax Number	j. Email address

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

700	237.50	462.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construct a single family home, well, septic and associated grading within the 100 foot buffer zone of a bordering vegetated wetland

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

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

b. Certificate # (if registered land)

c. Book

d. Page Number

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

- 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.
- 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.



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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.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

f. Riverfront Area

1. Name of Waterway (if available) - specify coastal or inland _____

2. Width of Riverfront Area (check one):

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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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	1. square feet _____	
	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	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	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	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	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	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	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.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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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.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

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

On line Site 2023

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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

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



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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

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

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

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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



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

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

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

D. Additional Information

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

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

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

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



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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.

Sewage Disposal System Design lot 3

a. Plan Title

Turning Point Engineering

John Madeiros

b. Prepared By

c. Signed and Stamped by

October 18, 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:

297

2. Municipal Check Number

10/3/23

3. Check date

1022

4. State Check Number

10/3/23

5. Check date

Anthony

6. Payor name on check: First Name

Marinella

7. Payor name on check: Last Name



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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.

	16-4-23
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	11/27/23
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:

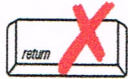
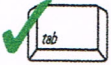
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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A. Applicant Information

1. Location of Project:

60 Spring Street Lot 3
 a. Street Address Franklin
 1022
 b. City/Town
 c. Check number 237.50
 d. Fee amount

2. Applicant Mailing Address:

Anthony
 a. First Name Marinella
 b. Last Name
 Lewis Street Realty LLC
 c. Organization
 PO Box 411
 d. Mailing Address
 Franklin MA 02038
 e. City/Town f. State g. Zip Code
 508-962-1965 anth2424@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

B. Fees

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

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

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

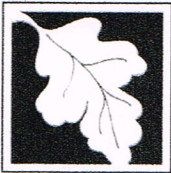
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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

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

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

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



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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 A	1		500
Town By-law Fee			200
Step 5/Total Project Fee:			700

Step 6/Fee Payments:

Total Project Fee:	700
State share of filing Fee:	a. Total Fee from Step 5 237.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 462.50
	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.)

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) \$ **262.50**

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

TOTAL Due Town of Franklin (Check No.1) \$ **462.50**

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

TOTAL Due DEP (Check No. 2) \$ **237.50**

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.

MARINELLA CONSTRUCTION, INC.
P.O. BOX 411
FRANKLIN, MA 02038

1020
53-447/113
470

10-3-23

Date

CHECK ARMOR
Photo Safe Deposit Details on

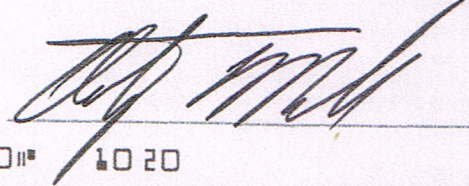
Pay to the
Order of

Commonwealth of Mass
Two hundred thirty seven ⁹⁰/₁₀₀

\$ 237 ⁵⁰/₁₀₀
Dollars

ROCKLAND TRUST

For Lat 1 Spring St.



⑆011304478⑆ 26101440⑆ 1020

LEWIS STREET REALTY LLC
P.O. BOX 411
FRANKLIN, MA 02038

53-7105/2113
26001879

294

DATE 10-3-23

PAY TO THE
ORDER OF

Town of Franklin
Four hundred sixty two ⁵⁰/₁₀₀

\$ 462 ⁵⁰/₁₀₀
DOLLARS



BENJAMIN FRANKLIN
SAVINGS BANK
SINCE 1871
FRANKLIN, MASSACHUSETTS 02038

MEMO

Lat # 1



⑆211371052⑆ 26001879⑆ 0294

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.



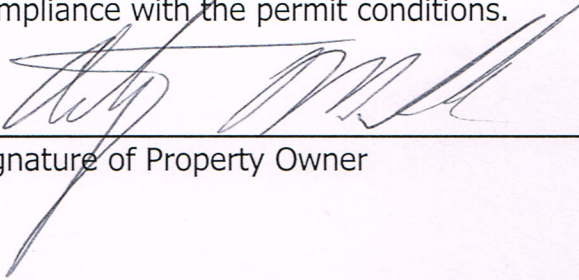
Signature of Property Owner

10-4-23
Date

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

10-14-23

Date

Re. Functions and Values Statement for Lot 1 and Lot 3 located at #60 Spring Street.

