

September 21, 2022

To: Town of Franklin - Conservation Commission
Attn. Breeka Li Goodlander
355 East central St
Franklin, MA 02038

Re: NOI, 0 Lincoln St (Parcel ID# 219-178-002-000), Franklin, MA

SUBMISSION

On behalf of D. Bruce Wheeler of Oliver Crossing Realty Trust, we are pleased to submit a **Notice of Intent (NOI)** for a parcel off of 0 Lincoln St (Parcel ID#: 219-178-002-000) for a Ch 40B affordable residential subdivision construction. The resources areas have been determined by an existing ORAD dated 5/17/2022. This NOI is filed under Massachusetts Wetlands Protection Act and its regulations only for the 40B project including roadway crossing of intermittent stream and BVW, two stormwater basins (one in buffer zone), 60 buildings. There will be on stormwater management basin and 19 buildings located inside of the BVW buffer zone, and one wetland/intermittent stream crossing. The application package includes

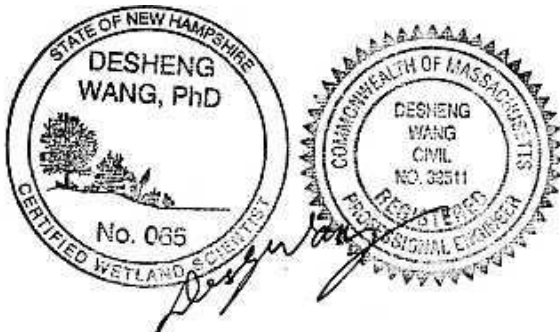
1. WPA Form 4A
2. Copy of Fee Checks
3. Affidavit of Service
4. Abutter Notification Form
5. Certified abutters list
6. NOI Distribution List
7. Property Access Signature Form
8. USGS Quad Map
9. Stormwater report – Franklin Heights
10. Site plan – Franklin Heights
11. Stream Crossing and Wetland Replication Plan
12. Copy of ORAD
13. Friendly 40B Checklist

Feel free to contact us if you have any questions.

Sincerely

Creative Land & Water Engineering, LLC

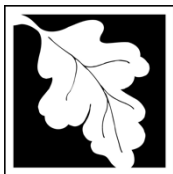
By



Desheng Wang, Ph.D., P.E.
Civil/Environmental Engineer
Certified Wetland Scientist
Certified Soil Evaluator

Francis Alves, E.I.T.
Civil/Environmental Engineer

CC: MassDEP Central Regional Office – 8 New Bond Street, Worcester, MA 01606
D. Bruce Wheeler – Oliver Crossing Realty Trust, 148 Park Street, North Reading, MA, 01864



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

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):

<u>0 Lincoln St</u>	<u>Franklin</u>	<u>02038</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
	<u>42.12022° N</u>	<u>71.39527° W</u>
	d. Latitude	e. Longitude
<u>Parcel ID# 219</u>	<u>178/002</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>D. Bruce</u>	<u>Wheeler</u>	
a. First Name	b. Last Name	
<u>Oliver Crossing Realty Trust</u>		
c. Organization		
<u>148 Park Street</u>		
d. Street Address		
<u>North Reading</u>	<u>MA</u>	<u>01864</u>
e. City/Town	f. State	g. Zip Code
<u>(978) 664-6900</u>	<u>bwheeler@habitechinc.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u>Josephine</u>	<u>Farina</u>	
a. First Name	b. Last Name	
<u>see additional owners in the attached list</u>		
c. Organization		
<u>P.O. Box 600269</u>		
d. Street Address		
<u>Newton</u>	<u>MA</u>	<u>02460</u>
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Desheng</u>	<u>Wang</u>	
a. First Name	b. Last Name	
<u>Creative Land & Water Engineering, LLC</u>		
c. Company		
<u>P.O. Box 584</u>		
d. Street Address		
<u>Southborough</u>	<u>MA</u>	<u>01772</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 281-1694</u>	<u>deshengw@yahoo.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$20,850</u>	<u>\$10,412.50</u>	<u>\$10,437.50</u>
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:

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

a. County

7224

c. Book

b. Certificate # (if registered land)

358, 370

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.



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Bureau of Resource Protection - Wetlands

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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	947 1. square feet	2140 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 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	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. <input type="checkbox"/> 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 checked="" type="checkbox"/> Project Involves Stream Crossings		
	1	1
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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

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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

- 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**

- Mass Mapper 2022
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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

- 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/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:

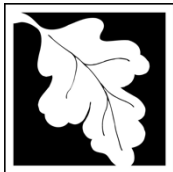
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Franklin

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

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

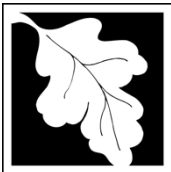
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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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.

40B Development Plan

a. Plan Title

Guerriere & Halnon, Inc

Robert E. Constantine, II

b. Prepared By

c. Signed and Stamped by

09/16/2022

Indicated

d. Final Revision Date

e. Scale

Stream Crossing and Wetland Replication Plan

09/16/2022

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:

1030

09/15/2022

2. Municipal Check Number

3. Check date

1029

09/15/2022

4. State Check Number

5. Check date

Oliver Crossing, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent


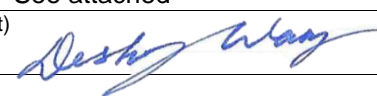
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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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.

1. Signature of Applicant		09/16/2022
	See attached	2. Date
3. Signature of Property Owner (if different)		4. Date
5. Signature of Representative (if any)		09/16/2022
		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:

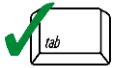
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

0 Lincoln St (Parcel ID# 219)	Franklin
a. Street Address	b. City/Town
1029	\$10,412.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

D. Bruce	Wheeler	
a. First Name	b. Last Name	
Oliver Crossing Realty Trust		
c. Organization		
148 Park Street		
d. Mailing Address		
North Reading	MA	01864
e. City/Town	f. State	g. Zip Code
(978) 664-6900	bwheeler@habitechinc.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Josephine	Farina	
a. First Name	b. Last Name	
See more in the attached list		
c. Organization		
P.O. Box 600269		
d. Mailing Address		
Newton	MA	02460
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).



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
3 (b) building	18	\$1050.00	\$18900.00
2 (g) - stormwater discharge	1	\$500.00	\$500.00
4 (a) - wetland and stream crossing for road and utilities	1	\$1,450.00	\$1,450.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$20850
State share of filing Fee:	a. Total Fee from Step 5 \$10,412.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$10,437.50
	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.)

Exhibit A
Applicant and Owners

Applicant:

Bruce Wheeler
Oliver Crossing Realty Trust,
Assignee of Habitech Acquisition and Permitting Trust
148 Park Street
North Reading MA, 01864

Owner information:

Josephine A. Farina and Catherine L. Medaglia, Trustees of the Harmony Nominee Realty Trust
PO Box 600269
120 Adams Street
Newton, MA 02460

John A. Farina
Anthony J. Medaglia, Jr.
Stephen M. Collins
Bryon R. Collins
David C. Collins
Sean C. Collins

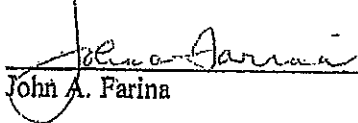
C/o Kathryn G. Collins, Esq.
Hornung & Scimone PC
5 Commonwealth Road, 4th Floor
Natick, MA 01760

EXHIBIT B
AUTHORIZATION

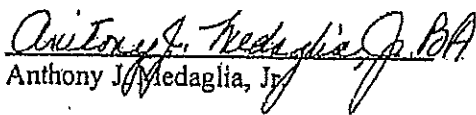
The undersigned, being the owner of Franklin Heights - 000 Trooper Paul Barry Way, Franklin, Massachusetts - located off Lincoln Street, Franklin, Massachusetts and consisting of approximately 20.3 acres of land more or less noted as lot No. 219-178-002-000 with the Town of Franklin Board of Assessors hereby authorize D. Bruce Wheeler, Trustee of the Habitech Acquisition and Permitting Trust or its assigns, the right to make and file applications on our behalf, to any and all governmental and quasi-governmental entities for licenses, permits and approvals relating to the Premises.

