



**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

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):

32 Railroad Avenue

a. Street Address

Salisbury

b. City/Town

01952

c. Zip Code

Latitude and Longitude:

42.840741

d. Latitude

-70.817841

e. Longitude

32

f. Assessors Map/Plat Number

60

g. Parcel /Lot Number

2. Applicant:

Thomas

a. First Name

Patenaude

b. Last Name

c. Organization

PO Box 5

d. Street Address

North Andover

e. City/Town

Ma

f. State

01845

g. Zip Code

(978) 815-7692

h. Phone Number

i. Fax Number

TPaten1209@Yahoo.com

j. Email Address

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

Mark

a. First Name

Wojcicki

b. Last Name

Wojcicki Holdings, LLC.

c. Organization

110 Main Street

d. Street Address

Amesbury

e. City/Town

Ma

f. State

01913

g. Zip Code

(978) 815-6868

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Matthew A.

a. First Name

Steinel

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

i. Fax Number

MSteinel@Mei-MA.com

j. Email address

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

\$1,550.00 + Local Fee

a. Total Fee Paid

\$762.50

b. State Fee Paid

\$787.50 + Local Fee

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Applicant proposes to demolish / remove existing single-family residential structure and all concrete or paved surfaces. Then to construct one single-family structure and one two-family structure on pile supported foundations and other associated site improvements.

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 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:

Essex

a. County

89959

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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**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.



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 checked="" 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 checked="" type="checkbox"/> Coastal Dunes	5,630 SF Demolition 5,205 SF New (425 Reduction)	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 checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	5,630 SF Demolition 5,205 SF New (425 Reduction)	

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

Aug. 2021 \_\_\_\_\_

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 \*\*

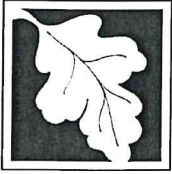
(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(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 - 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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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
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.

- 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.)
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.

Plan to Accompany a Notice of Intent

a. Plan Title \_\_\_\_\_

Millennium Engineering, Inc. \_\_\_\_\_

b. Prepared By \_\_\_\_\_

3 / 1 / 2024 \_\_\_\_\_

d. Final Revision Date \_\_\_\_\_

Eric W. Botterman, P.E. \_\_\_\_\_

c. Signed and Stamped by \_\_\_\_\_

1" = 10' \_\_\_\_\_

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:

2303 \_\_\_\_\_

2. Municipal Check Number

2304 \_\_\_\_\_

4. State Check Number

Millennium \_\_\_\_\_

6. Payor name on check: First Name

3 / 1 / 2024 \_\_\_\_\_

3. Check date

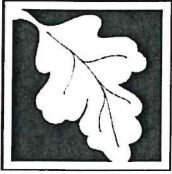
3 / 1 / 2024 \_\_\_\_\_

5. Check date

Engineering, Inc. \_\_\_\_\_

7. Payor name on check: Last Name





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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.

Thomas Patenaude (Mar 5, 2024 11:36 EST)

1. Signature of Applicant  
*[Handwritten Signature]*

3. Signature of Property Owner (if different)  
*[Handwritten Signature]*

5. Signature of Representative (if any)

05/03/2024

2. Date  
*3/5/2024*

4. Date  
3/1/2024

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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**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:

32 Railroad Avenue  
 a. Street Address  
 2304  
 c. Check number

Salisbury  
 b. City/Town  
 \$762.50  
 d. Fee amount

2. Applicant Mailing Address:

Thomas  
 a. First Name  
 c. Organization  
 PO Box 5  
 d. Mailing Address  
 North Andover  
 e. City/Town  
 (978) 815-7692  
 h. Phone Number

Patenaude  
 b. Last Name  
 Ma  
 f. State  
 01845  
 g. Zip Code  
 TPaten1209@Yahoo.com  
 j. Email Address

3. Property Owner (if different):

Mark  
 a. First Name  
 Wojcicki Holdings, LLC.  
 c. Organization  
 110 Main Street  
 d. Mailing Address  
 Amesbury  
 e. City/Town  
 (978) 815-6868  
 h. Phone Number

Wojcicki  
 b. Last Name  
 Ma  
 f. State  
 01913  
 g. Zip Code

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.



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2A) Single-Family House	1	\$500.00	\$500.00
3B) Multi-Family Dwelling	1	\$1,050.00	\$1,050.00
<b>Step 5/Total Project Fee:</b>			<u>\$1,550.00</u>
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			<u>\$1,550.00 + Local Fee</u>
State share of filing Fee:			<u>\$762.50</u>
City/Town share of filling Fee:			<u>\$787.50 + Local Fee</u>
			<u>c. 1/2 Total Fee plus \$12.50</u>

**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.)

Project Narrative for Proposed Improvements  
32 Railroad Avenue Salisbury, MA  
Dated: March 1, 2024

**Site Location & Description**

The site consists of an existing single-family dwelling constructed on a solid foundation wall located on the north westerly corner of the intersection of Ocean Street and Railroad Avenue. The majority of the site is covered by impervious surfaces which include the existing dwelling, concrete, and paved surfaces. A small strip of land along the rear of the property is the only portion not currently covered by an impervious surface.