Dear Committee Members:

- 1) **Public / Private Water Supply** – The Proposed house will be serviced by Private Well and a private Title V septic System.
- 2) **Ground Water** – The proposed houses will be supported by a standard 10” Foundation. The soils consist of well drained soils located on a ground moraine. The proposed top of foundation elevations are estimated at approximately 12 feet above groundwater. The proposed Dwellings will be constructed slightly above the existing grade with minor grading to accommodate a walkout type of basement and also maintain 3-4 feet to groundwater from the basement floors, Thus no issues are anticipated with the basement or impact to ground water is expected.
- 3) **Flood Control** – The runoff from the proposed project will be following the existing runoff patterns that exist now.
- 4) **Erosion and Sedimentation Control** – A Silt Fence and Straw Wattle will be placed and staked as shown on the design plans. Erosion control will be in place prior to any work beginning and will remain in place and be maintained until all work is complete. This will prevent sedimentation from the construction site reaching the resource areas,
- 5) **Water Quality** – Once the site is completed and stabilized the Water quality will not be affected by the work. Great care shall be taken to prevent any debris or sediment from entering the adjacent properties and wetlands during the construction process. The runoff will continue to flow in the same general patterns as it currently does now and the project is residential by nature and will not produce pollutants.
- 6) **Water Pollution Control** – The existing lot is residential in nature and will not produce pollutants.
- 7) **Fisheries** – There are none located in this area.
- 8) **Shellfish** – There are none located in this area.
- 9) **Wildlife Habitat**- The proposed work will be constructed in a residential area which should have little to no impact on the wildlife habitat.
- 10) **Rare Species Habitat Including rare plant species** – The locus in not in a N.H.P. (Natural Heritage Program) area and will have no adverse affects on the site.
- 11) **Agriculture** – There are no farms located in the area.
- 12) **Aquaculture** – There are none located in this area.
- 13) **Recreation** – There is no proposed work that would be of impact.

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)	0 SF	
Bank (LF)	0 SF	
Land Under Water Bodies (SF)	0 SF	
Isolated Wetland (SF)	0 SF	
Vernal Pool (SF)	0 SF	
Buffer Zone (SF)	5291 SF	0 SF
Riverfront (SF)	0 SF	
100-Year Floodplain (CF)	0 SF	
(SF) = Square Feet (LF) = Linear Feet (CF) = Cubic Feet Flood Storage		

Site Evaluation & Wetland Delineation

**Lots 1, 2, & 3 Spring Street
Franklin, Massachusetts**

July 28, 2023

Prepared by

Applied Ecological Sciences

P.O. Box 184
Norfolk, MA 02056
(508) 528-2866
(508) 740-0438 cell
email: rwaldron@earthlink.net

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Site Evaluation and Wetland Delineation

Lots 1, 2, & 3, Spring Street

Franklin, Massachusetts

Introduction

A site evaluation was conducted at the above referenced property on June 28, 2023. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) was delineated in the field with red flagging tape. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation Report*. The following narrative provides a general site description, resource area delineation methodology, and wetland resource descriptions.

General Site Description

The subject property encompasses undeveloped land located westerly of Spring Street in Franklin, Massachusetts. Topography of the site is generally flat. A gravel parking area occupies the southeastern corner of the property. The remainder of the site is forested. A solar farm abuts the site to the west. Forested land lies to the north, south, and east.

Forested Upland Description

A moderately dense canopy of Northern Red Oak (*Quercus rubra*), White Oak (*Quercus alba*), Eastern White Pine (*Pinus strobus*), Red Maple (*Acer rubrum*), Sassafras (*Sassafras albidum*), Shagbark Hickory (*Carya ovata*), and Black Gum (*Nyssa sylvatica*) dominates vegetation in the forested upland. The woody understory is comprised of saplings from the canopy, Witch-Hazel (*Hamamelis virginiana*), Sweet Pepperbush (*Clethra alnifolia*), Black Huckleberry (*Gaylussacia baccata*), Poison Ivy (*Toxicodendron radicans*), Common Greenbrier (*Smilax rotundifolia*), and Early Lowbush Blueberry (*Vaccinium angustifolium*). Ground cover species include seedlings from the canopy and understory, Tree Clubmoss (*Lycopodium obscurum*), Canada Mayflower (*Maianthemum canadense*), Cinnamon Fern (*Osmunda cinnamomea*), Star Flower (*Trientalis borealis*), Hay-Scented Fern (*Dennstaedtia punctilobula*), Sessile-leaved Bellwort (*Uvularia sessilifolia*), and Pennsylvania Sedge (*Carex pensylvanica*).

