

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.

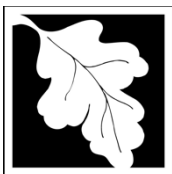
Sincerely,

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.)

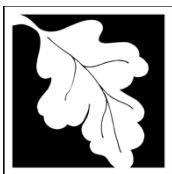
2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

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).



Massachusetts Department of Environmental Protection

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WPA Form 1- Request for Determination of Applicability

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

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.

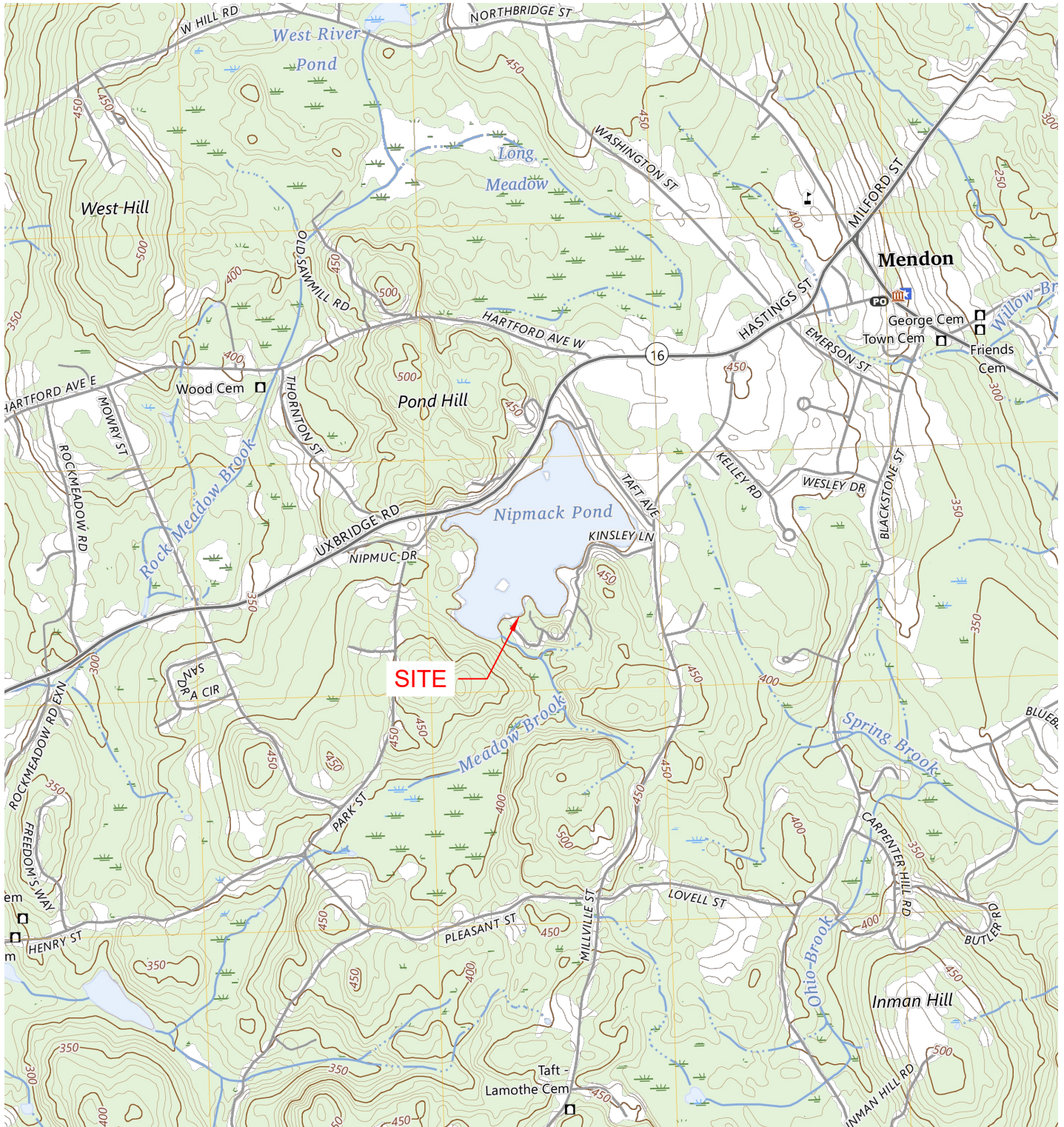
Patrick Doherty

Signature of Applicant

Date

Signature of Representative (if any)

Date



0 1000 2000 Feet

MIDPOINT
ENGINEERING + CONSULTING

37 Sutton Road
Webster, MA 01570
(508) 721-1900
pdoherty@midpointengineering.com

Figure 1 12/9/2025

SITE LOCUS
61 KINSLEY LANE
MENDON, MA 01756

National Flood Hazard Layer FIRMette



71°34'34"W 42°5'48"N

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

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 OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

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

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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 **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.