**Project Description**

The applicant(s), Thomas Patenaude, proposes construction activities within an area subject to the Massachusetts Wetlands Protection Act which are subject to review and approval by the Salisbury Conservation Commission and the State of Massachusetts Department of Environmental Protection.

Construction activities shall include the demolition and removal of the existing single-family structure and all paved or concrete surfaces then the construction of one single-family residential structure and one two family residential structure on pile supported foundations and other associated site improvements. Other associated site improvements include installation of utility service connections, clean washed stone parking surfaces, and installation of new American Dune Grass vegetation. None of the proposed activities will result in a reduction of vegetative cover.

All work shall be performed in accordance with the attached project plans, the approved order of conditions and shall comply with any, and all state and local requirements.

**Resource Area Delineation Methodology**

In January of 2024 MEI conducted an extensive review of existing aerial mapping, completed an initial site walk, and performed an on-ground field survey at which time it was determined that the following resource areas existed onsite or in close proximity:

- 1) On or Within Coastal Dunes: (310 CMR 10.28)
- 2) On or Within Barrier Beaches: (310 CMR 10.29)
- 3) On or Within Land Subject to Coastal Storm Flowage \*\*

\*\* FEMA Flood Hazard Zone AE (Elev. 9) shown on FEMA Map 25009C0127F, dated July 3, 2012

**Compliance with Performance Standards & Presumption of Significance**

The applicant acknowledges that the resource areas identified above are present on their site and are significant to storm damage prevention and the protection of the wetland values listed in Massachusetts Wetlands Protection Act. Compliance, to the maximum extent feasible, with those performance standards has been demonstrated as follows:

### **Coastal Dunes (310 CMR 10.28)**

In accordance with 310 CMR 10.28, coastal dunes are considered significant to storm damage prevention, flood control, marine fisheries, and the protection of wildlife habitat. In accordance with the definition and delineation methodology contained within the Massachusetts Wetlands Protection Act, it has been determined that all the proposed construction activities are located within this regulated resource area. It is our professional opinion that work proposed is in compliance with the specific performance standards listed in 310 CMR 10.28(3) as the proposed construction activities will 1) not affect the ability of waves to remove sand to and from the dune, 2) will minimize disturbance to existing vegetative cover which may result in the destabilization of the dune, 3) will not modify the dune in a way that would increase the potential storm or flood damage, 4) will not interfere with the landward or lateral movement of the dune, 5) will not cause artificial removal of sand from the dune, and 6) will not interfere with mapped or otherwise identified bird nesting habitats. No construction activities have been proposed which would directly or indirectly impact or have an adverse effect on the productivity or functionality of coastal dune resource areas.

### **Barrier Beach (310 CMR 10.29)**

In accordance with 310 CMR 10.29(3), barrier beaches are considered significant to storm damage prevention, flood control, marine fisheries, and the protection of wildlife habitat. In accordance with the definition and delineation methodology contained within the Massachusetts Wetlands Protection Act, it has been determined that all the proposed construction activities are located within this regulated resource area. It should be noted that no specific performance standards are outlined in 310 CMR 10.29 however the proposed construction activities will 1) not reduce the natural ability of the land to absorb and contain floodwaters, 2) will not displace or divert floodwaters to other areas, 3) will not cause or create the likelihood of damage to other structures or land as debris (collateral damage), 4) will not cause ground, surface or salt-water pollution triggered by coastal storm flowage, and 5) will not restrict the natural movement of sand or floodwaters. No construction activities have been proposed which would directly or indirectly impact or have an adverse effect on the productivity or functionality of barrier beach resource areas.

### **Land Subject to Coastal Storm Flowage**

It has been determined that all project activities shall take place within this resource area and therefore direct impacts are being proposed. The proposed dwelling(s) shall be constructed on pile supported foundations and elevated above the regulated flood elevations in accordance with state and local requirements. The construction activities shall not adversely affect the resource areas ability to contain flood waters or impact the natural movement of wind, water, or sediment. No construction activities have been proposed which would directly or indirectly impact or have an adverse effect on the productivity or functionality of Land Subject to Coastal Storm Flowage resource areas.

### **Estimated Habitat of Rare Wildlife (310 CMR 10.37)**

Attached, please find a copy of the current Natural Heritage and Endangered Species Program map dated August, 2021. The map shows the proposed construction site outside of any mapped, known, or certified areas of "*Priority Habitat of Rare Species*", "*Estimated Habitat of Rare Wildlife*", or "*Certified Vernal Pools*". No proposed construction activities shall have an adverse effect on any specific habitat sites of rare vertebrates or invertebrate species.

### **Temporary Construction Fencing**

Temporary construction fencing shall be established through the installation of an orange construction fence barricade, or approved equal, prior to the start of the demolition or construction activities. Fencing shall be maintained until all the construction activities are complete. Removal shall only take place after the conservation commissions agent authorizes its removal.

Preliminary Construction Schedule  
32 Railroad Avenue Salisbury, MA  
Dated: March 1, 2024

The following construction schedule is provided as a guide to help ensure proper compliance with the conservation commission approval. The contractor shall keep copies of the approved plans, and the 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 conservation commission agent prior to implementing 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 Conservation Commission, the order of conditions shall supersede and be adhered to at all times.