Soils

Soils underlying the site consist of well-drained, extremely stony Montauk (302B) fine sandy loam, 0% to 8% slopes, well-drained Montauk (MoB, 300B) fine sandy loam, 3% to 8% slopes, and poorly drained, extremely stony Ridgebury (RgB, 71B) fine sandy loam, 3% to 8% slopes (USDA SCS 1989, Map #36).

Wetland Delineation Methodology

The extent of vegetated wetland was determined through observations of the existing plant communities while verifying wetland hydrology through interpretation of soil characteristics and other indications of surface hydrology. Soils were analyzed for texture and color to determine soil morphology in accordance with the most up to date standards. Evidence of surface hydrology was determined through visual inspection of existing site conditions, including typical indicators such as water marks, drift-lines, water-stained leaves, sediment deposits, and drainage patterns.

Wetland Resource Description

Wetland resources associated with the site include Bordering Vegetated Wetland (BVW) Seasonally saturated to seasonally flooded Forest Swamp is located within or adjacent to the western portion of the site. Topography within the BVW is generally flat with distinct pit and mound micro-topography and leaf staining evident throughout. A moderately dense canopy of Red Maple and Black Gum dominates vegetation within the wetland. The woody understory is comprised of saplings from the canopy, Sweet Pepperbush, Highbush Blueberry, Winterberry (*Ilex verticillata*), Poison Ivy, and Common Greenbrier. Ground cover species include seedlings from the canopy and understory, Cinnamon Fern, Sensitive Fern (*Onoclea sensibilis*), Royal Fern (*Osmunda regalis*), Skunk Cabbage (*Symplocarpus foetidus*), and Sphagnum Moss (*Sphagnum* sp.).

The upland/wetland boundary to BVW located on or adjacent to the site is delineated in the field with AES flagging stations #1 through #40.

FEMA Floodplain Designation

Based on the *Federal Emergency Management Agency Flood Insurance Rate Map* for the Town of Franklin, Massachusetts, (Map No. 25021C0304E), the site is located within Zone X (non-shaded), *Areas determined to be outside the 0.2% annual chance floodplain.*

NHESP Estimated & Priority Habitat

According to the *Massachusetts Natural Heritage and Endangered Species Program* habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species.

Water Supply Protection Areas

According to the Massachusetts Geographic Information Systems (MA GIS) *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge area or an Interim Wellhead Protection Area (IWPA).

Buffer Zone to BVW

Buffer Zone, as defined at 310 CMR 10.04, means:

The area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

Under Section XVI of the Town of Franklin *Conservation Rules and Regulations*, **Buffer Zone Protections**:

Currently as established by precedent, the Franklin Conservation Commission (Commission) has instituted a 25-Foot no disturb buffer zone from the defined/delineated resource area.

Under Section XVI A: **0 to 25-Foot Buffer Zone Resource Area**:

1. *An applicant shall demonstrate that no work/disturbance including grading activities is proposed within the 25-foot buffer zone resource area.*

Under Section XVI B: **25 to 50-Foot Buffer Zone Resource Area**:

1. *Any applicant proposing a project within the 25 to 50-foot buffer zone resource area shall indicate that there are no structures including, but not limited to, concrete, stone, or other impervious foundations and/or slabs for construction purposes that for all intents and purposes would significantly increase runoff. Alteration within the 25 to 50-foot buffer zone resource area is limited to grading, tree clearing, storm water management components, lawns, gardens, and other low impact uses as determined by the Commission or as otherwise approved by the Commission by the variance procedures set forth under Section XVII of these regulations.*
2. *Areas disturbed prior to June 29, 2006: When there is a pre-existing disturbance (disturbed as part of a previously record Certificate of Compliance or was disturbed prior to the enactment of the Wetlands Protection Act and the Franklin Wetlands Protection Bylaw), and the work proposed is entirely within the previously disturbed area, the applicant may propose impervious surfaces such as pools, buildings, porches, and sheds within the 25 to 50-foot buffer zone resource area. The Commission shall evaluate the proposed uses based upon the demonstration by the applicant that the functions and characteristics of the resource area will not be adversely affected.*

