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OCT 16 2019

CONSERVATION

**REQUEST**  
**FOR**  
**DETERMINATION OF**  
**APPLICABILITY**

**FRANKLIN RIDGE SENIOR**  
**HOUSING**

**REQUEST**  
**FOR**  
**DETERMINATION**  
**OF**  
**APPLICABILITY**  
**APPLICATION**

**FRANKLIN RIDGE SENIOR**  
**HOUSING**



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

**WPA Form 1- Request for Determination of Applicability**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**A. General Information**

Important:  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant: Jon Juhl, Principal  
JNJuhl and Associates, LLC  
Name 222 Daniels Street  
Mailing Address Franklin  
City/Town MA 02038  
State Zip Code  
508-530-3526  
Phone Number N/A  
Fax Number (if applicable)  
E-Mail Address jonjuhl6717@gmail.com
2. Representative (if any):  
Guerrere (A) Hannon Inc.  
Firm Amanda Cavaliere  
Contact Name 55 West Street  
Mailing Address Franklin  
City/Town MA 02038  
State Zip Code  
508-528-3221  
Phone Number 508-528-7921  
Fax Number (if applicable)  
E-Mail Address acavaliere@gandh-engineering.com

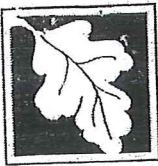
**B. Determinations**

1. I request the FRANKLIN Conservation Commission make the following determination(s). Check any that apply:

- a. whether the area depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the work depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any municipal wetlands ordinance or bylaw of:

\_\_\_\_\_  
Name of Municipality

- e. whether the following scope of alternatives is adequate for work in the Riverfront Area as depicted on referenced plan(s).
- \_\_\_\_\_
- \_\_\_\_\_



Massachusetts Department of Environmental Protection  
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City/Town \_\_\_\_\_

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**C. Project Description**

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Veterans Memorial Drive  
Street Address

Franklin  
City/Town

259-007-002-000  
Parcel/Lot Number

Assessors Map/Plat Number \_\_\_\_\_

- b. Area Description (use additional paper, if necessary):

Lot # 1 on Plan of Land in Franklin contains  
16.889 acres and is owned by the Franklin Municipal  
Affordable Housing Trust Fund, a municipal entity. FMAHTF  
FMAHTF entered into a LDA with JJJuhland Associates  
to develop a 6.5 acre portion of site into Affordable  
Senior Housing.

- c. Plan and/or Map Reference(s):

Lot # 1 on Plan of Land entitled "Plan of  
Land in Franklin prepared by  
Goverriere and Hanon

7-25-16  
Date

Title \_\_\_\_\_

Date \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**WPA Form 1 - Request for Determination of Applicability**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**C. Project Description (cont.)**

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

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3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

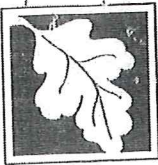
- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

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Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

**WPA Form 1- Request for Determination of Applicability**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Name Town of Franklin / Franklin Municipal Affordable Housing Trust Fund  
Mailing Address 355 East Central Street  
City/Town Franklin, MA 02038  
State \_\_\_\_\_ Zip Code \_\_\_\_\_

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

[Signature]  
Signature of Applicant

10-2-19  
Date

Amanda Cavaliere  
Signature of Representative (if any)

10-10-19  
Date

Tel: (508) 520-4929

Fax: (508) 520-4906

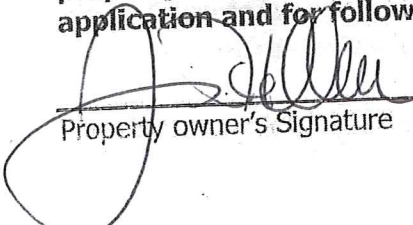
## Town of Franklin



Conservation Commission  
355 East Central Street, Franklin, Massachusetts 02038-1352

### PROPERTY ACCESS SIGNATURE FORM

I hereby request that the Franklin Conservation Commission review this NOI/RDA Application for Activity in a wetlands jurisdictional area. 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.

  
Property owner's Signature

  
Date

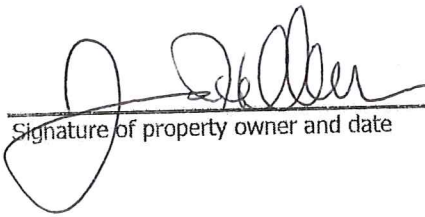
**CONSERVATION COMMISSION  
APPLICATION PROCESS SIGNATURE FORM**

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 by-law. The MBZA is issued under the local by-law 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 and date

10/2/19

Approved by the Conservation Commission on 11/1/18



**QUITCLAIM DEED**

The Town of Franklin, a duly-organized municipal corporation with administrative offices located in the Franklin Municipal Building, 355 East Central Street, Franklin, Norfolk County, MA, acting by and through its Town Administrator, duly-authorized, for consideration paid and in full consideration of

ONE DOLLAR

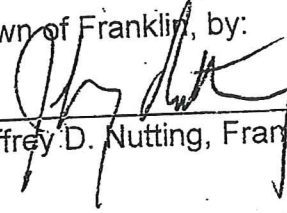
**GRANTS** to The Franklin Municipal Affordable Housing Trust Fund, a municipal entity created pursuant to the authority of Chapter 491 of the Legislative Acts of 2004 and Resolution 05-28 and Bylaw Amendment 05-567 of the Town of Franklin, a municipal corporation acting by and through its Franklin Town Council pursuant to the authority of the Town of Franklin Home Rule Charter, with administrative offices located in the Franklin Municipal Building, 355 E. Central Street, Franklin, Norfolk County, MA, WITH QUITCLAIM COVENANTS, an unimproved parcel of land located off Panther Way in said Franklin and shown as "Lot 1" on a plan of land entitled "Plan of Land in Franklin, Norfolk County, Massachusetts" prepared by Guerriere & Halnon, Inc. 38 Pond Street Suite 206 Franklin, Massachusetts 02038 and filed at Norfolk County Registry of Deeds as Plan 24 of 2008 Plan Book 585.

Lot 1 contains 16.899 acres, according to said plan.

Together with "Access Easement" described in the document captioned "Deed, Reservation and Grant of Easements" recorded at Norfolk Registry of Deeds in Book 26037 at Page 194 and subject to and with benefit of any and all other easements and restrictions contained in said document, for the purpose of developing affordable residential housing; if the Franklin Municipal Affordable Housing Trust Fund fails to construct affordable residential housing within ten years following the date of execution of this deed, then ownership of said Lot 1 shall automatically revert to the Town of Franklin for general municipal purposes.

For Grantor's title, see deed recorded at Norfolk County Registry of Deeds in Book 4308 at Page 277.

*IN WITNESS WHEREOF*, The Town of Franklin has caused this instrument to be executed this 18th day of July, 2016 by its Town Administrator, duly-authorized.

Town of Franklin, by:  
  
\_\_\_\_\_  
Jeffrey D. Nutting, Franklin Town Administrator

Locus: Unimproved Land off Panther Way, Franklin

CO  
15

GC1-8  
BVW

B18

BVW

NOT to scale  
sketch only

A1-28  
Bylaw only

B1



**WETLANDS STUDY**  
**(GODDARD CONSULTING)**

**FRANKLIN RIDGE SENIOR**  
**HOUSING**

August 21, 2018

Guerriere & Halnon, Inc  
38 Pond St  
Franklin, MA 02038

Re: Veterans Memorial Drive, Franklin

Dear Guerriere & Halnon:

In spring of 2018 wetland resources were delineated on a portion of land located at the above referenced site. The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the Town of Franklin Wetland Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

Two Bordering Vegetated Wetlands and one isolated wetland were delineated on or near the site. One BVW is located to the east of Panther Way. The northern tip of this wetland was delineated with series GC1-8. This wetland is dominant in skunk cabbage, red maple, highbush blueberry and wetland ferns. The adjacent upland is dominant in oak, white pine, honeysuckle, black huckleberry, rose and upland herbs.

The second BVW flagged with series B1-18 appears to be more than 100-ft from the property line. This wetland has an interior intermittent stream channel which flows further east. This wetland is vegetated with red maple, buckthorn, sweet pepperbush, high bush blueberry, poison ivy, skunk cabbage and wetland ferns. The adjacent upland is dominant in oak, white pine, witch hazel, rose and Canada mayflower.

The isolated wetland is flagged with series A1-28. This wetland is dominant in sweet pepperbush, red maple, tupelo and wetland ferns. The adjacent upland is dominant in oak, white pine, witch hazel, rose and Canada mayflower. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC-5, A5, and B3 (see attached forms).

According to the Mass GIS data layers for NHESP, this site not is located within Estimated and/or Priority Habitat of Rare Wildlife, and no mapped potential or certified vernal pools are located on site. The site is not located in an ACEC; or a jurisdictional FEMA Flood Zone.

The MA Wetlands Protection Act takes jurisdiction over BVW and its jurisdictional 100-foot Buffer Zone. The local bylaw takes jurisdiction over the isolated wetland. The isolated

wetland does not appear to be able to qualify as the resource state resource Isolated Land Subject to Flooding since it can not hold  $\frac{1}{4}$  acre foot of water.

Any work within the resource area and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission. If you need further assistance with permitting, please call us we would be happy to assist.

Very truly yours,

A handwritten signature in black ink, appearing to read "Scott Goddard", written in a cursive style.