- 1) Properly install any and all construction barricade fencing in accordance with the approved design plans, the approved order of conditions, and any special conditions imposed by the approval. The contractor is responsible for inspecting and maintaining the construction fencing daily throughout the life of the project and shall remove and replace any damaged sections immediately.
- 2) Contact the Conservation Commission Agent (978) 499-0358 to schedule a pre-construction site walk to inspect the construction barricade fence installation and discuss any special conditions and/or questions pertaining to the approval.
- 3) Complete any site work prep needed prior to beginning any construction activities. Contact appropriate utility companies and Digsafe to ensure all services are turned off, disconnected from the existing dwelling, and marked on the ground.
- 4) Completely remove all glass windows, doors, and any devices such as thermostats which contain mercury and dispose of appropriately and in accordance with all local and state requirements prior to demolishing the existing structure. Additional requirements may have been imposed by the conservation commission so the contractor is to completely review all standard and special conditions listed in the approved and recorded Order of Conditions.
- 5) Complete removal of the existing dwelling, foundation, concrete, and paved surfaces. All debris shall be removed from the site and properly disposed of in accordance with all federal, state, and local requirements.
- 6) Begin installation of new pilings and start construction of the new dwellings.
- 7) Connect to existing or complete installation of proposed new utility services.
- 8) Begin installation of the new clean washed stone parking surface.
- 9) Begin installation of any proposed landscape plantings and/or American Dune Grass surfaces. All plantings shall be per the approved plans and any substitution shall be native species which are reviewed and approved by the conservation commission agent prior to purchase and installation.
- 10) Upon completion of all construction 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 with what is presented on the As-Built plans.

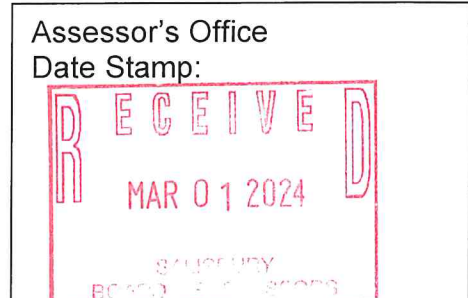
Applicants Copy

### 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: 32 Railroad Avenue  
 NAME OF APPLICANT: Thomas Patenaude  
 NAME OF PROPERTY OWNER: Wojcicki Holdings, LLC.  
 CONTACT PHONE: (978) 463-8980 Matt @ Millennium  
 MAP: 32 LOT: 60  
 FEE: \$25 One Board  
 \$15 each additional Board  
 \$15 Recertification per Board



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: \$25.00  
 \*Please see conservation requirements adopted by Wetlands Protection Act 12-2014 on reverse.  
 \*\*Please supply description of work and a scaled plan

