

November 5, 2015

Acton Conservation Commission
Acton Town Hall
472 Main Street
Acton, MA 01720

Re: Notice of Intent – 456 Mass Ave, Lot 3, Acton, MA

Dear Acton Conservation Commission:

Goddard Consulting, LLC is pleased to submit this Notice of Intent on behalf of the applicant, Sean Keenan of Keenan & Son, LLP for the purpose of constructing a single-family house within 100 feet of an Isolated Vegetated Wetland (IVW) on the property known as Lot 3 at 456 Massachusetts Avenue (Map F2, Lot 117, subdivision Lot 3) and is a bylaw only application.

Four copies of the NOI application are enclosed and an electronic copy has been submitted to the Commission office. The titles of all the documents enclosed are as follows:

- NOI (WPA Form 3) Application Form
- Copy of Fee Checks
- Certified Abutter List, Abutter Notification Letter, Affidavit of Service
- Orthophoto View of Site. Goddard Consulting, LLC. 9/23/15.
- USGS Site Locus. Goddard Consulting, LLC. 9/23/15
- Definitive Subdivision Site Plan 1, by Markey & Rubin Civil Engineering, dated 10/30/15

Existing Conditions:

Currently Lot 3 at 456 Massachusetts avenue in Acton has a portion of a single-family home with associated landscaping. The rear of the 0.65-acre lot is wooded. In the rear of the lot a small Isolated Vegetated Wetland exists. The area contains a pre-dominance of wetland vegetation and evidence of seasonal flooding, however it doesn't border on any streams, ponds or other jurisdictional resource areas. Vegetation included red maple, white pine, buckthorn, ferns, jewel weed, poison ivy and bittersweet.

Proposed Conditions:

The applicant proposes to demolish the existing single-family home to construct a single-family home with associated grading and utilities within 100-feet of the Isolated Vegetated Wetland. A paved driveway will extend from within the 100-foot Buffer to the common driveway. Erosion controls will be placed at the limit of work with the back yard being kept outside the 50' No-Disturbance Buffer.

Performance Standards under the MA WPA:

No work is proposed within the off-site Bordering Vegetated Wetland (BVW) or within its 100' Buffer zone.

Performance Standards under the Acton Wetlands Protection Bylaw and Regulations:

All work is kept outside the 50-foot No Disturbance Setback, and all proposed structures are outside the 75-foot No-Structure Setback.

If there are any questions concerning this submission, please do not hesitate to contact us.

Sincerely,

Goddard Consulting, LLC

by

A handwritten signature in black ink, appearing to read "Scott G. Goddard". The signature is fluid and cursive, written over a white background.

Scott G Goddard, PWS
Professional Wetland Scientist

cc:

- Sean Keenan, Keenan & Son LLP, Owner of 456 Mass Ave, Acton MA, sawitbuildit@gmail.com



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Acton Wetlands Protection Bylaw

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):

Lot 2 at 456 Mass Ave Acton 01460
 a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: _____
 d. Latitude e. Longitude

F2 117, subdivision lot 3
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Sean Keenan
 a. First Name b. Last Name

Keenan & Son LLP
 c. Organization

54 Gristmill Road
 d. Street Address

Acton _____
 e. City/Town f. State g. Zip Code

_____ j. Email Address
 h. Phone Number i. Fax Number

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

_____ b. Last Name
 a. First Name

_____ c. Organization

_____ d. Street Address

_____ g. Zip Code
 e. City/Town f. State

_____ j. Email address
 h. Phone Number i. Fax Number

4. Representative (if any):

Scott Goddard
 a. First Name b. Last Name

Goddard Consulting LLC
 c. Company

291 Main Street, Suite 8
 d. Street Address

Northborough MA 01532
 e. City/Town f. State g. Zip Code

508-393-3784 _____
 h. Phone Number i. Fax Number j. Email address

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

\$100 N/A \$100 (Bylaw Fee)
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



A. General Information (continued)

6. General Project Description:

Construction of a single family home with driveway and associated grading.

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

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input 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 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

a. County

64575

c. Book

b. Certificate # (if registered land)

92

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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Acton Wetlands Protection Bylaw

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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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	2. square feet

	3. cubic yards dredged	

<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) - 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.



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



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 Notice of Intent – 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**

2008
 b. Date of map

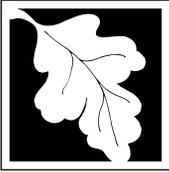
If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.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.



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

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/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/nhosp/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:

North Shore - Hull to New Hampshire border:

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

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.



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

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

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.



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.