Under Section XVI C: **50 to 100-Foot Buffer Zone Resource Area**:

Alterations including structures are allowed in the 50-100-foot buffer zone resource area. The Commission may require additional mitigation offsets when the slope within the buffer zone is steeper than 10%. Additionally, mitigation offsets may be required by the Commission when the applicant proposes that more than 30% of the 50-100-foot buffer zone resource area is proposed to be

impervious surface. Mitigation offsets may include, but is not limited to, plantings, conversion of impervious to pervious surfaces, and other practices consistent with the Town of Franklin Best Development Practice Handbook.

The westerly portions of the property are contained within the regulatory Buffer Zones.

References

Federal Emergency Management Agency, FEMA Map Service Center, www.fema.gov.

Massachusetts Geographic Information Systems, www.massgis.ma.state.us.

Natural Resources Conservation Service, www.nesoil.com, websoilsurvey.nrcs.usda.gov.

United States Department of Agriculture, Soil Conservation Service, 1989. *Soil Survey of Norfolk and Suffolk Counties, Massachusetts*.

Appendix A

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

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

Applicant: _____ Prepared by: Applied Ecological Sciences (AES) Project location: Lots 1, 2, 3 Spring St Franklin, MA DEP File #: _____

- Check all that apply:
- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
 - Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
 - Method other than dominance test used (attach additional information)
- DP-1 @ AES #11**

Section I. Vegetation Observation Plot Number: **DP-1 UPL** Transect Number: **1** Date of Delineation: **6/28/2023**

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Trees				
Red Maple (<i>Acer rubrum</i>)	63.0	38%	yes	FAC*
Eastern White Pine (<i>Pinus strobus</i>)	38.0	23%	yes	FACU
Black Gum (<i>Nyssa sylvatica</i>)	63.0	38%	yes	FAC*
TOTAL COVER = 164.0				
Woody Vines:				
Absent				
Saplings				
Absent				
Shrubs				
Sweet Pepperbush (<i>Clethra alnifolia</i>)	63.0	57%	yes	FAC+*
Highbush Blueberry (<i>Vaccinium corymbosum</i>)	10.5	9%	no	FACW-*
Witch-Hazel (<i>Hamamelis virginiana</i>)	38.0	34%	yes	FAC-
TOTAL COVER = 111.5				
Ground Cover				
Cinnamon Fern (<i>Osmunda cinamomea</i>)	63.0	43%	yes	FACW*
Tree Clubmoss (<i>Lycopodium obscurum</i>)	20.5	14%	no	FACU
Sweet Pepperbush (<i>Clethra alnifolia</i>)	63.0	43%	yes	FAC+*
TOTAL COVER = 146.5				

Vegetation conclusion:
 Number of dominant wetland indicator plants: **6** Number of dominant non-wetland indicator plants: **3**
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **Yes**

Section II. Indicators of Hydrology
Hydric Soil Interpretation
 DP-2 WET

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.

map number: 36

soil type mapped: Ridgebury (RgB, 71B), PD, fsl, 3% to 8% slopes, extremely stony.

hydric soil inclusions: Whitman

Are field observations consistent with soil survey? Yes

Remarks:

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
A	0"- 12"	10YR 2/1 fsl	
Bw1	12"- 18"	2.5Y 7/2 sl	10YR 5/6 m/2/d (>20%)

Remarks:

3. Other: Cloudy, damp

Conclusion: Is soil hydric? Yes

Other indicators of Hydrology: (check all that apply)

- Site inundated:
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole: Surface
- 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:

	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
hydric soil present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant: _____ Prepared by: Applied Ecological Sciences (AES) Project location: Lots 1, 2, 3 Spring St Franklin, MA DEP File #: _____

Check all that apply:

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

DP-2 @ AES #11

Section I. Vegetation Observation Plot Number: DP-2 WET Transect Number: 1 Date of Delineation: 6/28/2023

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Trees				
Red Maple (<i>Acer rubrum</i>)	63.0	45%	yes	FAC*
Eastern White Pine (<i>Pinus strobus</i>)	38.0	27%	yes	FACU
Black Gum (<i>Nyssa sylvatica</i>)	38.0	27%	yes	FAC*

TOTAL COVER = 139.0

TOTAL COVER = 0.0

TOTAL COVER = 0.0

Woody Vines:

Absent

Saplings

Absent

Shrubs

Sweet Pepperbush (<i>Clethra alnifolia</i>)	63.0	50%	yes	FAC+*
Black Gum (<i>Nyssa sylvatica</i>)	63.0	50%	yes	FAC+*

TOTAL COVER = 126.0

Ground Cover

Cinnamon Fern (<i>Osmunda cinnamomea</i>)	63.0	50%	yes	FACW*
Sweet Pepperbush (<i>Clethra alnifolia</i>)	63.0	50%	yes	FAC+*

TOTAL COVER = 126.0

Vegetation conclusion:

Number of dominant wetland indicator plants: **6** Number of dominant non-wetland indicator plants: **1**

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

Section II. Indicators of Hydrology
Hydric Soil Interpretation
 DP-2 WET

1. Soil Survey (www.nesoil.com)

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, Massachusetts, 1989.

map number: 36

soil type mapped: Ridgebury (RgB, 71B), PD, fsl, 3% to 8% slopes, extremely stony.

hydric soil inclusions: Whitman

Are field observations consistent with soil survey? Yes

Remarks:

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
A	0"-12"	10YR 2/1 fsl	
Bw1	12"-18"	2.5Y 7/2 sl	10YR 5/6 m/2/d (>20%)

Remarks:

3. Other: Cloudy, damp

Conclusion: Is soil hydric? Yes

Other indicators of Hydrology: (check all that apply)

- Site inundated:
- Depth to free water in observation hole:
- Depth to soil saturation in observation hole: Surface
- 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:

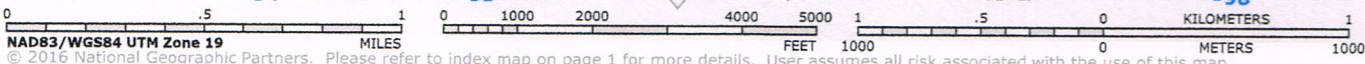
	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
hydric soil present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Appendix B

U.S.G.S. Topographic Map

FEMA Map

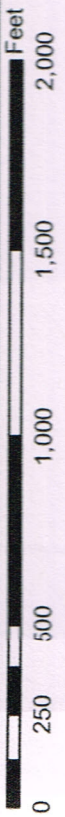
N.H.E.S.P. Habitat Map



National Flood Hazard Layer FIRMette



71°26'55"W 42°4'N



71°26'18"W 42°3'33"N

Basemap Imagery Source: USGS National Map 2022

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) *Zone A, V, A193*
 - With BFE or Depth *Zone AE, AO, AH, VE, AR*
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
 - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
 - Area with Reduced Flood Risk due to Levee, See Notes. *Zone X*
 - Area with Flood Risk due to Levee *Zone D*

- OTHER AREAS**
 - NO SCREEN
 - Area of Minimal Flood Hazard *Zone X*
 - Effective LOMRs
 - Area of Undetermined Flood Hazard *Zone X*
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/13/2023 at 9:30 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Town of Franklin Conservation Commission

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

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

I, Bruce Wilson Jr. hereby certify under the pains and penalties of perjury that on 11/30/23, 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 Lewis Street Realty LLC with the Franklin Conservation Commission on 11/30/23 for property located 60 Spring Street Lots 1 and 3 Franklin, MA.

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

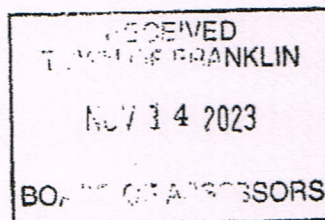


Signature

11/30/23

Date

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 11/14/23

Assessors Parcel ID # (12 digits) 310-002- - - - -

Property Street Address 60 Spring St. Lots 1 & 2

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 LEWIS STREET REALTY LLC

Property Owner's Mailing Address 28 TIA PLACE

Town/City FRANKLIN State MA Zip Code 02038

Property Owner's Telephone # 508-962-1965

Requestor's Name (if different from Owner) BRUCE WILSON (Engineer)

Requestor's Address 240 Elm St.