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

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

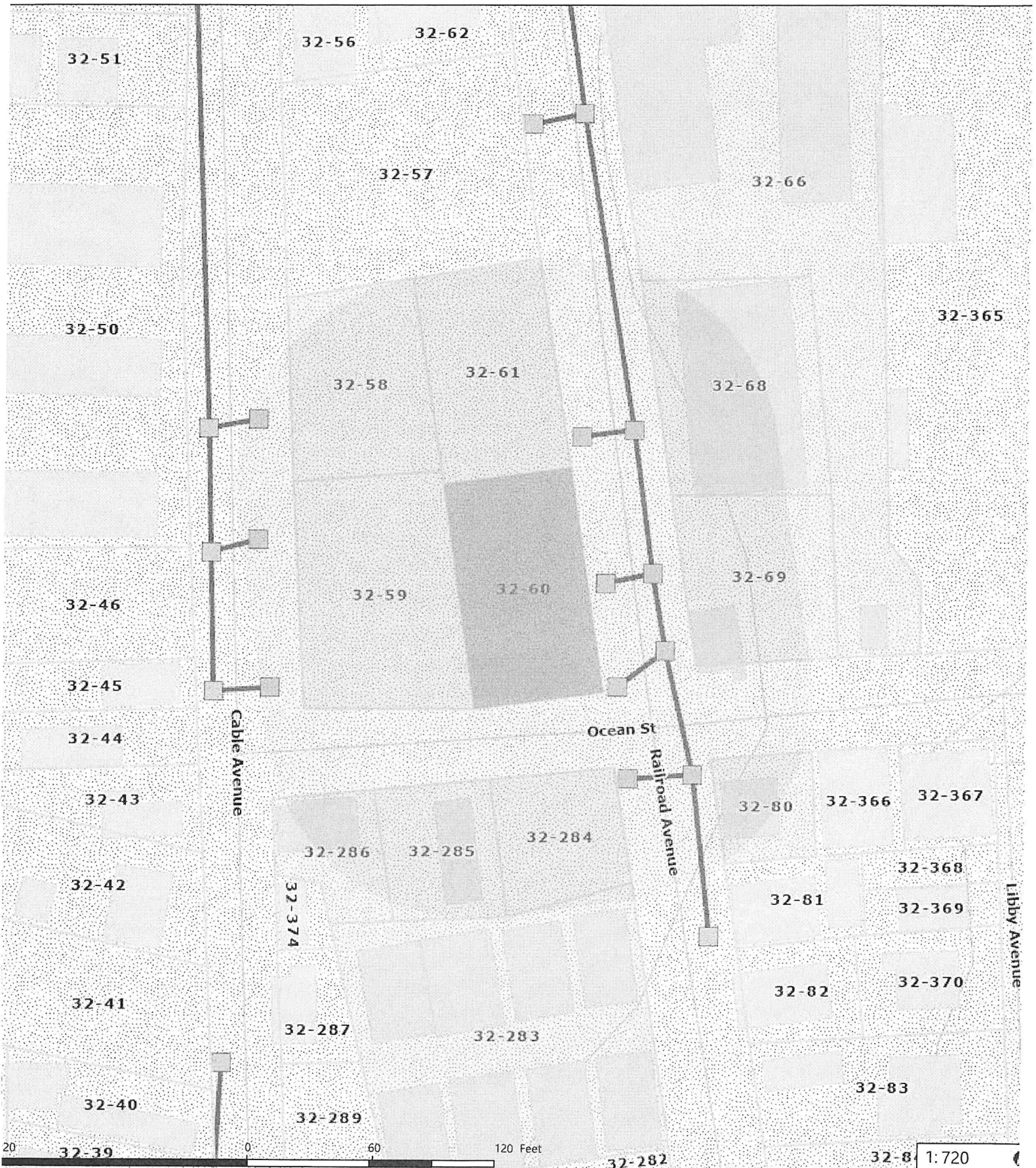
OTHER: \_\_\_\_\_

TOTAL PAID: \$25.00 CHECK # MEI#2302

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



# Map 32/Lot 60 100' Abutters List



1:720

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 SE OR MISUSE OF THIS INFORMATION.



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

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
32-060	32 RAILROAD AVE	WOJCICKI HOLDINGS, LLC 110 MAIN ST AMESBURY, MA 01913
----- A B U T T E R S -----		
32-058	25 CABLE AVE	ADAMS MARGARET C TR THE NORTHEAST CAPITAL GROUP IN C 76 WINN ST WOBURN, MA 01801
32-059	29 CABLE AVE	T & T CAPITAL GROUP, LLC C/O NORTHEAST CAPITAL GROUP, I 76 WINN ST WOBURN, MA 01801
32-061	26 RAILROAD AVE	KUTCHER BRADLEY M TR OCEAN RAILROAD REALTY TRUST 138 ELM ST SALISBURY, MA 01952-1805
32-069	15 OCEAN ST	LISAUSKAS GAIL 7 BACK RIVER RD AMESBURY, MA 01913
	Subsequent owner:	LISAUSKAS GAIL E TR 7 BACK RIVER RD AMESBURY, MA 01913
32-080	14 OCEAN ST	KUTCHER BRADLEY M TR OCEAN RAILROAD REALTY TRUST 138 ELM ST SALISBURY, MA 01952-1805
32-283A	44 RAILROAD AVE 1	RAMOS MARGARET T 979 SANCTUARY COVE DR NORTH PALM BEACH, FL 33410-7702
32-283B	44 RAILROAD AVE 2	GIORDANO MARY T 44 RAILROAD AVE, UNIT 2 SALISBURY, MA 01952
32-283C	44 RAILROAD AVE 3	TR STELLA JOSEPH C STELLA FAMILY TRUST 44 RAILROAD AVE UNIT 3 SALISBURY, MA 01952
32-283D	44 RAILROAD AVE 4	SCHNARE LYNDA J 44 RAILROAD AVE, UNIT 4 SALISBURY, MA 01952

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
32-060	32 RAILROAD AVE	WOJCICKI HOLDINGS, LLC 110 MAIN ST AMESBURY, MA 01913
----- A B U T T E R S -----		
32-283E	44 RAILROAD AVE 5	SCHIFFER BRIAN KURT SCHIFFER CAITLIN FRANCIS 8 CORLISS ROAD WINDHAM, NH 03087
32-283F	44 RAILROAD AVE 6	OSTROSKI DONNA 13 BARNUM RD BURLINGTON, MA 01803
32-283G	44 RAILROAD AVE 7	DESHLER RICHARD R 192 PLEASANT ST UNIT 15 LEOMINSTER, MA 01453
32-283H	44 RAILROAD AVE 8	WILLIAMS LEAH 44 RAILROAD AVENUE 8 SALISBURY, MA 01952
	Subsequent owner:	WILLIAMS LEAH M 44 RAILROAD AVENUE, Unit 8 SALISBURY, MA 01952
32-284	42 RAILROAD AVE	SALISBURY TOWN OF NON-DEDICATED PARK 5 BEACH RD SALISBURY, MA 01952
32-285	6 OCEAN ST	BANCROFT PATRICIA K BANCROFT ROSE 6 OCEAN ST SALISBURY, MA 01952
32-286	2 OCEAN ST	BOCCUZZI MICHAEL A LODI PETER J 8 GIGANTE DR STONEHAM, MA 02180
32-66A1	11 RAILROAD AVE A1	MARTIN JASON 34 BATHRICK RD WESTMINSTER, MA 01473-1228
32-66A10	11 RAILROAD AVE A10	BUCCELLI ANDREA 32 MERIAM ST WAKEFIELD, MA 01880

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
32-060	32 RAILROAD AVE	WOJCICKI HOLDINGS, LLC 110 MAIN ST AMESBURY, MA 01913