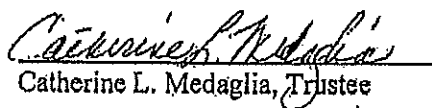
Executed this 17th day of May, 2021.

SELLER


John A. Farina

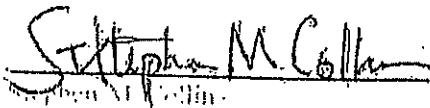
Harmony Nominee Realty Trust


Anthony J. Medaglia, Jr.


Catherine L. Medaglia, Trustee

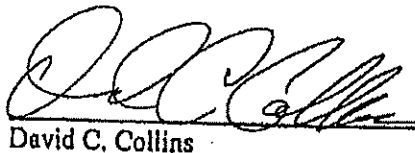
Harmony Nominee Realty Trust


Josephine A. Farina, Trustee


Sean C. Collins


Sean C. Collins


Bryon R. Collins


David C. Collins

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, Desheng Wang hereby certify under the pains and penalties of perjury that on September 21, 2022, 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 D. Bruce Wheeler with the Franklin Conservation Commission on September 21, 2022 for property located on 0 Lincoln Street, Franklin, MA. Parcel ID: 219-178-002

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.

 September 21, 2022
Signature Date



118855

Abutter's List Request Form

Status: Active

Date Created: Sep 8, 2022

Applicant

Desheng Wang
clawe@claweng.com
16 Sadie Hutt Ln
Southborough, MA 01772
7744540266

Primary Location

0 LINCOLN ST
FRANKLIN, MA 02038

Owner:

NARDELLI CARMELA TR C/O JOHN A FARINA
P O BOX 600269 NEWTON, MA 02460

Abutter's List Request Form

Which Board/Commission is requiring this list?

Conservation Commission

What is the purpose for the request?

NOI Filing

How would you like to receive this abutters list?

Emailed

What email address should we use to send you the abutters list?

francis@claweng.com

General Parcel Information

Assessor's Parcel ID

219-178-002-000

Property Street Address

0 Lincoln St

Property Owner Information

Property Owner

Josephine A. Farina and Catherine L. Medaglia

Property Owner's Mailing Address

P.O. Box 600269

Town/City

Newton

Zip/Postal Code

02460

State

MA

Property Owner Telephone Number

(978) 664-6900



LINCOLN ST [219-178-002-000] - 300' ABUTTERS

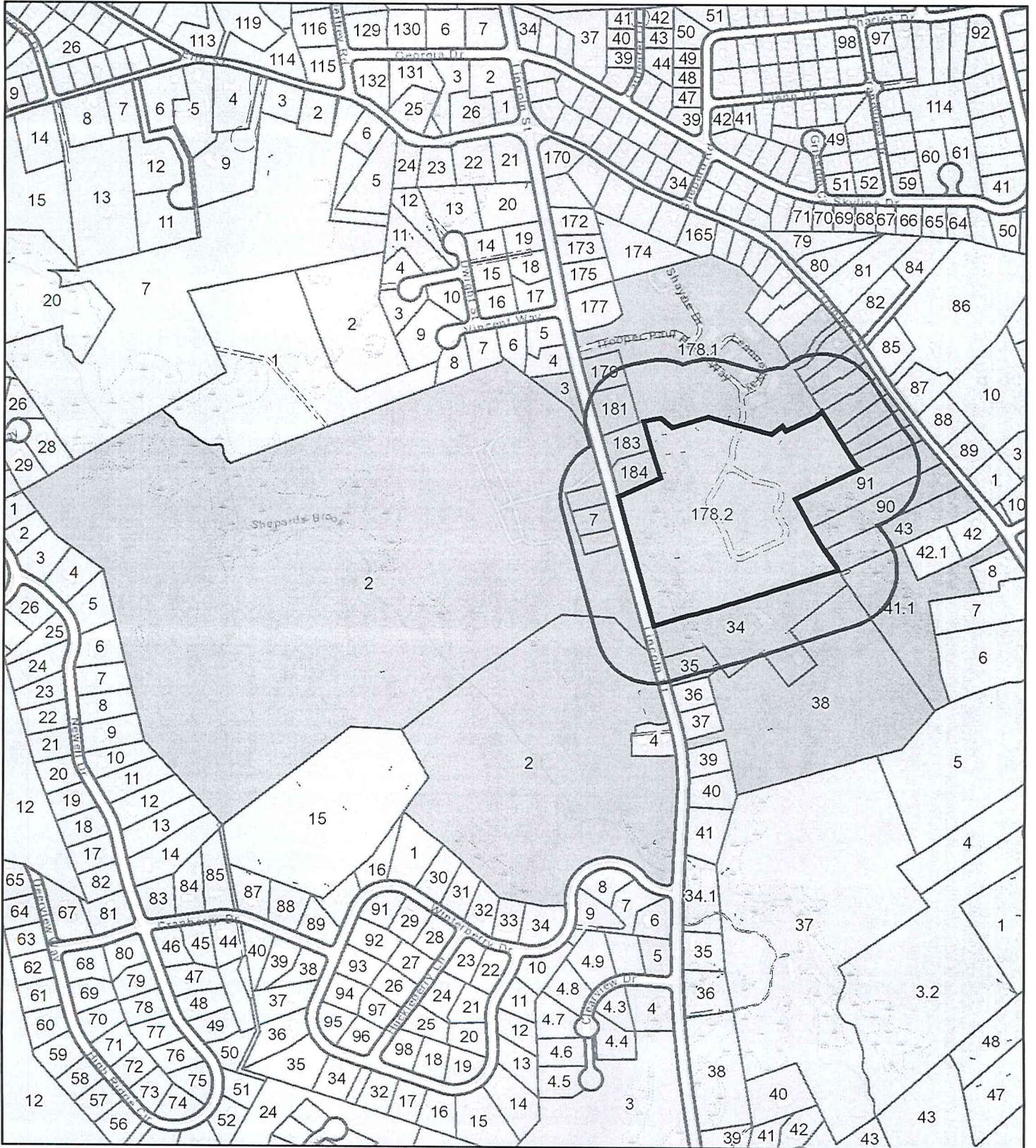
Franklin, MA



September 11, 2022

1 inch = 700 Feet

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



300 foot Abutters List Report

Franklin, MA
September 11, 2022

Subject Property:

Parcel Number: 219-178-002
CAMA Number: 219-178-002-000
Property Address: LINCOLN ST

Mailing Address: NARDELLI CARMELA TR C/O JOHN A
FARINA
P O BOX 600269
NEWTON, MA 02460

Abutters:

Parcel Number: 219-001-000
CAMA Number: 219-001-000-000
Property Address: 660 LINCOLN ST

Mailing Address: YARUSH VINCENT L YARUSH JANET
660 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 219-002-000
CAMA Number: 219-002-000-000
Property Address: 700 LINCOLN ST

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

Parcel Number: 219-003-000
CAMA Number: 219-003-000-000
Property Address: 714 LINCOLN ST

Mailing Address: THAYER JOHN L THAYER JOANNE M
714 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 219-090-000
CAMA Number: 219-090-000-000
Property Address: 150 DANIELS ST

Mailing Address: ARAUJO PEDRO S ARAUJO DARLENE A
150 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 219-091-000
CAMA Number: 219-091-000-000
Property Address: 152 DANIELS ST

Mailing Address: ROCHE JAMES M ROCHE WENDY
LEEDS
152 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 219-092-000
CAMA Number: 219-092-000-000
Property Address: 220 DANIELS ST

Mailing Address: GIBEAULT MICHAEL GIBEAULT
MELISSA
220 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 219-093-000
CAMA Number: 219-093-000-000
Property Address: 222 DANIELS ST

Mailing Address: WELLERSON KAREN L
222 DANIELS STREET
FRANKLIN, MA 02038

Parcel Number: 219-094-000
CAMA Number: 219-094-000-000
Property Address: 224 DANIELS ST