Requestor's Telephone # 508-509-3380

Office Use Only: Date Fee Paid 11/14/25 Paid in Cash \$

Paid by Check \$ 25.00 Check # 594 Town Receipt #

Please Circle One:

Administration

Conservation

Planning

Zoning Board of Appeals

Bwilsonjr@GWSiteSolutions.com



60 SPRING ST - 300' ABUTTERS

Franklin, MA

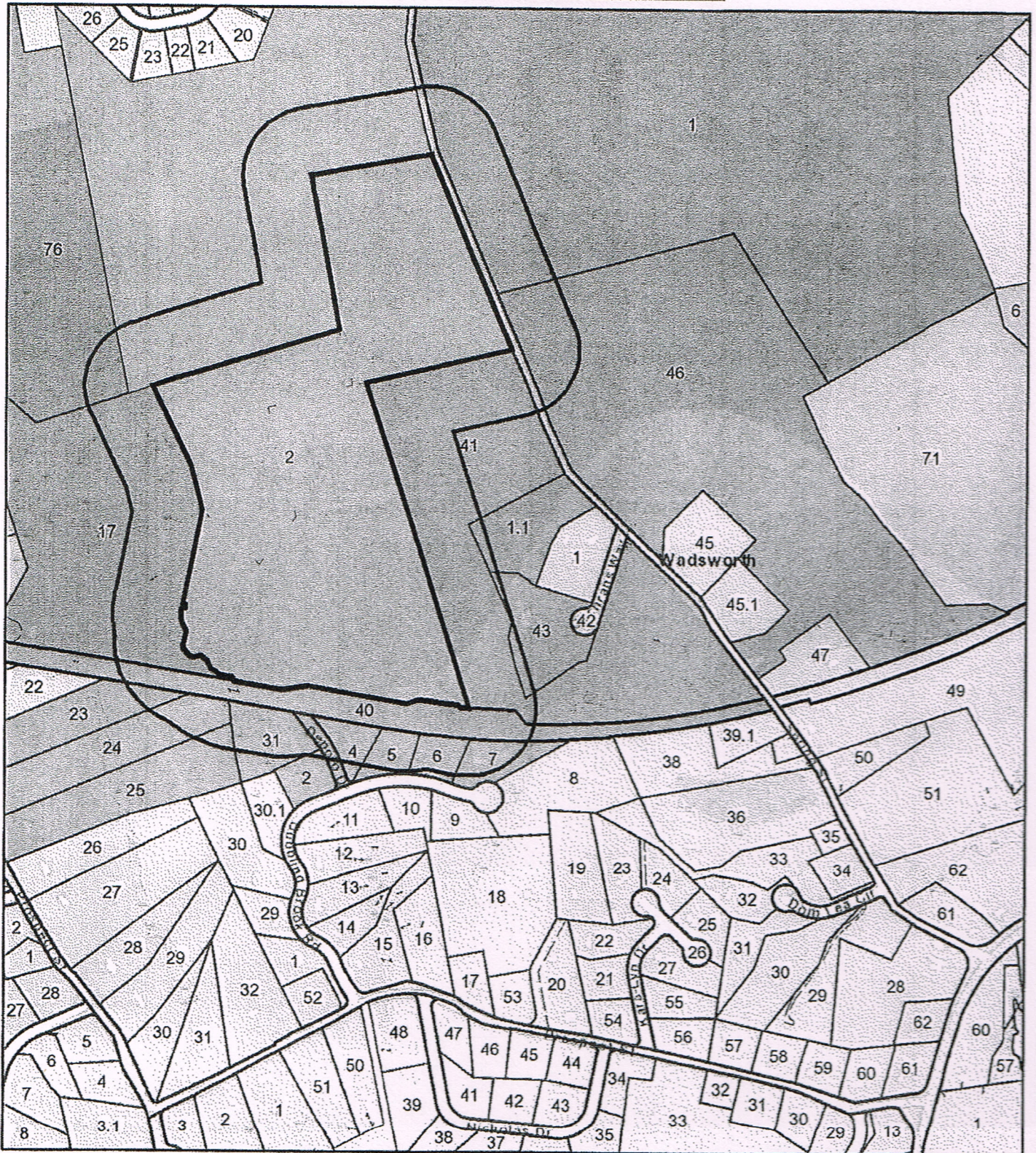


November 25, 2023

1 inch = 600 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
November 25, 2023