A B U T T E R S

32-66A11	11 RAILROAD AVE A11	RUSSO JR SALVATORE P RUSSO JACQUELYN 11 RAILROAD AVE UNIT A11 SALISBURY, MA 01952
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32-66A12	11 RAILROAD AVE A12	ALFORD SARAH 4102 TOWNE LAKE HTS WOODSTOCK, GA 30189-4250
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Subsequent owner: ALFORD MARK  
11 RAILROAD AVE UNIT A12  
SALISBURY, MA 01952

32-66A13	11 RAILROAD AVE A13	TAYLOR IV W TAYLOR ELIZABETH 34 MUSKET DRIVE NASHUA, NH 03062
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Subsequent owner: TAYLOR IV W ROYCE  
TAYLOR ELIZABETH R  
34 MUSKET DRIVE  
NASHUA, NH 03062

32-66A14	11 RAILROAD AVE A14	DEPETRILLO BRETT J DEPETRILLO DEREK H 11 RAILROAD AVE UNIT A14 SALISBURY, MA 01952
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32-66A15	11 RAILROAD AVE A15	LAFAZAN DAPHNE KEEGAN RONNY 11 RAILROAD AVE UNIT A15 SALISBURY, MA 01952
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32-66A2	11 RAILROAD AVE A2	COLETTI GLEN TORLA AMY 11 RAILROAD AVE A2 SALISBURY, MA 01952
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Subsequent owner: COLETTI GLEN C  
TORLA AMY LEE  
11 RAILROAD AVE, Unit A2  
SALISBURY, MA 01952

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
32-060	32 RAILROAD AVE	WOJCICKI HOLDINGS, LLC 110 MAIN ST AMESBURY, MA 01913
----- A B U T T E R S -----		
32-66A3	11 RAILROAD AVE A3	WILLIAMS CHRISTOPHER 223 MAIN ST MELROSE, MA 02176
32-66A4	11 RAILROAD AVE A4	MARIOLES JAMES 4 BEATRICE RD WESTFORD, MA 01886
	Subsequent owner:	MARIOLES JAMES FRANCIS 4 BEATRICE RD WESTFORD, MA 01886
32-66A5	11 RAILROAD AVE A5	AMORE RUTH ANN 11 RAILROAD AVE UNIT A5 SALISBURY, MA 01952
32-66A6	11 RAILROAD AVE A6	GLENDON ROBERT D 416 NO END BLVD SALISBURY, MA 01952
32-66A7	11 RAILROAD AVE A7	RYAN JAMES P BURNS KAREN J 77 JUNIPER LN TEWKSBURY, MA 01876
32-66A8	11 RAILROAD AVE A8	JOHNSON COLEEN L 11 RAILROAD AVE UNIT A8 SALISBURY, MA 01952
32-66A9	11 RAILROAD AVE A9	TUCCERI PAUL N TUCCERI SUSAN J 30 HENRY J DR TEWKSBURY, MA 01876-3759
32-66B1	11 RAILROAD AVE B1	CLEMENTS ALAN 11 RAILROAD AVE UNIT B1 SALISBURY, MA 01952
32-66B2	11 RAILROAD AVE B2	KOHLI JOHN R KOHLI DEBORAH L 785 GREER RD PALO ALTO, CA 94303-3024

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
32-060	32 RAILROAD AVE	WOJCICKI HOLDINGS, LLC 110 MAIN ST AMESBURY, MA 01913
----- A B U T T E R S -----		
32-66B3	11 RAILROAD AVE B3	CIAMPA KIMBERLY 100 PADDOCK LN APT 1302 BOXBOROUGH, MA 01719
32-66B4	11 RAILROAD AVE B4	NELSON PETER A 11 RAILROAD AVE UNIT B4 SALISBURY, MA 01952
32-66B5	11 RAILROAD AVE B5	STRZEPEK STANLEY J STRZEPEK BARBARA M PO BOX 1138 PEPPERELL, MA 01463
32-66B6	11 RAILROAD AVE B6	CAHN PAUL 11 RAILROAD AVE UNIT B6 SALISBURY, MA 01952-2750
32-66B7	11 RAILROAD AVE B7	LEARY SEAN M LEARY CHRISTINE M 11 RAILROAD AVE UNIT B7 SALISBURY, MA 01952
32-66B8	11 RAILROAD AVE B8	D'ORSI JEAN C 11 RAILROAD AVE UNIT B8 SALISBURY, MA 01952
32-68A	29 RAILROAD AVE 1	TR HARUTUNIAN HARRY K THE HARRY K HARUTUNIAN LIVING 29 RAILROAD AVE UNIT 1 SALISBURY, MA 01952
32-68B	29 RAILROAD AVE 2	MCCANN COLLEEN 29 RAILROAD AVE, Unit 2 SALISBURY, MA 01952
32-68C	29 RAILROAD AVE 3	CARBONE PETER A 29 RAILROAD AVE UNIT 3 SALISBURY, MA 01952
32-68D	29 RAILROAD AVE 4	MCKENNA JR JAMES J MCKENNA BEVERLY 29 RAILROAD AVE UNIT 4 SALISBURY, MA 01952

Date: 03/05/2024  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
32-060	32 RAILROAD AVE	WOJCICKI HOLDINGS, LLC 110 MAIN ST AMESBURY, MA 01913

