



CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #7
NORTHBOROUGH, MASSACHUSETTS 01532
TEL: (508) 393-9727 • FAX: (508) 393-5242

Conservation Commission
Northborough Town Hall
63 Main Street
Northborough, MA 01532

November 23, 2021

**Subject: Notice of Intent – Proposed Site Plan
200 Bartlett Street
Northborough, MA**

Dear Members of the Commission:

On behalf of the applicant (R.J. Devereaux Corp.), Connorstone Engineering, Inc., is pleased to submit the enclosed Notice of Intent and Land Disturbance Application related to the above referenced project. The project includes re-development of the site for a proposed contractor's yard and operations with associated parking and site work located within the buffer zone. Please find the enclosed materials:

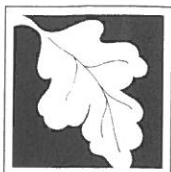
1. Completed WPA Form 3 Notice of Intent and Wetland Fee Transmittal Form
2. Land Disturbance Application
2. Certified List of Abutters
3. Stormwater Report including:
 - Project narrative
 - Locus mapping
 - Wetland Delineation Report
 - Soil Data
 - Stormwater Checklist & Documentation
 - Stormwater Operation & Maintenance Plan
 - Construction Period Stormwater Pollution Prevention Plan (SWPPP)
4. Copies of the plans "Site Plan of 200 Bartlett Street, Northborough, MA", prepared by Connorstone Engineering, Inc., dated November 23, 2021.
5. Checks in the amount of \$1,317.50 (NOI fee), \$290 (local bylaw fee), and \$250 (Land Disturbance fee). The State's share of the NOI fee (\$1,292.50) has been transmitted to MassDEP.

Should you have any questions or require any additional information please contact this office at (508) 393-9727.

Sincerely,
Connorstone Engineering, Inc.


Vito Colonna, P.E.

c. MassDEP Central Region



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

Northborough

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):

200 Bartlett Street

a. Street Address

Northborough

b. City/Town

01532

c. Zip Code

Latitude and Longitude:

42.31950

d. Latitude

71.60940

e. Longitude

Map 66

f. Assessors Map/Plat Number

7

g. Parcel/Lot Number

2. Applicant:

Richard

a. First Name

Gates

b. Last Name

R.J. Devereaux Corp.

c. Organization

10 Emerson Place, Suite 2E

d. Street Address

Boston

e. City/Town

MA

f. State

02114

g. Zip Code

617-293-0586

h. Phone Number

i. Fax Number

rgates@rjdevco.com

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

Jason

a. First Name

Ducey, Trustee

b. Last Name

Bartlett Street Realty Trust

c. Organization

290 Durfee Road

d. Street Address

Southbridge

e. City/Town

MA

f. State

01550

g. Zip Code

h. Phone Number

i. Fax Number

thelwig@mirickoconnell.com

j. Email address

4. Representative (if any):

Vito

a. First Name

Colonna

b. Last Name

Connorstone Engineering, Inc.

c. Company

10 Southwest Cutoff

d. Street Address

Northborough

e. City/Town

MA

f. State

01532

g. Zip Code

508-393-9727

h. Phone Number

i. Fax Number

vc@csei.net

j. Email address

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

\$2,610

a. Total Fee Paid

\$1,292.50

b. State Fee Paid

\$1,317.50

c. City/Town Fee Paid

Local Bylaw Fee = \$290



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A. General Information (continued)

6. General Project Description:

Proposed Contractor's Yard with associated parking, utilities, and stormwater infrastructure.

See attached Stormwater Report for additional details.

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

- | | |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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 CMR 10.24(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

13894

c. Book

b. Certificate # (if registered land)

46

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

WPA Form 3 – Notice of Intent

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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 type="checkbox"/> Bordering Vegetated Wetland	1. square feet	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. <input type="checkbox"/> 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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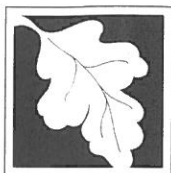
City/Town

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. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings



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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.

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

2021

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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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). 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; 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
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: 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

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
Bureau of Resource Protection - Wetlands

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WPA Form 3 – Notice of Intent

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

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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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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.

Site Plan of 200 Bartlett Street in Northborough, MA

a. Plan Title

Connorstone Engineering, Inc.

Vito Colonna, PE

b. Prepared By

c. Signed and Stamped by

November 23, 2021

1"=30'

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:

177975
2. Municipal Check Number

11/22/21
3. Check date

177977
4. State Check Number

11/22/21
5. Check date

Robert J. Davereaux Corporation.
6. Payor name on check: First Name

Robert J. Davereaux Corporation.
7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

4. Date

6. Date

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:

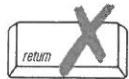
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

200 Bartlett Street

a. Street Address

177977

c. Check number

Northborough

b. City/Town

\$1,292.50

d. Fee amount

2. Applicant Mailing Address:

Richard

a. First Name

Gates

b. Last Name

R.J. Devereaux Corp.

c. Organization

10 Emerson Place, Suite 2E

d. Mailing Address

Boston

e. City/Town

MA

f. State

02114

g. Zip Code

617-293-0586

h. Phone Number

i. Fax Number

rgates@rjdevco.com

j. Email Address

3. Property Owner (if different):

Jason

a. First Name

Ducey, Trustee

b. Last Name

Bartlett Street realty Trust

c. Organization

290 Durfee Road

d. Mailing Address

Southbridge

e. City/Town

MA

f. State

02114

g. Zip Code

h. Phone Number

i. Fax Number

thelwig@mirickoconnell.com

j. Email Address

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.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
<i>Category 2 – Parking Lot</i>	<u>1</u>	<u>\$500</u>	<u>\$500</u>
<i>Category 2 – Drain Discharge</i>	<u>4</u>	<u>\$500</u>	<u>\$2,000</u>
<i>Category 1 – Replace Septic Tank</i>	<u>1</u>	<u>\$110</u>	<u>\$110</u>
Step 5/Total Project Fee:			<u>\$2,610</u>

Step 6/Fee Payments:

Total Project Fee:	<u>\$2,610</u>
State share of filing Fee:	<u>\$1,292.50</u>
City/Town share of filling Fee:	<u>\$1317.50</u>
	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.)



TOWN OF NORTHBOROUGH

LAND DISTURBANCE PERMIT APPLICATION

*under the Northborough Stormwater Management and Land Disturbance By-Law,
Chapter 2-60 of the Town Code and Approved by Massachusetts Attorney General September 2021*

A. GENERAL INFORMATION

1. Applicant R.J. Devereaux Corp.
Address 10 Emerson Place, Suite 2E Town Boston State MA Zip 02114
Phone # (617) 293-0586 Email rgates@rjdevco.com
2. Owner Jason W. Ducey, Trustee of the Bartelett Street Realty Trust
Address 290 Durfee Street Town Southbridge State MA Zip 01550
Phone # _____ Email thelwig@merickoconnell.com
3. Representative (if any): Vito Colonna, PE Firm Connorstone Engineering
Address 10 Southwest Cutoff Town Northborough State MA Zip 01532
Phone # (508) 393-9727 Email vc@csei.net
4. Contractor (if any): _____ Firm _____
Address _____ Town _____ State _____ Zip _____
Phone # _____ Email _____

B. PROJECT SITE INFORMATION

1. Street Address 200 Bartlett Street Assessors Map/ Block # 66 Parcel Lot # 7
2. Registry of Deeds Recording Information: Book 13894 Page 46
3. Registered Land Court Certificate # n/a
4. Brief Project Description Proposed Contractor's Yard with associated site improvements
The two larger existing buildings are to remain and will be renovated for the proposed use. The
existing auto repair garage building(s) and use will remain (Lamey's Garage).
Site work will include a new parking area and driveway access, utilities, stormwater,
septic system replacement, landscaping, and associated site work.

C. Three (3) paper copies and an emailed PDF scan of the completed application for a Land Disturbance Permit shall be filed with the Stormwater Authority. The Land Disturbance Permit Application package shall include:

- ☒ 1. A completed Application Form with original signatures of all property owners;
- ☒ 2. A list of abutters within 100 feet of the property line, certified by the Town of Northborough's Assessors Office;
- ☒ 3. Stormwater Management Plan;
- ☒ 4. Erosion and Sediment Control Plan;
- ☒ 5. Operation and Maintenance Plan; and
- ☒ 6. Payment of the initial application fee of \$250.00

D. PLAN REFERENCES (list of all titles and dates of plans submitted as part of this application)

"Proposed Site Plan of 200 Bartlett Street, Northborough, MA," dated November 23, 2021

E. FEES

Payer name on check _____ Applicant name _____
Check made out to Town of Northborough Check number _____, Check Amount **\$250**, Check date _____

F. OTHER BOARD APPROVALS (IF ANY):


1. Board: <u>Zoning Board</u>	Decision Date: _____
2. Board: <u>Earthwork Board</u>	Decision Date: _____
3. Board: _____	Decision Date: _____

F. SIGNATURES

I hereby certify under the penalties of perjury that the foregoing Stormwater Management Permit application and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

Signature of applicant:  Date 11/24/21
Printed Name: Richard Gates

Signature of property owner:  Date 11/23/21
Printed Name: JASON DUCEY

Signature of representative:  Date 11/24/21
Printed Name: Vito Colonna (connector)

Robert J. Devereaux Corporation10 Emerson Place 2E
Boston, MA 02114-2218RBS CITIZENS BANK
OF MASSACHUSETTS
BOSTON, MA 02108-1801
05-7017/2110

177974

11/22/2021

PAY TO THE
ORDER OF Town of Northborough

\$ **250.00

Two Hundred Fifty and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Northborough
63 Main Street
Northborough, MA 01532

Robert J. Devereaux Corp.

*Eleanor F. Brennan***Robert J. Devereaux Corporation**10 Emerson Place 2E
Boston, MA 02114-2218RBS CITIZENS BANK
OF MASSACHUSETTS
BOSTON, MA 02108-1801
05-7017/2110

177975

11/22/2021

PAY TO THE
ORDER OF Town of Northborough

\$ **1,317.50

One Thousand Three Hundred Seventeen and 50/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Northborough
63 Main Street
Northborough, MA 01532

Robert J. Devereaux Corp.

Robert J. Devereaux Corporation10 Emerson Place 2E
Boston, MA 02114-2218RBS CITIZENS BANK
OF MASSACHUSETTS
BOSTON, MA 02108-1801
05-7017/2110

177976

11/22/2021

PAY TO THE
ORDER OF Town of Northborough

\$ **290.00

Two Hundred Ninety and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Northborough
63 Main Street
Northborough, MA 01532

Robert J. Devereaux Corp.

Robert J. Devereaux Corporation10 Emerson Place 2E
Boston, MA 02114-2218RBS CITIZENS BANK
OF MASSACHUSETTS
BOSTON, MA 02108-1801
05-7017/2110

177977

11/22/2021

PAY TO THE
ORDER OF Commonwealth of Massachusetts

\$ **1,292.50

One Thousand Two Hundred Ninety-Two and 50/100***** DOLLARS

PROTECTED AGAINST FRAUD

Commonwealth of Massachusetts

Robert J. Devereaux Corp.

Three Oaks Environmental

P.O. Box 404 Hubbardston, MA 01452
(978) 855-3180

October 3, 2019, revised February 7, 2020

Mike Sullivan
Connorstone Engineering
10 SW Cutoff Suite 7
Northborough, MA 01532

Re: Wetlands Delineation report
200 Bartlett St. Northborough
9/27/19, 70°F, sunny
Additional information 2/7/20

I was tasked with delineating the wetland resource areas on a parcel with existing commercial buildings at the above-referenced address. There is a stream and wetland system noted on MassGIS data layers and the USGS topographic map shows the stream to be perennial. There was no clear channel through the wetland and there were isolated puddles on the day I made my analysis. It appears that the wetland experiences ponding during a portion of the year as noted by the highwater marks and stained leaves. I also ran the StreamStats calculations and noted that the watershed to the downstream crossing at Lyman Street is only .27 mi². I have a single day's photograph but will get three more days if necessary to exclude Riverfront Area from the resource areas present on the site.



I determined the wetland boundary by analyzing the plant community, the change in the topography and the limits of annual ponding. I began the wetland delineation at the western end of the site with pink flag W1 following the limits of flooding. I continued flagging keeping the royal fern on the wetland side of the line and the hickories and fox grape on the upland side. There is a stone wall above the wetland that separates much of the upland from the wetland until flag W12 where the wetland occupies a low depression on the upland side of the stone wall. Flag W18 is behind the abutting property at 202 Bartlett St. where the wetland narrows and pinches off into a predominantly upland area. At this point, I ran out of pink flagging and switched to blue for flags W19 through W23. I continued the flagging around the finger-like projection of wetland and around the opposite side where it moves away from the site to account for the 100-foot Buffer Zone extending onto the site, ending with flag W27. I returned to the site on February 7, 2020 and added pink flags to the blue ones I had placed in the fall. I also continued the wetland line beyond the stonewall onto the abutting property and then back up an intermittent stream channel and narrow wetland formed at a stormwater outfall originating offsite to the east. The last pink flag, W40, is hung by the rip rap swale at that stormwater outlet.

Vegetation within the wetland area included: royal fern, red maple, winterberry holly, sticktights, northern arrowwood, soft rush, jewelweed, sensitive fern, highbush blueberry, arrow-leaved tearthumb, clearweed, skunk cabbage, cinnamon fern (found on both sides of the line).

Vegetation within the upland areas included: multiflora rose, white pine, red oak, sarsaparilla, black cherry, white ash, hay-scented fern, Japanese barberry, pignut hickory, hop hornbeam and fox grape.

The NRCS soil mapping for the site depicts the upland soil on the site as Merrimac fine sandy loam and the wetland soil to be Freetown muck. The soil in the wetland exceeded 16 inches of a sapric organic muck, consistent with the NRCS soil survey.

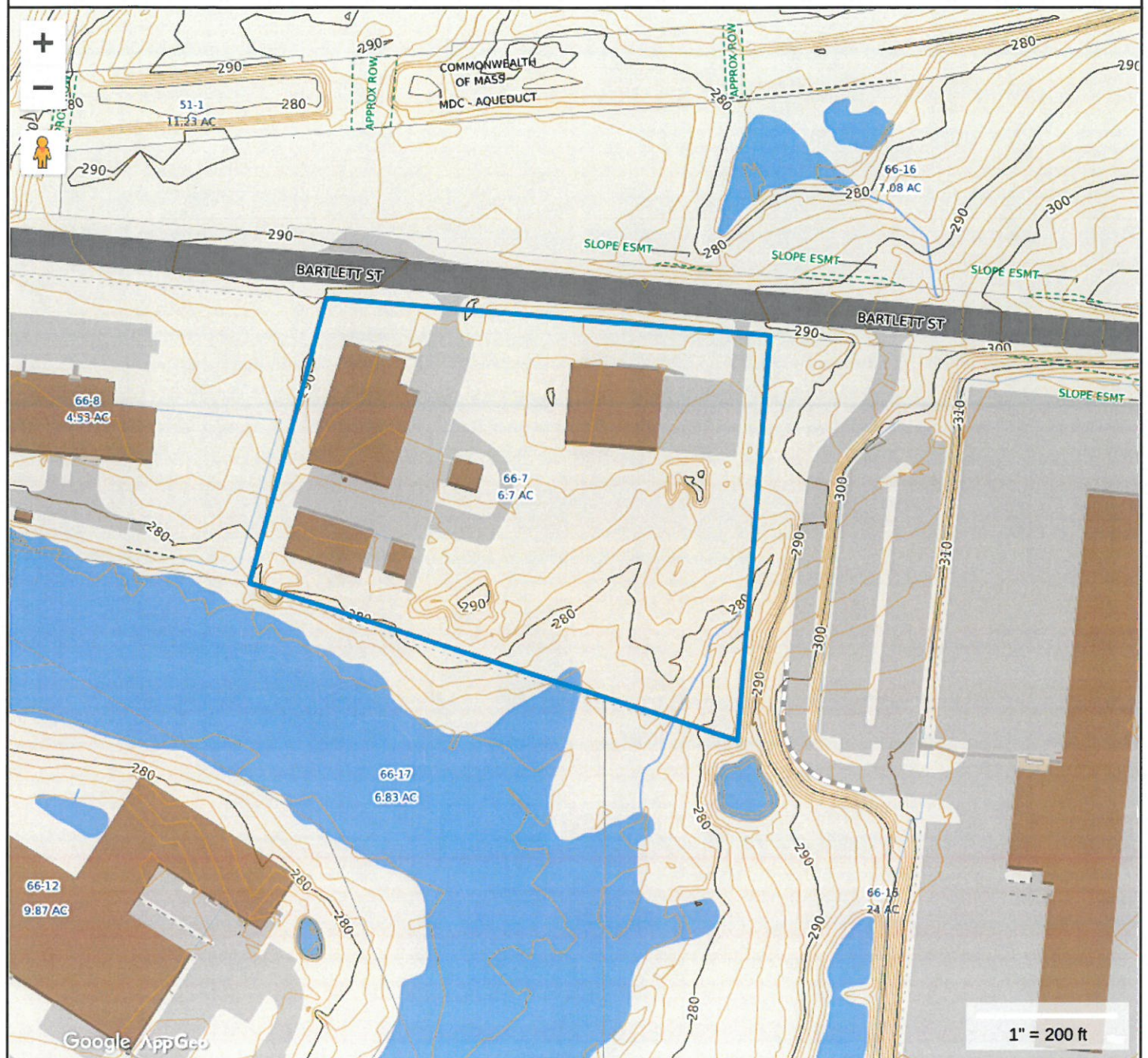
Examination of MassGIS data layers reveals that there are no certified vernal pools or rare species habitat on the property within 100 feet of the property line. The property is not located within an Outstanding Resource Water (ORW) or within an Area of Critical Environmental Concern (ACEC - see attached maps). FEMA floodplain mapping indicates the presence of a 100-year floodplain just offsite and contained within the wetland limits.

If you have any questions regarding this report please feel free to email or call my office.

Sincerely,

MaryAnn DiPinto, PWS #0227

threeoaksenvironmental@gmail.com



Property Information

Property ID 066.0-0007-0000.0
Location 200 BARTLETT STREET
Owner DUCEY JAMES JR & SHEA JOHN Trustees



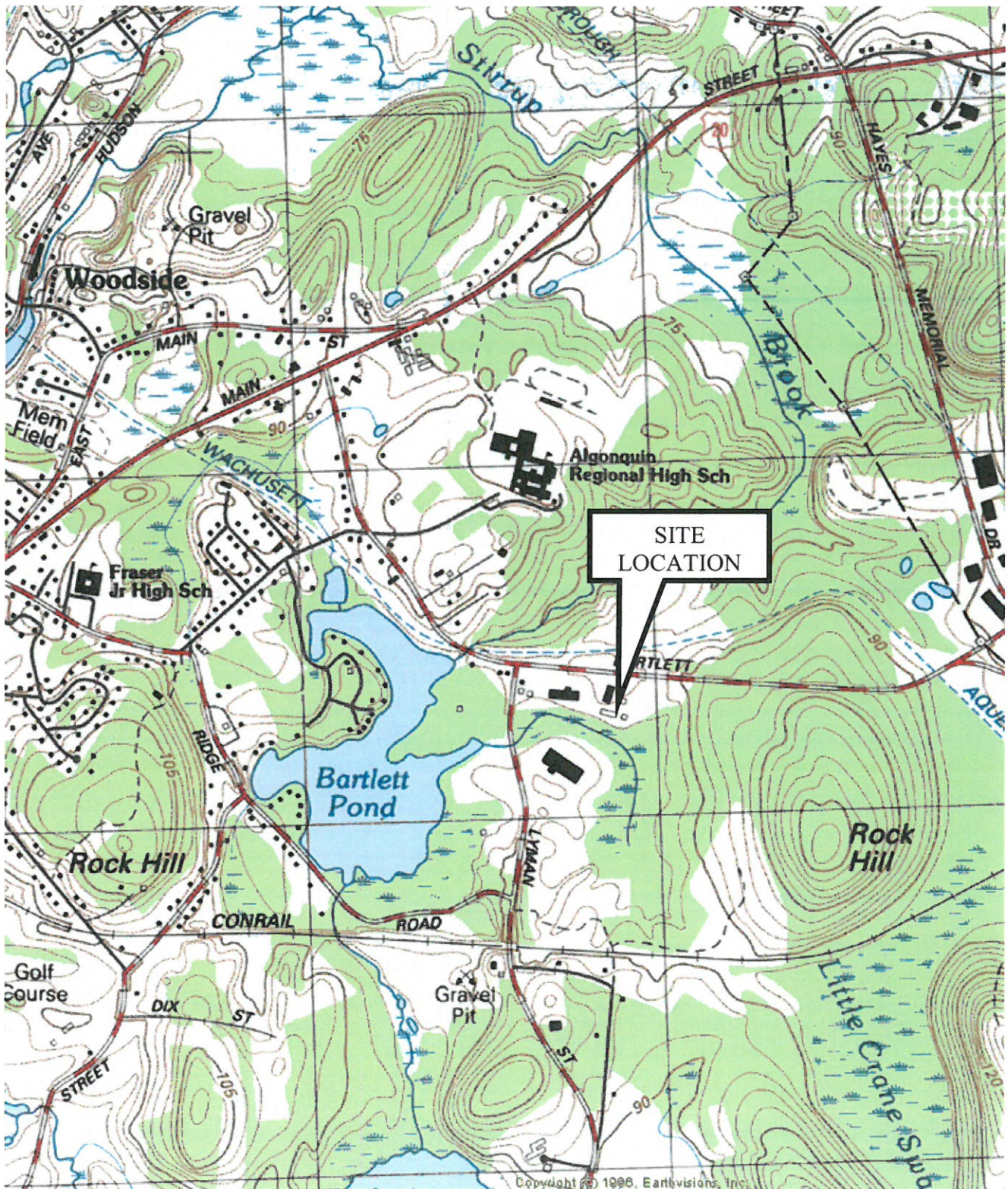
MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Northborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated Jan 28, 2020
 Data updated Jan 28, 2020

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

LOCUS MAPPING



National Flood Hazard Layer FIRMette



71°36'54"W 42°19'24"N



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

71°36'16"W 42°18'57"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile.
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

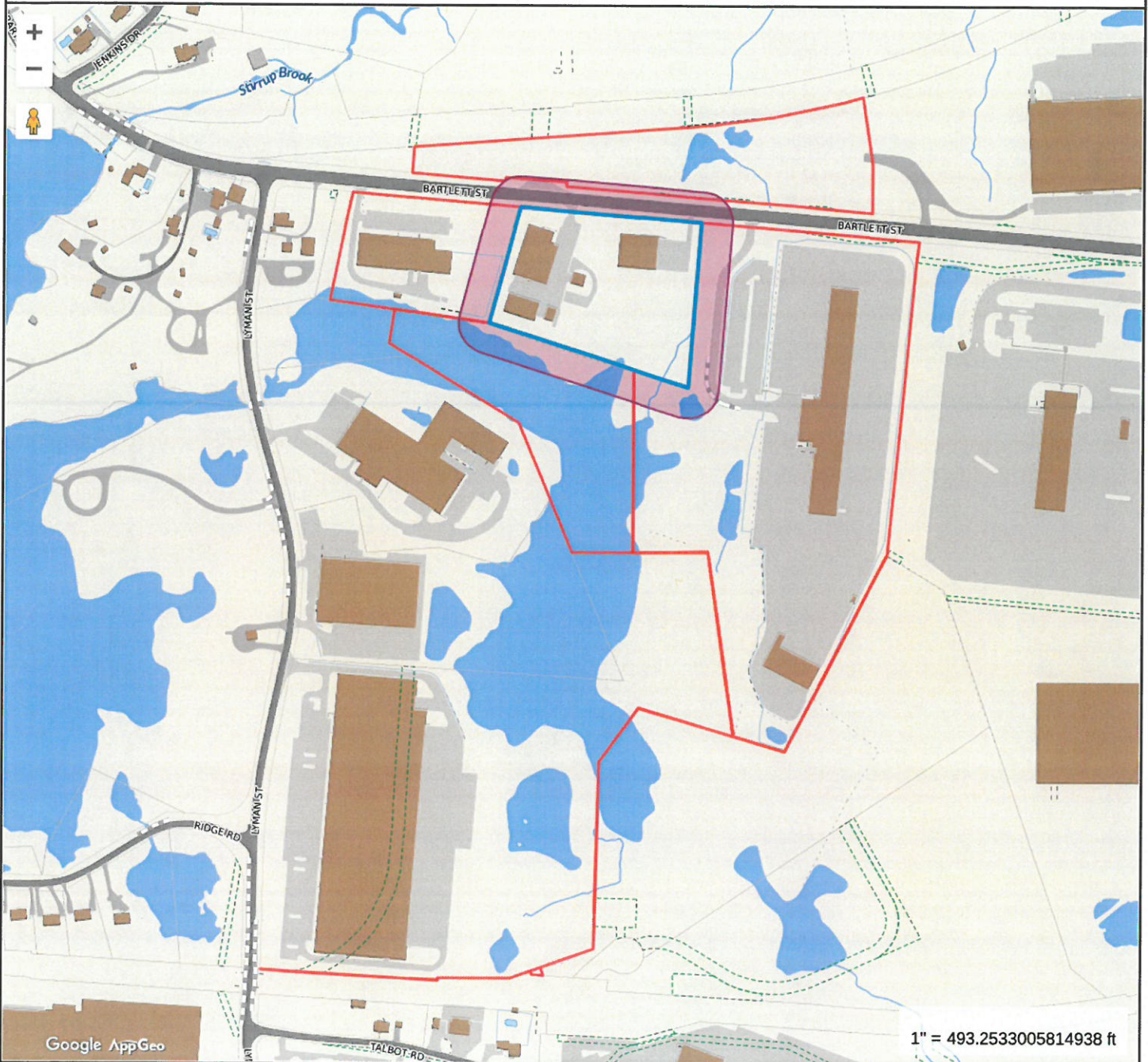
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/22/2021 at 2:27 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, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ID	Site Address	Owner Name	Owner Name 2	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
066.0-0016-0000.0	0 BARTLETT STREET	NORTHBOROUGH LAND REALTY TRUST	GUTIERREZ ARTURO J & CATALDO J	200 WHEELER ROAD		BURLINGTON	MA	01803
066.0-0017-0000.0	0 BARTLETT STREET	NORTHBOROUGH LAND REALTY TRUST	GUTIERREZ ARTURO J & CATALDO J Trustee	200 WHEELER ROAD		BURLINGTON	MA	01803
066.0-0008-0000.0	170 BARTLETT STREET	FUNNLORE REALTY TRUST		170 BARTLETT STREET		NORTHBOROUGH	MA	01532
066.0-0007-0000.0	200 BARTLETT STREET	DUCEY JAMES JR & SHEA JOHN Trustees	BARTLETT ST REALTY TRUST	290 DURFEE STREET	c/o JASON DUCEY	SOUTHBRIDGE	MA	01550
066.0-0015-0000.0	210 BARTLETT STREET	NBORO REALTY LLC	c/o A DUJIE PYLE INC	PO BOX 564		WEST CHESTER	PA	19381-0564

Certified Abutters List - 200 Bartlett Street - ConCom 100' radius



Property Information

Property ID 066.0-0007-0000.0
Location 200 BARTLETT STREET
Owner DUCEY JAMES JR & SHEA JOHN Trustees



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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Geometry updated Jan 28, 2020
 Data updated Jan 28, 2020

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

AFFIDAVIT OF SERVICE
Under the Massachusetts Wetlands Protection Act
the Town of Northborough Wetlands Bylaw, and
the Town of Northborough Stormwater Management & Land Disturbance Bylaw

I, Vito Colonna of Connorstone Engineering, Inc., hereby certify under the pains and penalties of perjury that on November 29, 2021 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 & Land Disturbance Application filed under the Massachusetts Wetlands Protection Act and the Town of Northborough Wetlands Bylaw by Lawrence Wheeler Jr. with the Northborough Conservation Commission on December, 2019 for property located at 5 Goddard Road, Northborough, 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.


Name

11-29-21
Date

Notification to Abutters Under the
Massachusetts Wetlands Protection Act
And the Northborough Wetlands Bylaw
And Stormwater & Land Disturbance Bylaw

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 R.J. Devereaux Corp.
- B. The applicant has filed a Notice of Intent/ Request for Determination of Applicability with the Conservation Commission of the Town of Northborough seeking permission to remove, fill, dredge or alter an area subject to protection under the wetland protection act (General Laws Chapter 131, Section 40).
- C. The address where the activity is proposed is 200 Bartlett Street
- D. The activity consists of Proposed Contractor's Yard
- E. Copies of the filing may be examined at the Conservation Commission Office, Town Hall, between the hours of 8 am and 4 PM, Monday through Friday **pending COVID restriction guidelines.** Please call prior to coming: 508-393-5015.
- A digital PDF of the application can be requested by email:
conservation@town.northborough.ma.us
- F. Copies of the Notice of Intent/Request for Determination may be obtained from Connorstone Engineering, contact 508-393-9727, Mon-Fri. 10:00-3:00
- G. Information regarding the date, time and place of the public hearing may be obtained from the Conservation Commission Office by calling 508-393-5015 during the hours listed above.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in The Worcester Telegram and Gazette.

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. All meetings take place remotely via Zoom until the end of the COVID state of emergency.

NOTE: You also may contact The Northborough Conservation Commission or the Department of Environmental Protection (DEP) Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP call the Central Region Office at 508-792-7650.