Mailing Address: ROBLES EDGARDO ROBLES
ELIZABETH
224 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 219-095-000
CAMA Number: 219-095-000-000
Property Address: 226 DANIELS ST

Mailing Address: FINLAY DAVID J RAMIREZ MARTHA
HIDALGO
226 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 219-096-000
CAMA Number: 219-096-000-000
Property Address: 228 DANIELS ST

Mailing Address: STEIGER STEVEN M STEIGER MELANIE
A
228 DANIELS ST
FRANKLIN, MA 02038



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

9/11/2022

Page 1 of 7



300 foot Abutters List Report

Franklin, MA
September 11, 2022

Parcel Number: 219-097-000
CAMA Number: 219-097-000-000
Property Address: 230 DANIELS ST

Mailing Address: GONE BHASKER GONE MANJULA
230 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 219-098-000
CAMA Number: 219-098-000-000
Property Address: 232 DANIELS ST

Mailing Address: COUGHLIN CHARLES W & JEANNE T
TRS COUGHLIN REALTY TRUST
232 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 219-099-000
CAMA Number: 219-099-000-000
Property Address: 234 DANIELS ST

Mailing Address: SACHDEVA GAURAV SACHDEVA JYOTI
234 DANIELS ST
FRANKLIN, MA 02038

Parcel Number: 219-178-001
CAMA Number: 219-178-001-000
Property Address: 2-10 LEANNE WAY

Mailing Address: FANTASIA MARC TR NORTH BERWIK
NOMINEE TRUST
88 WAVERLY STREET
FRAMINGHAM, MA 01702

Parcel Number: 219-178-001
CAMA Number: 219-178-001-001
Property Address: 2 LEANNE WAY

Mailing Address: CALLE PAUL R CALLE AVA M
2 LEANNE WAY
FRANKLIN, MA 02038

Parcel Number: 219-178-001
CAMA Number: 219-178-001-002
Property Address: 4 LEANNE WAY

Mailing Address: HINES DONNA M TR DONNA M HINES
TRUST
4 LEANNE WAY
FRANKLIN, MA 02038

Parcel Number: 219-178-001
CAMA Number: 219-178-001-003
Property Address: 6 LEANNE WAY

Mailing Address: REAGAN SARAH YEE
6 LEANNE WAY
FRANKLIN, MA 02038

Parcel Number: 219-178-001
CAMA Number: 219-178-001-004
Property Address: 8 LEANNE WAY

Mailing Address: CLEGG MARYELLEN
8 LEANNE WAY
FRANKLIN, MA 02038

Parcel Number: 219-178-001
CAMA Number: 219-178-001-005
Property Address: 10 LEANNE WAY

Mailing Address: NOVICK SETH J TR LEANNE HERITAGE
REALTY TRUST
10 LEANNE WAY - UNIT 5
FRANKLIN, MA 02038

Parcel Number: 219-178-001
CAMA Number: 219-178-001-006
Property Address: 14 LEANNE WAY

Mailing Address: SILVER STEPHEN H TR STEPHEN H
SILVER REVOCABLE TR
14 LEANNE WAY
FRANKLIN, MA 02038

Parcel Number: 219-178-001
CAMA Number: 219-178-001-007
Property Address: 16 LEANNE WAY

Mailing Address: RIVARD AMY
16 LEANNE WAY
FRANKLIN, MA 02038

Parcel Number: 219-178-001
CAMA Number: 219-178-001-008
Property Address: 18 LEANNE WAY

Mailing Address: CROWE PATRICK THOMAS
18 LEANNE WAY
FRANKLIN, MA 02038



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



300 foot Abutters List Report

Franklin, MA
September 11, 2022

Parcel Number: 219-178-001 CAMA Number: 219-178-001-009 Property Address: 22 LEANNE WAY	Mailing Address: STREESEMAN ROGER STREESEMAN MARCIA C 22 LEANNE WAY UNIT 9 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-010 Property Address: 24 LEANNE WAY	Mailing Address: TAWAWALLA ALI TAWAWALLA SAKINA 9 DEERFIELD WAY ANDOVER, MA 01810
Parcel Number: 219-178-001 CAMA Number: 219-178-001-011 Property Address: 26 LEANNE WAY	Mailing Address: SCHMIDT CLIFF S 26 LEANNE WAY - UNIT 11 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-012 Property Address: 28 LEANNE WAY	Mailing Address: LUZZO ANTHONY & GERALDINE TRS LUZZO FAMILY REVOCABLE TRUST 28 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-013 Property Address: 42 LEANNE WAY	Mailing Address: SULLIVAN BERNADETTE D 42 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-014 Property Address: 44 LEANNE WAY	Mailing Address: GNERRE DANIELLE 44 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-015 Property Address: 46 LEANNE WAY	Mailing Address: ROSEDALE NANCY B TR NANCY ROSEDALE REVOC LIV TRUST 46 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-016 Property Address: 48 LEANNE WAY	Mailing Address: GIRARDI MICHAEL D GIRARDI BARBARA R 48 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-017 Property Address: 52 LEANNE WAY	Mailing Address: RACHAMALLA PRASHANTH KUMAR UPPALA MOUNIKA 52 LEANNE WAY FRANKLIN, MA 01581
Parcel Number: 219-178-001 CAMA Number: 219-178-001-018 Property Address: 54 LEANNE WAY	Mailing Address: TODKARI SHREERAM TODKARI GAURI SHREERAM 54 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-019 Property Address: 56 LEANNE WAY	Mailing Address: FITZGERALD JILL 56 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-020 Property Address: 3 LEANNE WAY	Mailing Address: BROWN, BERNICE TR JACOBSON, KRISTINE TR LEANNE WAY REALTY TRUST STEWART, SUSAN TR 3 LEANNE WAY FRANKLIN, MA 02038



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9/11/2022

Page 3 of 7



300 foot Abutters List Report

Franklin, MA
September 11, 2022

Parcel Number: 219-178-001 CAMA Number: 219-178-001-021 Property Address: 5 LEANNE WAY	Mailing Address: SELDEN JONATHAN B 5 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-022 Property Address: 7 LEANNE WAY	Mailing Address: LI RIJIN LI WEI 7 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-023 Property Address: 9 LEANNE WAY	Mailing Address: TRUFANT ANDREW HEALEY SAMANTHA 9 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-024 Property Address: 43 LEANNE WAY	Mailing Address: MCKENNEY BRIAN P TR MCKENNEY FAMILY IRREVOC TRUST HOLLAND, MAUREEN A T 43 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-025 Property Address: 45 LEANNE WAY	Mailing Address: DOWD NANCY E 45 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-026 Property Address: 47 LEANNE WAY	Mailing Address: HO ELEANOR 47 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-027 Property Address: 49 LEANNE WAY	Mailing Address: HARTFORD WILLIAM J 49 LEANNE WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-028 Property Address: 33 TROOPER PAUL BARRY WAY	Mailing Address: GOOD KATHLEEN 33 TROOPER PAUL BARRY WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-029 Property Address: 31 TROOPER PAUL BARRY WAY	Mailing Address: GRIEVES MICHAEL A GRIEVES MICHELE R 31 TROOPER PAUL BARRY WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-030 Property Address: 29 TROOPER PAUL BARRY WAY	Mailing Address: LANZONI JANE E 29 TROOPER PAUL BARRY WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-031 Property Address: 27 TROOPER PAUL BARRY WAY	Mailing Address: RICHARDSON MICHELLE L 27 TROOPER PAUL BARRY WAY FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-032 Property Address: 25 TROOPER PAUL BARRY WAY	Mailing Address: FEARNLEY COLETTE 25 TROOPER PAUL BARRY WAY FRANKLIN, MA 02038



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



300 foot Abutters List Report

Franklin, MA
September 11, 2022

Parcel Number: 219-178-001 CAMA Number: 219-178-001-033 Property Address: 24 SHAYNE RD	Mailing Address: BADIN GENA F 24 SHAYNE RD, UNIT 110 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-034 Property Address: 24 SHAYNE RD	Mailing Address: SULLIVAN SEAN P 24 SHAYNE ROAD, UNIT 111 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-035 Property Address: 24 SHAYNE RD	Mailing Address: CASHMAN DANIEL CASHMAN JAKOBSEN KATELYN 24 SHAYNE RD - UNIT 112 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-036 Property Address: 24 SHAYNE RD	Mailing Address: NICOTERA LISA 24 SHAYNE RD UNIT 113 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-037 Property Address: 24 SHAYNE RD	Mailing Address: BEEDANAGARI SUDHEER LINGALA PRIYANKA 25 PRIMROSE CIRCLE - UNIT 25 HOPKINTON, MA 01748
Parcel Number: 219-178-001 CAMA Number: 219-178-001-038 Property Address: 24 SHAYNE RD	Mailing Address: ALLEN SYLVIA 24 SHAYNE RD UNIT 115 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-039 Property Address: 24 SHAYNE RD	Mailing Address: DESCHAMPS DIANA M 24 SHAYNE RD UNIT 216 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-040 Property Address: 24 SHAYNE RD	Mailing Address: HERBST BETH ANNE 24 SHAYNE RD - UNIT 217 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-041 Property Address: 24 SHAYNE RD	Mailing Address: NEKOLA GRACE 24 SHAYNE ROAD UNIT 218 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-042 Property Address: 24 SHAYNE RD	Mailing Address: YOUNG DANIEL W ORTIZ MARIANA A 24 SHAYNE RD - UNIT 219 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-043 Property Address: 24 SHAYNE RD	Mailing Address: ORRELL LORELIE S 24 SHAYNE RD UNIT 220 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-044 Property Address: 24 SHAYNE RD	Mailing Address: BATCHELOR WILLIAM W BATCHELOR KAREN J 24 SHAYNE RD - UNIT 221 FRANKLIN, MA 02038



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300 foot Abutters List Report

Franklin, MA
September 11, 2022

Parcel Number: 219-178-001 CAMA Number: 219-178-001-045 Property Address: 24 SHAYNE RD	Mailing Address: RINKER JERRY L RINKER RUTH E 24 SHAYNE RD UNIT 322 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-046 Property Address: 24 SHAYNE RD	Mailing Address: ISPRAVNIKOVA NATALYA VILLA JOSHUA 24 SHAYNE ROAD, UNIT 323 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-047 Property Address: 24 SHAYNE RD	Mailing Address: TREANNIE RUBY F TR RUBY F TREANNIE LIVING TRUST 24 SHAYNE RD UNIT 324 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-048 Property Address: 24 SHAYNE RD	Mailing Address: WALLACH ALAN J WALLACH JANICE L 24 SHAYNE RD - UNIT 325 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-049 Property Address: 24 SHAYNE RD	Mailing Address: AW MYAT S FAIR CAROLINE A 24 SHAYNE ROAD, UNIT 326 FRANKLIN, MA 02038
Parcel Number: 219-178-001 CAMA Number: 219-178-001-050 Property Address: 24 SHAYNE RD	Mailing Address: SOUZA CHRISTINE 24 SHAYNE RD UNIT 327 FRANKLIN, MA 02038
Parcel Number: 219-178-002 CAMA Number: 219-178-002-000 Property Address: LINCOLN ST	Mailing Address: NARDELLI CARMELA TR C/O JOHN A FARINA P O BOX 600269 NEWTON, MA 02460
Parcel Number: 219-179-000 CAMA Number: 219-179-000-000 Property Address: 715 LINCOLN ST	Mailing Address: CONNOLLY KEVIN M CONNOLLY SUSAN M 715 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 219-181-000 CAMA Number: 219-181-000-000 Property Address: 711 LINCOLN ST	Mailing Address: MAW BRIAN E JR MAW CRISTY L 711 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 219-183-000 CAMA Number: 219-183-000-000 Property Address: 661 LINCOLN ST	Mailing Address: FORD JAMES J JR O'TOOLE-FORD ELLEN 661 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 219-184-000 CAMA Number: 219-184-000-000 Property Address: 657 LINCOLN ST	Mailing Address: ESTHIMER KEITH G DUBOIS-ESTHIMER CAROL J 657 LINCOLN ST FRANKLIN, MA 02038
Parcel Number: 228-002-000 CAMA Number: 228-002-000-000 Property Address: LINCOLN ST	Mailing Address: CALNAN JOHN W JR C/O JASON W CALNAN 602 LINCOLN ST FRANKLIN, MA 02038

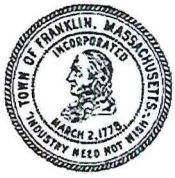


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9/11/2022

Page 6 of 7



300 foot Abutters List Report

Franklin, MA
September 11, 2022

Parcel Number: 228-006-000
CAMA Number: 228-006-000-000
Property Address: 642 LINCOLN ST

Mailing Address: GOTTBURG SUSAN M
642 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 228-007-000
CAMA Number: 228-007-000-000
Property Address: 646 LINCOLN ST

Mailing Address: DHUNGANA KAUSHAL BHANDARI
SUDHA
646 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 228-034-000
CAMA Number: 228-034-000-000
Property Address: 611 LINCOLN ST

Mailing Address: K B REALTY TRUST C/O KEVIN
RAFFERTY
611 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 228-035-000
CAMA Number: 228-035-000-000
Property Address: 609 LINCOLN ST

Mailing Address: MINORS MICHELLE F
609 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 228-038-000
CAMA Number: 228-038-000-000
Property Address: 615 LINCOLN ST

Mailing Address: K B REALTY TRUST C/O KEVIN
RAFFERTY
611 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 228-041-001
CAMA Number: 228-041-001-000
Property Address: DANIELS ST

Mailing Address: RAFFERTY KEVIN B RAFFERTY
CAROL A
611 LINCOLN ST
FRANKLIN, MA 02038

Parcel Number: 228-043-000
CAMA Number: 228-043-000-000
Property Address: 148 DANIELS ST

