

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

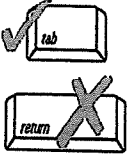
**WPA Form 1- Request for Determination of
Applicability**

Municipality _____

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

A. General Information

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



1. Applicant:

First Name Michael & Kathleen Last Name Foley

Address 16 12th St

City/Town Salisbury State MA Zip Code 01952

Phone Number _____ Email Address _____

2. Property Owner (if different from Applicant):

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address (if known) _____

3. Representative (if any)

First Name Michael Last Name O'Rourke

Company Name Nobleport Construction

Address 236 High Rd

City/Town Newbury State MA Zip Code 01951

Phone Number 978 465-1100 Email Address (if known) Mike @ nobleport.net

B. Project Description

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

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

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Municipality _____

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

Street Address 14 12th St West

City/Town Salisbury MA

How to find
Latitude and
Longitude

Latitude (Decimal Degrees Format with 5 digits after decimal
e.g. XX.XXXXX) 42.862740

Longitude (Decimal Degrees Format with 5 digits
after decimal e.g. -XX.XXXXX) 70.819880

and how to
convert to
decimal degrees

Assessors' Map Number 35

Assessors' Lot/Parcel Number 98

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

developed area of the coastal dunes

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title _____ Date _____

Title _____ Date _____

B. Project Description (cont.)

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

See attached

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

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

Single family house on a lot recorded on or before 8/1/96

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

C. Determinations

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

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

Name of Municipality Town of Salisbury Massachusetts

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

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D. Signatures and Submittal Requirements


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

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

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

Signatures:

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


Signature of Applicant _____

Date 4/17/24


Signature of Representative (if any) _____

Date 16 April 2024

Town of Salisbury
Conservation Commission
5 Beach Road
Salisbury, MA 01952

Foley Residence
16 12th Street West
Salisbury, MA 01952

Contractor Information: Nobleport Construction, 236 High Rd, Newbury, MA 01950
978-465-1100 Mike@Nobleport.net

WPA Form 1 Request for Determination of Applicability

B. Project Description (con't)

2. a. Activity/Work Description

- 1). Demolition of current deck. Dumpster will be covered at all times.
- 2). Remove current concrete footings w/ a Fence Post Puller and replace with diamond piers.
- 3). Replace deck with synthetic decking. No change in size or location. Upgrade to the material only. Using 6 x 6 pressure treated posts to be placed on top of the diamond piers. 2 x 8 or 2 x 10 (to be determined in field) floor joists w/ stainless steel joist hangers by Simpson along with stainless steel hanger nails.
- 4). Intex railing system installed around deck adhering to code

16 12TH STREET, SALISBURY MA

DECK REBUILD

April 11, 2024

SHEET:	DATE:	DRAWINGS PROVIDED BY: Sarah Perry, NCIDQ Sarah Beth Design Company The Tannery, Newburyport MA 507.878.5333
COV	4/11/2024	

DECK REBUILD
16 12TH STREET
SALISBURY MA

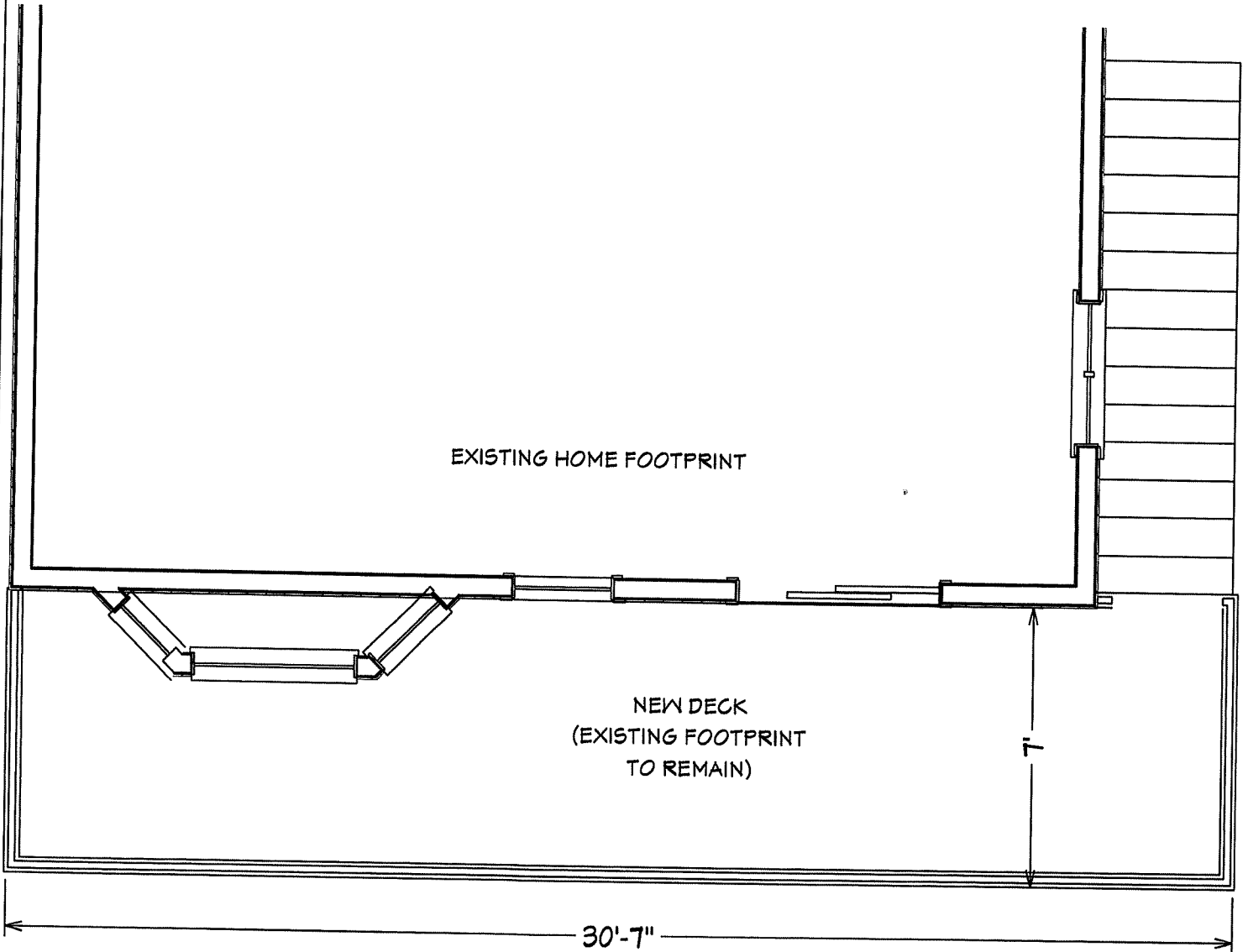
Contractor to verify
prior to construction

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

sb

NOTES:

1. Project scope for 16 12th Street: Rebuild existing deck to meet code and maintain existing footprint.
2. All dimensions are approximate. Contractor to field-verify prior to construction.
3. Designer is not liable for structural integrity of design. Contractor to field verify and confirm all conditions/applicability of design.
4. Deck to be rebuilt to meet Mass Residential Code.



DECK PLAN

SCALE: 1/4" = 1'0"

SHEET:	DATE:	DRAWINGS PROVIDED BY: Sarah Perry, NCIDQ Sarah Beth Design Company The Tannery, Newburyport MA
1	4/11/2024	

DECK REBUILD
16 12TH STREET

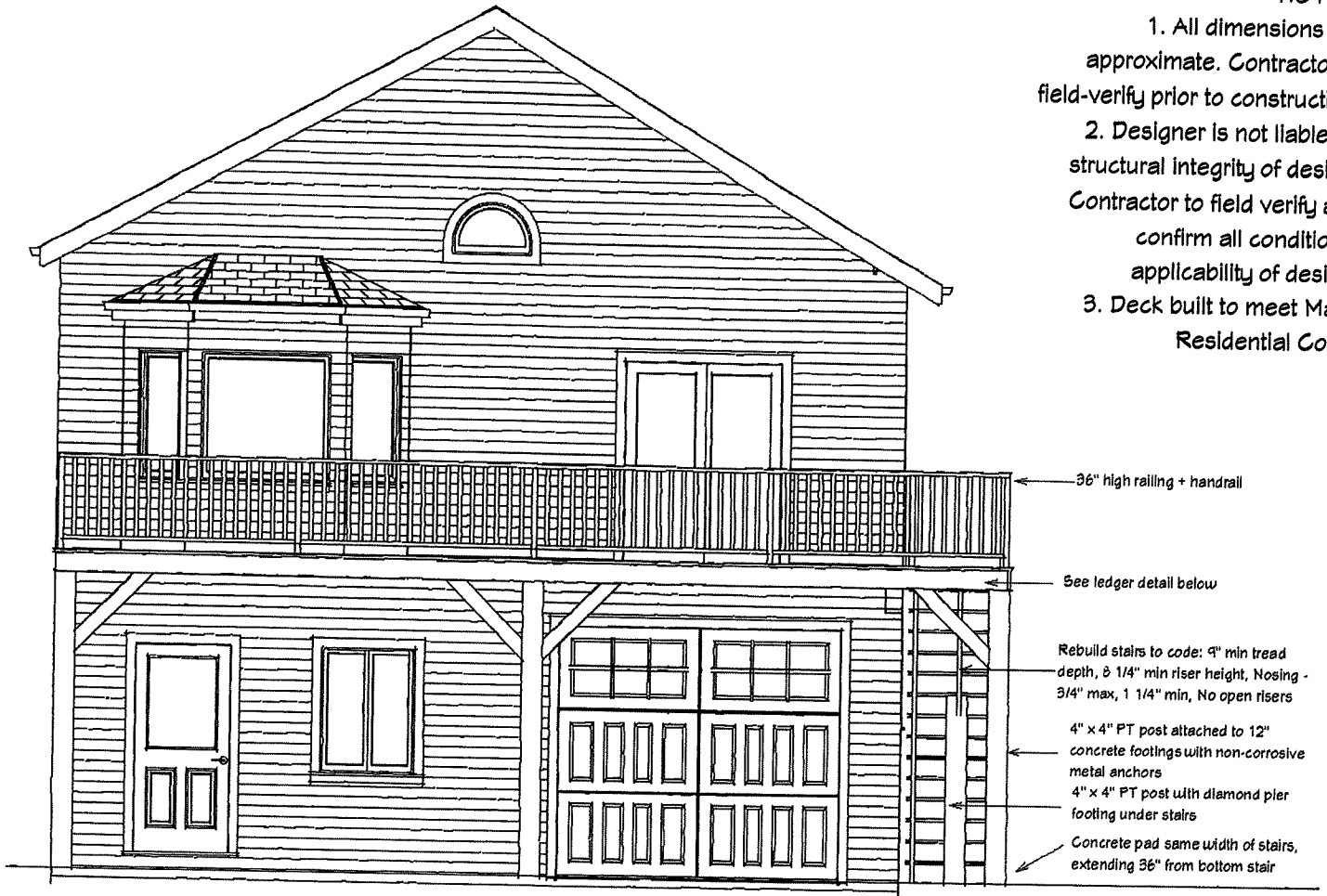
Contractor to verify
prior to construction

NUMBER	DATE	BY	DESCRIPTION

ch

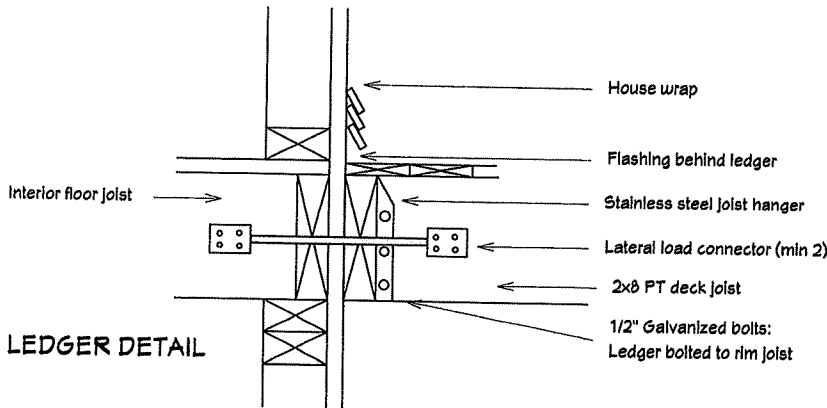
NOTES:

1. All dimensions are approximate. Contractor to field-verify prior to construction.
2. Designer is not liable for structural integrity of design. Contractor to field verify and confirm all conditions/ applicability of design.
3. Deck built to meet Mass Residential Code.



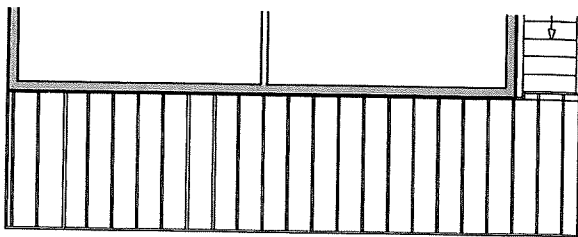
FRONT ELEVATION

- ← 36" high railing + handrail
- ← See ledger detail below
- ← Rebuild stairs to code: 4" min tread depth, 8 1/4" min riser height, Nosing - 3/4" max, 1 1/4" min, No open risers
- ← 4" x 4" PT post attached to 12" concrete footings with non-corrosive metal anchors
- ← 4" x 4" PT post with diamond pier footing under stairs
- ← Concrete pad same width of stairs, extending 36" from bottom stair

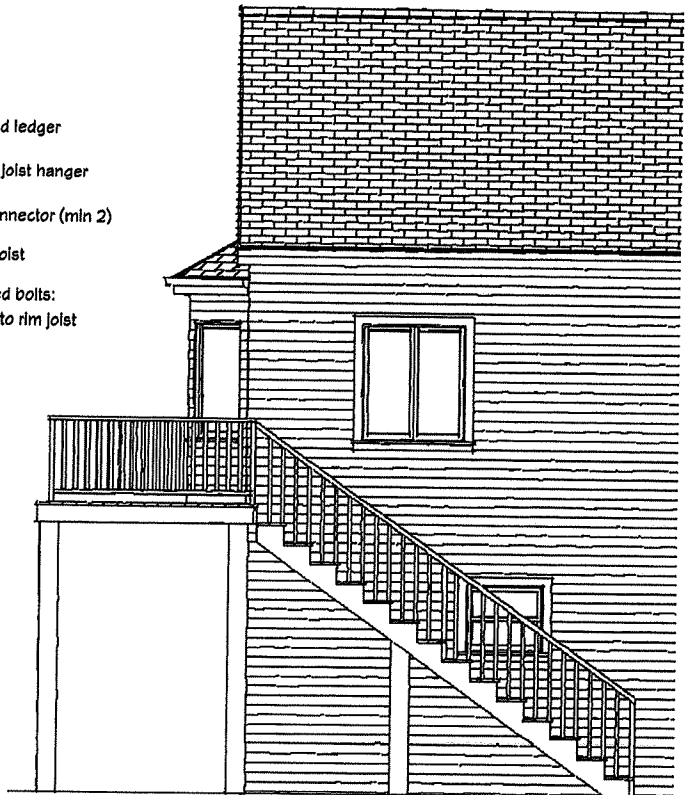


LEDGER DETAIL

- ← House wrap
- ← Flashing behind ledger
- ← Interior floor joist
- ← Stainless steel joist hanger
- ← Lateral load connector (min 2)
- ← 2x8 PT deck joist
- ← 1/2" Galvanized bolts: Ledger bolted to rim joist



DECK JOIST PLAN



SIDE ELEVATION

SHEET:	DATE:	DRAWINGS PROVIDED BY: Sarah Perry, NCIDQ Sarah Beth Design Company The Tannery, Newburyport MA 603.880.8200
	4/11/2024	

DECK REBUILD
16 12TH STREET
SALISBURY MA

Contractor to verify prior to construction

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

sb

Location **16 12TH ST WEST**

Card 1 of 1

Property Account Number **1953/552**

Current Property Mailing Address

Owner **FOLEY MICHAEL F**
FOLEY KATHLEEN T
 Address **16 12TH ST WEST**

Current Property Sales Information

Sale Date **5/24/2006**
 Sale Price **435,000**

Current Property Assessment

Year **2024**

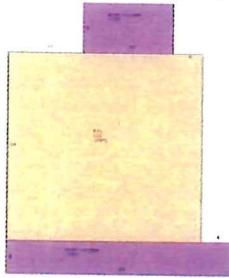
Land Area **0.115 acres**

Narrative Description

This property contains **0.115 acres** of land mainly classified as **ONE FAM** with a(n) **RAISED RANCH** style building, built about **1987** , having **VINYL** exterior and **ASPHALT** roof cover, with **0** bath(s), **1** total 3/4 bath(s).

Legal Description

Property Images



PREVIOUS ASSESSMENTS

Trx Yr	Code	Use	BA Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2024	FV	101	344,000	800	0.11478	255,400	600,200	600,200/2024LDS 8:30:25 / 12/02/2023	12/02/2023
2023	FV	101	243,200	800	0.11478	255,400	499,400	499,400/2023LDS 12/09/22 9:25:21 / 12/02/2022	12/02/2022
2022	FV	101	243,200	800	0.11478	209,800	453,800	453,800	12/12/2021
2021	FV	101	228,400	800	0.14478	209,800	439,000	439,000 Year End Roll	12/02/2020
2019	FV	101	215,300	900	0.11478	209,800	426,000	426,000 Year End Roll	12/11/2019
2018	FV	101	197,100	900	0.11478	211,200	409,800	409,800 Year End Roll	12/08/2018
							409,200	409,200 Year End Roll	12/08/2017

LEGAL DESCRIPTION

Parcel Total	0 - Mkt Adj Cost	Total Value	Total SF/BA	Total Value SF/BA
344,000		344,000	800	399.39
344,000		344,000	800	399.39
344,000		344,000	800	399.39
344,000		344,000	800	399.39

PREVIOUS OWNER
 ROYER JEAN
 ROYER EVELYN
 16 12TH ST WEST
 SALISBURY, MA 01952-0000

MARRIAGE DESCRIPTION
 This parcel contains 0.11478 AC of land mainly classified as ONE FAM with a RAISED RANCH building built about 1997, having primarily VINYL Exterior and 1,522.80 Square Feet, with 1 Residential Unit, 1 Bath, 1 3/4 Bath, 7 Rooms, and 3 Bedrms.

OTHER ASSESSMENTS

Code	Desc	Amnt	Comm Int Amnt

PROPERTY FACTORS

Item Code	Item	Code	%
U11 102	SEWER	Dis 1	
U11 203	WATER	Dis 2	
U11 305	GAS	Dis 3	
Census/6871		Zone 1 R3	
F. Hcz		Zone 2	
Taxcd 01	LEVEE	Zone 3	
Stratcd 01	PAVED	HX	
Trancd 03	TYPICAL		
Exempt			

LAND SECTION (101)

LUIC	LUIC Desc	All %	FL	# Units	Depth	U Type	L Type	FL	Base V.	Unit Prc	Adj Prc	NBC	FL	Mod	Int 1 %	Int 2 %	Int 3 %	Appr	AN2LUC	%	Spec Lvl	Units	L FL	Assessed/Notes
101	ONE FAM	1		5,000		SF	SITE	1		1	51.08	3N	1					255,400			0	1		255,400
Total AC/HX																								
0.11																								
Total SF/SW																								
5,000.00																								
Parcel LUIC01-ONE FAM																								
P. NBC Description End																								
Total																								
255,400																								
Total																								
255,400																								

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Vent	VAL	Notes
ROYER JEAN	25702-508	OT	05/24/2006	435,000	No			
INGHAM GARY P & SUSAN	9044-350	OT	06/24/1987	195,000	No			
BOLSWILLIAM	8647-728	OT	11/26/1986	34,500	No			
BOLSWICTOR	4445-300	W	03/31/1958		1 No		A	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Fed ID	Notes	Last Visit
08/22/2023	R023-002098	DECK	1,900		O		REBUILD DECK	08/30/2021
10/19/2020	R0-33998	RE-ROOF	16,288	08/30/2021	C		STRIP & RE-ROOF	04/24/2014
07/10/2013	13-221	SHED	2,630	05/30/2014	C			04/24/2014
05/09/1992	2095	FENCE		12/31/1992	C			

ACTIVITIES

Date	Result	By
08/30/2021	16	DEPUTY ASSES
10/15/2020	3-29	SHERRY VOL PC
04/24/2014	99	SHERRY VOL PC
01/28/2006	MUS	SHERRY VOL PC
01/28/2006	02	SHERRY VOL PC
02/10/2003	16	CHEVY GORNIE
04/03/2000	03	DATA COLLECTY

USER DEFINED

PLAN LOT #	PLAN LOT #	PRIOR ADDRESS	PRIOR MAP/LOT REF	PRIOR ADDRESS	PRIOR MAP/LOT REF

DISCLAIMER: This information is believed to be correct but is subject to change and is not guaranteed.
 Property: 3531 | Bid: 4775 | Sect: 1 | Year: 2024 | Data As Of Date: 01/06/2024 | User: gpo | DB: Assess/Salisbury

Parcel ID 35-98

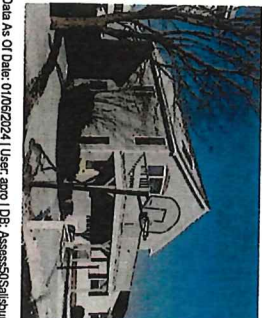
Exterior Information				Condo Information				Comments				
Type	R2 - RAISED RANCH	Location		Tot Units		F21-REINSPECTED AT TIME OF PENDING PERMIT FOR		ROOF, BATH COUNT CORRECTED. BATH IN LLV/S 34. NOT				
Story Height	10	Floor		% Own		FULL 2 BEDROOMS IN LLV AND 1 BDRM ON FR-24PFT.		ENTRY TILE AND REMAINING HARDWOOD. CONCRETE				
(Lvl) Units	1	Name				ONE CAR GARAGE UNDER DECKS ARE PWOOD.		PVS-REPLACED SHED WITH SAME SIZE SHED.				
Found	01 - CONCRETE											
Frame	01 - WOOD											
P. Wall	04 - VINYL											
Sec Wall	01 - GABLE											
Roof Str	01 - ASPHALT											
Color	GRAY											
View												
Shape												
Bid Name												
Grade	C - AVERAGE											
Year Bilt	1987	Eff Yr	1987									
Alt LUC												
Con Mod												

Interior Information				Bath Features				Remodeling				
Avg Ht/Ft	01 - DRYWALL	Full Bath	1	Room	Batms	Estimate						
P. Int Wall	02 - AVGTYPICAL	Add Full	1	Room	3	Interior						
Partition	1 - TYPICAL	3/4 Bath	1	Room	A - AVERAGE	Add						
P. Floor	03 - HARDWOOD	Add 3/4	1	Room		Kitchen						
Sec Floor	04 - CARPET	1/2 Bath	1	Room		Bath						
Bmt Floors	04 - CARPET	Add 1/2	1	Room		Plumb						
Bmt Garage	1	Other Fix	1	Room		Electric						
Electric	03 - TYPICAL					Heating						
Insulation	02 - AVGTYPICAL					General						
In/Vs Ext	Same											
Heat Fuel	02 - GAS											
Heat	03 - FORCED HW											
# Heat Sys	1											
Heated %	100											
Sol HW %	0											
Com Wall %	0											

Other Features				Depreciation				Comparable Sales					
Kitchens	1	Ring	A - AVERAGE	Phys Can	AVG - AVERAGE	19	Ring	Parcel ID	Type	Sale Date	Price		
Add Rtl	1	Ring		Functional									
Fireplaces	1	Ring		Economic									
WS Flues	1	Ring		Special									
				Override									
				Total	19%								

Calc Ladder				Sub Areas				Mobile Home					
Base Rate	125,000	Depr	80,600	Code	Desc	Net Area	Gross A	F. Area	Sz Adj A	Rate AV	Under Val	S. Area	All Typs
Size Adj	1,777.5	Depr'd Total	343,952	FLL	FIRST FLOOR	894	894	894	894	238.31	208,889	LLV	FLA
Can Adj	1,069.75	Jurs FL	1,000	LLV	LOWER LEVEL	894	894	619	0	163.33	144,394		
Adj Prc	\$236.31	Spec. Features	\$0	WDK	WOOD DECK	288	288	0	0	30.84	8,730		
Grade Fl	1,000	Lump Sum											
Other Feat	\$26,417	Final Total	\$344,000										
NBH Mod	1,000	Override Val	1,000										
NBC Int	1,000	Assmnt FL	1,000										
LUC FL	1,000	Assessed Val	\$344,000										
Adj Tot Res	424,622	Total \$SF	\$238.91										
Depr %	19%	Under \$SF	259,941.00										

Building Totals				Special Features / Yard Items															
Code	Desc	A	YIS	Qty	Size	Qual	Can	Year	Unit/Prd	D/S	Dpr %	LUC	FL	NBC	FL	Jurs	FL	Apr Val	Assessed
02	SHED/FR	D	Y	1	12,008.00	A	AVG	2013	9.25	T	4.6%		1		1			800	800
Building Totals				Special Features / Yard Items				Mobile Home				Alt Areas							
Parcel Totals				Special Feature Appr				Make				S. Area							
800				800				Model				All Typs							
800				800				Serial				FLA							
800				800				Year				% Alt							
800				800				Color				Tenants							
800				800								Qual							
800				800								% U							



Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed.

Property: 3531 | Bld: 4775 | Sec: 1 | Year: 2024 | Data As Of Date: 01/06/2024 | User: gpm | DB: AssessS03Salesbury

Unofficial Property Record Card - Salisbury, MA

General Property Data

Parcel ID **35-98**
Prior Parcel ID
Property Owner **FOLEY MICHAEL F**
FOLEY KATHLEEN T
Mailing Address **16 12TH ST WEST**

City **SALISBURY**
Mailing State **MA** Zip **01952**
Parcel Zoning **R3**

Account Number **1953/552**

Property Location **16 12TH ST WEST**
Property Use **ONE FAM**
Most Recent Sale Date **5/24/2006**
Legal Reference **25702-508**
Grantor **ROYER JEAN**
Sale Price **435,000**
Land Area **0.115 acres**

Current Property Assessment

Card 1 Value Building Value **344,000** Xtra Features Value **800** Land Value **255,400** Total Value **600,200**

Building Description

Building Style **RAISED RANCH**
of Living Units **1**
Year Built **1987**
Building Grade **AVERAGE+**
Building Condition **N/A**
Finished Area (SF) **1502.8**
Number Rooms **7**
of 3/4 Baths **1**

Foundation Type **CONCRETE**
Frame Type **WOOD**
Roof Structure **GABLE**
Roof Cover **ASPHALT**
Siding **VINYL**
Interior Walls **DRYWALL**
of Bedrooms **3**
of 1/2 Baths **0**

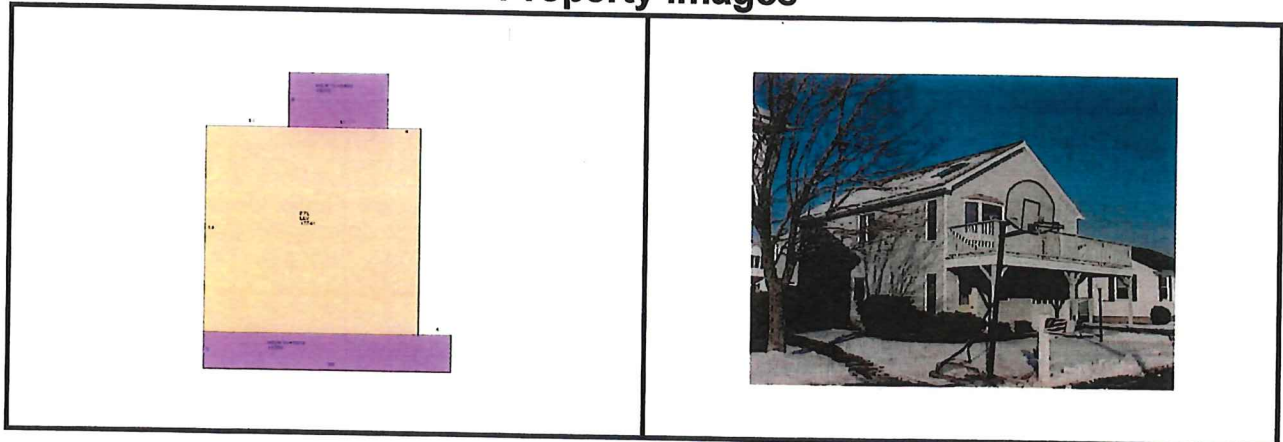
Flooring Type **HARDWOOD**
Basement Floor **CARPET**
Heating Type **FORCED H/W**
Heating Fuel **GAS**
Air Conditioning **100%**
of Bsmt Garages **1**
of Full Baths **1**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 0.115 acres of land mainly classified as ONE FAM with a(n) RAISED RANCH style building, built about 1987, having VINYL exterior and ASPHALT roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



THE ENDZONE

2TL 953

2TL 963