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.

0 250 500 1,000 1,500 2,000 1:6,000 Feet

71°33'56"W 42°5'21"N

Basemap Imagery Source: USGS National Map 2023

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

Kimberley Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary

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. 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 when possible. Alternatively, comments may be mailed to the Waterways Regulation Program at: 100 Cambridge St, Suite 900, Boston, MA 02114.



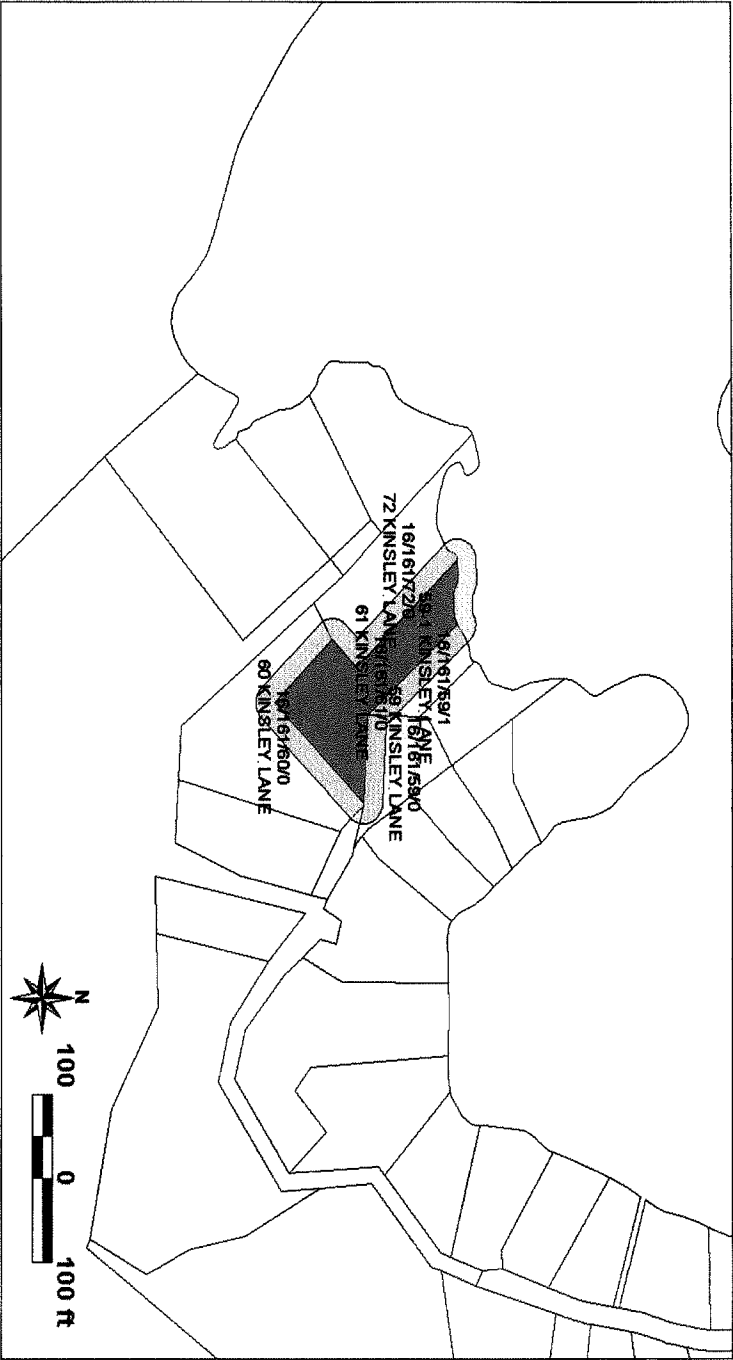
Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Waterways Regulation Program

BRP WW 06 Simplified License Application

Instructions and Supporting Materials

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

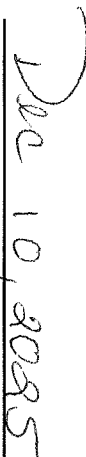
MENDON

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 4		TOTAL NO. of Pieces Received at Post Office™ 4		Affix Stamp Here Pos	
USPS® Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee) 		 0000 U.S. POSTAGE PAID WEBSTER, MA 01570 DEC 10 25 AMOUNT \$2.80 \$2324D502170-15			
1.		Town of Mendon Select Board 20 Main Street Medon, MA 01756		Postage		Fee	Parcel Airift
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.							

9589 0710 5270 1906 5136 39

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

Murrells Inlet, SC 29576

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
Total Postage and Fees	\$10.77

Sent To **William + Gail Boyd**
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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For delivery information, visit our website at www.usps.com

Mendon, MA 01756

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
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**

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

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Thief River Falls, MN 56701

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$1.07
Total Postage and Fees	\$10.77

Sent To **David Donahy 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