NOTICE OF INTENT

UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT
AND TOWN OF ACTON WETLANDS BYLAW

FOR:
146 CENTRAL STREET
MAP G-2, PARCELS 112, 104 & 113
ACTON, MA

PREPARED FOR:

GLEN NICHOLS
146 CENTRAL STREET
ACTON, MA

SUBMITTED TO:

ACTON CONSERVATION COMMISSION AND
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

PREPARED BY:

Acton Survey &
Engineering, Inc.

97 GREAT ROAD, UNIT 6
ACTON, MA 01720
(978) 263-3666

Notice of Intent
146 Central Street

Image from Google Earth
Image Date: June, 2010
Approximate property lines indicated by red lines

146 Central Street is located on the southerly side of Central Street approximately 750 feet southeast of the intersection with Windsor Avenue and 250 feet northwest of Nash Road. The property consists of three parcels containing a total area of 1.22 acres. The portion of the lot along Central Street has a minimal slope and contains well drained soils. There is an existing single family home on this portion of the lot.

The applicant proposes to demolish the existing single family home and construct a new single family home near the location of the existing home. The existing house is located outside the 100' buffer zone and a demolition permit has been applied for the removal of the existing structure. The proposed house will be serviced by a private septic system which will be located outside the 100 foot buffer zone. Only a portion of the proposed house will be located within the 100 foot buffer zone and all permanent structures will be offset greater than 75 feet from the wetlands.

The wetlands at the site were delineated by Acton Survey & Engineering, Inc. The wetlands were found to be at the toe of the slope defining the existing developed area of the property. Fort Pond Brook is located to the west of the property and the 200 foot riparian zone extends onto a portion of the property. No alterations are proposed within the 200' riparian zone.

Enclosed is the Notice of Intent Plan detailing the proposed construction.

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

Acton
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):

146 Central Street — a. Street Address
Acton — b. City/Town
01720 — c. Zip Code

Latitude and Longitude:
42d28'02.06"N — d. Latitude
71d28'17.07"W — e. Longitude

G-2 — f. Assessors Map/Plat Number
112, 104 & 113 — g. Parcel /Lot Number

2. Applicant:

Glen — a. First Name
Nichols — b. Last Name
c. Organization
146 Central Street — d. Street Address
Acton — e. City/Town
MA — f. State
01720 — g. Zip Code
978-337-2207 — h. Phone Number
i. Fax Number
j. Email Address

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

Finley Family Trust — a. First Name
b. Last Name
c. Organization
146 Central St — d. Street Address
Acton — e. City/Town
MA — f. State
01720 — g. Zip Code
978-337-2207 — h. Phone Number
i. Fax Number
j. Email address

4. Representative (if any):

Mark — a. First Name
Donohoe — b. Last Name
Acton Survey & Engineering, Inc. — c. Company
PO Box 666, 97 Great Road, Suite 6 — d. Street Address
Acton — e. City/Town
MA — f. State
01720 — g. Zip Code
978-263-3666 — h. Phone Number
978-635-0218 — i. Fax Number
actonsurvey@actonsurvey.com — j. Email address

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

$600.00 — a. Total Fee Paid
$237.50 — b. State Fee Paid
$362.50 — c. City/Town Fee Paid

A. General Information (continued)

6. General Project Description:

Demolition of existing home and construction of a single family home and supporting infrastructure.

7a. Project Type Checklist:

1. ☒ Single Family Home
2. ☐ Residential Subdivision
3. ☐ Limited Project Driveway Crossing
4. ☐ Commercial/Industrial
5. ☐ Dock/Pier
6. ☐ Utilities
7. ☐ Coastal Engineering Structure
8. ☐ Agriculture (e.g., cranberries, forestry)
9. ☐ Transportation
10. ☐ Other

7b. Is any portion of the proposed activity eligible to be treated as a 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:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Middlesex	
a. County	b. Certificate # (if registered land)
57418	584
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.

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. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. ☐ 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)	

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)

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches 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

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

	Size of Proposed 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 dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☐ 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 _____

C. Other Applicable Standards and Requirements

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://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/online_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
Route 135, North Drive
Westborough, MA 01581

MassGIS
(13th eddition, 2008)

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

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.1.d, 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).*

1. 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

   3. ☐ 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

      (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

   d. 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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see http://www.mass.gov/dfwele/dfw/nhesp/nhesp.htm, regulatory review tab). 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.

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

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

2. 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 or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:	North Shore - Hull to New Hampshire:
Division of Marine Fisheries - Southeast Marine Fisheries Station Attn: Environmental Reviewer 1213 Purchase Street – 3rd Floor New Bedford, MA 02740-6694	Division of Marine Fisheries - North Shore Office Attn: Environmental Reviewer 30 Emerson Avenue Gloucester, MA 01930

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.

3. 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

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 designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. 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

6. 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

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

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

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.

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.

Notice of Intent, 146 Central Street "The House of Glen"
a. Plan Title

Acton Survey & Engineering, Inc.
b. Prepared By

Mark Donohoe, PE
c. Signed and Stamped by

September 8, 2011
d. Final Revision Date

1"=20'
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.

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

Acton

City/Town

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:

103 2. Municipal Check Number	9/8/11 3. Check date
102 4. State Check Number	9/8/11 5. Check date
Finlay Family Trust 6. Payor name on check: First Name	7. Payor name on check: Last Name

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	9-8-2011 2. Date
3. ~~Signature of Property Owner~~ (if different)	4. Date
5. Signature of Representative (if any) MARK T. DUNITACE	9/16/11 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.

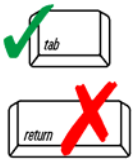
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

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. Applicant:

Glen	Nichols
a. First Name	b. Last Name

c. Organization

146 Central Street
d. Mailing Address

Acton	MA	01720
e. City/Town	f. State	g. Zip Code

978-337-2207		
h. Phone Number	i. Fax Number	j. Email Address

2. Property Owner (if different):

Finley Family Trust	
a. First Name	b. Last Name

c. Organization

146 Central Street
d. Mailing Address

Acton	MA	01720
e. City/Town	f. State	g. Zip Code

978-337-2207		
h. Phone Number	i. Fax Number	j. Email Address

3. Project Location:

146 Central Street	Acton
a. Street Address	b. City/Town

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

The fee should be calculated using the following six-step process and 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
Construction of a single family home(2a)	1	$500.00	$500.00
Local Bylaw fee	1	$100.00	$100.00

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	$600.00 a. Total Fee from Step 5
State share of filing Fee:	$237.50 b. 1/2 Total Fee **less $**12.50
City/Town share of filling Fee:	$362.50 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.)

NOTIFICATION TO ABUTTERS
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT
AND THE TOWN OF ACTON WETLANDS BYLAW

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

The Applicant: Glen Nichols

Address 146 Central Street, Acton, MA 01720 Phone 978-337-2207

has filed a Notice of Intent with the Acton Conservation Commission seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act.

Applicant's Representative: Acton Survey & Engineering, Inc.

Address 97 Great Road, Suite 6, Acton, MA Phone 978-263-3666

The address of the property where the activity is proposed 146 Central Street

Town Atlas Plate/Map E-3 Parcel/Lot 23-8

Project Description Demolition of existing house and construction of a single family home and supporting infrastructure.

For more information please contact the Conservation Office at 978-929-6634 or email NR@acton-ma.gov. Copies of the Notice of Intent may be examined at the Conservation Office, Acton Town Hall, 472 Main Street, Acton between the hours of 9:00 A.M. and 4:30 P.M. Monday through Friday.

A Public Hearing will be held at the Acton Town Hall, 472 Main Street, on Wednesday, October 5, 2011 at 7:15 P.M.
(date)

The notice of the public hearing will be published at least five (5) days in advance in the Acton edition of the *Beacon* newspaper or *Metrowest Daily News*.

NOTE: You may also contact your local conservation commission or the nearest Department of Environmental Protection Regional Office* for the information about this application or, the Wetlands Protection Act. Acton is in the Central Region. To contact DEP, call:

***DEP Central Region: 508-792-7650**
627 Main Street, Worcester MA 01608

Town of Acton
472 Main Street
Acton, MA 01720
Telephone (978) 929-6621
Fax (978) 929-6340

Brian McMullen
Assistant Assessor

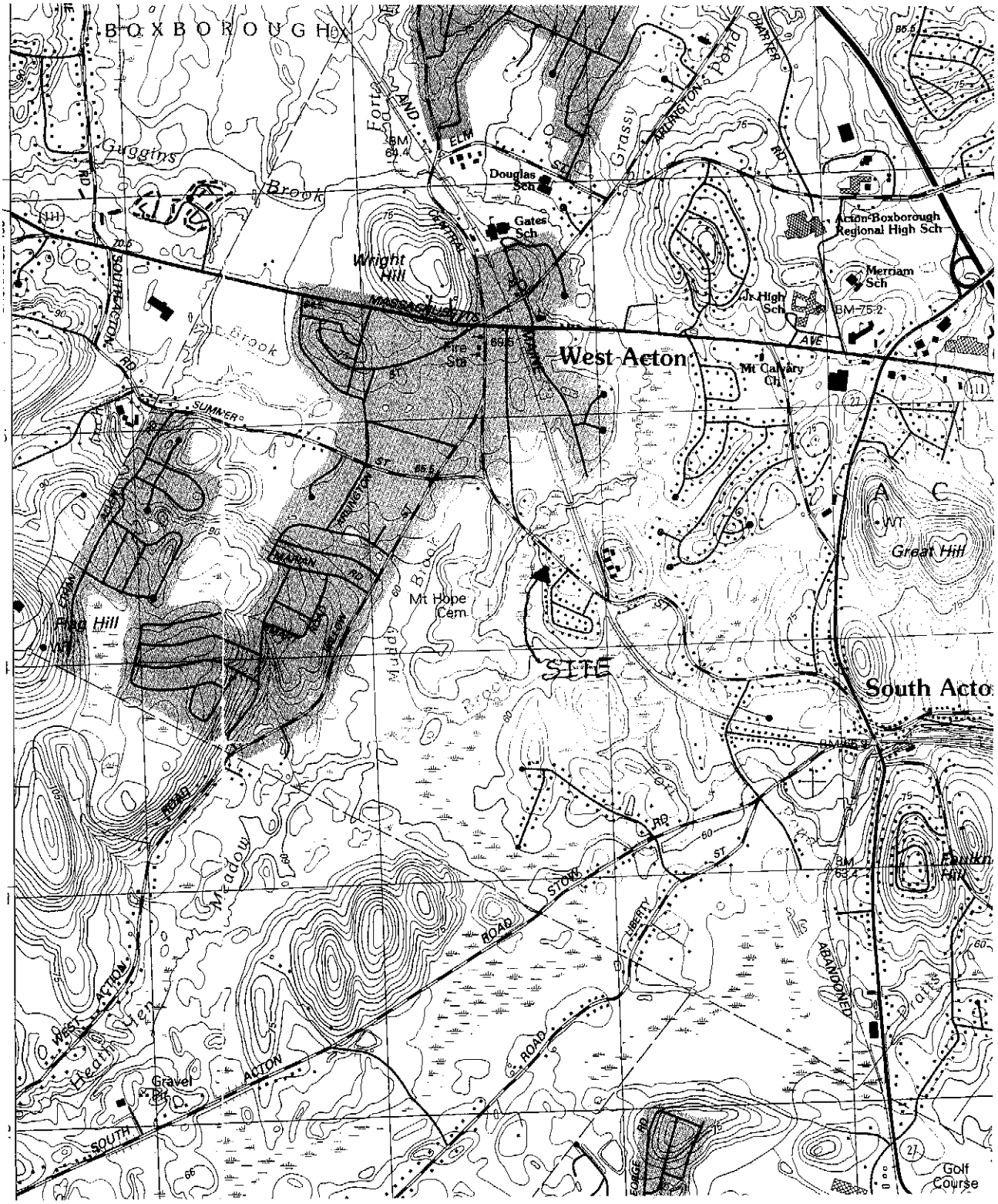
Locus: 146 Central Street, Beside and Behind
Parcel ID: G2-104, G2-112 and G2-113

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
149 CENTRAL ST	G2-71	INFANT TODDLER CHILD CTR		149 CENTRAL STREET	ACTON	MA	01720
154 CENTRAL ST	G2-85	SCHWEPPE JR DENISON W	SCHWEPPE PAMELA CS	154 CENTRAL ST	ACTON	MA	01720
148 CENTRAL ST	G2-93	FELDHUSEN SCOTT	FELDHUSEN CHARLOTTE C	148 CENTRAL STREET	ACTON	MA	01720
158 CENTRAL ST BEHIND	G2-103	TOWN OF ACTON		472 MAIN STREET	ACTON	MA	01720
141 CENTRAL ST	G2-105	STOW STREET REALTY INC		PO BOX 985	ACTON	MA	01720
144 CENTRAL ST	G2-114	SMITH CURTIS H	JOANNE H	144 CENTRAL ST	ACTON	MA	01720
2 NASH RD	G2-120	KURANDA FAMILY TRUST	KURANDA MICHAEL J. & KAREN D.	2 NASH RD	ACTON	MA	01720
142 CENTRAL ST	G2-121	BARTLE DAVID S	BARTLE MEGAN P	142 CENTRAL ST	ACTON	MA	01720
6 NASH RD	G2-126	CATALDO NANCY A	HOLMES MARY JUDITH	6 NASH RD	ACTON	MA	01720
4 NASH RD	G2-127	BALDRACHI PETER W		4 NSAH RD	ACTON	MA	01720
3 NASH RD	G2-128	HEFFERNAN THOMAS L	HEFFERNAN AMY	3 NASH RD	ACTON	MA	01720
1 NASH RD	G2-129	OBRIEN CHRISTOPHER	OBRIEN MAUREEN	1 NASH RD	ACTON	MA	01720
140 CENTRAL ST	G2-130	MANNING JOHN D	MANNING KARALEE	140 CENTRAL ST	ACTON	MA	01720
8 NASH RD	G2-132	HERTZ ROBERT H ET AL TR	HERTZ ACTON REALTY TRUST	8 NASH RD	ACTON	MA	01720
5 NASH RD	G2-133	WILLIAMS ROGER M	SANDRA G	5 NASH ROAD	ACTON	MA	01720

The owner of land sharing a common boundary or corner with the site of the proposed activity (100 feet) in any direction, including land located directly across a street, way, creek, river, stream, brook or canal. The above are as they appear on the most recent applicable taxes.

Daryl Powell
Property Lister
Acton Assessors Office

8/10/2011



USGS MAP

1987 MAYNARD QUADRANGLE

146 CENTRAL STREET
ACTON, MA

PREPARED FOR:
GLEN NICHOLS
SCALE: 1:25000 SEPTEMBER 16, 2011

Acton Survey & Engineering, Inc.
Since 1967

97 GREAT ROAD
P.O. BOX 666
ACTON, MA 01720
PH. (978) 263-3666
FAX (978) 635-0218

GENERAL NOTES:

1. Plans were prepared for named client and project. Reproduction in whole, in part or by adaptation for other purposes is expressly prohibited.
2. Drawings shall not be scaled. If clarification of intent is REQUIRED, contractor shall obtain prompt clarification prior to continuing work.
3. Contractor shall visit site prior to initiation of work and shall notify ACTON SURVEY & ENGINEERING, INC. and owner of any discrepancies with site conditions, or proposed construction, on date discovered.
4. Contractor shall be responsible for coordinating proposed construction with
5. Contractor shall notify Dig–Safe [1–888–344–7233] and verify all underground utilities prior to construction.
6. Contractor shall be responsible for obtaining all necessary permits and licenses.
7. All work shall conform to all local and state regulatory agencies and utility company requirements.
8. Upon entering the site, the contractor shall become responsible for all erosion control, dewatering and shall undertake all measures to protect wetlands, the drainage system and streets from siltation and dust.
9. Contractor shall be responsible for repairing any damage caused to roads, walks, utilities, site improvements [existing or proposed] both inside and outside the limit of work if damage due to work directly associated with this project.
10. Existing utilities shall be maintained in service as required by the use of site and adjacent properties. Relocate utility lines as required.
11. The drainage system shall be maintained and functional during construction and all catch basins, manholes & pipes shall be cleaned after the completion of the project.
12. The "site plan" is based on topographic survey showing all visually apparent features of the site on the date(s) that surface explorations and topography were completed.
13. No attempt was made, in preparing the plans, to ascertain the location of non–visually apparent subsurface utilities and structures, or conditions.
14. The limit of work shall be as designated and / or the edge of the proposed grading and / or the property lines, if not indicated.
15. Materials imported to the site shall be free of hazardous waste and noxious materials, stored as designated and shall not hamper the site activities.
16. Materials exported from the site shall become the property of the contractor and be disposed of in a legal manner.
17. All existing and new utility structures shall be adjusted to finished grades. Setting of rims temporarily at binder course may be required.
18. All water mains, water services and force mains shall have a five (5') foot minimum cover.
19. All pavements shall be cut to a vertical face outside limits of prior disturbance and prior to installing adjacent new pavements. All new pavements shall be installed in a manner that is uniform, with watertight joints resulting.
20. The project shall be complete when the site is found to be litter/debris free, erosion resistant, all erosion barriers are removed and pavements, catch basins, manholes and pipes are clean.
21. The contractor shall clearly mark the limits of work in the field prior to the the start of construction.
22. Hauling of earth to or from the site shall be done between the hours of 9:00 a.m. and 4:00 p.m. on weekdays only.
23. Any alterations within 100 feet of a wetland [200 feet of a stream] shall require a filing with the Conservation Commission. Dewatering shall be controlled as to not impact wetland resource areas.

EROSION AND SEDIMENT CONTROL

GENERAL

A well ordered cleanup, demolition and construction program resulting in surfaces being stabilized as soon as possible shall be the primary erosion control process utilized at this site.

The areas subject to development consist of level ground and well drained soils. Care shall be taken to insure construction activities do not result in the channelization or concentration of runoff towards the wetlands or to Central Street.

The site shall be kept litter free, especially during the demolition process.

SITE ACCESS

Access to the site during cleanup and demolition of the existing structure shall be at the existing driveway. A temporary construction entrance or tracking pad need only be installed if the ground becomes saturated or if earthen products are being tracked onto Central Street.

Once the existing building has been demolished access to the site shall be created in the area of the proposed driveway and a temporary construction entrance installed.

The temporary entrance shall be maintain and replaced as necessary.

It is more likely that products of erosion will be transported to wetland resource areas, including Fort Pond Brook, via Central Street than overland through the woods at the rear of the property. Any earthen products reaching Central Street shall be removed as soon as observed.

CLEANUP AND DEMOLITION

The cleanup of the site shall occur as soon as possible to allow areas disturbed to be stabilized by vegetation, including the growth of existing plants, prior to winter.

All materials removed shall be placed in containers and transported offsite for proper disposal. Materials in and within 100 feet of the wetlands shall be pulled out by cables and not lifted and carried out by machine. Tires and other materials being held in placed by vines or other vegetation shall be released by cutting the vegetation and not by pulling them loose.

Areas disturbed shall be overcast with a mixture of annual and perennial seeds containing appropriate brush and herbaceous species to allow both rapid and long term stabilization to occur.

Demolition of the structure, above ground level shall be schedule for completion within a workweek and all materials shall be placed directly in containers or trucks for proper offsite disposal.

If demolition is to start prior to the issuing of an Order of Conditions alterations including the movement of equipment shall not occur within 100 feet of wetlands.

Dust and litter shall be controlled at all times. Misting with water should be used to control dust to the minimum extent necessary.
The existing septic tank and other structures related to the septic system shall be pumped, crushed and backfilled.

CLEARING

Prior to any clearing, except as necessary to obtain safe access to the site, the limit of work shall be demarcated and the Conservation Administrator notified.

Clearing within the 50 foot buffer to the wetlands is prohibited.

Felled trees shall be removed from the site during the work week in which they are felled, and limbs and brush shall be chipped to allow materials required for erosion control and stabilization to be generated on site.

Stumps shall be removed from the site during the work week they are generated.

EROSION CONTROL BARRIERS

The erosion control barriers to be installed shown on the plan should be considered the minimum required and shall be supplemented if construction procedures that limit the potential for erosion are not implemented.

The barriers shall be installed prior to any site grading and shall be properly maintained and replaced as required to insure their effectiveness.

Any products of erosion entrapped in the barriers shall be promptly removed and their source abated.
DEMOLITION OF EXISTING HOUSE

Materilas from the existing house shall be removed from the site and disposed of properly.

Should it not be possible to remove the materials on the day they are generated then they shall be stockpilled outside the 100' buffer zone.
GRADING

It is during this portion of the construction process that the site will be most prone to erosion.

Erosion barriers should be placed at areas that are tributary to a single point or other devices such as check dams or berms should be placed to intercept flow.

Only limited grading shall be performed in the area south of the house, and shall result in runoff being uniformly distributed at all times.

All topsoil shall be retained and stockpiled so that materials are not subject to erosion and do not interfere with or concentrate runoff.

HOUSE CONSTRUCTION

The foundation shall be excavated, poured, stripped, and backfilled within 10 working days. Excavated materials shall be stored so that they do not concentrate runoff.

The area to the west of the house shall be graded smooth so that runoff is dispersed and, with the exception of areas within 15 feet of the house, all disturbed areas shall be made erosion resistant. If the establishment of permanent vegetation is not possible, the area shall be planted with quick germination/temporary cover material.

House construction materials and equipment shall be stored in close proximity to the structure in are outside the 100' buffer zone.

The site shall be kept free of litter and debris and containers shall be kept on site and properly maintained. Liquids shall not be placed in the containers.

RECHARGE SYSTEMS

Recharge systems consisting of a stone recharge trenches will decrease runoff from the site. The effectiveness of these devices will be impaired if products of erosion enter the recharge works. Care should be taken to protect the recharge devices from the entrance of silt laden runoff.

STABILIZATION OF SURFACES

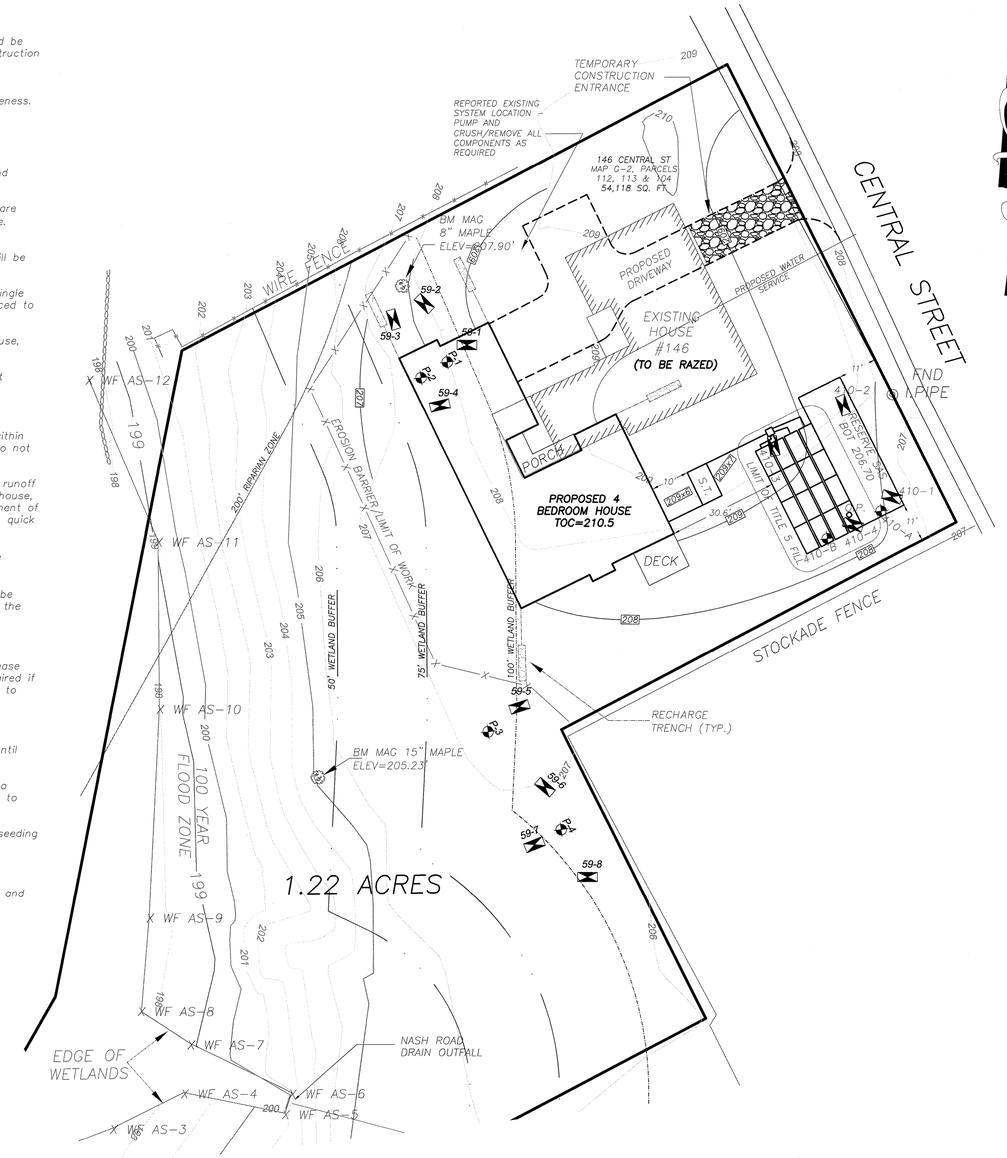
Stabilization shall be an ongoing process and shall not be delayed until final landscaping.

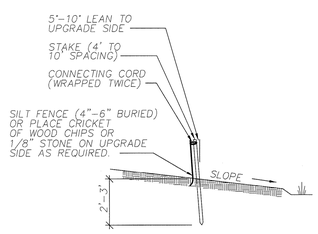
Site construction should be phased, as possible, to allow plantings to occur during optimum periods – April 15 to June 15 and August 15 to October 15 for lawns.

Loam has a high erosion potential and should not be spread when seeding and germination are not expected to promptly occur.

REMOVAL OF EROSION BARRIERS

The project will not be considered complete until all erosion barriers and products of erosion are removed and all surfaces are in an erosion resistant state.



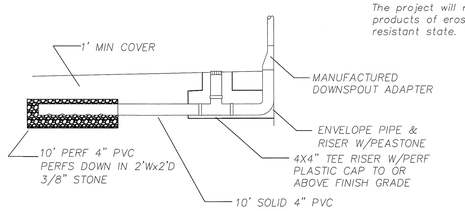


NOTES:

1. FENCES SHALL BE LOCATED AT LIMIT OF WORK, OR AS SHOWN ON PLANS.
2. PENETRATE OR "SNUG" GROUND WITH BOTTOM FOR ENTIRE LENGTH.
3. DO NOT INSTALL IN A MANNER WHICH WILL CONCENTRATE RUNOFF.
4. BACK FENCE WITH STAKED HAYBALES IN HIGH RISK AREAS.
5. MAINTAIN AND REMOVE FENCE AS REQUIRED.
6. REMOVE PRODUCTS OF EROSION FREQUENTLY.
7. CONTRACTOR SHALL INSURE THAT ALL DEWATERING ACTIVITY SHALL DISCHARGE WATER THAT IS CLEAN AND FREE OF SILT AND FINE SEDIMENTS PRIOR TO DISCHARGE TOWARDS WETLANDS.

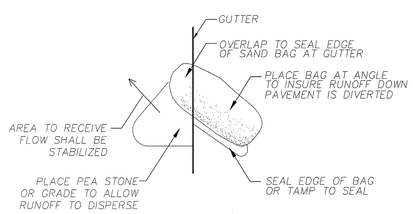
EROSION CONTROL BARRIER DETAIL

N.T.S.



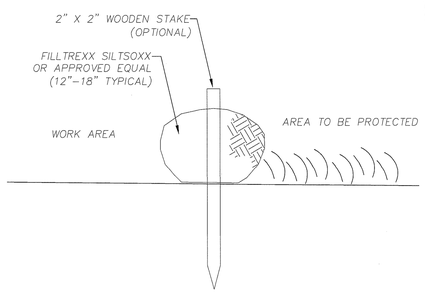
RECHARGE TRENCH DETAIL

N.T.S.



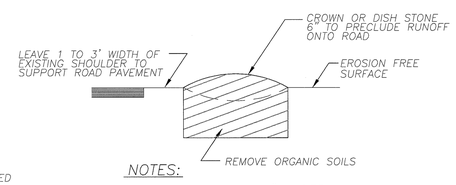
SAND BAG CHECK DAM DETAIL

N.T.S.



EROSION CONTROL SOCK DETAIL

N.T.S.

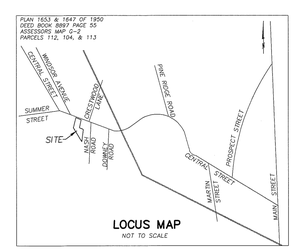


NOTES:

1. STONE SHALL BE 1–3" IN SIZE AND INSTALLED TO REMOVE AND ENTRAP MATERIALS FROM TIRES AND NOT BE TRANSPORTED TO ROAD.
2. STONE SHALL EXTEND ACROSS FULL WIDTH OF ENTRANCE AND BE OF SUFFICIENT LENGTH TO PRECLUDE MUD FROM REACHING ROAD.
3. STONE SHALL BE REPLACED AS REQUIRED TO INSURE MUD REMOVAL.
4. CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 30 FEET IN LENGTH.

TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.



ELEVATIONS REFER TO NVGD 1929.

199 CONTOUR IS APPROXIMATE 100 YEAR FLOOD PLAIN.

MARK DONOHOE CIVIL No. 37143 REGISTERED PROFESSIONAL ENGINEER

9/16/11

NOTICE OF INTENT

146 CENTRAL STREET "THE HOUSE OF GLEN"
ACTON, MA

PREPARED FOR:
GLEN NICHOLS
146 CENTRAL ST
ACTON, MA 01720

SCALE: 1"=20' DATE: SEPTEMBER 8, 2011

Acton Survey & Engineering, Inc.
Since 1967
97 GREAT ROAD
P.O. BOX 666
ACTON, MA 01720
PH. (978) 263–3666
FAX (978) 635–0218

6769–SDS

CARLSON PROJECTS\6769\dwg\6769W161–BASE.dwg

From: CERO_NOI@MassMail.state.ma.us
To: actonsurvey@actonsurvey.com
Cc: cero_noi@state.ma.us; Conservation Commission; cero_noi@state.ma.us
Subject: MassDEP NOI File Number
Date: Monday, September 26, 2011 3:23:40 PM

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CENTRAL REGIONAL OFFICE
627 MAIN STREET, WORCESTER, MA 01608 508-792-7650

Date: 09/26/2011 Municipality ACTON

RE: **NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER**

The Department of Environmental Protection has received a Notice of Intent filed in accordance with the Wetlands Protection Act (M.G.L. c. 131, §40):

Applicant	GLEN NICHOLS	**Owner Address**
Address	146 CENTRAL STREET,ACTON MA 01720	
Locus	146 CENTRAL STREET , ACTON MA 01720	

This project has been assigned the following file # : **CE 085-1072**

ISSUANCE OF A FILE NUMBER INDICATES ONLY COMPLETENESS OF SUBMITTAL, NOT APPROVAL OF APPLICATION

Although a file # is being issued, please note the following:

Regards,
for MassDEP,

(508)-767-2713
Gary.Dulmaine@State.MA.US