



## TOWN OF WAKEFIELD

## CONSERVATION COMMISSION

### NOTICE OF MEETING

September 10<sup>th</sup>, 2020 | 7:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/89597953921>

*Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting, but every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link <https://us02web.zoom.us/j/89597953921>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-929-205-6099 Meeting ID 895 9795 3921. Please only use dial in or computer and not both as feedback will distort the meeting. This meeting will be audio and video recorded.*

### **AGENDA - amended**

6:59 PM - Lovis Ave. – Vote to accept additional buffer plantings.  
Approval of minutes

7:00PM — DEP#313-592 – 50 Quannapowitt Parkway – TMC 30, LLC - Abbreviated Notice of Resource Area Delineation: continued public hearing – to confirm 11/17/11 wetland delineation approved under Superseding Order of Conditions dated 1/16/13.

7:15PM – DEP#313-594 – 102 New Salem Street – Joseph Tavano – Notice of Intent: continued public hearing – Remove existing buildings and septic system, construct 1,656 square foot duplex with associated utilities, parking and landscaping within 100' of a wetland and bordering land subject to flooding.

7:30PM – DEP#313-XXX – 8 Evangelista Way – Charles and Lauren Donovan – Notice of Intent: public hearing – Install in-ground pool within 100' of a wetland.

#### **Old/New Business**

26 Shady Ave. – remediation plan update  
375 Water St. – discuss concrete garage floor

The next meeting of the Conservation Commission will be held on **Thursday**, September 24, 2020.

**THIS AGENDA IS SUBJECT TO CHANGE** and may include topics not reasonably anticipated prior to the Open Meeting Law posting deadline.

Please call or check the Town website at [www.wakefield.ma.us](http://www.wakefield.ma.us)



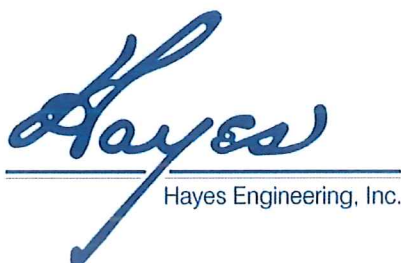
Project File: WAK-0565A

Applicant:  
TMC 50, LLC  
#200 Summit Drive, Ste 210  
Burlington, MA 01803

# Abbreviated Notice of Resource Area Delineation Application

#50 Quannapowitt Parkway  
Wakefield, Massachusetts

June 2020



603 Salem Street  
Wakefield, MA 01880  
Tel: (781) 246-2800  
Fax: (781) 246-7596

Nantucket, MA 02554  
Tel: (508) 228-7909

**CONTENTS**  
**ABBREVIATED NOTICE OF**  
**RESOURCE AREA DELINEATION**  
**#50 QUANNAPOWITT PARKWAY**  
**WAKEFIELD, MASSACHUSETTS**

June 11, 2020

LIST OF PLANS AND DOCUMENTS

| <u>Identifying Number / Letter</u> | <u>Title / Date</u>   |
|------------------------------------|---|
| <b>DOCUMENT A</b>                  | WPA Form 4A ANRAD, #50 Quannapowitt Parkway, Wakefield (with accompanying Fee Transmittal Form, USGS Locus Map, Abutters List (June 2020), Affidavit of Service, Abutter Notice, and copies of fee checks). |
| <b>DOCUMENT B</b>                  | Superseding Order of Resource Area Delineation, #50 Quannapowitt Parkway, Wakefield, MA issued by the Mass. Department of Environmental Protection (DEP File #313-0502) on January 16, 2013                 |
| <b>PLAN</b>                        | Plan to Accompany Abbreviated Notice of Resource Area Delineation, Wakefield, Mass, #50 Quannapowitt Parkway; Hayes Engineering, Inc.; Scale: 1"=40'; Date: Revised November 17, 2011.                      |



**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

Provided by MassDEP:

MassDEP File Number \_\_\_\_\_  
 Document Transaction Number \_\_\_\_\_  
 Wakefield  
 City/Town

**A. General Information**

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

50 Quannapowitt Parkway  
 a. Street Address  
 Wakefield  
 b. City/Town  
 01880  
 c. Zip Code  
 Latitude and Longitude:  
 42d 30m 3.79s  
 d. Latitude  
 -71d 5m 14.91s  
 e. Longitude  
 Map 01, Block 36B  
 f. Assessors Map/Plat Number  
 Lot AM3  
 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:

a. First Name  
 TMC 50, LLC c/o Michael A. Manzo  
 c. Organization  
 200 Summit Drive, Suite 210  
 d. Mailing Address  
 Burlington  
 e. City/Town  
 MA  
 f. State  
 01803  
 g. Zip Code  
 (617) 807-0963  
 h. Phone Number  
 i. Fax Number  
 MAManzo@ManzoCompany.com  
 j. Email Address

3. Property owner (if different from applicant):

Mark  
 a. First Name  
 WBAM Limited Partnership and Wakefield 200, LLC  
 c. Organization  
 c/o The Beal Companies LLP, 177 Milk Street  
 d. Mailing Address  
 Boston  
 e. City/Town  
 MA  
 f. State  
 02109  
 g. Zip Code  
 (617) 807-0963  
 h. Phone Number  
 i. Fax Number  
 mbiondi@relatedbeals.com  
 j. Email Address  
 Check if more than one owner (attach additional sheet with names and contact information)

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

4. Representative (if any):

a. Contact Person First Name  
 Hayes Engineering, Inc.  
 c. Organization  
 603 Salem Street  
 d. Mailing Address  
 Wakefield  
 e. City/Town  
 MA  
 f. State  
 01880  
 g. Zip Code  
 (781)246-2800  
 h. Phone Number  
 (781)246-7596  
 i. Fax Number  
 lwallis@hayeseng.com  
 j. Email Address

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

\$2,000.00  
 a. Total Fee Paid  
 \$987.50  
 b. State Fee Paid  
 \$1,012.50  
 c. City/Town Fee Paid

Fees will be calculated for online users.



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

Provided by MassDEP:

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

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

## B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 1,097 ft. (specifically BVW flags A1 through 28)  
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

## C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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.  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. (Electronic filers may omit this item.)
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.

## D. Fees



**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

Provided by MassDEP:

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

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

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

|                                    |                                   |
|------------------------------------|-----------------------------------|
| # 1736                             | 6/25/20                           |
| 2. Municipal Check Number          | 3. Check date                     |
| # 1735                             | 6/25/20                           |
| 4. State Check Number              | 5. Check date                     |
| TMC Real Estate Services, LLC      |                                   |
| 6. Payor name on check: First Name | 7. Payor name on check: Last Name |

## 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



**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

Provided by MassDEP:

\_\_\_\_\_  
MassDEP File Number  
\_\_\_\_\_  
Document Transaction Number  
\_\_\_\_\_  
Wakefield  
City/Town

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.

*Mark Biondi*, *MANZO Company, LLC* *June 25, 2020*  
1. Signature of Applicant 2. Date  
*Mark Biondi* dotloop verified 06/23/20 2:32 PM EDT S6F1-RZ84-DP6K-FIRD  
3. Signature of Property Owner (if different) 4. Date  
*Elizabeth Wallis Hayes Engineering, Inc.* *6/26/20*  
5. Signature of Representative (if any) 6. Date

**For Conservation Commission:**

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

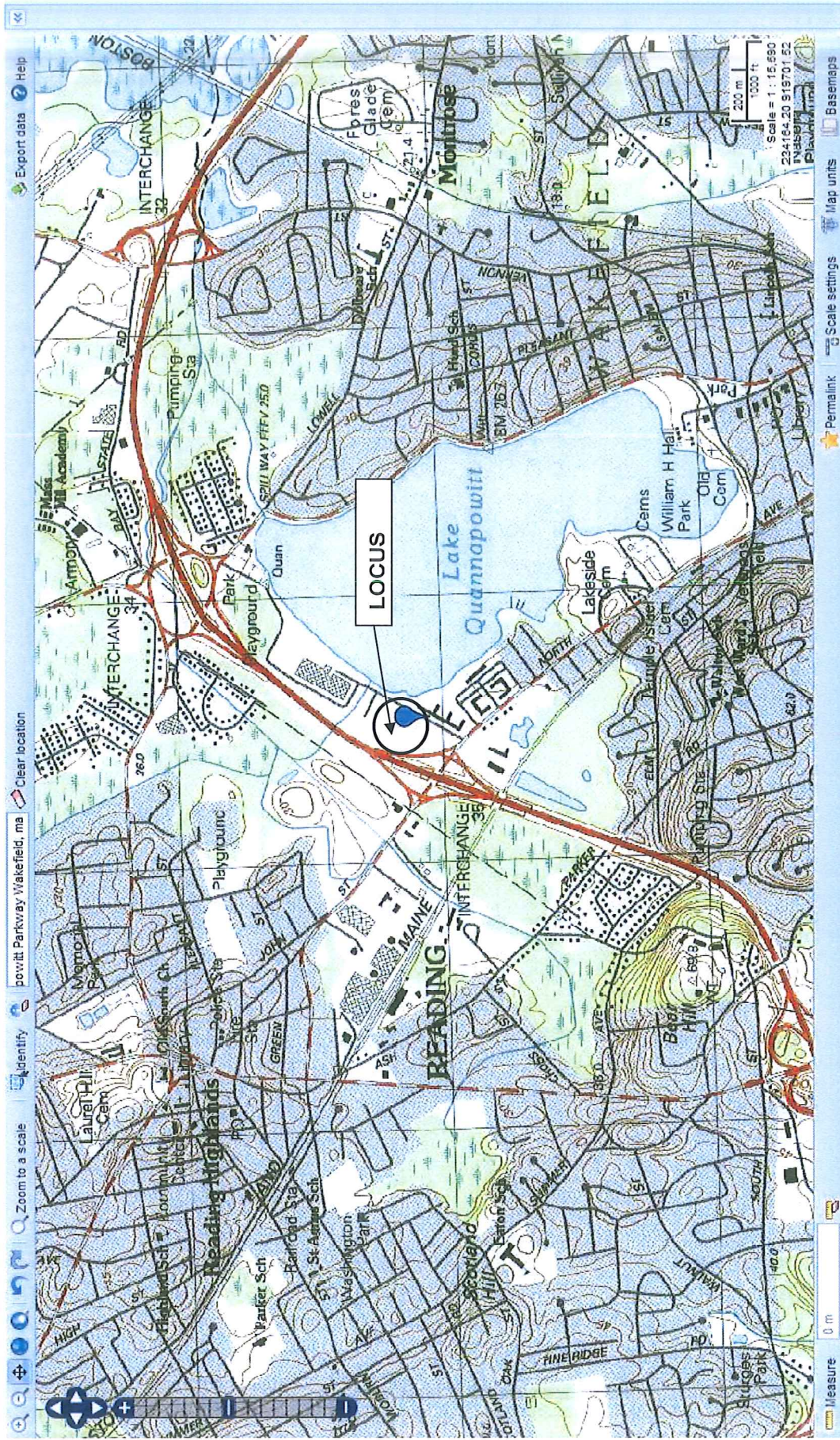
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand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

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.

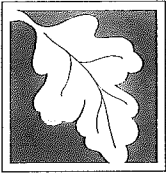


HAYES ENGINEERING, INC.  
CIVIL ENGINEERING &  
LAND SURVEYORS

603 SALEM STREET  
WAKEFIELD, MA 01880  
(781) 246-2800

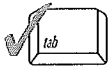






Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**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:

50 Quannapowitt Parkway Wakefield  
 a. Street Address b. City/Town  
 \_\_\_\_\_  
 c. Fee amount d. Check number

2. Applicant:

\_\_\_\_\_ TMC 50, LLC c/o Michael A. Manzo  
 a. First Name b. Last Name  
 200 Summit Drive, Suite 210  
 d. Mailing Address  
 Burlington MA 01803  
 e. City/Town f. State g. Zip Code  
 (617) 807-0963  
 h. Phone Number

3. Property Owner (if different):

Mark Biondi WBAM Limited Partnership and Wakefield 200, LLC  
 a. First Name b. Last Name  
 c/o The Beal Companies LLP, 177 Milk Street  
 d. Mailing Address  
 Boston MA 02109  
 e. City/Town f. State g. Zip Code  
 \_\_\_\_\_  
 h. Phone Number

**B. Fees**

The 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 Area Delineations, is \$200 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          | 1,097 ft.      | x \$2.00=  | \$2,194 | 2,000.00 (Max. Fee) |
|  |                             | a. feet of BVW | x \$2.00 = | _____   | b. Fee for BVW      |

**Online users:** check box if fee exempt.

Other Resource Area (e.g., bank, riverfront area, etc.):

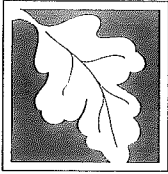
|                             |                             |       |            |       |        |
|-----------------------------|-----------------------------|-------|------------|-------|--------|
| 3. <input type="checkbox"/> | single family house project | _____ | x \$2.00 = | _____ | b. Fee |
|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

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

State share of filing fee: \_\_\_\_\_

City/Town share of filing fee: \_\_\_\_\_

2,000.00 (Max. Fee)  
 Fee  
 \$987.50  
 5. 1/2 of total fee less \$12.50  
 \$1,012.50  
 6. 1/2 of total fee plus \$12.50



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

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### 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 Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- 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. (E-filers of Notices of Intent may submit these electronically.)

**TMC REAL ESTATE SERVICES LLC**  
C/O GOODWIN PARTNERS  
200 SUMMIT DRIVE, SUITE 210  
BURLINGTON, MA 01803-5500

**BOSTON PRIVATE BANK  
AND TRUST COMPANY**  
BOSTON, MASSACHUSETTS 02109

5-234/110

1736

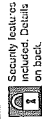
6/25/2020

PAY TO THE  
ORDER OF Town of Wakefield

\$ \*\*1,012.50

One Thousand Twelve and 50/100\*\*\*\*\*

DOLLARS



Security features  
included. Details  
on back.

Town of Wakefield

AUTHORIZED SIGNATURE

BP

MEMC

⑈00⑆735⑈ ⑆0⑆1002343⑆ 094328087⑈

**TMC REAL ESTATE SERVICES LLC**  
C/O GOODWIN PARTNERS  
200 SUMMIT DRIVE, SUITE 210  
BURLINGTON, MA 01803-5500

**BOSTON PRIVATE BANK  
AND TRUST COMPANY**  
BOSTON, MASSACHUSETTS 02109

5-234/110

1735

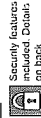
6/25/2020

PAY TO THE  
ORDER OF Commonwealth of Massachusetts -

\$ \*\*987.50

Nine Hundred Eighty-Seven and 50/100\*\*\*\*\*

DOLLARS



Security features  
included. Details  
on back.

Commonwealth of Massachusetts -

AUTHORIZED SIGNATURE

BP

MEMC

⑈00⑆735⑈ ⑆0⑆1002343⑆ 094328087⑈

**TMC REAL ESTATE SERVICES LLC**  
C/O GOODWIN PARTNERS  
200 SUMMIT DRIVE, SUITE 210  
BURLINGTON, MA 01803-5500

**BOSTON PRIVATE BANK  
AND TRUST COMPANY**  
BOSTON, MASSACHUSETTS 02109

5-234/110

1737

6/25/2020

PAY TO THE ORDER OF

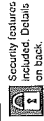
Wakefield Daily Item

\$

\*\*112.00

One Hundred Twelve and 00/100\*\*\*\*\*

DOLLARS



Wakefield Daily Item

AUTHORIZED SIGNATURE

MP

MEMO

⑆001737⑆ ⑆011002343⑆ 094328087⑆

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act  
(to be submitted to the Massachusetts Department of  
Environmental Protection and the Conservation Commission  
when filing an Abbreviated Notice of Resource Area Delineation)

I, Diane Benoit, hereby certify under the pains and penalties of perjury that on 6/29/20 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter:

Resource Area Determination

An Abbreviated Notice of Resource Area Delineation has been filed under the Massachusetts Wetlands Protection Act by TMC 50, LLC with the Wakefield Conservation Commission on 6/29/20 for property located at #50 Quannapowitt Parkway (assessors map 01, block 36B, lot AM 3).

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Diane Benoit  
Name - Signature

6/29/20  
Date

## NOTIFICATION TO ABUTTERS

### Under the Massachusetts Wetlands Protection Act

(This form must be completed and copies sent, by certified mail or hand-delivered, to all abutters within 100 feet of the location of the project.)

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 TMC 50, LLC.

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 under the Wetlands Protection Act.

Request to amend an existing Order of Conditions.

Notice of Resource Area Delineation application, seeking to determine the extent of areas subject to protection under the Wetlands Protection Act.

The proposed work includes: No Site work is proposed. The applicant is requesting the Conservation Commission to reconfirm previously approved flagged wetland boundaries on the property.

Site location #50 Quannapowitt Parkway.

Copies of the Abbreviated Notice of Resource Area Delineation application may be examined or obtained (for a fee) from:

(Check all that apply)

Applicant at \_\_\_\_\_

Representative at #603 Salem Street, Wakefield, MA 01880, Phone: (781)246-2800 between the hours of 8 am and 4:30 pm and by appt. on the following days: Monday -Friday.

Conservation Department – Wakefield Town Hall 1 Lafayette Street, 2<sup>nd</sup> floor, Wakefield, MA - Tuesdays between 8:30 a.m. - 1:30 p.m, Thursdays between 8:30 a.m. to 7:00 p.m., and Fridays between 9:00 a.m. and 12.00 p.m. Please call the Conservation office at 781-224-5015 or email [concom@wakefield.ma.us](mailto:concom@wakefield.ma.us) for information or to schedule an appointment.

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. Meeting information is available on the Conservation Commission's website at: <https://www.wakefield.ma.us/conservation-commission> .

**Note:** Notice of the public hearing, including its date, time and place will be published in the **Wakefield Daily Item** at least five (5) business days prior to the public hearing date.

**Note:** 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 also be listed on the town website at [www.wakefield.ma.us](http://www.wakefield.ma.us) at the home page under Upcoming Meetings.

**Note:** You may also 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

**LIST OF 100' ABUTTERS  
50 QUANNAPOWITT PARKWAY  
WAKEFIELD, MASSACHUSETTS**

June 11, 2020

**LOCUS**

| <u>MAP</u> | <u>Block</u> | <u>Lot</u> | <u>Location</u>         | <u>Owner</u>  |
|------------|--------------|------------|-------------------------|---|
| 1          | 36B          | AM3        | 50 Quannapowitt Parkway | WBAM Limited Partnership<br>B-X Limited Partnership<br>c/o The Beal Companies, LLP<br>177 Milk Street<br>Boston, MA 02109 |

**ABUTTERS**

| <u>MAP</u> | <u>Block</u> | <u>Lot</u> | <u>Location</u>          | <u>Owner</u>   |
|------------|--------------|------------|--------------------------|--|
| 1          | 36A          | AM2        | 100 Quannapowitt Parkway | 100 Q Owner LLC.<br>55 Cambridge St.<br>Burlington, MA 01803               |
| 2A         | 24           | PAM        | 607 North Avenue         | QP 607 LTD,<br>c/o QP Holdings LLC<br>P.O. Box 2037<br>Wakefield, MA 01880 |
| 2A         | 23           | 47C        | 610 North Avenue         | 335 Washington Street LLC  |
| 2B         | 4            | 44A+       | 618 North Avenue         | 394 Wahington St.<br>Woburn, MA 01801                                      |

WBAM Limited Partnership  
B-X Limited Partnership  
c/o The Beal Companies, LLP  
177 Milk Street  
Boston, MA 02109

100 Q Owner LLC.  
55 Cambridge St.  
Burlington, MA 01803

QP 607 LTD,  
c/o QP Holdings LLC  
P.O. Box 2037  
Wakefield, MA 01880

335 Washington Street LLC  
394 Wahington St.  
Woburn, MA 01801



WAK-0565



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

# Department of Environmental Protection

Northeast Regional Office • 205B Lowell Street, Wilmington MA 01887 • 978-694-3200

DEVAL L. PATRICK  
Governor

RICHARD K. SULLIVAN JR.  
Secretary

TIMOTHY P. MURRAY  
Lieutenant Governor

KENNETH L. KIMMELL  
Commissioner

JAN 17 2013

Peter A. Spellios  
c/o Richard A. Nylen, Jr.  
Lynch, Desimone, & Nylen, LLP  
10 Post Office Square, Suite 970N  
Boston, MA 02109

**RE: WETLANDS/Wakefield  
DEP FILE #313-0502  
50 Quannapowitt Parkway  
SUPERSEDING ORDER OF  
RESOURCE AREA DELINEATION**

Dear Mr. Nylen:

Following an in-depth review of the file referenced above, and in accordance with Massachusetts General Laws, Chapter 131, Section 40, the Massachusetts Department of Environmental Protection, Wetlands and Waterways Program (MassDEP), is issuing the enclosed Superseding Order of Resource Area Delineation. This Superseding Order confirms the proposed BVW line as accurate based upon information and plans submitted and information gathered during the on-site inspections.

On or about September 12, 2011, the applicant filed an Abbreviated Notice of Resource Area Delineation (ANRAD) for the site located at 50 Quannapowitt Parkway. The purpose of the ANRAD was to confirm the BVW boundary as shown on the submitted plan. The Wakefield Conservation Commission (WCC) issued an Order of Resource Area Delineation (ORAD) on June 13, 2012 determining the delineation was inaccurate because soils information was not submitted. You appealed the ORAD on June 26, 2012 on behalf of the applicant, stating that the BVW delineation is accurate.

MassDEP accepted the appeal and conducted a site visit on July 18, 2012. Present during the site inspection were representatives of the WCC and the applicant's representatives. Wetland consultants for the WCC and the applicant were also present. During the site visit, the wetland flags were reviewed in the field by MassDEP staff, the WCC, and the wetland consultants.

This area was historically wetland and was filled prior to the Wetlands Protection Act. It is currently maintained as lawn and is regularly mowed. MassDEP staff observed wetland indicator species growing within the lawn and "upland" of the proposed wetland line. MassDEP staff also noted a number of areas where it appears that the soils were investigated previously. Based upon these observations, MassDEP requested permission to dig holes in order to analyze the soils to determine if they were hydric. The applicant refused the request and no observation holes were dug.

On July 27, 2012, MassDEP issued a letter requesting the applicant to re-flag the site using hydric soils criteria in accordance with 310 CMR 10.55 (2) (c) 2 and as outlined within MassDEP's Inland Wetland Delineation manual. Soil logs noting the depths, textures, mottling (if any), hues and chromas, as well as depth to weeping and/or standing water (if any) were requested to be submitted to MassDEP and copied to the Wakefield Conservation Commission.

MassDEP received the requested information from the applicant's wetland specialist on September 27, 2012 and comments regarding the submission from the WCC on October 26, 2012. On January 3, 2013, MassDEP revisited the site with the applicant's wetland specialist and investigated the soils and observed the relative elevation of water in the adjacent wetland and associated stream. Based upon these observations, it is MassDEP's opinion that the soils in the lawn area and do not qualify as BVW.

Because the applicant's ANRAD only requested review of the BVW line, MassDEP reviewed only that delineation. MassDEP's review is only based upon the Wetlands Act and does not address any bylaw issues. It is MassDEP's opinion that the BVW boundary shown on the referenced plan revised November 17, 2011, is accurate.

It is MassDEP's opinion that the enclosed Superseding Order of Resource Area Delineation serves to protect the statutory interests identified in the Wetlands Protection Act, M.G.L., Chapter 131, section 40. However, MassDEP reserves the right, should there be further proceedings in this case, to raise additional issues and present further evidence as may be appropriate. Should you or any other party dispute these findings, your attention is directed to the language at the end of the attached Order specifying the rights and procedures for appeal.

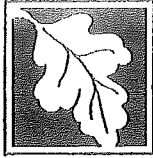
Should you have any questions relative to this decision, please contact Michael Abell at (978) 694-3257.

Very truly yours,



Rachel Freed  
Section Chief  
Wetlands and Waterways Program - NERO

Michael Abell  
Environmental Analyst  
Wetlands and Waterways Program - NERO



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

DEP File Number:

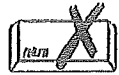
**WPA Form 4B – Superseding Order of Resource Area  
Delineation**

313-0502  
Provided by DEP

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

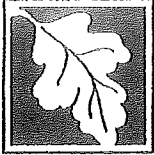
**A. General Information**

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



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

- From: MassDEP Northeast Regional Office  
1. Department of Environmental Protection (MassDEP), Regional Office
2. This Issuance is for (check one):
- a.  Order of Resource Area Delineation Only
  - b.  Order of Resource Area Delineation Subject to Simplified Review
    - 1.  Not Subject to Stormwater Policy
    - 2.  Subject to Stormwater Policy
  - c.  Amended Order of Resource Area Delineation
3. To: Applicant:
- |                        |                 |                               |
|------------------------|-----------------|-------------------------------|
| <u>Peter A.</u>        | <u>Spellios</u> | <u>The Beal Companies LLP</u> |
| a. First Name          | b. Last Name    | c. Company                    |
| <u>177 Milk Street</u> |                 |                               |
| d. Mailing Address     |                 |                               |
| <u>Boston</u>          | <u>MA</u>       | <u>02109-3410</u>             |
| e. City/Town           | f. State        | g. Zip Code                   |
4. Property Owner (if different from applicant):
- |  |              |                   |
|--|--------------|-------------------|
| <u>Wakefield 200 LLC</u>                   |              |                   |
| a. First Name                              | b. Last Name | c. Company        |
| <u>c/o The Beal Companies, 177 Milk St</u> |              |                   |
| d. Mailing Address                         |              |                   |
| <u>Boston</u>                              | <u>MA</u>    | <u>02109-3410</u> |
| e. City/Town                               | f. State     | g. Zip Code       |
5. Project Location:
- |   |                               |
|---|-------------------------------|
| <u>50 Quannapowitt Pkwy</u>   | <u>Wakefield</u>              |
| a. Street Address   | b. City/Town                  |
| <u>Map 01</u>   | <u>Lot AM3</u>                |
| c. Assessors Map/Plat Number  | d. Parcel/Lot Number          |
| <u>Latitude and Longitude (note: electronic filers will click for GIS locator):</u> | <u>40d30m3.79s</u>            |
| e. Latitude   | f. Longitude                  |
| <u>08/10/11</u>   | <u>6/12/12</u>                |
| a. Date Notice of Intent filed  | b. Date Public Hearing Closed |
| c. Date of ORAD Issuance  |                               |
6. Dates:
7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:
- |  |                     |
|--|---------------------|
| <u>Plan to Accompany Abbreviated Notice of Resource Area Delineation</u> | <u>rev November</u> |
| a. Title   | <u>17,2011</u>      |
| c. Title   | d. Date             |



**WPA Form 4B - Superseding Order of Resource Area  
Delineation**

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

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**B. Order of Delineation**

1. The MassDEP has determined the following (check whichever is applicable):

a.  **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1.  Bordering Vegetated Wetlands
2.  Other Resource Area(s), specifically:

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b.  **Modified:** The boundaries described on the plan(s) referenced above, as modified by the MassDEP from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1.  Bordering Vegetated Wetlands
2.  Other Resource Area(s), specifically:

---

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c.  **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1.  Bordering Vegetated Wetlands
2.  Other Resource Area(s), specifically:

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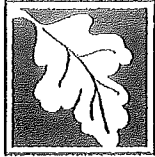
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3. The boundaries were determined to be inaccurate because:

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**WPA Form 4B – Superseding Order of Resource Area  
Delineation**

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

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### C. Simplified Buffer Zone Review

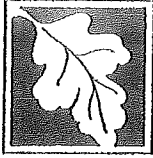
Work within the Buffer Zone pursuant to the Simplified Review (310 CMR 10.02) requires that you must comply with the following conditions. If your project does not meet these requirements, you are required to either file a Determination of Applicability or Notice of Intent or take other corrective measures as directed by the MassDEP.

**Simplified Review Conditions:**

Work conducted under Simplified Review requires the following:

1. No work of any kind shall occur within any wetland resource areas including Riverfront Area and Bordering Land Subject to Flooding.
2. The Inner 0-to-50-foot wide area from the delineated wetland boundary that has a Buffer Zone shall not be disturbed by any work associated with this project, including placement of any stormwater management components.
3. No work shall occur in the Buffer Zone bordering an Outstanding Resource Water (e.g., certified vernal pool, public water supply reservoir or tributary), as defined in 314 CMR 4.00 or border coastal resource areas at 310 CMR 10.25-10.35.
4. No work shall occur in the Buffer Zone adjacent to wetland resources with estimated wildlife habitat (which is identified on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife).
5. Erosion and Sedimentation controls shall be installed and maintained at the 50-foot Buffer Zone line or limit of work (whichever is a greater distance from the resource area) to protect resource areas during construction.
6. If the project is subject to the Massachusetts Stormwater Policy, all work shall be conducted in conformance with an approved Stormwater Management Plan.
7. The Buffer Zone does not contain a slope greater than an average of 15% at its steepest gradient across the 100-foot Buffer Zone.
8. The amount of new impervious surface, in combination with existing impervious surfaces, shall not exceed 40% of the Buffer Zone between 50 and 100 feet.
9. No work is allowed, and no additional NOI or RDA shall be filed, for any work within the 0-to-50-foot Buffer Zone during the three-year term of an Order associated with this application.
10. Prior to any work being undertaken pursuant to this Order, the wetland resource boundary shall be flagged; all boundary delineation flagging should be maintained for the term of the Order.
11. If stormwater management structures are proposed in the Buffer Zone, the stormwater management structures shall be maintained as required in the Stormwater Plan. Such maintenance constitutes an ongoing condition and is not subject to further permitting requirements.
12. If this Order involves work as part of a Simplified Review, the Order shall be recorded at the Registry of Deeds prior to the commencement of work per the requirements of Section F.
13. Prior to proceeding with any work under Simplified Review, applicants are required to provide written notice to MassDEP one week prior to commencing any work.
14. If work authorized under Simplified Review is commenced, no work is allowed, and no additional NOI or RDA may be filed, for any work within the 0-to-50-foot buffer zone during the term of an ORAD associated with this application. If work authorized under Simplified Review is **not** commenced, then future NOIs or RDAs may be filed for work within the 0-to-50-foot portion of the buffer zone.

--End of Conditions--



**WPA Form 4B – Superseding Order of Resource Area  
Delineation**

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

**C. Simplified Buffer Zone Review (cont.)**

**Stormwater Applicability**

1.  The project is not subject to the Stormwater Policy.
2.  The project is subject to the Stormwater Policy and the Stormwater Plan included for the project complies with all stormwater standards.

**Ineligibility Determinations**

**Site Conditions:** The applicant is not eligible for Simplified Buffer Zone review and must file a Request for Determination of Applicability or Notice of Intent prior to any work because:

3.  Work is within the Buffer Zone of a Coastal Resource Area as defined at 310 CMR 10.25-10.35.
4.  The Buffer Zone contains existing slopes greater than an average of 15%.
5.  Buffer Zone contains estimated rare wildlife habitat.<sup>1</sup>
6.  The site borders an Outstanding Resource Water.<sup>2</sup>

**Stormwater**

7.  The project is subject to the Stormwater Policy and the applicant has not submitted sufficient information to demonstrate compliance with the Stormwater Management Policy. Prior to any work, the applicant must submit plans showing compliance with the standards in the Stormwater Policy, the location of the work, the amount of impervious surface, and the location of erosion controls, to the Commission for its concurrence. (See instructions to ANRAD Form 4A.) The following necessary stormwater information was not submitted by the applicant:

a. \_\_\_\_\_

8.  The project is subject to the Stormwater Policy but the project does not comply with one or more of the stormwater standards (specify which standard(s) not met).

a. Standard # \_\_\_\_\_ :

b. Standard # \_\_\_\_\_ :

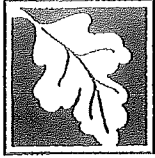
9.  Impervious surface exceeds 40% of the area of the Buffer Zone between 50 and 100 feet from the resource area.
10.  The applicant did not submit plans depicting adequate erosion and sedimentation controls located at the limit of work or at least 50 feet from any resource areas, whichever will be greater.
11.  Work is proposed within 50 feet of a resource area.

**Notice to Conservation Commission and MassDEP**

Any applicant proposing to proceed under Simplified Buffer Zone Review, as specified in 310 CMR 10.02, must provide written notice to the Commission and MassDEP one week prior to any work.

<sup>1</sup> Identified on the most recent Estimated Habitat Map of State-listed Rare Wetlands Wildlife of the Natural Heritage and Endangered Species Program.

<sup>2</sup> Certified Vernal Pools, public water supplies, or inland ACECs as identified in 314 CMR 4.00.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

DEP File Number:

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313-0602  
Provided by DEP

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

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### D. Findings

This Order of Resource Area Delineation determines that the Stormwater Plan, if applicable, and the boundaries of those resource areas noted above, have been delineated and approved by the MassDEP and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

The Agent or members of the Conservation Commission and the MassDEP shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or MassDEP for that evaluation.

If the Abbreviated Notice of Resource Area Delineation was filed as Simplified Review for a Buffer Zone project, the applicant has certified that any work associated with the proposed project meets all eligibility requirements for Simplified Review listed in Section C of this Order. Any work that does not comply with the Simplified Review requirements will require a Notice of Intent or Request for Determination of Applicability.

The applicant is responsible for promptly requesting a Certificate of Compliance following completion of any work allowed pursuant to a Simplified Review or no later than three years from the date of the Order of Resource Area Delineation unless the Order is extended.

Failure to comply with the conditions of this Order is grounds for the Conservation Commission or the MassDEP to take enforcement action.

This Order must be signed by the MassDEP Regional Office Wetland Section Chief. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Conservation Commission.

---

### E. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, MassDEP's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to MassDEP, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal MassDEP's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to MassDEP prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the MassDEP has no appellate jurisdiction.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

DEP File Number:

**WPA Form 4B - Superseding Order of Resource Area  
Delineation**

313-0502  
Provided by DEP

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

**F. Signatures and Notary Acknowledgement**

MassDEP Regional Wetlands and Waterways Section Chief

*Rachel Freed*

MassDEP Regional Wetlands and Waterways Section Chief

This Order is valid for three years from the date of issuance.

This Order is issued to the applicant and the property owner (if different) as follows:

by hand delivery on

by certified mail, return receipt requested on

Date

Date

*1-16-13*

**Notary Acknowledgement**

Commonwealth of Massachusetts County of

*Middlesex*

On this

*11<sup>th</sup>*  
Day

of

*January*  
Month

*2013*  
Year

Before me, the undersigned Notary Public,  
personally appeared

*Rachel Freed*  
Name of Document Signer

proved to me through satisfactory evidence of identification, which was/were

*Personally known*  
Description of evidence of identification

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Place notary seal and/or any stamp above

*Elizabeth Sabounyan*  
Signature of Notary Public  
*Elizabeth Sabounyan*  
Printed Name of Notary Public  
  
My commission expires: *January 13, 2017*  
Commission Expires (Date)





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

DEP File Number:

**WPA Form 4B – Superseding Order of Resource Area  
Delineation**

313-0502  
Provided by DEP

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

**G. Recording Information**

If this Order is Issued for purposes of Resource Area Delineation only, this Order should NOT be recorded. If this Order of Resource Area Delineation is issued as part of a Simplified Review, this Order must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on Page 6 of this form shall be submitted to the MassDEP listed below.

Northeast Regional Office, 205b Lowell Street, Wilmington, MA 01887  
MassDEP

Detach on dotted line, have stamped by the Registry of Deeds and submit to MassDEP.

To:

Northeast Regional Office, 205b Lowell Street, Wilmington, MA 01887  
MassDEP

Please be advised that the Order of Conditions for the Project at:

Project Location

DEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for:

Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

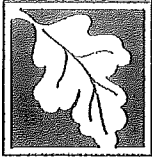
If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**DEP Regional Addresses**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

*Mail transmittal forms and DEP payments, payable to:*  
 Commonwealth of Massachusetts  
 Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

**DEP Western Region**  
 436 Dwight Street  
 Suite 402  
 Springfield, MA 01103  
 Phone: 413-784-1100  
 Fax: 413-784-1149

|              |                  |             |                  |              |                  |
|--------------|------------------|-------------|------------------|--------------|------------------|
| Adams        | Coleen           | Hampden     | Monroe           | Pittsfield   | Tyringham        |
| Agawam       | Conway           | Hancock     | Montague         | Plainfield   | Wales            |
| Alford       | Cummington       | Hatfield    | Monterey         | Richmond     | Ware             |
| Amherst      | Dallon           | Hawley      | Montgomery       | Rowe         | Warwick          |
| Ashfield     | Deerfield        | Heath       | Monson           | Russell      | Washington       |
| Becket       | Easthampton      | Hinsdale    | Mount Washington | Sandisfield  | Wendell          |
| Belchertown  | East Longmeadow  | Holland     | New Ashford      | Savoy        | Westfield        |
| Bernardston  | Egremont         | Holyoke     | New Marlborough  | Shelfield    | Westhampton      |
| Blanford     | Eving            | Huntington  | New Salem        | Shelburne    | West Springfield |
| Brimfield    | Florida          | Laneborough | North Adams      | Shutesbury   | West Stockbridge |
| Buckland     | Gill             | Lee         | Northampton      | Southampton  | Whately          |
| Charlemont   | Goshen           | Lenox       | Northfield       | South Hadley | Wilbraham        |
| Cheshire     | Granby           | Leverett    | Orange           | Southwick    | Williamsburg     |
| Chester      | Grenville        | Leyden      | Otis             | Springfield  | Williamstown     |
| Chesterfield | Great Barrington | Longmeadow  | Palmer           | Stockbridge  | Windsor          |
| Chicopee     | Greenfield       | Ludlow      | Palham           | Sunderland   | Worthington      |
| Clarksburg   | Hadley           | Middlefield | Peru             | Tolland      |                  |

**DEP Central Region**  
 627 Main Street  
 Worcester, MA 01605  
 Phone: 508-792-7650  
 Fax: 508-792-7621  
 TDD: 508-767-2788

|            |                 |             |                  |              |                 |
|------------|-----------------|-------------|------------------|--------------|-----------------|
| Action     | Charlton        | Hopkinton   | Millbury         | Rutland      | Uxbridge        |
| Ashburnham | Clinton         | Hubbardston | Milville         | Shelley      | Warren          |
| Ashby      | Davens          | Hudson      | New Braintree    | Shrewsbury   | Webster         |
| Athol      | Douglas         | Holliston   | Northborough     | Southborough | Westborough     |
| Auburn     | Dudley          | Lancaster   | Northbridge      | Southbridge  | West Boylston   |
| Ayer       | Dunstable       | Leicester   | North Brookfield | Spencer      | West Brookfield |
| Barnes     | East Brookfield | Leominster  | Oakham           | Storling     | Westford        |
| Belknap    | Fitchburg       | Littleton   | Oxford           | Stow         | Westminster     |
| Berlin     | Gardner         | Lunenburg   | Paxton           | Sturbridge   | Winchendon      |
| Blackstone | Gremlin         | Marlborough | Pepperell        | Sutton       | Worcester       |
| Bolton     | Groton          | Maynard     | Petersham        | Templeton    |                 |
| Boxborough | Harvard         | Medway      | Phillipston      | Townsend     |                 |
| Boynton    | Hardwick        | Mendon      | Princeton        | Tyngsborough |                 |
| Brookfield | Holden          | Millis      | Royalston        | Upton        |                 |

**DEP Southeast Region**  
 20 Riverside Drive  
 Lakeville, MA 02347  
 Phone: 508-946-2700  
 Fax: 508-947-6557  
 TDD: 508-946-2795

|             |                  |            |                    |              |                  |
|-------------|------------------|------------|--------------------|--------------|------------------|
| Abington    | Dartmouth        | Freetown   | Malden             | Provincetown | Tisbury          |
| Acushnet    | Dennis           | Gosnold    | Middleborough      | Raynham      | Truro            |
| Aquinnah    | Dighton          | Halifax    | Nantucket          | Rehoboth     | Wareham          |
| Attleboro   | Duxbury          | Hanover    | New Bedford        | Rochester    | Wellfleet        |
| Avon        | Eastham          | Hanson     | North Attleborough | Rockland     | West Bridgewater |
| Barnstable  | East Bridgewater | Harwich    | Norton             | Sandwich     | Westport         |
| Berkley     | Easton           | Kingston   | Norwall            | Scituate     | West Tisbury     |
| Bourne      | Edgartown        | Lakeville  | Oak Bluffs         | Seekonk      | Wenham           |
| Brewster    | Fairhaven        | Mansfield  | Orleans            | Sharon       | Wenham           |
| Bridgewater | Fall River       | Marion     | Pembroke           | Somerset     | Yarmouth         |
| Brockton    | Falmouth         | Marshfield | Plainville         | Stoughton    |                  |
| Carver      | Foxborough       | Mathpea    | Plymouth           | Swansea      |                  |
| Chatham     | Frammingham      |            | Plympton           | Taunton      |                  |
| Chilmark    |                  |            |                    |              |                  |

**DEP Northeast Region**  
 One Winter Street  
 Boston, MA 02108  
 Phone: 617-654-6500  
 Fax: 617-556-1049  
 TDD: 617-574-6668

|            |             |                       |               |              |              |
|------------|-------------|-----------------------|---------------|--------------|--------------|
| Amesbury   | Chelmsford  | Hingham               | Merrimac      | Quincy       | Wakefield    |
| Andover    | Chelsea     | Holbrook              | Methuen       | Randolph     | Walpole      |
| Arlington  | Cohasset    | Hull                  | Middleton     | Reading      | Waltham      |
| Ashland    | Concord     | Ipswich               | Mills         | Revere       | Watertown    |
| Bedford    | Danvers     | Lawrence              | Millis        | Rockport     | Wayland      |
| Belmont    | Dedham      | Lexington             | Nahant        | Rouley       | Wellesley    |
| Beverly    | Dover       | Lincoln               | Natick        | Salem        | Wenham       |
| Billerica  | Dracut      | Lowell                | Needham       | Salisbury    | West Newbury |
| Boston     | Essex       | Lynn                  | Newbury       | Saugus       | Weston       |
| Boxford    | Everett     | Lynnfield             | Newburyport   | Sherborn     | Westwood     |
| Braintree  | Frammingham | Malden                | Newton        | Somerville   | Weymouth     |
| Brookline  | Georgetown  | Manchester-By-The-Sea | Norfolk       | Stoneham     | Wilmington   |
| Burlington | Gloucester  | Marblehead            | North Andover | Stoughton    | Winchester   |
| Cambridge  | Groveland   | Medfield              | North Reading | Swampscott   | Winthrop     |
| Canlon     | Hamilton    | Medford               | Norwood       | Tyngsborough | Woburn       |
| Carlsle    | Heverhill   | Melrose               | Peabody       | Topsfield    |              |



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
 Request for Departmental Action Fee Transmittal Form  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**A. Request Information**

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



1. Person or party making request (if appropriate, name the citizen group's representative):

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

Project Location \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

2. Applicant (as shown on Notice of Intent (Form 3), Abbreviated Notice of Resource Area Delineation (Form 4A); or Request for Determination of Applicability (Form 1)):

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

3. DEP File Number:

\_\_\_\_\_

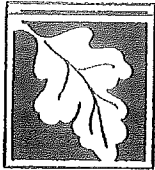
**B. Instructions**

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions
- Superseding Determination of Applicability
- Superseding Order of Resource Area Delineation

Send this form and check or money order for \$100.00 (single family house projects) or \$200 (all other projects), payable to the *Commonwealth of Massachusetts* to:

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

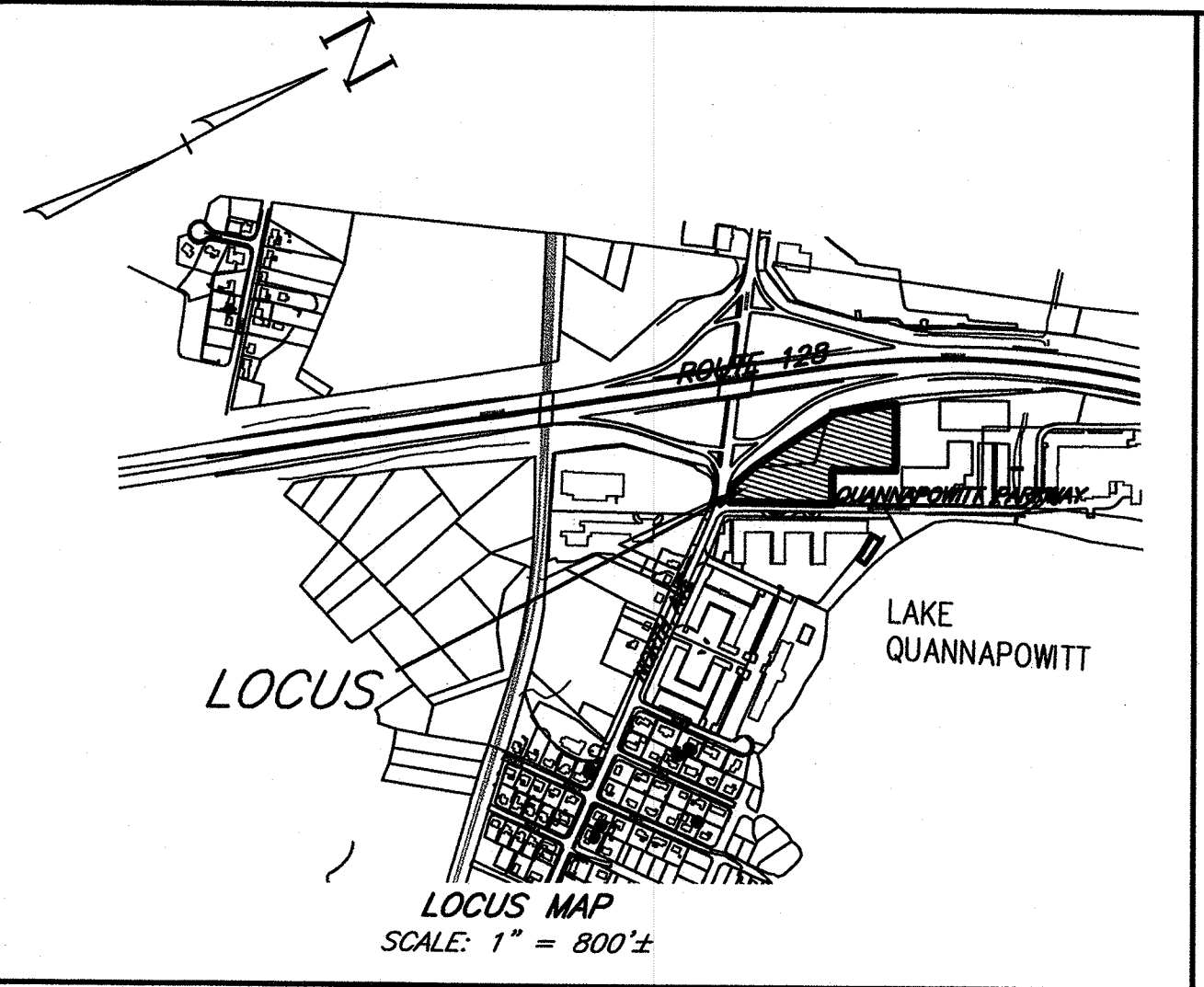


Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
Request for Departmental Action Fee Transmittal Form  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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**B. Instructions (cont.)**

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a copy of this form and a copy of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office.
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.



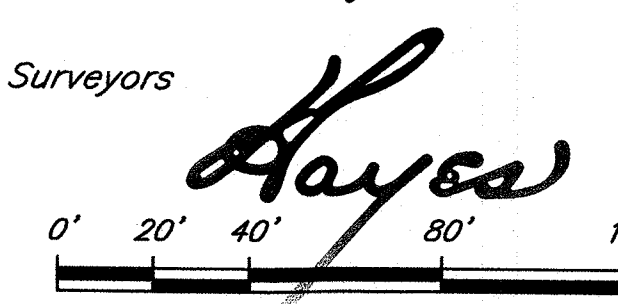
Plan to Accompany Abbreviated Notice Of Resource Area Delineation

In  
**WAKEFIELD, MASS.**

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

Scale: 1" = 40'



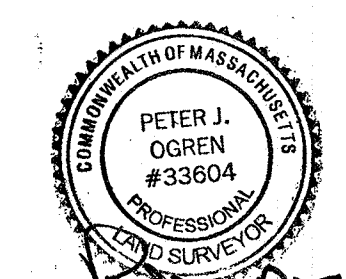
June 23, 2011  
Rev.: November 17, 2011

**#50 Quannapowitt Parkway**

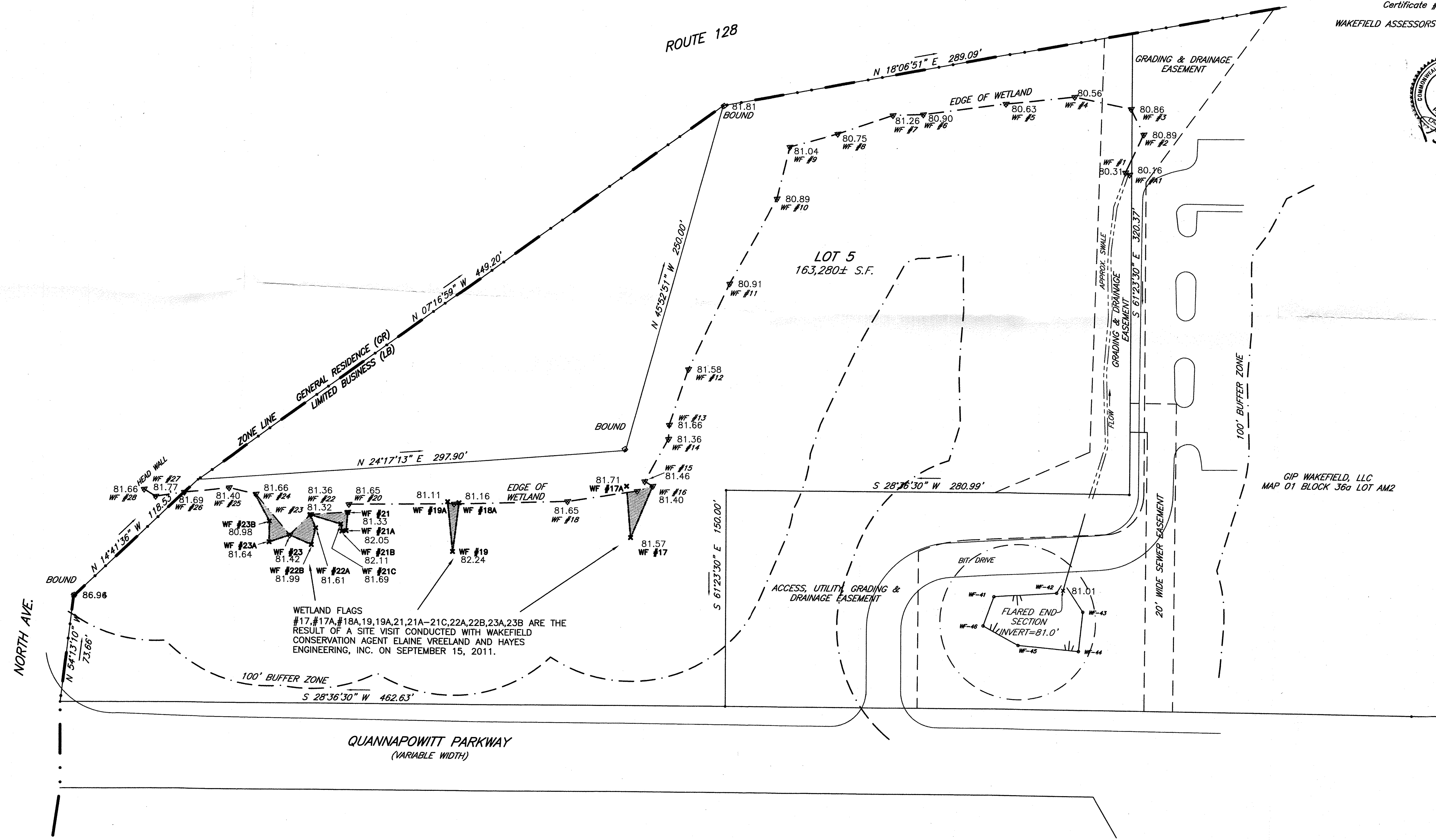
APPLICANT: The Beal Companies, LLP  
177 Milk Street  
Boston, MA 02109

OWNER: Wakefield 200 LLC  
Book 30314 Page 195  
Certificate #215277

WAKEFIELD ASSESSORS MAP 01 BLOCK 36B LOT AM3



Nov. 17, 2011



WETLAND FLAGS #17, #17A, #18A, #19, #19A, #21, #21A-21C, #22A, #22B, #23A, #23B ARE THE RESULT OF A SITE VISIT CONDUCTED WITH WAKEFIELD CONSERVATION AGENT ELAINE VREELAND AND HAYES ENGINEERING, INC. ON SEPTEMBER 15, 2011.

GIP WAKEFIELD, LLC  
MAP 01 BLOCK 36a LOT AM2

**LIMITED BUSINESS (LB)**  
MINIMUM SETBACKS:  
FRONT = 50'  
SIDE = 20'  
REAR = 20'  
MIN. FRONTAGE = 150'  
MIN. LOT AREA = 40,000 S.F.  
FLOOR AREA RATIO = 1.5  
MAX BUILDING COVERAGE = 40%  
MIN. OPEN AREA = 30%

NOTE:  
1.) ELEVATIONS BASED ON NAVD83.  
2.) WETLAND FLAGS #1 - #28 DELINEATED AND LOCATED BY HAYES ENGINEERING INC., JUNE 14, 2011.  
3.) WETLAND FLAGS #41 - #46, DRIVEWAY AND SWALE OBTAINED FROM A PLAN TITLED "GRADING PLAN" BY BEALS AND THOMAS, INC. DATED NOVEMBER 21, 2008 BEING SHEET 3 OF 8  
4.) PERIMETER REFERENCE: PLAN 633 OF 1999 AS RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS, SOUTHERN DISTRICT.

Applicant:  
Joseph Tavano  
23 Eaton Street, Unit B  
Wakefield, MA 01880

Project File: WAK-0690

# Notice of Intent Application

Proposed Duplex  
#102 New Salem Street  
Wakefield, Massachusetts

August 2020



603 Salem Street  
Wakefield, MA 01880  
Tel: (781) 246-2800  
Fax: (781) 246-7596

Nantucket, MA 02554  
Tel: (508) 228-7909

**CONTENTS  
NOTICE OF INTENT  
#102 NEW SALEM STREET  
WAKEFIELD, MASSACHUSETTS**

August 4, 2020

LIST OF PLANS AND DOCUMENTS

| <u>Identifying Number / Letter</u> | <u>Title / Date</u>   |
|------------------------------------|---|
| <b>DOCUMENT A</b>                  | WPA Form 3- Notice of Intent and NOI Wetland Fee Transmittal Form – Proposed Duplex, #102 New Salem Street, Wakefield, MA (including USGS Vicinity Map, List of Abutters (August 2020), Abutter Notification letter, and Affidavit of Service). |
| <b>DOCUMENT B</b>                  | Project Narrative, Proposed Duplex Building, #102 New Salem Street, Wakefield, MA; August 4, 2020.  |
| <b>DOCUMENT C</b>                  | Erosion and Sedimentation Control, #102 New Salem Street, Wakefield, MA; August 4, 2020.  |
| <b>PLAN</b>                        | Plan to Accompany Notice of Intent in Wakefield, Mass., #102 New Salem Street; Hayes Engineering, Inc.; Scale: 1"=20'; Date: July 31, 2020 (1 Sheet).   |



# 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

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):

|                              |                       |              |
|------------------------------|-----------------------|--------------|
| #102 New Salem Street        | Wakefield             | 01880        |
| a. Street Address            | b. City/Town          | c. Zip Code  |
| Latitude and Longitude:      | 42d 30m 36sN          | 71d 03m 36sW |
| Map 29, Block 136            | d. Latitude           | e. Longitude |
| f. Assessors Map/Plat Number | Lot 12                |              |
|                              | g. Parcel /Lot Number |              |

2. Applicant:

|                         |                |                  |
|-------------------------|----------------|------------------|
| Joseph                  | Tavano         |                  |
| a. First Name           | b. Last Name   |                  |
| c. Organization         |                |                  |
| 23 Eaton Street, Unit B |                |                  |
| d. Street Address       |                |                  |
| Wakefield               | MA             | 01880            |
| e. City/Town            | f. State       | g. Zip Code      |
| (78)724-8254            | jtavan@msn.com |                  |
| h. Phone Number         | i. Fax Number  | j. Email Address |

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

Same as applicant.

|                   |               |                  |
|-------------------|---------------|------------------|
| 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):

|                         |               |  |
|-------------------------|---------------|--|
| a. First Name           | b. Last Name  |  |
| Hayes Engineering, Inc. |               |  |
| c. Company              |               |  |
| 603 Salem Street        |               |  |
| d. Street Address       |               |  |
| Wakefield               | MA            | 01880                                    |
| e. City/Town            | f. State      | g. Zip Code                              |
| (781)246-2800           | (781)246-7596 | lwallis@hayeseng.com jogren@hayeseng.com |
| h. Phone Number         | i. Fax Number | j. Email address                         |

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

|                   |                   |                       |
|-------------------|-------------------|-----------------------|
| \$1,050.00        | \$512.50          | \$537.50              |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |





# WPA Form 3 – Notice of Intent

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

MassDEP File Number

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Wakefield  
City/Town

## A. General Information (continued)

### 6. General Project Description:

The applicant proposes to tear down the existing building and construct a duplex house with utilities, paved driveway and other appurtenances as shown on the accompanying plan and as described on the attached project narrative.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

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

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

### 2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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 south

a. County

72763

c. Book

b. Certificate # (if registered land)

107

d. Page Number

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

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

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



# WPA Form 3 – Notice of Intent

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

MassDEP File Number \_\_\_\_\_

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Wakefield \_\_\_\_\_

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

## 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 _____         | 2. square feet _____          |
|  | 3. cubic yards dredged _____ |                               |

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

2. Width of Riverfront Area (check one):

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

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

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

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



# WPA Form 3 – Notice of Intent

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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

Wakefield \_\_\_\_\_

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

## 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 _____ |



# 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                   |
| City/Town                   |

## C. Other Applicable Standards and Requirements

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

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

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

MassGIS NHESP  
online mapping \_\_\_\_\_

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

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

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

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

- Assessor's Map or right-of-way plan of site

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

- Project description (including description of impacts outside of wetland resource area & buffer zone)
- Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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.



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

|                             |
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| City/Town                   |

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

(c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.                      a. NHESP Tracking #                      b. Date submitted to NHESP

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



# WPA Form 3 – Notice of Intent

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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

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

## 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.



# 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                   |
| City/Town                   |

## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Refer to the accompanying document "Contents / List of Plans and Documents" for titles and dates of submitted materials.

Hayes Engineering, Inc.

b. Prepared By

Peter J. Ogren, P.E.

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

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

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

5 1630 + 1631

2. Municipal Check Number

8/12/20

3. Check date

1629

4. State Check Number

8/12/20

5. Check date

Joeca Properties

6. Payor name on check: First Name

7. Payor name on check: Last Name



# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Wakefield

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## F. Signatures and Submittal Requirements

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

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

|   |         |
|---|---------|
|   | 8/12/20 |
| 1. Signature of Applicant                     | 2. Date |
|   | 8/12/20 |
| 3. Signature of Property Owner (if different) | 4. Date |
|   | 8/12/20 |
| 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.

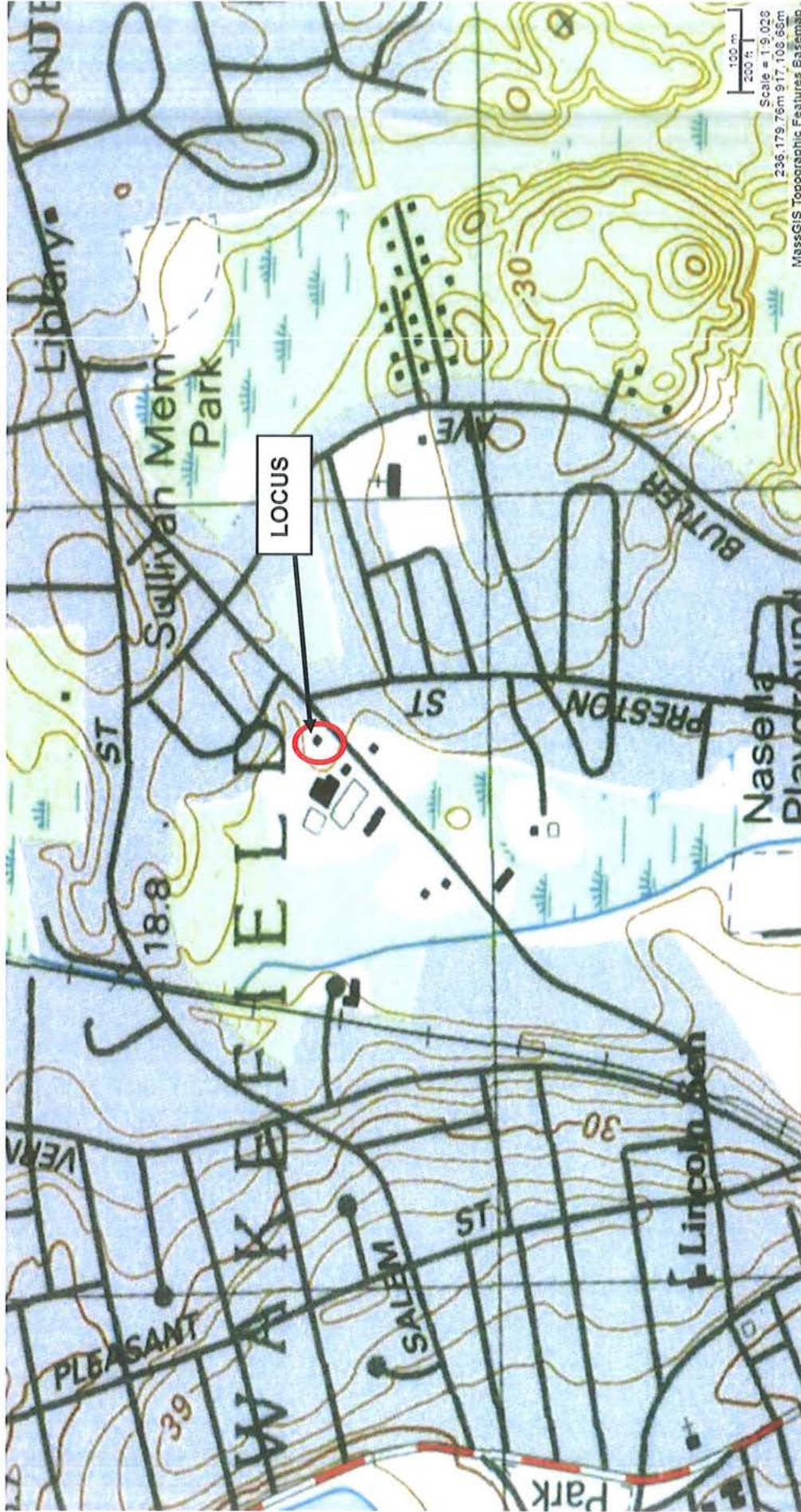
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





HAYES ENGINEERING, INC.  
CIVIL ENGINEERING &  
LAND SURVEYORS

603 SALEM STREET  
WAKEFIELD, MA 01880  
(781) 246-2800



LOCUS MAP  
#102 NEW SALEM STREET  
WAKEFIELD, MASSACHUSETTS

UNITED STATES GEOLOGICAL SURVEY MAP  
25K MASSGIS QUADRANGLE  
(Map Source: MassGIS "Oliver" Online Mapping)



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

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



**A. Applicant Information**

1. Location of Project:

102 New Salem Street  
 a. Street Address Wakefield  
 b. City/Town  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Joseph  
 a. First Name Tavano  
 b. Last Name  
 c. Organization  
 23 Eaton Street, Unit B  
 d. Mailing Address  
 Wakefield MA 01880  
 e. City/Town f. State g. Zip Code  
 (78)724-8254  
 h. Phone Number i. Fax Number jtavan@msn.com  
 j. Email Address

3. Property Owner (if different):

Same as applicant  
 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

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

**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.



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

**B. Fees** (continued)

| Step 1/Type of Activity      | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|------------------------------|-----------------------------|--------------------------------|------------------------------|
| Duplex House (Category 3.b.) | 1                           | \$1,050.00                     | \$1,050.00                   |
|                              |                             |                                |                              |
|                              |                             |                                |                              |
|                              |                             |                                |                              |
|                              |                             |                                |                              |
|                              |                             |                                |                              |
|                              |                             |                                |                              |
|                              |                             |                                |                              |
|                              |                             |                                |                              |
|                              |                             |                                |                              |

**Step 5/Total Project Fee:** \$1,050.00

**Step 6/Fee Payments:**

|                                 |                               |
|---------------------------------|-------------------------------|
| Total Project Fee:              | <u>\$1,050.00</u>             |
| State share of filing Fee:      | <u>\$512.50</u>               |
| City/Town share of filling Fee: | <u>\$537.50</u>               |
|                                 | a. Total Fee from Step 5      |
|                                 | b. 1/2 Total Fee less \$12.50 |
|                                 | c. 1/2 Total Fee plus \$12.50 |

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.  
  
 Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211
  - b.) To the Conservation Commission: Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.
- To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

JOECO PROPERTIES

122 Butler Ave  
Wakefield, MA 01880  
781 724 8254

1629

8/12 2020 5-13/110

Pay to the Order of Commonwealth of Mass \$ 512.50  
Five Hundred & Twelve 50/100 Dollars

BANK OF AMERICA

For NOI NEW SALEM ST

*Joseph Lawrence*

⑈001629⑈ ⑆016000138⑆ 004600442792⑈

JOECO PROPERTIES

122 Butler Ave  
Wakefield, MA 01880  
781 724 8254

1630

8/12 2020 5-13/110

Pay to the Order of Town of Wakefield \$ 537.50  
Five Hundred & thirty seven 50/100 Dollars

BANK OF AMERICA

For NOI NEW SALEM ST

*Joseph Lawrence*

⑈001630⑈ ⑆016000138⑆ 004600442792⑈

JOECO PROPERTIES

122 Butler Ave  
Wakefield, MA 01880  
781 724 8254

1631

8/12 2020 5-13/110

Pay to the Order of Town of Wakefield \$ 112.-  
One Hundred & twelve 00/100 Dollars

BANK OF AMERICA

For NOI NEW SALEM ST

*Joseph Lawrence*

⑈001631⑈ ⑆016000138⑆ 004600442792⑈

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(to be submitted to the Massachusetts Department of  
Environmental Protection and the Conservation Commission  
when filing a Notice of Intent)

I, Diane Benoit, hereby certify under the pains and  
penalties of perjury that on 8/14/20 I gave notification to abutters in  
compliance with the second paragraph of Massachusetts General Laws, Chapter 131,  
Section 40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in  
connection with the following matter: Duplex building construction within 100 feet of a  
wetland.

A Notice of Intent has been filed under the Massachusetts Wetlands Protection Act by  
Joseph Tavano with the Wakefield Conservation Commission on 8/14/20 for  
property located #102 New Salem Street, Wakefield (Assessor's Map 29, Block 136, Lot 012).

The form of the notification, and a list of the abutters to whom it was given and  
their addresses are attached to this Affidavit of Service.

Diane Benoit  
Name - Signature

8/14/20  
Date

**NOTIFICATION TO ABUTTERS  
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT**

*(This form must be completed and copies sent, by certified mail or hand-delivered, to all abutters within 100 feet of the location of the project.)*

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 Joseph Tavano.

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

- Notice of Intent**, application seeking permission to work within the 100-foot buffer zone area subject to protection under the Wetlands Protection Act and the Wakefield Wetlands Protection Ordinance.
- Request to amend an existing Order of Conditions.**
- Notice of Resource Area Delineation**, seeking to determine the extent of areas subject to protection under the Wetlands Protection Act.

The proposed work includes Two-family (duplex) house construction within 100 feet of wetlands.

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Site location: #102 New Salem Street (Assessors Map 29, Block 136, Lot 012).

Copies of the **Notice of Intent** application may be examined or obtained (for a fee) from:

(Check all that apply)

**Applicant** at \_\_\_\_\_

**Representative** at Hayes Engineering, Inc., 603 Salem Street, Wakefield, MA (781)246-2800 between the hours of 8 am and 4:30 pm on the following days: Monday – Friday and by appointment.

**Conservation Commission** – Wakefield Town Hall, One Lafayette Street, Wakefield, MA 01880 -. Please call the Conservation office at (781) 224-5015 during office hours Tuesday 8:30 am -1:30 pm, Thursday 8:30 am -1:30 pm and 2:00 – 7:00 p.m. for information and to verify office hours and meeting schedules prior to visiting. For further information, Email staff at [concom@wakefield.ma.us](mailto:concom@wakefield.ma.us) or visit the Conservation Commission website at: <https://www.wakefield.ma.us/conservation-commission>.

Note: The public hearing for this application will be held remotely using Zoom.com or other such video conferencing. Meeting access information for public participation will be provided on the Commission’s agenda found at the Town website [www.wakefield.ma.us](http://www.wakefield.ma.us) or by contacting the Conservation Office as noted above.

Note: Notice of the public hearing, including its date, time and place will be published in the Wakefield Item at least five (5) business days prior to the public hearing date.

Note: 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.

Note: You may also 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.

**Abutters List**[print this list](#)

Date: August 04, 2020

Subject Property Address: 102 NEW SALEM ST Wakefield, MA  
Subject Property ID: 29-136-012

Search Distance: 100 Feet

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Prop ID: 29-125-016  
Prop Location: 5 PRESTON ST Wakefield, MA  
Owner: BURNS FRANCES TR  
Co-Owner: 5 PRESTON ST RTY NOM TR

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Prop ID: 29-127A-17A  
Prop Location: 93 NEW SALEM ST Wakefield, MA  
Owner: KWL PROPERTIES LLC  
Co-Owner:

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Prop ID: 29-134-011  
Prop Location: 94 NEW SALEM ST Wakefield, MA  
Owner: TAYLOR TR, PAUL W  
Co-Owner: SPAR REALTY TRUST

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Prop ID: 29-135-008  
Prop Location: NEW SALEM ST Wakefield, MA  
Owner: TOWN OF WAKEFIELD SCHOOL  
Co-Owner: VACANT LAND % SUPERINTENDENT

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Prop ID: 29-136B-12B  
Prop Location: 110 NEW SALEM ST Wakefield, MA  
Owner: WILLIAMSON LINDA ANN  
Co-Owner:

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Prop ID: 29-137-0J4  
Prop Location: 2 APPLETON RD Wakefield, MA  
Owner: DESISTO ANTONIO M

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Co-Owner: DESISTO LOUISE J

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Prop ID: 29-178-0J5  
Prop Location: 8 APPLETON RD Wakefield, MA  
Owner: RUSSO JOHN D  
Co-Owner:

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Prop ID: 29-179-0J6  
Prop Location: 10 APPLETON RD Wakefield, MA  
Owner: HUME DONALD S  
Co-Owner: HUME NANCY E

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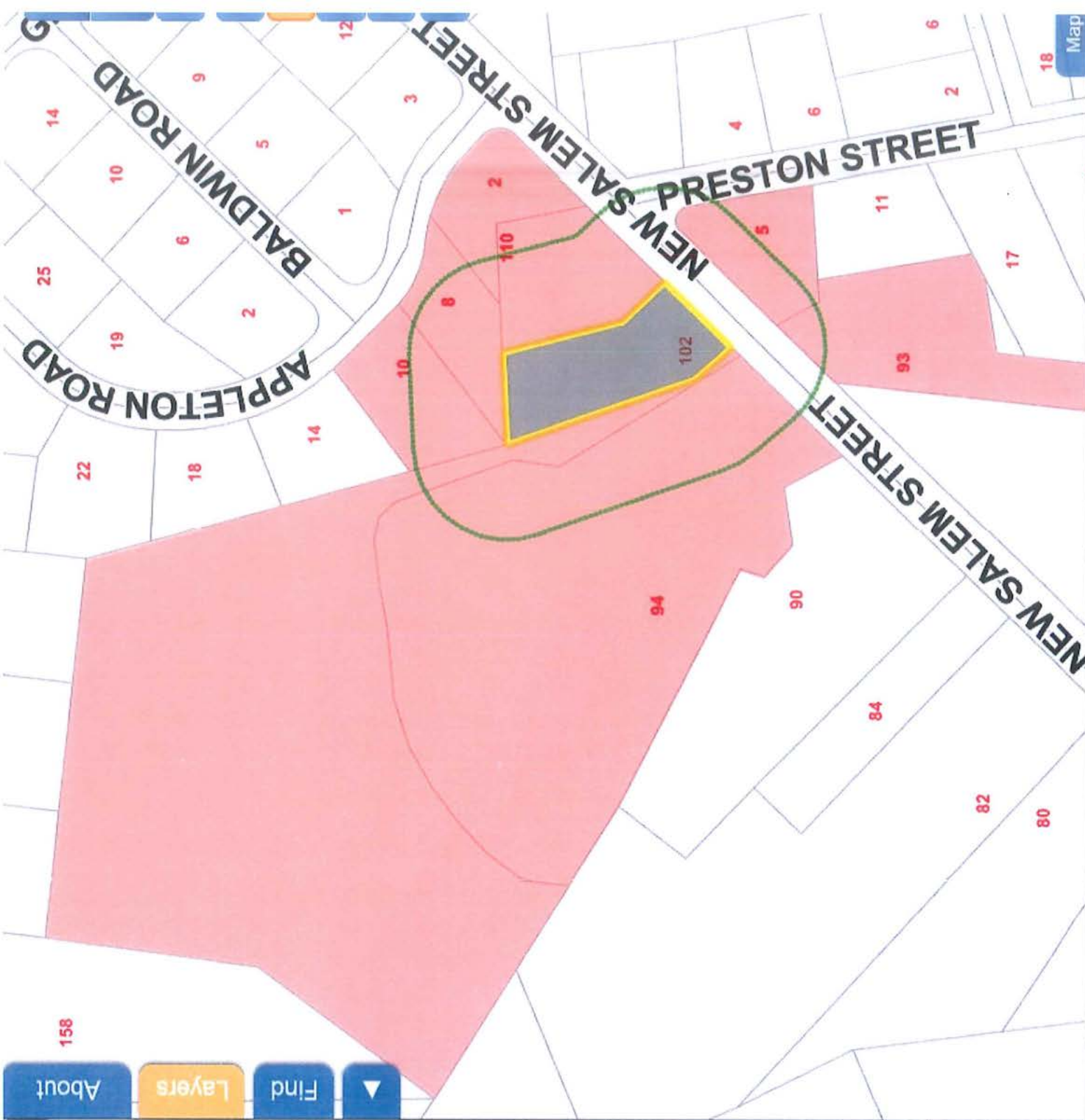


RTS

- Street Names
- Address Numbers
- Parcel ID's
- Fire Station
- Police Station
- Town Hall
- Public Library
- School
- Disposal Spaces
- Street Poles
- Utility Poles
- Poles
- Water Road
- Fences and Walls
- Fence
- Cemetery Wall
- Wall
- Retaining Wall

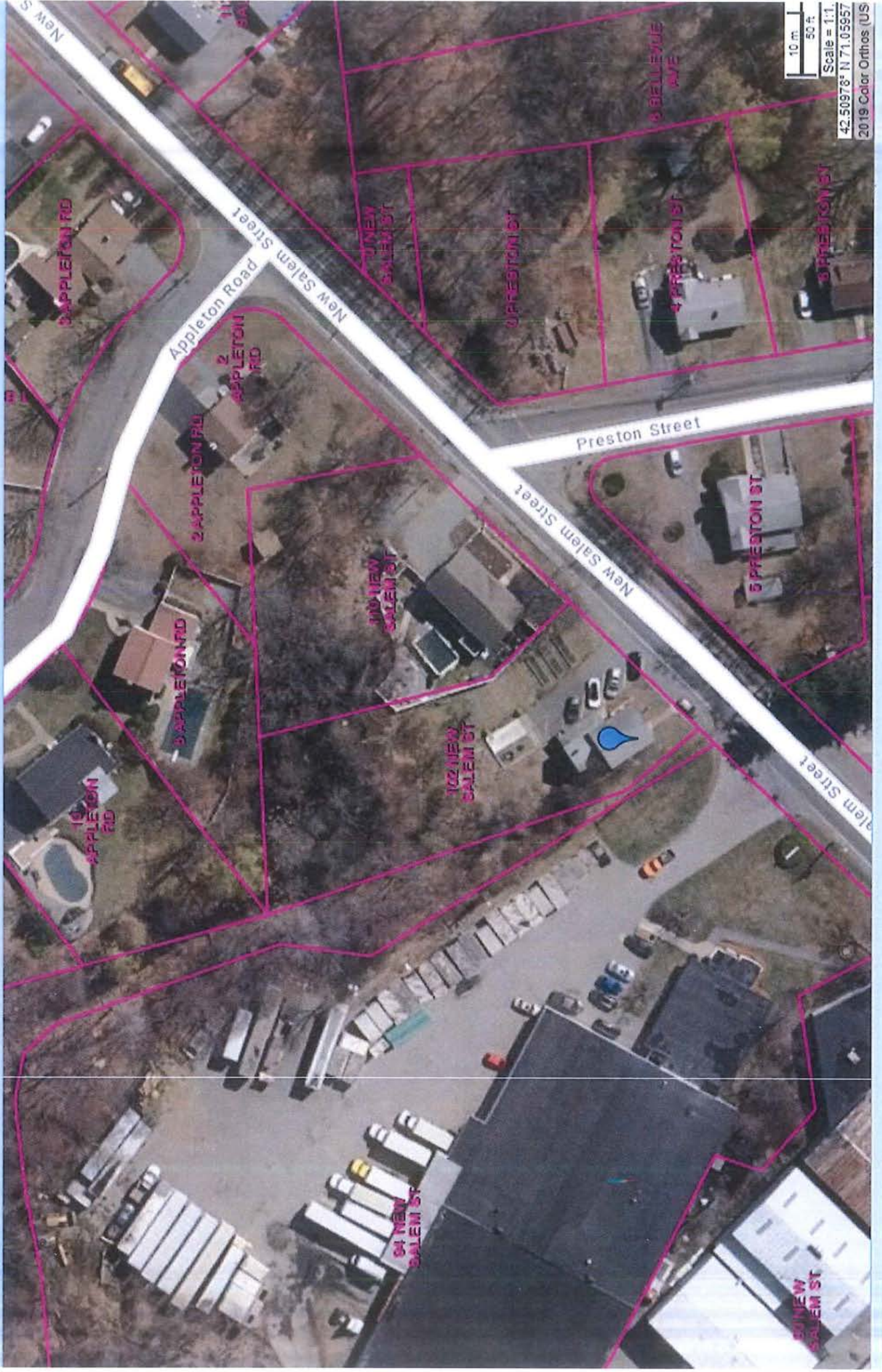
Map

- OpenStreetMap
- Google Satellite Map
- 3 Aerial Base Map
- 5 Aerial Base Map
- 10 Base Map



102 New Salem Street, Wake

Zoom to a town



10 m | 50 ft  
Scale = 1:1  
42.50978° N 71.03957° W  
2019 Color Orthos (US)



**PROJECT NARRATIVE  
PROPOSED DUPLEX  
#102 NEW SALEM STREET  
WAKEFIELD, MASSACHUSETTS**

August 4, 2020

Existing Conditions

The subject locus is a 20,000± s.f. partially developed residential parcel located northerly off of New Salem Street and bounded by developed industrial and residential properties. The southerly portion of this parcel contains an 885± s.f. wood building with associated paved driveway and parking spaces, garage, shed, septic tank, wall structures, sewer and electric utilities, mown lawn, and garden areas. The rear of the property further contains a forested wetland (boundary demarcated by Hayes Engineering, Inc. flags #1-#5 dated July 2020), the associated 100-foot buffer zone from that boundary and bordering land subject to flooding (100-year flood Zone AE at elevation 58'). Existing site features and resource area locations are shown on the accompanying July 2020 Hayes Engineering, Inc. plan titled "Plan to Accompanying Notice of Intent in Wakefield, Mass., #102 New Salem Street".

Project Description

The project consists of redeveloping the property to accommodate construction of a 1,656± s.f. two-family home (duplex) with stairways; new paved driveway providing 4 parking spaces; reconfigured utility connections; landscaping; and other amenities as shown on the above-referenced plan. Generally, existing structures and features such as the building, garage, pavement, septic tank, and garden areas will be removed; with utility services to be abandoned or relocated as noted on the Notice of Intent plan. Duplex construction and installation of associated appurtenances will proceed once all existing structures and utilities are removed and existing utilities have been secured. Locations where structures have been removed and left bare will be loamed and seeded or otherwise landscaped. All proposed activities will occur within buffer zone locations. No resource area disturbance is proposed as part of this project.

Proposed buffer zone activities consist of erosion control barrier installation; septic tank removal; structure and pavement demolition; excavation; foundation installation; building and stairway construction; grading; utility installation (including trenching, backfilling, and paving within New Salem Street where required); driveway construction and paving; and loaming and seeding or other landscaping. Structure removal will necessarily occur up to the wetland boundary, but all new structures and features will be kept at least 25 feet away from the wetland boundaries and outside of the flood plain.

Adjacent buffer zone and wetland areas will be protected through implementation of erosion control procedures as outlined in the attached "Erosion and Sedimentation Control" document. Buffer zone habitat will not be significantly affected since project features will be placed within areas currently occupied by buildings, pavement, and other existing manmade disturbances.

**EROSION AND SEDIMENTATION CONTROL  
#102 NEW SALEM STREET  
WAKEFIELD, MASSACHUSETTS**

August 4, 2020

**PART I - GENERAL**

**QUALITY ASSURANCE**

- A. The applicant and project contractors shall be responsible for reviewing, and taking steps to meet, all requirements contained in the Order of Conditions issued by the Wakefield Conservation Commission for this project.
- B. Follow siltation control methods as outlined below, shown on the plan, and as directed by Engineer.
- C. Operations will be restricted to areas of work indicated on drawings (and clearly marked on site) and area which must be entered for construction of temporary or permanent facilities.
- D. Siltation controls shall be checked frequently and maintained in functioning condition throughout the duration of activities so as to prevent encroachment upon adjacent resource areas. If siltation control materials are washed away during construction, contact the Engineer, and remove materials and silt accumulations from fouled areas as directed.
- E. The Conservation Commission and Project Engineer has authority to limit surface area of erodible earth material exposed by clearing and grubbing, excavation, borrow and fill operations, and to direct immediate permanent or temporary pollution control measures to prevent contamination of wetlands, including construction of temporary berms, sediment basins, sediment traps, slope drains and use of temporary mulches, mats or other control devices or methods as necessary to control erosion.
- F. Temporary stockpiles of soil shall be located in an upland area (not to exceed the limit of construction as demarcated by limit of work line shown on the plan) and be surrounded with an erosion control barrier to prevent sediments from encroaching upon adjacent resource areas.

**PART 2 – EROSION CONTROL BARRIERS**

Erosion barriers shall be installed along wetland boundaries as shown on the Plan prior to commencement of any site work. Straw wattle, mulch sock, or fence barriers specified on the plan shall be installed as detailed on the plan. Alternative types of barriers (i.e coir or Siltsoxx™ type logs) may be used with the approval of the Conservation Commission and Project Engineer, and be installed per manufacturers instructions. The approved alternative barrier must be designed and sized specifically for conditions on this site. It is recommended that the log-type barrier not be used for siltation control on moderate or steep slopes. After initial barrier installation, site personnel shall perform weekly inspections of, and maintain, the siltation control barrier during construction. Inspections of the siltation control barrier shall also be performed prior to and immediately following major (>1") rainfall event. After all construction

activities are completed, and the areas of bare soil are vegetated and or stabilized, the siltation control barriers may be removed. It is important that the disturbed areas previously occupied by the siltation control barriers, as well as adjacent areas, be repaired and vegetated immediately after removal of the barriers.

## **Barrier Installment**

(Log –Type Barriers –Appropriate for Sites with Level Areas and Very Gentle Slopes)

### A. Filtrexx Siltsox, Coir, or Straw Wattle

#### **1. Location**

Install Filtrexx Siltsox, Coir, or Straw Wattle shown on plan and **as specified by manufacturer**. The applicant shall maintain extra Siltsoxx™ or wattle on site until the site is properly stabilized against erosion.

#### **2. Installation**

Siltsoxx™ or Straw wattle Installment

Install erosion controls prior to commencement of clearing and construction activities along limits of work area as specified on plan, surrounding bases of all deposits of stored fill material outside of disturbed area, and where directed by the Town of Wakefield.

1. Place Siltsoxx™ or Straw wattle on level contours to assist in dissipating flow into sheet flow rather than concentrated flows. Sheet flow of water should be perpendicular to the erosion barrier at impact and relatively unconcentrated.
2. When possible, place Filtrexx Siltsox or Straw Wattle at a 5' or greater distance away from the toe of the slopes in order for the water coming from the slopes to maximize space available for sediment deposit. When this 5' distance is not available due to construction restrictions, a second row of Siltsoxx™ or Straw wattle may be required.
3. In order to prevent water flowing around the ends of Siltsoxx™ or Straw wattle the ends of the Siltsoxx™ must be constructed pointing upslope so the ends are at a higher elevation. Be sure to stake the ends of the Siltsoxx™ or Straw wattle to prevent movement during high flow events.
4. When construction is completed on site, the Siltsoxx™ or Straw wattle may be dispersed with a loader, rake, bulldozer or other device to be incorporated in the soil or left on top of the soil for final seeding to occur. The mesh netting material will be collected and disposed of in normal trash container or removed by the Contractor. In cases where biodegradable or photodegradable products are used, they may be left on site at the direction of the engineer.

5. Erosion Control Diameter Design:

| Slope     |                   | Perimeter Maximum Drainage Area Based on Slope Length and Recommended Diameter Soxx |     |     |     |
|-----------|-------------------|---|-----|-----|-----|
|           |                   | 8"  | 12" | 18" | 24" |
| 0% - 2%   | Flatter Than 50:1 | 125   | 250 | 300 | 350 |
| 2% - 10%  | 50:1 - 10:1       | 100   | 125 | 200 | 250 |
| 10% - 20% | 10:1 - 5:1        | 75  | 100 | 150 | 200 |
| 20% - 33% | 5:1 - 2:1         | 50*   | 50  | 75  | 100 |
| >50%      | >2:1              | 25*   | 25  | 50  | 75  |

Replaces Type "A" Silt Fence  
 Replaces Type "B" Silt Fence  
 Replaces Type "C" Silt Fence  
 See Individual Specs for Proper Use  
 \* Only to be used in conjunction with Compost Blankets

B. INSPECTION & MAINTENANCE

Straw Wattle should be regularly inspected to make sure they hold their shape and are producing adequate flow through. If ponding becomes excessive, and sediment reaches the top of the Straw wattle, additional Straw wattle should be added in the areas without disturbance of soil or collected sediment.

**SILTATION CONTROL BARRIER INSPECTION, MAINTENANCE & REMOVAL**

Bi-weekly inspections of the siltation control barrier and removal of accumulated silt should be performed after the initial installation of the barrier.

Inspections of the siltation control barrier shall also be performed prior to and immediately following major (>1") rainfall events.

After all construction activities are completed, and the areas of bare soil are vegetated and or stabilized, the siltation control barriers may be removed. It is important that the disturbed areas previously occupied by the siltation control barriers, as well as adjacent areas, be repaired and vegetated immediately after removal of the barriers.

**POLLUTION CONTROL MEASURES**

- A. Discharge silt-laden water from excavations onto filter fabric mat and/or baled straw sediment traps to ensure that only sediment-free water is returned to wetland areas. Sediment traps, if needed, should be constructed by standard methods. Siltation

control materials shall be installed and maintained at all catch basins during construction so as to prevent sediments from entering into the drainage system.

- B. Do not place soil backfill material adjacent to resource areas without proper siltation controls or otherwise preventing the soil from washing away by high water or runoff.
- C. Do not dump any materials into any streams, wetlands, surface waters or unspecified locations.
- D. Do not dispose of trees, brush, debris, paints, chemicals, asphalt products, concrete curing compounds, fuels, lubricants, insecticides, washwater from concrete trucks or hydroseeders, or any other pollutant into any streams, wetlands, surface waters or natural or man-made channels leading thereto, or unspecified locations.
- E. No disturbance or alteration of any kind allowed between the specified limit of work and the wetlands.
- F. Prevent any operation of equipment outside the designated limit of work (erosion control barrier).
- G. Prevent indiscriminate, arbitrary or capricious operation of equipment in surface waters.

## VEGETATION COVER

Areas of bare soil resulting from construction activities shall be stabilized with grass or other vegetative cover immediately upon each phase of work completed. Biodegradable slope stabilization matting, netting, or approved equal, shall be used when seeding all slopes greater than 3:1 on the site.

### A. Vegetational Covers

#### 1. Temporary Vegetational Cover

Any area proposed for removal of vegetation where soil will be exposed for more than 10 days shall be mulched or otherwise treated to prevent erosion. On sediment-producing areas in the buffer zone, where the period of exposure will be more than 30 days, the following procedures should be followed for a cover of annual rye. When bare soils are not completely graded and vegetated by September 30 of any year, winter rye shall be planted as specified in table and mulched with three (3) inches of hay or straw.

- a. Install needed surface water control measures.
- b. Perform all cultural operations at right angles to the slope.
- c. Establish grass or other ground cover species as recommended in the attached excerpt (pgs 144 -146) from Massachusetts Erosion and Sedimentation Guidelines for Urban and Suburban Areas, 2003.

## 2. Permanent Vegetational Cover

To reduce damages from the potential incidence of sedimentation and runoff to other properties, and to avoid erosion on the site itself, a permanent type cover shall be established in disturbed areas located adjacent to resource areas immediately upon completion of grading. Seeding herbaceous cover is usually the most economical and practical way to stabilize any large area. For this site, all disturbed areas where lawns are desired will be seeded in Fall during the period of August 1 to October 1; or in spring by May 15 with a commercial lawn mixture utilizing standard landscape methods and as recommended by the seed manufacturer. Grass sod or landscape plantings may be used instead of seed, if preferred.

In upland/ buffer zone areas, outside of lawn locations, where an erosion control - wildlife seed mixture is desired, prepare soil and use one of grass seed mixes #1 through #6 as recommended in the attached excerpts (pgs 136-137) from Massachusetts Erosion and Sedimentation Guidelines for Urban and Suburban Areas 2003, to establish a stable, permanent cover.

## REFERENCES

Department of Environmental Protection, Bureau of Resource Protection and U.S. Environmental Protection Agency, Massachusetts Erosion and Sedimentation Guidelines for Urban and Suburban Areas: A Guide for Planners, Designers and Municipal Officials, Massachusetts Executive Office of Environmental Affairs, Boston, Massachusetts, Reprint: May 2003.



Use low-maintenance native species wherever possible.

Planting should be timed to minimize the need for irrigation.

Sheet erosion, caused by the impact of rain on bare soil, is the source of most fine particles in sediment. To reduce this sediment load in runoff, the soil surface itself should be protected. The most efficient and economical means of controlling sheet and rill erosion is to establish vegetative cover. Annual plants which sprout rapidly and survive for only one growing season are suitable for establishing temporary vegetative cover. Temporary seeding is effective when combined with construction phasing so bare areas of the site are minimized at all times.

Temporary seeding may prevent costly maintenance operations on other erosion control systems. For example, sediment basin clean-outs will be reduced if the drainage area of the basin is seeded where grading and construction are not taking place. Perimeter dikes will be more effective if not choked with sediment.

Proper seedbed preparation and the use of quality seed are important in this practice just as in permanent seeding. Failure to carefully follow sound agronomic recommendations will often result in an inadequate stand of vegetation that provides little or no erosion control.

Soil that has been compacted by heavy traffic or machinery may need to be loosened. Successful growth usually requires that the soil be tilled before the seed is applied. Topsoiling is not necessary for temporary seeding; however, it may improve the chances of establishing temporary vegetation in an area.

## **Planting Procedures**

### **Time of Planting**

Planting should preferably be done between April 1 and June 30, and September 1 through September 30. If planting is done in the months of July and August, irrigation may be required. If planting is done between October 1 and March 31, mulching should be applied immediately after planting. If seeding is done during the summer months, irrigation of some sort will probably be necessary.

### **Site Preparation**

Before seeding, install needed surface runoff control measures such as gradient terraces, interceptor dike/swales, level spreaders, and sediment basins.

### **Seedbed Preparation**

The seedbed should be firm with a fairly fine surface.

Perform all cultural operations across or at right angles to the slope. See **Topsoiling and Surface Roughening** for more information on seedbed preparation. A minimum of 2 to 4 inches of tilled topsoil is required.

### Liming and Fertilization

Apply uniformly 2 tons of ground limestone per acre (100 lbs. per 1,000 Sq. Ft.) or according to soil test.

Apply uniformly 10-10-10 analysis fertilizer at the rate of 400 lbs. per acre (14 lbs. per 1,000 Sq. Ft.) or as indicated by soil test. Forty percent of the nitrogen should be in organic form.

Work in lime and fertilizer to a depth of 4 inches using any suitable equipment.

| Species         | Seedings for Temporary Cover                    |             | Recommended Seeding Dates                  |
|-----------------|---|-------------|--|
|                 | Seeding Rates lbs sq.ft.<br><u>1,000 Sq.Ft.</u> | <u>Acre</u> |  |
| Annual Ryegrass | 1   | 40          | April 1 to June 1<br>Aug. 15 to Sept. 15   |
| Foxtail Millet  | 0.7   | 30          | May 1 to June 30                           |
| Oats            | 2   | 80          | April 1 to July 1<br>August 15 to Sept. 15 |
| Winter Rye      | 3   | 120         | Aug. 15 to Oct. 15                         |

“Hydro-seeding” applications with appropriate seed-mulch-fertilizer mixtures may also be used.

### Seeding

Select adapted species from the accompanying table.

Apply seed uniformly according to the rate indicated in the table by broadcasting, drilling or hydraulic application.

Cover seeds with suitable equipment as follows:

- ☐ Rye grass                      ¼ inch
- ☐ Millet                            ½ to ¾ inch
- ☐ Oats                                1 to 1-1/2 inches
- ☐ Winter rye                        1 to 1-1/2 inches.

### Mulch

Use an effective mulch, such as clean grain straw; tacked and/or tied down with netting to protect seedbed and encourage plant growth.

### Common Trouble Points

***Lime and fertilizer not incorporated to at least 4 inches***

May be lost to runoff or remain concentrated near the surface where they may inhibit germination.

***Mulch rate inadequate or straw mulch not tacked down***

Results in poor germination or failure, and erosion damage. Repair damaged areas, reseed and mulch.

***Annual ryegrass used for temporary seeding***

Ryegrass reseeds itself and makes it difficult to establish a good cover of permanent vegetation.

***Seed not broadcast evenly or rate too low***

Results in patchy growth and erosion.

**Maintenance**

Inspect within 6 weeks of planting to see if stands are adequate. Check for damage after heavy rains. Stands should be uniform and dense. Fertilize, reseed, and mulch damaged and sparse areas immediately. Tack or tie down mulch as necessary.

Seeds should be supplied with adequate moisture. Furnish water as needed, especially in abnormally hot or dry weather or on adverse sites. Water application rates should be controlled to prevent runoff.

**References**

Massachusetts Department of Environmental Protection, Office of Watershed Management, Nonpoint Source Program, Massachusetts **Nonpoint Source Management Manual**, Boston, Massachusetts, June, 1993.

North Carolina Department of Environment, Health, and Natural Resources, **Erosion and Sediment Control Field Manual**, Raleigh, NC, February 1991.

U.S. Environmental Protection Agency, **Storm Water Management For Construction Activities**, EPA-832-R-92-005, Washington, DC, September, 1992.

Washington State Department of Ecology, **Stormwater Management Manual for the Puget Sound Basin**, Olympia, WA, February, 1992.

**Silt Curtain**

A temporary sediment barrier installed parallel to the bank of a stream or lake. Used to contain the sediment produced by construction operations on the bank of a stream or lake and allow for its removal.

**Where Practice Applies**

The silt curtain is used along the banks of streams or lakes where sediment could pollute or degrade the stream or lake.

### **Seeding Dates**

Seeding operations should be performed as an early spring seeding (April 1-May 15) with the use of cold treated seed. A late fall early winter dormant seeding (November 1 - December 15) can also be made, however the seeding rate will need to be increased by 50%.

### **Seeding Methods**

Seeding should be performed by one of the following methods:

- .. Drill seedings (de-awned or de-bearded seed should be used unless the drill is equipped with special features to accept awned seed).
- .. Broadcast seeding with subsequent rolling, cultipacking or tracking the seeding with small track construction equipment. Tracking should be oriented up and down the slope.
- .. Hydroseeding with subsequent tracking. If wood fiber mulch is used, it should be applied as a separate operation after seeding and tracking to assure good seed to soil contact.

### **Mulch**

Mulch the seedings with straw applied at the rate of ½ tons per acre. Anchor the mulch with erosion control netting or fabric on sloping areas.

### **Seed Mixtures for Permanent Cover**

Recommended mixtures for permanent seeding are provided on the following pages. Select plant species which are suited to the site conditions and planned use. Soil moisture conditions, often the major limiting site factor, are usually classified as follows:

*Dry* - Sands and gravels to sandy loams. No effective moisture supply from seepage or a high water table.

*Moist* - Well drained to moderately well drained sandy loams, loams, and finer; or coarser textured material with moderate influence on root zone from seepage or a high water table.

*Wet* - All textures with a water table at or very near the soil surface, or with enduring seepage.

When other factors strongly influence site conditions, the plants selected must also be tolerant of these conditions.

### Permanent Seeding Mixtures

Seed, Pounds per:

| Mix     | Site        | Seed Mixture       | Acre | 1,000 sf | Remarks   |
|---------|-------------|--------------------|------|----------|---|
| 1       | Dry         | Little Bluestem    | 10   | 0.25     | * Use Warm Season planting procedure.<br>* Roadsides<br>* Sand and Gravel Stabilization<br>* Clover requires inoculation with nitrogen-fixing bacteria<br><br>* Rates for this mix are for PLS.   |
|         |             | or Broomsedge      |      |          |   |
|         |             | Tumble Lovegrass*  | 1    | 0.10     |   |
|         |             | Switchgrass        | 10   | 0.25     |   |
|         |             | Bush Clover*       | 2    | 0.10     |   |
| Red Top | 1           | 0.10               |      |          |   |
| 2       | Dry         | Deertongue         | 15   | 0.35     | * Use Warm Season planting procedures.<br>* Acid sites/Mine spoil<br>* Clover requires inoculation with nitrogen-fixing bacteria.<br><br>* Rates for this mix are for PLS.  |
|         |             | Broomsedge         | 10   | 0.25     |   |
|         |             | Bush Clover*       | 2    | 0.10     |   |
|         |             | Red Top            | 1    | 0.10     |   |
| 3       | Dry         | Big Bluestem       | 10   | 0.25     | * Rates for this mix are for PLS.<br>* Use Warm Season planting procedures.<br>* Eastern Prairie appearance<br>* Sand and Gravel pits.<br>* Golf Course Wild Areas<br>* Sanitary Landfill Cover seeding<br>* Wildlife Areas<br>* OK to substitute Poverty Dropseed in place of Red Top/Ryegrass.<br>* Rates for this mix are for PLS. |
|         |             | Indian Grass       | 10   | 0.25     |   |
|         |             | Switchgrass        | 10   | 0.25     |   |
|         |             | Little Bluestem    | 10   | 0.25     |   |
|         |             | Red Top or         | 1    | 0.10     |   |
|         |             | Perennial Ryegrass | 10   | 0.25     |   |
| 4       | Dry         | Flat Pea           | 25   | 0.60     | * Use Cool Season planting procedures<br>* Utility Rights-of-Ways (tends to suppress woody growth)  |
|         |             | Red Top or         | 2    | 0.10     |   |
|         |             | Perennial Ryegrass | 15   | 0.35     |   |
| 5       | Dry         | Little Bluestem    | 5    | 0.10     | * Use Warm Season planting procedures.<br>* Coastal sites<br>* Rates for Bluestein and Switchgrass are for PLS.   |
|         |             | Switchgrass        | 10   | 0.25     |   |
|         |             | Beach Pea*         | 20   | 0.45     |   |
|         |             | Perennial Ryegrass | 10   | 0.25     |   |
| 6       | Dry - Moist | Red Fescue         | 10   | 0.25     | * Use Cool Season planting procedure.<br>* Provides quick cover but is non-aggressive; will tend to allow indigenous plant colonization.<br>* General erosion control on variety of sites, including forest roads, skid trails and landings.  |
|         |             | Canada Bluegrass   | 10   | 0.25     |   |
|         |             | Perennial Ryegrass | 10   | 0.25     |   |
|         |             | Red Top            | 1    | 0.10     |   |
| 7       | Moist - Wet | Switchgrass        | 10   | 0.25     | * Use Warm Season planting procedure.<br>* Coastal plain/flood plain<br>* Rates for Bluestem and Switchgrass are for PLS.   |
|         |             | Virginia Wild Rye  | 5    | 0.10     |   |
|         |             | Big Bluestem       | 15   | 0.35     |   |
|         |             | Red Top            | 1    | 0.10     |   |

# Plan to Accompany Notice of Intent in WAKEFIELD, MASS.

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

*Hayes*

Scale: 1" = 20'



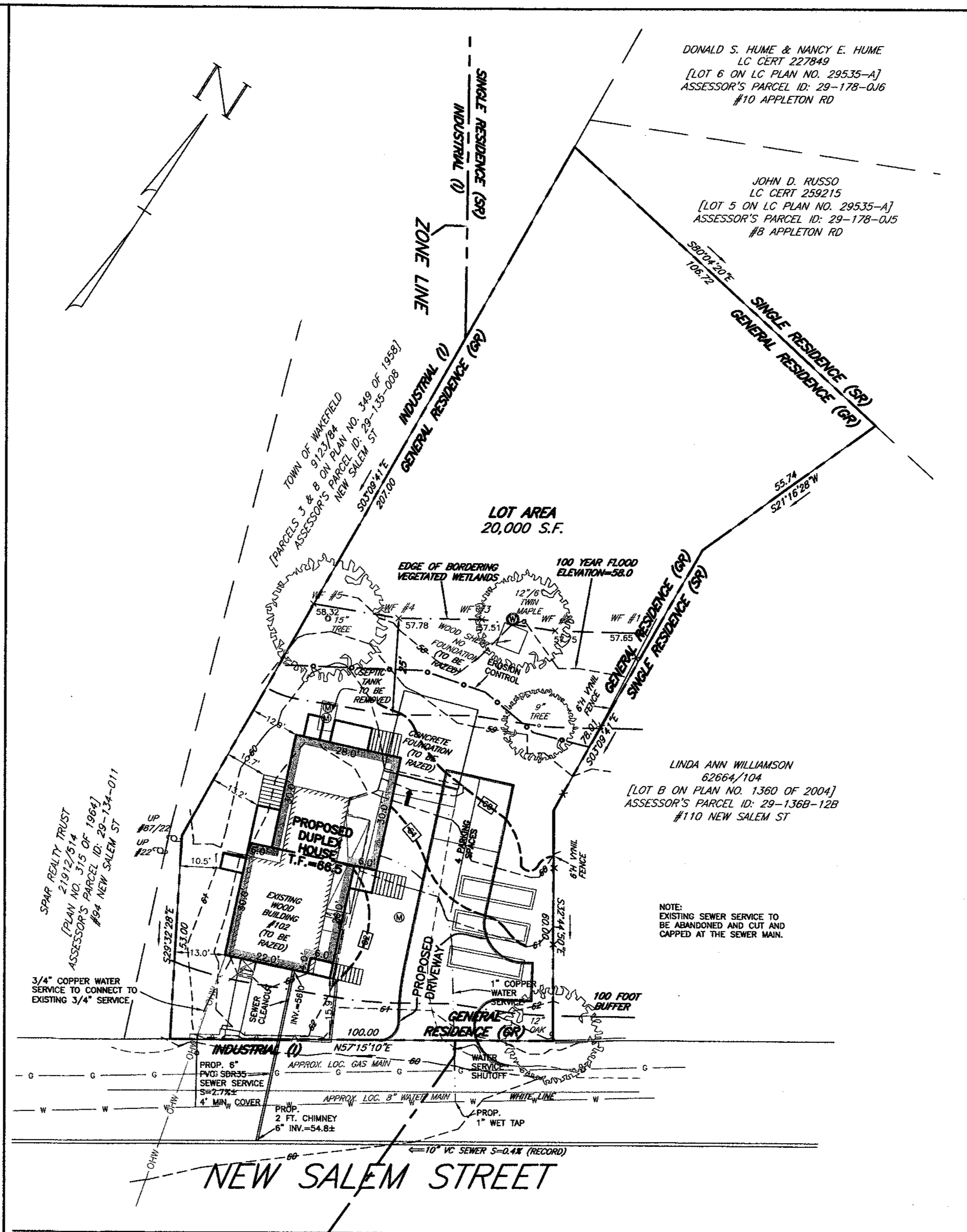
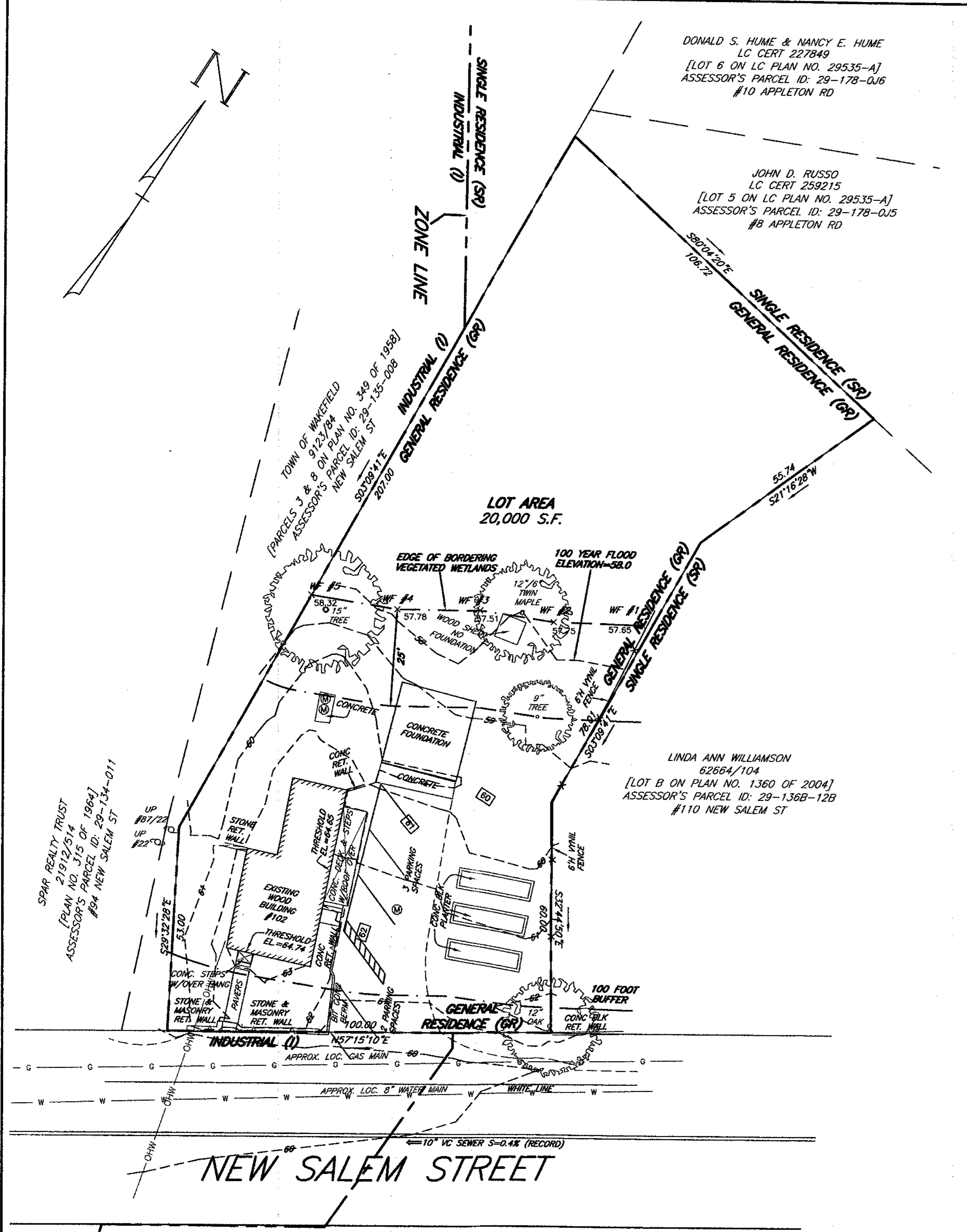
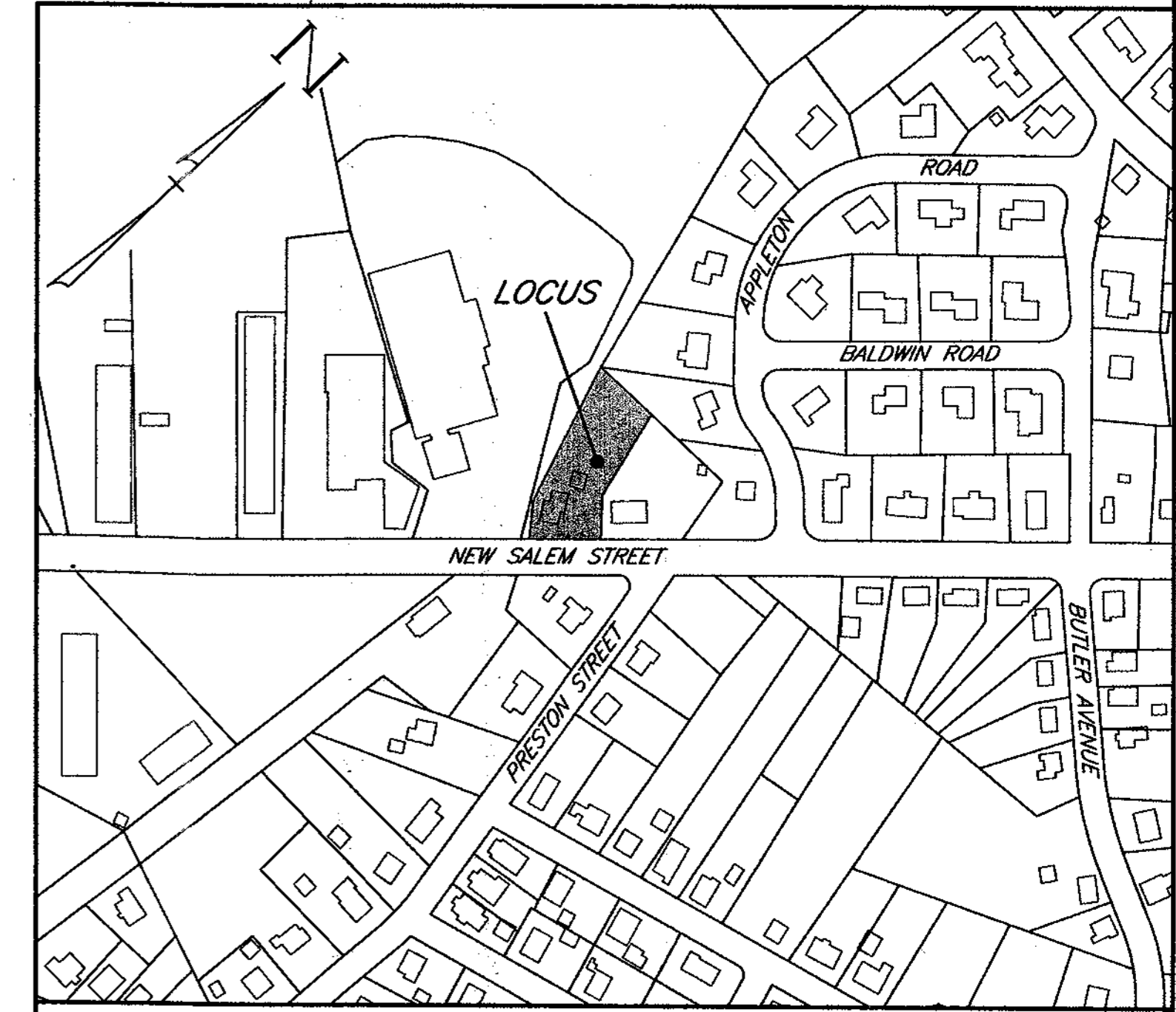
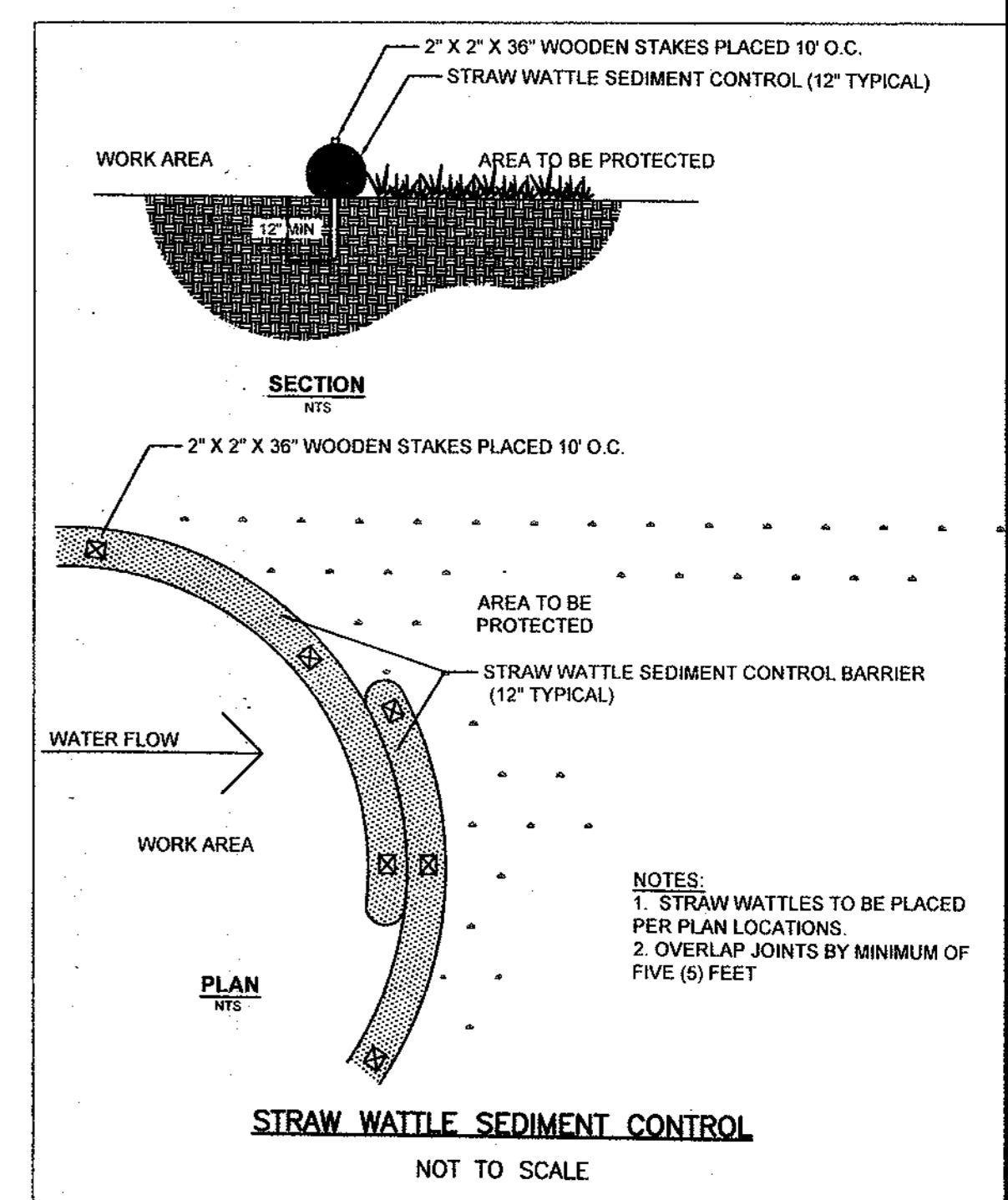
July 31, 2020

### OWNERSHIP

JOSEPH TAVANO  
72763/107  
[LOT A ON PLAN NO. 1360 OF 2004]  
ASSESSOR'S PARCEL ID: 29-136-012  
#102 NEW SALEM ST



8-13-2020



| ZONING TABLE           |                   |
|------------------------|-------------------|
| ZONE                   | General Residence |
| DIMENSIONAL CONTROLS   | REQUIRED/ALLOWED  |
| FRONT YARD SETBACK     | 15 ft.            |
| SIDE YARD SETBACK      | 10 ft.            |
| REAR YARD SETBACK      | 20 ft.            |
| MIN. FRONTAGE          | 80 ft.            |
| MIN. LOT AREA          | 8,000 s.f.        |
| MAX. NUMBER OF STORIES | 3                 |
| MAX. BUILDING COVERAGE | 35%               |
| MIN. OPEN AREA         | 30%               |
| REGULARITY FACTOR      | >0.65             |

CONTRACTORS UTILITY NOTES:

- 1) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- 2) THE CONTRACTORS SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
- 3) THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

Wakefield

City/Town

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



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

**A. General Information**

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

|                                |                       |                 |
|--------------------------------|-----------------------|-----------------|
| <u>8 Evangelista Way</u>       | <u>Wakefield</u>      | <u>01880</u>    |
| a. Street Address              | b. City/Town          | c. Zip Code     |
| <u>Latitude and Longitude:</u> | <u>42.5174</u>        | <u>-71.0611</u> |
|                                | d. Latitude           | e. Longitude    |
| <u>14C</u>                     | <u>64B-01C</u>        |                 |
| f. Assessors Map/Plat Number   | g. Parcel /Lot Number |                 |

2. Applicant:

|                           |                |                  |
|---------------------------|----------------|------------------|
| <u>Charles and Lauren</u> | <u>Donovan</u> |                  |
| a. First Name             | b. Last Name   |                  |
| <u>c. Organization</u>    |                |                  |
| <u>80 Evangelista Way</u> |                |                  |
| d. Street Address         |                |                  |
| <u>Wakefield</u>          | <u>MA</u>      | <u>01880</u>     |
| e. City/Town              | f. State       | g. Zip Code      |
| <u>978-500-2152</u>       |                |                  |
| h. Phone Number           | i. Fax Number  | j. Email Address |

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

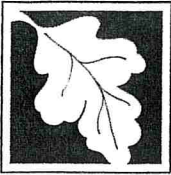
|                          |                      |                         |
|--------------------------|----------------------|-------------------------|
| <u>a. First Name</u>     | <u>b. Last Name</u>  |                         |
| <u>c. Organization</u>   |                      |               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

4. Representative (if any):

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

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

|                   |                   |                       |
|-------------------|-------------------|-----------------------|
| <u>\$310.00</u>   | <u>\$142.50</u>   | <u>\$167.50</u>       |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



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**A. General Information (continued)**

6. General Project Description:

construction of an inground pool within 100 feet of wetlands resource area.

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

- |   |   |
|---|---|
| 1. <input checked="" 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 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

71573

c. Book

b. Certificate # (if registered land)

281

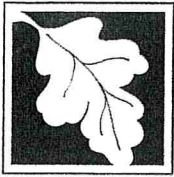
d. Page Number

**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.

| <u>Resource Area</u>   | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
|--|------------------------------------|--------------------------------------|
| 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 _____               | 2. square feet _____                 |
|  | 3. cubic yards dredged _____       |                                      |

| <u>Resource Area</u>   | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (if any)</u> |
|--|---|--------------------------------------|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet _____  | 2. square feet _____                 |
|  | 3. cubic feet of flood storage lost _____                                   | 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:

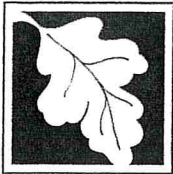
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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.



**Massachusetts Department of Environmental Protection**  
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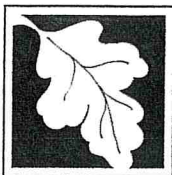
City/Town

**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 BWV _____   | 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**

2017

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 \*\*

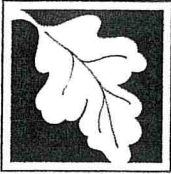
(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(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/mass-endangered-species-act-mesa-regulatory-review>).

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

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



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

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

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

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

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.

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

2.  Separate MESA review ongoing.

a. NHESP Tracking # \_\_\_\_\_

b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

Wakefield

City/Town

**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.

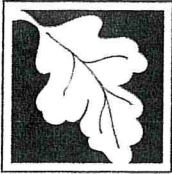
**D. Additional Information**

- 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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

Wakefield

City/Town

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

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Plot Plan of Land

a. Plan Title

PJF & Associates

Paul J. Finocchio

b. Prepared By

c. Signed and Stamped by

August 14, 2020

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

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

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

1372

8/24/2020

2. Municipal Check Number

3. Check date

1373

8/24/2020

4. State Check Number

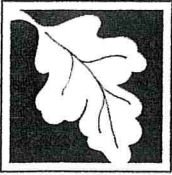
5. Check date

Charles & Lauren

Donovan

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number \_\_\_\_\_  
Document Transaction Number \_\_\_\_\_  
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.

Chonex Jovell  
1. Signature of Applicant

8/24/2020  
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.

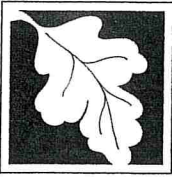
**For MassDEP:**

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.



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

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



## A. Applicant Information

### 1. Location of Project:

8 Evangelista Way

a. Street Address

Wakefield

b. City/Town

c. Check number

d. Fee amount

### 2. Applicant Mailing Address:

Charles and Lauren

a. First Name

Donovan

b. Last Name

c. Organization

80 Evangelista Way

d. Mailing Address

Wakefield

e. City/Town

MA

f. State

01880

g. Zip Code

978-500-2152

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.

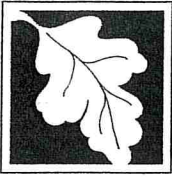
**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity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





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

**B. Fees (continued)**

| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|-------------------------|-----------------------------|--------------------------------|------------------------------|
| Bordering wetlands      | 115 LF                      | \$2.00/LF                      | \$200.00                     |
| Inground Pool           | 1                           | \$110.00                       | \$110.00                     |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |

**Step 5/Total Project Fee:** \$310.00

**Step 6/Fee Payments:**

|                                 |                                      |
|---------------------------------|--------------------------------------|
| Total Project Fee:              | <u>\$310.00</u>                      |
| State share of filing Fee:      | <u>\$142.50</u>                      |
| City/Town share of filling Fee: | <u>\$167.50</u>                      |
|                                 | a. Total Fee from Step 5             |
|                                 | b. 1/2 Total Fee <b>less</b> \$12.50 |
|                                 | c. 1/2 Total Fee <b>plus</b> \$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.)

CHARLES J DONOVAN  
LAUREN E DONOVAN  
8 EVANGELISTA WAY  
WAKEFIELD, MA 01880-1981

1373

53-13/110 MA  
26762

8/24/2020

Date

Pay to the Order of Commonwealth of MA \$ 142.50

one hundred forty two and 50/100 Dollars



Photo Safe Deposit  
Details on back

**BANK OF AMERICA**

ACH R/T 011000138

For 8 Evangelista Way

*Charles J Donovan*

MP

⑆0⑆1⑆000⑆138⑆ 004628⑆1⑆1⑆555⑆1⑆373

Harland Clarke

ISLAND BREEZES®

CHARLES J DONOVAN  
LAUREN E DONOVAN  
8 EVANGELISTA WAY  
WAKEFIELD, MA 01880-1981

1372

53-13/110 MA  
26762

8/24/2020

Date

Pay to the Order of Town of Wakefield \$ 167.50

One hundred sixty seven and 50/100 Dollars



Photo Safe Deposit  
Details on back

**BANK OF AMERICA**

ACH R/T 011000138

For 8 Evangelista Way

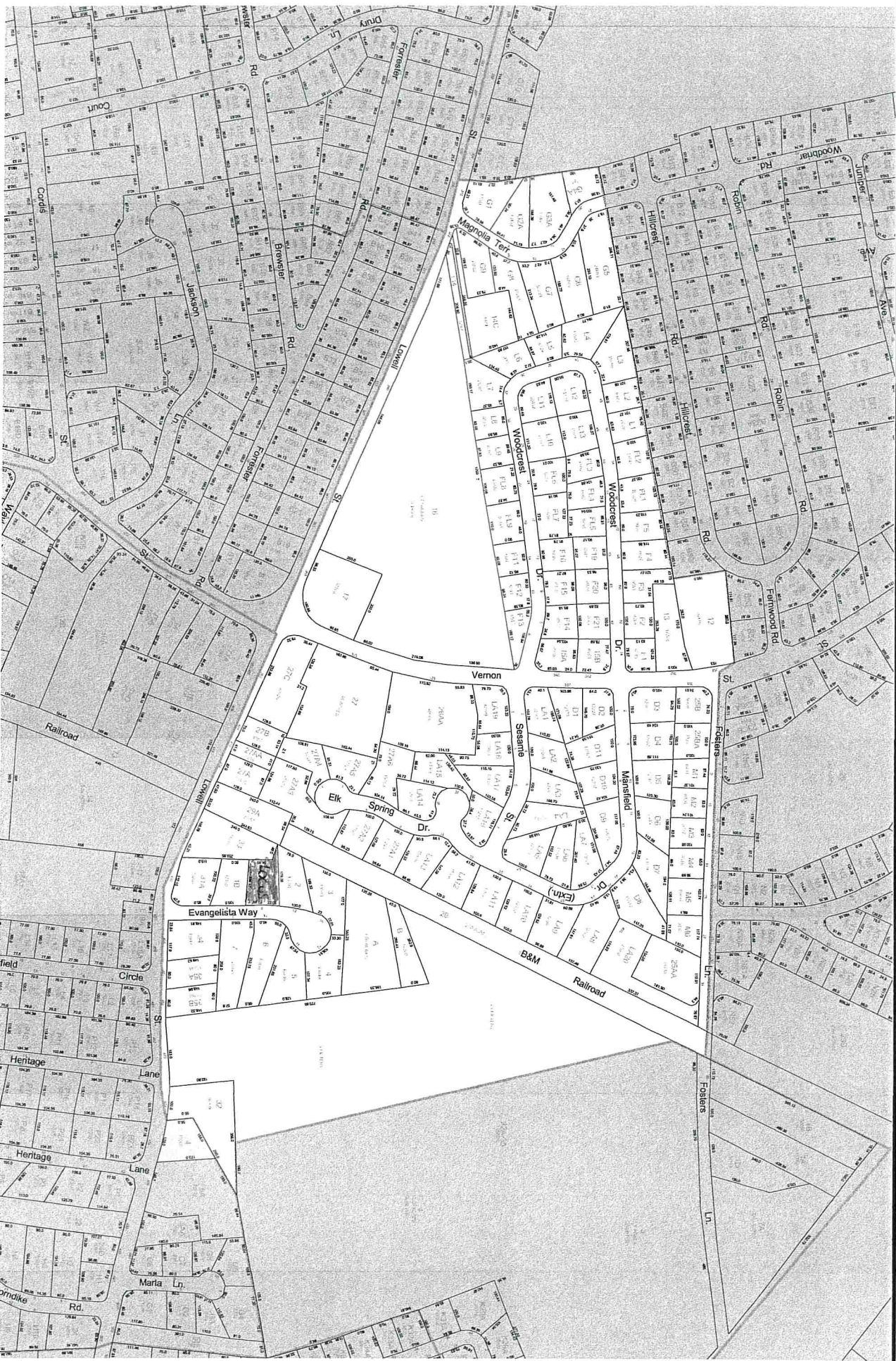
*Charles J Donovan*

MP

⑆0⑆1⑆000⑆138⑆ 004628⑆1⑆1⑆555⑆1⑆372

Harland Clarke

ISLAND BREEZES®



14C

Map

Revised: May 9, 2005 Scale: See Graphic Scale  
 Print Date: May 16, 2005

This map was created from data provided by the Town of Wakefield. The information is provided as is and is not intended for reference purposes only. The Town of Wakefield and our Survey Associates shall not be held responsible for the accuracy or inaccuracy of the data or errors.



**Town of Wakefield**  
**Assessors Map**

Revisions & GIS Layout by:

**Hayes & Associates**  
 Civil Engineers

40 Harrison Avenue  
 Woburn MA 01801  
 Phone - 781-938-0246  
 email - HayesAssociates@earthlink.net  
 web - www.HayesAssoc.net





**AFFIDAVIT OF SERVICE**

**Under the Massachusetts Wetlands Protection Act**

I, Paul Finocchio hereby certify under the pains and penalties of perjury that on August 31, 2020 I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws, Chapter 131, Section 40 and the DEP Guide to Abutter Notification in connection with the following matter:

A(n) NOT application was filed under the Massachusetts Wetlands Protection Act by

Charles + Lauren Donovan with the Wakefield Conservation Commission on  
name

August 31, 2020 for a property located at  
date

8 E Vangelista Way.

The form of notification and the list of abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Paul Finocchio  
signature

8/28/2020  
date

## NOTIFICATION TO ABUTTERS

### Under the Massachusetts Wetlands Protection Act

(This form must be completed and copies sent, by certified mail or hand-delivered, to all abutters within 100 feet of the location of the project.)

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 Charles + Lauren Donovan

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 under the Wetlands Protection Act.

Request to amend an existing Order of Conditions.

Notice of Resource Area Delineation, seeking to determine the extent of areas subject to protection under the Wetlands Protection Act.

The proposed work includes Construction of an inground swimming pool within the 100 ft buffer zone to a wetlands

Site location 8 Evangelista way, Wakefield, MA

Copies of the Notice of Intent may be examined or obtained (for a fee) from:

(Check all that apply)

Applicant at \_\_\_\_\_

Representative at 781-883-5473 - Paul

between the hours of 9am and 4pm on the following days: Monday - Friday

**Conservation Department** – Wakefield Town Hall 1 Lafayette Street, 2<sup>nd</sup> floor, Wakefield, MA - Tuesdays between 9:00 a.m. and 1:00 p.m., Thursdays between 9:00 a.m. and 6:00 p.m. and Fridays between 9:00 a.m. and 11:30 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.

**Note:** Notice of the public hearing, including its date, time and place will be published in the **Wakefield Daily Item** at least five (5) business days prior to the public hearing date.

**Note:** 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 also be listed on the town website at [www.wakefield.ma.us](http://www.wakefield.ma.us) at the home page under Upcoming Meetings.

**Note:** You may also 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.

**WAKEFIELD  
Abutters List**

**Subject Parcel ID: 14C-164B-01C**  
**Subject Property Location: 8 EVANGELISTA WAY**

| ParcelID     | Location           | Owner                     | Co-Owner              | Mailing Address     | City      | State | Zip        |
|--------------|--------------------|---------------------------|-----------------------|---------------------|-----------|-------|------------|
| 14C-161-29A  | LOWELL ST          | TOWN OF WAKEFIELD, FOL TT | %TOWN TREASURER       | 5 COMMON ST         | WAKEFIELD | MA    | 01880      |
| 14C-162-029  | VERNON ST          | BOSTON & MAINE RR         | %GUILFORD TRANSP IND  | 402 AMHERST ST #300 | NASHUA    | NH    | 03063-1287 |
| 14C-163-033  | 438 LOWELL ST      | TRACY MICHAEL W           | TRACY ERIN K          | 438 LOWELL ST       | WAKEFIELD | MA    | 01880      |
| 14C-164-31A  | 450 LOWELL ST      | EVANGELISTA JOSEPH N      | EVANGELISTA LEST ANTH | 58 ORLANDO AVE      | WINTHROP  | MA    | 02152      |
| 14C-164A-01B | 4 EVANGELISTA WAY  | MISHINA CHRISTINE D       | MISHINA RYAN S        | 4 EVANGELISTA WAY   | WAKEFIELD | MA    | 01880      |
| 14C-164B-01C | 8 EVANGELISTA WAY  | DONOVAN CHARLES J         | DONOVAN LAUREN E      | 8 EVANGELISTA WAY   | WAKEFIELD | MA    | 01880      |
| 14C-164C-002 | 12 EVANGELISTA WAY | SASSO SHARON A            | SASSO THOMAS          | 12 EVANGELISTA WAY  | WAKEFIELD | MA    | 01880      |
| 14C-164D-003 | 16 EVANGELISTA WAY | NOREEN LUKE               | NOREEN GREASSE SCARL  | 16 EVANGELISTA WAY  | WAKEFIELD | MA    | 01880      |
| 14C-164F-005 | 15 EVANGELISTA WAY | CATANZANO, PHILIP J       | JOANNE M CATANZANO    | 15 EVANGELISTA WAY  | WAKEFIELD | MA    | 01880      |
| 14C-164G-006 | 11 EVANGELISTA WAY | ROCHE, ALLEN D            | HELEN E ROCHE         | 11 EVANGELISTA WAY  | WAKEFIELD | MA    | 01880      |
| 14C-164H-007 | 7 EVANGELISTA WAY  | DIPRIZIO JANICE M         | DIPRIZIO MICHAEL      | 7 EVANGELISTA WAY   | WAKEFIELD | MA    | 01880      |
| 14C-165-034  | 458 LOWELL ST      | SCHAEFER, ROBERT D        | SUSAN SCHAEFER        | 458 LOWELL ST       | WAKEFIELD | MA    | 01880      |

Parcel Count: 12

*End of Report*

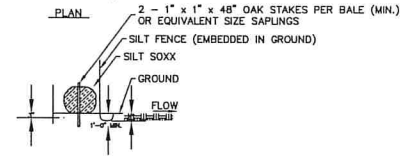
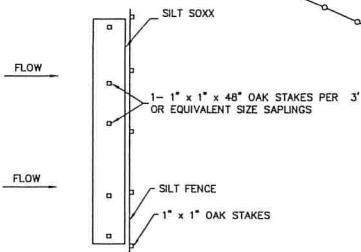
100ft Abutters List of the Subject Parcel ID 14C-164B-01C

Requested by: Paul J. Finocchio

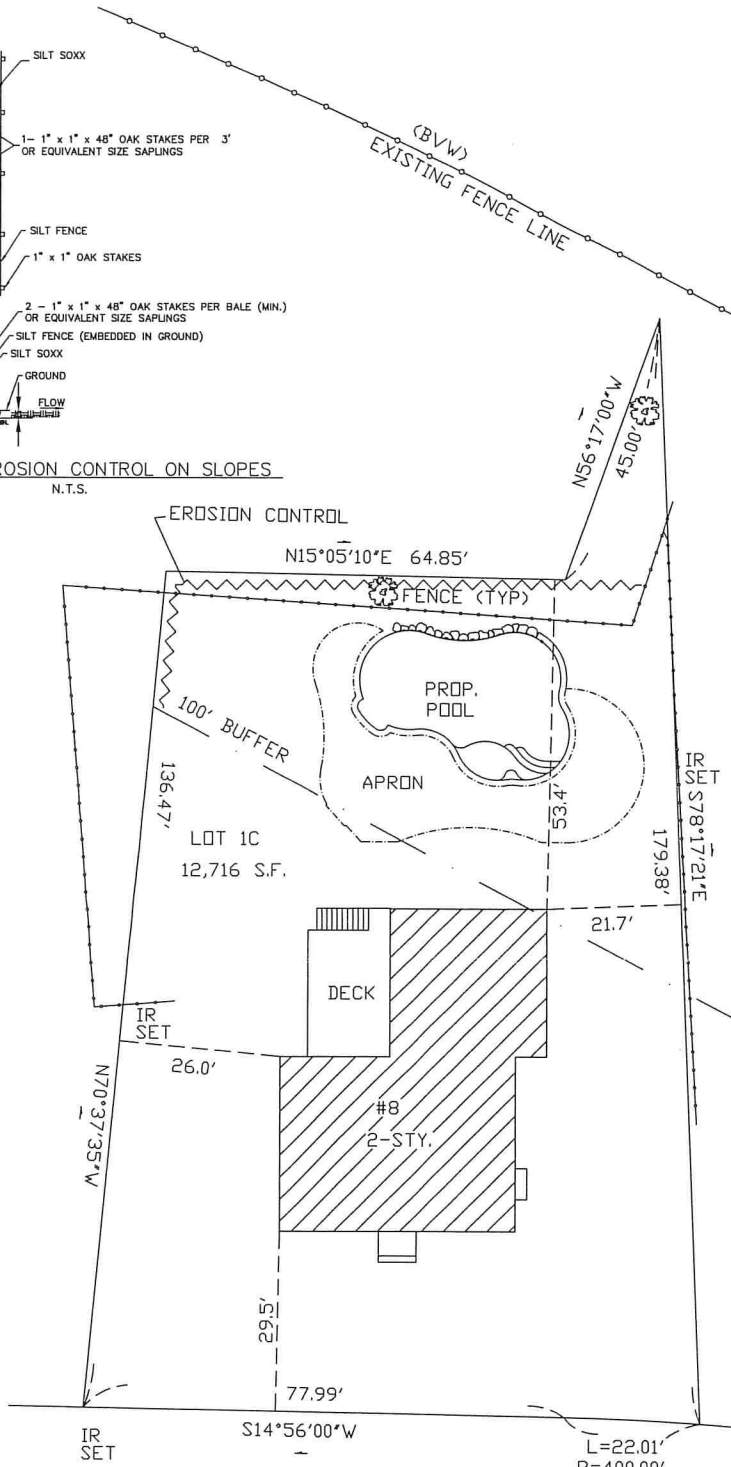
4 Highland Ave  
Wakefield, MA 01880  
(781) 883-5473

*Scott W. Morrison*

**BOARD OF ASSESSORS**



DETAILS - EROSION CONTROL ON SLOPES  
N.T.S.



EVANGELISTA WAY

TREES TO BE REMOVED

POOL SETBACKS  
SIDE (LEFT) 33'  
SIDE (RIGHT) 16'  
REAR 8'

EXISTING FENCES TO BE RELOCATED.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.



*Paul J. Finocchio* 8/14/20

PAUL J. FINOCCHIO P.L.S. No.36115

DATE

PLOT PLAN OF LAND  
IN  
WAKEFIELD, MA

PREPARED BY:  
PJF & ASSOCIATES  
4 HIGHLAND AVE WAKEFIELD, MA  
PAUL J. FINOCCHIO-P.L.S.  
(781)883-5473

SCALE: 1" = 20'

DEED REF.: PL.767 OF 1993

DATE: AUGUST 14, 2020

FILE No.: 7400CC



SELECT A STATE / REGION  
Massachusetts

IDENTIFY A STUDY AREA  
Basin Delineated

**Step 5:** Your delineation is complete. You can now clear, edit, or download your basin, or choose a state or regional study specific function (if available). Click **continue** when you are ready.

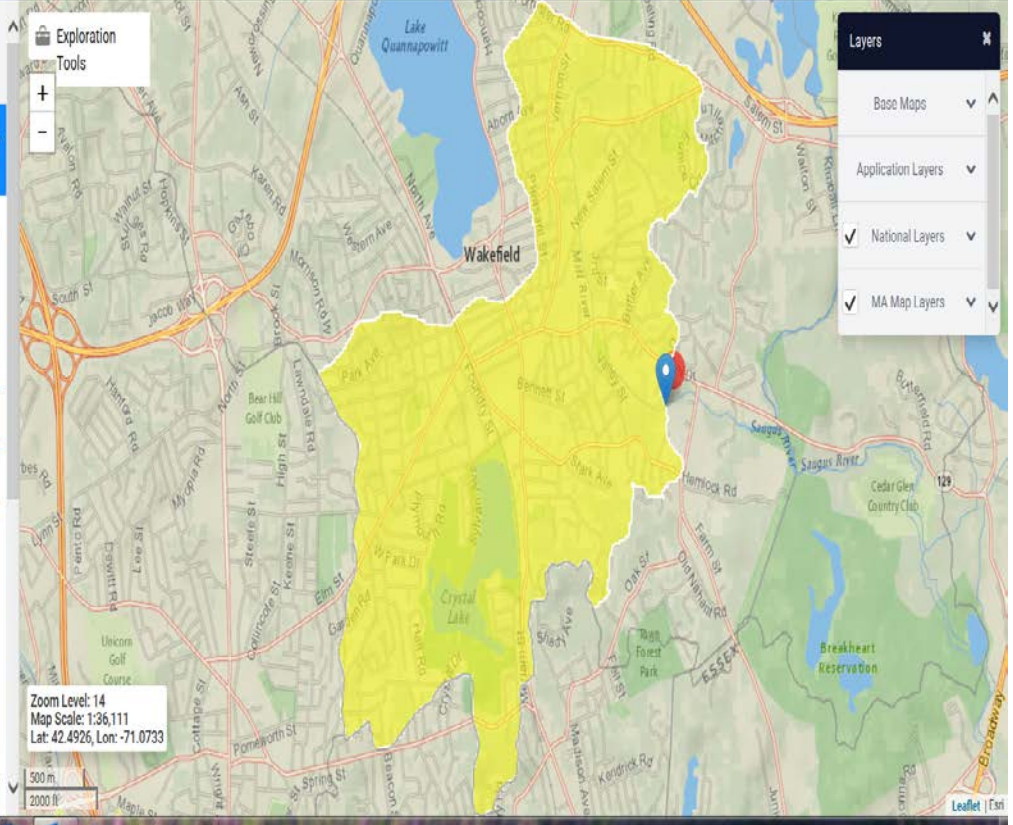
Clear Basin

Edit Basin

State/Region Specific Functions  
The following additional functions are available for Massachusetts.

Check For Water Use

Download Basin



Layers

- Base Maps
- Application Layers
- National Layers
- MA Map Layers