A B U T T E R S

32-68E	29 RAILROAD AVE 5	CONNORS TIMOTHY TR THE MICHAEL ELEFTHERIOU IRREVO 29 RAILROAD AVE, Unit 5 SALISBURY, MA 01952
32-68F	29 RAILROAD AVE 6	CAMERON DENNIS S PO BOX 1318 HAMPTON, NH 03843-1318

46 parcels listed



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

**Abutter Notification Under the Massachusetts Wetland Protection Act.**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 (the Wetlands Protection Act) and any Town of Salisbury wetland ordinance, you are hereby notified of the following:

- A. The name of the applicant(s) is: Thomas Patenaude
- B. Brief Project Description: Demolition / removal of single-family structure and any concrete or paved impervious surfaces. Construction of one single-family structure and one two-family structure on pile supported foundation and other associated site improvements.
- C. The applicant has filed a Notice of Intent (“NOI”) with the Salisbury Conservation Commission seeking permission to remove, fill, dredge or alter an area, or buffer zone to an area, subject to protection under the Wetlands Protection Act and/or any Town of Salisbury wetland ordinance.
- D. The address of the property where the activity is proposed is: 32 Railroad Avenue ( Map 32, Lot 60 )  
( INCLUDE ASSESSOR’S MAP / LOT )
- E. Copies of the NOI may be examined at the Salisbury Conservation Commission Office during all normal department hours of operation Monday through Friday. Contact information is below. You may also find helpful application materials on the “Current Project Applications & Plans” section of the Commission’s website.
- F. Copies of the NOI may be requested and obtained from the applicant’s representative by calling during all normal hours of operation Monday through Friday. Contact information is below. A printing charge of \$20/set shall apply however electronic copies in PDF format may be requested at no charge.
- G. Information regarding the date, time, and place of the public hearing may be obtained from the Salisbury Conservation Commission Office during all normal department hours of operation Monday through Friday. Contact information is below. You may also consult the “Agenda” section of the Commission’s website.

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 Newspaper.

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 scheduled for: March 20, 2024

NOTE: You may also contact the applicant’s representative, the Salisbury Conservation Commission, or the nearest Massachusetts Department of Environmental Protection (MassDEP) Regional Office for more information about this application, the Wetlands Protection Act, or any municipal wetland ordinance.

<p><u>Applicant’s Representative Contact Info.</u> Millennium Engineering, Inc. Matthew A. Steinel, S.E., S.I. 62 Elm Street, Salisbury, Ma. 01952 Phone: (978) 463-8980 Email: MSteinel@Mei-MA.com <a href="http://www.MEI-Ma.com">www.MEI-Ma.com</a></p>	<p><u>Municipal Contact Info.</u> Salisbury Conservation Commission Adriane Marchand, Conservation Agent 5 Beach Road, Salisbury, Ma. 01952 Phone: (978) 499-0358 Email: Conservation@SalisburyMA.gov <a href="http://www.salisburyma.gov/conservation-commission">www.salisburyma.gov/conservation-commission</a></p>	<p><u>MassDEP Contact Info.</u> Northeast Regional Office 150 Presidential Way, Woburn, Ma. 01801 Phone: (978) 694-3200 <a href="https://www.mass.gov/service-details/massdep-northeast-regional-office">https://www.mass.gov/service-details/massdep-northeast-regional-office</a></p>
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# Checklist for Stormwater Report

## A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

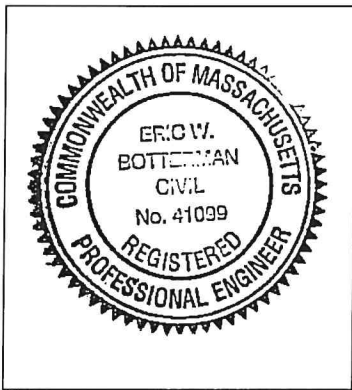
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



*Eric W. Botteman*  
Signature and Date

3 / 1 / 2024

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



# Checklist for Stormwater Report

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## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): No new disturbances and no increase in impervious surfaces

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

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<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
  - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
    - is within the Zone II or Interim Wellhead Protection Area
    - is near or to other critical areas
    - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
    - involves runoff from land uses with higher potential pollutant loads.
  - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
  - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



# Checklist for Stormwater Report

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## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does *not* cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
  - Redevelopment Project
  - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