Scott Goddard,  
Principal & PWS



## Ortho View of Site

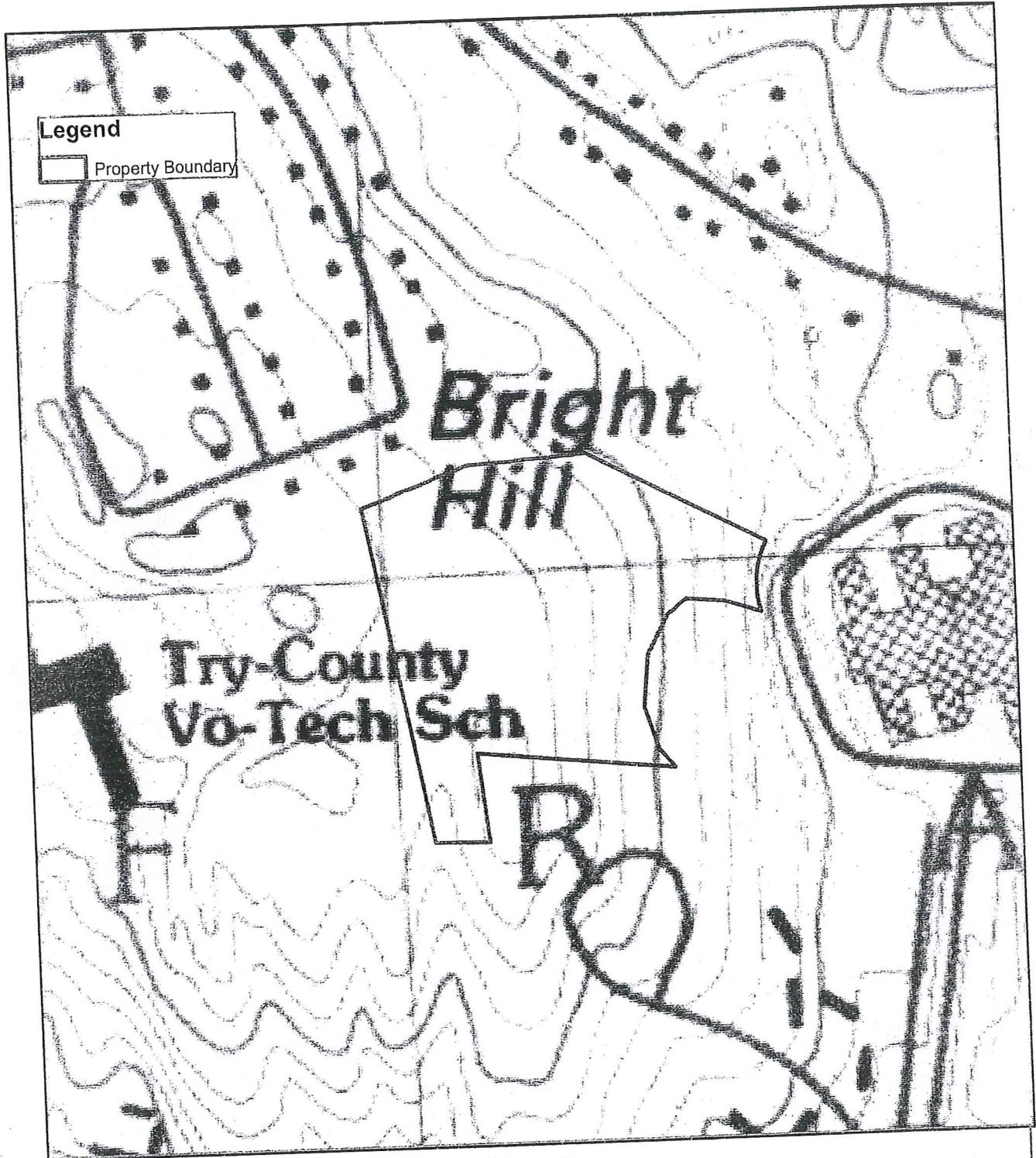
### Veteran's Memorial Way, Franklin MA



0 100 200 400 Feet  
 1 inch = 400 feet  
 Date: 7/8/18

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"





**USGS Site Locus**  
 Vetetarn's Memorial Way, Franklin MA



0 100 200 400 Feet

1 inch = 400 feet

Date: 7/8/18

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"



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

DEP File #:

Project location: Veterans memorial drive, Franklin

Prepared by: Goddard Consulting LLC

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)

Applicant: G&H

Observation Plot Number: A5      Transect Number: Upgradient      Date of Delineation: Spring 2018      Wetland Indicator Category\*

Section I. Vegetation	Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>	Red Oak	<i>Quercus rubra</i>	20%	23.3%	Yes	FACU
	American beech	<i>Fagus grandifolia</i>	20%	23.3%	Yes	FACU
	Northern white oak	<i>Quercus alba</i>	36%	41.9%	Yes	FACU
	Red maple	<i>Acer rubrum</i>	10%	11.6%	No	FAC*
<u>Sapling Layer</u>	Red oak	<i>Quercus rubra</i>	10%	50.0%	Yes	FACU
	American beech	<i>Fagus grandifolia</i>	10%	50.0%	Yes	FACU
<u>Shrub Layer</u>	Witch hazel	<i>Hamamelis virginiana</i>	36%	64.3%	Yes	FACU
	Sweet pepperbush	<i>Clethra alnifolia</i>	20%	35.7%	Yes	FAC*
<u>Climbing Woody Vine</u>						
<u>Ground Cover</u>	Canada mayflower	<i>Maianthemum canadense</i>	10%	100.0%	Yes	FACU

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth  
 Description: \_\_\_\_\_  
 Morphological Adaptations: 0  
 \* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:  
 Number of dominant wetland indicator plants: 1  
 Number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants: no  
 Number of dominant non-wetland indicator plants: 7



**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_  
 soil type mapped: Montauk fine sandy loam  
 hydric soil inclusions:  yes  no

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	1-8	10YR3/3	
B	8-20	10YR5/4	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- 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 for Upgradient of A5	yes	no
Number of wetland indicator plants >= number of non-wetland plants		X
Wetland hydrology present: hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

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

DEP File #: \_\_\_\_\_

Project location: Veterans memorial drive, Franklin

Prepared by: Goddard Consulting LLC

Applicant: G&H

Check all that apply:

Vegetation alone presumed adequate to delineate BYW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BYW boundary: fill out Sections I and II

Method other than dominance test used (attach additional information)

Date of Delineation: Spring 2018

Wetland Indicator

Transect Number: Downgradient

Dominant Plant

(yes or no)

% Cover

% Dominance

Observation Plot Number: A5

Section I. Vegetation

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u> Red Maple	<i>Acer rubrum</i>	63%	100.0%	Yes	FAC*
<u>Sapling Layer</u> Red maple Tupelo	<i>Acer rubrum</i> <i>Nyssa sylvatica</i>	10% 10%	50.0% 50.0%	Yes Yes	FAC* FAC*
<u>Shrub Layer</u> Sweet pepperbush Highbush blueberry	<i>Clethra alnifolia</i> <i>Vaccinium corymbosum</i>	63% 20%	75.9% 24.1%	Yes No	FAC* FACW*
<u>Climbing Woody Vine</u> Eastern poison ivy Horse biter	<i>Toxicodendron radicans</i> <i>Smitax rotundifolia</i>	10% 10%	50.0% 50.0%	Yes Yes	FAC* FAC*
<u>Ground Cover</u> skunk cabbage Cinnamon fern	<i>Symplocarpus foetidus</i> <i>Osmundastrum cinnamomeum</i>	20% 20%	50.0% 50.0%	Yes Yes	OBL* FACW*

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Description:

Morphological Adaptations: 0

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 8

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

Number of dominant non-wetland indicator plants: 0

If vegetation alone is presumed adequate to delineate the BYW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_  
 soil type mapped: Montauk fine sandy loam  
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
O	1-8	10YR2/1	
C	8-20	10YR6/1	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- 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 for Downgradient of A5	yes	no
Number of wetland indicator plants >= number of non-wetland plants	X	
Wetland hydrology present: hydric soils present	X	
other indicators of hydrology present	X	
<b>Sample location is in a BVW</b>	X	

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

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

Project location: Veterans memorial drive, Franklin DEP File #:

Applicant: G&H Prepared by: Goddard Consulting LLC  
 Check all that apply:  Vegetation alone presumed adequate to delineate BYW boundary: fill out Section I only  
 Vegetation and other indicators of hydrology used to delineate BYW boundary: fill out Sections I and II  
 Method other than dominance test used (attach additional information)

Observation Plot Number: B3 Date of Delineation: Spring 2018  
 Transect Number: Upgradient Dominant Plant (yes or no) Wetland Indicator Category\*

Section I. Vegetation	Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>	Red Oak	<i>Quercus rubra</i>	36%	39.1%	Yes	FACU
	American beech	<i>Fagus grandifolia</i>	10%	10.9%	No	FACU
	Northern white oak	<i>Quercus alba</i>	36%	39.1%	Yes	FACU
	Red maple	<i>Acer rubrum</i>	10%	10.9%	No	FAC*
<u>Sapling Layer</u>	Red oak	<i>Quercus rubra</i>	10%	100.0%	Yes	FACU
<u>Shrub Layer</u>	Witch hazel	<i>Hamamelis virginiana</i>	36%	54.5%	Yes	FACU
	Sweet pepperbush	<i>Clethra alnifolia</i>	20%	30.3%	Yes	FAC*
	Black huckleberry	<i>Gaylussacia baccata</i>	10%	15.2%	No	FACU
<u>Climbing Woody Vine</u>						
<u>Ground Cover</u>	Canada mayflower	<i>Maianthemum canadense</i>	10%	100.0%	Yes	FACU

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth.  
 Description: \_\_\_\_\_  
 Morphological Adaptations: 0  
 \* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.  
 Vegetation conclusion: \_\_\_\_\_  
 Number of dominant wetland indicator plants: 1  
 Number of dominant non-wetland indicator plants: 5  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no  
 If vegetation alone is presumed adequate to delineate the BYW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site?  yes  no

title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_

soil type mapped: Montauk fine sandy loam

hydric soil inclusions: \_\_\_\_\_

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**2. Soil Description**

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	1-8	10YR3/3	
B	8-20	10YR5/4	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe) \_\_\_\_\_

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- 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 for Upgradient of B3		yes	no
Number of wetland indicator plants >= number of non-wetland plants			X
Wetland hydrology present: hydric soils present			X
other indicators of hydrology present			X
Sample location is in a BVW			X

Submit this form with the Request for Determination of Applicability or Notice of Intent

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

DEP File #: \_\_\_\_\_

Project location: Veterans memorial drive, Franklin

Prepared by: Goddard Consulting LLC

Transsect Number: Downgradient Date of Delineation: Spring 2018

Observation Plot Number: B3 Wetland Indicator Category: \*

Applicant: G&H

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)

Section I. Vegetation	Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
	<u>Tree Layer</u> Red Maple	<i>Acer rubrum</i>	63%	100.0%	Yes	FAC*
	<u>Sapling Layer</u> Red maple Tupelo	<i>Acer rubrum</i> <i>Myrica sylvatica</i>	10% 10%	50.0% 50.0%	Yes Yes	FAC* FAC*
	<u>Shrub Layer</u> Sweet pepperbush Highbush blueberry	<i>Clethra alnifolia</i> <i>Vaccinium corymbosum</i>	36% 20%	64.3% 35.7%	Yes Yes	FAC* FACW*
	<u>Climbing Woody Vine</u> Eastern poison ivy	<i>Toxicodendron radicans</i>	10%	100.0%	Yes	FAC*
	<u>Ground Cover</u> skunk cabbage Cinnamon fern	<i>Symplocarpus foetidus</i> <i>Osmundastrum cinnamomeum</i>	20% 20%	50.0% 50.0%	Yes Yes	OBL* FACW*

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Description:

Morphological Adaptations: 0 plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; or plants listed as FAC, FACW, or OBL.

