Notice of Intent (NOI) Application



In Support of: **Proposed Septic System Repair, Shed and Driveway Extension** 13 Blackstone Street Mendon, MA 01756

Applicant: **Simar House, Inc.**

102 Maple Springs Road Wareham, MA 02571

Submitted to: **Town of Mendon Conservation Commission**

Dated: February 26, 2020

Prepared By: **PMP Associates 200 North Bedford Street East Bridgewater, MA 02333**

Delineated by: Environmental Consulting & Restoration Brad Holmes, Wetland Scientist

JN: 02-2019-047

TABLE OF CONTENTS

1.	NOTICE OF INTENT	<u>Page</u>
	 WPA Form 3 – Notice of Intent 	
2.	PROJECT NARRATIVE	
	 Introduction 	10
	 Locus 	10
	Resource Areas	10
	 Proposed Project 	10
	 Proposed Wetland Protection 	11
	Construction Sequence	11
	Conclusion	11
3.	FIGURES/MAPS	
	 Figure 1 - USGS Locus Map 	13
	 Figure 2 - FEMA Flood Map 	14
	 Figure 3 - NHESP Estimated Habitats of Rare Wildlife & 	15
	Certified Vernal Pools Map	
	 Figure 4 – Subsurface Water Supply Protection Areas 	16
	 Figure 5 – Surface Water Supply Protection Areas 	17
	 Figure 6 – MassGIS Wetlands Mapping 	18
	 Figure 7 – Areas of Critical Environmental Concern 	19
	 Figure 8 – Soil Survey Map and Report 	20

4. APPENDICES

- APPENDIX A: Wetland Delineation Report by Environmental Consulting & Restoration, Brad Holmes, Wetland Scientist
- APPENDIX B: Abutter's List, Notification to Abutters and Affidavit of Service
- APPENDIX C: Wetland Fee Transmittal
- APPENDIX D: Property Deeds (Proof of Ownership)
- Attachment: Notice of Intent & Building Permit Plot Plan dated February 26, 2020 by PMP Associates



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number Mendon City/Town

4

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.

1.	Project Location (Note: electronic filers will click on button to locate project site):				
	13 Blackstone Street		Mendon	01756	
	a. Street Address		b. City/Town	c. Zip Code	
	Latitude and Longitude:		42°06'08.9"N	71°33'04.7"W	
	-		d. Latitude	e. Longitude	
	Map 11		Plot 13		
	f. Assessors Map/Plat Number		g. Parcel /Lot Number		
2.	Applicant:				
	a. First Name		b. Last Name		
	Simar House, Inc.				
	c. Organization				
	102 Maple Springs Road				
	d. Street Address				
	Wareham		MA	02571	
	e. City/Town		f. State	g. Zip Code	
	774-278-0320		simon@simarhouse.com / margit@simarhouse.co		
3.	h. Phone Number i. Property owner (required a. First Name	Fax Number if different from a	j. Email Address applicant): Check if m b. Last Name	ore than one owner	
3.	Property owner (required		applicant): Check if m	ore than one owner	
3.	Property owner (required		applicant): Check if m	ore than one owner	
3.	Property owner (required		applicant): Check if m	ore than one owner	
3.	Property owner (required a. First Name c. Organization		applicant): Check if m	ore than one owner	
3.	Property owner (required a. First Name c. Organization d. Street Address e. City/Town		applicant): Check if m		
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town	if different from a	applicant): Check if mo		
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number i. Representative (if any):	if different from a	applicant): Check if me b. Last Name	g. Zip Code	
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number	if different from a	applicant): Check if mo	g. Zip Code	
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number i. Representative (if any): Gregory	if different from a	applicant): Check if me b. Last Name	g. Zip Code	
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number i. Representative (if any): Gregory a. First Name	if different from a	applicant): Check if me b. Last Name	g. Zip Code	
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number i. Representative (if any): <u>Gregory</u> a. First Name PMP Associates	if different from a	applicant): Check if me b. Last Name	g. Zip Code	
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number i. Representative (if any): Gregory a. First Name PMP Associates c. Company	if different from a	applicant): Check if me b. Last Name	g. Zip Code	
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number i. Representative (if any): Gregory a. First Name PMP Associates c. Company 200 North Bedford Street	if different from a	applicant): Check if me b. Last Name	g. Zip Code	
	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number i. Representative (if any): Gregory a. First Name PMP Associates c. Company 200 North Bedford Street d. Street Address	if different from a	applicant): Check if me b. Last Name	g. Zip Code	
4.	Property owner (required a. First Name c. Organization d. Street Address e. City/Town h. Phone Number i. Representative (if any): Gregory a. First Name PMP Associates c. Company 200 North Bedford Street d. Street Address East Bridgewater	if different from a	applicant): Check if me b. Last Name f. State j. Email address Driscoll, Jr., P.E. b. Last Name	g. Zip Code	

\$220 \$85 \$135 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid

wpaform3.doc • rev. 2/8/2018

Provided by MassDEP: Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

MassDEP File Number Document Transaction Number Mendon City/Town

4

A. General Information (continued)

General Project Description:

Septic system repair, extension of driveway and construction of a 12'x16' shed on a residentail lot with an existing 4 bedroom single family dwelling

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. X Single Family Home 2. Residential Subdivision
- 3. Commercial/Industrial 4. Dock/Pier
- 5. Utilities
- 7. Agriculture (e.g., cranberries, forestry)
- 9. Other

1.

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)?

Vac	🖂 No	If yes, describe which limited project applies to this project. (See 310 CMR
163		10.24 and 10.53 for a complete list and description of limited project types)

6. Coastal engineering Structure

8. Transportation

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:

Worcester	
a. County	b. Certificate # (if registered land)
61172	227
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.





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 Mendon City/Town

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

	<u>Resour</u>	rce Area	Size of Proposed Alteration	Proposed Replacement (if any)
For all projects	a. 🗌	Bank	1. linear feet	2. linear feet
affecting other Resource Areas, please attach a	b. 🔄	Bordering Vegetated Wetland	1. square feet	2. square feet
narrative explaining how the resource	c. 🗌	Land Under Waterbodies and	1. square feet	2. square feet
area was delineated.		Waterways	3. cubic yards dredged	
	<u>Resour</u>	rce Area	Size of Proposed Alteration	Proposed Replacement (if any)
	d. 🗌	Bordering Land Subject to Flooding	1. square feet	2. square feet
	e. 🗌	Isolated Land	3. cubic feet of flood storage lost	4. cubic feet replaced
	e. 🛄	Subject to Flooding	1. square feet	
			2. cubic feet of flood storage lost	3. cubic feet replaced
	f. 🗌	Riverfront Area	1. Name of Waterway (if available) - sp	ecify coastal or inland
	2.	Width of Riverfront Area	a (check one):	
		25 ft Designated	Densely Developed Areas only	
		🔲 100 ft New agricu	Iltural projects only	
		200 ft All other pr	ojects	
	3.	Total area of Riverfront A	rea on the site of the proposed proje	ect: square feet
	4.	Proposed alteration of the	e Riverfront Area:	
	a .1	total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
	5.	Has an alternatives analy	rsis been done and is it attached to t	his NOI? 🗌 Yes 🛛 No
	6.	Was the lot where the act	tivity is proposed created prior to Au	gust 1, 1996? 🗌 Yes 🛛 No
3	3. 🗌 Co	astal Resource Areas: (Se	ee 310 CMR 10.25-10.35)	
	Note:	for coastal riverfront area	s, please complete Section B.2.f. a	bove.



Massachusetts Department of Environmental Protection Provided by MassDEP:

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number Mendon City/Town

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		Resou	rce Area	Size of Proposed	d Alteration	Proposed Replacement (if any)
transaction number		a. 🗌	Designated Port Areas	Indicate size ur	nder Land Under	r the Ocean, below
(provided on your receipt page) with all		b. 🗌	Land Under the Ocean	1. square feet		
supplementary information you submit to the				2. cubic yards dredge	ed	
Department.		c. 🗌	Barrier Beach	Indicate size und	ler Coastal Bea	ches and/or Coastal Dunes below
		d. 🗌	Coastal Beaches	1. square feet		2. cubic yards beach nourishment
		e. 🗌	Coastal Dunes	1. square feet		2. cubic yards dune nourishment
				Size of Proposed	d Alteration	Proposed Replacement (if any)
		f.	Coastal Banks	1. linear feet		
		g. 📙	Rocky Intertidal Shores	1. square feet		
		h. 🗌	Salt Marshes	1. square feet		2. sq ft restoration, rehab., creation
		i. 🗌	Land Under Salt Ponds	1. square feet		
				2. cubic yards dredge	ed	
		j. 🗌	Land Containing Shellfish	1. square feet		
		k. 🗌	Fish Runs			ks, inland Bank, Land Under the r Waterbodies and Waterways,
		ı. 🗖	Land Subject to	1. cubic yards dredge	ed	
	4.	Re	Land Subject to Coastal Storm Flowage storation/Enhancement roject is for the purpose of l	1. square feet	cing a wetland r	esource area in addition to the
			footage that has been enter			ve, please enter the additional
		a. squar	e feet of BVW		b. square feet of S	alt Marsh
	5.	🗌 Pro	oject Involves Stream Cross	sings		
		a. numb	er of new stream crossings		b. number of repla	cement stream crossings



Massachusetts Department of Environmental Protection Provided by MassDEP:

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number Mendon City/Town

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

 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.

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
Aug 2017	- Westborough, MA 01581
b. Date of map	- Westborough, MA 01301

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. C 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 http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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.



Massachusetts Department of Environmental Protection Provided by MassDEP:

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

MassDEP File Number

Document Transaction Number Mendon City/Town

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

C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at <u>http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm</u>). 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, <u>http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm;</u> 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.		
<u></u>	ooparato meorromon 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 - Cohasset to Rhode Island border, and the Cape & Islands:	North Shore - Hull to New Hampshire border:
Division of Marine Fisheries -	Division of Marine Fisheries -

Southeast Marine Fisheries Station Attn: Environmental Reviewer 836 South Rodney French Blvd. New Bedford, MA 02744 Email: <u>DMF.EnvReview-South@state.ma.us</u> Division of Marine Fisheries -North Shore Office Attn: Environmental Reviewer 30 Emerson Avenue Gloucester, MA 01930 Email: <u>DMF.EnvReview-North@state.ma.us</u>

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.

	Massachusetts Department of Environmental Protection Provided by MassDEP: Bureau of Resource Protection - Wetlands MassDEP File Number WPA Form 3 – Notice of Intent Total to the burget of the second se						
			Document Transaction Number				
	Massachusetts Wetlands Protection Act M.G.L. c. 131, §40		Mendon				
	_		City/Town				
	C. Other Applicable Standards and Requirements (cont'd)						
	4. Is any portion of the proposed project within an Area of Critical Environmental Concern						
Online Users: Include your document		a. Yes No If yes, provide name of ACEC (see instructions Website for ACEC locations). Note: electronic					
transaction number		b. ACEC					
(provided on your receipt page) with all	5.	Is any portion of the proposed project within an area designated as an (ORW) as designated in the Massachusetts Surface Water Quality Star					
supplementary		a. 🗌 Yes 🖾 No					
information you submit to the Department.	6.	Is any portion of the site subject to a Wetlands Restriction Order under Restriction Act (M.G.L. c. 131, \S 40A) or the Coastal Wetlands Restrict					
		a. 🗌 Yes 🖾 No					
	7.	Is this project subject to provisions of the MassDEP Stormwater Manag	ement Standards?				
		a. Yes. Attach a copy of the Stormwater Report as required by the	e Stormwater Management				
		Standards per 310 CMR 10.05(6)(k)-(q) and check if: Applying for Low Impact Development (LID) site design cre	dits (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 Manager	nent 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 or equal to 4 units in multi-family housing project) with no disc					
	D.	Additional Information					
	_						
		This is a proposal for an Ecological Restoration Limited Project. Skip S Appendix A: Ecological Restoration Notice of Intent – Minimum Require					

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.

- 1. 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.)
- 2. 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.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Provided by MassDEP:

MassDEP File Number

Document Transaction Number Mendon City/Town

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

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. \square List the titles and dates for all plans and other materials submitted with this NOI.

Notice of Intent & Building Permit Plot Plan a. Plan Title	
PMP Associates	Edward Jacobs, R.P.L.S. &
b. Prepared By	Gregory Driscoll, Jr., P.E.
February 26, 2020	1"=20'
d. Final Revision Date	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:

402	02/24/2020
2. Municipal Check Number	3. Check date
403	02/24/2020
4. State Check Number	5. Check date
Simar House, Inc.	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

MassDEP File Number Document Transaction Number	Mendo	n			
	ender de la companya	83.5% 0.005	nsactio	yn Nur	nber
MassDEP File Number		, . £ -,		2017. SV	2934
MassDEP Elle Number				.	
	MassDF	P. File	Numb	or	18 N

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.

Majget Price Director, Simar He ture of Applicant 2. Date 3. Signature of Property Owner (if different) 4. Date

2/24/2020 6. Date

For Conservation Commission:

5. Signature of Representative (if any)

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:

лPI

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.

Notice of Intent Application For Proposed Septic System Repair, Shed and Driveway Extension 13 Blackstone Street, Mendon, MA 01756

2.0 PROJECT NARRATIVE

Introduction

The applicant, Simar House, Inc, proposes to construct a new 12'x16' shed, extend the existing driveway and repair the septic system for the existing 4 bedroom single family dwelling on the property at 13 Blackstone Street in Mendon.

Locus

The site is located on Blackstone Street in Mendon, on the westerly side of the street. Blackstone Street is zoned Rural Residential and the property is bordered by similar residential uses. Refer to Figure 1 USGS Map for the location of the site.

Resource Areas

The property contains Bordering Vegetated Wetlands (BVW) and is not within a land subject to flooding. No other resource areas (ACEC, subsurface water supply protection areas, NHESP habitat, or other wetland resource areas.) are mapped for the area. Please see the attached wetland resource area delineation memo from Environmental Consulting & Restoration for further information regarding the wetland resource areas.

Proposed Project

The purpose of this Notice of Intent application is to authorize a new 12'x16' shed, the extension of the existing driveway and a new Title 5 septic system to replace the existing failed sewage disposal system that services the single family home. The proposed work area associated with the septic system repair/upgrade project is located within existing maintained lawn area surrounding the single family home. Associated with the septic system repair/upgrade project is installation of a septic tank, leaching field, piping and associated septic components. Upon completion of the project, the area will be restored as lawn and the site stabilized from erosion.

Soils information was obtained from the USDA natural Resource Conservation Service's (NRCS) Web Soil Survey mapping as well as onsite test pits for the septic system. Site soil mapped in the work area is classified as the following SCS Hydrologic Soil Group: Scituate fine sandy loam (315B – SCS Hydrologic Soil Group C). Refer to Figure 8, Soil Survey Map, for a delineation of the boundaries of the soils with respect to the study area.

The proposed location for the new septic system was selected due to the location of the existing well, favorable soil conditions in this portion of the property and its proximity to the existing sewer pipe. The system is proposed to be located in the front side yard where it is accessible to the existing pipe. We were able to keep the septic tank and leaching field outside of the 25 ft. wetland setback. The system location and associated grading of the soil absorption system is the only feasible location for the system and its components.

Proposed Wetland Protection

In order to protect the nearby BVW, the following measures are proposed as part of the proposed project:

• Installation of an erosion control line to surround the work area prior to the start of work. 12inch straw wattles are proposed for the perimeter erosion control measure.

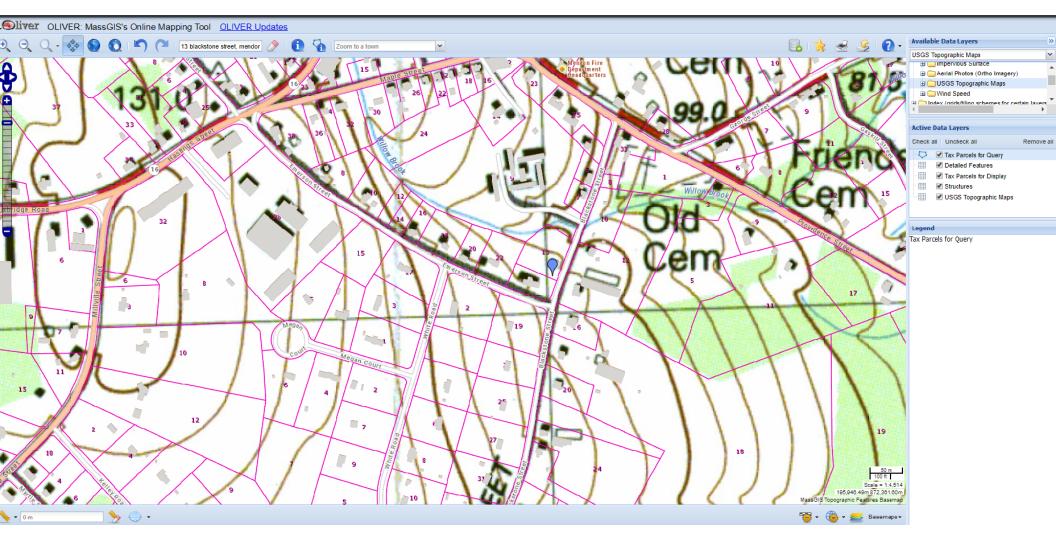
• Contractor shall follow the construction sequence as set forth on the plans.

• Stockpiling of soils, if any, shall be located as far from the wetland resource areas as possible with straw wattles or silt fence placed around the materials piles as necessary.

- Construction and utilization of a de-watering basin, as needed.
- Installation of Conservation markers at the existing limit of clearing.

Conclusion

It is our opinion that with the mitigation provided and the strict compliance to the plans and standard procedures that are required by the Conservation Commission, there will be no adverse impacts to any resource areas. We look forward working with the Conservation Commission during the permitting process to satisfy any concerns that may arise.



USGS Topography Map

National Flood Hazard Layer FIRMette



Legend

42°6'21.83"N SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD HAZARD AREAS **Regulatory Floodway** 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 OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D GENERAL - -- - Channel, Culvert, or Storm Sewer STRUCTURES IIIIII Levee, Dike, or Floodwall 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation AREA OF MINIMAL FLOOD HAZARD TOWN OF MENDON **Coastal Transect** Base Flood Elevation Line (BFE) ~ 513~~~~ 250316 Limit of Study Jurisdiction Boundary **Coastal Transect Baseline** ----OTHER **Profile Baseline** 25027 C1031 E FEATURES Hydrographic Feature eff.7/4/2011 **Digital Data Available** No Digital Data Available MAP PANELS 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 1/20/2020 at 2:47:17 PM 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, USGS The National Map: Orthoimagery. Data refreshed April, 2019. legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for 42°5'55.13"N 1:6,000 Feet unmapped and unmodernized areas cannot be used for

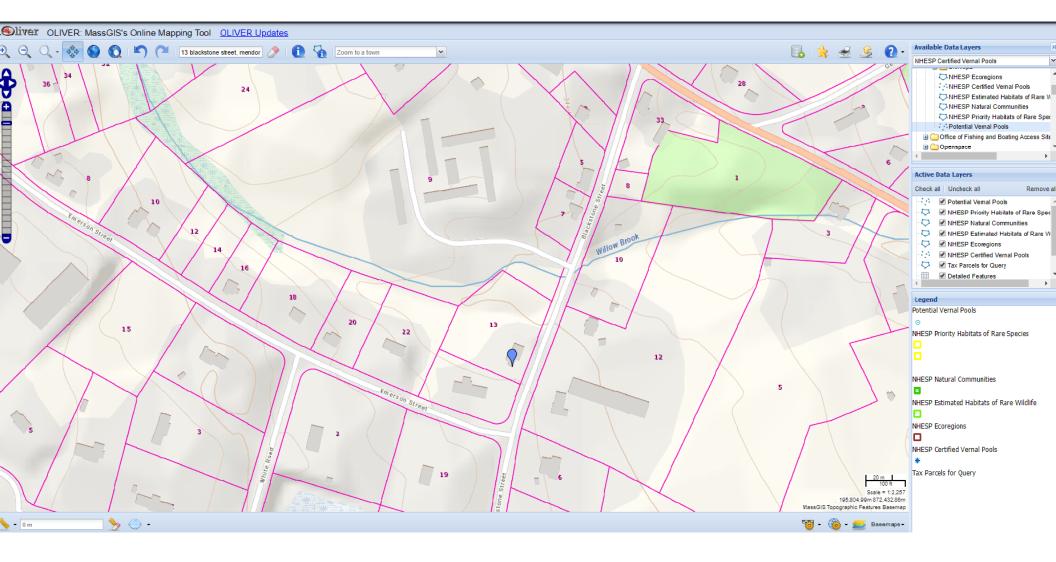
500

1,500

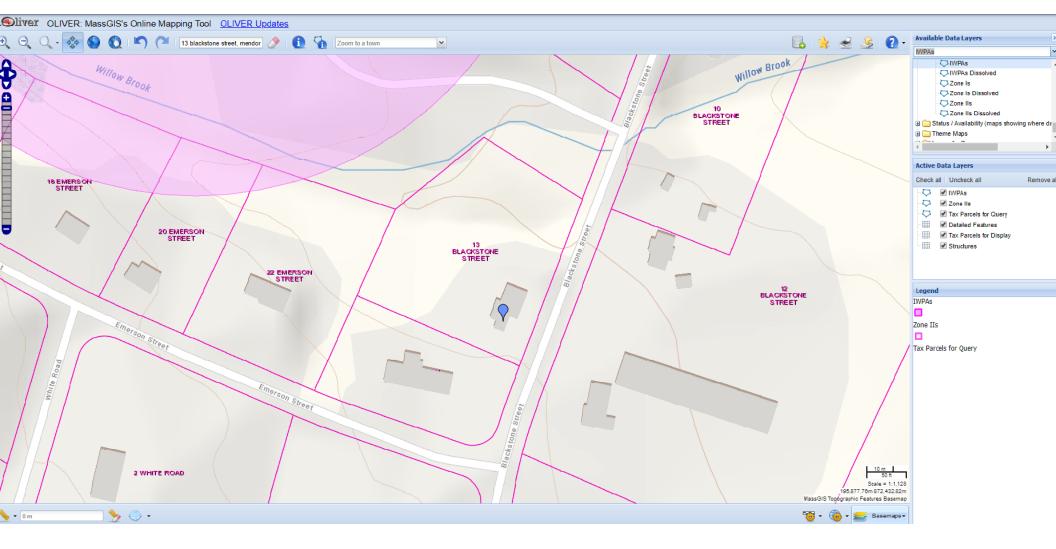
1,000

2,000

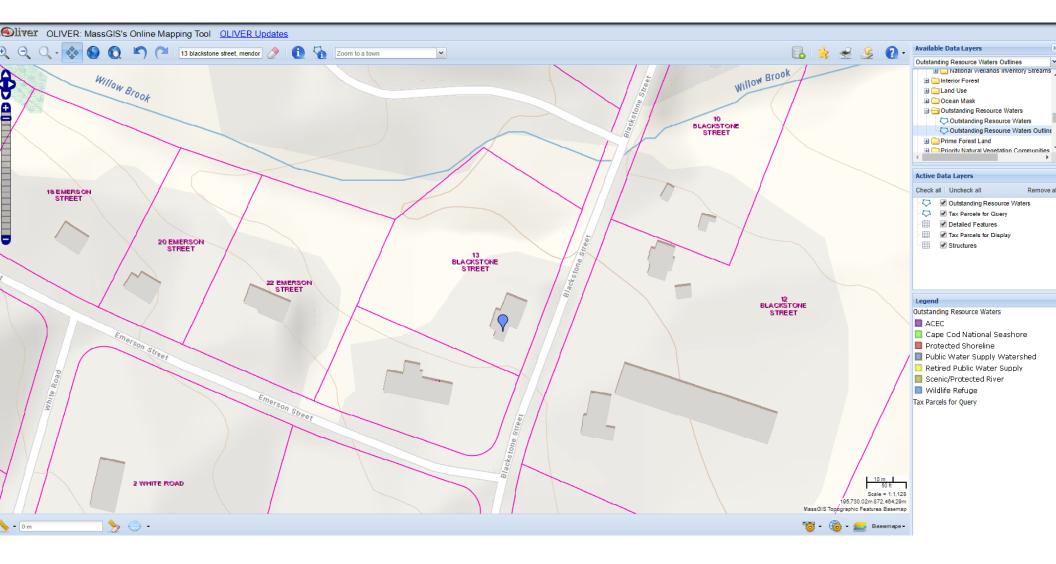
regulatory purposes.



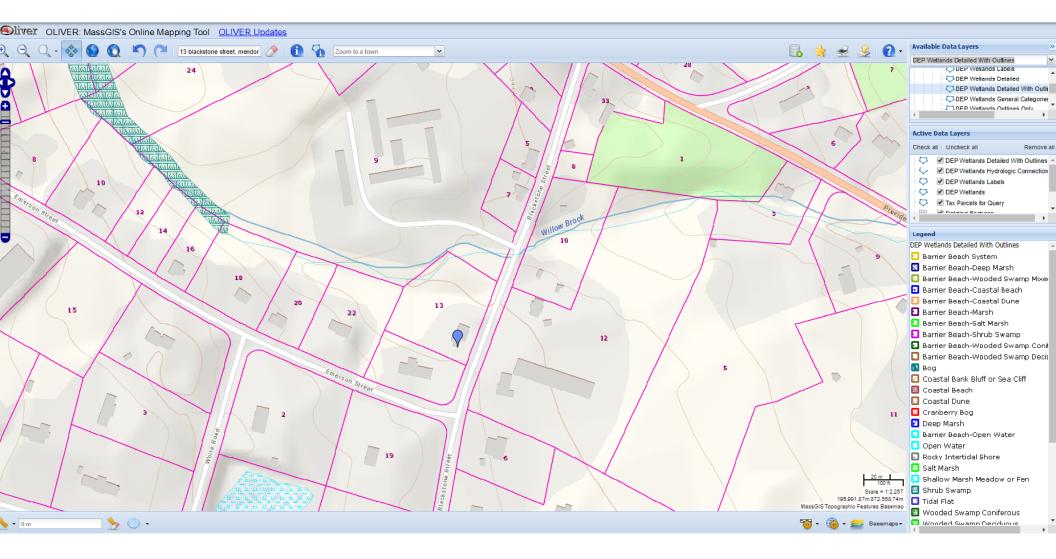
NHESP Map



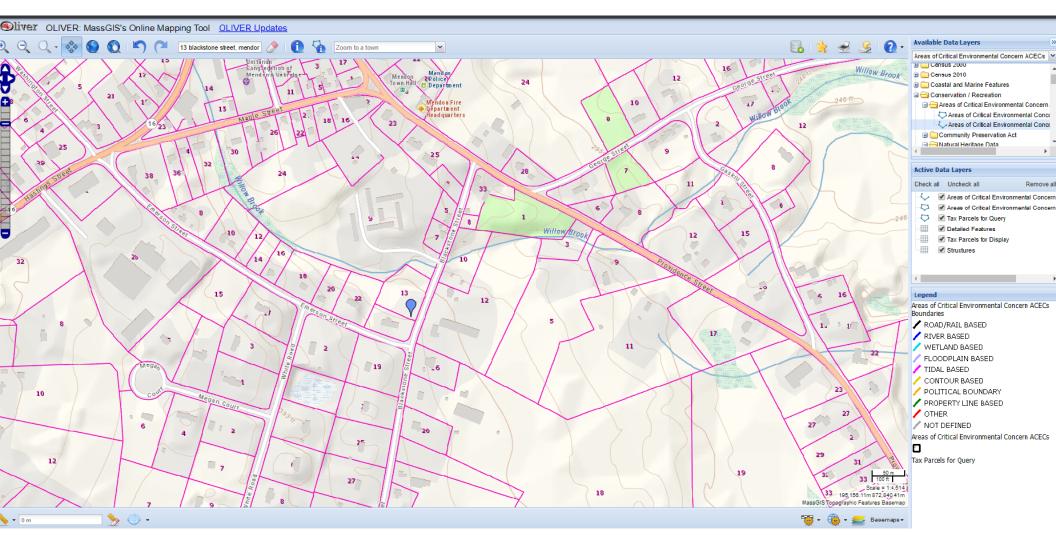
Subsurface Water Supply Protection Area



Outstanding Resource Waters & Surface Water Supply Protection Area

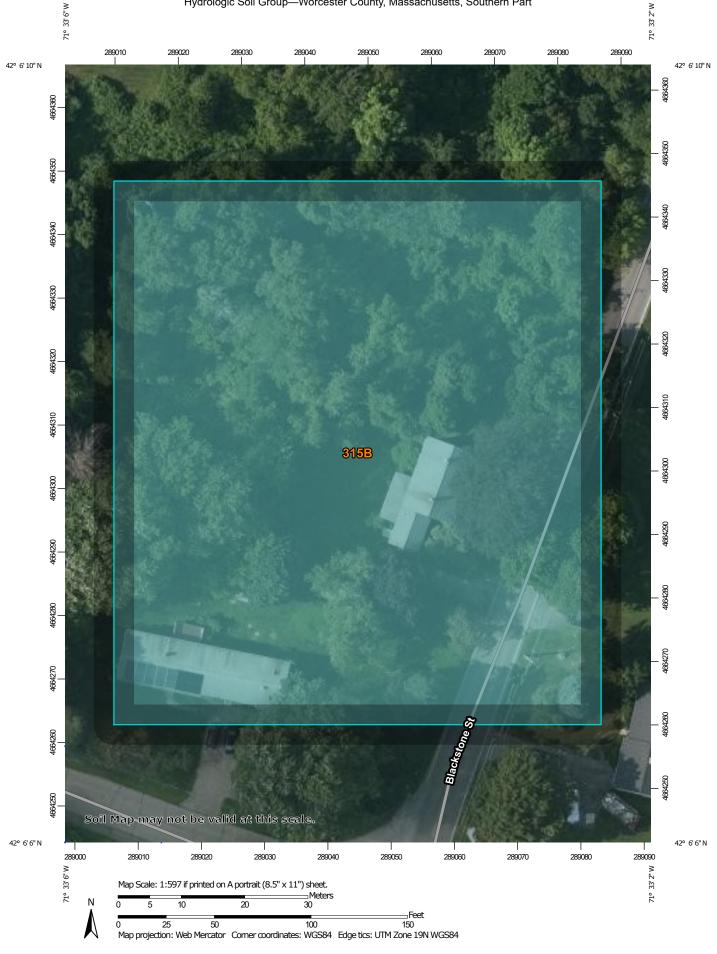


MassGIS Wetlands Mapping



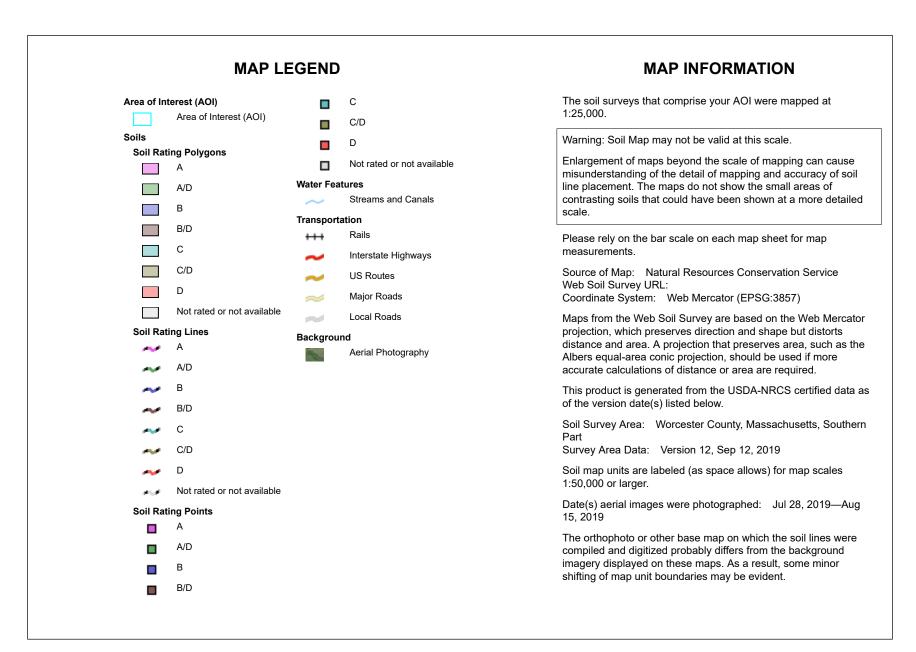
Areas of Critical Environmental Concern

Hydrologic Soil Group-Worcester County, Massachusetts, Southern Part



Natural Resources **Conservation Service**

Web Soil Survey National Cooperative Soil Survey





Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
315B	Scituate fine sandy loam, 3 to 8 percent slopes	С	1.6	100.0%
Totals for Area of Interest		1.6	100.0%	

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified Tie-break Rule: Higher

APPENDIX A

Wetland Delineation Report by Environmental Consulting & Restoration, Brad Holmes, Environmental Scientist



WETLAND DELINEATION MEMO

- TO: Jacobs Driscoll Engineering
- **FROM:** Brad Holmes
- DATE: February 4, 2020
- RE: 13 Blackstone Street, Mendon

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 13 Blackstone Street in Mendon (the site) on January 22, 2020. The purpose of the review was to identify wetland resource areas on or near the site. The site is located to the west of Blackstone Street and consists of a single-family home with a paved driveway, maintained lawn, landscaped areas, etc. The weather on January 22nd was sunny, clear and cold (approximately 25 degrees) with light wind and minor snow cover. Wetland resource areas are located on and near the site to the west and north of the existing home. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped) #A1 to #A17 along the limit of the wetland beginning within the southwestern portion of the site and ending along Blackstone Street within the northeastern portion of the site. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils and dominant wetland indicator plants. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot Buffer Zone to BVW

Also review of the MassGIS wetlands database reveals the following:

- 1. The site <u>is not located</u> within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
- 2. The site does not contain Certified Vernal Pools according to the MaNHESP.
- 3. The site does contain a U.S.G.S. mapped stream. The stream is mapped as intermittent by the most current USGS maps and has been confirmed intermittent via the USGS Stream Stats Program with a watershed area less than 0.5 square miles. See attached StreamStats Report.
- 4. The site does not contain Land Subject to Flooding (FEMA flood zones).
- 5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrholmes.com with any questions or requests for additional information.

Thank you, Brad Holmes, Professional Wetland Scientist #1464 Manager

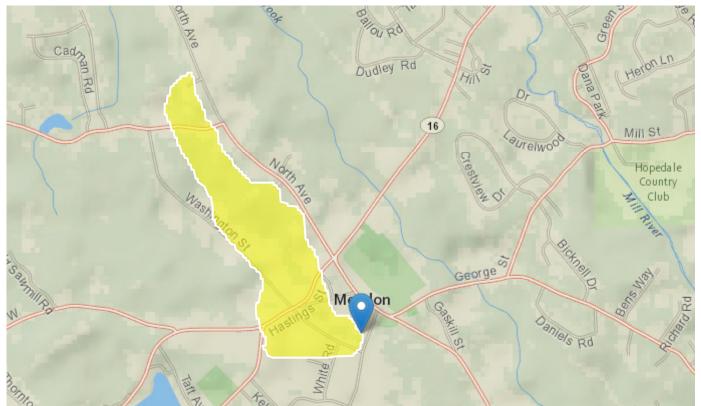
StreamStats Report

 Region ID:
 MA

 Workspace ID:
 MA20200121210954186000

 Clicked Point (Latitude, Longitude):
 42.10295, -71.55138

 Time:
 2020-01-21 16:10:10 -0500



13 Blackstone Street, Mendon

Basin Characteristics			
Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.35	square miles

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

StreamStats

USGS Software Disclaimer: This software has been approved for release by the U.S. Geological Survey (USGS). Although the software has been subjected to rigorous review, the USGS reserves the right to update the software as needed pursuant to further analysis and review. No warranty, expressed or implied, is made by the USGS or the U.S. Government as to the functionality of the software and related material nor shall the fact of release constitute any such warranty. Furthermore, the software is released on condition that neither the USGS nor the U.S. Government shall be held liable for any damages resulting from its authorized or unauthorized use.

USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.3.11

APPENDIX B

Abutters List Notification to Abutters Affidavit of Service



TOWN OF MENDON BOARD OF ASSESSORS 20 MAIN STREET MENDON, MA 01756 508-473-2738 508-478-8241 (Fax) e-mail: jberthold@mendonma.gov

February 4, 2020

PROPERTY LOCATION(S):	13 Blackstone Street Mendon, Massachusetts Assessor's Map #11-108-13
PROPERTY OWNER(S):	Simar House, Inc.
OWNER(S) ADDRESS:	102 Maple Springs Road Wareham, MA 02571
RECORDED:	Worcester Registry of Deeds October 3, 2019 Book #61172 Page #227

The attached 100' abutter's list is true and accurate to the best of our knowledge.

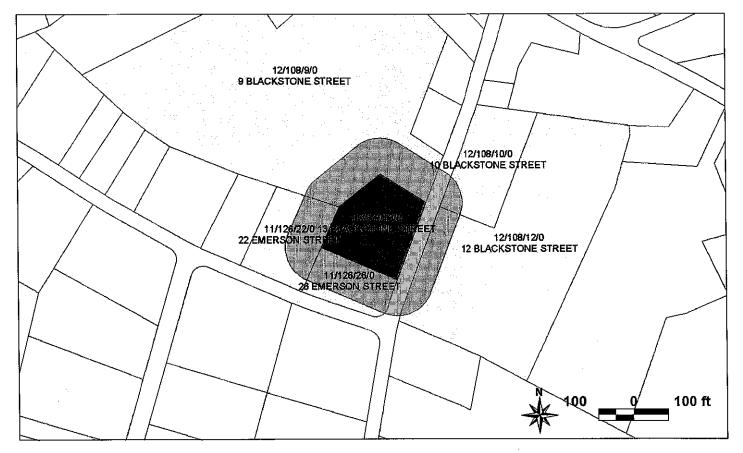
Sipeerely, at tolk

Jean M. Berthold, MAA Principal Assessor

Attachment

TOWN OF MENDON, MA BOARD OF ASSESSORS 20 Main Street, Mendon, MA 01756

Abutters List Within 100 feet of Parcel 11/108/13/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST ZipCd/Cou
710	11-108-13-0-R	SIMAR HOUSE INC	13 BLACKSTONE STREET	102 MAPLE SPRINGS ROAD	WAREHAM	MA 02571
742	11-126-22-0-R	DEWITTE RUSSELL J III & ANASTASIYA T	22 EMERSON STREET	22 EMERSON STREET	MENDON	MA 01756
743	11-126-26-0-R	LEGGE MICHAEL A & LEGGE ROBERT D	26 EMERSON STREET	26 EMERSON STREET	MENDON	MA 01756
1027	12-108-9-0-E	MENDON HOUSING AUTHORITY	9 BLACKSTONE STREET	P. O. BOX 55	MENDON	MA 01756-0
1028	12-108-10-0-R	BELLIVEAU DAVID M & NANCY	10 BLACKSTONE STREET	10 BLACKSTONE STREET	MENDON	MA 01756
1029	12-108-12-0-R	WHEELER HEIDI J & GARY M	12 BLACKSTONE STREET	12 BLACKSTONE STREET	MENDON	MA 01756

Notification to Abutters Under the Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, you are hereby notified of the following:

- A. The names of the applicants is **Simar House, LLC**
- B. The applicant has filed a **Notice of Intent** with the Conservation Commission for the municipality of **Town of Mendon** seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is 13 Blackstone Street (Map 11 Lot 13).
- D. Copies of the Notice of Intent may be examined at the Mendon Conservation Commission during regular business hours. For more information, call (508) 634-6898.
- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant ____, or the applicant's representative <u>X</u> by calling this telephone number: (508) 928-4400 between the hours of 8 a.m. and 5 p.m. on the following days of the week: Monday through Friday.
- F. Information regarding the date, time and place of the public hearing may be obtained from the **Mendon Conservation Commission** by calling this telephone number (508) 634-6898 during their regular office hours.