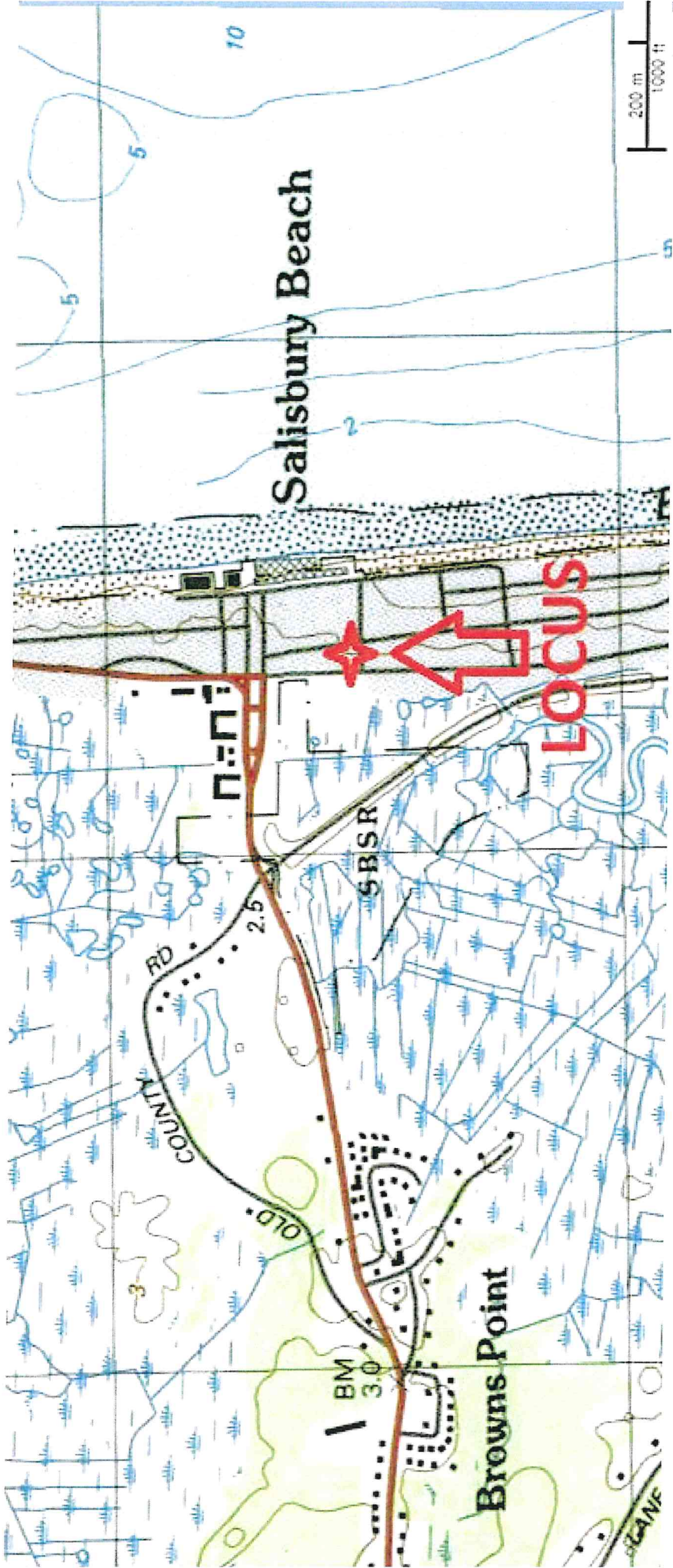
### Standard 9: Operation and Maintenance Plan

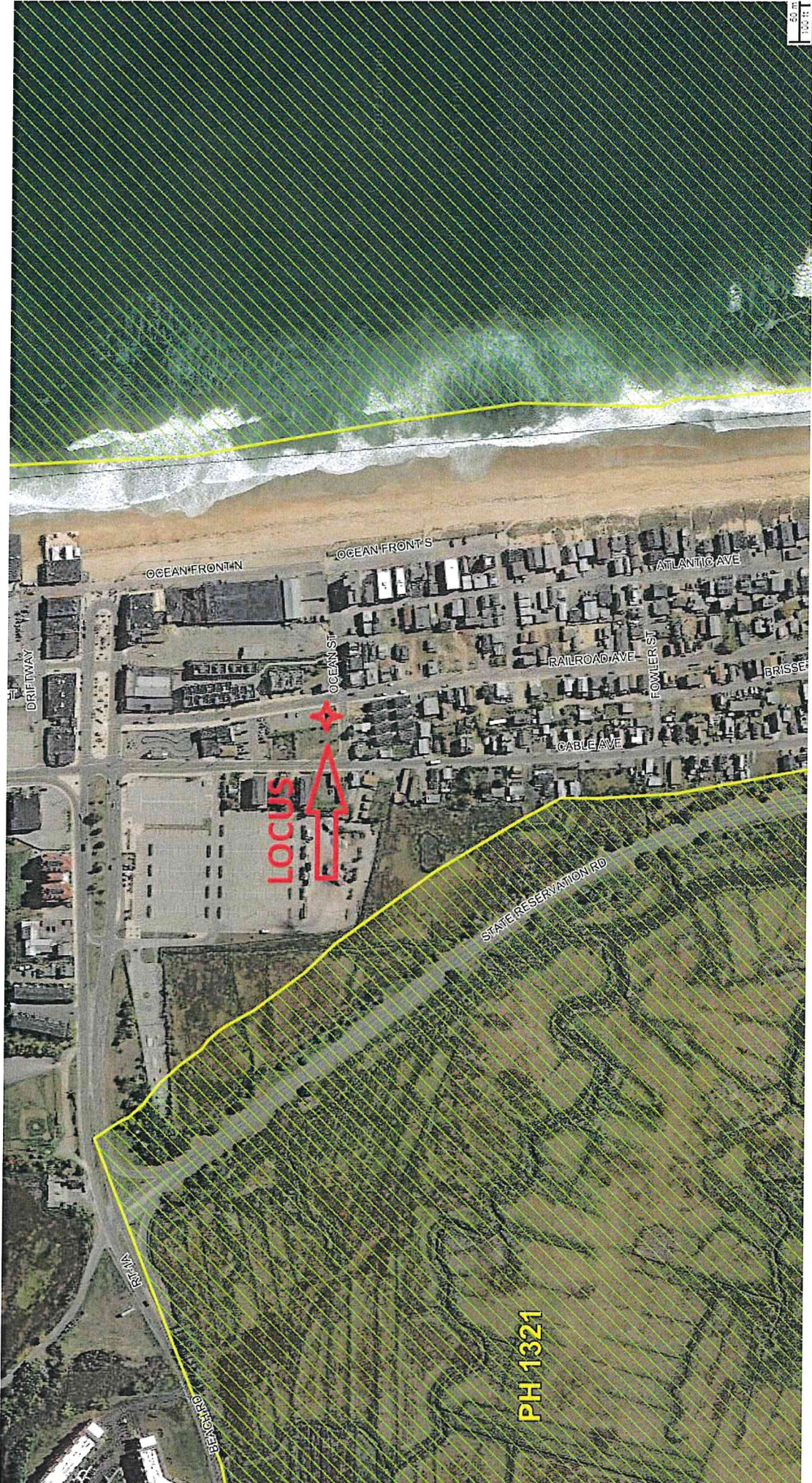
- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.





