

December 10, 2025

Isabella Genova  
Town of Mendon Conservation Agent  
18 Main Street  
Mendon, MA 01756

RE: 61 Kinsley Lane Request for Determination of Applicability

Dear Ms. Genova

MidPoint Engineering & Consulting, LLC (MidPoint), on behalf of its Client, is pleased to submit this Request for Determination of Applicability associated with installation of a seasonal dock at 16 Kinsley Lane in Mendon, Massachusetts. This application is being submitted in conjunction with a Chapter 91 Simplified License Application BRP WW 06 to the Massachusetts Department of Environmental Protection.

The project involves installation of a modular aluminum frame dock system. The dock will consist of three (3) panels each being five (5) feet. Total length of the dock is thirty-two (32) feet long. Total area of the dock when complete will be approximately 160 square feet. The layout of the modular docks will be as shown on the map enclosed within the submittal. The lake bottom area in the vicinity of the site is gravelly muck and stone. The legs of the modular dock system will have an aluminum horizontal plate that will allow a stable base. The dock will be installed seasonally with installation around May and removal in November. No excavation, fill or permanent disturbances to the ground or lake bottom are anticipated.

Please contact me should you have any questions regarding this submittal or require any additional information.

Sincerely,

MidPoint Engineering & Consulting, LLC



Principal

Cc: David Doherty, Trustee – 61 Kinsley Lane Realty Trust





## Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

# WPA Form 1 - Request for Determination of Applicability

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

Municipality \_\_\_\_\_

## A. General Information

**Important:**

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

**1. Applicant:**

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Address \_\_\_\_\_

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

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

**2. Property Owner (if different from Applicant):**

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Address \_\_\_\_\_

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

Phone Number \_\_\_\_\_ Email Address (if known) \_\_\_\_\_

**3. Representative (if any)**

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

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

Phone Number \_\_\_\_\_ Email Address (if known) \_\_\_\_\_

## B. Project Description

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

Street Address \_\_\_\_\_ City/Town \_\_\_\_\_

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

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

Assessors' Map Number \_\_\_\_\_ Assessors' Lot/Parcel Number \_\_\_\_\_

**b. Area Description (use additional paper, if necessary):****c. Plan and/or Map Reference(s): (use additional paper if necessary)**

Title \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



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Municipality \_\_\_\_\_

## B. Project Description (cont.)

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

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

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

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

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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Municipality \_\_\_\_\_