Subject Property:

Parcel Number: 310-002-000
CAMA Number: 310-002-000-000
Property Address: 60 SPRING ST

Mailing Address: LEWIS STREET REALTY LLC
28 TIA PL
FRANKLIN, MA 02038

Abutters:

Parcel Number: 293-001-000
CAMA Number: 293-001-000-000
Property Address: FORGE HILL RD

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DIVISION OF STATE
PARKS AND RE
251 CAUSEWAY ST, STE 600
BOSTON, MA 02114

Parcel Number: 308-024-000
CAMA Number: 308-024-000-000
Property Address: OXFORD DR

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

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

Mailing Address: CAPOCCIA NICHOLAS
398 PROSPECT ST
FRANKLIN, MA 02038

Parcel Number: 310-001-001
CAMA Number: 310-001-001-000
Property Address: 36 SPRING ST

Mailing Address: CHIKLIS CHARLES G CHIKLIS
ALEXANDER J
62 CHARLES DR
FRANKLIN, MA 02038

Parcel Number: 310-002-000
CAMA Number: 310-002-000-000
Property Address: 60 SPRING ST

Mailing Address: LEWIS STREET REALTY LLC
28 TIA PL
FRANKLIN, MA 02038

Parcel Number: 323-002-000
CAMA Number: 323-002-000-000
Property Address: 2 DEPOTO DR

Mailing Address: MAZUKINA EDWARD MAZUKINA KAREN
M
2 DEPOTO DR
FRANKLIN, MA 02038

Parcel Number: 323-003-000
CAMA Number: 323-003-000-000
Property Address: DEPOTO DR

Mailing Address: KERR RONALD E
19 KENNEY RD
MEDFIELD, MA 02052

Parcel Number: 323-004-000
CAMA Number: 323-004-000-000
Property Address: 3 DEPOTO DR

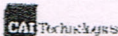
Mailing Address: LESSARD WILLIAM F LESSARD LISA A
3 DEPOTO DR
FRANKLIN, MA 02038

Parcel Number: 323-005-000
CAMA Number: 323-005-000-000
Property Address: 14 BUBBLING BROOK DR

Mailing Address: KURTZ RONALD PETERS JENNIFER
14 BUBBLING BROOK DR
FRANKLIN, MA 02038

Parcel Number: 323-006-000
CAMA Number: 323-006-000-000
Property Address: 16 BUBBLING BROOK DR

Mailing Address: BUTRIMOWICZ NIKOLAI LIAUCHUK
VOLHA
16 BUBBLING BROOK DR
FRANKLIN, MA 02038



www.cal-tech.com

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

11/25/2023

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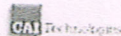


