



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP

MassDEP File Number

Document Transaction Number

Wakefield, MA

City/Town

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



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

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

0 Preston Street	Wakefield	01880
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.504900	-71.059457
30	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	164-A80	
	g. Parcel /Lot Number	

2. Applicant:

Rocco	Scippa Tr.
a. First Name	b. Last Name
4 Old Colony Realty Trust	
c. Organization	
10 Edgehill Road	
d. Street Address	
Peabody	MA
e. City/Town	f. State
781-760-2897	01960
h. Phone Number	g. Zip Code
i. Fax Number	rocscippa@gmail.com
	j. Email Address

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

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

4. Representative (if any):

Paul	Finocchio
a. First Name	b. Last Name
PJF & Associates	
c. Company	
4 Highland Avenue	
d. Street Address	
Wakefield	MA
e. City/Town	f. State
781-883-5473	01880
h. Phone Number	g. Zip Code
i. Fax Number	Paulpjf@verizon.net
	j. Email address

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

1250.00	612.50	637.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Remove existing garage, construct 2 family dwelling with associated utilities, grading and landscaping within 100 ft of an intermittent stream.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

81561

c. Book

b. Certificate # (if registered land)

417

d. Page Number

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

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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## B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

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

square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet

b. square feet within 100 ft.

c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☐ Yes ☐ No

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

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



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here. _____	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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### C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a. ☐ Yes ☒ No

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

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

2024

b. Date of map

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

#### c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

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

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

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



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

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

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

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

- (d) ☐ Vegetation cover type map of site

- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

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

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Plymouth to New Hampshire border:

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

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

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

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

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



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

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

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

**D. Additional Information**

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

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

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

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



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**D. Additional Information (cont'd)**

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.
- Proposed Site Plan of assessors lot 30-164-A80 0 Preston Street
- |                                      |                          |
|--------------------------------------|--------------------------|
| a. Plan Title                        | c. Signed and Stamped by |
| PJF & Assocaites                     | 1" = 10'                 |
| b. Prepared By                       | e. Scale                 |
| 1/16/2024                            |                          |
| d. Final Revision Date               | g. Date                  |
| landscaping plan of 0 Preston Street | 3/5/2024                 |
| f. Additional Plan or Document Title |                          |
5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

**E. Fees**

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

6086

3/18/2024

2. Municipal Check Number

3. Check date

6087

3/18/2024

4. State Check Number

5. Check date

PJF & Associates

6. Payor name on check: First Name

7. Payor name on check: Last Name





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WAKEFIELD

City/Town

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

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

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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

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



## A. Applicant Information

### 1. Location of Project:

0 Preston Street

Wakefield

a. Street Address

b. City/Town

6087

612.50

c. Check number

d. Fee amount

### 2. Applicant Mailing Address:

Rocco

Scippa

a. First Name

b. Last Name

4 Old Colony Realty Trust

c. Organization

10 Edgehill Road

d. Mailing Address

Peabody

MA

01960

e. City/Town

f. State

g. Zip Code

781-760-2897

rocscippa@gmail.com

h. Phone Number

i. Fax Number

j. Email Address

### 3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

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

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

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

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

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

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

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

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



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2 family dwelling	1	1050.00	1050.00
wetlands	1	200.00	200.00
Step 5/Total Project Fee:			1250.00
Step 6/Fee Payments:			1250.00
Total Project Fee:			a. Total Fee from Step 5 612.50
State share of filing Fee:			b. 1/2 Total Fee less \$12.50 637.50
City/Town share of filling Fee:			c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

PJF & ASSOCIATES  
4 HIGHLAND AVE.  
WAKEFIELD, MA 01880

53-7136/2113

6086

DATE 3/19/24



PAY TO THE  
ORDER OF

Town of Wakefield

\$ 637.50

Six hundred thirty seven & 50/100

DOLLARS



Security Features  
Detailed on Back



The Savings Bank

Wakefield, MA 01880

MEMO

0 Parker St

MP

⑆211371366⑆ 230319624⑆ 06086

PJF & ASSOCIATES  
4 HIGHLAND AVE.  
WAKEFIELD, MA 01880

53-7136/2113

6087

DATE 3/19/24



PAY TO THE  
ORDER OF

Commonwealth of MA

\$ 612.50

Six hundred twelve and 50/100

DOLLARS



Security Features  
Detailed on Back



The Savings Bank

Wakefield, MA 01880

MEMO

0 Parker St

MP

⑆211371366⑆ 230319624⑆ 06087

PJF & ASSOCIATES  
4 Highland Avenue  
Wakefield, MA 01880  
(781) 883-5743 (cell)  
Email paulpjf@verizon.net

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March 18, 2024

Wakefield Conservation Commission  
Wakefield Town Hall  
1 Lafayette Street  
Wakefield, MA 01880

Re: File No. 7887  
0 Preston Street  
Assessors Parcel # 30-164-A80  
Wakefield, MA

Wakefield Conservation Commission

The (owner/applicant) Rocco Scippa Tr of the 4 Old Colony Realty Trust is proposing to develop the property located at 0 Preston Street. This site contains 8000 s.f of area and presently consists of a garage, driveway and carport. Located along the northerly boundary line is an intermittent stream, which was flagged and delineated by John Dick (report attached). The owner is proposing to construct a 2 family dwelling with associated utilities, grading and landscaping. Prior to any work a silt fence and straw waddles will be installed as shown on the attached plan. The proposed structure will be located outside the 25' do not disturb area . A portion of the proposed drainage system which will handle stormwater roof runoff is within the this area as well as the proposed landscaping along the northerly boundary line.

Sincerely,



Paul J. Finocchio

# John Dick – 48 Hathorne Street, Salem MA 01970

12 April 2023

Paul Finocchio, PLS  
PJF and Associates  
4 Highland Avenue  
Wakefield, MA 01880

Re: 84 Preston Street  
Wakefield, MA

Dear Sir;

I visited the site yesterday and placed six flags along the top of bank of a ditched, intermittent stream abutting the subject property. The stream is culverted beneath Prescott Street, and appears to discharge to a wetland several hundred feet distant from the subject property (I observed no visible evidence of a headwall or pipe).

The flags are typically set six feet above grade at the top of a four- to six-foot one-to-one earth embankment. The actual top of bank of the stream lies at mean annual high water, near the bottom of slope, but no suitable woody vegetation exists in that area. Accordingly, the flags are typically located four to six feet closer to the site than the actual jurisdictional resource.

The following citation from 310 CMR addresses the possibility that the stream might be considered a River (or perennial stream).

10.58 (2) (a) 1.

*c. A stream shown as intermittent or not shown on the current USGS map or more recent map provided by the Department, that has a watershed size less than one square mile, is intermittent unless: i. The stream has a watershed size of at least ½ (0.50) square mile and has a predicted flow rate greater than or equal to 0.01 cubic feet per second at the 99% flow duration using the USGS Stream Stats method. The issuing authority shall find such streams to be perennial; or ii. When the USGS StreamStats method cannot be used because the stream does not have a mapped and digitized centerline (including but not limited to streams located in the following basins: North Coastal Basin, Taunton Basin, Buzzards Bay Basin, Cape Cod and Islands Basin, and that portion of the South Coastal Basin that is south of the Jones River sub-basin), and the stream has a watershed size of*

*at least ½ (0.50) square mile, and the surficial geology of the contributing drainage area to the stream at the project site contains 75% or more stratified drift, the issuing authority shall find such streams to be perennial. Stratified drift shall mean sand and gravel deposits that have been layered and sorted by glacial meltwater streams. Areal percentages of stratified drift may be determined using USGS surficial geologic maps, USGS Hydrological Atlases, Massachusetts Geographical Information System (MassGIS) surficial geology data layer, or other published or electronic surficial geological information from a credible source*

