

December 18, 2025

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

RE: 54 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 construction of a new single-family home at 54 Kinsley Lane in Mendon, Massachusetts.

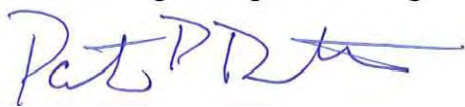
Kinsley Lane abuts the property on its north, east and south side. A vacant parcel, 60 Kinsley Lane, is located along the westerly property line. The property slopes from north to a depression in the topography at the southwest portion of the site. A culvert exists that passes under Kinsley Lane at this location. Based upon a review of site conditions by Tim Twohig, PWS no wetland resource areas are located on the site. Bordering Wetland Vegetation (BVW) was found and delineated south of the site as shown on site plan. Meadow Brook is located approximately 300 feet south of the site.

The proposed home and its associated septic system and well will be located more than 100 feet from the BVW found south of the site. A small area of driveway and grading activities will occur within the 100-foot setback to BVW. All work related to the home construction will be located more than 50-feet from BVW. Proper erosion and sediment controls will be employed during construction of the home and site work. These controls will include placement of a straw wattle immediately upstream of the culvert.

Enclosed you will find a copy of the site plan, WPA form 1 and supporting materials. Please contact me should you have any questions regarding this submittal or require any additional information.

Sincerely,

MidPoint Engineering & Consulting, LLC



Patrick P. Doherty, PE, LEED AP  
Principal

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# 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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**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

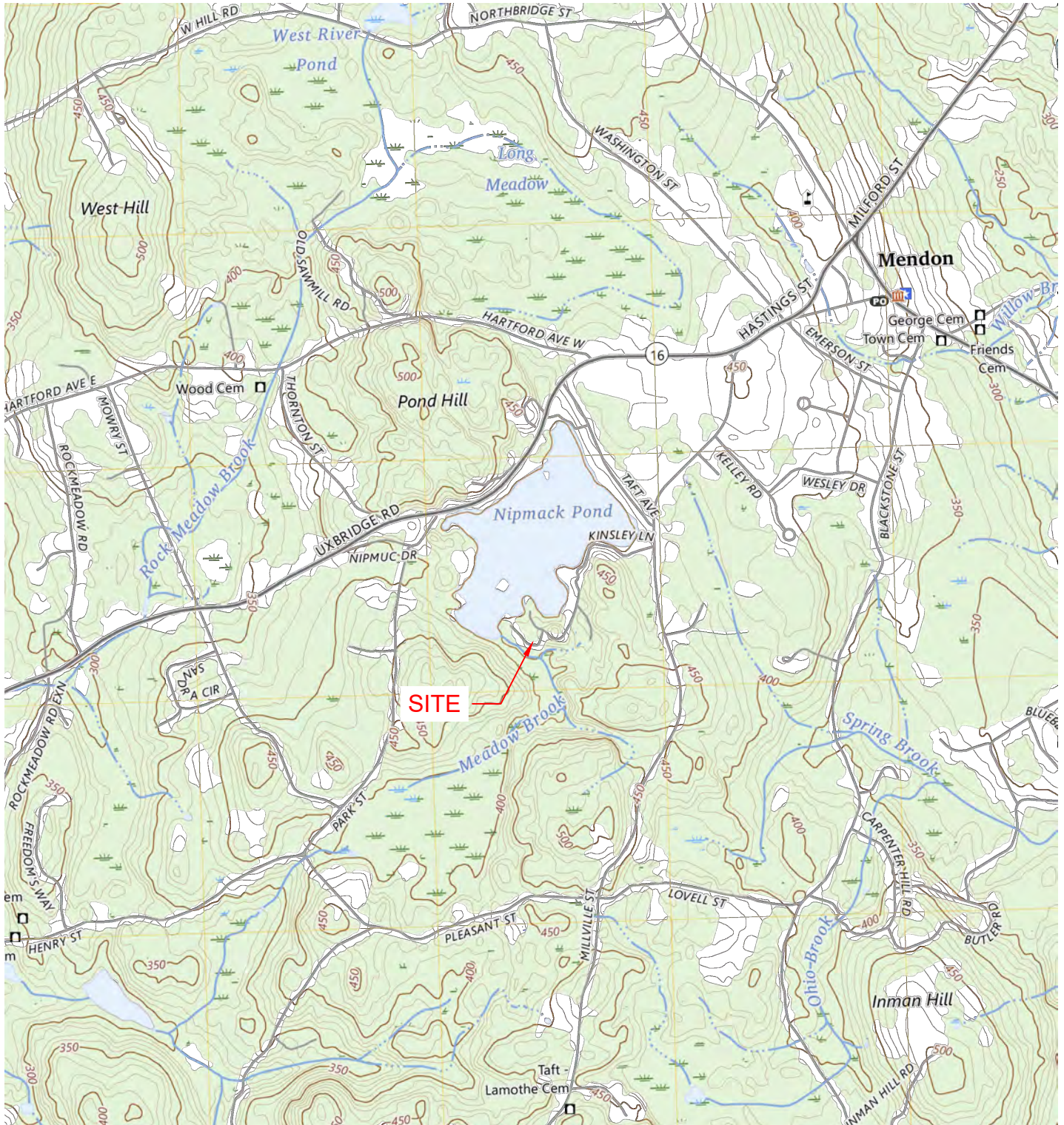
\_\_\_\_\_  
Date

*Patrick Doherty*  
\_\_\_\_\_  
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