Mailing Address: ROBINSON JAMES ROBINSON
MARYBETH
148 DANIELS ST
FRANKLIN, MA 02038

Kevin B. Rafferty, 9-11-22



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9/11/2022

Page 7 of 7

ALLEN SYLVIA
24 SHAYNE RD UNIT 115
FRANKLIN, MA 02038

CLEGG MARYELLEN
8 LEANNE WAY
FRANKLIN, MA 02038

FINLAY DAVID J
RAMIREZ MARTHA HIDALGO
226 DANIELS ST
FRANKLIN, MA 02038

ARAUJO PEDRO S
ARAUJO DARLENE A
150 DANIELS ST
FRANKLIN, MA 02038

CONNOLLY KEVIN M
CONNOLLY SUSAN M
715 LINCOLN ST
FRANKLIN, MA 02038

FITZGERALD JILL
56 LEANNE WAY
FRANKLIN, MA 02038

AW MYAT S
FAIR CAROLINE A
24 SHAYNE ROAD, UNIT 326
FRANKLIN, MA 02038

COUGHLIN CHARLES W & JEAN
COUGHLIN REALTY TRUST
232 DANIELS ST
FRANKLIN, MA 02038

FORD JAMES J JR
O'TOOLE-FORD ELLEN
661 LINCOLN ST
FRANKLIN, MA 02038

BADIN GENA F
24 SHAYNE RD, UNIT 110
FRANKLIN, MA 02038

CROWE PATRICK THOMAS
18 LEANNE WAY
FRANKLIN, MA 02038

FRANKLIN TOWN OF
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

BATCHELOR WILLIAM W
BATCHELOR KAREN J
24 SHAYNE RD - UNIT 221
FRANKLIN, MA 02038

DESCHAMPS DIANA M
24 SHAYNE RD UNIT 216
FRANKLIN, MA 02038

GIBEAULT MICHAEL
GIBEAULT MELISSA
220 DANIELS ST
FRANKLIN, MA 02038

BEEDANAGARI SUDHEER
LINGALA PRIYANKA
25 PRIMROSE CIRCLE - UNIT 25
HOPKINTON, MA 01748

DHUNGANA KAUSHAL
BHANDARI SUDHA
646 LINCOLN ST
FRANKLIN, MA 02038

GIRARDI MICHAEL D
GIRARDI BARBARA R
48 LEANNE WAY
FRANKLIN, MA 02038

BROWN, BERNICE TR JACOBSON
LEANNE WAY REALTY TRUST S
3 LEANNE WAY
FRANKLIN, MA 02038

DOWD NANCY E
45 LEANNE WAY
FRANKLIN, MA 02038

GNERRE DANIELLE
44 LEANNE WAY
FRANKLIN, MA 02038

CALLE PAUL R
CALLE AVA M
2 LEANNE WAY
FRANKLIN, MA 02038

ESTHIMER KEITH G
DUBOIS-ESTHIMER CAROL J
657 LINCOLN ST
FRANKLIN, MA 02038

GONE BHASKER
GONE MANJULA
230 DANIELS ST
FRANKLIN, MA 02038

CALNAN JOHN W JR
C/O JASON W CALNAN
602 LINCOLN ST
FRANKLIN, MA 02038

FANTASIA MARC TR
NORTH BERWIK NOMINEE TRUS
88 WAVERLY STREET
FRAMINGHAM, MA 01702

GOOD KATHLEEN
33 TROOPER PAUL BARRY WAY
FRANKLIN, MA 02038

CASHMAN DANIEL
CASHMAN JAKOBSEN KATELYN
24 SHAYNE RD - UNIT 112
FRANKLIN, MA 02038

FEARNLEY COLETTE
25 TROOPER PAUL BARRY WAY
FRANKLIN, MA 02038

GOTTBERG SUSAN M
642 LINCOLN ST
FRANKLIN, MA 02038

GRIEVES MICHAEL A
GRIEVES MICHELE R
31 TROOPER PAUL BARRY WAY
FRANKLIN, MA 02038

MAW BRIAN E JR
MAW CRISTY L
711 LINCOLN ST
FRANKLIN, MA 02038

REAGAN SARAH YEE
6 LEANNE WAY
FRANKLIN, MA 02038

HARTFORD WILLIAM J
49 LEANNE WAY
FRANKLIN, MA 02038

MCKENNEY BRIAN P TR
MCKENNEY FAMILY IRREVOC T
43 LEANNE WAY
FRANKLIN, MA 02038

RICHARDSON MICHELLE L
27 TROOPER PAUL BARRY WAY
FRANKLIN, MA 02038

HERBST BETH ANNE
24 SHAYNE RD - UNIT 217
FRANKLIN, MA 02038

MINORS MICHELLE F
609 LINCOLN ST
FRANKLIN, MA 02038

RINKER JERRY L
RINKER RUTH E
24 SHAYNE RD UNIT 322
FRANKLIN, MA 02038

HINES DONNA M TR
DONNA M HINES TRUST
4 LEANNE WAY
FRANKLIN, MA 02038

NARDELLI CARMELA TR
C/O JOHN A FARINA
P O BOX 600269
NEWTON, MA 02460

RIVARD AMY
16 LEANNE WAY
FRANKLIN, MA 02038

HO ELEANOR
47 LEANNE WAY
FRANKLIN, MA 02038

NEKOLA GRACE
24 SHAYNE ROAD UNIT 218
FRANKLIN, MA 02038

ROBINSON JAMES
ROBINSON MARYBETH
148 DANIELS ST
FRANKLIN, MA 02038

ISPRAVNIKOVA NATALYA
VILLA JOSHUA
24 SHAYNE ROAD, UNIT 323
FRANKLIN, MA 02038

NICOTERA LISA
24 SHAYNE RD UNIT 113
FRANKLIN, MA 02038

ROBLES EDGARDO
ROBLES ELIZABETH
224 DANIELS ST
FRANKLIN, MA 02038

K B REALTY TRUST
C/O KEVIN RAFFERTY
611 LINCOLN ST
FRANKLIN, MA 02038

NOVICK SETH J TR
LEANNE HERITAGE REALTY TR
10 LEANNE WAY - UNIT 5
FRANKLIN, MA 02038

ROCHE JAMES M
ROCHE WENDY LEEDS
152 DANIELS ST
FRANKLIN, MA 02038

LANZONI JANE E
29 TROOPER PAUL BARRY WAY
FRANKLIN, MA 02038

ORRELL LORELIE S
24 SHAYNE RD UNIT 220
FRANKLIN, MA 02038

ROSEDALE NANCY B TR
NANCY ROSEDALE REVOC LIV
46 LEANNE WAY
FRANKLIN, MA 02038

LI RIJIN
LI WEI
7 LEANNE WAY
FRANKLIN, MA 02038

RACHAMALLA PRASHANTH KUMA
UPPALA MOUNIKA
52 LEANNE WAY
FRANKLIN, MA 01581

SACHDEVA GAURAV
SACHDEVA JYOTI
234 DANIELS ST
FRANKLIN, MA 02038

LUZZO ANTHONY & GERALDINE
LUZZO FAMILY REVOCABLE TR
28 LEANNE WAY
FRANKLIN, MA 02038

RAFFERTY KEVIN B
RAFFERTY CAROL A
611 LINCOLN ST
FRANKLIN, MA 02038

SCHMIDT CLIFF S
26 LEANNE WAY - UNIT 11
FRANKLIN, MA 02038

SELDEN JONATHAN B
5 LEANNE WAY
FRANKLIN, MA 02038

TREANNIE RUBY F TR
RUBY F TREANNIE LIVING TR
24 SHAYNE RD UNIT 324
FRANKLIN, MA 02038

SILVER STEPHEN H TR
STEPHEN H SILVER REVOCABL
14 LEANNE WAY
FRANKLIN, MA 02038

TRUFANT ANDREW
HEALEY SAMANTHA
9 LEANNE WAY
FRANKLIN, MA 02038

SOUZA CHRISTINE
24 SHAYNE RD UNIT 327
FRANKLIN, MA 02038

WALLACH ALAN J
WALLACH JANICE L
24 SHAYNE RD - UNIT 325
FRANKLIN, MA 02038

STEIGER STEVEN M
STEIGER MELANIE A
228 DANIELS ST
FRANKLIN, MA 02038

WELLERSON KAREN L
222 DANIELS STREET
FRANKLIN, MA 02038

STREESEMAN ROGER
STREESEMAN MARCIA C
22 LEANNE WAY UNIT 9
FRANKLIN, MA 02038

YARUSH VINCENT L
YARUSH JANET
660 LINCOLN ST
FRANKLIN, MA 02038

SULLIVAN BERNADETTE D
42 LEANNE WAY
FRANKLIN, MA 02038

YOUNG DANIEL W
ORTIZ MARIANA A
24 SHAYNE RD - UNIT 219
FRANKLIN, MA 02038

SULLIVAN SEAN P
24 SHAYNE ROAD, UNIT 111
FRANKLIN, MA 02038

TAWAWALLA ALI
TAWAWALLA SAKINA
9 DEERFIELD WAY
ANDOVER, MA 01810

THAYER JOHN L
THAYER JOANNE M
714 LINCOLN ST
FRANKLIN, MA 02038

TODKARI SHREERAM
TODKARI GAURI SHREERAM
54 LEANNE WAY
FRANKLIN, MA 02038

FRANKLIN WETLAND PROTECTION BY-LAW

NOTICE OF DISTRIBUTION

An application for the project listed below has been filed with the Conservation Commission. As per the Town of Franklin Wetlands Protection By-Law, Town Code Chapter 181 § 7, the NOI/RDA is being distributed to you and your department has 14 calendar days to review and comment on the application.

Project Name: 0 Lincoln Street

Location: 0 Lincoln Street (Parcel ID: 219-178-002)

DEPARTMENT	SIGNATURE	DATE SUBMITTED
DPW		

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.