### C. Determinations

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

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

Name of Municipality \_\_\_\_\_

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

### D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

*Patrick Doherty*

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

Signature of Representative (if any) \_\_\_\_\_

Date \_\_\_\_\_

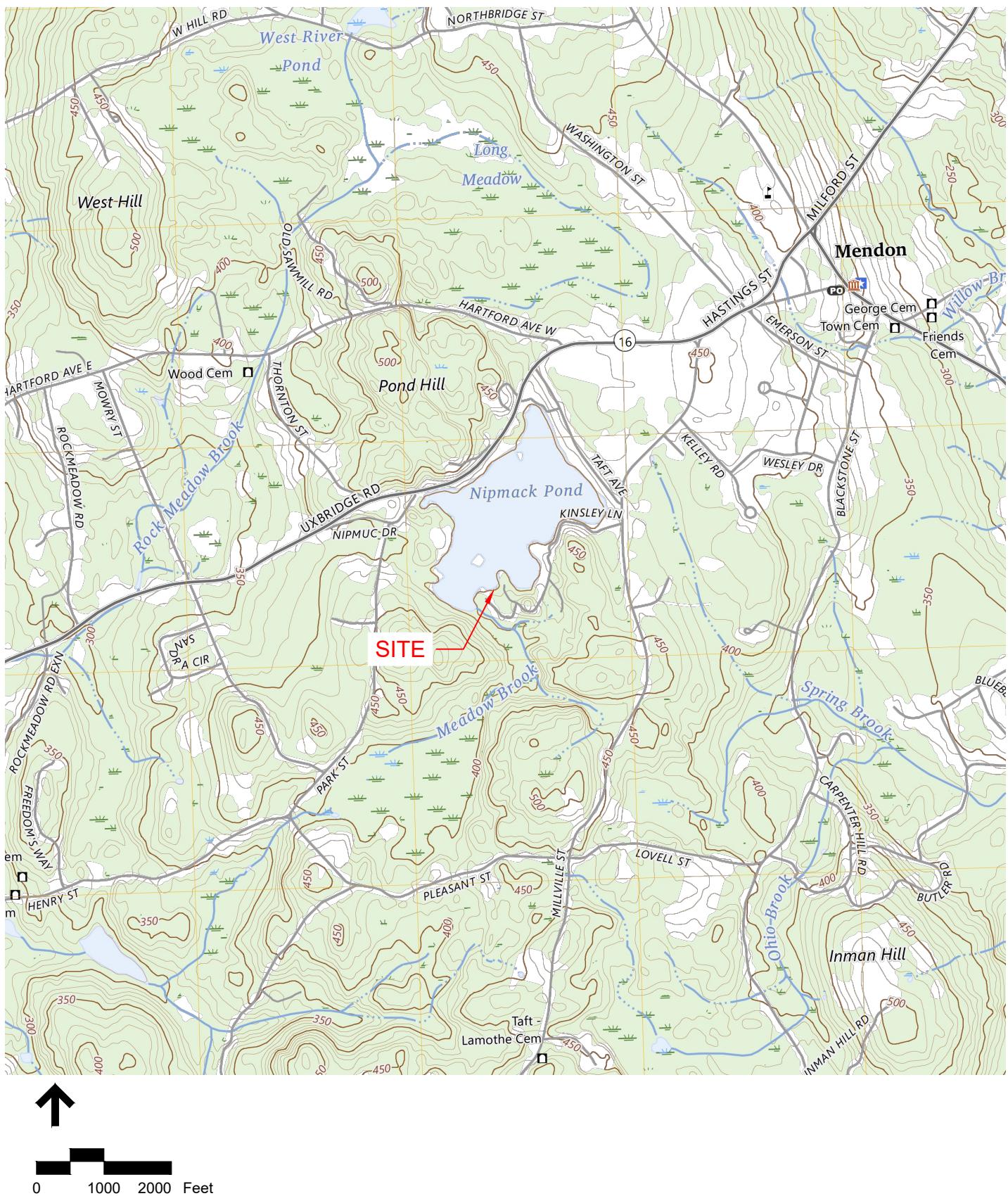


Figure 1

12/9/2025

# National Flood Hazard Layer FIRMette



## Legend

71°34'34"W 42°5'48"N

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



Basemap Imagery Source: USGS National Map 2023

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 FIRMS effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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 **12/10/2025 at 1:43 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.

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

# 61 Kinsley

Property Tax Parcels





Commonwealth of Massachusetts  
Executive Office of Energy and Environmental Affairs

## Department of Environmental Protection

100 Cambridge Street, Suite 900, Boston, MA 02114 • 617-292-5500

Maura T. Healey  
Governor

Rebecca L. Tepper  
Secretary

Kimberley Driscoll  
Lieutenant Governor

Bonnie Heiple  
Commissioner

### Waterways Pre-Application for WW06 and WW24

#### Application Submitter Information

Name: PATRICK DOHERTY  
Phone: (774) 287-7937  
Address: 37 SUTTON ROAD  
WEBSTER, MA 01570

#### General Information

Is the structure either for non-commercial use accessory to a residential property or a non-commercial community docking structure?	Yes
Is the combined area of all structures/fill that are part of the project to be authorized less than 600 square feet?	Yes
Will the structures extend a maximum of 1/4 of the width of the waterbody?	Yes

#### Structure Information

How many structures and/or fill areas at the project site will be included in this Chapter 91 application?	1
--	---

#### Ww24 Information-1

Is the structure for water-dependent use?	Yes
Is the structure limited to pile-supported structure and associated ramps and floats?	No
Does the fixed pile-supported structure measure a maximum width of 4 feet?	No
Is there safe berthing depth?	Yes

#### Ww06 Information

Will the float(s) maintain 24 inches of clearance off the bottom at extreme low tide? (If the waterway is non-tidal select "yes" and if there are no proposed floats select "yes")

Yes

Pre-1984

Post-1984

Yes

Pre and Post 1984

### **Post-1984 Information-1**

Does the structure serve 10 or more vessels?

No

Does the project involve fill?

No

Is the project water dependent?

Yes

Is the project site in an ACEC?

No

### **Application Status**

Application Status Message

You are eligible for WW06.  
Please continue to submit the application, you will receive an email from the system of your next steps.

## **PUBLIC NOTICE**

### **DEPARTMENT OF ENVIRONMENTAL PROTECTION WATERWAYS REGULATION PROGRAM**

#### **Notice of Simplified License Application pursuant to M.G.L. Chapter 91 25-WW-PRE-0117-APP**

**NOTIFICATION DATE: December 16, 2025**

**PERMITTEE: Patrick Doherty**

**PROJECT SITE ADDRESS: 61 Kinsley Lane, Mendon, MA**

Public notice is hereby given of the application for a Chapter 91 Simplified License by Patrick Doherty to construct/maintain a Seasonal Dock in the waters of Nipmuc Pond at 61 Kinsley Lane, Mendon, Massachusetts; Worcester County

***The Department will consider all written comments on this Chapter 91 application received by within 30 days of the “Notification Date”.*** Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five citizens who are residents of the municipality in which the proposed project is located.