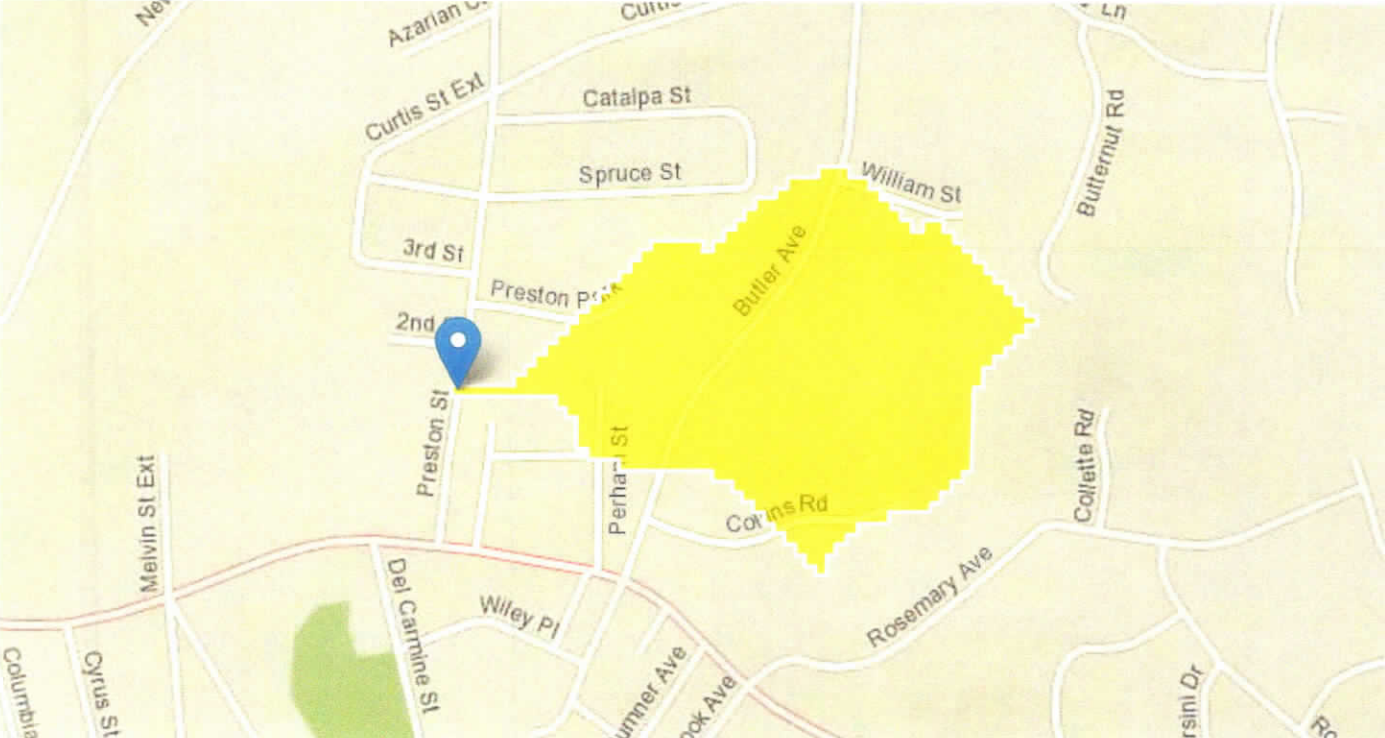
The stream in question does not appear on the current USGS quadrangle. It does, however, have a mapped, digitized centerline on the attached report from the StreamStats database. The calculated watershed comprises less than 1/20 of a square mile.

Respectfully

John Dick  
Wetland Scientist

# StreamStats Report Preston Street, Wakefield

Region ID: MA  
Workspace ID: MA20230412222925212000  
Clicked Point (Latitude, Longitude): 42.50457, -71.05978  
Time: 2023-04-12 18:29:45 -0400



Collapse All

## > Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLDEM250	Mean basin slope computed from 1:250K DEM	0.814	percent
DRFTPERSTR	Area of stratified drift per unit of stream length	-100000	square mile per mile
DRNAREA	Area that drains to a point on a stream	0.0416	square miles
ELEV	Mean Basin Elevation	82.1	feet
LC06STOR	Percentage of water bodies and wetlands determined from the NLCD 2006	0	percent
MAREGION	Region of Massachusetts 0 for Eastern 1 for Western	0	dimensionless



## ➤ Peak-Flow Statistics

### Peak-Flow Statistics Parameters [Peak Statewide 2016 5156]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0416	square miles	0.16	512
ELEV	Mean Basin Elevation	82.1	feet	80.6	1948
LC06STOR	Percent Storage from NLCD2006	0	percent	0	32.3

