

Jan 18, 2024

Franklin Conservation Commission  
355 East Central St  
Franklin, MA 02038

Re: Response to Peer Review  
Beta Letter dated 12-12-24  
126-128 Grove St, Franklin

Dear Conservation Commission:

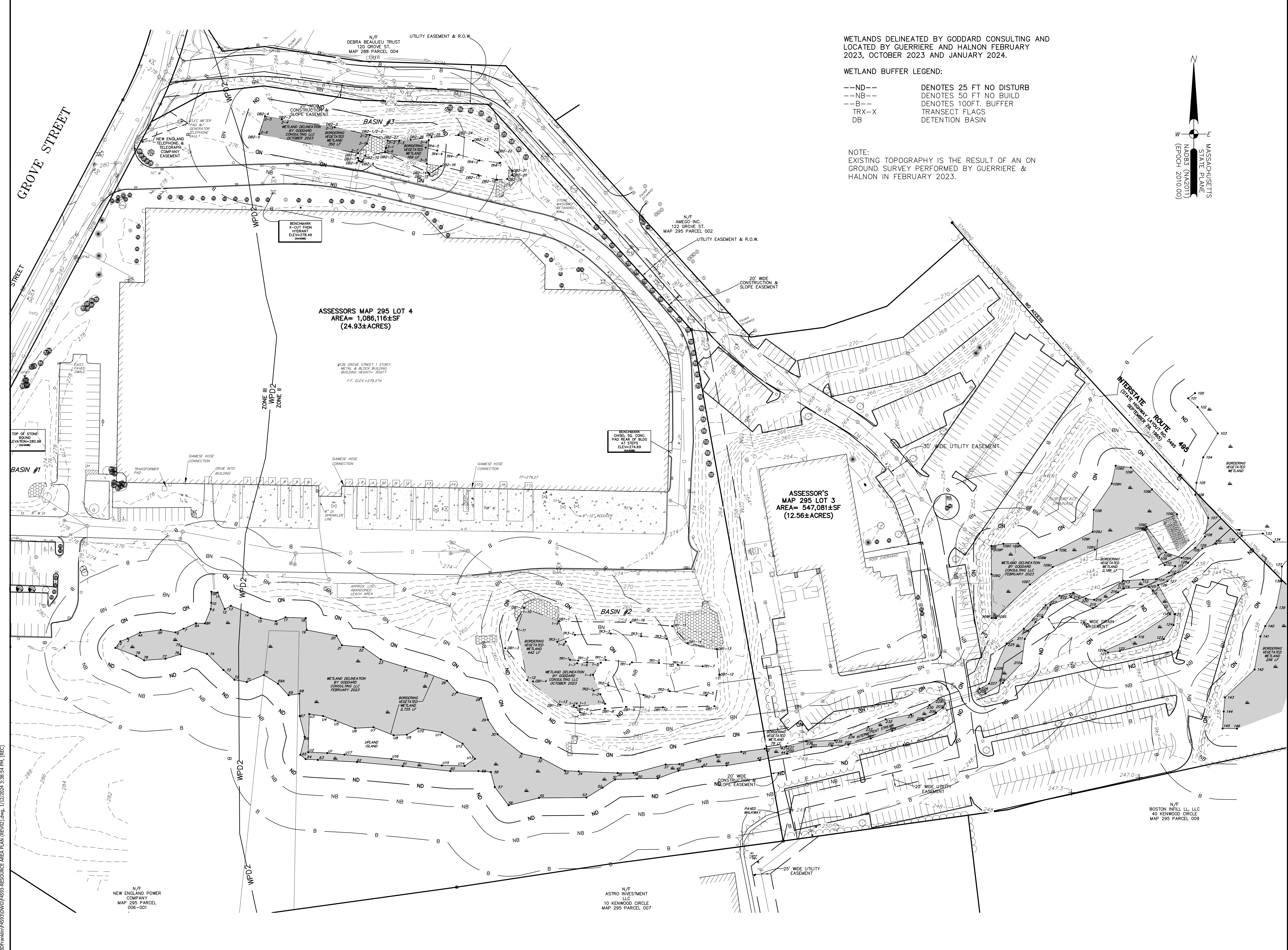
Beta Peer Review Comment		Goddard's Response
#W1	<ol style="list-style-type: none"> <li>Beta requests that a survey benchmark be put on the plan</li> <li>Beta states that the ANRAD Plan is at a 1"=60' scale which is not the typical 1"= 40' scale however Beta defers to the Commission on this</li> </ol>	<ol style="list-style-type: none"> <li>The updated Anrad plan dated 1-12-24 by Guerrier&amp; Halnon (G&amp;H) was electronically provided to the agent on 1-17-24 and via 7 paper copies on 1-18-24 (one week prior to the hearing) and has the requested survey benchmark.</li> <li>The plan is at a 1"=60' scale to clearly show the wetland resource areas on site on one sheet for convenience.</li> </ol>
#W2	<ol style="list-style-type: none"> <li>Beta requested that the stormwater basins including basin 1 be shown on the plan</li> </ol>	<ol style="list-style-type: none"> <li>The updated plan dated 1-12-24 by (G&amp;H) labels each stormwater basin including basin 1.</li> </ol>
#W3	<ol style="list-style-type: none"> <li>Beta states that the jurisdictional status of the stormwater basins are set forth by 310 CMR 10.02(2)(c)2</li> <li>Beta states they agree that Basin 1 would not be jurisdictional under the bylaw due to lack of wetland vegetation and soils.</li> <li>Beta requested information on the permitting of Basins 2 and 3.</li> <li>Beta states that they concur with the boundaries of the wetlands in basin 2 and 3</li> </ol>	<ol style="list-style-type: none"> <li>Goddard Consulting has issued a report dated March 2, 2023 as part of the ANRAD submission package that states the basins were created and approved under two NOIs and corresponding Orders of Conditions. These basins would not be subject to the Wetland Protection Act.</li> <li>Goddard Consulting agrees Basin 1 is not jurisdictional.</li> <li>Goddard provided this in a report dated March 2, 2023 as part of the ANRAD submission packet in which states that these basins were permitted by the Commission and would not be subject to the Act.</li> <li>Beta and Goddard Consulting are in agreement on the areas and limits within basin 2 and 3 that may be jurisdictional under the local bylaw only. These are shown on the 1-12-24 ANRAD plan.</li> </ol>
#W4	<ol style="list-style-type: none"> <li>Beta requested that flags GC4, GC5, GC8 and GC10 be re-inspected and potentially moved up-gradient in the field due to the presence of wetland soil and indicator species up-gradient of the wetland line.</li> </ol>	<ol style="list-style-type: none"> <li>Goddard Consulting inspected these flags and replaced GC4, 5, 8 and 10 with GC4R, 5R, 8R and 10R up-gradient to include these areas. Add added an additional 8A flag. These flag changes were</li> </ol>

		surveyed and put on the 1-12-24 ANRAD plan that was submitted.
#W5	1. Beta states that the issue was resolved and had no further comment	1. No comment needed
#W6	1. Beta recommended that the intermittent stream be identified as such on the plan (within flags 200-207 and 229-237. Other resources on site should be labeled as BVW	1. This notation was corrected/added to the 1-12-24 plan.
#W7	1. Beta states no further comment is required	1. No comment needed

Sincerely,  
Goddard Consulting, LLC.



Nicole Hayes, PWS  
Senior Wetland Scientist

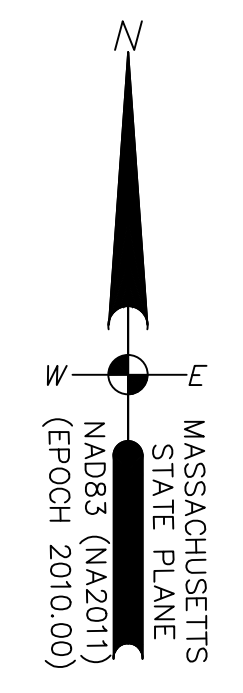


WETLANDS DELINEATED BY GODDARD CONSULTING AND LOCATED BY GUERRIERE AND HALNON FEBRUARY 2023, OCTOBER 2023 AND JANUARY 2024.

WETLAND BUFFER LEGEND:

- ND-- DENOTES 25 FT NO DISTURB
- NB-- DENOTES 50 FT NO BUILD
- B-- DENOTES 100FT. BUFFER
- TRX-X TRANSECT FLAGS
- DB DETENTION BASIN

NOTE:  
EXISTING TOPOGRAPHY IS THE RESULT OF AN ON GROUND SURVEY PERFORMED BY GUERRIERE & HALNON IN FEBRUARY 2023.



F4593

BVV LINEAR FEET

#124 GROVE STREET:	2,521 LF
#126 GROVE STREET:	3,686 LF
<b>TOTAL:</b>	<b>6,207 LF</b>

INLAND BANK LINEAR FEET

#124 GROVE STREET:	478 LF
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LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENT MARKINGS AND OTHER OBSERVED EVIDENCE. FOR A VIEW OF THE UNDERGROUND UTILITIES, ONE SHOULD BE CONSIDERED APPROXIMATE. MAKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE KNOWN COMPLETELY AND RELIABLY DEPICTED. UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, ARE THE RESPONSIBILITY OF CONTRACTORS (IN ACCORDANCE WITH MASS. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

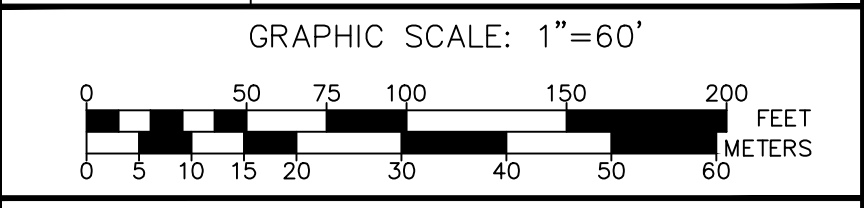
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER	
A.M. 295 LOT 003	FRANKLIN EQUITY PARTNERS, LLC 950 THIRD AVENUE, 28TH FLOOR NEW YORK, NEW YORK 10022 DEED BOOK 14939 PAGE 112 PLAN No. 253 OF 1989 PLAN Bk. 379
A.M. 295 LOT 4	KEY BOSTON, INC. 126 GROVE STREET FRANKLIN, MA 02038 DEED BOOK 6353 PAGE 200 DEED BOOK 6876 PAGE 112 PLAN No. 238 OF 1984 PLAN Bk. 309 PLAN No. 1655 OF 1985 PLAN Bk. 330
APPLICANT	
KEY BOSTON, INC. 126 GROVE STREET FRANKLIN, MA 02038	

RESOURCE AREA PLAN  
124/126 GROVE STREET  
FRANKLIN  
MASSACHUSETTS

JUNE 26, 2023

DATE	REVISION DESCRIPTION
12/06/23	UPDATED WITH NEW WETLAND FLAGS
01/12/2024	PER TOWN CONSULTANT COMMENTS.



55 WEST CENTRAL ST. PH. (508) 528-3221  
FRANKLIN, MA 02038 FX. (508) 528-7921  
www.gondhengineering.com

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