Definitive Subdivision Site Plan 1

a. Plan Title

Markey & Rubin Civil Engineering

Ian M. Rubin

b. Prepared By

c. Signed and Stamped by

10/30/15

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2268 (Bylaw only, 20% of Category 2a, 1 activity)

11/2/15

2. Municipal Check Number

3. Check date

N/A

N/A

4. State Check Number

5. Check date

Sean

Keenan

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

Acton Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Acton

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Sean Keenan
1. Signature of Applicant (Sean Keenan, Keenan and Son, LLP)

10/29/15
2. Date

3. Signature of Property Owner (if different)

4. Date

Scott Goddard
5. Signature of Representative (Scott Goddard, Goddard Consulting, LLC)

10/29/15
6. Date

Lot 3

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.

KEENAN & SON LLP
PH. (978) 952-8102
64 GRIST MILL RD
LITTLETON, MA 01460

2269

53-71372113
3

CHECK AMOUNT

DATE 10/29/15

PAY TO THE ORDER OF Town of Acton
one hundred dollars

\$ 100.00

00
100

DOLLARS



FOR Lot 3 Mass ave

⑆002269⑆ ⑆211371379⑆ 0017324187⑆



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

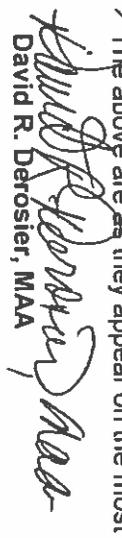
Brian McMullen
 Principal Assessor

Locus: 456 Mass Ave
 Parcel ID: F2-117

Parcel ID	Location	Owner	Co-Owner	Mailing Address	City
F2-109	441 MASS AV	ACTON-BOXBORO REG SCHOOL DIST		36 CHARTER	ACTON, MA 01720
F2-116-1	159 PROSPECT ST #1	LEVINE LOUIS N	LEVINE GLORIA J	159 PROSPECT ST #1	ACTON, MA 01720
F2-116-2	159 PROSPECT ST #2	BAANG JINMAN	PARK KIPUDA SOPHIA	159 PROSPECT ST #2	ACTON, MA 01720
F2-116-3	159 PROSPECT ST #3	XU QIANZI	WU QING	159 PROSPECT ST #3	ACTON, MA 01720
F2-116-4	159 PROSPECT ST #4	FISHMAN JEFFREY D	FISHMAN MINDY L	159 PROSPECT ST #4	ACTON, MA 01720
F2-116-5	159 PROSPECT ST #5	BARCINAS JOHN F	BARCINAS ANA B	159 PROSPECT ST #5	ACTON, MA 01720
F2-116-6	159 PROSPECT ST #6	STAHL EDWARD L	STAHL KAREN DAILY	159 PROSPECT ST #6	ACTON, MA 01720
F2-116-7	159 PROSPECT ST #7	FRASER JAMES C	FRASER DIANA K	159 PROSPECT ST #7	ACTON, MA 01720
F2-116-8	159 PROSPECT ST #8	ROSE ALAN F	ROSE JIAN L	159 PROSPECT ST #8	ACTON, MA 01720
F2-118	448 MASS AV	TANG YANHUA	LIU QING	448 MASS AV	ACTON, MA 01720
F2-119	446 MASS AV	NIMMER JEREMY		446 MASS AV	ACTON, MA 01720
F2-124	155 PROSPECT ST	ELDRIDGE JONATHAN P	CASALE AMANDA M	155 PROSPECT STREET	ACTON, MA 01720
F2-126	143 PROSPECT ST	TOWEY SEAN T	TOWEY MARCIA A	143 PROSPECT ST	ACTON, MA 01720
F2-129-101	139 PROSPECT ST #1	BRENNAN STEPHANIE L	DIBELLA ELSIE E	139 PROSPECT ST #1	ACTON, MA 01720
F2-129-102	139 PROSPECT ST #2	RUBENS DANIEL B		139 PROSPECT ST #2	ACTON, MA 01720
F2-129-103	139 PROSPECT ST #3	SCHLEIFER LEAH G		139 PROSPECT ST #3	ACTON, MA 01720
F2-129-104	139 PROSPECT ST #4	GRIMSLEY JENNIFER	N/O WANG YUMEI	139 PROSPECT ST #4	ACTON, MA 01720
F2-129-105	139 PROSPECT ST #5	BUCKMELTER ALEXANDER TR	BUCKMELTER SUZANNE TR	139 PROSPECT ST #5	ACTON, MA 01720
F2-129-106	139 PROSPECT ST #6	FERNALD HEATHER A		139 PROSPECT ST #6	ACTON, MA 01720
F2-129-107	139 PROSPECT ST #7	ZHANG NAN	HAN YEFEI	139 PROSPECT ST #7	ACTON, MA 01720
F2-129-108	139 PROSPECT ST #8	FU CHUNSHENG	MENG XIANMEI	139 PROSPECT ST #8	ACTON, MA 01720
F2-129-109	139 PROSPECT ST #9	TSAI SU-JUNG	N/O REZK M + SAID M	139 PROSPECT ST #9	ACTON, MA 01720
F2-129-110	139 PROSPECT ST #10	ZHANG GUANGHAI	GAO LIN	139 PROSPECT ST #10	ACTON, MA 01720
F2-129-111	139 PROSPECT ST #11	GU SHAOting	LI HONG YAN	139 PROSPECT ST #11	ACTON, MA 01720
F2-129-112	139 PROSPECT ST #12	BARCOCK SARAH	N/O JAYAKUMAR VINAY	139 PROSPECT ST #12	ACTON, MA 01720

456 Mass Ave
F2-117

The owner of 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.



3-Nov-15

David R. Derosier, MAA

Action Assessors Office

November 5, 2015

Re: Notification of Abutters
456 Mass Ave., Subdivision Lots 2 & 3, Acton, MA

Dear Abutter:

Enclosed please find a Notification to Abutters form to inform you of a public hearing that will be held by the Town of Acton Conservation Commission under the Acton Wetlands Protection Bylaw. The subject of the hearing is the construction of a single-family house on each lot within 100 feet of Isolated Vegetated Wetlands (IVW) on 456 Mass Ave (Assessors Map F2, Lot 117, Subdivision Lots 2 & 3) located in Acton, MA.

Should you have any questions relative to this project, feel free to contact Goddard Consulting at (508) 393-3784 or the Town of Acton Conservation Commission at **(978) 929-6634**.

Lastly, if you are receiving this notice, there is a high likelihood that your property also may contain wetland resource areas, be within 100 feet of wetlands, or be within 200 feet of a regulated stream. If so, activity on your property may be subject to similar permitting requirements. Goddard Consulting is well experienced in the nuances of this town and is fully capable to assist you. If you are considering a project on your property, please contact us for all your wetland consulting and permitting needs.

Very truly yours,
GODDARD CONSULTING, LLC

by 

Scott Goddard, Principal & PWS

Notification to Abutters Under the Acton Wetlands Protection Bylaw

In accordance with the Acton Wetlands Protection Bylaw, Section F6.2 you are hereby notified of the following.

- A. The name of the applicant is: **Sean Keenan**
- B. The applicant has filed a Notice of Intent (NOI) with the Conservation Commission for the municipality of **Acton, MA** seeking permission to alter Areas Subject to Protection under the Acton Wetlands Protection Bylaw.
- C. The project scope is: **The construction of a single-family house on each lot within 100 feet to IVW.**
- D. The address of the lot where the activity is proposed is: **456 Mass Ave, Subdivision Lots 2 & 3.**
- E. Copies of the NOI may be examined at the **Acton Town Hall**, For more information, call **(978) 929-6634**.
- F. Copies of the NOI may be obtained for a reasonable fee from the applicant's representative, by calling **(508) 393-3784** between the hours of **10 and 3** on the following days of the week: **M-F**.
- G. The hearing will be held on November 18th at 7:15pm for Lot 2 & 7:25 for Lot 3. For further information regarding the public hearing can be attained by calling the **Acton Conservation Commission** at **(978) 929-6634**.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the **The Beacon, Acton edition**

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

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

Central Region: (508) 792-7650
 Southeast Region: (508) 946-2700

Northeast Region: (978) 694-3200
 Western Region: (413) 784-1100

AFFIDAVIT OF SERVICE

Under the Acton Wetlands Protection Bylaw

I, Mark Arnold hereby certify under the pains and penalties of perjury that on 11/5/15 I gave notification to abutters in Compliance with the Acton Wetlands Protection Bylaw, Section F6.2 in connection with the following matter:

A Notice of Intent was filed under the Acton Wetlands Protection Bylaw by Sean Keenan with the Acton Conservation Commission on 11/5/15 for the property located at 456 Mass Ave, Lot 3.

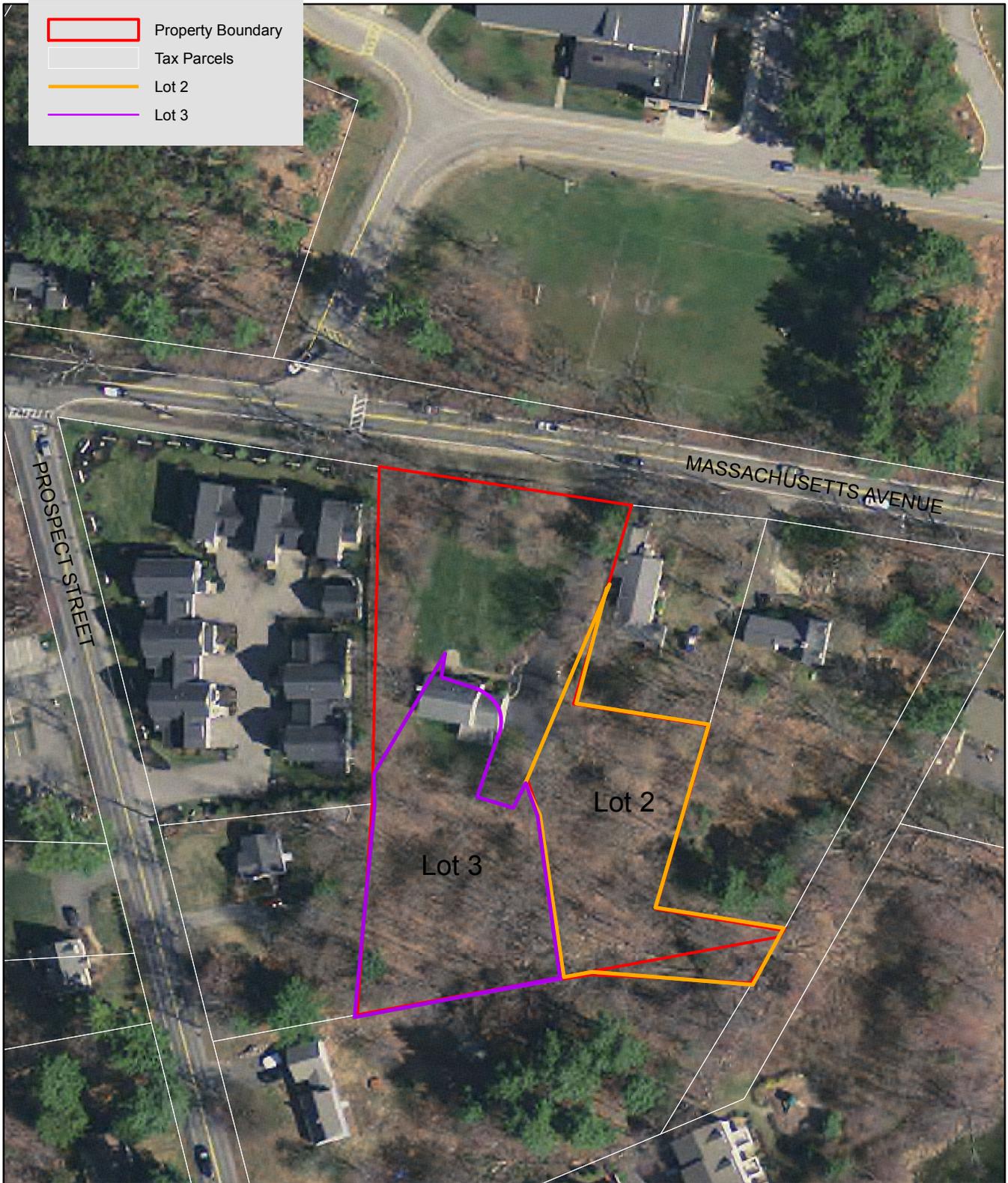
The form of the notification, and the list of abutters to whom it was given, and their addresses, are attached to this Affidavit of Service.



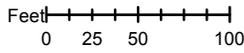
(Name)

11/5/15

(Date)



Orthophoto View of Site Lot 2 & 3: 456 Mass Ave - Acton, MA

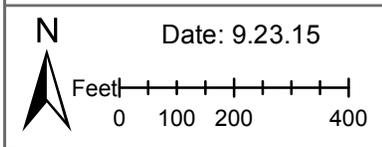

Date: 9.23.15
Feet 

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts Information Technology Division"





USGS Site Locus
Lot 2 & 3: 456 Mass Ave - Acton, MA



Date: 9.23.15

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts Information Technology Division"





#	DATE	REVISION COMMENT
2	10/30/15	REVISIONS PER CONS. COMM.
1	9/18/15	REVISIONS PER DECISION

DATE: 05/22/15

DEFINITIVE SUBDIVISION SITE PLAN 1
 456 MASSACHUSETTS AVE & 143 PROSPECT STREET
 ACTON, MASSACHUSETTS

KEENAN & SON, LLP
 54 GRISTMILL RD.
 LITTLETON, MASSACHUSETTS

Markey & Ruben
 CIVIL ENGINEERING

360 MASSACHUSETTS AVE, SUITE 202
 ACTON, MASSACHUSETTS 01720
 P(978) 264-4600 F(978) 263-0447
 www.MarkeyAndRubin.com

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SHEET 9 OF 17