See Exhibits A & B

Signature of Property Owner

September 21, 2022

Date

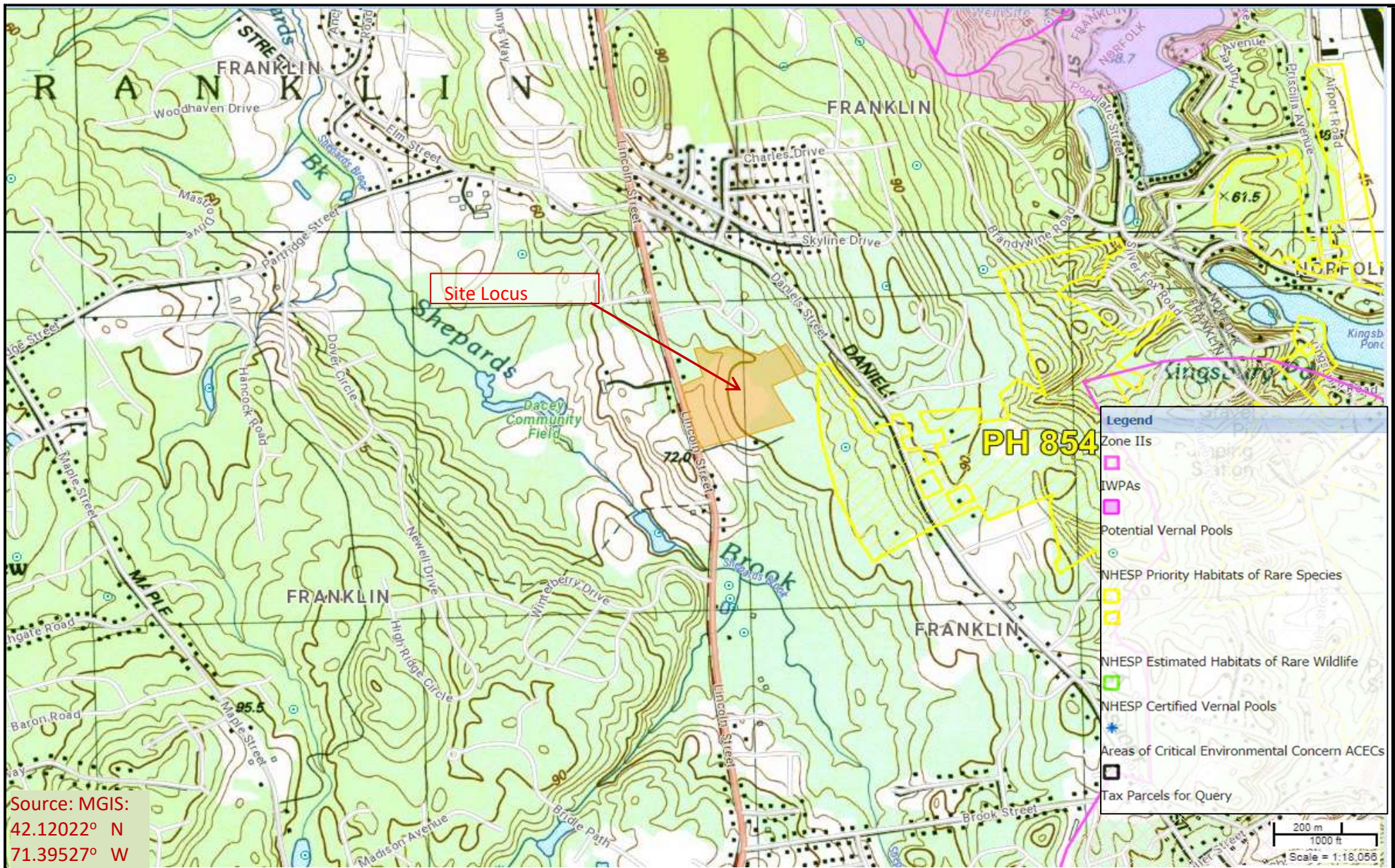
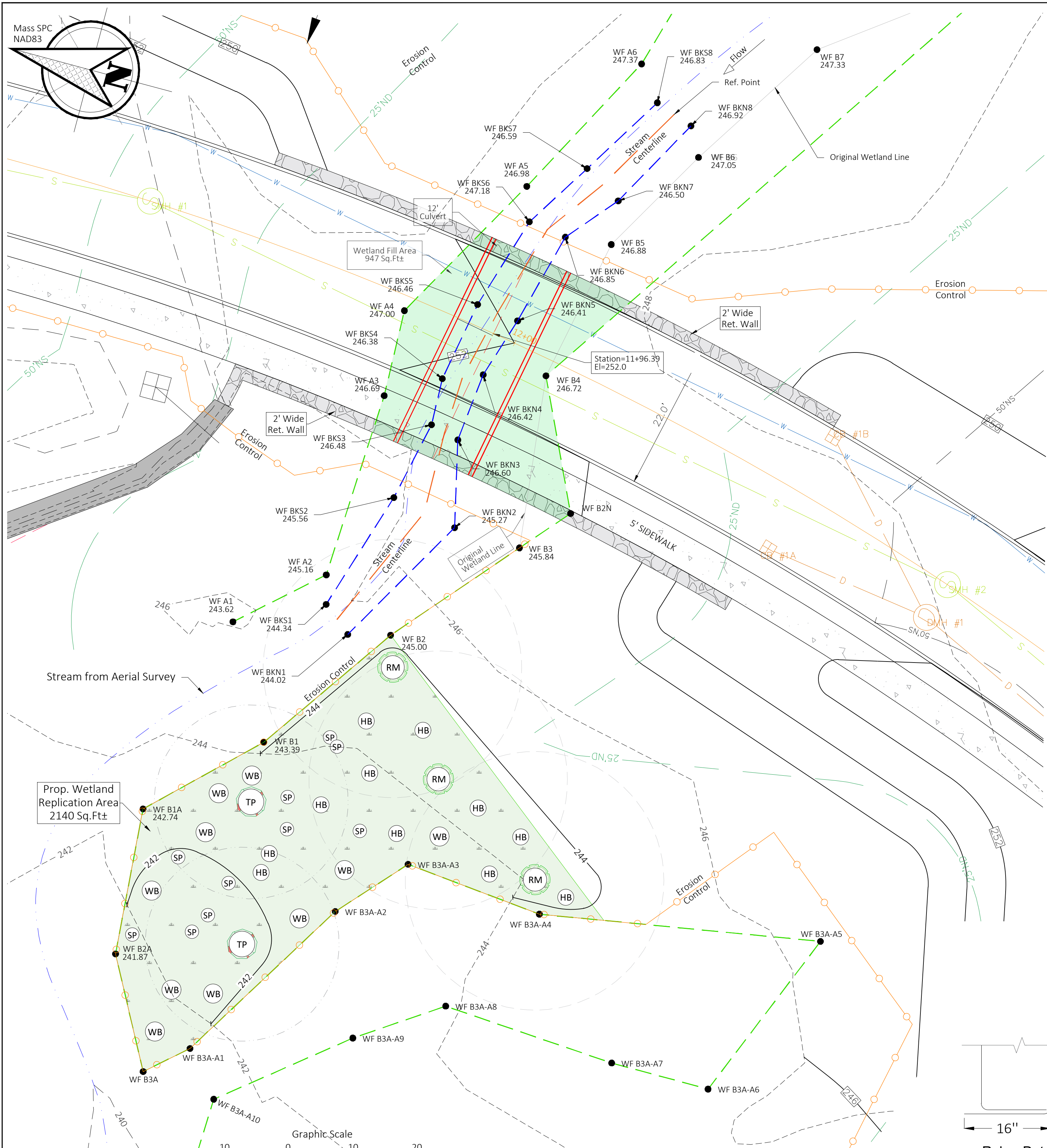


Figure 1. USGS Site Locus Map

Project:
Franklin Heights
Trooper Paul Bary Way
Franklin, MA

By: .
Creative Land & Water Engineering, LLC
P.O. Box 584
Southborough, MA 01772
508-281-1694 www.claweng.com



Wetland/Stream Crossing Design Analysis (originally approved road width: 22 ft)			
Design factors:	Size	Quantity	Total
Crossing channel:	4 ft		
bankfull depth:	0.5 ft	1	22
Road paving:	22 ft	1	5
onside sidewalk:	5 ft	1	0
Curb width:	0.5 ft	0	0
Grass strip:	0 ft	1	0
Guardrail:	1.5 ft	2	3
Total width:			30

Design output:	Dimension	Required Per ACOE	Meet reqd
Culvert span:	12 ft		
Height:	2.5 ft		
Crossing width:	30 ft		
Opening ratio:	0.30	0.25	yes
Stream crossing ratio:	3	1.2	yes
Wetland fill area:	947 sf	about 360 sf will be under the culvert and partially impacted and 157 sf temp. alteration for construction.	
Wetland rep area:	2140 sf	1894	yes
Design ratio:	2.26	1:1	2:1 ratio

Planting Monitoring and Vegetation Management Plan

The Wetland Scientist will inspect each of the following aspects of the replication before subsequent steps can occur.

- Before excavation or installation of erosion control devices, a monitor/surveyor will ensure that the limits of works are properly marked.
- Before soil is placed in the replication areas, a monitor/surveyor will check excavated elevations to ensure that post-construction ground water elevations will be high enough to eventually create hydric conditions.
- Once soil is placed in the replication areas, a wetland scientist/surveyor will inspect final surface elevations.
- A monitor (Wetland scientist/biologist) shall oversee planting and seeding to ensure that specimens are correctly situated and maintained. Any invasive species observed by the monitor will be handpicked and removed from the site. Follow up inspection shall be conducted to assure the surveyor and invasive species plants removal in the spring time.
- After one growing season (ideally during August), a monitor will inspect plantings to ascertain plant survival. Wherever two or more newly planted trees, shrubs, or herbs have died, the dead individuals will be removed by hand and specimens of the same species there replanted. Furthermore, the seed mix will be reseeded in any area where more than 3 ft² of bare ground is visible. Any invasive species observed by the monitor will be handpicked and removed from the site.
- If replanting is required at this first inspection, the monitor will assess plant survival again in October of the same year.
- Another inspection will occur in August of the second year. Inspections will be conducted after subsequent growing seasons until wetland plants have colonized more than 75% of the disturbed area (this should occur by the end of the second growing season). The replication will then be considered successful according to 310 CMR 10.55 (4)(b)6, and inspections will cease. If, during any of the inspections, invasive species are observed, they will be handpicked and removed from the site.

A monitoring report will be submitted after planting, in late spring of the first year; and at the end of each subsequent growing season during which inspections occur. A sample monitoring data sheet is attached.

After vegetation is well established, the erosion control devices and any accumulated sediment will be removed by hand shovel.

Stormwater Basin Vegetation Management

- The stormwater basin area shall be mowed twice a year in top of the embankment and slope to prevent the establishment of woody plants, especially trees for the protection of the embankment of the basin.
- The bottom area of the basins shall be mowed once a year if gets dry in the early fall. All plant clips shall be removed out of the basin area and disposed of properly off site.

Planting Schedule for Franklin Heights, Franklin, MA By Creative Land & Water Engineering, LLC								
Key #	Common name	Botanical name	Mature Height	Mature Spread	Size	Condition	Spacing	Quantity
Trees	RM	Red Maple	40-60'	40'	3.0" Cal.	B+B	12' O.C.	3
	TP	Tupelo	30-50'	20-30'	3.0" Cal.	B+B	12' O.C.	2
Shrubs	HB	Highbush blueberry	6-12'	6-12'	#3	Cont.	6' O.C.	10
	SP	Sweetpepper bush	3-8'	4-6'	#1	Cont.	6' O.C.	10
	WB	Winterberry holly	3-15'	3-15'	#1	Cont.	6' O.C.	10
Ground Cover	-	New England Wetland Seed Mix	Quantity:					1 Pound

NOTES: TREE PLANTING (>2" CAL.)

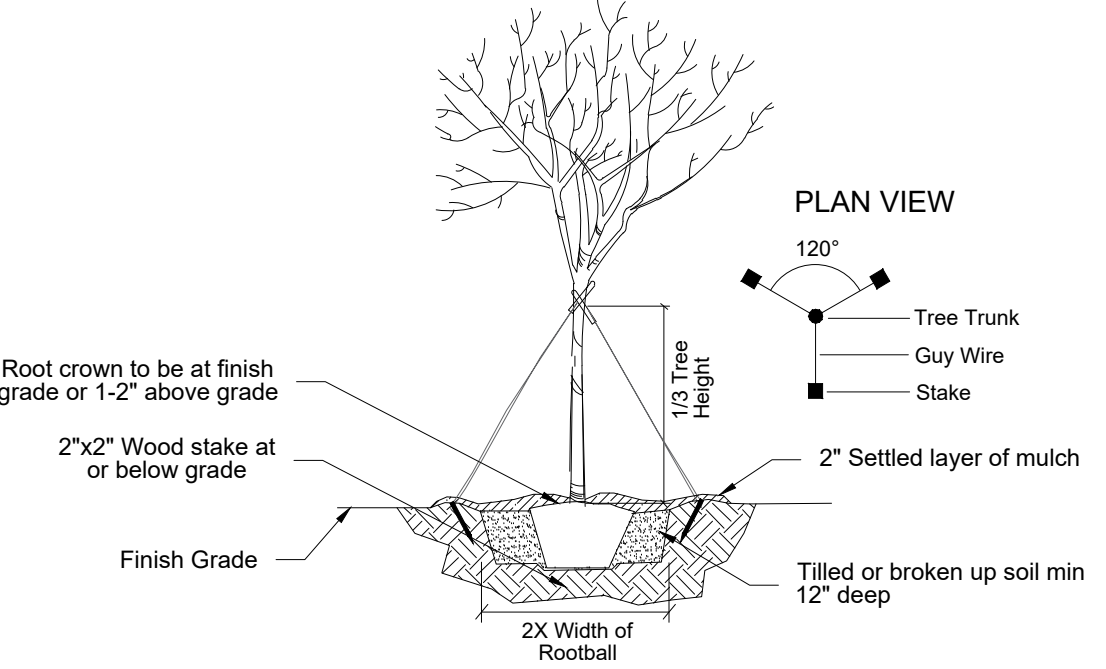
- All plant materials shall be in accordance with the american standards for nursery stock (ansi z60.1-2004). Plant according to ansi a300 part 6.
- Dig the planting hole a minimum of 2x width of rootball for at least the first 12 inches of depth. Below 12 inches, dig hole wide enough to permit adjusting. Do not dig the hole deeper than root ball depth.
- Scarify the subgrade and sides of the planting hole when planting in clay soils (more than 15% clay).
- Lift and set the tree by root ball only. Do not lift using the tree trunk and do not use tree trunk as a lever.
- Set the top of the root ball level with the soil surface or slightly higher if the soil is prone to settling.
- After the tree is set in place, remove burlap, wire and straps from at least the upper 1/3 of the rootball.
- Backfill with existing soil that has been well-tilled or broken up. Do not add amendments to the backfill soil. Amend the surface with mulch.
- Use three 2" x 2" wood stakes driven into undisturbed soil a minimum of 16 inches. Space stakes equally around the tree.
- Attach 3/4" nylon webbing to connect the tree to stakes. Attach webbing at 1/3 the tree height.
- Apply a 2-3" (settled) depth of pine straw or bark mulch to the planting surface. Leave a 2" space around the trunk for air circulation.
- Pruning shall be limited to dead, diseased, or broken limbs only and shall be in accordance with ansi a300 specifications.
- Remove any trunk wrap remaining at time of planting. No wraps shall be placed on trunk.

Construction Sequencing

- Stake out the limit of work and install erosion control as Franklin Conservation Commission approved.
- Demarcate the wetland replication area. The design wetland scientist shall pre-mark any plants that may be saved in the replication area and from the wetland crossing area that may be transplanted.
- Strip the wetland replication area and save the top soil for later use.
- Excavate the wetland replication area to 12" below the proposed rough grade.
- Call the design wetland scientist for grade inspection and adjust the grade as needed for wetland plants.
- Place the top soil back to the design grade, if needed use the onsite clean loam to mixed with compost to mimic wetland soil 1/3 compost and 2/3 regular loamy soil.
- Plant the proposed plants:
 - Call the wetland scientist to check the location of the proposed plants for final adjustment according to the prepared grade and hydrology.
 - Excavated the planting hole 2-3 times of the root ball size
 - Place the plant in the hole and water the hole to full saturation
 - Backfill the hole and tamp the soil to avoid air pocket in the fill
 - Place 2 ft woodchips or compost around the plants (trees or shrubs)
- The replication shall be monitored for two growing seasons and with 75% more survive rate and ground cover in the replication area or as Order of Conditions required.
- Install the sewer and/or water line across underneath the wetland at the design depth and location.
- It can put the line in a Schedule 80 PVC sleeves given the crossing and possible future replacement. The sleeves shall be extended 5 ft beyond the footing of the culvert.
- Back fill the sleeves and/or sewer and water lines and compacted to the required compaction ratio 95%.
- Excavate the culvert footing hole and install the footing as proposed.
- The bottom of the hole and rebar work shall be inspected by the design engineer prior to pouring concrete.
- Install the super culvert and grout the seams of culvert and footing.
- Backfill with proper materials, no large stones of 6" or more should be used for backfill around the culvert.
- Install the headwall and retaining wall on both sides of the culvert.
- Install guard rail and safety C-L fence along the retaining wall.
- Install the road subbase to be ready for top paving.

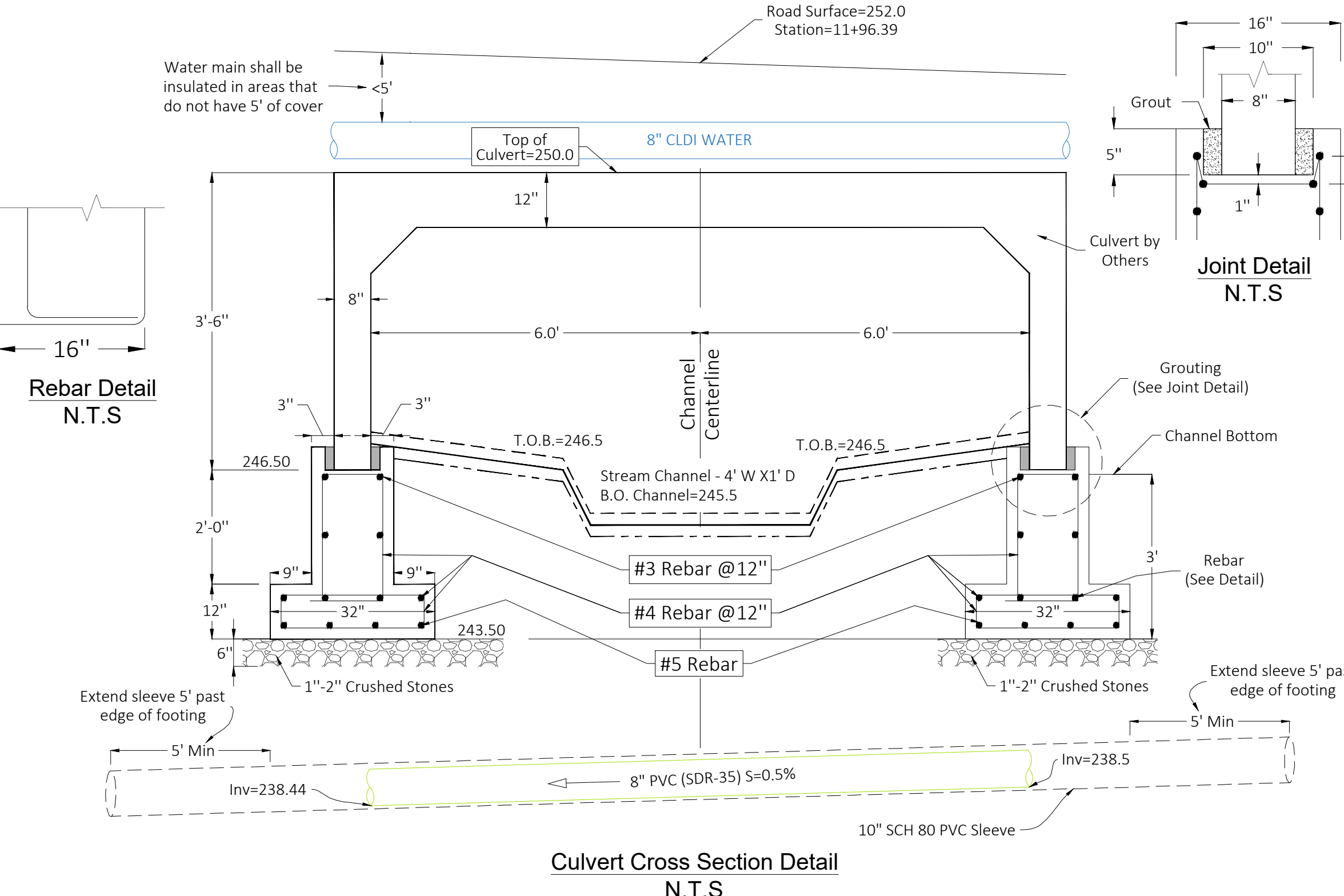
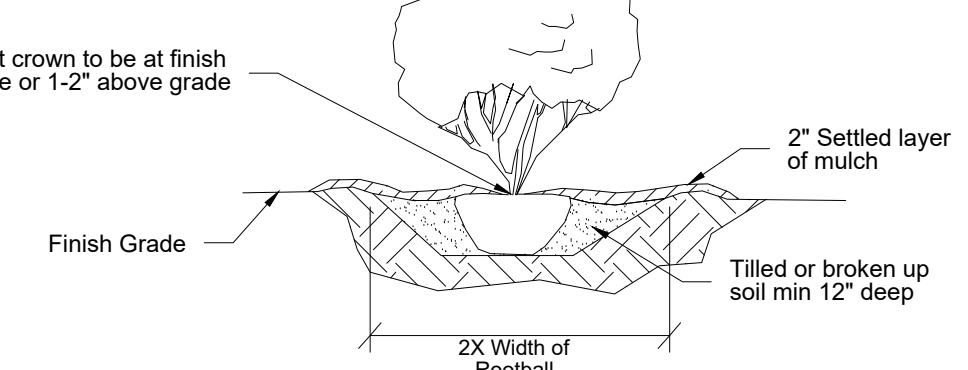
Plant Selection Notes

- Use only straight species, no cultivars. (Cultivars have been bred for aesthetic traits and this is at the expense of other habitat-supportive traits. Also, cultivars cannot cross-pollinate with naturally occurring straight species out in the landscape.)
- Quality - trees should be single stems with well-spaced numerous branches per the American Association of Nurserymen standards.
- Shrubs should be well shaped and have sufficient well-spaced side branches per the American Association of Nurserymen standards.



NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

- Dig planting hole at least 2x the width of the root ball or container.
- Scarify subgrade and sides of planting hole when planting in clay soil.
- Set the top of the root ball level with the soil surface, or 1-2" above if the soil is prone to settling.
- If container grown plant, gently slide plant out of container. Disturb the roots.
- If b&b plant, remove burlap from at least the top 12 inches of the rootball, without disturbing the rootball. Remove all cord from the trunk. Remove burlap and wire basket (if present) from the root ball.
- Back fill the planting hole with excavated native soil, broken up or tilled. Water to remove air pockets. Do not add amendments.
- Place pine straw or bark mulch on the surface to a (settled) depth of 1 to 3 inches.



Creative Land & Water Engineering, LLC
 Environmental Scientists and Engineers
 P.O. Box 584 - Southborough - MA - 01772
 774-454-0266 www.claweng.com

Plan Title:	Stream Crossing and Wetland Replication Plan		
Project Name:	Franklin Heights		
Site Address:	Franklin Heights, Franklin, MA 02038		
Owner:	-	Client:	Oliver Crossing Realty Trust
Project No:	J101-4	Drawn by:	FA
Designed by:	DSW, FA	Approved by:	DSW
Date:	9/16/22	Date:	07/20/22
Scale:	1"=10'	Sheet No:	1 of 1
Rev.:	Date:	Description:	By:

