



**MILLENNIUM ENGINEERING, INC.**

*Land Surveyors and Civil Engineers*

**NOTICE OF INTENT**

FOR

**PROPOSED SEWER & TRAILER PAD  
IMPROVEMENTS**

AT

**194 LAFAYETTE ROAD  
SALISBURY, MA.**

PREPARED FOR:

**HERITAGE PARK HOMEOWNERS COOPERATIVE HOUSING CORPORATION  
194 LAFAYETTE ROAD  
SALISBURY, MA. 01952**

DATE: MAY 1, 2024

Massachusetts:

62 Elm Street  
Salisbury, MA 01952  
Phone: 978-463-8980

New Hampshire:

13 Hampton Road  
Exeter, NH 03833  
Phone: 603-778-0528

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**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Salisbury  
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):

194 Lafayette Road  
 a. Street Address

Salisbury  
 b. City/Town

01952  
 c. Zip Code

Latitude and Longitude:  
 42.86571  
 d. Latitude

-70.87098  
 e. Longitude

23 / 42  
 f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Tanya  
 a. First Name

Clifford  
 b. Last Name

Heritage Park Homeowners Cooperative Housing Corporation  
 c. Organization

194 Lafayette Road - Unit 1W  
 d. Street Address

Salisbury  
 e. City/Town

MA  
 f. State

01952  
 g. Zip Code

978-548-5428  
 h. Phone Number

i. Fax Number

bcsangel0923@comcast.net  
 j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

James T.  
 a. First Name

Melvin  
 b. Last Name

Millennium Engineering, Inc.  
 c. Company

62 Elm Street  
 d. Street Address

Salisbury  
 e. City/Town

MA  
 f. State

01952  
 g. Zip Code

978-463-8980  
 h. Phone Number

978-499-0029  
 i. Fax Number

tjmelvin@mei-ma.com  
 j. Email address

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

\$4,050.00  
 a. Total Fee Paid

\$1,812.50  
 b. State Fee Paid

\$1,837.50 (+\$400 local fee)  
 c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Proposed work includes sewer collection system installation servicing 61 mobile home units and 1 community meeting house. Permitting of three concrete pads to support 3 mobile home trailers also included in this application. Portion of the proposed work within the 100-ft buffer zones of BVW. No direct BVW impacts.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(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:

a. County

b. Certificate # (if registered land)

c. Book

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.



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

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

Salisbury  
 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.

<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 _____ 3. cubic yards dredged _____	2. square feet _____

<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 _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - 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.



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Salisbury \_\_\_\_\_

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.  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.  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

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/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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Salisbury \_\_\_\_\_

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

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

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

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

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

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

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

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

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

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

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

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

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)

North Shore - Plymouth to New Hampshire border:

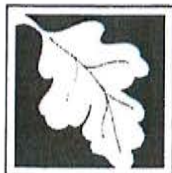
Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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

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

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




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Salisbury

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.



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

- 3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4.  List the titles and dates for all plans and other materials submitted with this NOI.

Notice of Intent Plans

a. Plan Title

James T. Melvin

James T. Melvin

b. Prepared By

c. Signed and Stamped by

NA

1"=40'

d. Final Revision Date

e. Scale

Proposed Sewer and Trailer Pad Improvements at 194 Lafayette Road,  
Salisbury MA.

May 1, 2024

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:

2. Municipal Check Number 264

3. Check, date 4/30/24

4. State Check Number 263

5. Check date 4/30/24

6. Payor name on check: First Name Heritage Park

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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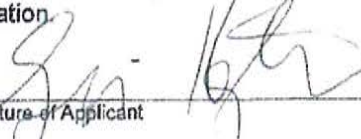
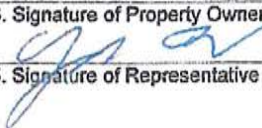
Document Transaction Number

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.

	5/1/24
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	5/1/24
5. Signature of Representative (if any)	6. Date

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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



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

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



**A. Applicant Information**

1. Location of Project:

194 Lafayette Road Salisbury  
 a. Street Address b. City/Town  
 \$1,812.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Tanya Clifford  
 a. First Name b. Last Name  
 Heritage Park Housing Cooperative Housing Corporation  
 c. Organization  
 194 Lafayette Road, Unit 1W  
 d. Mailing Address  
 Salisbury MA 01952  
 e. City/Town f. State g. Zip Code  
 978-548-5428 bcsangel0923@comcast.net  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

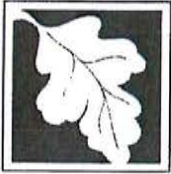
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

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

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

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

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



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 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
2j. Sewer Collection System	1	\$500	\$500
3b. Conc. Pads for 3 Mobile Homes	3	\$1050	\$3150

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$3,650
State share of filing Fee:	\$1,812.50
City/Town share of filling Fee:	\$1,837.50 (+ \$400 local fee)

**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.)

Notice of Intent Project Narrative  
For  
Wastewater Collection Improvements and Concrete Pad Installation  
at  
Heritage Park Homeowners Cooperative Housing Corporation  
194 Lafayette Road Salisbury, MA

May 2024

**Summary**

The Applicant Proposes to install a combination of low-pressure and gravity sewer components that will outlet into the municipal sewer collection system within the Lafayette Road Right-of-Way. The system will be constructed in phases to address funding constraints of the Park residents. Portions of the proposed sewer collection system are located within the 100-buffer zone of bordering vegetative wetlands (BVW's). No direct impacts will occur within the BVW's.

In addition, the Applicant requests the permitting of three concrete pads for replacement mobile home trailers located within the 100-ft BVW buffer zone.

**1.0 Site Location & Description**

The site (Map 23, Lot 42) is located in the northern portion of the Town with access off Lafayette Road, north of the Lafayette Road–Toll Road intersection. The project lot is approximately 13.1 acres in area with wetland resource areas present along its northern and southern property lines and within the Park in the eastern portion of the lot. The Park includes approximately 2,850 LF of paved access ways currently serving 61 mobile home units, 1 community meeting house, a combination of paved and unpaved parking spaces for the various units, and small landscaped yards. Access to the Park is provided by two entrances off Lafayette Road.

**2.0 Project Description**

**Sewer Improvements.**

The Heritage Park Homeowners Cooperative Housing Corporation (The Park) proposes to install sewer system collection components within the 100-ft buffer zones of BVW's and connect to the recently installed municipal sewer system within the Lafayette Road Right-of-Way. The proposed improvements will serve all mobile home units and one community building within the Park and address Administrative Consent Orders and Notice of Noncompliance (File No.'s ACO-NE-13-1G001, ACO-NE-10-1G001 & ACO-NE-05-1G006) issued by the Massachusetts Department of Environmental Protection (MADEP). On February 12, 2013, the Park responded to MADEP signing the latest Consent Order.

As previously mentioned, the Park will be required to construct the sewer collection system in phases given funding constraints of the Park residents.

In 2023 the Park began its efforts to address the consent orders and constructed gravity sewer and low-pressure sewer collection components for 13 mobile home units in the western portion of the

project lot. Wastewater from these units is now directed to the municipal sewer system in the Lafayette Road ROW.

The Park proposes to construct sewer collection system components for 14 mobile home units and one community trailer in 2024. These improvements connect to the 2023 components previously mentioned. This phase of the work does not fall within 100-ft buffer zone of the surrounding bordering vegetative wetlands.

It is expected the Park will continue its yearly construction efforts until all units are connected to the gravity / low pressure system and outletting into the municipal sewer collection system within the Lafayette Road ROW. A minimum of two additional phases will be necessary to connect the remaining 34 mobile home units, thereby extending construction operations through 2026.

In general, sewer system components will include gravity collection from the individual units via 8-inch PVC piping and manholes to a self-contained pump chamber that will grind and apply low pressure to the effluent where it will travel by force main to the municipal sewer collection system. Reference is made to the NOI Plans included in this submittal showing the various components and locations to be installed.

Installation of the sewer collection components will not increase impervious surfaces associated with the Park. The proposed work will include underground piping and five subsurface pumping units (EOne pump chambers) within the 100-ft buffer zone for the surrounding bordering vegetative wetlands. The following provides an estimated breakdown of the various sewer components within the 100-ft buffer zone for each phase:

Description	Phase III	Phase IV
EOne Residential Pump Chamber	3	3
2-Inch Force Main (LF)	40	0
6-inch Gravity Sewer Service (LF)	270'	162
8-Inch Gravity Sewer Main (LF)	565	780

Note: All work within Phase II is outside the 100-ft buffer zone for all BVW's.

### Concrete Support Pads

Recent building regulations require mobile home trailers to be installed on concrete pads. In 2023 the Park hired a Site Contractor to install three concrete pads at existing mobile home trailer locations (shown as trailer locations 16W, 26E and 34E on the NOI Plans included in this submittal). Miscommunications between the Park and Contractor resulted in the work being performed without approval from the Conservation Commission, as the concrete pads are within the 100-ft buffer zone of the bordering vegetative wetlands. The pads mirror the dimensions of the trailers that occupy the pad. In general, the pads are 6-inches in depth, 14-ft wide and typically 40- feet or 60-feet in length. No additional impervious surfaces are created by the concrete pads as they match the footprint of the trailers they support.

Currently, two of the concrete pads (26E & 34E) are complete with mobile home trailers sited on the two pads. The third concrete pad (16W) is substantially complete but no trailer is sited on the pad. The Conservation Agent has notified the Park that Conservation Commission approval is required prior to the completion of the 16W concrete pad / trailer installation and all three units cannot be occupied until Conservation Commission and Inspectional Services approval are secured.