Project plans for this Chapter 91 application are on file for public viewing electronically, by request to [dep.waterways@mass.gov](mailto:dep.waterways@mass.gov). If you do not have access to email, please leave a voicemail at (617) 292-5929 and you will be contacted with information on alternative options.

It is recommended that public comments be filed electronically with [dep.waterways@mass.gov](mailto:dep.waterways@mass.gov) when possible. Alternatively, comments may be mailed to the Waterways Regulation Program at: 100 Cambridge St, Suite 900, Boston, MA 02114.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection – Waterways Regulation Program

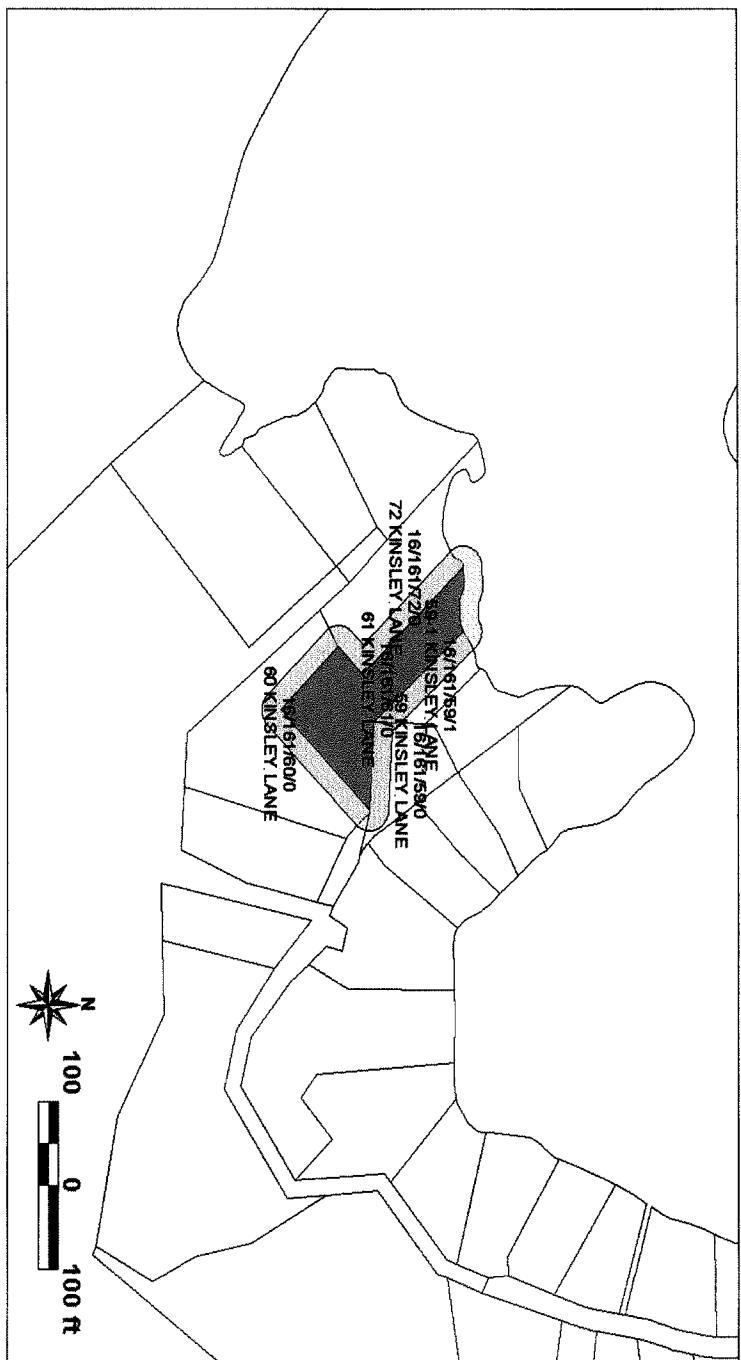
# BRP WW 06 Simplified License Application

## Instructions and Supporting Materials

	<p><b>License No.</b> Approved by Department of Environmental Protection Date:</p>	
<p>Purpose: Simplified Licensing</p> <p>Abutting Property Owners: 1. <u>WILLIAM &amp; GAIL BOYD</u> 2. <u>RUSSELL GREGOIRE</u></p>	<p>Plan accompanying petition of: PATRICK DOHERTY 61 KINSLEY LANE MENDON, MA 01756</p>	<p>Project Description: PROPOSED SEASONAL DOCK In NIPMUC POND At: MENDON County of: WORCESTER State: MASSACHUSETTS By applicant <u>PATRICK DOHERTY</u> date: <u>12-9-2025</u> sheet: <u>1</u> of <u>1</u></p>



