

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



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 _____



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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 _____

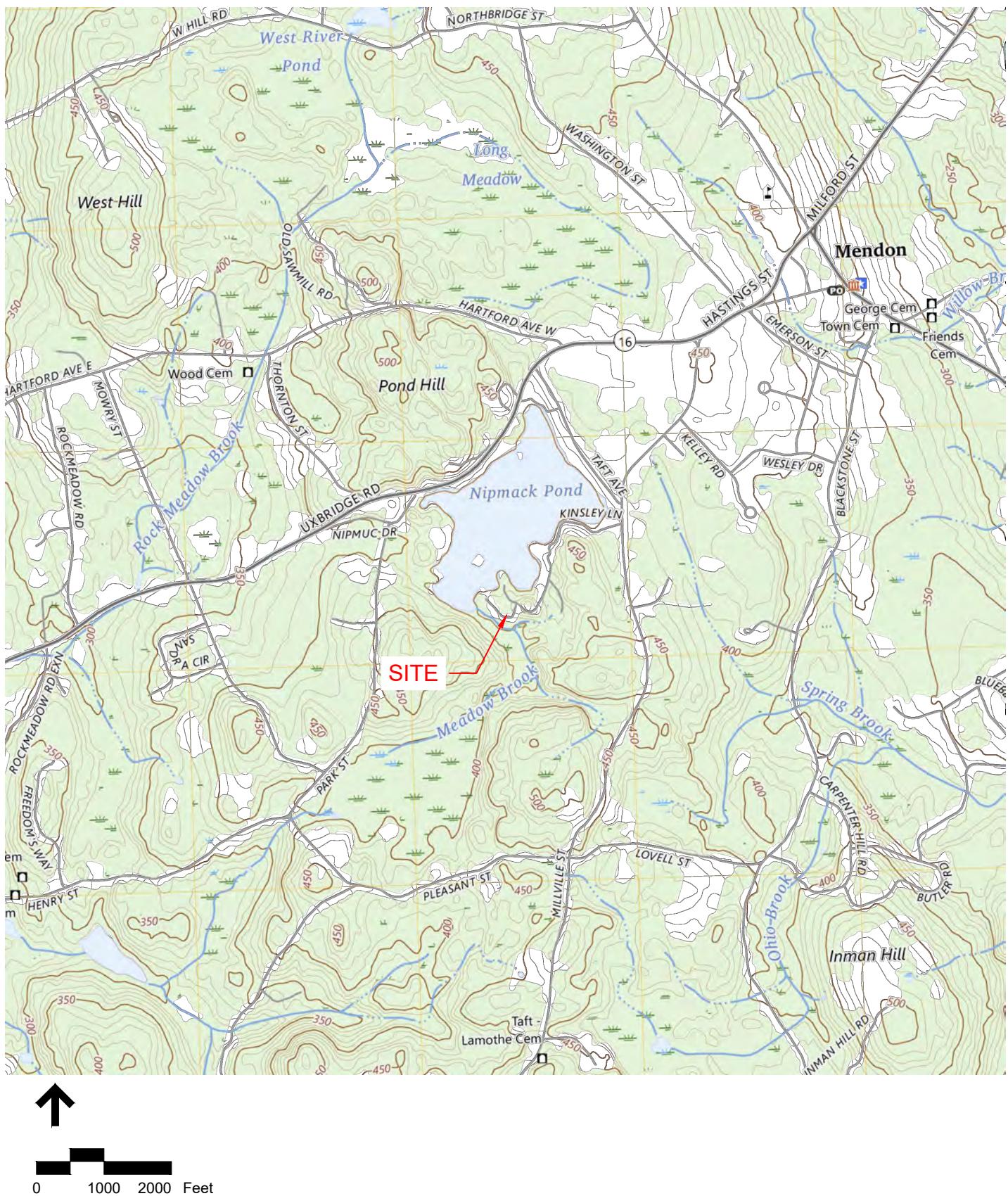


Figure 1

12/9/2025

SITE LOCUS
54 KINSLEY LANE
MENDON, MA 01756
pdoherty@midpointengineering.com

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°05'48" N

FEMA

Legend

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