### Peak-Flow Statistics Disclaimers [Peak Statewide 2016 5156]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

### Peak-Flow Statistics Flow Report [Peak Statewide 2016 5156]

Statistic	Value	Unit
50-percent AEP flood	3.46	ft <sup>3</sup> /s
20-percent AEP flood	5.99	ft <sup>3</sup> /s
10-percent AEP flood	8.06	ft <sup>3</sup> /s
4-percent AEP flood	11.1	ft <sup>3</sup> /s
2-percent AEP flood	13.7	ft <sup>3</sup> /s
1-percent AEP flood	16.5	ft <sup>3</sup> /s
0.5-percent AEP flood	19.5	ft <sup>3</sup> /s
0.2-percent AEP flood	24	ft <sup>3</sup> /s

#### *Peak-Flow Statistics Citations*

Zarriello, P.J., 2017, Magnitude of flood flows at selected annual exceedance probabilities for streams in Massachusetts: U.S. Geological Survey Scientific Investigations Report 2016–5156, 99 p. (<https://dx.doi.org/10.3133/sir20165156>)

## ➤ Low-Flow Statistics

### Low-Flow Statistics Parameters [Statewide Low Flow WRIR00 4135]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	0.0416	square miles	1.61	149

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
BSLDEM250	Mean Basin Slope from 250K DEM	0.814	percent	0.32	24.6
DRFTPERSTR	Stratified Drift per Stream Length	-100000	square mile per mile	0	1.29
MAREGION	Massachusetts Region	0	dimensionless	0	1

### Low-Flow Statistics Disclaimers [Statewide Low Flow WRIR00 4135]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors. Equation M7D2Y in GC320 could not be calculated due to undefined basin characteristic. Equation M7D10Y in GC320 could not be calculated due to undefined basin characteristic.

### Low-Flow Statistics Flow Report [Statewide Low Flow WRIR00 4135]

Statistic	Value	Unit
7 Day 2 Year Low Flow	undefined	ft <sup>3</sup> /s
7 Day 10 Year Low Flow	undefined	ft <sup>3</sup> /s

#### Low-Flow Statistics Citations

**Ries, K.G., III, 2000, Methods for estimating low-flow statistics for Massachusetts streams: U.S. Geological Survey Water Resources Investigations Report 00-4135, 81 p.**  
[\(http://pubs.usgs.gov/wri/wri004135/\)](http://pubs.usgs.gov/wri/wri004135/)

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 shall the act of distribution constitute any such warranty.

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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: 4.14.0

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1

02/16/2024  
9:45:26AM

**WAKEFIELD**  
**Abutters List**

Page 1 of 2

Subject Parcel ID: 30-065-A86+

Subject Property Location: 84 PRESTON ST

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
30-064-98B1A	68 PRESTON ST 1A	CALLAHAN, JOHN J		68 PRESTON ST #1A	WAKEFIELD	MA	01880
30-064-98B1B	68 PRESTON ST 1B	TEPOYAN VARDAN		68 PRESTON ST 1B	WAKEFIELD	MA	01880
30-064-98B1C	68 PRESTON ST 1C	BERMAN KATHLEEN ANNE		68 PRESTON ST 1C	WAKEFIELD	MA	01880
30-064-98B1D	68 PRESTON ST 1D	BERUBE DAVID R	BERMAN MARK	68 PRESTON ST #1D	WAKEFIELD	MA	01880
30-064-98B1E	68 PRESTON ST 1E	HAMILTON TRS DOUGLAS M & SU	BERUBE DARLENE A	68 PRESTON ST #1E	WAKEFIELD	MA	01880
30-064-98B1F	68 PRESTON ST 1F	HIGGOTT, KATHERINE M	HAMILTON FAMILY REALTY	68 PRESTON ST #1F	WAKEFIELD	MA	01880
30-064-98B2A	68 PRESTON ST 2A	SHOTORBANI JENNIFER		68 PRESTON ST #2A	WAKEFIELD	MA	01880
30-064-98B2B	68 PRESTON ST 2B	ZBIKOWSKI DAVID M		68 PRESTON ST #2B	WAKEFIELD	MA	01880
30-064-98B2C	68 PRESTON ST 2C	DEVOE PAUL R	DEVOE CYNTHIA J	68 PRESTON ST #2C	WAKEFIELD	MA	01880
30-064-98B2D	68 PRESTON ST 2D	KIM DOUGLAS		16 PARSONS ST	WEST NEWTON	MA	02465
30-064-98B2E	68 PRESTON ST 2E	SHAW MARILYN G		68 PRESTON ST #2E	WAKEFIELD	MA	01880
30-064-98B2F	68 PRESTON ST 2F	CASTINE, DIANE M		68 PRESTON ST #2F	WAKEFIELD	MA	01880
30-064-98B3A	68 PRESTON ST 3A	LADUC, MARYANGEL L		68 PRESTON ST #3A	WAKEFIELD	MA	01880
30-064-98B3B	68 PRESTON ST 3B	CENOLLI AURORA		68 PRESTON ST U3-B	WAKEFIELD	MA	01880
30-064-98B3C	68 PRESTON ST 3C	SELVA THARSHINI		100 WINTER STREET	LEXINGTON	MA	02420
30-064-98B3D	68 PRESTON ST 3D	DOHERTY BRIANA		68 PRESTON ST #3D	WAKEFIELD	MA	01880
30-064-98B3E	68 PRESTON ST 3E	SCHROMM LAURA E		68 PRESTON ST #3E	WAKEFIELD	MA	01880
30-064-98B3F	68 PRESTON ST 3F	VASILIO FABIO		68 PRESTON ST # 3F	WAKEFIELD	MA	01880
30-064-98B4A	68 PRESTON ST 4A	BARRAS ALYSSA		68 PRESTON ST #4A	WAKEFIELD	MA	01880
30-064-98B4B	68 PRESTON ST 4B	FRANCIS ROBERT C		68 PRESTON ST #4B	WAKEFIELD	MA	01880
30-064-98B4C	68 PRESTON ST 4C	DONNELLY MARY T		68 PRESTON ST #4C	WAKEFIELD	MA	01880
30-064-98B4D	68 PRESTON ST 4D	FITZPATRICK STEVEN		68 PRESTON ST #4D	WAKEFIELD	MA	01880
30-064-98B4E	68 PRESTON ST 4E	EMERO MELISSA		68 PRESTON ST #4E	WAKEFIELD	MA	01880
30-064-98B4F	68 PRESTON ST 4F	KERRIGAN LYNNE A		68 PRESTON ST #4F	WAKEFIELD	MA	01880
30-064-98B5A	68 PRESTON ST 5A	GRATO JASON ALLAN		68 PRESTON ST #5A	WAKEFIELD	MA	01880
30-064-98B5B	68 PRESTON ST 5B	VOCI ADUA TR	THE VOCI FAM RTY TR	56 HICKORY LN	BOXFORD	MA	01921
30-064-98B5C	68 PRESTON ST 5C	SMALL, CHRISTOPHER N		615 CALLE ARBOLEDA	NOVATO	CA	94939
30-064-98B5D	68 PRESTON ST 5D	KARMACHARYA UJWAL	KARMACHARYA SUJATA J	68 PRESTON ST #5D	WAKEFIELD	MA	01880
30-064-98B5E	68 PRESTON ST 5E	VIDESCHI LINDA A		68 PRESTON ST #5E	WAKEFIELD	MA	01880
30-064-98B5F	68 PRESTON ST 5F	LUONGO MICHAEL D	LUONGO CARMINE	68 PRESTON ST #5F	WAKEFIELD	MA	01880
30-064-98B6A	68 PRESTON ST 6A	CRAGEN RICHARD L JR		68 PRESTON ST #6A	WAKEFIELD	MA	01880
30-064-98B6B	68 PRESTON ST 6B	HARTFORD MEAGHAN E	HARTFORD BENJAMIN W	68 PRESTON ST U6-B	WAKEFIELD	MA	01880
30-064-98B6C	68 PRESTON ST 6C	DOUGHLIN JOSEPH P		68 PRESTON ST #6C	WAKEFIELD	MA	01880
30-064-98B6D	68 PRESTON ST 6D	ANTONUCCIO DAVID R		68 PRESTON ST #6D	WAKEFIELD	MA	01880
30-064-98B6E	68 PRESTON ST 6E	XU JING XU YONGYI	GUO YOUHONG	58 1ST STREET	MALDEN	MA	02148
30-064-98B6F	68 PRESTON ST 6F	DANCEWICZ ILEANA P		68 PRESTON ST #6F	WAKEFIELD	MA	01880
30-064-98B7A	68 PRESTON ST 7A	BOKSER ROBIN	%ROBIN BROMBERG	68 PRESTON ST #7A	WAKEFIELD	MA	01880
30-064-98B7B	68 PRESTON ST 7B	RICCIOLI RUTHANN		68 PRESTON ST #7B	WAKEFIELD	MA	01880
30-064-98B7C	68 PRESTON ST 7C	CRESTA JAMES	MARCHESSAULT KAREN	68 PRESTON ST 7C	WAKEFIELD	MA	01880
30-064-98B7D	68 PRESTON ST 7D	THOMAS STEPHEN M		68 PRESTON ST #7D	WAKEFIELD	MA	01880

**WAKEFIELD**  
**Abutters List**

**Subject Parcel ID: 30-065-A86+**

**Subject Property Location: 84 PRESTON ST**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
30-064-9BB7E	68 PRESTON ST 7E	JOHNSON VANESSA		68 PRESTON ST #7E	WAKEFIELD	MA	01880
30-064-9BB7F	68 PRESTON ST 7F	JOSEPH MICHELLE CHERUBIN		68 PRESTON ST #7F	WAKEFIELD	MA	01880
30-064-9BB8A	68 PRESTON ST 8A	IOIRE CYNTHIA TR	IOIRE TRUST CYNTHIA	68 PRESTON ST #8A	WAKEFIELD	MA	01880
30-064-9BB8B	68 PRESTON ST 8B	POEHLER TR PATRICIA D	POEHLER TRUST PATRICIA	68 PRESTON ST #8B	WAKEFIELD	MA	01880
30-064-9BB8C	68 PRESTON ST 8C	SUN TR FRANCES	CHAN TR CHIU	171 SWANSON ST U45	WINCHESTER	MA	01890
30-064-9BB8D	68 PRESTON ST 8D	TUTRONE (SALESE) DEBORAH M		68 PRESTON ST #8D	WAKEFIELD	MA	01880
30-064-9BB8E	68 PRESTON ST 8E	WILHELM DIANE J		68 PRESTON ST #8E	WAKEFIELD	MA	01880
30-064-9BB8F	68 PRESTON ST 8F	CURRAN WILLIAM D		68 PRESTON ST 8F	WAKEFIELD	MA	01880
30-064-9BB9A	68 PRESTON ST 9A	ROACHE, PATRICIA A		68 PRESTON ST #9A	WAKEFIELD	MA	01880
30-064-9BB9B	68 PRESTON ST 9B	MAUMAN ERIC D		68 PRESTON ST #9B	WAKEFIELD	MA	01880
30-064-9BB9C	68 PRESTON ST 9C	MAHONEY BRIAN J		68 PRESTON ST #9C	WAKEFIELD	MA	01880
30-064-9BB9D	68 PRESTON ST 9D	PRIESTLY, MARY S		68 PRESTON ST #9D	WAKEFIELD	MA	01880
30-064-9BB9E	68 PRESTON ST 9E	LEBLANC TRILEST DAVID A		68 PRESTON ST #9E	WAKEFIELD	MA	01880
30-064-9BB9F	68 PRESTON ST 9F	GREEN NANCY E		68 PRESTON ST #9F	WAKEFIELD	MA	01880
30-065-A86+	84 PRESTON ST	SCIPPA ROCCO TR	4 OLD COLONY REALTY TR	4 OLD COLONY RD	WAKEFIELD	MA	01803
30-068-A29	83 PRESTON ST	HICKEY FAMILY IRR TRUST	ALDEN TR JENNIFER A	83 PRESTON ST	WAKEFIELD	MA	01880
30-069-A30	2 SECOND ST	ALMEIDA PETER FRANK	ALMEIDA TATIANA A VIEI	2 SECOND ST	WAKEFIELD	MA	01880
30-077-A31B	79 PRESTON ST	ICKES ROSS	ICKES ANDREA	79 PRESTON ST	WAKEFIELD	MA	01880
30-078-A38	77 PRESTON ST	CRYSTAL COMMUNITY, CLUB INC		P O BOX 90	WAKEFIELD	MA	01880
30-164-A80	0 PRESTON ST	SCIPPA ROCCO TR	4 OLD COLONY REALTY TR	4 OLD COLONY RD	BURLINGTON	MA	01803
31-168-A15+	85 PRESTON ST	PALMER ZACHARY	GALYEAN PIPER C	85 PRESTON ST	WAKEFIELD	MA	01880
31-1-BJ1A	5 BLUE JAY CIR 1	BEIFFER RYAN & MEREDITH		5 BLUE JAY CIR #1	WAKEFIELD	MA	01880
31-1-BJ1B	5 BLUE JAY CIR 2	VANEJA KRISHAN	WAGAL RAKHEE	5 BLUE JAY CIR #2	WAKEFIELD	MA	01880
31-1-BJ2A	9 BLUE JAY CIR 1	YDENG PHILIP		9 BLUE JAY CIR #1	WAKEFIELD	MA	01880
31-1-BJ2B	9 BLUE JAY CIR 2	NISTALA CHALAPATHI	NISTALA SUDHA	9 BLUE JAY CIR #2	WAKEFIELD	MA	01880
31-1-BJ3A	10 BLUE JAY CIR 1	CASSELLA PATRICK	CASSELLA KRISTEN N	10 BLUE JAY CIR U1	WAKEFIELD	MA	01880
31-1-BJ3B	10 BLUE JAY CIR 2	RAMAMIRTHAM RAMKUMAR	RANGASWAMY NALINI V	2 GEORGE ROOT WAY	NO READING	MA	01864

Parcel Count: 67

*End of Report*



# TOWN OF WAKEFIELD

## CONSERVATION COMMISSION

### Notification to Abutters: Under the Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, you are hereby notified of the following:

The name of the applicant is Rocco Scippa Tr. 4 Old Colony Trust

The applicant has filed with the Wakefield Conservation Commission for a (please check applicable filing):

- ☒ Notice of Intent, seeking permission to alter an Area Subject to Protection
- ☐ Request to amend an existing Order of Conditions
- ☐ Notice of Resource Area Delineation, seeking to determine the extent of Areas Subject to Protection

The proposed work includes:

Demolition of existing garage and construction of a 2 family dwelling with associated utilities, grading and lanscaping within 100 ft. of an intermittent stream.

Site location: 0 Preston Street Assessors lot 30-164-A80

Copies may be examined or obtained (for a fee) from:

(Check all that apply)

- ☐ Applicant at \_\_\_\_\_
- ☐ Representative at \_\_\_\_\_
- between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the following days: \_\_\_\_\_

- ☒ Conservation Department in Wakefield Town Hall, 1 Lafayette Street, 2nd floor, Wakefield, MA on Tuesdays and Thursdays between 10:00 a.m. and 2:00 p.m. Please call the Conservation office at 781-224-5015 to verify arrangements prior to visiting.

Electronic copies of these filings may also be available through the Conservation Department. To request an e-copy, please email [concom@wakefield.ma.us](mailto:concom@wakefield.ma.us) or call the Conservation Office directly at 781-224-5015. Copies may also be examined at [www.wakefield.ma.us/conservation-commission/pages/current-projects](http://www.wakefield.ma.us/conservation-commission/pages/current-projects).

Information regarding the date, time, and place of the public hearing may be obtained on the Wakefield Conservation Commission website at [www.wakefield.ma.us/calendar](http://www.wakefield.ma.us/calendar).

Notice of the public hearing, including its date, time, and place will be published in the Wakefield Daily Item at least five business days prior to the public hearing date.

Notice of the public hearing, including its date, time, and place will be posted in Wakefield Town Hall at least 48 hours prior to the public hearing date. This information will be listed at [www.wakefield.ma.us](http://www.wakefield.ma.us) on the public meeting calendar.

You may contact the Department of Environmental Protection (DEP) Regional Office for more information about this application or the Wetlands Protection Act. To contact the DEP, Northeast Region, call (978) 694-3200.



**Property Information**

**Property ID** 30-065-A86+  
**Location** 84 PRESTON ST  
**Owner** SCIPPA ROCCO TR



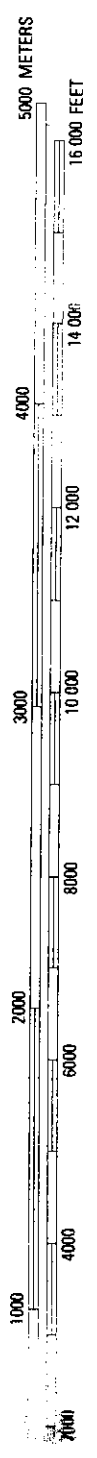
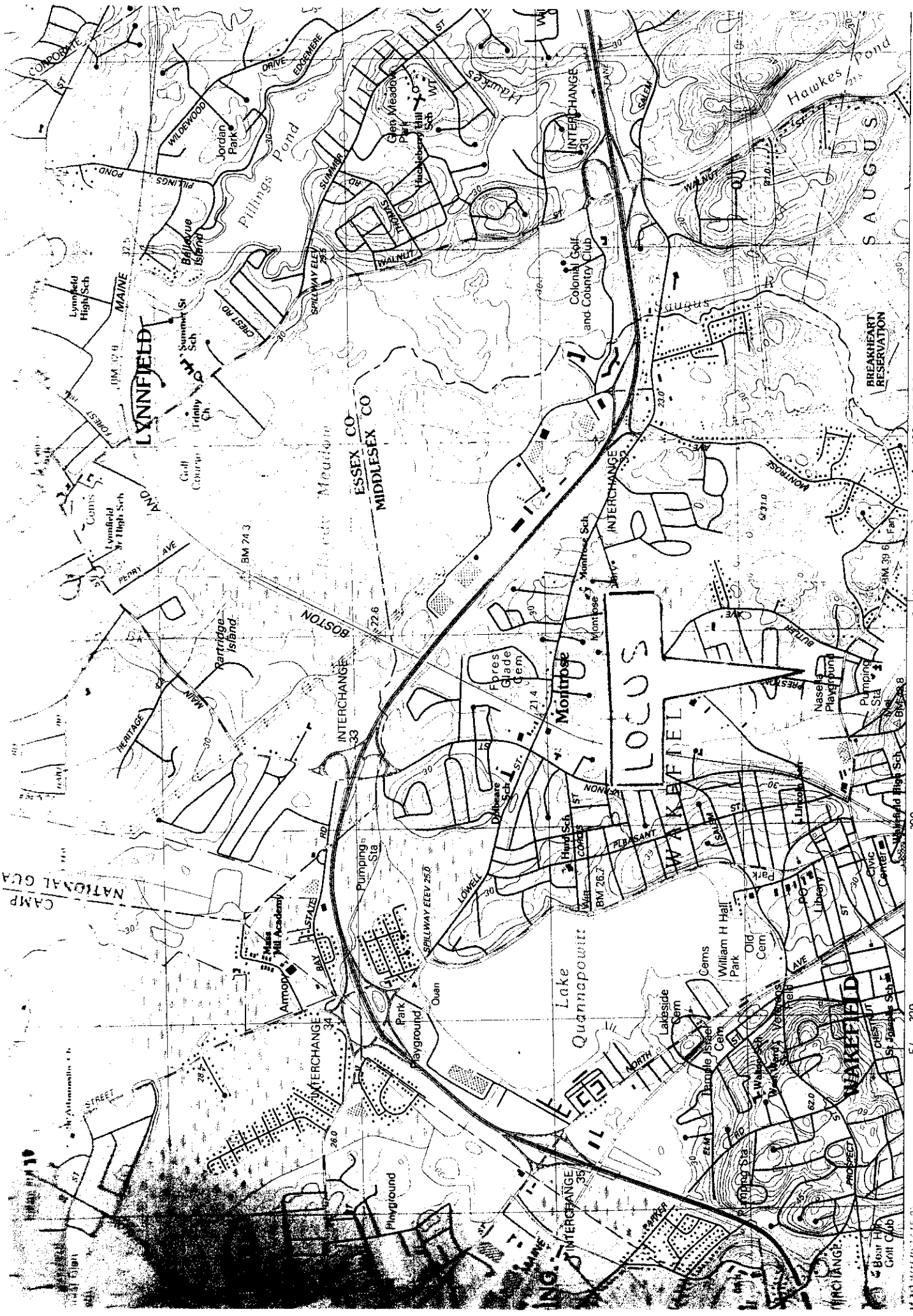
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Wakefield, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/13/2022  
Data updated 07/18/2023

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.





READ

1340000E 333 332 2' 30" 330 329 5' 329 2000 4000 6000 8000 10000 12000 14000 16000 FEET 5000 METERS