**TOWN OF MENDON, MA**  
**BOARD OF ASSESSORS**  
**20 Main Street, Mendon, MA 01756**  
**Abutters List Within 25 feet of Parcel 16/161/61/0**



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST ZipCd
1493	16-161-59-0-R	GRIFFIN KATHLEEN A	59 KINSLEY LANE	51 KINSLEY LANE	MENDON	MA 01756
1502	16-161-59-1-R	BOYD WILLIAM C & GAIL A TRSTEE BOYD FAMILY LIVING TRUST	59-1 KINSLEY LANE	9804 DUNHILL COURT	MURRELLS INLET	SC 29576
1494	16-161-60-0-R	DOHERTY DAVID R TRUSTEE KINSLEY LANE REALTY TRUST	60 KINSLEY LANE	102 FOSSE CT	THIEF RIVER FALLS	MN 56701
1495	16-161-61-0-R	DOHERTY DAVID R TRUSTEE 61 KINSLEY LANE REALTY TRUST	61 KINSLEY LANE	102 FOSSE CT	THIEF RIVER FALLS	MN 56701

1499 16-161-72-0-R GREGOIRE RUSSELL

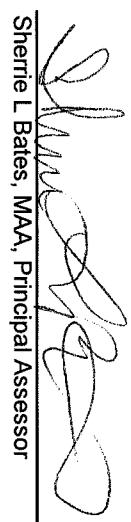
72 KINSLEY LANE

P O BOX 352

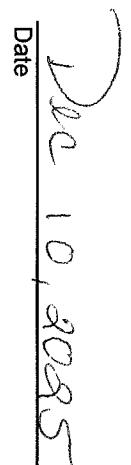
MENDON

MA 01756

The foregoing abutters list is correct according to the Assessors' records.



Sherrie L. Bates, MAA, Principal Assessor



Date



## Certificate of Mailing — Firm

Name and Address of Sender

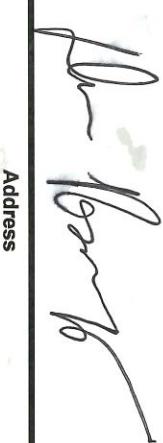
MidPoint Engineering & Consulting, LLC  
37 Sutton Road  
Webster, MA 01756

TOTAL NO.  
of Pieces Listed by Sender

TOTAL NO.  
of Pieces Received at Post Office™

Affix Stamp Here  
Pos

4



Postmaster, per (name of receiving employee)



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AMOUNT  
**\$2.80**  
S2324D502170-15

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	Town of Mendon Select Board 20 Main Street Mendon, MA 01756			
2.	Town of Mendon Planning Board 18 Main Street Mendon, MA 01756			
3.	Town of Mendon Conservation Commission 18 Main Street Mendon, MA 01756			
4.	Town of Mendon Zoning Board of Appeals 18 Main Street Mendon, MA 01756			
5.				
6.				

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**\$ 4.40** **15**  
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 **Return Receipt (hardcopy)** **\$ 0.00**  
 **Return Receipt (electronic)** **\$ 0.00**  
 **Certified Mail Restricted Delivery** **\$ 0.00**  
 **Adult Signature Required** **\$ 0.00**  
 **Adult Signature Restricted Delivery** **\$ 0.00**

**Postage** **\$ 1.07** **12/10/2025**  
**\$ 1.07** **USPS**  
**Total Postage and Fees** **\$ 10.77**

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**Street and Apt. No., or PO Box No.** **9804 Dunhill CT**  
**City, State, ZIP+4** **Murrells Inlet, SC 29576**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 **Adult Signature Restricted Delivery** **\$ 0.00**

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**\$ 1.07** **USPS**  
**Total Postage and Fees** **\$ 10.77**

**Sent To** **Russell Gregoire**  
**Street and Apt. No., or PO Box No.** **PO BOX 352**  
**City, State, ZIP+4** **Mendon MA 01756**

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**\$ 4.40** **15**  
**Extra Services & Fees (check box, add fee as appropriate)**  
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**Postage** **\$ 1.07** **12/10/2025**  
**\$ 1.07** **USPS**  
**Total Postage and Fees** **\$ 10.77**

**Sent To** **David Donerty TRUSTEE**  
**Street and Apt. No., or PO Box No.** **102 Fosse CT**  
**City, State, ZIP+4** **Thief River Falls MN 56701**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions