

NOTICE OF INTENT

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

FOR:

107-115 GREAT ROAD
MAP G4 PARCEL 28
ACTON, MA

PREPARED FOR:

WETHERBEE PLAZA, LLC
97 GREAT ROAD
ACTON, MA

SUBMITTED TO:

TOWN OF ACTON CONSERVATION COMMISSION
AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

PREPARED BY:



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

**Notice of Intent
Proposed Cottage
107-115 Great Road**



2013 orthophoto detailing area of proposed addition
Source: Google Earth

107-115 Great Road is an existing mixed use site located on the northern side of Great Road near the intersection of Concord Road. The development of the site was reviewed under DEP 85-1004 & 85-1006 for which Certificates of Compliance were requested in 2013. The applicant proposes to construct an addition to one of the structures on the lot to allow it to be used as a cottage.

The site is located in the East Acton Village Zoning District which allows for multiple buildings on the property and does not require a setback to property lines. The site has 4 distinct buildings connected by existing driveways and walkways. There is a wetland resource area along the westerly property line and a resource area located in the center of the site. This results in a large portion of the site and all of the existing buildings being located within the buffer zone. The existing building at the front of the site is located 26.5 feet from the wetland resource areas and there is an existing path that crosses the wetland to allow for pedestrian access to areas of the site. The proposed addition is to be offset over 30 feet from the resource area and therefore does not decrease the offset from wetlands to buildings. Vehicle access to the addition is to be via the existing paved surfaces along with a proposed stone dust path which will connect to the existing path.

The proposed addition will be located entirely within an existing lawn and paved area. A portion of the pavement outside the addition footprint will be removed resulting in a net decrease in impervious surfaces at the site. The addition will incorporate drip line recharge trenches to allow the roof runoff to be properly mitigated and provide additional protections to the wetland resource areas. The Board of Health has approved the connection of the addition to the existing septic system and other utilities are already in place in the vicinity of the addition. The photographs below detail the area of the proposed addition:

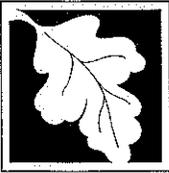


Area of proposed addition viewed from north



Area of proposed addition viewed from existing path

As the project will result in a net decrease in impervious surfaces and roof runoff will be recharged, a connection to the site's existing stormwater management system will not be necessary. The proposed addition has been designed to be offset from wetland resource areas a greater distance than other structures on the site. This along with the addition being constructed within existing paved and lawn areas will ensure there will be no adverse impacts to the Interests of the Act and allow the existing vegetative buffer to remain. Erosion barriers will be in place during construction to further protect the Interests of the Act.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

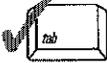
WPA Form 3 – Notice of Intent

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):

<u>113-115 Great Road</u>	<u>Acton</u>	<u>01720</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42d28'44.05"N</u>	<u>71d24'45.41"W</u>
	d. Latitude	e. Longitude
<u>G-4</u>	<u>28</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Leo</u>	<u>Bertolami</u>	
a. First Name	b. Last Name	
<u>Wetherbee Plaza, LLC</u>		
c. Organization		
<u>97 Great Road</u>		
d. Street Address		
<u>Acton</u>	<u>MA</u>	<u>01720</u>
e. City/Town	f. State	g. Zip Code
<u>978-263-5100</u>	<u>autoplex3@aol.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

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

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

<u>\$600.00</u>	<u>\$237.50</u>	<u>\$362.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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City/Town _____

A. General Information (continued)

6. General Project Description:

Addition to existing wind mill structure with connection to existing septic system.

7a. Project Type Checklist:

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> 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

42747

c. Book

b. Certificate # (if registered land)

373

d. Page Number

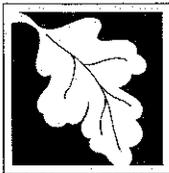
B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 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.
- 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. <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



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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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)	

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

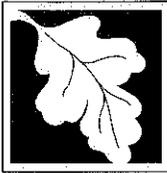
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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.

<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 _____

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



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

	<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

C. Other Applicable Standards and Requirements

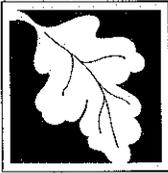
Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
100 Hartwell Street, Suite 230
West Boylston, MA 01583

MASS GIS
b. Date of map _____



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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/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>). 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/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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/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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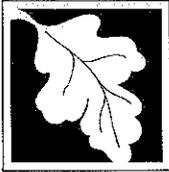
C. Other Applicable Standards and Requirements (cont'd)

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
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:
- Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - A portion of the site constitutes redevelopment
 - Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
- Single-family house

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



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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, 107-115 Great Road

a. Plan Title

Acton Survey & Engineering

b. Prepared By

July 15, 2014

d. Final Revision Date

Mark Donohoe, PE

c. Signed and Stamped by

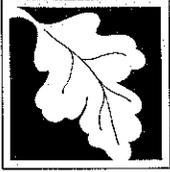
1"=20'

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

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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:

_____	_____
2. Municipal Check Number	3. Check date
1972	7/17/14
_____	_____
4. State Check Number	5. Check date
1973	7/17/14
_____	_____
6. Payor name on check: First Name	7. Payor name on check: Last Name
Wetherbee Plaza LLC	

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
Leo Scabolowski, Manager	7/21/14
_____	_____
3. Signature of Property Owner (if different)	4. Date
Same	
_____	_____
5. Signature of Representative (if any)	6. Date
	7/21/14

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.

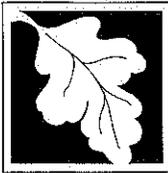
For MassDEP:

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:

107-115 Great Road Acton
 a. Street Address b. City/Town
1973 237.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Wetherbee Plaza, LLC MA 01720
 a. First Name b. Last Name f. State g. Zip Code
97 Great Road
 c. Organization d. Mailing Address
Acton MA 01720
 e. City/Town f. State g. Zip Code
978-263-5100 978-263-5100
 h. Phone Number i. Fax Number j. Email Address

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

B. Fees

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

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.

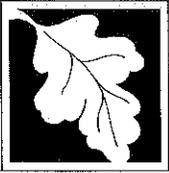
Step 2/Number of Activities: Identify the number of each type of activity.

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
Construction of single family home	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:	500+ 100 bylaw fee
	a. Total Fee from Step 5
	237.50
State share of filing Fee:	b. 1/2 Total Fee less \$12.50
	262.50 + 100 bylaw fee
City/Town share of filing Fee:	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: Wetherbee Plaza, LLC

Address 97 Great Road, Acton, MA 01720 Phone 978-263-3666 (representative)

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

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

The address of the property where the activity is proposed 107-115 Great Road

Town Atlas Plate/Map G-4 Parcel/Lot 28

Project Description Construction of addition to existing structure and connection to existing septic system.

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,
August 20, 2014 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

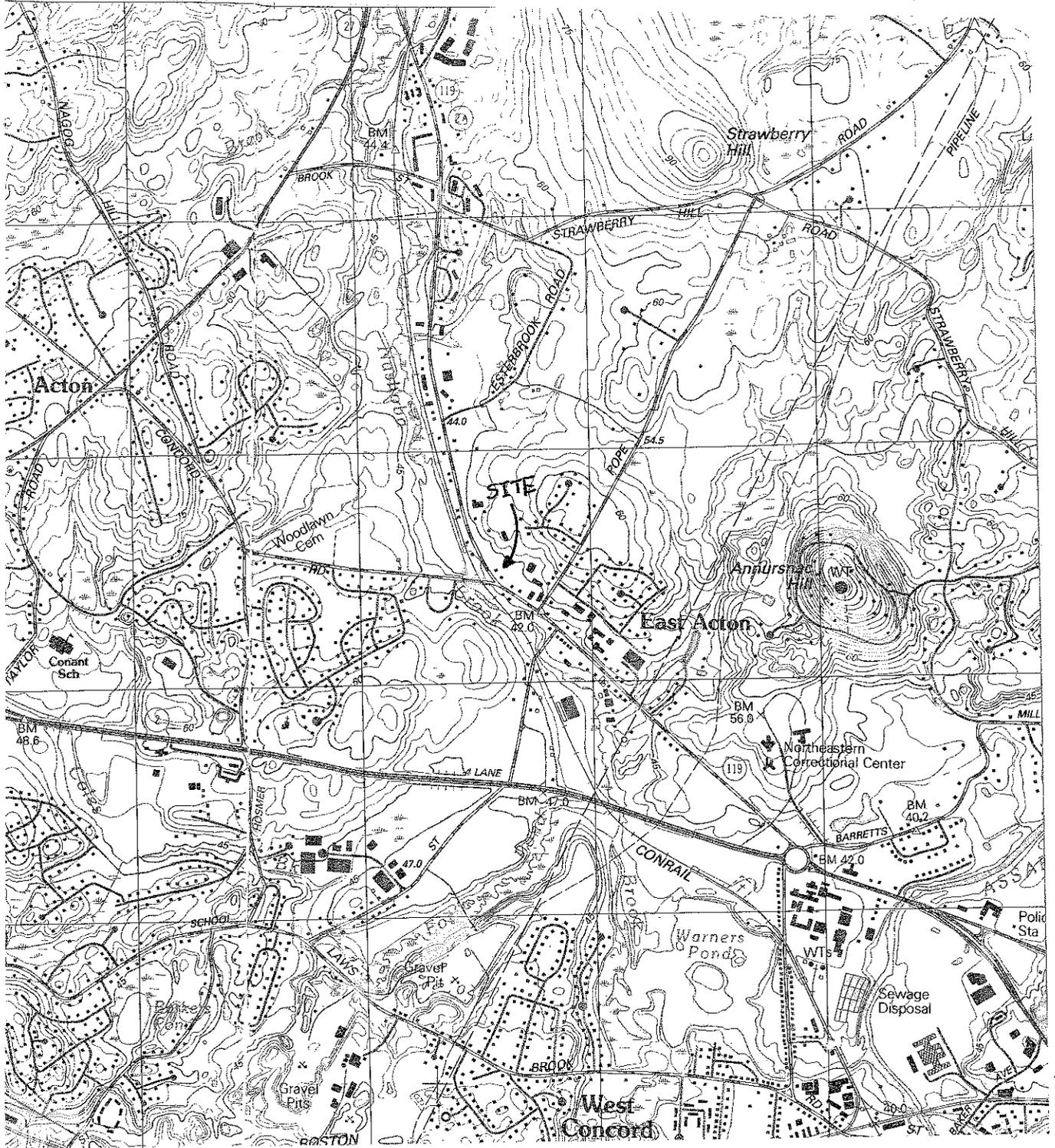
Brian McMullen
Principal Assessor

Locus: 107 Great Rd
Parcel ID: G4-28

Parcel ID	Location	Owner	Co-Owner	Mailing Address	City	ST
F4-105	121 GREAT RD	FEDERAL INVESTMENT TRUST NO 1		PO BOX 393	BEDFORD, MA 01730	
F4-69-3	BRAEBROOK RD	ELLSWORTH VILLAGE LLC		PO BOX 985	ACTON, MA 01720	
G4-10	124 GREAT RD	MADISON GROUP LLC		4 BREEZY POINT RD	ACTON, MA 01720	
G4-212	108 GREAT RD	TOWN OF ACTON		472 MAIN STREET	ACTON, MA 01720	
G4-50	97-105 GREAT RD	WETHERBEE PLAZA LLC		6 PROCTOR STREET	ACTON, MA 01720	
G5-1	10 BRAEBROOK RD	SHANLEY RACHEL	FUHRMEISTER MATTHEW	10 BRABROOK RD	ACTON, MA 01720	
G5-2	8 BRAEBROOK RD	SCHNEIDER ROBERT J	BARBARA	8 BRABROOK RD	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.

Marty Abbott
Marty Abbott
Assessor's Clerk



USGS MAP

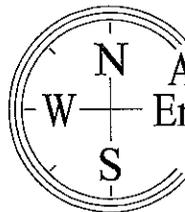
107-115 GREAT ROAD
 ACTON, MA 01720

PREPARED FOR:

WETHERBEE PLAZA, LLC

SCALE: 1:25000 JULY 21, 2014

1988 MAYNARD QUADRANGLE



**Acton Survey &
 Engineering**

Since 1967

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



EROSION AND SEDIMENT CONTROL

GENERAL

A well ordered and rapid construction process shall be the primary erosion control method utilized at this site.

Limiting the flow of runoff from the area above the cottage addition is also important as precipitation falling on the construction site will not result in significant potential for erosion.

ACCESS

Access to the site shall only be by the driveway from the carriage house.

Sand bag check dams shall be placed to divert runoff from disturbed surfaces away from the driveway.

Care must be taken to protect the leaching area between the windmill [lighthouse] tower and the carriage house.

EROSION BARRIER

The erosion barrier, shown for building construction on the site plan, shall be installed prior to any construction activities and be properly maintained until all surfaces are erosion resistant.

JAPANESE KNOTWEED

The Knotweed and other invasive species scattered amongst the Forsythias shall be mechanically removed when not in seed and the area shall remain free of invasive species.

DRIVEWAY SLOPE

The barren slope between the driveway and the Forsythias shall have secured stop logs installed and mulched.

EXCAVATION & GRADING

Earthen slopes shall be sloped away from the wetland to the maximum extent possible. Those that must be sloped towards the wetlands shall be stabilized as soon as possible.

Earthen materials that are not to be used for backfill shall be removed from site on the day generated.

BUILDING CONSTRUCTION

The site shall be maintained litter free at all times. Containers shall be maintained on site and in proper condition to receive all refuse.

The foundation shall be backfilled immediately and the area between the foundation and the wetlands shall be brought to final grade and protected against erosion. Runoff from building decks and the roof could cause erosion on this slope and measures shall be taken to decrease impacts from cascading and concentrated runoff, including boards used to decrease impact forces from falling water and stone filled trenches to carry runoff.

Motorized equipment shall not operate between the building and the wetlands. Construction shall be scheduled to allow most operations to occur from the flat plateau between the structure and the carriage house.

STABILIZATION

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

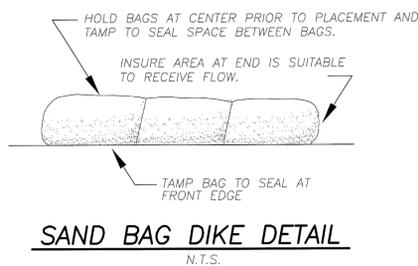
Topsoil has a high erosion potential.

Slopes steeper than 5H to 1V shall be planted with brush type vegetation that will quickly form a dense system of roots and be mulched with well rotted bark mulch reinforced with stop logs or flat rocks set to prevent erosion. Runoff towards the top of slopes shall be diverted and dispersed by grading.

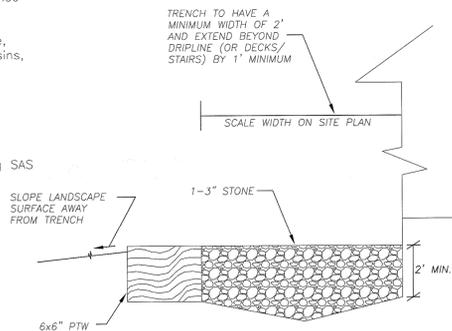
GENERAL NOTES:

- Plans were prepared for named client and project. Reproduction in whole, in part or by adaptation for other purposes is expressly prohibited.
- Drawings shall not be scaled. If clarification of intent is REQUIRED, contractor shall obtain prompt clarification prior to continuing work.
- Contractor shall visit site prior to initiation of work and shall notify ACTON SURVEY & ENGINEERING and owner of any discrepancies with site conditions, or proposed construction, on date discovered.
- Contractor shall be responsible for coordinating proposed construction with existing conditions.
- Contractor shall notify Dig-Safe [1-888-344-7233] and verify all underground utilities prior to construction.
- Contractor shall be responsible for obtaining all necessary permits and licenses.
- All work shall conform to all local and state regulatory agencies and utility company requirements.
- 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.
- 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.
- Existing utilities shall be maintained in service as required by the use of site and adjacent properties. Relocate utility lines as required. Coordinate all connections with Town of Acton Agencies - Water District, Board of Health, etc.
- 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.
- The "site plan" is based on topographic survey showing all visually apparent features of the site on the date(s) of topography.
- No attempt was made, in preparing the plans, to ascertain the location of non-visually apparent subsurface utilities and structures, or conditions.
- The limit of work shall be as designated and / or the edge of the proposed grading and / or the property lines, if not indicated.

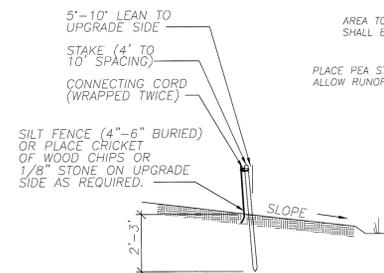
- Materials imported to the site shall be free of hazardous waste and noxious materials, stored as designated and shall not hamper the site activities.
- Materials exported from the site shall become the property of the contractor and be disposed of in a legal manner.
- All existing and new utility structures shall be adjusted to finished grades. Setting of rims temporarily at binder course may be required.
- All water mains, water services and force mains shall have a five (5') foot minimum cover.
- 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.
- 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.
- The contractor shall clearly mark the limits of work in the field prior to the start of construction.
- Elevations refer to N.G.V.D. 1929.
- See plan on file at the Board of Health for approved connection to existing SAS



DRIPLINE RECHARGE TRENCH DETAIL
N.T.S.

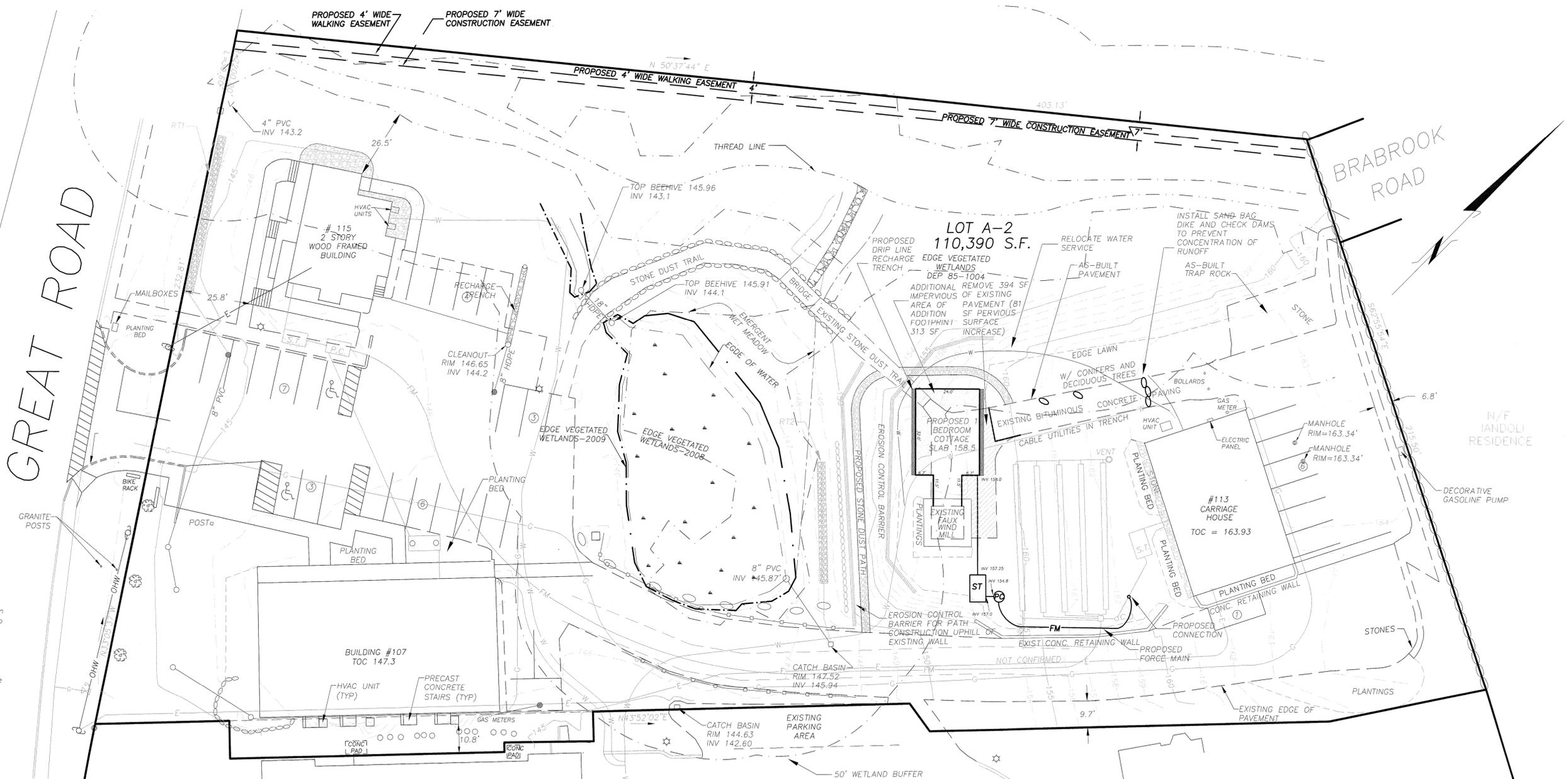
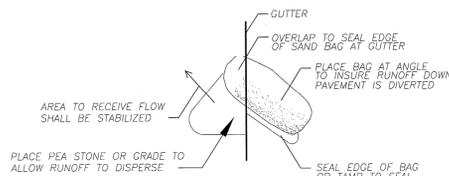


EROSION CONTROL BARRIER DETAIL
N.T.S.



- NOTES:**
- FENCES SHALL BE LOCATED AT LIMIT OF WORK, OR AS SHOWN ON PLANS.
 - PENETRATE OR "SNUG" GROUND WITH BOTTOM FOR ENTIRE LENGTH.
 - DO NOT INSTALL IN A MANNER WHICH WILL CONCENTRATE RUNOFF.
 - BACK FENCE WITH STAKED HAYBALES IN HIGH RISK AREAS.
 - MAINTAIN AND REMOVE FENCE AS REQUIRED.
 - REMOVE PRODUCTS OF EROSION FREQUENTLY.

SAND BAG CHECK DAM DETAIL
N.T.S.



NOTICE OF INTENT

107-115 GREAT ROAD
ACTON, MASSACHUSETTS

PREPARED FOR:
WETHERBEE PLAZA, LLC
6 PROCTOR STREET
ACTON, MA 01720

SCALE: 1"=20' DATE: JULY 15, 2014

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

5180B26 - SDS CP