Given the Park's need to house residents in 16W, 26E and 34E as soon as possible, work associated with the concrete pads and trailer installation will be performed shortly after Conservation Commission approval. Occupancy will occur with Inspectional Services approval.

Reference is made to the NOI Plans included in this submittal for the concrete pad / trailer locations.

### **3.0 Resource Area Delineation Methodology**

In March 2024 Mark West, CWS of West Environmental, Inc. performed an on-ground resource area verification and delineation of the resource area boundaries in accordance with the MA Wetlands Protection Act and the local wetland regulations. It was determined that the following resource areas exist on or adjacent to the site and, where applicable, were delineated or documented on the site:

- 1) Bordering Vegetated Wetlands (310 CMR 10.55(4))

### **4.0 Wetland Resource Impacts and Compliance with Performance Standards**

The applicant acknowledges the onsite presence of the resource areas identified above and their significance to the protection of the wetland values listed in Massachusetts Wetlands Protection Act and local policies. Compliance with those performance standards has been demonstrated:

- 4.1 Bordering Vegetated Wetlands (310 CMR 10.55(4))

Although present onsite, no proposed construction activities including dredging, filling or alterations of any kind are being proposed within the wetland resource areas, cumulatively or otherwise. Construction activities are proposed within the resource area buffer zones. It is our professional opinion that the project is in full compliance with the general performance standards for work within the buffer zones.

### **5.0 Mitigation Measures**

- 5.1 Erosion and sediment control shall be established through the installation of a silt sock barrier or silt fence, in accordance with the location and installation detail(s) provided in the attached NOI Plans. Silt sacs will be installed at all catch basin locations within the buffer zones.

### **6.0 Preliminary Construction Schedule**

The following construction schedule is provided as a guide and to help ensure proper compliance with the Conservation Commission approval. The contractor shall keep a copy of the approved plans and order of conditions onsite and available for inspection at all times while work is being performed. Any changes in design, or this schedule should be discussed with the design engineer and the Salisbury Conservation Agent prior to making the change to ensure proper compliance with the approval. If there is a conflict between the details in this document and the approved order of conditions issued by the Salisbury Conservation Commission, the order of conditions shall supersede and be adhered to at all times.



- 1) Properly install all erosion control barriers in accordance with the approved NOI Plans, the approved Order of Conditions, and any special conditions imposed by the approval. The contractor is responsible for inspecting and maintaining the erosion control throughout the life of the project and shall remove and replace any damaged sections immediately.
- 2) Contact the Salisbury Conservation Agent (978) 499-0358 to schedule a pre-construction site walk to inspect the erosion control installation and discuss any special conditions and/or questions pertaining to the approval.
- 3) Discuss any and all vegetation removal plans within the approved erosion control line with the Salisbury Conservation Agent prior to beginning to ensure compliance with the approval. No removal of vegetation should take place without approval from the Conservation Agent. Absolutely no tree removal or removal of any vegetation outside of the erosion control line is permitted as depicted on the approved plans.
- 4) Contact Digsafe and/or the appropriate utility companies and ensure all services are properly marked on the ground.
- 5) Complete the concrete pad for Unit 16W and locate the mobile home trailer onto the concrete pad.
- 6) Begin and complete sewer component installation for Phase II (Note: Phase II improvements fall outside wetland resource areas and their buffer zones).
- 7) Upon DPW approval, connect the work associated with Phase II to previously installed sewer collection components (Phase I) that is connected to the municipal sewer collection system within the Lafayette Road Right-of-Way.
- 8) It is expected Phase III sewer collection components will be installed in Spring / Summer of 2025. The Contractor shall perform items 1- 4 detailed above prior to the start of any construction activities for the various phases.
- 9) It is also expected Phase IV sewer collection improvements will be installed in the Spring / Summer of 2026. The Contractor shall perform items 1-4 detailed above prior to the start of any construction activities.

NOTE: The contractor shall take necessary steps to ensure that all disturbed areas resulting from approved construction activities, and vegetation removal are promptly stabilized, loamed, and seeded to ensure no erosion damage occurs.

- 10) Upon completion of all activities and site stabilization the applicant shall turn in an As-Built plan and a request for a Certificate of Compliance stamped by a professional engineer or land surveyor. This request shall point out all the inconsistencies with the approved design plan and what is presented in the As-Built plans.

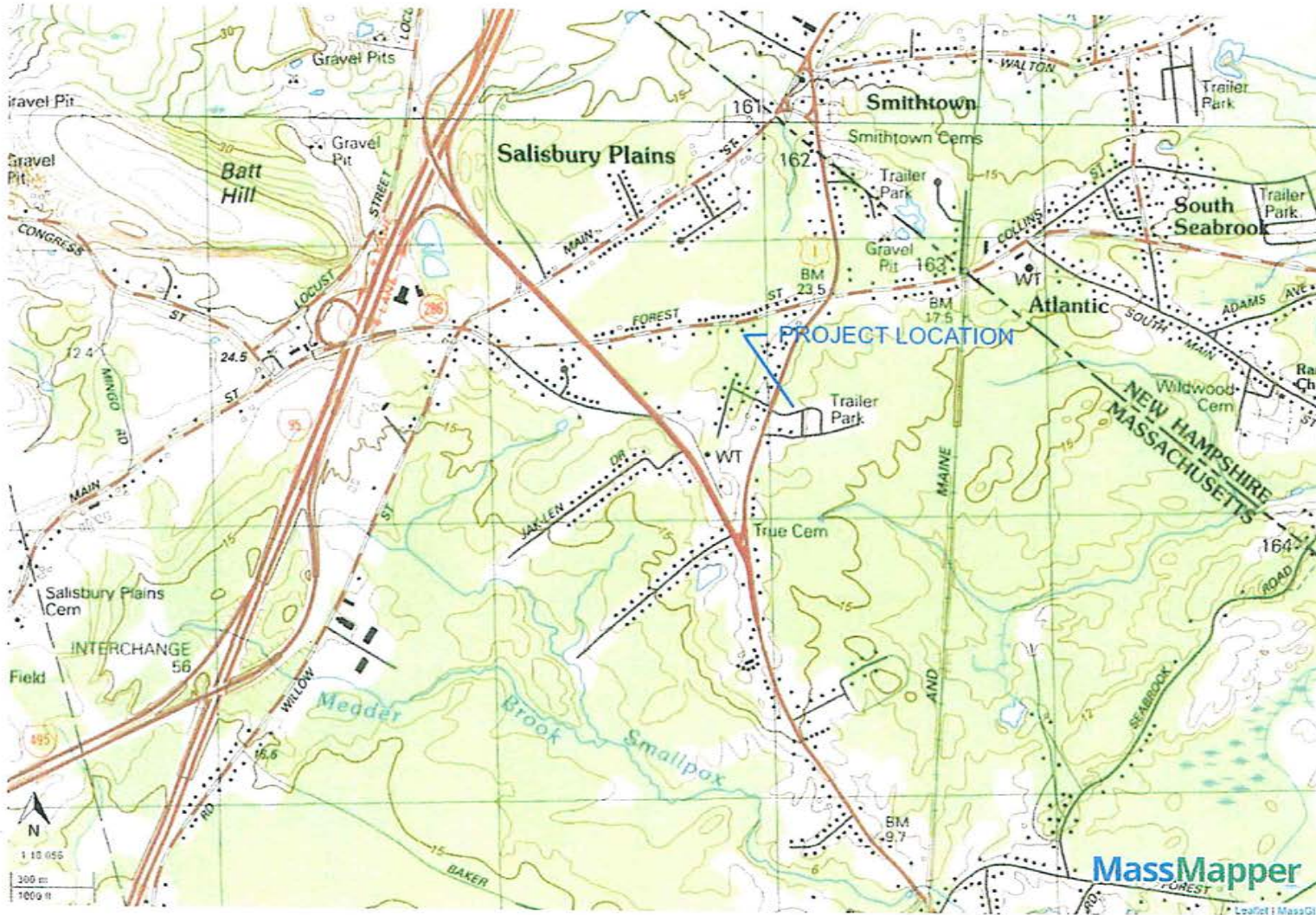
End

# ATTACHMENT A

## Figures

# USGS MAP

USGS Topographic Maps



# GIS MAP

4/22/2024



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Salisbury & MassGIS. MVPC AND THE TOWN OF SALISBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF SALISBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

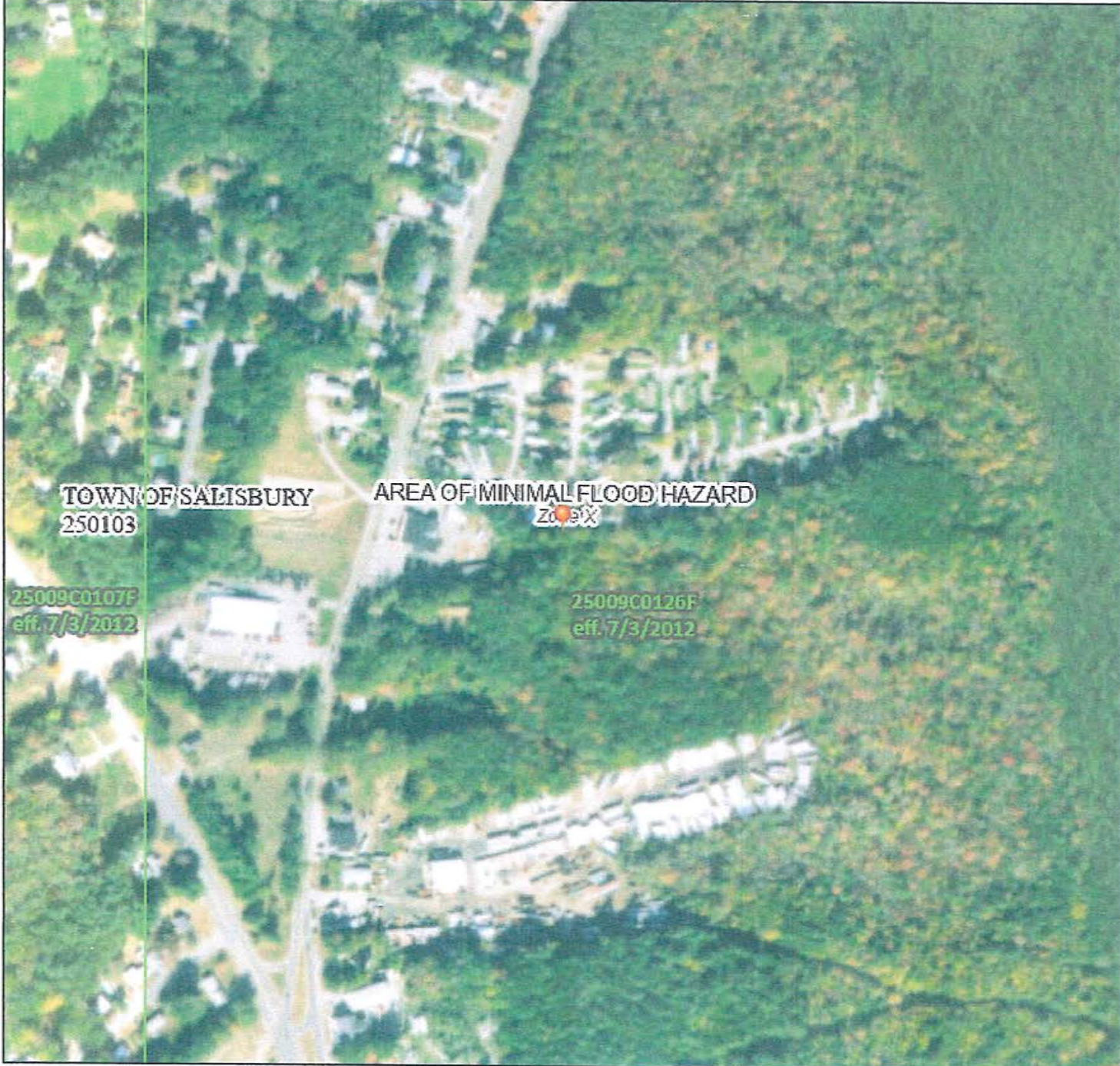
- |                     |                     |                       |                       |
|---------------------|---------------------|-----------------------|-----------------------|
| Municipal Boundary  | Parcel Labels       | Parcels               | Legend                |
| Major Road          | Local Road          | Hydrographic Features | Roads                 |
| 100 Year Floodplain | 500 Year Floodplain | Wetlands              | Streams               |
|                     |                     |                       | Interstate Floodplain |



# National Flood Hazard Layer FIRMette



70°52'35"W 42°52'6"N



## Legend

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

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
  
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
  
- OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone X
  
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
  
- OTHER FEATURES**
  - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
  - 17.5 Coastal Transect
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
  
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/22/2024 at 2:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



70°51'57"W 42°51'39"N

# NATURAL HERITAGE & ENDANGERED SPECIES MAP

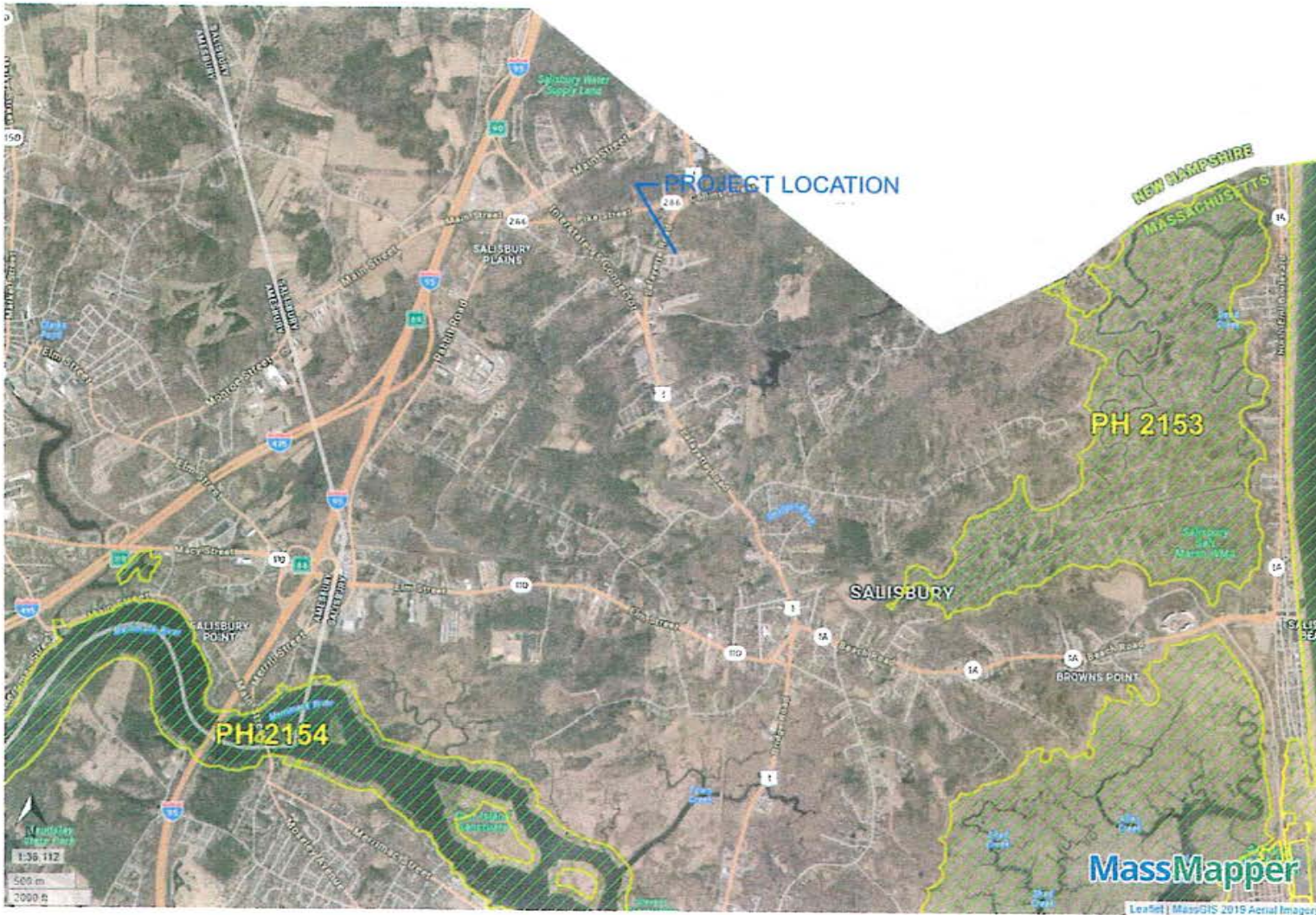
NHESP Estimated Habitats of Rare Wildlife



NHESP Priority Habitats of Rare Species



Map Features for Imagery



**ATTACHMENT B**

**Certified Abutters List and Notice**

Applicant's Copy

# ABUTTERS LIST REQUEST

## TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE

Abutters Lists will be processed within 10 days of Receipt by Assessors Office

PROPERTY ADDRESS: 194 Lafayette Rd

NAME OF APPLICANT: Lynoise McSpirtt, iKON Construction

NAME OF PROPERTY OWNER: Multiple, Heritage Park

CONTACT PHONE: 603-380-8214

MAP: 23 LOT: 42

FEE: \$25 One Board  
\$15 each additional Board  
\$15 Recertification per Board

Assessor's Office Date Stamp:
----------------------------------

BOARD/APPLICATION TYPE:	AMOUNT DUE:
ZONING BOARD: 300 FEET VARIANCE	_____
300 FEET SPECIAL PERMIT	_____
300 FEET 40B PROJECT	_____
PLANNING BOARD: DIRECT SITE PLAN REVIEW (MINOR)	_____
300 FEET SITE PLAN REVIEW (MAJOR)	_____
DIRECT DEFINITIVE SUBDIVISION	_____
300 FEET SPECIAL PERMIT	_____

CONSERVATION COMMISSION: ✓

\*Please see conservation requirements adopted by Wetlands Protection Act 12-2014 on reverse.  
 \*\*Please supply description of work and a scaled plan  
**NOTE:** You will need to provide proof of mailing to the Conservation Commission. Please send notices via certified mail or certificate of mailing.

BOARD OF SELECTMEN: 100 FEET OR ABUTTER TO ABUTTER \_\_\_\_\_

LIQUOR COMMISSION: DIRECT \_\_\_\_\_

OTHER: \_\_\_\_\_

TOTAL PAID: 25.00 CHECK # 2702 CF

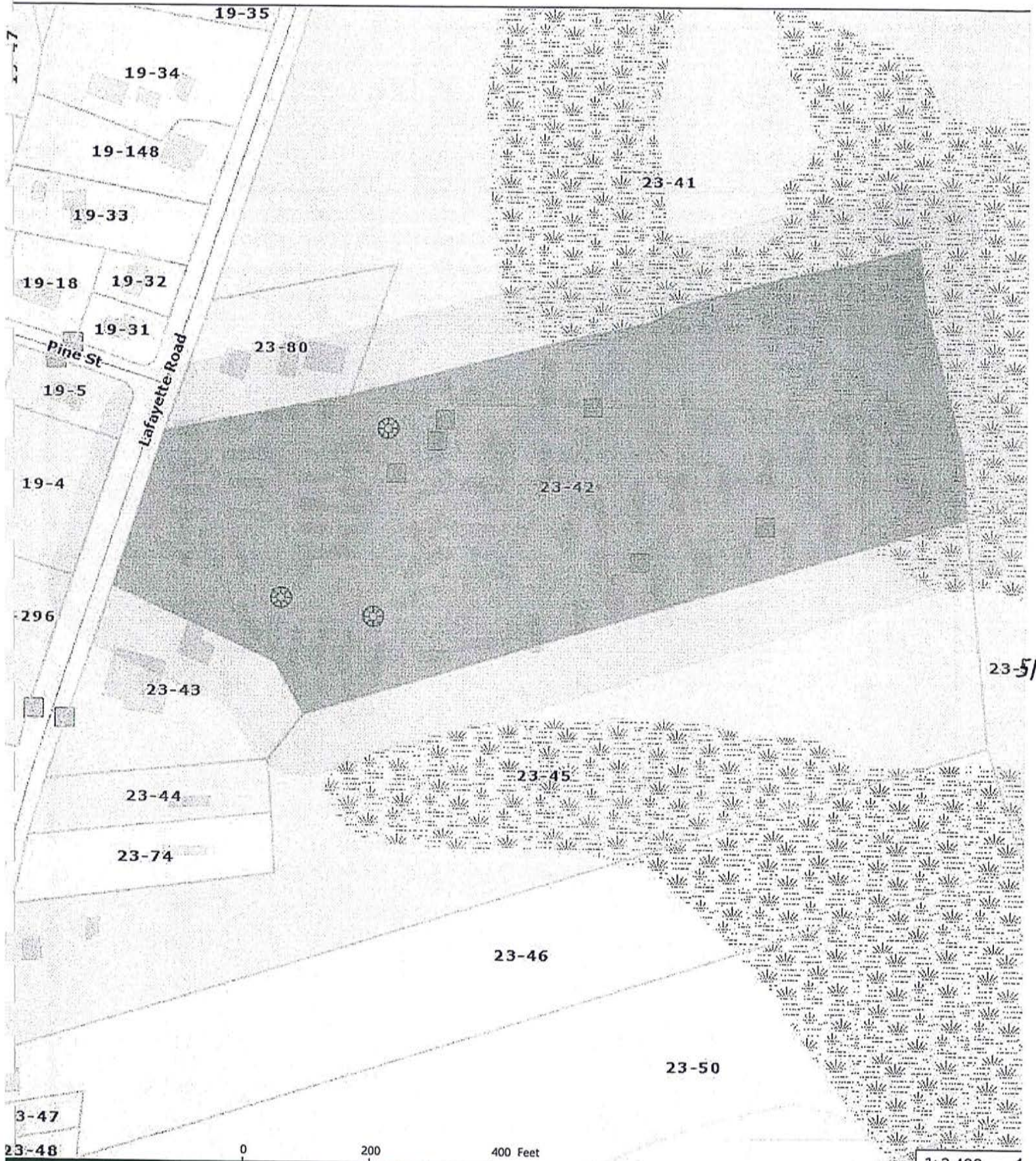
ABUTTERS LIST AND LABELS RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.



# Map 23/Lot 42 100' Abutters List

03/27/20



Sources: Produced by Merrimack Valley Planning Commission (MVPC) data provided by the Town of Salisbury & MassGIS. THE TOWN OF SALISBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF SALISBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE MISUSE OF THIS INFORMATION.



Legend	
Municipal Boundary	Parcel Labels
Manhole	Outfall
State Owned Catchbasin	State Owned Manhole
Local Road	500 Year Floodplain
100 Year Floodplain	Parcels
Drain Pipe	Roads
Hydrographic Features	Wetlands
Outfall Labels	Catchbasin
Gravity Main	Swale/Ditch
Interstate	Major Road
Streams	Floodplain

1:2,400

19-296 X  
187 LAFAYETTE ROAD LLC  
PO BOX 1479  
NEWBURYPORT, MA 01950

23-41 X  
CONTE WILLIAM A  
PO BOX 5065  
BRADFORD, MA 01835-0065

23-44 X  
CHOUINARD BRENDA M  
CHOUINARD KEVIN G  
54 MAIN ST  
SALISBURY, MA 01952

23-80 X  
ESSEX COUNTY ENTERPRISES LTD  
PO BOX 1  
ROWLEY, MA 01969-0001

19-4 X  
191 LAFAYETTE ROAD LLC  
PO BOX 1389  
NEWBURYPORT, MA 01950

23-42 *Sulji.*  
HERITAGE PARK HOMEOWNERS COOPE  
C/O GREAT NORTH PROPERTY MANAG  
3 HOLLAND WY  
EXETER, NH 03833

23-45 X  
STRONG ALYXANDRIA LYN  
178 LAFAYETTE RD  
SALISBURY, MA 01952

19-5 X  
ACKERMAN DEAN R  
ACKERMAN DENISE A  
3 PINE STREET  
SALISBURY, MA 01952

23-43 X  
HARBOR PIZZA RESTAURANT AND PU  
188 LAFAYETTE RD  
SALISBURY, MA 01952-1508

23-51 X  
CONTE WILLIAM A  
PO BOX 5065  
BRADFORD, MA 01835-0065

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
23-042	194 LAFAYETTE RD	HERITAGE PARK HOMEOWNERS COOPE C/O GREAT NORTH PROPERTY MANAG 3 HOLLAND WY EXETER, NH 03833

A B U T T E R S

19-004	191 LAFAYETTE RD	191 LAFAYETTE ROAD LLC PO BOX 1389 NEWBURYPORT, MA 01950
19-005	3 PINE ST	TR ACKERMAN DEAN R ACKERMAN DE ACKERMAN LIVING TRUST 3 PINE ST SALISBURY, MA 01952
19-296	187 LAFAYETTE RD	187 LAFAYETTE ROAD LLC 187 LAFAYETTE RD SALISBURY, MA 01952
23-041	208 LAFAYETTE RD	CONTE WILLIAM A PO BOX 5065 BRADFORD, MA 01835-0065
23-043	188 LAFAYETTE RD	HARBOR PIZZA RESTAURANT AND PU 188 LAFAYETTE RD SALISBURY, MA 01952-1508
23-044	184 LAFAYETTE RD	CHOUINARD BRENDA M CHOUINARD KEVIN G 54 MAIN ST SALISBURY, MA 01952
23-045	178 LAFAYETTE RD	STRONG ALYXANDRIA 178 LAFAYETTE RD SALISBURY, MA 01952
		Subsequent owner:
		STRONG ALYXANDRIA LYN 178 LAFAYETTE RD SALISBURY, MA 01952
23-051	LAFAYETTE RD	CONTE WILLIAM A PO BOX 5065 BRADFORD, MA 01835-0065
23-080	200 LAFAYETTE RD	ESSEX COUNTY ENTERPRISES LTD PO BOX 1 ROWLEY, MA 01969-0001

10 parcels listed



**MILLENNIUM ENGINEERING, INC.**  
*Land Surveyors and Civil Engineers*

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**Notification to Abutters Under the  
Massachusetts Wetland Protection Act.**

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

- A. The name of the applicant is: Heritage Park Cooperative Housing Corporation
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Salisbury seeking permission to remove, fill, dredge or alter an area subject to protection under the "Wetlands Protection Act" (General Laws Chapter 131 Section 40). The project proposed is for sewer system improvements to Park and concrete trailer pad installation within an area or the buffer zone of an area subject to the wetlands act: Bordering Vegetated Wetlands.
- C. The address of the lot where work is proposed is: 194 Lafayette Road
- D. Copies of the Notice of Intent may be examined at the Salisbury Conservation Commission Office, 5 Beach Road during all normal department hours of operation Monday thru Friday. Although not necessary it is recommended that you call (978) 499-0358 in advance to schedule an appointment with the conservation commission agent. For more information, call (978) 463-8980.
- E. The applicant's representative is: Millennium Engineering, Inc. Copies of the Notice of Intent may be obtained from the applicant's representative for a printing charge of \$15.00/per copy by calling (978) 463-8980 between the hours of 9am and 4 pm Monday thru Thursday or by stopping by the office located at 62 Elm Street in Salisbury.
- F. Information regarding the date, time, and place of the public hearing may be obtained from the applicants representative by calling (978) 463-8980 between the hours of 9am and 4 pm Monday thru Thursday; and also, by calling Conservation Commission Office at (978) 499-0358 during all normal department hours of operation Monday thru Friday.

NOTE: Notice of the public hearing, including its date, time, and place will be published at least five (5) days in advance in the Newburyport Daily News.

NOTE: Notice of the public hearing, including its date, time, and place will be posted in the City or Town Hall not less than forty-eight (48) hours in advance: Hearing assumed for: May 15, 2024.

NOTE: You may also contact your local Conservation Commission or the nearest Department of Environmental Protection (DEP) Regional Office for more information about this application or the Wetlands Protection Act. Contact Information:

Millennium Engineering, Inc.:	(978) 463-8980
Conservation Commission:	(978) 499-0358
DEP Northeast Region:	(978) 694-3200

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Massachusetts: 62 Elm Street Salisbury MA 01952 Phone: 978-463-8980 Fax: 978-499-0029 [www.mei-ma.com](http://www.mei-ma.com)  
New Hampshire: 13 Hampton Road Exeter NH 03833 603-778-0528 603-772-0689 [www.mei-nh.com](http://www.mei-nh.com)

**ATTACHMENT C**

**Notice of Intent Plans  
(under separate cover)**