300 foot Abutters List Report

Franklin, MA
November 25, 2023

Parcel Number: 323-007-000 CAMA Number: 323-007-000-000 Property Address: 18 BUBBLING BROOK DR	Mailing Address: BECKMANN ROBERT M BECKMANN MELISSA B 18 BUBBLING BROOK DR FRANKLIN, MA 02038
Parcel Number: 323-040-000 CAMA Number: 323-040-000-000 Property Address: SPRING ST	Mailing Address: COMMONWEALTH OF MASSACHUSETTS DIVISION OF STATE PARKS AND RE 251 CAUSEWAY STREET - SUITE 600 BOSTON, MA 02114-2104
Parcel Number: 323-041-000 CAMA Number: 323-041-000-000 Property Address: SPRING ST	Mailing Address: MORSE PATRICIA L TR L/E WADSWORTH FARM REALTY TRUST MORSE, DANIEL W TR 17 SPRING ST FRANKLIN, MA 02038
Parcel Number: 323-043-000 CAMA Number: 323-043-000-000 Property Address: 2 COCHRAN WAY	Mailing Address: POLITO ERIC J POLITO KRISTEN M 2 COCHRAN WAY FRANKLIN, MA 02038
Parcel Number: 323-046-000 CAMA Number: 323-046-000-000 Property Address: SPRING ST	Mailing Address: MORSE PATRICIA L & DANIEL W TRS WADSWORTH FARM REALTY TRUST 17 SPRING ST FRANKLIN, MA 02038
Parcel Number: 324-017-000 CAMA Number: 324-017-000-000 Property Address: 15 PEPPERMILL LN	Mailing Address: DAVIS ALAN R JR DAVIS LISA P 15 PEPPERMILL LN FRANKLIN, MA 02038
Parcel Number: 324-023-000 CAMA Number: 324-023-000-000 Property Address: 250 PROSPECT ST	Mailing Address: MAHER DONNA 46 CRESTVIEW TER STRATHAM, NH 03885
Parcel Number: 324-024-000 CAMA Number: 324-024-000-000 Property Address: 244 PROSPECT ST	Mailing Address: DONOVAN JAMES C DONOVAN ANN- MARIE 244 PROSPECT ST FRANKLIN, MA 02038
Parcel Number: 324-025-000 CAMA Number: 324-025-000-000 Property Address: 240 PROSPECT ST	Mailing Address: GILLIS SUSAN L 240 PROSPECT ST FRANKLIN, MA 02038
Parcel Number: 324-031-000 CAMA Number: 324-031-000-000 Property Address: 4 DEPOTO DR	Mailing Address: KLEIN STUART J 4 DEPOTO DR FRANKLIN, MA 02038

Kevin W. Doyle, 11-25-23



www.cai-tech.com

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

11/25/2023

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BECKMANN ROBERT M
BECKMANN MELISSA B
18 BUBBLING BROOK DR
FRANKLIN, MA 02038

KERR RONALD E
19 KENNEY RD
MEDFIELD, MA 02052

BUTRIMOWICZ NIKOLAI
LIAUCHUK VOLHA
16 BUBBLING BROOK DR
FRANKLIN, MA 02038

KLEIN STUART J
4 DEPOTO DR
FRANKLIN, MA 02038

CAPOCCIA NICHOLAS
398 PROSPECT ST
FRANKLIN, MA 02038

KURTZ RONALD
PETERS JENNIFER
14 BUBBLING BROOK DR
FRANKLIN, MA 02038

CHIKLIS CHARLES G
CHIKLIS ALEXANDER J
62 CHARLES DR
FRANKLIN, MA 02038

LESSARD WILLIAM F
LESSARD LISA A
3 DEPOTO DR
FRANKLIN, MA 02038

COMMONWEALTH OF
MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY ST, STE 600
BOSTON, MA 02114

LEWIS STREET REALTY LLC
28 TIA PL
FRANKLIN, MA 02038

COMMONWEALTH OF
MASSACHUS
DIVISION OF STATE PARKS A
251 CAUSEWAY STREET - SUITE
600
BOSTON, MA 02114-2104

MAHER DONNA
46 CRESTVIEW TER
STRATHAM, NH 03885

DAVIS ALAN R JR
DAVIS LISA P
15 PEPPERMILL LN
FRANKLIN, MA 02038

MAZUKINA EDWARD
MAZUKINA KAREN M
2 DEPOTO DR
FRANKLIN, MA 02038

DONOVAN JAMES C
DONOVAN ANN-MARIE
244 PROSPECT ST
FRANKLIN, MA 02038

MORSE PATRICIA L & DANIEL
WADSWORTH FARM REALTY TRU
17 SPRING ST
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

MORSE PATRICIA L TR L/E
WADSWORTH FARM REALTY TRU
17 SPRING ST
FRANKLIN, MA 02038

GILLIS SUSAN L
240 PROSPECT ST
FRANKLIN, MA 02038

POLITO ERIC J
POLITO KRISTEN M
2 COCHRAN WAY
FRANKLIN, MA 02038

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:

Lewis Street Realty LLC has filed a Notice of Intent with the Franklin Conservation Commission for the Construct two new homes within a 100' buffer zone on Lots 1 and 3 60 Spring Street, 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 248 Elm Street Blackstone, MA.

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, December 14, 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.