



**Guerriere &  
Halnon, Inc.**  
ENGINEERING & LAND SURVEYING  
www.gandhengineering.com

Est. 1972

G-10270

Milford Office  
333 West Street  
Post Office Box 235  
Milford, MA 01757-0235  
Phone (508) 473-6630  
Fax (508) 473-8243

Franklin Office  
55 West Central Street  
Franklin, MA 02038-2101  
Phone (508) 528-3221  
Fax (508) 528-7921

Whitinsville Office  
1029 Providence Road  
Whitinsville, MA 01588-2121  
Phone (508) 234-6834  
Fax (508) 234-6723

October 22, 2020

Mendon Conservation Commission  
Town Hall,  
Mendon, MA 01756

**RE: Notice of Intent: Lots 44A & 44B  
Hartford Avenue East  
Mendon, MA 01756**

Dear Commission Members:

On behalf of the applicant, Hartford East Corp, we are submitting a Notice of Intent for the construction of two single family homes with septic systems, wells, driveways, utilities and associated site work that will occur within the 100 ft buffer of a bordering vegetated wetlands. A proposed common driveway crossing will alter 700 sf of BVW with 1,030 sf of replication proposed.

Enclosed are two (2) copies of the Notice of Intent, and a check in the amount of \$ 762.50 for the Town's share of the standard filing.

Abutters are being notified of this filing, as required by the Wetlands Protection Act. We have also filed one (1) copy of the Notice of Intent with the DEP Central Regional Office, and sent a check for \$737.50 for the State's share of the filing fee to the DEP lockbox in Boston.

We look forward to working with your office on this project. If you have any questions regarding this filing, or if you need any more information, please do not hesitate to contact this office.

Very truly yours,

Robert J. Poxon  
Project Engineer

G-10270

**Notice of Intent  
For  
Lots 44A and 44B  
Hartford Avenue East  
in  
Mendon, Massachusetts**

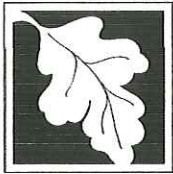
**Date: October 22, 2020**

Applicant;

Hartford East Corp  
P.O. Box 281  
Mendon, MA 01756

Prepared by:

Guerriere & Halnon, Inc.  
Engineering & Land Surveying  
P.O. Box 235  
333 West Street  
Milford, MA 01757



# WPA Form 3 – Notice of Intent

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

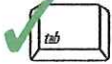
MassDEP File Number

Document Transaction Number

Mendon

City/Town

**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.

## A. General Information

### 1. Project Location (Note: electronic filers will click on button to locate project site):

44 Hartford Avenue East	Mendon	01756
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42-05-36N	71-32-32W
18	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	44	
	g. Parcel /Lot Number	

### 2. Applicant:

Damon	Tinio	
a. First Name	b. Last Name	
Hartford East Corp.		
c. Organization		
P.O.Box 281		
d. Street Address		
Mendon	MA	01756
e. City/Town	f. State	g. Zip Code
508-889-5567	DT@TINIOCORP.COM	
h. Phone Number	i. Fax Number	j. Email Address

### 3. Property owner (required if different from applicant): Check if more than one owner

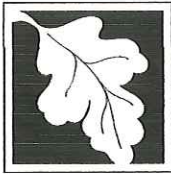
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

### 4. Representative (if any):

Robert	Poxon	
a. First Name	b. Last Name	
Guerriere & Halnon, Inc.		
c. Company		
333 West Street		
d. Street Address		
Milford	MA	01757
e. City/Town	f. State	g. Zip Code
508-473-6630	508-473-8243	rpxon@gandhengineering.com
h. Phone Number	i. Fax Number	j. Email address

### 5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$1,500.00	\$737.50	\$762.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

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## A. General Information (continued)

### 6. General Project Description:

The construction of two single family homes with associated site preparation, septic systems, grading and utilities, will occur within the 100' buffer of a bordering vegetated wetlands. A wetland crossing for a common driveway will alter 700 sf of resource area. A replication area of 1,030 sf is proposed.

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

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

### 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)?

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

#### 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

62019

c. Book

b. Certificate # (if registered land)

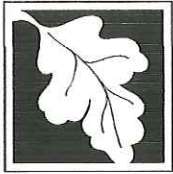
268

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.



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Mendon \_\_\_\_\_

City/Town \_\_\_\_\_

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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	700 1. square feet _____	1,030 2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land 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) - **specify coastal or inland** \_\_\_\_\_
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

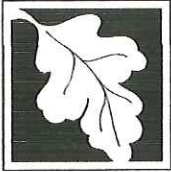
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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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 transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

\_\_\_\_\_

a. square feet of BVW

\_\_\_\_\_

b. square feet of Salt Marsh

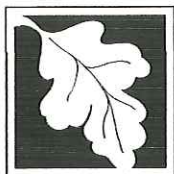
5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



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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

1. 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](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  
Westborough, MA 01581**

- 2019 \_\_\_\_\_  
b. Date of map

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.  Assessor's Map or right-of-way plan of site

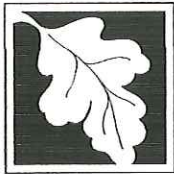
2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(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.



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City/Town

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

(c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm)). 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, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm); 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. 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:

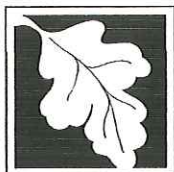
Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 1213 Purchase Street – 3rd Floor  
 New Bedford, MA 02740-6694  
 Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.





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

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (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 Management 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-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

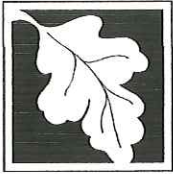
## D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 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.



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

### Resource Area Plan

a. Plan Title

Guerriere & Halnon, Inc.

Elizabeth Mainini-Sanchioni

b. Prepared By

c. Signed and Stamped by

October 20, 2020

1"=40'

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:

1009

10/20/20

2. Municipal Check Number

3. Check date

1008

10/20/20

4. State Check Number

5. Check date

Hartford East Corp

6. Payor name on check: First Name

7. Payor name on check: Last Name



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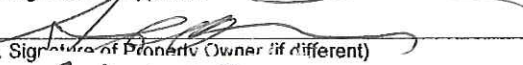
Mendon

City/Town

## 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.

1. Signature of Applicant		2. Date	10-20-20
3. Signature of Property Owner (if different)		4. Date	10-20-20
5. Signature of Representative (if any)	Robert J. Posen	6. Date	10/20/20

### For Conservation Commission:

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:

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.



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 key.



**A. Applicant Information**

1. Location of Project:

44 Hartford Avenue East

a. Street Address

1008

c. Check number

Mendon

b. City/Town

\$737.50

d. Fee amount

2. Applicant Mailing Address:

Damon

a. First Name

Hartford East Corp

c. Organization

P.O. Box 281

d. Mailing Address

Mendon

e. City/Town

508-889-5567

h. Phone Number

MA

f. State

01756

g. Zip Code

DT@TIINIACORP.COM

j. Email Address

i. Fax Number

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. 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.

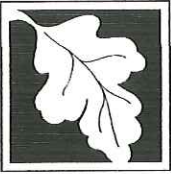
**Step 2/Number of Activities:** Identify the number of each type of activity.

**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
2a	2	\$500.00	\$1,000.00
2f	1	\$500.00	\$500.00
<b>Step 5/Total Project Fee:</b>			\$1,500.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$1,500.00
State share of filing Fee:			\$737.50
City/Town share of filling Fee:			\$762.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			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.)

ROCKLAND TRUST

1008

HARTFORD EAST CORP  
60D NORTH AVE  
MENDON, MA 01756

53-447/113  
362  
CHECK ARMOR

10/20/2020

PAY TO THE ORDER OF DEP - Commonwealth of Massachusetts

\$ \*\*737.50

Seven Hundred Thirty-Seven and 50/100\*\*\*\*\*

DOLLARS

DEP  
PO Box 4062  
Boston MA 02211

MEMO 44 HAE

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

Photo Safe Deposit®  
Details on Back.

ROCKLAND TRUST

1009

HARTFORD EAST CORP  
60D NORTH AVE  
MENDON, MA 01756

53-447/113  
362  
CHECK ARMOR

10/20/2020

PAY TO THE ORDER OF Town of Mendon

\$ \*\*762.50

Seven Hundred Sixty-Two and 50/100\*\*\*\*\*

DOLLARS

Town of Mendon  
20 Main Street  
Mendon, MA 01756

MEMO 44HAE

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

Photo Safe Deposit®  
Details on Back.

**ABUTTERS**

**AFFIDAVIT OF SERVICE**

**Under the Massachusetts Wetlands Protection Act**

**(to be submitted to the Massachusetts Department of  
Environmental Protection and the Conservation Commission  
when filing a Notice of Intent)**

I, Robert J. Poxon, hereby certify under the pains and penalties of perjury that on 10/22/2020 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

Hartford East Corp

with the Mendon Conservation Commission on

10/22/2020 for property located at 44A & 44B Hartford Avenue East

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.

Robert J Poxon  
Name

10/22/20  
Date



**G-10270**  
**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 name of the applicant is Hartford East Corp
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Mendon  
seeking permission to work within 100 ft. of 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 44A & 44B Hartford Avenue East
- D. Copies of the Notice of Intent may be examined at The Office of Guerriere & Halnon, Inc.  
333 West Street, Milford, MA  
between the hours of 9 am and 3 pm on the following days of the week:  
Monday - Friday  
For more information, call: (508) 473-6630
- Check One: This is the applicant , representative , or other  (specify):
- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant , or the applicant's representative , by calling this telephone number: (508) 473-6630  
between the hours of 9 am and 3 pm on the following days of the week:  
Monday - Friday. A fee will be charged for copies
- F. Information regarding the date, time and place of the public hearing may be obtained from:  
Mendon Conservation Commission  
by calling telephone number (508) 634-6898 between the hours of 10 am and 2 pm  
on the following days of the week: Tuesday & Thursday
- Check one: This is the applicant , representative , or other  (specify):  
Mendon Conservation Commission

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Milford Daily News  
(name of newspaper)

NOTE: Notice of the public hearing, including its date, time, and place, will be posted in the City or Town Hall not less than forth-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 DEP, call:

Central Region: 508-792-7650  
Southeast Region: 508-946-2800

Northeast Region: 617-935-2160  
Western Region: 413-784-1100



Name and Address of Sender

**GUERRIERE & HALNON, INC.**  
P.O. BOX 235  
MILFORD, MA 01757

(G+H Pres. G-10270)  
USPS® Tracking Number  
Firm-specific Identifier

TOTAL NO.  
of Pieces Listed by Sender

12

TOTAL NO.  
of Pieces Received at Post Office™

Affix Stamp Here  
Postmark with Date of Receipt.



# Certificate of Mailing — Firm

Postmaster, per (name of receiving employee)

Address  
(Name, Street, City, State, and ZIP Code, MA)  
G-10270 / RJP

- Bay State Gas Company  
d/b/a Columbia Gas of Mass  
4 Technology Dr, Suite 250  
Westborough, MA 01581
- Smart Development LLC  
c/o Hartford East Corp  
600 North Avenue  
Mendon, MA 01756
- Edward E & Suzanne Bassett  
50 Hartford Ave East  
Mendon, MA 01756
- Victor T Benson  
Regan C Wilmarth  
4 Puffer Drive  
Mendon, MA 01756
- Town of Mendon  
20 Main Street  
Mendon, MA 01756
- Marelo Alves  
1 Constitution Court, Apt 201  
Hopkinton, MA 01748

Postage

\$0.50

Fee

\$0.41

Special Handling

Parcel Airift



**Certificate of Mailing — Firm**

Name and Address of Sender		TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Offices™	Affix Stamp Here Postmark with Date of Receipt			
<b>GUERRIERE &amp; HALNON, INC.</b> P.O. BOX 235 MILFORD, MA 01757		12					
(G+H Fees: G-10270) USPS® Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee)					
1.	Address <small>(Name, Street, City, State, and ZIP Code)</small> G-10270 / RJP Peter Guimond, Trustee Cobbler's Knoll Shared Sys Trt 23 Haywood Circle Mendon, MA 01756			\$0.50			
2.	Matt, Daniel & Linda J Portch 3 Puffer Drive Mendon, MA 01756						
3.	Flavio P & Ana L Melo 5 Puffer Drive Mendon, MA 01756 <small>G-10270 / RJP</small>						
4.	Jeffrey M Meade, Trustee Heather A Prince, Trustee 3 Bellingham Street Mendon, MA 01756						
5.	G-10270 / RJP Nancy L Gustafson 32 Hartford Ave East Mendon, MA 01756						
6.	Karen Lee Brennehan 40 Hartford Ave East Mendon, MA 01756						



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

*October 20, 2020*

*PROPERTY LOCATION(S): 44 Hartford Avenue East  
Mendon, Massachusetts  
Assessor's Map #18-140-44*

*PROPERTY OWNER(S): Hartford East Corp.*

*OWNER(S) ADDRESS: 60D North Avenue  
Mendon, MA 01756*

*RECORDED: Worcester Registry of Deeds  
March 10, 2020  
Book #62019  
Page #268*

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

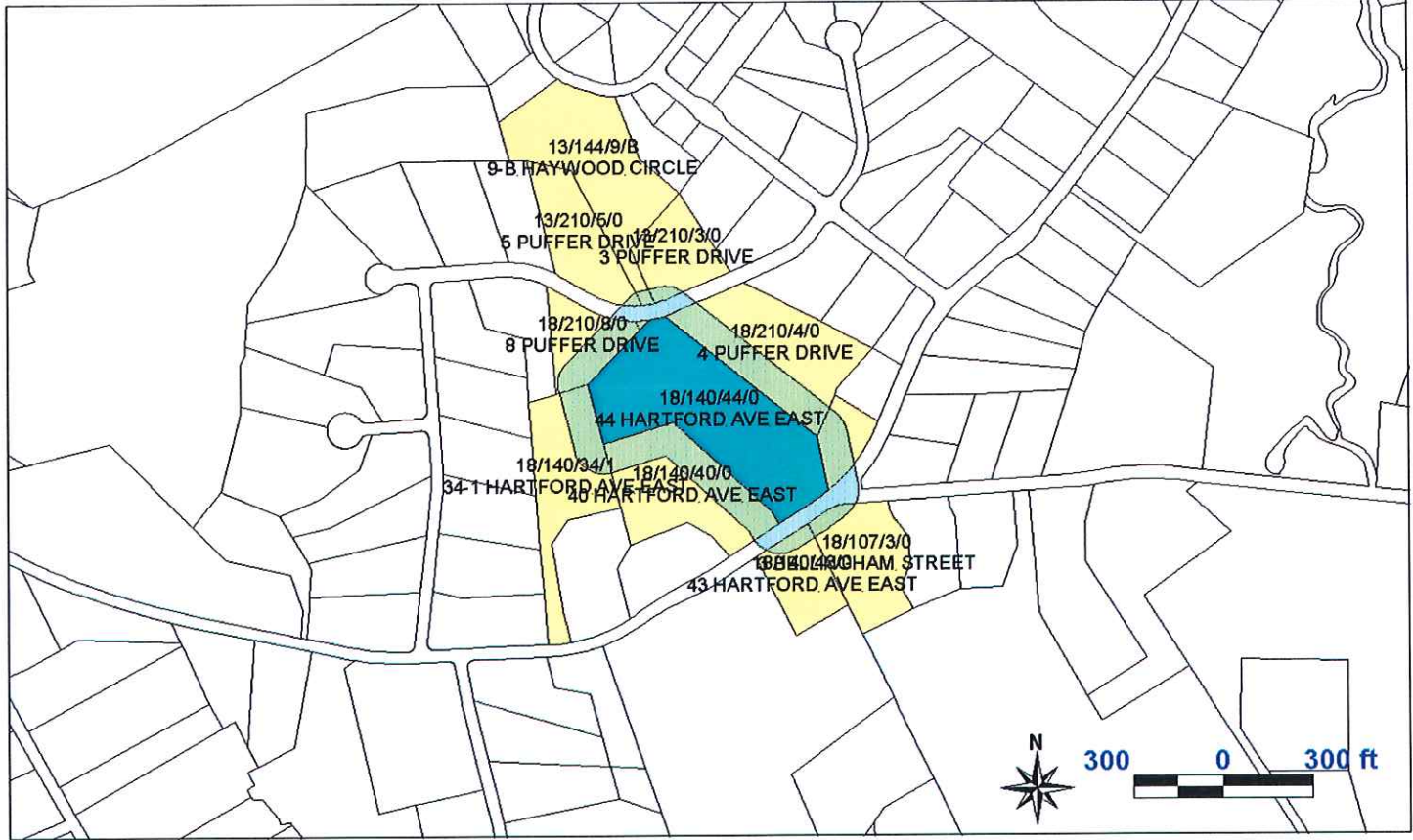
*Sincerely,*

*Jean M. Berthold, MAA  
Principal Assessor*

*Attachment*

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

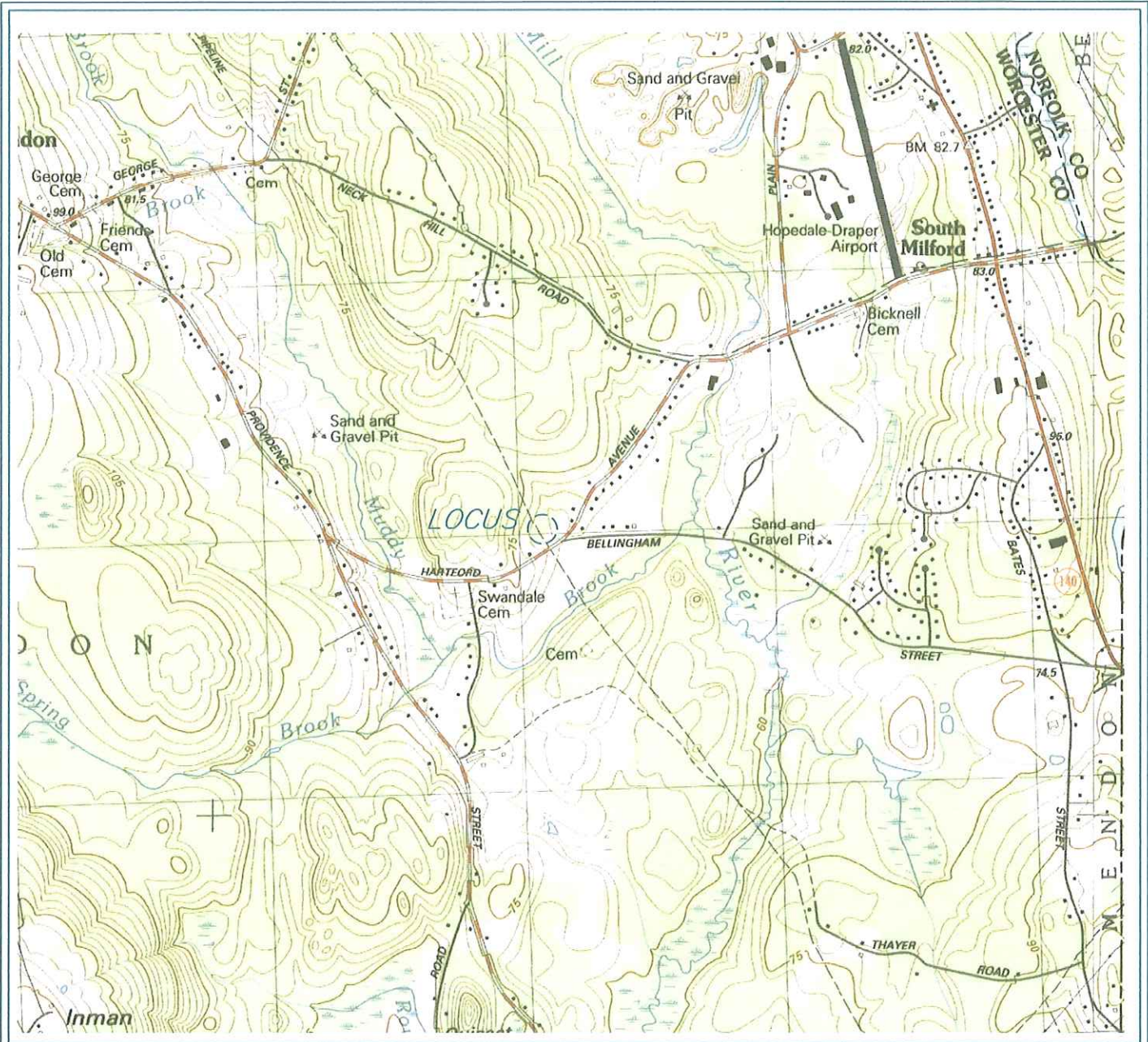
Abutters List Within 100 feet of Parcel 18/140/44/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3259	13-144-9-B-R	COBBLER'S KNOLL SHARED SYS TRT C/O PETER GUIMOND TRUSTEE	9-B HAYWOOD CIRCLE	23 HAYWOOD CIRCLE	MENDON	MA	01756
3031	13-210-3-0-R	PORTCH MATT DANIEL & LINDA J	3 PUFFER DRIVE	3 PUFFER DRIVE	MENDON	MA	01756
3034	13-210-5-0-R	MELO FLAVIO P & ANA L	5 PUFFER DRIVE	5 PUFFER DRIVE	MENDON	MA	01756
3110	18-107-3-0-R	MEADE JEFFREY M TRUSTEE 1/2 PRINCE HEATHER A TRUSTEE 1/2	3 BELLINGHAM STREET	3 BELLINGHAM STREET	MENDON	MA	01756
1709	18-140-34-1-R	GUSTAFSON NANCY L	34-1 HARTFORD AVE EAST	32 HARTFORD AVE EAST	MENDON	MA	01756
2966	18-140-40-0-R	BRENNEMAN KAREN LEE	40 HARTFORD AVE EAST	40 HARTFORD AVE EAST	MENDON	MA	01756
1701	18-140-43-0-R	BAY STATE GAS COMPANY D/B/A COLUMBIA GAS OF MASS	43 HARTFORD AVE EAST	ATTN: PAUL FRANCIOSE 4 TECHNOLOGY DR., SUITE 250	WESTBOROUGH	MA	01581
3448	18-140-44-0-R	SMART DEVELOPMENT LLC N/O HARTFORD EAST CORP	44 HARTFORD AVE EAST	60D NORTH AVENUE	MENDON	MA	01756
1703	18-140-50-0-R	BASSETT EDWARD E & SUZANNE	50 HARTFORD AVE EAST	50 HARTFORD AVE EAST	MENDON	MA	01756
3032	18-210-4-0-R	BENSON VICTOR T & N/O WILMARTH REGAN C	4 PUFFER DRIVE	4 PUFFER DRIVE	MENDON	MA	01756
3033	18-210-6-0-E	TOWN OF MENDON	6 PUFFER DRIVE	20 MAIN STREET	MENDON	MA	01756
3036	18-210-8-0-R	ALVES MARCELO	8 PUFFER DRIVE	1 CONSTITUTION COURT APT 201	HOPKINTON	MA	01748

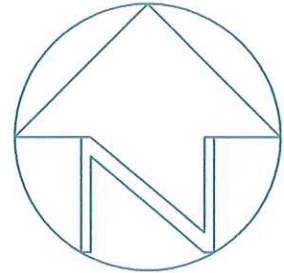
**Exhibit A**

**Portion of USGS Map Showing Locus**



U.S.G.S.  
Quadrangle

Scale: 1"=2000'



LOCUS MAP  
44 Hartford Ave. East  
Mendon, Massachusetts



**Guerriere  
&  
Halnon, Inc.**

Engineering & Land Surveying  
333 WEST STREET, MILFORD, MA 01757  
(508) 473-6630 FAX: (508) 473-8243  
WWW.GUERRIEREANDHALNON.COM

Date: October 20, 2020

Project No. G-10270

**Exhibit B**

**Wetland Border Report**



September 23, 2020

Guerriere & Halnon, Inc.  
PO Box 235  
Milford, MA 01757

Re: Wetland Border Report; 44 Hartford Ave, Mendon

Dear Guerriere & Halnon:

On September 23, 2020, the wetland resources were delineated on land located at the above referenced site in Mendon, MA (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the Mendon Wetland Protection Ordinance. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland system was delineated in the field with series A0-37 and GC1a-1P and GC 2-45. This wetland system consists of a forested wetland dominant in red maple, buckthorn, winterberry, high bush blueberry, poison ivy and wetland ferns, a wet meadow (within the gas easement) dominant in joe-pye-weed, loosestrife, goldenrod, sedges, rushes and ferns, and the top of Bank of a pond (flagged A1-9) and two intermittent stream channels which connect the two different wetland cover-types. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC-25 (see attached form).

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife; however, a mapped potential vernal pool is located within the delineated pond near the roadway. The site is not located in an ACEC, a jurisdictional FEMA Flood Zone, or within 200-ft of a mapped river.

The Town of Mendon and the MA Wetlands Protection Act takes jurisdiction over BVW/Bank resources. In addition, these resource areas have a jurisdictional 100-foot Buffer Zone. Any work within the resource areas and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission.

Sincerely,  
GODDARD CONSULTING, LLC

by



Nicole Hayes, PWS  
Senior Wetland Scientist

**DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form**

Applicant: **G&H**

Prepared by: **Goddard Consulting LLC**

Project location: **44 Hartford Ave, Mendon**

DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: <b>GC-25</b>	Transect Number: <b>Upgradient</b>	Date of Delineation: <b>23-Sep-20</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<b><u>Tree Layer</u></b>					
White pine	<i>Pinus strobus</i>	20%	21.7%	Yes	FACU
Red Oak	<i>Quercus rubra</i>	36%	39.1%	Yes	FACU
Red Maple	<i>Acer rubrum</i>	36%	39.1%	Yes	FAC*
<b><u>Sapling Layer</u></b>					
White pine	<i>Pinus strobus</i>	10%	33.3%	Yes	FACU
Black birch	<i>Betula lenta</i>	20%	66.7%	Yes	FACU
<b><u>Shrub Layer</u></b>					
White Pine	<i>Pinus strobus</i>	10%	100.0%	Yes	FACU
<b><u>Climbing Woody Vine</u></b>					
American bittersweet	<i>Celastrus scandens</i>	3%	100.0%	Yes	FACU
<b><u>Ground Cover</u></b>					
Canada mayflower	<i>Maianthemum canadense</i>	10%	100.0%	Yes	FACU
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
<b>Morphological Adaptations:</b> 0		<b>Description:</b>			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
<b>Vegetation conclusion:</b>					
<b>Number of dominant wetland indicator plants: 1</b>			<b>Number of dominant non-wetland indicator plants: 7</b>		
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no</b>					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Worcester County, Southern Part - 1998  
 map number: \_\_\_\_\_  
 soil type mapped: Rock Hollis rock outcrop  
 hydric soil inclusions: \_\_\_\_\_

Arc field observations consistent with soil survey?  yes  no  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
A	0-8"	10YR2/2	
B	8-18"	10YR5/4	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_
- Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion for Upgradient of GC-25		
	yes	no
Number of wetland indicator plants >= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

**DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form**

Applicant: **G&H**

Prepared by: **Goddard Consulting LLC**

Project location: **44 Hartford Ave, Mendon**

DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: GC-25	Transect Number: Downgradient		Date of Delineation: 23-Sep-20	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*	
<u>Tree Layer</u>						
Red Maple	<i>Acer rubrum</i>	63%	100.0%	Yes	FAC*	
<u>Sapling Layer</u>						
Red Maple	<i>Acer rubrum</i>	20%	66.7%	Yes	FAC*	
Black Birch	<i>Betula lenta</i>	10%	33.3%	Yes	FACU	
<u>Shrub Layer</u>						
Winterberry	<i>Ilex verticillata</i>	10%	100.0%	Yes	FACW*	
<u>Climbing Woody Vine</u>						
<u>Ground Cover</u>						
Royal fern	<i>Osmunda spectabilis</i>	20%	50.0%	Yes	OBL*	
Eastern poison ivy	<i>Toxicodendron radicans</i>	10%	25.0%	Yes	FAC*	
Sphagnum moss	<i>Sphagnum L.</i>	10%	25.0%	Yes	OBL*	
Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth						
Morphological Adaptations: 0		Description:				
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL.c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.						
<b>Vegetation conclusion:</b>						
Number of dominant wetland indicator plants: 6			Number of dominant non-wetland indicator plants: 1			
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes						

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no  
 title/date: Soil Survey of Worcester County, Southern Part - 1998  
 map number: \_\_\_\_\_  
 soil type mapped: Scituate fine sandy loam  
 hydric soil inclusions: Ridgebury fine sandy loam

Are field observations consistent with soil survey?  yes  no  
 Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottles Color or Texture
O	0-10"	10YR2/2	
C	10-19	10YR6/1	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion for Downgradient of GC-25		
	yes	no
Number of wetland indicator plants ≥ number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

**Exhibit C**

**Resource Area Plan**