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 8

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

Number of dominant non-wetland indicator plants: 0

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_  
 soil type mapped: Montauk fine sandy loam  
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey?  yes  no  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**2. Soil Description**

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
O	1-8	10YR2/1	
C	8-20	10YR6/1	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

**Other Indicators of Hydrology: (check all that apply and describe)**

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- 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 for Downgradient of B3		yes	no
Number of wetland indicator plants >= number of non-wetland plants		X	
Wetland hydrology present: hydric soils present		X	
other indicators of hydrology present		X	
<b>Sample location is in a BVW</b>		X	

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

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

DEP File #: \_\_\_\_\_

Project location: Veterans memorial drive, Franklin

Applicant: G&H

Prepared by: Goddard Consulting LLC

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)

Date of Delineation: Spring 2018

Transect Number: Upgradient

Wetland Indicator

Observation Plot Number: GCS

Dominant Plant (yes or no)

% Cover

% Dominance

Category\*

Section I. Vegetation	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator
<u>Tree Layer</u>					
Red Oak	<i>Quercus rubra</i>	20%	29.0%	Yes	FACU
White pine	<i>Pinus strobus</i>	3%	4.3%	No	FACU
Northern white oak	<i>Quercus alba</i>	36%	52.2%	Yes	FACU
Red maple	<i>Acer rubrum</i>	10%	14.5%	No	FAC*
<u>Sapling Layer</u>					
Red oak	<i>Quercus rubra</i>	10%	100.0%	Yes	FACU
<u>Shrub Layer</u>					
American hazelnut	<i>Corylus americana</i>	36%	100.0%	Yes	FACU
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
Canada mayflower	<i>Maianthemum canadense</i>	10%	100.0%	Yes	FACU

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Description: \_\_\_\_\_

Morphological Adaptations: 0

\* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL.c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant non-wetland indicator plants: 5

Number of dominant wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.



**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_  
 soil type mapped: Montauk fine sandy loam  
 hydric soil inclusions: \_\_\_\_\_  yes  no

Are field observations consistent with soil survey?  yes  no  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	1-10	10YR2/2	
B	10-20	10YR5/4	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

**Other Indicators of Hydrology: (check all that apply and describe)**

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- 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 for Upgradient of GC5	yes	no
Number of wetland indicator plants >= number of non-wetland plants		X
Wetland hydrology present: hydric soils present		X
other indicators of hydrology present		X
<b>Sample location is in a BVW</b>		X

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

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

DEP File #:

Project location: Veterans memorial drive, Franklin

Applicant: G&H

Prepared by: Goddard Consulting LLC

Vegetation alone presumed adequate to delineate BYW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BYW boundary: fill out Sections I and II

Method other than dominance test used (attach additional information)

Date of Delineation: Spring 2018

Wetland Indicator Category\*

Transect Number: Downgradient

Dominant Plant (yes or no)

% Cover

% Dominance

Observation Plot Number: GC5

Section I. Vegetation

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Red Maple	<i>Acer rubrum</i>	63%	86.3%	Yes	FAC*
White pine	<i>Pinus strobus</i>	10%	13.7%	No	FACU
<u>Sapling Layer</u>					
Red maple	<i>Acer rubrum</i>	10%	100.0%	Yes	FAC*
<u>Shrub Layer</u>					
Sweet pepperbush	<i>Clethra alnifolia</i>	20%	66.7%	Yes	FAC*
Highbush blueberry	<i>Vaccinium corymbosum</i>	10%	33.3%	No	FACW*
<u>Climbing Woody Vine</u>					
Eastern poison ivy	<i>Toxicodendron radicans</i>	10%	50.0%	Yes	FAC*
Horse brier	<i>Smilax rotundifolia</i>	10%	50.0%	Yes	FAC*
<u>Ground Cover</u>					
skunk cabbage	<i>Symplocarpus foetidus</i>	20%	50.0%	Yes	OBL*
Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	20%	50.0%	Yes	FACW*

Remarks: \* An asterisk after common plant name indicates stunted growth; \*\* indicates extremely stunted growth

Description:

Morphological Adaptations: 0 plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion: Number of dominant wetland indicator plants: 7

Number of dominant wetland indicator plants equal to or greater than the number of dominant non-wetland plants? yes

Number of dominant non-wetland indicator plants: 0

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

If vegetation alone is presumed adequate to delineate the BYW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989

map number: \_\_\_\_\_  
 soil type mapped: Montauk fine sandy loam  
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey?  yes  no  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
O	1-10	10YR2/1	
C	10-20	10YR6/1	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

Site inundated: \_\_\_\_\_

Depth to free water in observation hole: \_\_\_\_\_

Depth to soil saturation in observation hole: \_\_\_\_\_

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 for Downgradient of GC5		yes	no
Number of wetland indicator plants	>= number of non-wetland plants	X	
Wetland hydrology present:	hydric soils present	X	
	other indicators of hydrology present	X	
<b>Sample location is in a BVW</b>		X	

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

**PRELIMINARY**  
**SITE PLANS**

**FRANKLIN RIDGE SENIOR**  
**HOUSING**

# SITE PLAN

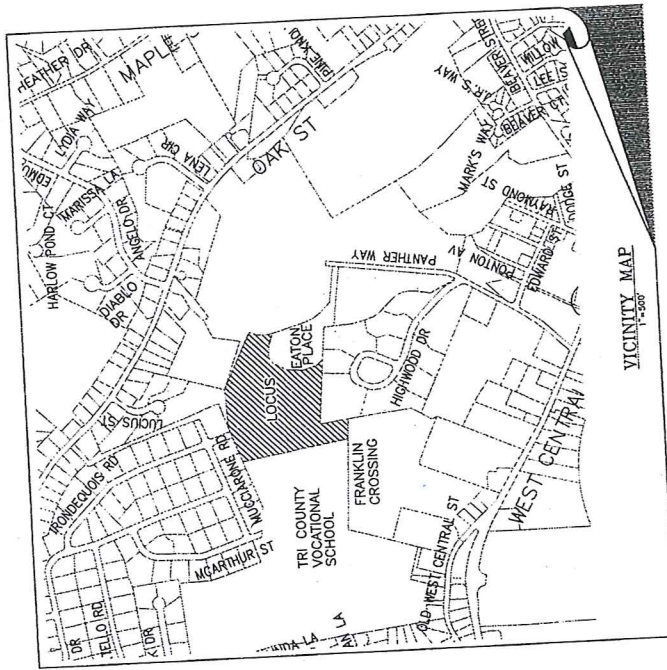
## FRANKLIN RIDGE SENIOR HOUSING

### A 40B DEVELOPMENT

## FRANKLIN, MASSACHUSETTS

### INDEX

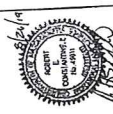

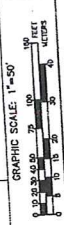
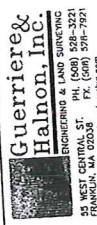
1. COVER SHEET
  2. EXISTING CONDITIONS
  3. PROPOSED LAYOUT
  4. EROSION CONTROL PLAN
  5. PROPOSED GRADING
  6. PROPOSED UTILITIES
  7. PROPOSED LANDSCAPING
  8. PHOTOMETRIC PLAN
  - 9-11 CONSTRUCTION DETAILS
- ARCHITECTURAL PLANS

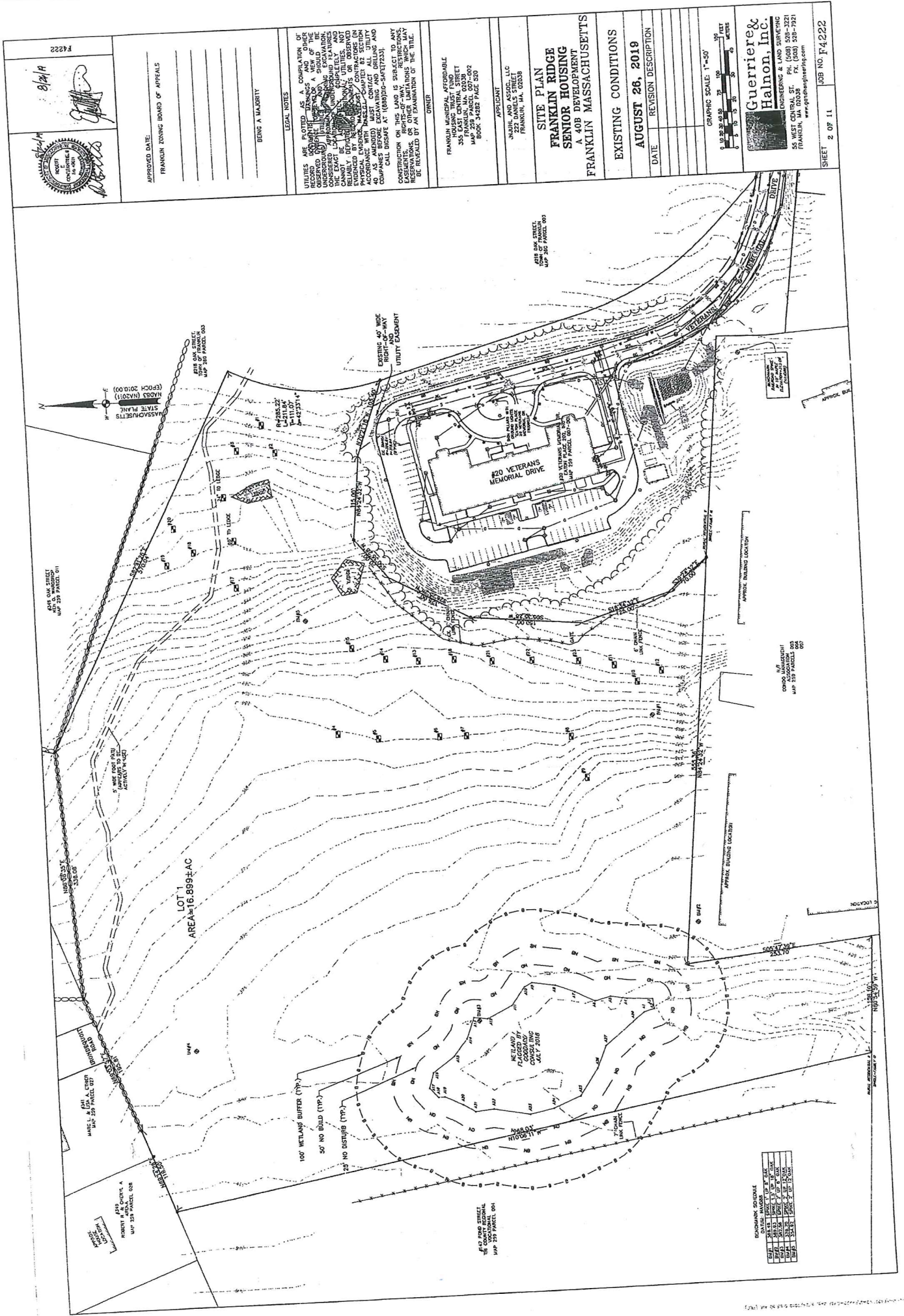


ARCHITECT  
LUCIO TRABUCCO ARCHITECTS  
109 HIGHLAND AVENUE, 81  
NEEDHAM, MA 02454

APPLICANT  
JNUJHL AND ASSOC., LLC  
222 DANIELS STREET  
FRANKLIN, MA. 02038

- GENERAL NOTES:
1. THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE DISTRICT.
  2. THIS SITE IS LOCATED WITHIN A FLOOD ZONE AS SHOWN ON THE FLOOD ZONE MAP NO. 2502(00)03B EFFECTIVE DATE JULY 17, 2012.
  3. THIS SITE REFERS TO FRANKLIN ASSESSOR MAP 299 PARCELS 007-70000.
  4. THIS SITE IS NOT LOCATED WITHIN THE NHESP.
  5. THIS LAND IS ZONED RURAL RESIDENTIAL 4.
  6. SEE SITE PLAN FOR EXACT PLACE OF LOCATED AND THOMAS DUNSTON BOARD OF APPEALS ON FEBRUARY 21, 2008.
  7. SEE PLAN ENTITLED PLAN OF LAND IN THE FRANKLIN MASSACHUSETTS BOARD OF APPEALS PAGE 65 OF 2007.

		F4222
APPROVED DATE: _____ FRANKLIN ZONING BOARD OF APPEALS		
BEING A MAJORITY		
LEGAL NOTES UTILITIES ARE PLOTTED AS A COMPLIANCE RECORDING REQUIREMENT. A VIEW OF THE UNDERGROUND UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO EXCAVATION. EXCAVATION SHALL BE MADE AT THE CONTRACTOR'S RISK AND CANNOT BE GUARANTEED. UTILITIES NOT SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTORS ON PASSADENE WITH PARCELS 007-70000 SHALL CALL 811 TO LOCATE UTILITIES AND DRILLING AND CALL DISCARD AT (888)363-5872(3).		
CONSTRUCTION ON THIS LAND IS SUBJECT TO EASEMENTS, RIGHTS OF WAY, AND OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.		
OWNER FRANKLIN MUNICIPAL AFFORDABLE HOUSING 345 EAST CENTRAL STREET FRANKLIN, MASS. 02038 MAPBOOK 44282 PAGE 530		
APPLICANT JNUJHL AND ASSOC., LLC 222 DANIELS STREET FRANKLIN, MA. 02038		
SITE PLAN FRANKLIN RIDGE SENIOR HOUSING A 40B DEVELOPMENT FRANKLIN MASSACHUSETTS		
COVER		
AUGUST 26, 2019		
DATE	REVISION DESCRIPTION	
GRAPHIC SCALE: 1"=50' 		
 Guerriere & Halnon, Inc. ENGINEERING & LAND SURVEYING 100 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 578-7921 www.guerrierehalnon.com		
SHEET	1 OF 11	JOB NO. F4222



8/24/19

APPROVED DATE: \_\_\_\_\_

FRANKLIN ZONING BOARD OF APPEALS

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPLETION OF RECORD. WORK SHALL BE DONE IN A VIEW OF THE UNDERGROUND UTILITIES. EXCAVATION, CONSTRUCTION, OR REMOVAL OF UTILITIES SHALL BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS REGULATORY COMMISSION'S REGULATIONS. UTILITIES NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

OWNER: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

FRANKLIN MUNICIPAL AFFORDABLE HOUSING DEVELOPMENT CORPORATION  
 35 EAST CENTRAL STREET  
 FRANKLIN, MA 02038  
 PHONE: 508-548-0002  
 FAX: 508-548-0002  
 BOOK: 34282 PAGE 520

APPLICANT: ANJUL AND ASSOC., LLC  
 222 WEST CENTRAL STREET  
 FRANKLIN, MA 02038  
 PHONE: 508-548-0002  
 FAX: 508-548-0002  
 BOOK: 34282 PAGE 520

**SITE PLAN**  
**FRANKLIN RIDGE**  
**SENIOR HOUSING**  
 A 40B DEVELOPMENT  
 FRANKLIN MASSACHUSETTS

**EXISTING CONDITIONS**  
**AUGUST 26, 2019**

DATE: \_\_\_\_\_

REVISION DESCRIPTION: \_\_\_\_\_

GRAPHIC SCALE: 1"=50'

0 10 20 30 40 50  
 FEET  
 0 10 20 30 40 50  
 METERS

**Guerriere & Hainon, Inc.**  
 ENGINEERING & LAND SURVEYING  
 100 WASHINGTON ST. PH. (508) 528-2221  
 FRANKLIN, MA 02038 FX. (508) 528-7921  
 www.guerrierehainon.com

SHEET 2 OF 11 JOB NO. F4222

BENCHMARK ELEVATION

MARK	DESCRIPTION	ELEVATION
BM1	160th STREET	110.00
BM2	160th STREET	110.00
BM3	160th STREET	110.00
BM4	160th STREET	110.00
BM5	160th STREET	110.00
BM6	160th STREET	110.00
BM7	160th STREET	110.00
BM8	160th STREET	110.00
BM9	160th STREET	110.00
BM10	160th STREET	110.00

8/24/19

APPROVED DATE:  
FRANKLIN ZONING BOARD OF APPEALS

LEGAL NOTES:  
UTILITIES ARE PLOTTED AS A COMPLETION OF THE RECORD DRAWING. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND REPORT TO THE DESIGN ENGINEER UPON DISCOVERY.  
3. ALL STRIPPING AND BACKFILL TO CONFORM TO DESIGN SPECIFICATIONS FOR UNIFORM TRAFFIC CONTROL.  
4. CONTRACTOR & ARCHITECT SHALL VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.  
5. THIS PROJECT IS REQUIRED TO GO BEFORE THE DESIGN PRIOR TO COMMISSION.  
6. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.  
7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

RURAL RESIDENTIAL II  
FRANKLIN MUNICIPAL SECTION 185  
ATTACHMENT B, LAST AMENDED 11/27/17  
11-1B-SIDE BY AMENDMENT 11/27/17

REQUIRED	PROPOSED
MINIMUM LOT AREA	20,130 SF
MINIMUM LOT DEPTH	N/A
MINIMUM LOT WIDTH	N/A
MINIMUM YARDS	40'
FRONT	35'
SIDE	35'
REAR	35'
MAXIMUM BUILDING HT.	35'
MINIMUM WETLAND BUFFER	20'
% OF LOT UPLAND COVERED BY 20' STRUCTURES/PAVING	50.33%

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY REGULATORY LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE. EASEMENTS, RIGHTS-OF-WAY, ETC.

FRANKLIN MUNICIPAL AFFORABLE  
335 EAST CENTRAL STREET  
FRANKLIN, MA 01701  
MA 803C 34255 PAGE 370

APPLICANT:  
ANJALI AND ASSOC. LLC  
200 WEST CENTRAL ST., 7TH FLOOR  
FRANKLIN, MA 01703

### SITE PLAN FRANKLIN RIDGE SENIOR HOUSING A 40B DEVELOPMENT FRANKLIN MASSACHUSETTS

PROPOSED LAYOUT  
AUGUST 26, 2019  
DATE REVISION DESCRIPTION

GRAPHIC SCALE: 1"=50'  
0 10 20 30 40 50 60 70 80 90 100 FEET

**Guerriere & Hainon, Inc.**  
ENGINEERING & LAND SURVEYING  
55 WEST CENTRAL ST., 7TH FLOOR  
FRANKLIN, MA 01703  
www.guerrierehainon.com

SHEET 3 OF 11 JOB NO. P4222

### NOTES

1. PRE-CONSTRUCTION MEETING WITH DRW IS REQUIRED.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND REPORT TO THE DESIGN ENGINEER UPON DISCOVERY.
3. ALL STRIPPING AND BACKFILL TO CONFORM TO DESIGN SPECIFICATIONS FOR UNIFORM TRAFFIC CONTROL.
4. CONTRACTOR & ARCHITECT SHALL VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
5. THIS PROJECT IS REQUIRED TO GO BEFORE THE DESIGN PRIOR TO COMMISSION.
6. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND REPORT TO THE DESIGN ENGINEER UPON DISCOVERY.
9. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES BETWEEN THE CITY ORDINANCES AND THE PLANS, THE CITY ORDINANCES SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

### LEGEND

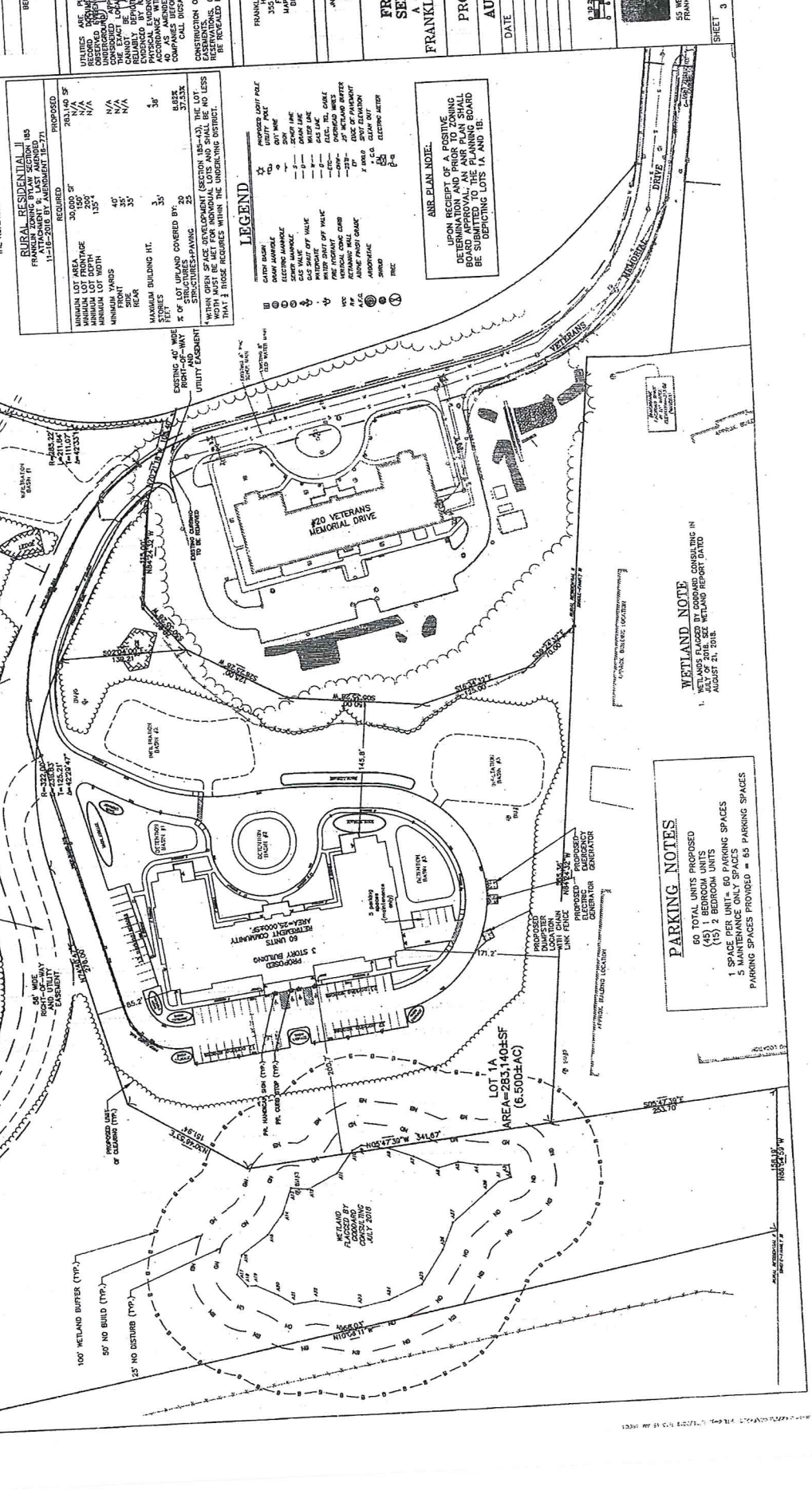
- PROPOSED LOT PALE
- UTILITY PALE
- 80' MIE
- SEWER LINE
- STORM MAIN
- EXISTING WELLS
- EXISTING 15" DIA. WATER MAIN
- EXISTING 18" DIA. WATER MAIN
- EXISTING 24" DIA. WATER MAIN
- EXISTING 30" DIA. WATER MAIN
- EXISTING 36" DIA. WATER MAIN
- EXISTING 42" DIA. WATER MAIN
- EXISTING 48" DIA. WATER MAIN
- EXISTING 54" DIA. WATER MAIN
- EXISTING 60" DIA. WATER MAIN
- EXISTING 66" DIA. WATER MAIN
- EXISTING 72" DIA. WATER MAIN
- EXISTING 78" DIA. WATER MAIN
- EXISTING 84" DIA. WATER MAIN
- EXISTING 90" DIA. WATER MAIN
- EXISTING 96" DIA. WATER MAIN
- EXISTING 102" DIA. WATER MAIN
- EXISTING 108" DIA. WATER MAIN
- EXISTING 114" DIA. WATER MAIN
- EXISTING 120" DIA. WATER MAIN
- EXISTING 126" DIA. WATER MAIN
- EXISTING 132" DIA. WATER MAIN
- EXISTING 138" DIA. WATER MAIN
- EXISTING 144" DIA. WATER MAIN
- EXISTING 150" DIA. WATER MAIN
- EXISTING 156" DIA. WATER MAIN
- EXISTING 162" DIA. WATER MAIN
- EXISTING 168" DIA. WATER MAIN
- EXISTING 174" DIA. WATER MAIN
- EXISTING 180" DIA. WATER MAIN
- EXISTING 186" DIA. WATER MAIN
- EXISTING 192" DIA. WATER MAIN
- EXISTING 198" DIA. WATER MAIN
- EXISTING 204" DIA. WATER MAIN
- EXISTING 210" DIA. WATER MAIN
- EXISTING 216" DIA. WATER MAIN
- EXISTING 222" DIA. WATER MAIN
- EXISTING 228" DIA. WATER MAIN
- EXISTING 234" DIA. WATER MAIN
- EXISTING 240" DIA. WATER MAIN
- EXISTING 246" DIA. WATER MAIN
- EXISTING 252" DIA. WATER MAIN
- EXISTING 258" DIA. WATER MAIN
- EXISTING 264" DIA. WATER MAIN
- EXISTING 270" DIA. WATER MAIN
- EXISTING 276" DIA. WATER MAIN
- EXISTING 282" DIA. WATER MAIN
- EXISTING 288" DIA. WATER MAIN
- EXISTING 294" DIA. WATER MAIN
- EXISTING 300" DIA. WATER MAIN

### PARKING NOTES

- 60 TOTAL UNITS PROPOSED
- (45) 2 BEDROOM UNITS
- (15) 2 BEDROOM UNITS
- 1 SPACE PER UNIT = 60 PARKING SPACES
- 1 MAINTENANCE ONLY SPACES
- PARKING SPACES PROVIDED = 65 PARKING SPACES

### WETLAND NOTE

- 1. WETLANDS PLACED BY ORDINANCE 2018, JULY 23, 2018. WETLAND RECORD DATED AUGUST 21, 2018.







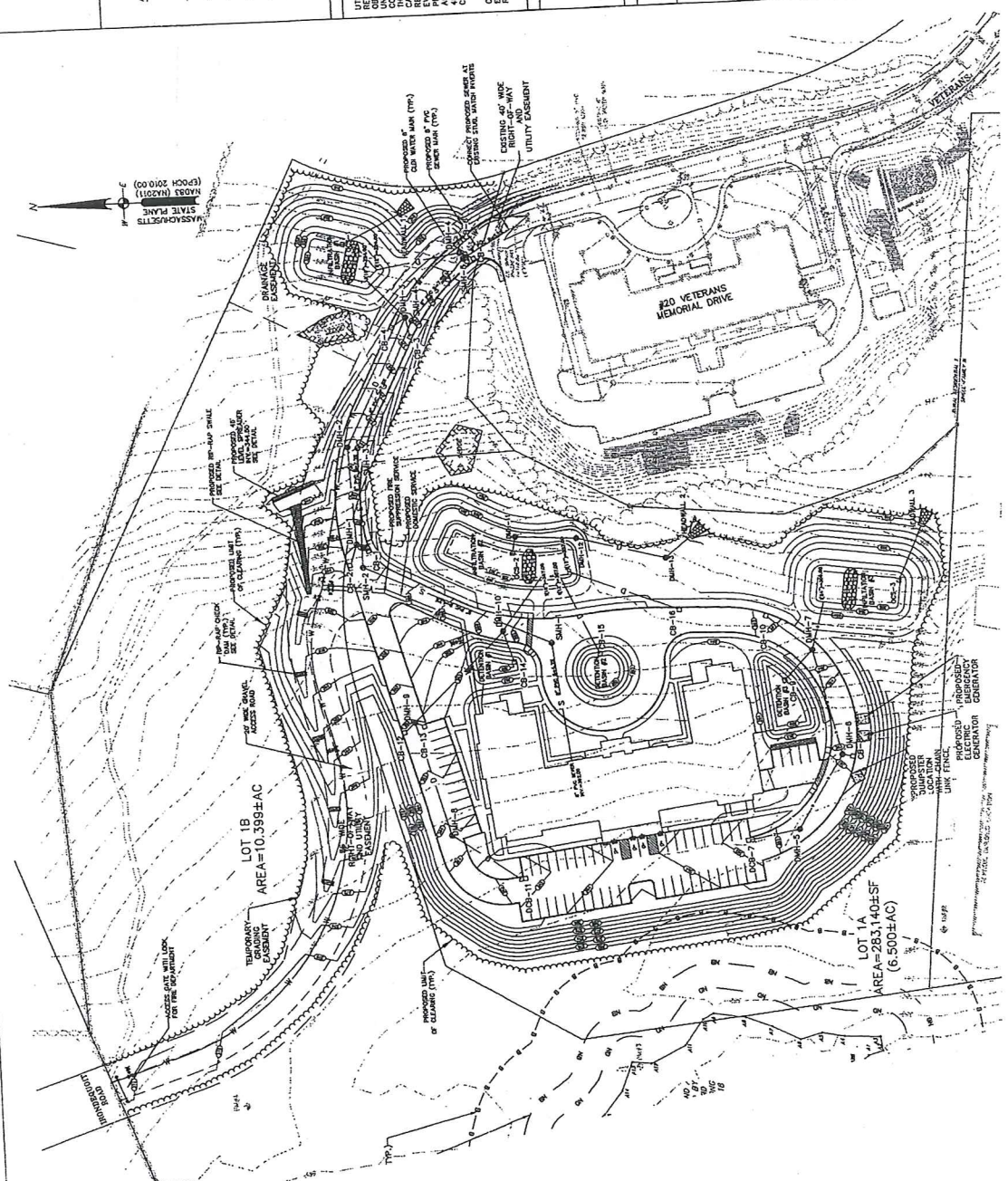


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**PIPING INVERT SCHEDULE**

PIPELINE NUMBER	START POINT	END POINT	INVERT ELEVATION
OP-1	MANHOLE 101	MANHOLE 102	325.87
OP-2	MANHOLE 102	MANHOLE 103	325.87
OP-3	MANHOLE 103	MANHOLE 104	325.87
OP-4	MANHOLE 104	MANHOLE 105	325.87
OP-5	MANHOLE 105	MANHOLE 106	325.87
OP-6	MANHOLE 106	MANHOLE 107	325.87
OP-7	MANHOLE 107	MANHOLE 108	325.87
OP-8	MANHOLE 108	MANHOLE 109	325.87
OP-9	MANHOLE 109	MANHOLE 110	325.87
OP-10	MANHOLE 110	MANHOLE 111	325.87
OP-11	MANHOLE 111	MANHOLE 112	325.87
OP-12	MANHOLE 112	MANHOLE 113	325.87
OP-13	MANHOLE 113	MANHOLE 114	325.87
OP-14	MANHOLE 114	MANHOLE 115	325.87
OP-15	MANHOLE 115	MANHOLE 116	325.87
OP-16	MANHOLE 116	MANHOLE 117	325.87
OP-17	MANHOLE 117	MANHOLE 118	325.87
OP-18	MANHOLE 118	MANHOLE 119	325.87
OP-19	MANHOLE 119	MANHOLE 120	325.87
OP-20	MANHOLE 120	MANHOLE 121	325.87
OP-21	MANHOLE 121	MANHOLE 122	325.87
OP-22	MANHOLE 122	MANHOLE 123	325.87
OP-23	MANHOLE 123	MANHOLE 124	325.87
OP-24	MANHOLE 124	MANHOLE 125	325.87
OP-25	MANHOLE 125	MANHOLE 126	325.87
OP-26	MANHOLE 126	MANHOLE 127	325.87
OP-27	MANHOLE 127	MANHOLE 128	325.87
OP-28	MANHOLE 128	MANHOLE 129	325.87
OP-29	MANHOLE 129	MANHOLE 130	325.87
OP-30	MANHOLE 130	MANHOLE 131	325.87
OP-31	MANHOLE 131	MANHOLE 132	325.87
OP-32	MANHOLE 132	MANHOLE 133	325.87
OP-33	MANHOLE 133	MANHOLE 134	325.87
OP-34	MANHOLE 134	MANHOLE 135	325.87
OP-35	MANHOLE 135	MANHOLE 136	325.87
OP-36	MANHOLE 136	MANHOLE 137	325.87
OP-37	MANHOLE 137	MANHOLE 138	325.87
OP-38	MANHOLE 138	MANHOLE 139	325.87
OP-39	MANHOLE 139	MANHOLE 140	325.87
OP-40	MANHOLE 140	MANHOLE 141	325.87



**APPROVED DATE:**  
FRANKLIN ZONING BOARD OF APPEALS

**LEGAL NOTES:**  
UTILITIES ARE PLOTTED AS A COMPANION TO RECORD DOCUMENTS. THESE RECORDS ARE TO BE USED IN CONNECTION WITH ANY EXCAVATION, INSTALLATION, OR MAINTENANCE OF UTILITIES. THE EXACT LOCATION, DEPTH, AND CHARACTER OF UTILITIES CANNOT BE GUARANTEED BY THIS PLAN. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO EXCAVATION. THIS PLAN IS TO BE USED IN ACCORDANCE WITH MASS. REGS. 809 CMR 1.00 AS AMENDED. EXCAVATION AND DRILLING SHALL BE STOPPED IMMEDIATELY UPON CONTACT WITH ANY UNKNOWN UTILITY. CALL 800-345-7231.

**CONSTRUCTION:** ON THIS LAND, SUBJECT TO ANY EASEMENTS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

**OWNER:**  
FRANKLIN MUNICIPAL FUND  
325 EAST CENTRAL STREET  
FRANKLIN, MA 02038  
MAP 250 PARCEL 307-002  
BOOK 3482 PAGE 530

**APPLICANT:**  
ANJUN AND ASSOC. LLC  
FRANKLIN, MA 02038

**SITE PLAN:**  
FRANKLIN RIDGE  
SENIOR HOUSING  
A 40B DEVELOPMENT  
FRANKLIN MASSACHUSETTS

**UTILITY**

**DATE:** AUGUST 26, 2019

**REVISION DESCRIPTION:**

**GRAPHIC SCALE:** 1" = 50'

**Guerriere & Halton, Inc.**  
ENGINEERING & LAND SURVEYING  
45 WEST CENTRAL ST., PH. (508) 528-3231  
FRANKLIN, MA 02038 TX. (508) 528-1651  
www.guerriereandhalton.com

**SHEET 6 OF 11** **JOB NO. P4222**



**NOTES**

THIS PHOTOMETRIC PLAN IS BASED SOLELY UPON PROPRIETARY AND UNPUBLISHED DATA SUPPLIED BY THE LUMINAIRE MANUFACTURER AND CLIENT REGENERATION. THE PHOTOMETRIC PLAN IS BASED UPON THE LUMINAIRE LOCATIONS, LIGHTING FIXTURES AND ILLUMINATION LEVELS PROVIDED BY THE LUMINAIRE MANUFACTURER. THE LUMINAIRE MANUFACTURER AND THE SOFTWARE APPROXIMATE IN THIS PHOTOMETRIC PLAN ARE NOT GUARANTEED TO BE ACCURATE OUTDOOR. ITS VALUES SHOULD BE VERIFIED BY THE LUMINAIRE MANUFACTURER PRIOR TO INSTALLATION.

ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINATION VALUES MAY VARY DUE TO VARIATIONS IN LIGHT SOURCE, FIELD CONDITIONS, OR USING A LUMINAIRE OTHER THAN SPECIFICALLY NOTED HEREON.

GUERRIERE & HALNON, INC. ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR AFTER INSTALLATION.

APPROVED DATE: \_\_\_\_\_  
 FRANKLIN ZONING BOARD OF APPEALS

BEING A MAJORITY

**LEGAL NOTES**

THESE PLANS ARE A COMPLETION OF THE DESIGN AND SHOULD BE CONSIDERED APPROVED AND SHOWN TO THE BOARD OF APPEALS. THE BOARD OF APPEALS SHOULD BE NOTIFIED OF ANY CHANGES TO THE PLANS. THE BOARD OF APPEALS SHOULD BE NOTIFIED OF ANY CHANGES TO THE PLANS. THE BOARD OF APPEALS SHOULD BE NOTIFIED OF ANY CHANGES TO THE PLANS.

**OWNER**

FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
 300 FRANKLIN, MA 02038  
 MAP 259 PARCELS 102 200  
 BOOK 3468 PAGE 420

**APPLICANT**

AMAK AND ASSOC. LLC  
 222 DANIELS STREET  
 FRANKLIN, MA 02038

**SITE PLAN**

FRANKLIN RIDGE SENIOR HOUSING A 408 DEVELOPMENT FRANKLIN MASSACHUSETTS

**PHOTOMETRIC**

AUGUST 26, 2019

**DATE**

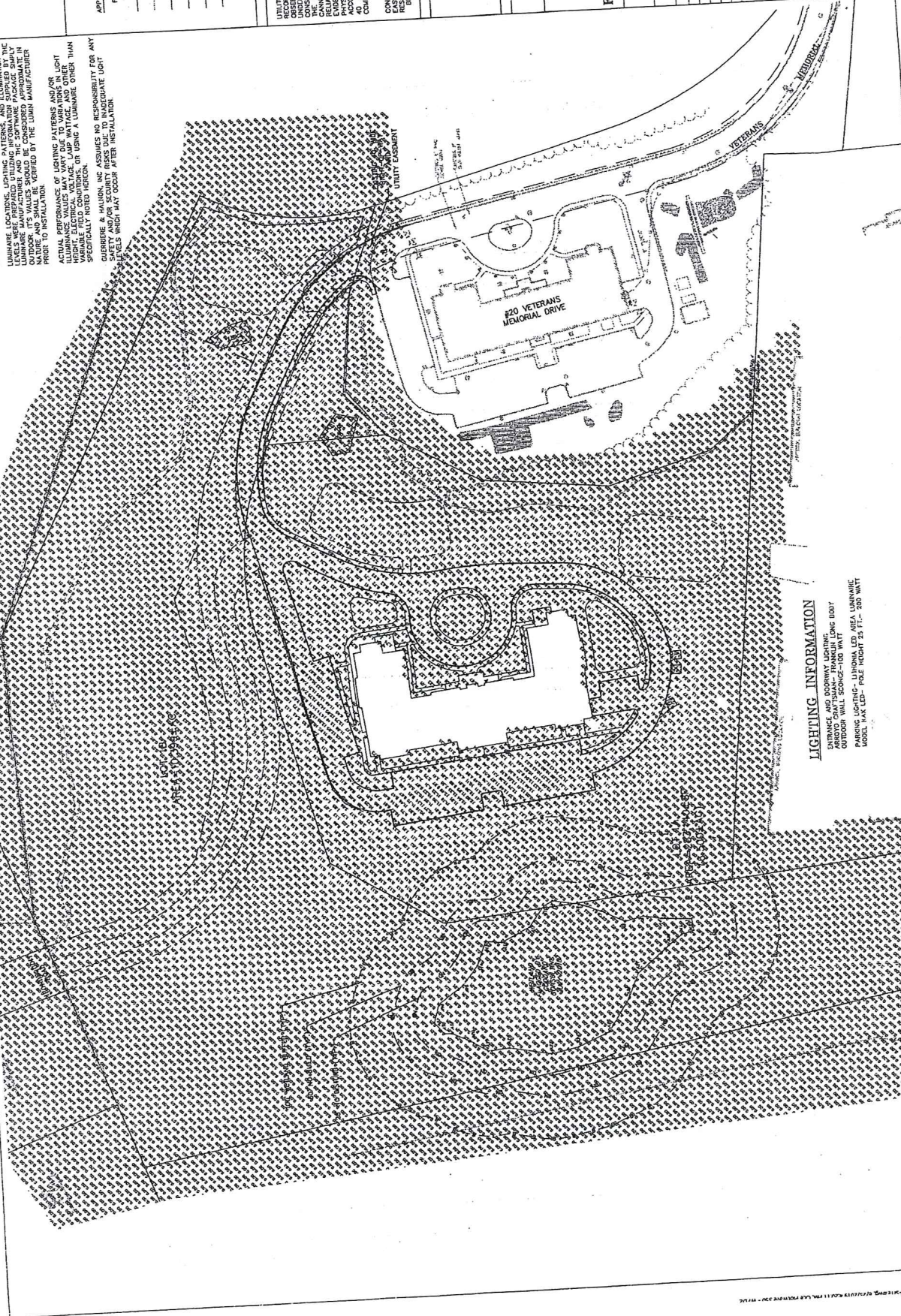
REVISION DESCRIPTION

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**Guerriere & Halnon, Inc.**  
 ENGINEERING & LAND SURVEYING  
 55 WEST CENTRAL ST.  
 FRANKLIN, MA 02038  
 TEL: (508) 528-1921  
 FAX: (508) 528-1922  
 www.guerriereandhalnon.com

**SHEET 8 OF 11**

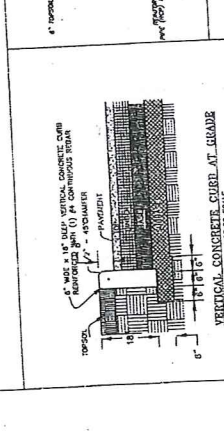
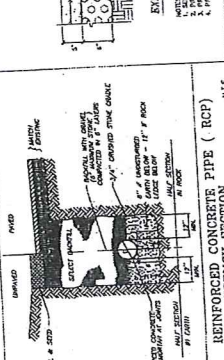
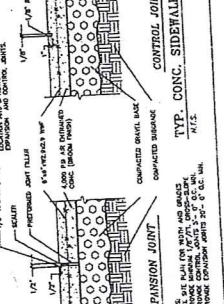
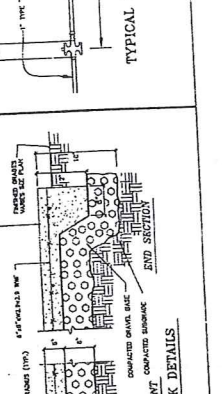
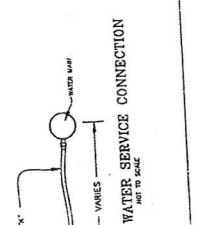
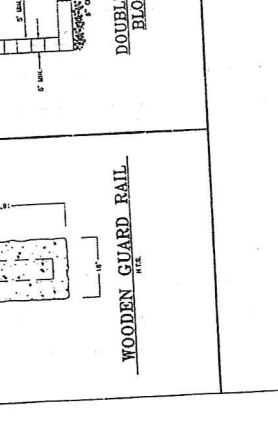
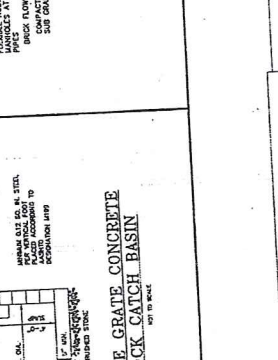
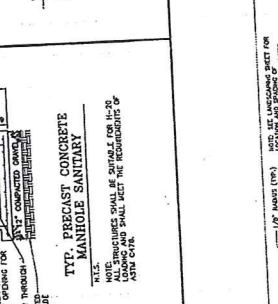
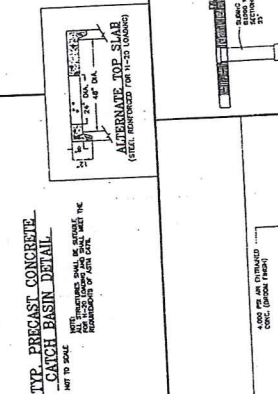
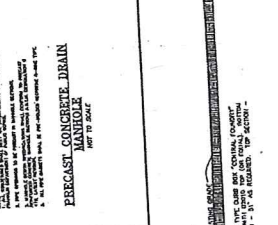
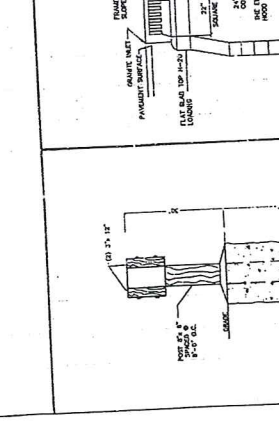
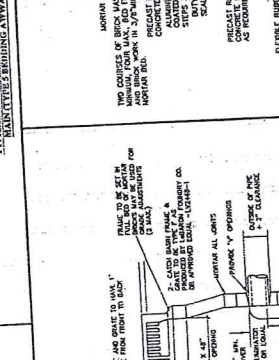
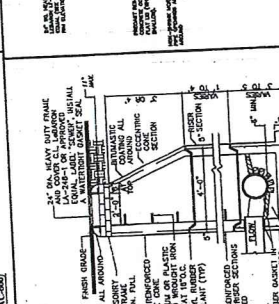
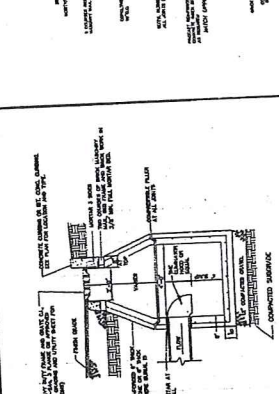
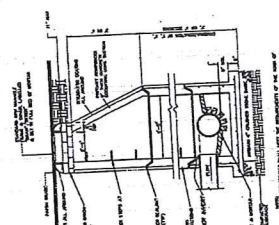
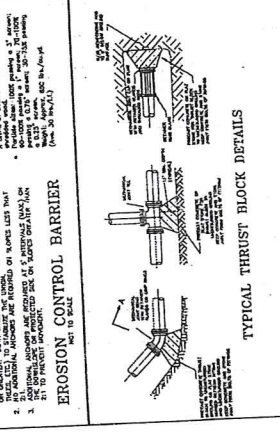
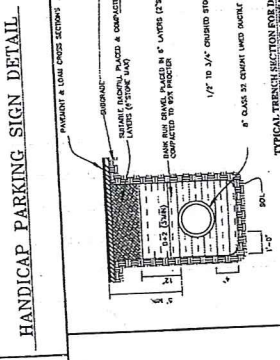
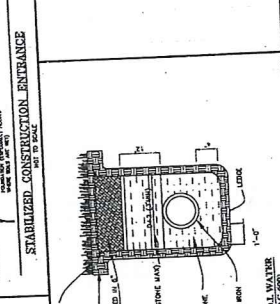
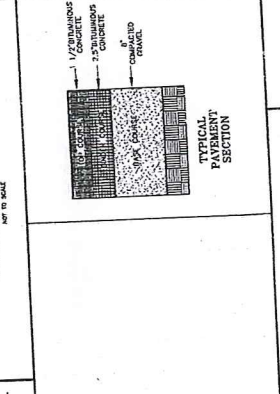
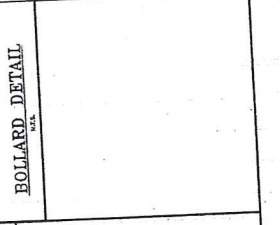
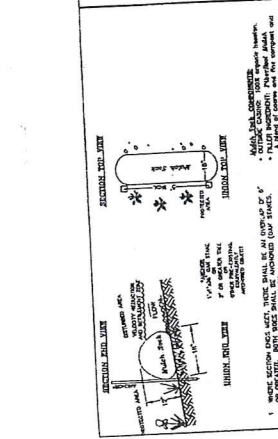
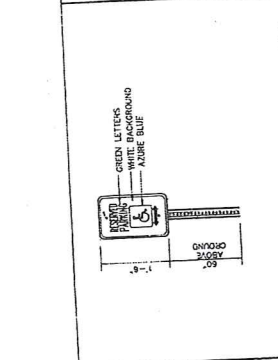
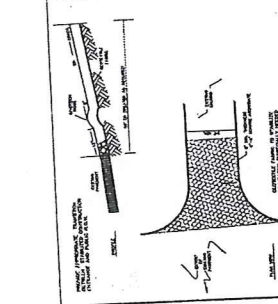
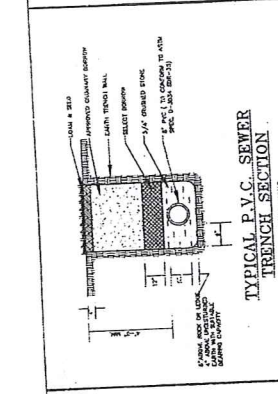
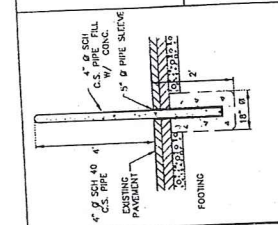
JOB NO. T4222



**LIGHTING INFORMATION**

ENTRANCE AND DOORWAY LIGHTING - LONG BODY  
 OUTDOOR WALL SCENE - 100 WATT  
 PARKING LIGHTING - UPHOLIA LED AREA LUMINAIRES  
 MODEL MAX LED - POLE HEIGHT 25 FT. - 300 WATT

Small text at the bottom of the page, likely a disclaimer or contact information for the engineering firm.



**GENERAL EROSION CONTROL AND CONSTRUCTION NOTES**

1. WHERE THE LOCATION OF EROSION CONTROL MEASURES SHALL BE NOTED BY A NUMBER WITHIN THE PROJECT AREA.
  2. ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
  3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATIONS FROM THE TOWN OF BELLINGHAM SUBDIVISION RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.
  4. A MINIMUM OF 4" OF TOPSOIL IS TO BE REDISTRIBUTED ON SITE EXCEPT WITHIN ROADWAYS.
  5. A MINIMUM OF 4" OF TOPSOIL IS TO BE REDISTRIBUTED ON SITE EXCEPT WITHIN ROADWAYS.
- CONCRETE NOTES:**
1. ALL CONCRETE SHALL BE CLASS 4000 (40 MPa) UNLESS OTHERWISE SPECIFIED.
  2. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
  3. ALL CONCRETE SHALL BE CURED WITH WET BURLAP AND COVERED WITH PLYWOOD OR POLYETHYLENE SHEETING FOR A MINIMUM OF 7 DAYS.
  4. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
  5. ALL CONCRETE SHALL BE CURED WITH WET BURLAP AND COVERED WITH PLYWOOD OR POLYETHYLENE SHEETING FOR A MINIMUM OF 7 DAYS.
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  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF BELLINGHAM SUBDIVISION RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.
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APPROVED DATE: \_\_\_\_\_  
FRANKLIN ZONING BOARD OF APPEALS

LEGAL NOTES:  
THIS PLAN IS A COMBINATION OF THE RECORD DRAWINGS AND OTHER RECORD DRAWINGS AND SHOULD BE CONSIDERED AS ONE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE TOWN OF BELLINGHAM SUBDIVISION RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.

OWNER:  
FRANKLIN MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
333 FRANKLIN, MA 02026  
MAP 200 2003.03  
GSR 4282 PAGE 520

APPLICANT:  
SHARLINA ASSOC. LLC  
222 DANIELS STREET  
FRANKLIN, MA 02026

**SITE PLAN**  
FRANKLIN RIDGE  
SENIOR HOUSING  
A 40B DEVELOPMENT  
FRANKLIN MASSACHUSETTS

**CONSTRUCTION DETAILS**

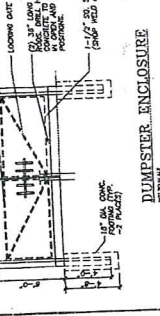
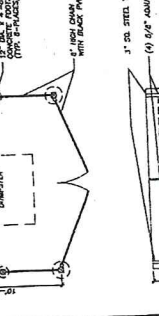
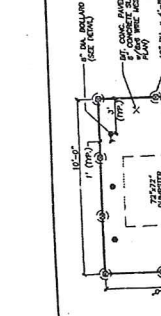
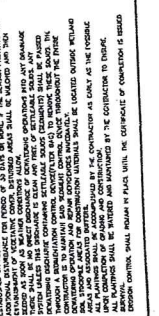
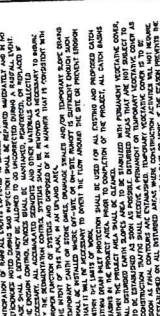
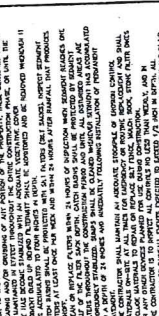
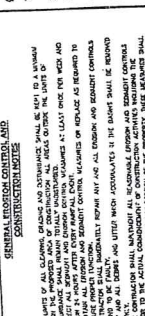
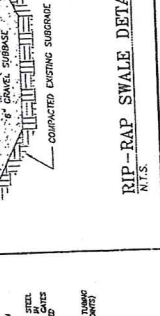
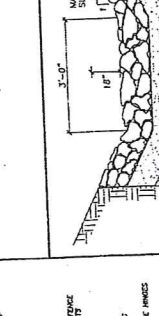
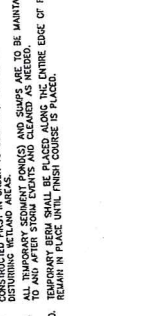
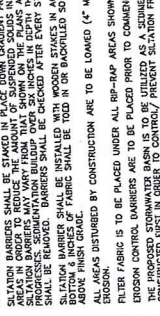
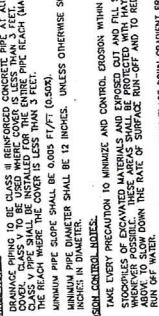
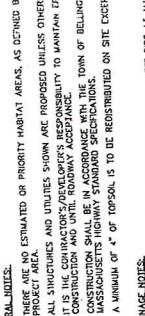
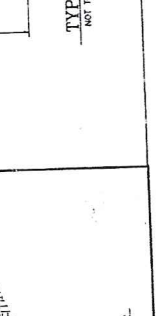
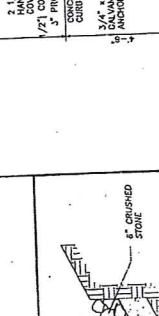
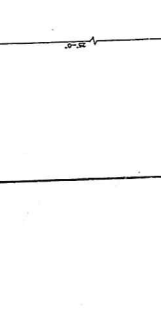
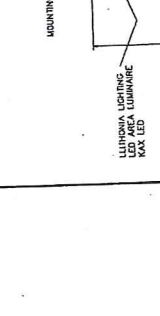
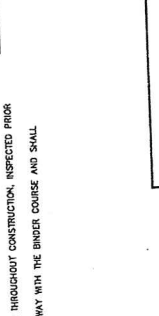
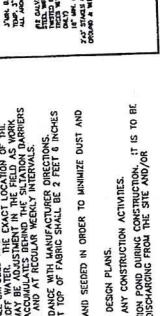
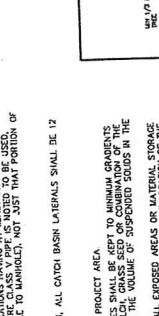
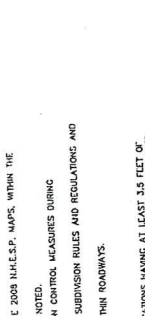
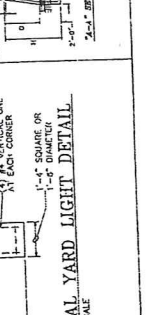
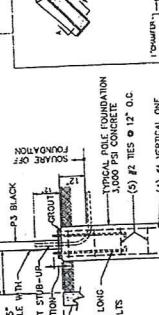
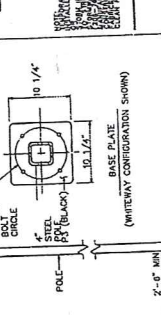
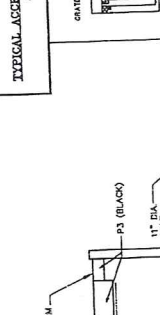
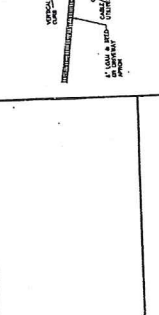
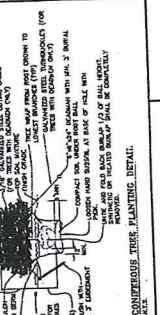
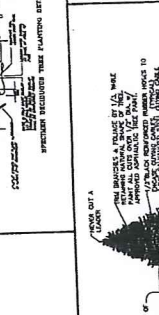
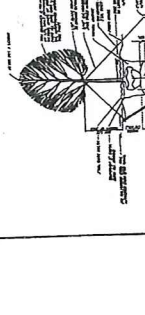
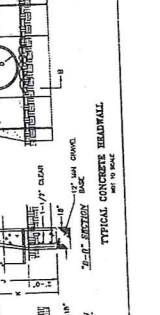
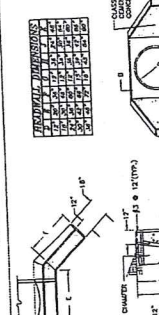
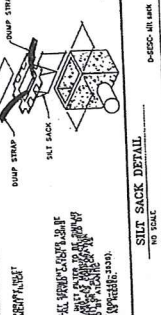
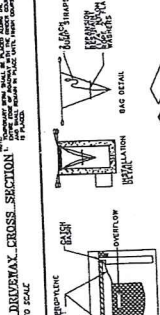
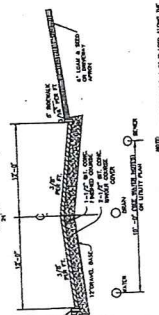
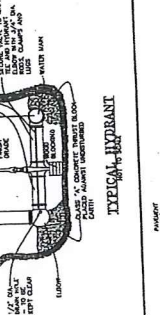
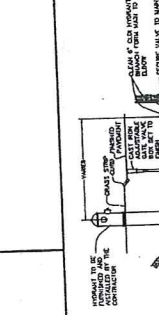
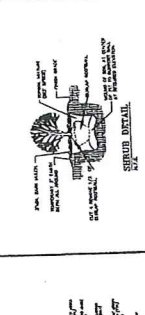
DATE: AUGUST 26, 2019

REVISION DESCRIPTION

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

**Guerriere & Halnon, Inc.**  
ENGINEERING & ARCHITECTURE  
50 WEST COTUIT STREET  
FRANKLIN, MA 02026  
PHONE: (508) 328-7921  
WWW.GUERRIEREHALNON.COM

SHEET 10 OF 11 JOB NO. F4252



APPROVED DATE: \_\_\_\_\_  
 FRANKLIN ZONING BOARD OF APPEALS

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS SHOWN WITHIN OF THE LOTS. CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE EXACT LOCATION AND DEPTH OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE EXACT LOCATION AND DEPTH OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

FRANKLIN MUNICIPAL RESERVATION FUND  
 352 EAST CENTRAL STREET  
 MAP 220 PARCEL 007-002  
 BOOK 34282 PAGE 520

APPLICANT  
 JUNIUS AND ASSOCIATES LLC  
 FRANKLIN, MA 02030

**SITE PLAN**  
**FRANKLIN RIDGE**  
**SENIOR HOUSING**  
**A 40B DEVELOPMENT**  
**FRANKLIN MASSACHUSETTS**

**CONSTRUCTION DETAILS**

**AUGUST 26, 2019**

DATE REVISION DESCRIPTION

**Guerriere & Hannon, Inc.**  
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SHEET 11 OF 11 JOB NO. F4222

