

Bay Colony Group, Inc.  
Professional Civil Engineers & Land Surveyors

4 School Street, PO Box 9136  
Foxborough, Massachusetts 02035  
Telephone (508) 543-3939 • Fax (508) 543-8866  
E-mail: [mailbox@baycolonygroup.com](mailto:mailbox@baycolonygroup.com)

***Abbreviated Notice of  
Resource Area Delineation  
2 Washington Street  
Foxborough, MA***

***November, 2021***

***Prepared by:***

Bay Colony Group, Inc.  
Four School Street  
Foxborough, MA 02035

***Prepared for:***

Rockpoint Fund Acquisitions, LLC  
500 Boylston Street, Suite 2100  
Boston, MA 02116

# Bay Colony Group, Inc.

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November 11, 2021

Mr. Robert W. Boette, Chairman  
Foxborough Conservation Commission  
40 School Street  
Foxborough, MA 02035

## **RE: 2 Washington Street ANRAD**

Dear Mr. Boette:

Enclosed please find an Abbreviated Notice of Resource Area Delineation (ANRAD) filed on behalf of Rockpoint Fund Acquisitions, LLC for property located at 2 Washington Street on the east side of Washington Street about 300' south of the intersection with Foxhill Drive, Walpole. This filing is in accordance with Ch. 131, S. 40 Wetlands Protection Act and the Town of Foxborough Wetland Protection Bylaw in order to delineate resource areas on, and immediately off, the referenced property. Included in the filing is: WPA Form 4A – Abbreviated Notice of Resource Area Delineation, a wetland delineation report, an existing conditions plan showing the wetland delineation, and a \$2,000 check made payable to the Town of Foxborough which represents the filing fee under the local bylaw and a \$1,012.50 check made payable to the Town of Foxborough which represents the filing fee under the Wetlands Protection Act. Neighbors will be notified by certified mail and a copy of the Form of Notification and the certified list of abutters is enclosed.

The property consists of a 30.5 acre parcel of land that contains a restaurant/convention center and an outdoor entertainment center known as Funway. The land is bordered by commercial property to the north, northwest, and east and by residential properties to the south and southwest. A corridor of wetland associated with an unnamed intermittent stream extends from south to north through the center the property. The wetland line had been previously reviewed under an ORAD issued by the Commission in February, 2012 under file number SE157-503.

The field work to delineate the wetlands and attached documentation were done by PARE Corporation in November, 2021. The wetland flags were located

and plotted on a base topographic map by Bay Colony Group, Inc. which is included in the filing.

Thank you for your cooperation and we look forward to working with the Commission on this project.

Very truly yours,

**BAY COLONY GROUP, INC.**

A handwritten signature in blue ink, appearing to read "William R. Buckley, Jr.", with a long horizontal flourish extending to the right.

William R. Buckley, Jr., P.E.  
Project Manager

Encl.

## **List of Documents**

Previous Page – Letter to Conservation Commission

WPA Form 4A – Abbreviated Notice of Resource Area Delineation  
NOI Wetlands Fee Transmittal Form  
Copy of checks

Form of Notification to Abutters  
List of Abutters

### **Appendix A:**

Wetlands Delineation Report dated November 9, 2021 by Pare Corporation which includes a USGS extract, FEMA Firmette, and MassGIS overlay.

### **Enclosure:**

Wetland Location Plan of 2 Washington Street Foxborough, MA dated November 10, 2021 by Bay Colony Group, Inc.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of**  
**Resource Area Delineation**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
 Foxborough Wetlands Protection Bylaw, Chapter 267

Provided by MassDEP:

**157-**

MassDEP File Number

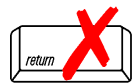
Foxborough  
 City/Town

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

<u>2 Washington Street</u>	<u>Foxborough</u>	<u>02035</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42°-06'-06.80"</u>	<u>71°-15'-04.40"</u>
	d. Latitude	e. Longitude
<u>001</u>	<u>004/000</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

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



2. Applicant:

<u>Ron</u>	<u>Hoyl</u>
a. First Name	b. Last Name
<u>Rockpoint Fund Acquisitions, LLC</u>	
c. Organization	
<u>500 Boylston Street, Suite 2100</u>	
d. Mailing Address	
<u>Boston</u>	<u>MA</u>
e. City/Town	f. State
<u>617.892.9964</u>	<u>02116</u>
h. Phone Number	g. Zip Code
<u></u>	<u>britter@rockpoint.com</u>
i. Fax Number	j. Email Address

3. Property owner (if different from applicant):

Check if more than one owner (attach additional sheet with names and contact information)

<u>Margi, LLC</u>	<u></u>
a. First Name	b. Last Name
<u>22 Constance Way</u>	
d. Mailing Address	
<u>North Attleboro</u>	<u>MA</u>
e. City/Town	f. State
<u>508.668.2000</u>	<u>02760</u>
h. Phone Number	g. Zip Code
<u></u>	<u></u>
i. Fax Number	j. Email Address

**Note:** Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

<u>William</u>	<u>Buckley, Jr.</u>
a. Contact Person First Name	b. Contact Person Last Name
<u>Bay Colony Group, Inc.</u>	
c. Organization	
<u>4 School Street</u>	
d. Mailing Address	
<u>Foxborough</u>	<u>MA</u>
e. City/Town	f. State
<u>508.543.3939</u>	<u>02035</u>
h. Phone Number	g. Zip Code
<u>508.543.8866</u>	<u>billbuckley@baycolonygroup.com</u>
i. Fax Number	j. Email Address

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

<u>\$2,000</u>	<u>\$987.50</u>	<u>\$1,012.50</u>	<u>\$2,000</u>
a. Total WPA Fees Paid	b. WPA Fee Paid to State		d. Bylaw Fee Paid to Town

Fees will be calculated for online users.



**157-**

MassDEP File Number

Foxborough  
 City/Town

**B. Area(s) Delineated**

1. Bordering Vegetated Wetland (BVW) 1,925  
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
  - a.  MassDEP BVW Field Data Form (attached)
  - b.  Other Methods for Determining the BVW boundary (attach documentation):
    1.  50% or more wetland indicator plants
    2.  Saturated/inundated conditions exist
    3.  Groundwater indicators
    4.  Direct observation
    5.  Hydric soil indicators
    6.  Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

a. Resource Area	b. Linear Feet Delineated
c. Resource Area	d. Linear Feet Delineated
Bylaw Chapter 267 - 25 Foot No Activity Zone	e. Linear Feet Delineated
f. Resource Area	g. Linear Feet Delineated
Bylaw Chapter 267 - 100 Foot Vernal Pool No Activity Zone	h. Linear Feet Delineated
g. Resource Area	

**C. Additional Information**

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details.

1.  ANRAD (Delineation Plans only)
2.  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.
3.  Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4.  List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

### WPA Form 4A – Abbreviated Notice of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
Foxborough Wetlands Protection Bylaw, Chapter 267

Provided by MassDEP.

**157-**  
MassDEP File Number

Foxborough  
City/Town

#### E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

*Rockpoint Fund Acquisitions, L.L.C.*

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

**Ron J. Hoyl**  
Vice President

4. Date

*11/11/2021*

5. Signature of Representative (if any)

6. Date

*11/11/2021*

#### Tax Collector's Release

The above referenced applicant is applying for a permit from the Conservation Commission and is in good standing with respect to any taxes, fees, assessments, betterments or other municipal charges as recorded with the Foxborough Treasurer's Office.

1. Signature of Tax Collector or Agent

*Paulea Maloney*

2. Date

*11/15/21*

#### For Conservation Commission:

One original and seven copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and the town fee payment (State and Bylaw) must be sent to the Conservation Commission by certified mail or hand delivery (see instructions on fee transmittal form, below).

Foxborough Conservation Commission  
40 South Street  
Foxborough, MA 02035

#### For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office by certified mail or hand delivery.

MassDEP, Southeast Regional Office  
20 Riverside Drive  
Lakeville, MA 02347

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 Abbreviated Notice of Resource Area Delineation.







**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
 Foxborough Wetlands Protection Bylaw, Chapter 267

**B. Fees (continued)**

**Bylaw Fees**

The Bylaw fee is calculated as follows for **each** Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Areas delineated, is \$200 for activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	_____	x \$2.00 =	_____	b. Fee for BVW
2. <input checked="" type="checkbox"/>	all other projects	1,925	\$3,850	\$2,000	b. Fee for BVW
		a. linear feet of BVW	x \$2.00 =		
		a. linear feet of BVW	x \$2.00 =		

Other Resource Areas (e.g., bank, riverfront area, Land Subject to Flooding, etc.):

3. <input type="checkbox"/>	single family house project	_____	x \$2.00 =	_____	b. Fee
4. <input type="checkbox"/>	all other projects	_____	x \$2.00 =	_____	b. Fee
		a. linear feet			
		a. linear feet			

Total Bylaw Fee for all Resource Areas: \_\_\_\_\_  
 Fee

**C. Submittal Requirements**

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Foxborough Conservation Commission:** Send one **copy** of this form with the ANRAD application and the town application fee payments (Bylaw fee and town share of State fee), made payable to the Town of Foxborough, to:

Foxborough Conservation Commission  
 40 South Street  
 Foxborough, MA 02035

- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment.

MassDEP  
 Southeast Regional Office  
 20 riverside Drive  
 Lakeville, MA 02347

**Rockpoint Group, LLC**  
Master Disbursement Account  
3953 Maple Ave. Suite 300  
Dallas, TX 75219

Citibank

1-8/210

MEMO

CHECK DATE  
Nov 9, 2021

CHECK NO  
66608

AMOUNT  
\$987.50

Pay: Nine Hundred Eighty Seven Dollars And 50 Cents

Pay to the order of: COMMONWEALTH OF MASSACHUSETTS



SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

**Rockpoint Group, LLC**  
Master Disbursement Account  
3953 Maple Ave. Suite 300  
Dallas, TX 75219

Citibank

1-8/210

MEMO

CHECK DATE  
Nov 9, 2021

CHECK NO  
66609

AMOUNT  
\$1,012.50

Pay: One Thousand Twelve Dollars And 50 Cents

Pay to the order of: TOWN OF FOXBOROUGH



SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

**Rockpoint Group, LLC**  
Master Disbursement Account  
3953 Maple Ave. Suite 300  
Dallas, TX 75219

Citibank

1-8/210

MEMO

CHECK DATE  
Nov 9, 2021

CHECK NO  
66610

AMOUNT  
\$2,000.00

Pay: Two Thousand Dollars And 0 Cents

Pay to the order of: TOWN OF FOXBOROUGH



SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

## NOTIFICATION TO ABUTTERS

### Under the Massachusetts Wetlands Protection Act & Chapter 267, Wetland Protection Code of Foxborough

*(This form must be completed and mailed, certified mail return receipt requested,  
to all abutters within 100 feet of the proposed project's activity.)*

In accordance with the second paragraph of Massachusetts Wetlands Protection Act (G.L. Ch. 131, §40), and §10.05 of 310 CMR 10.00, and Chapter 267, the Wetland Protection Code of Foxborough (*formerly Article IX*) and regulations, you are hereby notified of a public hearing on the matter described below:

- A. The applicant has filed an Abbreviated Notice of Resource Area Delineation with the Foxborough Conservation Commission for the delineation of areas subject to protection under the Wetlands Protection Act and the Wetland Protection Code of Foxborough.
- B. The name of the applicant is Rockpoint Fund Acquisitions, LLC
- C. The address of the land where the activity is proposed is 2 Washington Street, Foxborough.
- D. Copies of the Abbreviated Notice of Resource Area Delineation may be examined at the Conservation Commission's office, 40 South Street, Foxborough Town Hall, between 9 am and 4 pm, Monday through Thursday.
- E. Copies of the Abbreviated Notice of Resource Area Delineation may be obtained from either (*check one*) the  applicant or the  applicant's representative Bay Colony Group, Inc. by calling 508.543.3939 from [*times*] 8:00 am – 4:30 pm on [*days*] Monday through Friday.
- F. Information regarding the date, time and place of the public hearing may be obtained from either (*check one*) the  applicant or the  applicant's representative Bay Colony Group, Inc. by calling 508.543.3939 from [*times*] 8:00 am – 4:30 pma on [*day*] Monday through Friday.

Please Note: Notice of the public hearing, including date, time and place, will be published at least five business days in advance in The Foxboro Reporter and will be posted in the Town Hall and on the Town's website at least 48 hours in advance.

Conservation Commission meeting agendas may be viewed online at:  
[http://www.foxboroughma.gov/Pages/FoxboroughMA\\_ConsAgendas/](http://www.foxboroughma.gov/Pages/FoxboroughMA_ConsAgendas/)

For additional information about this application or the Wetland Protection Code of Foxborough, please contact the Foxborough Conservation Commission at 508-543-1251 or visit: [www.foxboroughma.gov/conservation](http://www.foxboroughma.gov/conservation)

For more information about this application or the Wetlands Protection Act, please contact the Department of Environmental Protection (DEP) Southeast Regional Office (Lakeville) at 508-946-2836.

100' LIST OF ABUTTERS  
2 WASHINGTON STREET FOXBOROUGH  
a/o 20211111

MBLU	Location	Owner Name	Co-Owner Name	Address 1	Address 2	City, State, Zip
001 / 006000 000/000	8 WASHINGTON STREET	SARIN RAVINDER K TR		8 WASHINGTON ST		FOXBORO, MA 02035
002 / 010000 000/000	7 PERRY DRIVE	1776 WASHINGTON STREET REALTY TR		7 PERRY DR		FOXBOROUGH, MA 02035-0000
002 / 011000 000/000	3 PHELPS DRIVE	MATTHEWS KEVIN TR		P O BOX 208		WAKEFIELD, MA 01880
002 / 009000 BG0/00B	11 PERRY DRIVE #B	CHRISTMAN MARIANNE TR		16 COW HILL RD		SHARON, MA 02067
002 / 009000 BG0/00C	11 PERRY DRIVE #C	CHRISTMAN KEVIN M & MARIANNE TR		16 COW HILL RD		SHARON, MA 02067
002 / 009000 BG0/00D	11 PERRY DRIVE #D	HARDING DONALD H, JEANNE & J GREGORY		16 ARNOLD DR		MEDFIELD, MA 02052-0000
002 / 009000 BG0/00E	11 PERRY DRIVE #E	HARDING DONALD H, JEANNE & J GREGORY		16 ARNOLD DRIVE		MEDFIELD, MA 02052-0000
002 / 009000 BG0/00F	11 PERRY DRIVE #F	CHRISTMAN KEVIN M & MARIANNE TRS		16 COW HILL RD		SHARON, MA 02067
002 / 009000 BG0/00G	11 PERRY DRIVE #G	WALSH JAMES M & CATHERINE M TE		11 PERRY DRIVE UNIT G	UNIT C	FOXBOROUGH, MA 02035-0000
005 / 036000 000/000	PICKERING CIRCLE	MEADOWVIEW HOMEOWNERS REALTY TRUST	C/O GEORGE GEORGENES	5 TUCKER LANE		FOXBORO, MA 02035-0000
005 / 041000 000/000	20 MEADOWVIEW ROAD	KILLION JAMES & KATIE TE		20 MEADOWVIEW ROAD		FOXBOROUGH, MA 02035
005 / 042000 000/000	22 MEADOWVIEW ROAD	PAOLINI ELIZABETH A		22 MEADOWVIEW ROAD		FOXBOROUGH, MA 02035
005 / 043000 000/000	24 MEADOWVIEW ROAD	KELLY THOMAS M & NOREEN A		24 MEADOWVIEW RD		FOXBORO, MA 02035-0000
005 / 044000 000/000	26 MEADOWVIEW ROAD	CHAPLIN LISA M		26 MEADOWVIEW ROAD		FOXBOROUGH, MA 02035
005 / 045000 000/000	28 MEADOWVIEW ROAD	OMALLEY NEIL & TAMARA TE		28 MEADOWVIEW RD		FOXBORO, MA 02035
001 / 007000 000/000	18 WASHINGTON STREET	MASSACHUSETTS ASSOC OF REALTORS INC		333 WYMAN ST STE 200		WALTHAM, MA 02451
005 / 038000 000/000	5 TUCKER LANE	GEORGENES GEORGE A & MARIA TE		5 TUCKER LANE		FOXBOROUGH, MA 02035-0000
005 / 039000 000/000	3 TUCKER LANE	JACINTO PETER & MARIE DICENZO TE		3 TUCKER LANE		FOXBOROUGH, MA 02035
005 / 040000 000/000	1 TUCKER LANE	LONGLEY PATRICK H & KATHLEEN TE		1 TUCKER LANE		FOXBOROUGH, MA 02035-0000
002 / 012000 000/000	8 PHELPS DRIVE	GRADAM LLC		2250 PROVIDENCE HWY		WALPOLE, MA 02081
006 / 003000 000/000	30 MEADOWVIEW ROAD	LAUMANN ROBERT P		30 MEADOWVIEW ROAD		FOXBOROUGH, MA 02035-0000
006 / 010000 000/000	20 WILLIS LANE	DAVIS RICHARD J & KAREN L TE		20 WILLIS LANE		FOXBOROUGH, MA 02035
002 / 009000 BG0/00A	11 PERRY DRIVE #A	11AB PERRY DRIVE LLC		11 PERRY DRIVE UNIT A		FOXBOROUGH, MA 02035
006 / 013000 000/000	45 PANAS ROAD	BPAZ HOLDINGS 31, LLC		ONE SAMSONE STREET	15TH FLOOR	SAN FRANCISCO, CA 94104

WALPOLE

53 / 37 / /	2250 ROUTE 1	GRADAM LLC		5 BRYANT CIR		MIDDLEBORO, MA 02346
53 / 45 / /	2255 ROUTE 1	TYNAN RICHARD TRUSTEE FTF REAL		3 STANDISH DRIVE		CANTON, MA 02021
53 / 44 / /	2265 ROUTE 1	KGBT LLC		2265 ROUTE 1		WALPOLE, MA 02081

**Appendix A – Wetland Delineation Report**  
USGS Extract – Franklin 2015 Quadrangle  
FEMA Firmette  
MassGIS Overlay



Engineers | Scientists | Planners

PARECORP.COM



November 9, 2021

Mr. William Buckley, P.E.  
Bay Colony Group, Inc.  
4 School Street  
Foxborough, MA 02035

**Re: Wetland Delineation  
2 Washington Street  
Foxborough, MA  
Pare Project No. 18170.30**

Dear Mr. Buckley,

Pare Corporation (Pare) delineated wetlands on the parcel of land located at 2 Washington Street in Foxborough. The subject property consists of a 30.5-acre parcel of commercial property on the south side of Washington Street (Route 1) which includes a restaurant and function facility, recreation complex, and undeveloped wooded areas to the south. The delineation was completed to establish the limits of wetlands, 25-foot No Activity Zones, and 100-foot Buffer Zones that may impact future development on the property. Pare's investigation and delineation of wetlands was completed on November 4, 2021.

The following report describes the delineated wetlands, discusses the delineation methodology, and summarizes review of available published mapping for the site. Attached to this report are the following materials: a Site Location Map, an Annotated Aerial Photograph, an excerpt from the FEMA Flood Insurance Rate Map for the area, annotated photographs of the site wetlands, a USGS StreamStats Report, and completed BVW Data Forms.

## **METHODOLOGY**

Wetland edges were delineated in accordance with the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.55, referred to as the WPA Regulations), and the methodology specified in the publication entitled Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act (Jackson, 1995) and The Regional Supplement to the Corps of Engineers Wetland Delineation Manual: North Central and Northeast Region, Version 2.0 (U.S. Army Corps of Engineers, January 2012).

Pink field flags were placed at appropriate intervals along the wetland/upland borders affecting the proposed development. Primary parameters evaluated in wetland delineation included vegetation, hydric soil indicators, and visual indicators of wetland hydrology such as water-stained leaves, mound-and-pool microrelief, saturated soils, and surface water. During the delineation, BVW Data Forms were completed for representative plots along the wetland/upland borders.

▼

8 BLACKSTONE VALLEY PLACE LINCOLN, RI 02865  
T 401.334.4100 F 401.334.4108

10 LINCOLN ROAD, SUITE 210 FOXBORO, MA 02035  
T 508.543.1755 F 508.543.1881



## WETLAND DESCRIPTIONS

Pare delineated the north and west edges of a forested wetland extending through the central and eastern portions of the site. The wetland interior contains a narrow intermittent stream channel that flows in a northeasterly direction, entering a culvert beneath Panas Road offsite to the east. The wetland is therefore classified as a **Bordering Vegetated Wetland (BVW)** under 310 CMR 10.55(2). The wetland edge has an associated **100-foot Buffer Zone** in addition to a **25-foot No Activity Zone** under the Foxborough Wetlands Protection Bylaw.

The unnamed stream channel in the wetland interior is mapped as intermittent on the USGS Topographic Quadrangle for the area. According to the USGS StreamStats program, the stream has a watershed size of 0.24 square miles when measured from a point downstream of the property at the Panas Road crossing. Therefore, the stream qualifies as intermittent under 310 CMR 10.58(2), does not have an associated 200-foot Riverfront Area, and was not flagged as part of Pare's delineation. The USGS StreamStats Report is attached.

Flag series A-1 to A-82 defines the northern and western edge of the wetland complex on the property. This series begins at the northeast side of the wooded area, to the rear of the building at 11 Perry Drive. The series extends west along the northern wetland edge at the rear of the properties along Perry Drive, turning south to follow the intermittent stream for a short distance. The series continues southwest across a gradual slope where broad band of wetland borders the the stream. Most of the wetland edge is colonized by mature trees with a variable understory of shrubs and climbing vines, with invasive species prominent in the understory along the wetland/upland border. Other evidence of prior disturbance along the wetland edge included presence of trash and debris, and irregular topography indicative of former earthwork.

The vegetation community of the wetland is variable, however most of the wetland area appears to consist of a seasonally flooded Red Maple swamp. The northern portion of the wetland is less disturbed, and is colonized by a mixture of deciduous trees with an understory of wetland shrubs and few climbing vines. Portions of the wetland edge that closely border the stream at the east side of the site consist of an early successional plant community with more sparse trees and an understory dominated by invasive shrubs and dense climbing vines. Species of vegetation identified within the BVW included, but was not limited to, the following species:

Common Name	Scientific Name	Indicator Status
Red Maple	<i>Acer rubrum</i>	FAC
White Pine	<i>Pinus strobus</i>	FACU
Red Oak	<i>Quercus rubra</i>	FACU
Gray Birch	<i>Betula populifolia</i>	FAC
Wild Black Cherry	<i>Prunus serotina</i>	FACU
Sweet Pepperbush	<i>Clethra alnifolia</i>	FAC+
Glossy Buckthorn	<i>Frangula alnus</i>	FAC
Highbush Blueberry	<i>Vaccinium corymbosum</i>	FACW-
Spicebush	<i>Lindera benzoin</i>	FACW-
Winterberry	<i>Ilex verticillata</i>	FACW
Multiflora Rose	<i>Rosa multiflora</i>	FACU
Autumn Olive	<i>Elaeagnus umbellata</i>	NI
Green Briar	<i>Smilax rotundifolia</i>	FAC
Poison Ivy	<i>Toxicodendron radicans</i>	FAC





Mr. William Buckley

(3)

November 9, 2021

Tussock Sedge	<i>Carex stricta</i>	OBL
Royal Fern	<i>Osmunda regalis</i>	OBL
New York Fern	<i>Parathelypteris noveboracensis</i>	FAC
Cinnamon Fern	<i>Osmunda cinnamomea</i>	FACW

## REVIEW OF PUBLISHED MAPPING

Review of published mapping and the relevant MassGIS data layers on November 9, 2021 revealed the following:

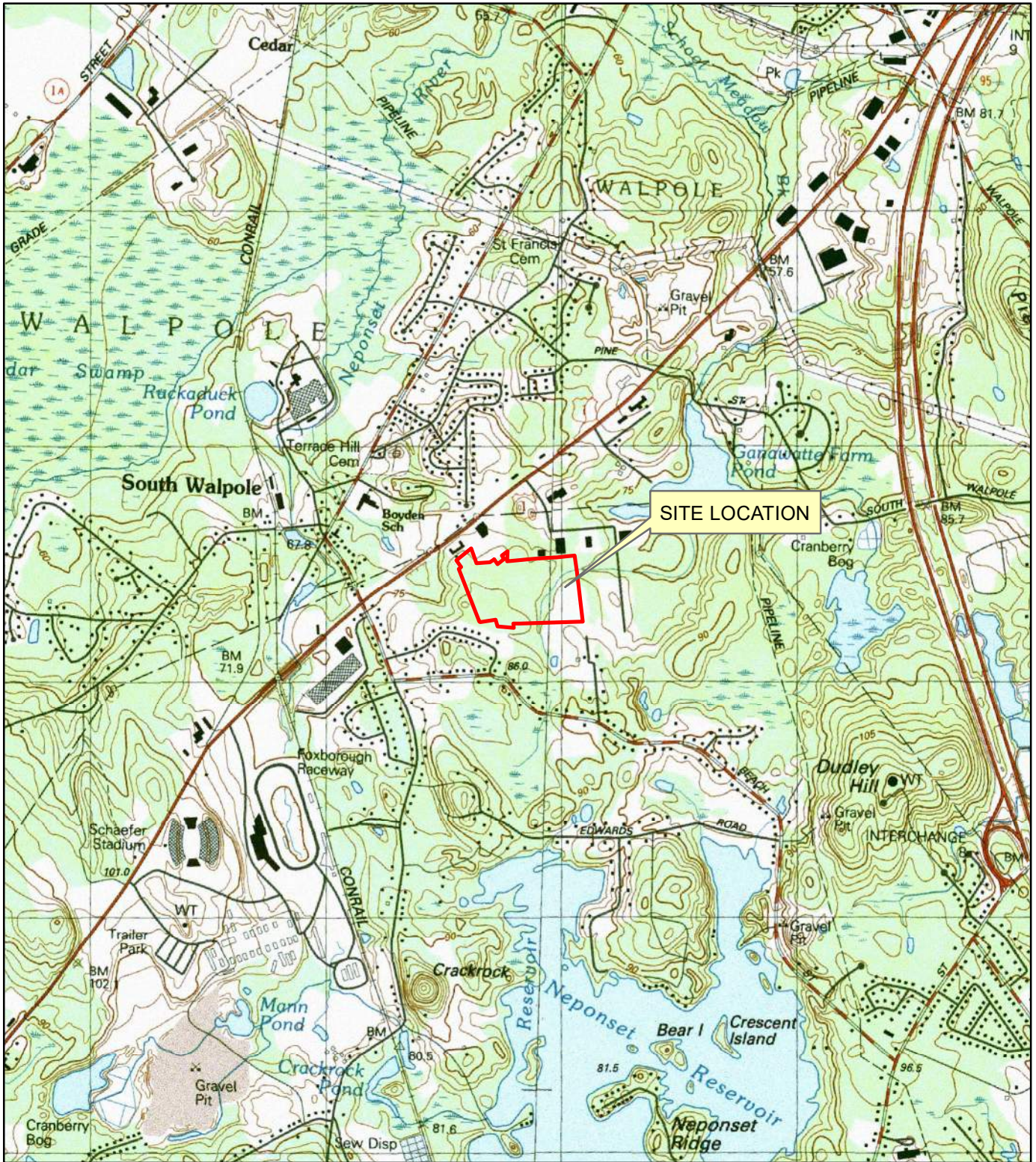
- The site does not contain any mapped NHESP Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife (MassGIS data layers PRIHAB\_POLY and ESTHAB\_POLY, August 2021).
- No Certified Vernal Pools (CVPs) or Potential Vernal Pools (PVPs) are located on the subject property.
- The site is not located in Outstanding Resource Waters.
- The site is not located within an Area of Critical Environmental Concern.
- According to the FEMA Flood Insurance Rate Map (FIRM) for the Town of Foxborough (Map No. 25021C0332E, revised July 17, 2012, there is no mapped floodplain on the property and the entire site is located within Areas of Minimal Flood Hazard (Zone X).

Thank you very much for the opportunity to assist you with this project. If you have any questions regarding project permitting or other issues, or require further assistance, please do not hesitate to call.

Sincerely,

Lauren H. Gluck, P.W.S.  
Senior Environmental Scientist





**SITE LOCATION MAP**

SCALE: 1" = 2,000'



8 BLACKSTONE VALLEY PLACE  
LINCOLN, RI 02865  
(401) 334-4100

10 LINCOLN ROAD, SUITE 210  
FOXBORO, MA 02035  
(508) 543-1755

PARE PROJECT No. 18170.30

OCTOBER 2021

**FIGURE 1**

2 WASHINGTON ST.  
FOXBORO, MA

WETLAND DELINEATION REPORT





## ANNOTATED AERIAL PHOTOGRAPH

SCALE: 1" = 300'



8 BLACKSTONE VALLEY PLACE  
LINCOLN, RI 02865  
(401) 334-4100

10 LINCOLN ROAD, SUITE 210  
FOXBORO, MA 02035  
(508) 543-1755

PARE PROJECT No. 18170.30

NOVEMBER 2021

## FIGURE 2

2 WASHINGTON ST.  
FOXBORO, MA

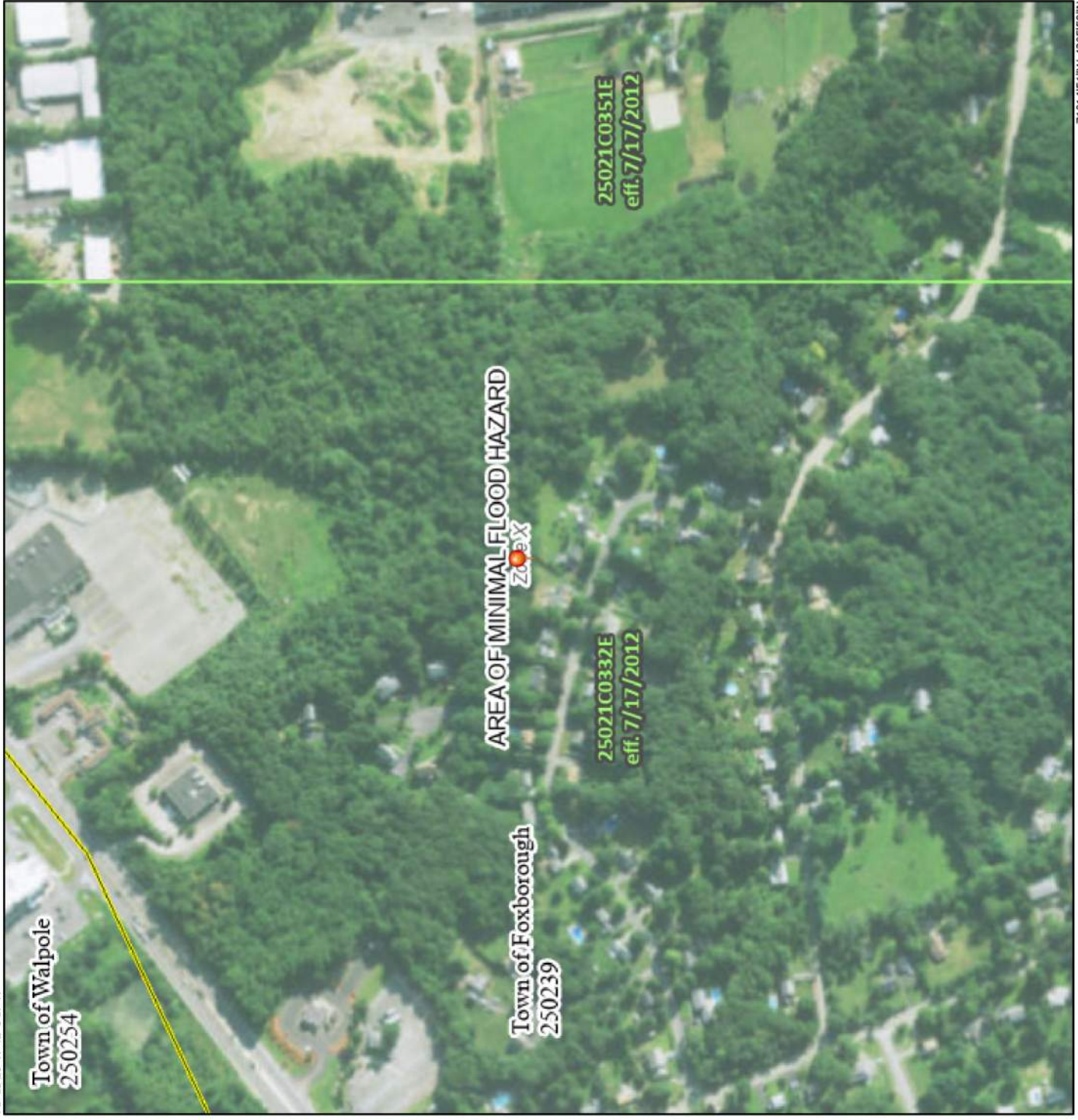
WETLAND DELINEATION REPORT



# National Flood Hazard Layer FIRMette



71°15'28"W 42°6'17"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs *Zone D*
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION**

- 20.2
- 17.5
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

**OTHER FEATURES**

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/9/2021 at 11:08 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020





**Photo 1: Wetland edge at northeast side of site near flag A-4**



**Photo 2: Typical view of wetland interior at northeast side of site**







**Photo 3: Early-successional plant community along wetland edge near flag A-13**



**Photo 4: Typical view of intermittent stream channel in wetland interior.**







**Photo 5: Seasonally flooded areas adjacent to stream channel near flag A-36**

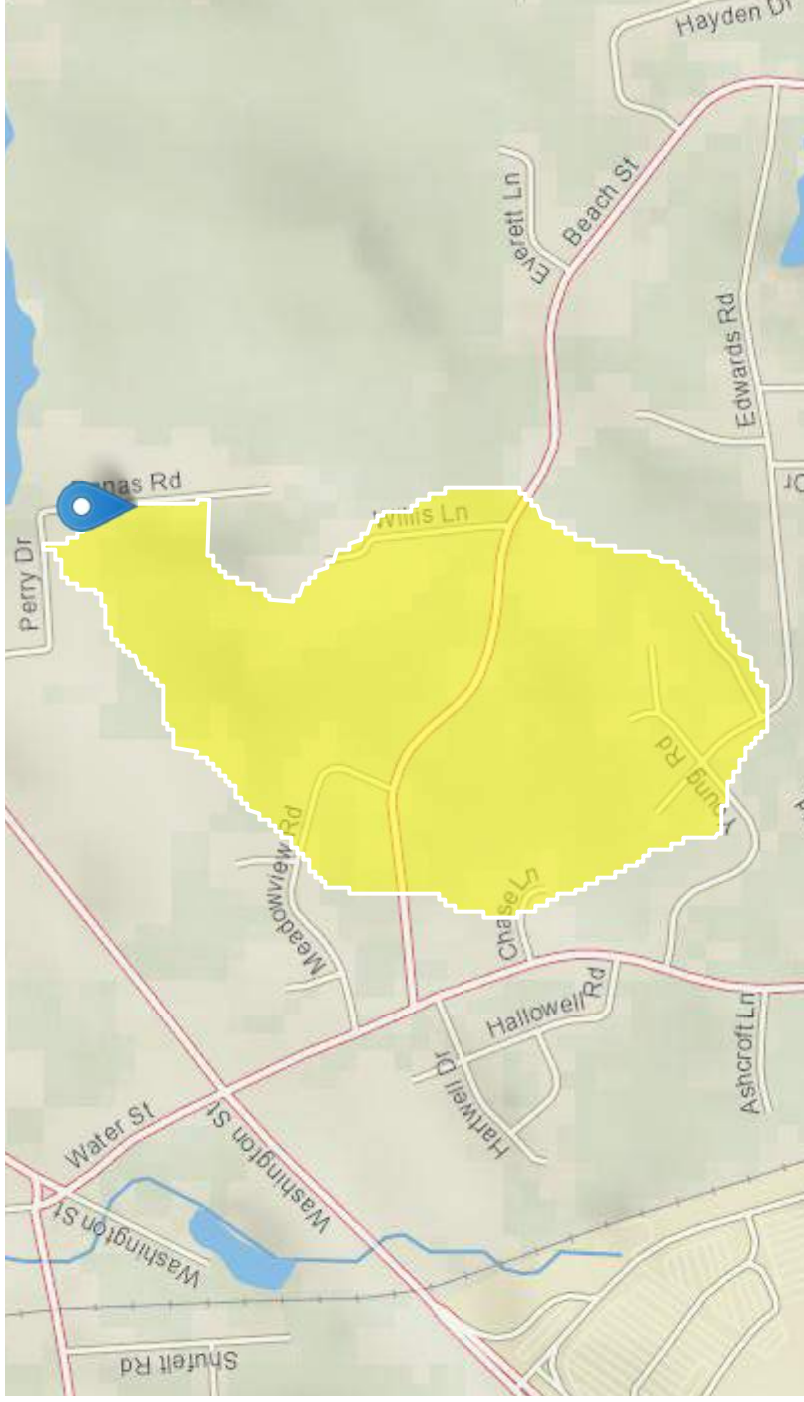


**Photo 6: Southwest end of delineated edge bordering agricultural property to the south.**



# StreamStats Report - 2 Washington St, Foxborough

Region ID: MA  
Workspace ID: MA20211109151834106000  
Clicked Point (Latitude, Longitude): 42.10338, -71.24638  
Time: 2021-11-09 10:18:53 -0500



Basin Characteristics



<b>Parameter Code</b>	<b>Parameter Description</b>	<b>Value</b>	<b>Unit</b>
ACRSDFT	Area underlain by stratified drift	0.21	square miles
BSLDEM10M	Mean basin slope computed from 10 m DEM	3.554	percent
BSLDEM250	Mean basin slope computed from 1:250K DEM	1.724	percent
CAT1ROADS	Length of interstates lmtd access highways and ramps for lmtd access highways, includes cloverleaf interchanges (USGS Ntl Transp Dataset)	0	miles
CAT2ROADS	Length of sec hwy or maj connecting roads; main arteries & hways not lmtd access, usually in the US Hwy or State Hwy systems (USGS Ntl Transp Dataset)	0	miles
CAT3ROADS	Length of local connecting roads; roads that collect traffic from local roads & connect towns, subdivisions & neighborhoods (USGS Nat Transp Dataset)	0	miles
CAT4ROADS	Length of local roads; generally paved street, road, or byway that usually have single lane of traffic in each direction (USGS Ntnl Transp Dataset)	1.64	miles
CENTROIDX	Basin centroid horizontal (x) location in state plane coordinates	220644.7	meters
CENTROIDY	Basin centroid vertical (y) location in state plane units	872046.5	meters
CROSCOUNT1	Number of intersections between streams and roads, where the roads are interstate, limited access highway, or ramp (CAT1ROADS)	0	dimensionless
CROSCOUNT2	Number of intersections between streams and roads, where the roads are secondary highway or major connecting road (CAT2ROADS)	0	dimensionless
CROSCOUNT3	Number of intersections between streams and roads, where roads are local connecting roads (CAT3ROADS)	0	dimensionless
CROSCOUNT4	Number of intersections between streams and roads, where roads are local roads (CAT4ROADS)	2	dimensionless
CRSDFT	Percentage of area of coarse-grained stratified drift	90.48	percent
CSL10_85	Change in elevation divided by length between points 10 and 85 percent of distance along main channel to basin divide - main channel method not known	0.84	feet per mi

<b>Parameter Code</b>	<b>Parameter Description</b>	<b>Value</b>	<b>Unit</b>
DRFTPERSTR	Area of stratified drift per unit of stream length	0.31	square mile per mile
DRNAREA	Area that drains to a point on a stream	0.24	square miles
ELEV	Mean Basin Elevation	282	feet
FOREST	Percentage of area covered by forest	38.26	percent
LAKEAREA	Percentage of Lakes and Ponds	0.06	percent
LC06STOR	Percentage of water bodies and wetlands determined from the NLCD 2006	6.91	percent
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	41.8	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	11.8	percent
LFPLENGTH	Length of longest flow path	1.18	miles
MAREGION	Region of Massachusetts 0 for Eastern 1 for Western	0	dimensionless
MAXTEMPC	Mean annual maximum air temperature over basin area, in degrees Centigrade	15.2	degrees C
OUTLETX	Basin outlet horizontal (x) location in state plane coordinates	220975	feet
OUTLETY	Basin outlet vertical (y) location in state plane coordinates	872585	feet
PCTSDNGRV	Percentage of land surface underlain by sand and gravel deposits	90.48	percent
PRECPRIS00	Basin average mean annual precipitation for 1971 to 2000 from PRISM	48.8	inches
STRMTOT	total length of all mapped streams (1:24,000-scale) in the basin	0.69	miles
WETLAND	Percentage of Wetlands	9.33	percent

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

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

**Applicant:** \_\_\_\_\_ **Prepared by:** Pare Corporation **Project location:** 2 Washington St, Foxboro **DEP File #:** None  
 L. Gluck

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. Observation Plot Number: 1		Transect Number: A	(Wetland Station)	5'± D/G WF A-8	Date of Delineation: November 4, 2021
A. Sample Layer and Plant Species (by common/ scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (Yes or No)	E. Wetland Indicator Category *	
<b>Tree</b>					
Red Maple ( <i>Acer rubrum</i> )	51-75 (63.0)	75	Y	FAC*	
White Pine ( <i>Pinus strobus</i> )	16-25 (20.5)	25	Y	FACU	
<b>Total</b>	83.5	100			
<b>Sapling</b>					
White Pine ( <i>Pinus strobus</i> )	16-25 (20.5)	87	Y	FACU	
Wild Black Cherry ( <i>Prunus serotina</i> )	0-5 (3.0)	13	N		
<b>Total</b>	23.5	100			
<b>Shrub</b>					
Winterberry ( <i>Ilex verticillata</i> )	16-25 (20.5)	23	Y	FACW*	
Glossy Buckthorn ( <i>Frangula alnus</i> )	16-25 (20.5)	23	Y	FAC*	
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	26-50 (38.0)	42	Y	FACW*	
Greenbrier ( <i>Smilax rotundifolia</i> )	6-15 (10.5)	12	N		
<b>Total</b>	89.5	100			
<b>Herb</b>					
Woodfern ( <i>Dryopteris marginalis</i> )	6-15 (10.5)	25	Y	FACU	
Cinnamon Fern ( <i>Osmunda cinnamomea</i> )	16-25 (20.5)	49	Y	FACW*	
Dewberry ( <i>Rubus flagellaris</i> )	6-15 (10.5)	25	Y	FACU	
<b>Total</b>	41.5	99**			

\*\*Total does not equal 100 due to rounding

\*Use an asterisk to mark wetland indicator plants species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological adaptations, describe the adaptation next to the asterisk.

**Vegetation Conclusion:**

Number of dominant wetland indicator plants: 5

Number of dominant non-wetland indicator plants: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?  YES  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, Massachusetts, 2020

Map Number: Accessed via Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/>

Soil type mapped: 71B—Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony

Hydric Soil Inclusions: Whitman

Are field observations consistent with soil survey? Yes  No

Remarks:

Horizon	Depth (in)	Matrix Color	Mottles Color
A	0-6"	10YR 2/1	
B	6+"	10YR 4/2	10YR 2/1

Remarks: dark streaking in B horizon

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: mound and pool microrelief

Vegetation and Hydrology Conclusion	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present: hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BVW</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Applicant:** \_\_\_\_\_ **Prepared by:** Pare Corporation **Project location:** 2 Washington St, Foxboro **DEP File #:** None  
 L. Gluck

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. Observation Plot Number: 2		Transect Number: A	Upland Station	5' ± U/G WF A-8	Date of Delineation: November 4, 2021
A. Sample Layer and Plant Species (by common/ scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (Yes or No)	E. Wetland Indicator Category *	
Tree					
Red Maple ( <i>Acer rubrum</i> )	26-50 (38.0)	50	Y	FAC*	
White Pine ( <i>Pinus strobus</i> )	26-50 (38.0)	50	Y	FACU	
<b>Total</b>	76.0	100			
Sapling					
White Pine ( <i>Pinus strobus</i> )	16-25 (20.5)	100	Y	FACU	
<b>Total</b>	20.5	100			
Shrub					
Winterberry ( <i>Ilex verticillata</i> )	6-15 (10.5)	13	N		
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	6-15 (10.5)	13	N		
Glossy Buckthorn ( <i>Frangula alnus</i> )	26-50 (38.0)	48	Y	FAC*	
Greenbrier ( <i>Smilax rotundifolia</i> )	6-15 (10.5)	13	N		
Witch Hazel ( <i>Hamamelis virginiana</i> )	6-15 (10.5)	13	N		
<b>Total</b>	80.0	100			
Herb					
Dewberry ( <i>Rubus flagellaris</i> )	26-50 (38.0)	65	Y	FACU	
Woodfern ( <i>Dryopteris marginalis</i> )	16-25 (20.5)	35	Y	FACU	
<b>Total</b>	58.5	100			

\*Use an asterisk to mark wetland indicator plants species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological adaptations, describe the adaptation next to the asterisk.

**Vegetation Conclusion:**

Number of dominant wetland indicator plants: 2

Number of dominant non-wetland indicator plants: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? YES  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, Massachusetts, 2020

Map Number: Accessed via Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/>

Soil type mapped: 260B—Sudbury fine sandy loam, 2 to 8 percent slopes

Hydric Soil Inclusions: Walpole

Are field observations consistent with soil survey?  Yes  No

Remarks:

#### 2. Soil Description

Horizon	Depth (in)	Matrix Color	Mottles Color
A	0-3"	10YR 2/2	
B	3+"	10YR 4/3	

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	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present: hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Sample location is in a BVW</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Applicant:** \_\_\_\_\_ **Prepared by:** Pare Corporation **Project location:** 2 Washington St, Foxboro **DEP File #:** None  
 L. Gluck

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. Observation Plot Number: 3		Transect Number: A	(Wetland Station)	5'± D/G WF A-48	Date of Delineation: November 4, 2021
A. Sample Layer and Plant Species (by common/ scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (Yes or No)	E. Wetland Indicator Category *	
<b>Tree</b> Red Maple ( <i>Acer rubrum</i> )	51-75 (63.0)	75	Y	FAC*	
Gray Birch ( <i>Betula populifolia</i> )	6-15 (10.5)	13	N		
Wild Black Cherry ( <i>Prunus serotina</i> )	6-15 (10.5)	13	N		
<b>Total</b>	84.0	101**			
<b>Sapling</b> White Pine ( <i>Pinus strobus</i> )	6-15 (10.5)	50	Y	FACU	
Red Maple ( <i>Acer rubrum</i> )	6-15 (10.5)	50	Y	FAC*	
<b>Total</b>	21.0	100			
<b>Shrub</b> Sweet Pepperbush ( <i>Clethra alnifolia</i> )	51-75 (63.0)	55	Y	FAC*	
Glossy Buckthorn ( <i>Frangula alnus</i> )	16-25 (20.5)	18	N		
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	16-25 (20.5)	18	N		
Greenbrier ( <i>Smilax rotundifolia</i> )	6-15 (10.5)	9	N		
<b>Total</b>	114.5	100			
<b>Herb</b> Sweet Pepperbush seedling ( <i>Clethra alnifolia</i> )	16-25 (20.5)	100	Y	FAC*	
<b>Total</b>	20.5	100			

\*\*Total does not equal 100 due to rounding

\*Use an asterisk to mark wetland indicator plants species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological adaptations, describe the adaptation next to the asterisk.

**Vegetation Conclusion:**

Number of dominant wetland indicator plants: 4

Number of dominant non-wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?  YES  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, Massachusetts, 2020

Map Number: Accessed via Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/>

Soil type mapped: 260B—Sudbury fine sandy loam, 2 to 8 percent slopes

Hydric Soil Inclusions: Walpole

Are field observations consistent with soil survey? Yes  No

Remarks:

2. Soil Description

Horizon	Depth (in)	Matrix Color	Mottles Color
O	1-0"	10YR 2/2	
A	0-6"	10YR 2/2	
B	6+"	10YR 4/2	7.5YR 4/6

Remarks: strong redox in B horizon

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: microrelief

Vegetation and Hydrology Conclusion	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present: hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BVW</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Applicant:**          **Prepared by:** Pare Corporation **Project location:** 2 Washington St, Foxboro **DEP File #:** None  
 L. Gluck

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. Observation Plot Number: 4		Transect Number: A	Upland Station	5' ± U/G WF A-48	Date of Delineation: November 4, 2021
A. Sample Layer and Plant Species (by common/ scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (Yes or No)	E. Wetland Indicator Category *	
<b>Tree</b>					
Red Maple ( <i>Acer rubrum</i> )	26-50 (38.0)	42	Y	FAC*	
White Oak ( <i>Quercus alba</i> )	16-25 (20.5)	23	Y	FACU	
Wild Black Cherry ( <i>Prunus serotina</i> )	6-15 (10.5)	12	N		
Red Oak ( <i>Quercus rubra</i> )	6-15 (10.5)	12	N		
Gray Birch ( <i>Betula populifolia</i> )	6-15 (10.5)	12	N		
<b>Total</b>	90.0	101**			
<b>Sapling</b>					
White Pine ( <i>Pinus strobus</i> )	26-50 (38.0)	70	Y	FACU	
Red Maple ( <i>Acer rubrum</i> )	0-5 (3.0)	6	N		
Red Oak ( <i>Quercus rubra</i> )	0-5 (3.0)	6	N		
American Beech ( <i>Fagus grandifolia</i> )	6-15 (10.5)	19	N		
<b>Total</b>	54.5	101**			
<b>Shrub</b>					
Glossy Buckthorn ( <i>Frangula alnus</i> )	16-25 (20.5)	60	Y	FAC*	
Sweet Pepperbush ( <i>Clethra alnifolia</i> )	6-15 (10.5)	31	Y	FAC*	
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	0-5 (3.0)	9	N		
<b>Total</b>	34.0	100			
<b>Herb</b>					
White Oak seedling ( <i>Quercus alba</i> )	6-15 (10.5)	34	Y	FACU	
Woodfern ( <i>Dryopteris marginalis</i> )	16-25 (20.5)	66	Y	FACU	
<b>Total</b>	31.0	100			

\*\*Total does not equal 100 due to rounding

\*Use an asterisk to mark wetland indicator plants species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological adaptations, describe the adaptation next to the asterisk.

**Vegetation Conclusion:**

Number of dominant wetland indicator plants: 3

Number of dominant non-wetland indicator plants: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? YES  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, Massachusetts, 2020

Map Number: Accessed via Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/>

Soil type mapped: 260B—Sudbury fine sandy loam, 2 to 8 percent slopes

Hydric Soil Inclusions: Walpole

Are field observations consistent with soil survey?  Yes  No

Remarks:

#### 2. Soil Description

Horizon	Depth (in)	Matrix Color	Mottles Color
O	½-0"	10YR 2/2	
A	0-2"	10YR 2/2	
B	2+"	10YR 4/2	

Remarks: Rocky B horizon

#### 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

Number of wetland indicator plants ≥ number of non-wetland indicator plants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland hydrology present: hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sample location is in a BVW**  Yes  No

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

**Applicant:** \_\_\_\_\_ **Prepared by:** Pare Corporation **Project location:** 2 Washington St, Foxboro **DEP File #:** None  
 L. Gluck

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. Observation Plot Number: 5		Transect Number: A (Wetland Station)		5 <sup>±</sup> D/G WF A-76		Date of Delineation: November 4, 2021	
A. Sample Layer and Plant Species (by common/ scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (Yes or No)	E. Wetland Indicator Category *			
<b>Tree</b>							
Red Maple ( <i>Acer rubrum</i> )	26-50 (38.0)	48	Y	FAC*			
White Oak ( <i>Quercus alba</i> )	6-15 (10.5)	13	N				
Red Oak ( <i>Quercus rubra</i> )	16-25 (20.5)	26	Y	FACU			
Gray Birch ( <i>Betula populifolia</i> )	6-15 (10.5)	13	N				
<b>Total</b>	79.5	100					
<b>Sapling</b>							
White Pine ( <i>Pinus strobus</i> )	16-25 (20.5)	60	Y	FACU			
Red Oak ( <i>Quercus rubra</i> )	0-5 (3.0)	9	N				
White Oak ( <i>Quercus alba</i> )	6-15 (10.5)	31	Y	FACU			
<b>Total</b>	34.0	100					
<b>Shrub</b>							
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	16-25 (20.5)	50	Y	FAC*			
Glossy Buckthorn ( <i>Frangula alnus</i> )	16-25 (20.5)	50	Y	FAC*			
<b>Total</b>	41.0						
<b>Herb</b>							
Royal Fern ( <i>Osmunda regalis</i> )	6-15 (10.5)	50	Y	OBL*			
Cinnamon Fern ( <i>Osmunda cinnamomea</i> )	6-15 (10.5)	50	Y	FACW*			
<b>Total</b>	21.0	100					

\*\*Total does not equal 100 due to rounding

\*Use an asterisk to mark wetland indicator plants species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological adaptations, describe the adaptation next to the asterisk.

**Vegetation Conclusion:**

Number of dominant wetland indicator plants: 5

Number of dominant non-wetland indicator plants: 3

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?  YES  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, Massachusetts, 2020

Map Number: Accessed via Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/>

Soil type mapped: 260B—Sudbury fine sandy loam, 2 to 8 percent slopes

Hydric Soil Inclusions: Walpole

Are field observations consistent with soil survey? Yes  No

Remarks:

2. Soil Description

Horizon	Depth (in)	Matrix Color	Mottles Color
O	1-0"	10YR 2/1	
A	0-6"	10YR 2/1	
B	6+"	10YR 4/4	10YR 2/1

Remarks: dark streaking in b horizon

3. Other:

Conclusion: Is soil hydric?  Yes  No

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

Site inundated: pockets of standing water downslope

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: microrelief

Vegetation and Hydrology Conclusion		Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present: hydric soil present		<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BVW</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Applicant:** \_\_\_\_\_ **Prepared by:** Pare Corporation **Project location:** 2 Washington St, Foxboro **DEP File #:** None  
 L. Gluck

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. Observation Plot Number: 6		Transect Number: A	5' ± U/G WF A-76	Date of Delineation: November 4, 2021
A. Sample Layer and Plant Species (by common/ scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (Yes or No)	E. Wetland Indicator Category *
<b>Tree</b>				
Red Maple ( <i>Acer rubrum</i> )	16-25 (20.5)	26	Y	FAC*
Red Oak ( <i>Quercus rubra</i> )	26-50 (38.0)	48	Y	FACU
Wild Pine ( <i>Pinus strobus</i> )	16-25 (20.5)	26	Y	FACU
<b>Total</b>	79.0	100		
<b>Sapling</b>				
White Pine ( <i>Pinus strobus</i> )	26-50 (38.0)	62	Y	FACU
White Oak ( <i>Quercus alba</i> )	16-25 (20.5)	33	Y	FACU
Wild Black Cherry ( <i>Prunus serotina</i> )	0-5 (3.0)	5	N	
<b>Total</b>	61.5	100		
<b>Shrub</b>				
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )	6-15 (10.5)	33	Y	FACW*
Huckleberry ( <i>Gaylussacia baccata</i> )	6-15 (10.5)	33	Y	FACU
Glossy Buckthorn ( <i>Frangula alnus</i> )	6-15 (10.5)	33	Y	FAC*
<b>Total</b>	31.5	99**		
<b>Herb</b>				
Wild Black Cherry seedling ( <i>Prunus serotina</i> )	6-15 (10.5)	100	Y	FACU
<b>Total</b>	10.5	100		

\*\*Total does not equal 100 due to rounding

\*Use an asterisk to mark wetland indicator plants species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological adaptations, describe the adaptation next to the asterisk.

**Vegetation Conclusion:**

Number of dominant wetland indicator plants: 3

Number of dominant non-wetland indicator plants: 6

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? YES  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, Massachusetts, 2020

Map Number: Accessed via Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/>

Soil type mapped: 254B—Merrimac fine sandy loam, 3 to 8 percent slopes

Hydric Soil Inclusions: none

Are field observations consistent with soil survey?  Yes  No

Remarks:

#### 2. Soil Description

Horizon	Depth (in)	Matrix Color	Mottles Color
O	1/2-0"	10YR 2/2	
A	0-5"	10YR 2/2	
B	5+"	10YR 4/4	

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

Number of wetland indicator plants ≥ number of non-wetland indicator plants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland hydrology present: hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sample location is in a BVW**

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

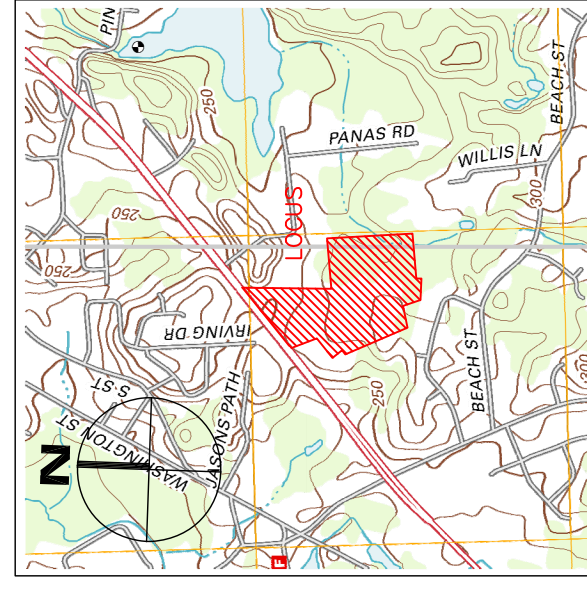


PROJECT:  
**2 Washington Street**  
**Foxborough, MA**  
**02035**

OWNER:  
**Margi, LLC**  
**22 Constance Way**  
**N. Attleboro, MA**  
**02760**

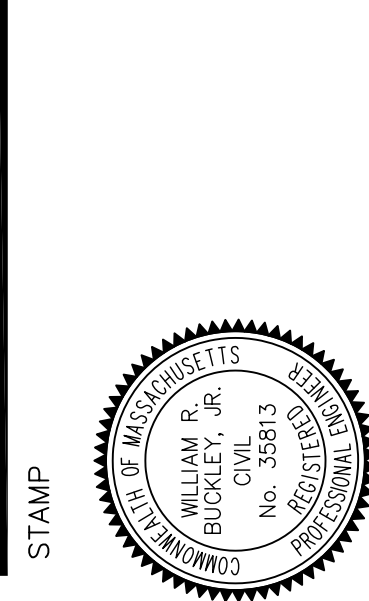
PREPARED FOR:  
**Rockpoint Fund**  
**Acquisitions, LLC**  
**500 Boylston**  
**Street**  
**Boston, MA 02116**

**Bay Colony Group, Inc.**  
 Professional Civil Engineers &  
 Professional Land Surveyors  
 FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939



LOCUS 1"=2,000'

REFERENCES:  
 DEED REF.:  
 BK.33869, PG.381  
 PLAN REF.:  
 PB.647, PLAN No. 12-2016  
 ASSESSOR'S REF.:  
 MAP 001, PARCEL 004/000  
 ZONING REF.:  
 SPECIAL USE S-1  
 LIMITED INDUSTRIAL  
 FLOOD\_ZONE:  
 ZONE "X"  
 MAP NUMBER 25021C0332F  
 EFFECTIVE DATE: JULY 17, 2012



DRAWING TITLE  
**Wetland**  
**Location**  
**Plan**

SCALE: 1" = 80'  
 NOVEMBER 10, 2021 SHEET NUMBER  
 21-0172-EX **1**

- NOTES:
1. WETLAND FLAGGING WAS CONDUCTED BY PARE CORP ON NOVEMBER 4, 2021.
  2. TOPOGRAPHY IS FROM AN AERIAL TOPOGRAPHIC SURVEY BY COL-EAST INC IN JANUARY 2012. GROUND CONTROL PROVIDED BY BAY COLONY GROUP, INC. THE LOCATION OF OFF-SITE FEATURES IS COMPILED FROM THE TOWN OF FOXBOROUGH GIS BASE MAPPING WHICH WAS FLOWN IN APRIL 1997.
  3. ELEVATIONS, IN FEET, ARE REFERRED TO NAVD 88. HORIZONTAL DATUM IS NAD 83
  4. PROPERTY LINE INFORMATION HAS BEEN TAKEN FROM A PLAN OF LAND RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 647, PLAN No. 12 OF 2016.
  5. FIELD LOCATION OF WETLAND FLAGGING CONDUCTED IN NOVEMBER, 2021 BY BAY COLONY GROUP.
  6. CONTOUR INTERVAL: 2 FEET

KEY:	SYMBOL	DESCRIPTION
HYDRANT	Circle with cross	HYDRANT
WATER GATE	Circle with horizontal lines	WATER GATE
WATER SERVICE	Circle with vertical lines	WATER SERVICE
GAS GATE	Circle with diagonal lines	GAS GATE
DRAIN MANHOLE	Circle with 'X'	DRAIN MANHOLE
CATCH BASIN	Circle with 'C'	CATCH BASIN
SEWER MANHOLE	Circle with 'S'	SEWER MANHOLE
EXISTING WELL	Circle with 'W'	EXISTING WELL
UNDERGROUND TELE.	Dashed line	UNDERGROUND TELE.
UNDERGROUND GAS	Dashed line	UNDERGROUND GAS
UNDERGROUND ELEC.	Dashed line	UNDERGROUND ELEC.
LEAD PILE WITH ESCUTCHEON PIN	Circle with 'L'	LEAD PILE WITH ESCUTCHEON PIN
CONCRETE FOUND WITH UNDETECTABLE WITH DRILLHOLE	Circle with 'C'	CONCRETE FOUND WITH UNDETECTABLE WITH DRILLHOLE
SOLID WHITE	Solid white circle	SOLID WHITE
SOLID YELLOW	Solid yellow circle	SOLID YELLOW
DASHED YELLOW	Dashed yellow circle	DASHED YELLOW
EDGE LINE	Dashed line	EDGE LINE
STONE WALL	Circle with 'S'	STONE WALL
ELECTRIC HAND HOLE	Circle with 'E'	ELECTRIC HAND HOLE
UTILITY POLE	Circle with 'U'	UTILITY POLE
LIGHT	Circle with 'L'	LIGHT
CONC BOLLARD	Circle with 'C'	CONC BOLLARD
GUY WIRE	Circle with 'G'	GUY WIRE
SIGN	Circle with 'S'	SIGN
SLOPED GRANITE CURB	Circle with 'S'	SLOPED GRANITE CURB
VERTICAL GRANITE CURB	Circle with 'V'	VERTICAL GRANITE CURB
CAST IRON PIPE	Circle with 'C'	CAST IRON PIPE
REINFORCED CONCRETE PIPE	Circle with 'R'	REINFORCED CONCRETE PIPE
CORRUGATED PLASTIC PIPE	Circle with 'C'	CORRUGATED PLASTIC PIPE
MAILED	Circle with 'M'	MAILED
TREE	Circle with 'T'	TREE
PINE TREE	Circle with 'P'	PINE TREE
SOLID YELLOW	Solid yellow circle	SOLID YELLOW
DASHED YELLOW	Dashed yellow circle	DASHED YELLOW
EDGE LINE	Dashed line	EDGE LINE