Check one: This is the applicant , representative , or other \underline{X} , (specify): *Issuing Authority*

NOTE: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in a local newspaper.

NOTE: Notice of the public hearing, including its date, time and place will be posted in the Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact the DEP, call:

Central Region:	(508) 792-7650	Northeast Region:	(617) 935-2160
Southeast Region:	(508) 946-2800	Western Region:	(413) 784-1100

* ALL INTERESTED PARTIES ARE INVITED TO ATTEND, HOWEVER, IT IS NOT MANDATORY THAT YOU PARTICIPATE.

AFFIDAVIT OF SERVICE

Under the Massachusetts Inland Wetlands Protection Act, MGL c. 131 s. 40 and Wetlands Protection By-law

I, Gregory Driscoll, Jr., P.E., hereby certify under the pains and penalties of perjury that on or about February 26, 2020, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Simar House, LLC with the Mendon Conservation Commission on February 26, 2020 for property located at 13 Blackstone Street, Mendon, MA.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Hege All

02/26/2020 Date

APPENDIX C

Wetland Fee Transmittal



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands NOI Wetland Fee Transmittal Form

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

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

A. Applicant Information

1. Locat	tion of Project:					
13 Blackstone Street			Mendon, MA 01756			
a. Stre	a. Street Address		b. City/Town			
403	403		\$85			
c. Che	c. Check number		d. Fee amount			
2. Appli	cant Mailing Ad	dress:				
a. Firs	t Name		b. Last Name			
Sima	r House, Inc.					
	anization					
102 N	Maple Springs R	load				
	ling Address					
Ware	Wareham		MA	02571		
e. City	e. City/Town		f. State g. Zip Code			
774-2	774-278-0320		simon@simarhouse.com			
h. Pho	one Number	i. Fax Number	margit@simarhouse.com			
3. Prop	erty Owner (if di	fferent):				
a. Firs	t Name		b. Last Name			
c. Org	anization					
d. Mai	ling Address					
e. City	//Town		f. State	g. Zip Code		
h. Pho	one Number	i. Fax Number	i. Email Address			

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.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1.a. Work on single family lot	1	\$110	\$110
1.e. Work on septic system separate from house	1	\$110 	<u>\$110</u>
	-	tal Project Fee: Fee Payments:	
	Total I	Project Fee:	\$220 a. Total Fee from Step 5
	State share	of filing Fee:	\$85 b. 1/2 Total Fee less \$ 12.50
	City/Town share of filling Fee:		\$135 c. 1/2 Total Fee plus \$12.50

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.)

APPENDIX D

Property Deeds (Proof of Ownership)

Bk: 61172 Pg: 228

Quitclaim Deed

13 Blackstone Street LLC, a limited liability company organized under the laws of the Commonwealth of Massachusetts, with an address of 60 State Street, Suite 700, Boston, Massachusetts 02109

For consideration paid and in full consideration of ONE HUNDRED SEVENTY FIVE THOUSAND and 00/100 (\$175,000.00) Dollars,

grant(s) to **SIMAR HOUSE**, **INC.**, a Massachusetts Corporation having a principal place of business at 102 Maple Springs Road, Wareham, Plymouth County, Massachusetts,

with quitclaim covenants

A certain parcel of land, with the buildings thereon, situated on the northwesterly side of Blackstone Street in Mendon, Worcester County, Massachusetts, more particularly bounded and described as follows:

BEGINNING	at a cement bound at the southerly corner of the granted premises at land now or formerly of on Ammen;
THENCE	northeasterly by Blackstone Street, 227.50 feet, more or less, to a cement bound;
THENCE	northwesterly by land of the Mendon Housing Authority, 123.53 feet to a stake in a wall;
THENCE	southwesterly by said wall and then by said wall and said last- mentioned land, 94.23 feet to a drill hole in said wall;
THENCE	continuing by said wall and said last-mentioned land, 44.74 feet to a drill hole at the intersection of stone walls;
THENCE	continuing with a stone wall southwesterly 120.00 feet, more or less, to a cement bound at said land formerly of Ammen;

Bk: 61172 Pg: 229

THENCE

southeasterly by said last-mentioned land, 220.00 feet, more or less, to the place of beginning.

Said premises are subject to water rights mentioned in Deed from Harry C. Gaskill to Edward H. Taft, recorded with Worcester District Registry of Deeds, Book 1895, Page 403; and, also subject to any rights of American Telephone and Telegraph Company or New England Telephone and Telegraph Company to construct, operate and maintain its lines over the granted premises, if any such rights exist.

Meaning and intending to convey the same premises conveyed to Grantor by Deed recorded with the Worcester County District Registry of Deeds in Book 54857, Page 325.

.

Bk: 61172 Pg: 230

IN WITNESS WHEREOF, the said 13 Blackstone Street LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Mary E. Dondero, its Duly Authorized Member, this <u>27</u>² day of September, 2019.

13 Blackstone Street LLC

By:

Mary E. Dondero, Duly Authorized Member

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS

On this <u>27</u>th day of September, 2019 before me, the undersigned notary public, personally appeared **MARY E. DONDERO**, and proved to me through satisfactory evidence of identification, which was a Commonwealth of Massachusetts driver's license photo identification and personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as Duly Authorized Member of 13 Blackstone Street LLC.

BRIMI ACOS CONSIGN Notary Public My commission expires: 08-10-23