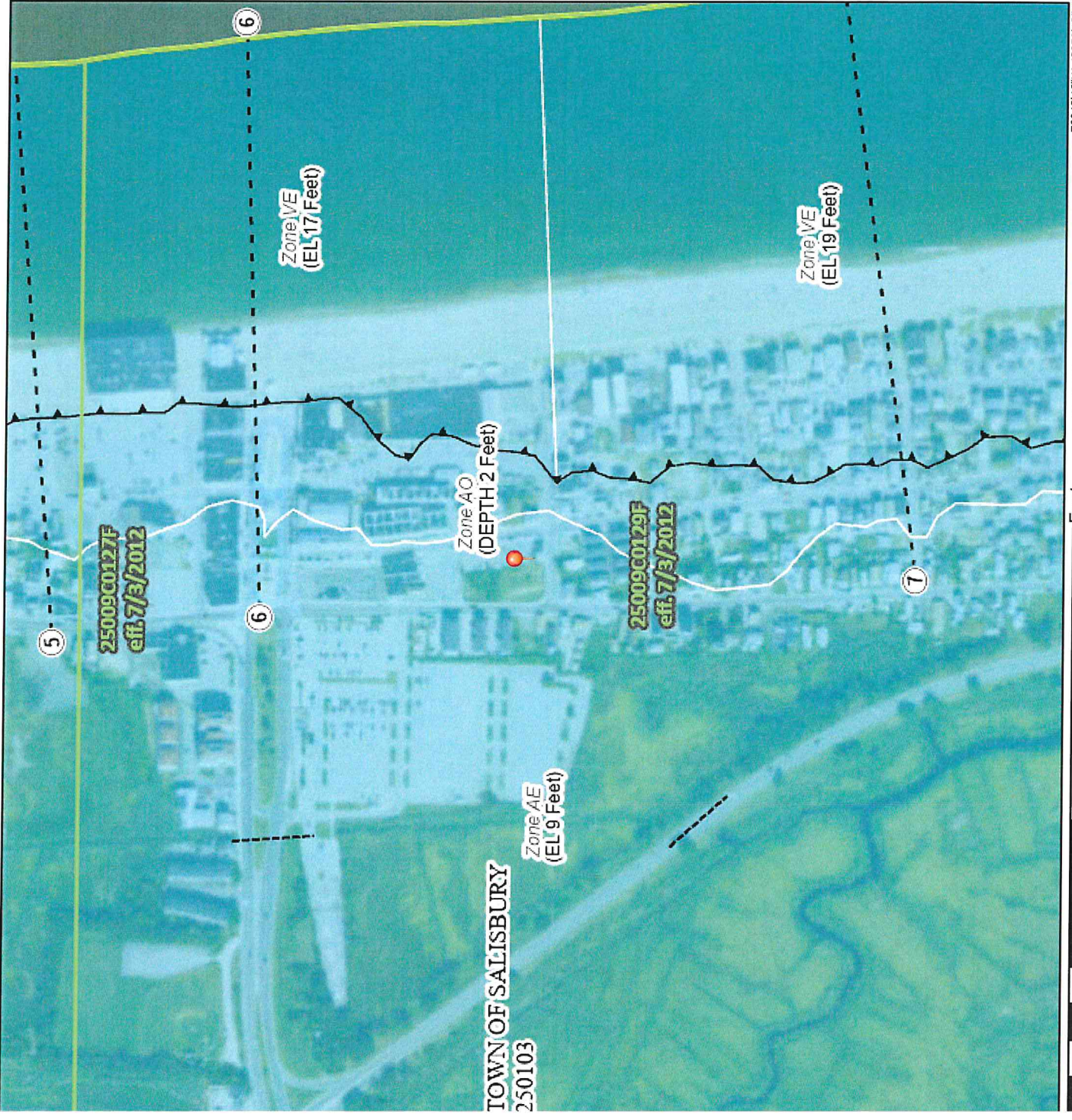


PH 1321

# National Flood Hazard Layer FIRMette



70°49'23"W 42°50'39"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, Area 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 LOMFRs
  - Area of Undetermined Flood Hazard (Zone X)
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - 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 2/15/2024 at 9:56 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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