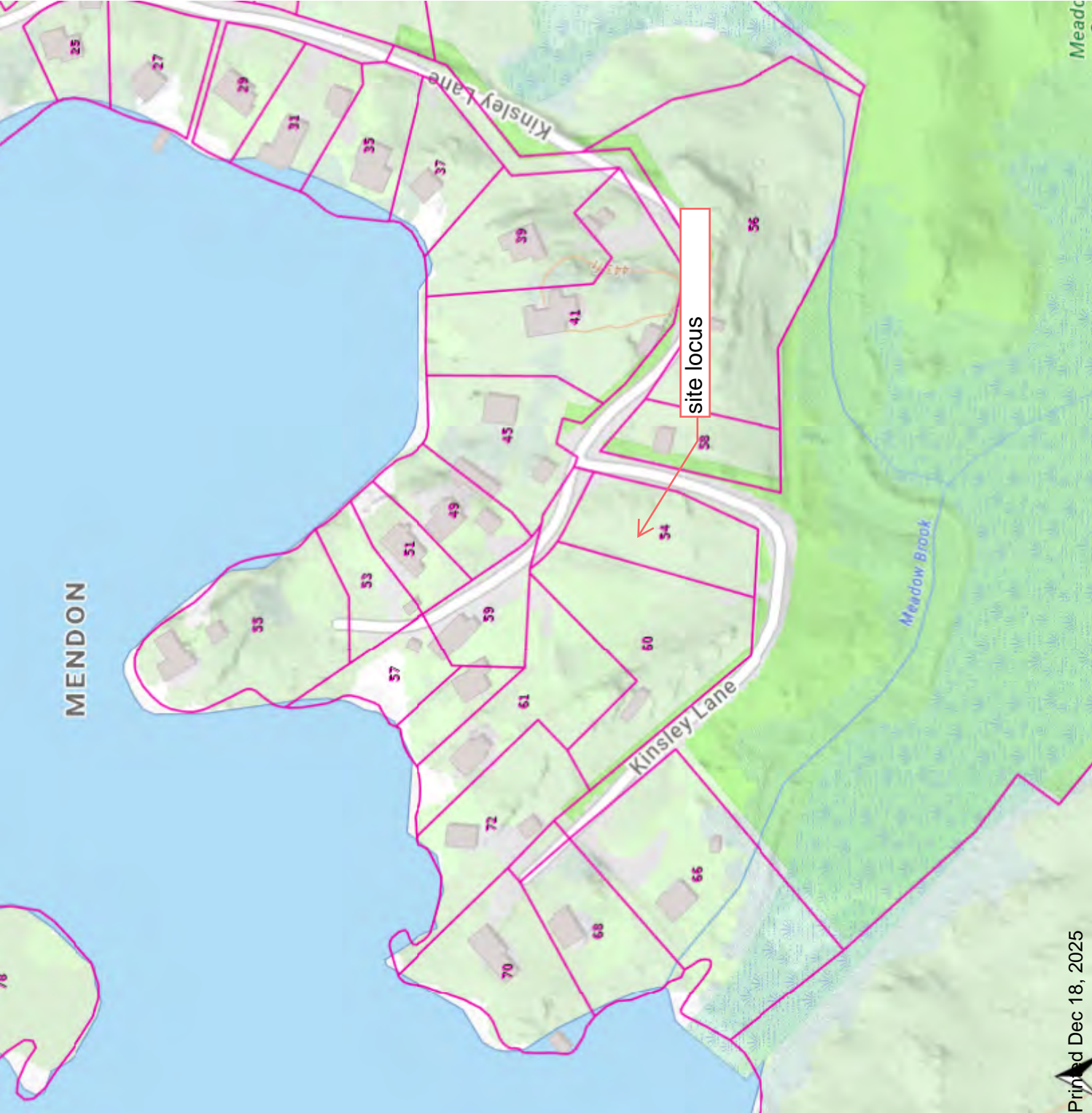
SITE LOCUS  
54 KINSLEY LANE  
MENDON, MA 01756





54 Kinsley Lane

Property Tax Parcels





54 Kinsley Lane NHESP



- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Map Features for Imagery





# 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

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

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

Basemap Imagery Source: USGS National Map 2023