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# NOTICE OF INTENT

*In Accordance with The Massachusetts Wetlands Protection Act MGL ch.131 sec.40 and the Town of Stow Wetlands Bylaw*

## Project Site:

156 Barton Road

Map: U02 Parcel: 15

Stow, Massachusetts

Middlesex County



**Date:** August 30<sup>th</sup>, 2021  
**Revised:** September 29<sup>th</sup>, 2021

**Prepared By:** Dillis & Roy Civil Design Group  
1 Main Street  
Suite #1  
Lunenburg, MA 01462

**Prepared For:** Samuel Hurwitz  
63 Oakland Avenue  
Newton, MA 02466

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# WPA Form 3



**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

Stow

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):

156 Barton Road

a. Street Address

Stow

b. City/Town

01775

c. Zip Code

Latitude and Longitude:

42.4018 N

d. Latitude

71.5058 W

e. Longitude

U02

f. Assessors Map/Plat Number

15

g. Parcel /Lot Number

2. Applicant:

Samuel

a. First Name

Hurwitz

b. Last Name

c. Organization

63 Oakland Avenue

d. Street Address

Newton

e. City/Town

MA

f. State

02466

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Greg

a. First Name

Roy

b. Last Name

Dillis & Roy Civil Design Group

c. Company

1 Main Street, Suite #1

d. Street Address

Lunenburg

e. City/Town

MA

f. State

01462

g. Zip Code

978-779-6091

h. Phone Number

978-779-0260

i. Fax Number

groy@dillisandroy.com

j. Email address

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

\$500.00 + \$136.00 (Bylaw)

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50 + \$136 (Bylaw)

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Demolition of existing single-family dwelling and construction of a new single-family dwelling. The existing stairs leading to the water's edge will be replaced.

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 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County

69571

c. Book

b. Certificate # (if registered land)

4

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.



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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	<u>4</u> 1. linear feet	<u>4</u> 2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	<u>1</u> 1. square feet	<u>2</u> 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	<u>1</u> 1. square feet <u>3</u> 3. cubic yards dredged	<u>2</u> 2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	<u>24</u> 1. square feet <u>0</u> 3. cubic feet of flood storage lost	<u>24</u> 2. square feet <u>0</u> 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	<u>1</u> 1. square feet <u>2</u> 2. cubic feet of flood storage lost	<u>3</u> 3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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**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. ☐ Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



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**C. Other Applicable Standards and Requirements**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

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

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage \_\_\_\_\_

(b) outside Resource Area

percentage/acreage \_\_\_\_\_

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

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

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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

- (c) ☐ MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](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](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:

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

North Shore - Hull to New Hampshire border:

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

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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

**Online Users:**

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2. ☐ A portion of the site constitutes redevelopment
  3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
  2. ☐ Emergency road repair
  3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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**D. Additional Information (cont'd)**

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

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

**Site Plan**

a. Plan Title

Dillis & Roy Civil Design Group, Inc.

Gregory S. Roy, P.E

b. Prepared By

c. Signed and Stamped by

8/30/2021

1" = 10'

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:

2344

2. Municipal Check Number

6/28/2021

3. Check date

2343

4. State Check Number

6/28/2021

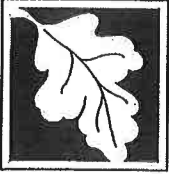
5. Check date

Dillis & Roy

Civil Design Group

6. Payor name on check: First Name

7. Payor name on check: Last Name



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**F. Signatures and Submittal Requirements**

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

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

1. Signature of Applicant

6/8/21

2. Date

3. Signature of Property Owner (if different)

4. Date

8/30/21

5. Signature of Representative (if any)

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.



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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.



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

## A. Applicant Information

### 1. Location of Project:

156 Barton Road

a. Street Address

2343 & 2538 (respectively)

c. Check number

Stow

\$42.50 + \$195.00 = \$237.50

d. Fee amount

### 2. Applicant Mailing Address:

Samuel

a. First Name

Hurwitz

b. Last Name

c. Organization

63 Oakland Avenue

d. Mailing Address

Newton

e. City/Town

MA

f. State

02466

g. Zip Code

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

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.



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2.A - Construction of a single family house	1	\$500.00	\$500.00
Local Bylaw Fee \$110+\$2/Abutter	1	\$136.00	

**Step 5/Total Project Fee:**

**Step 6/Fee Payments:**

Total Project Fee:	\$500.00
	a. Total Fee from Step 5
State share of filing Fee:	\$237.50
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	\$262.50+\$136 (bylaw)
	c. 1/2 Total Fee <b>plus</b> \$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.)

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# PROJECT NARRATIVE

## **1.1 Project Type:**

The proposed project involves the removal of an existing dwelling, the construction of a 3-bedroom dwelling with a new driveway, and the re-construction of an existing stairway providing access to Lake Boon.

## **1.2 Site Description:**

The property (referred to herein as “the site”) is located on the west side of Lake Boon on Barton Road in Stow, Massachusetts. The existing site is relatively flat adjacent to Barton Road but has a steep slope down to the water’s edge on Lake Boon. The project site has access to the water via wood and concrete stairs which lead to a private dock. A stone retaining wall exists at the top of the slope, and several trees border the northern and southern property lines.

The NRCS soil survey information indicates that the site is underlain by Hinckley loamy sand and Merrimac fine sandy loam, both of which are classified as belonging to Hydrologic Soil Groups A.

## **1.3 Project Description:**

The proposed project includes the removal of the existing dwelling on the property and the construction of a new 3-bedroom dwelling within the 100-foot buffer zone. Along with the construction of the new house, a paved driveway is proposed to provide access to the house from Barton Road. While an increase in impervious area is proposed, the roof runoff will be infiltrated in one of two Cultec infiltration systems. With the roof area removed from the impervious area calculations, the proposed project provides a net reduction in impervious area. Adjacent to the dwelling, the existing patio will be removed and reconfigured as shown on the attached plan. The Applicant intends to re-use the bluestone patio blocks to the maximum extent possible, to mimic existing conditions.

The proposed project will require tree removal within the 100-foot buffer zone, all of which have been identified on the attached site plan. As mitigation for the tree removal, the applicant is proposing to plant canopy trees and several shrubs along the bank of Lake Boon. A proposed planting schedule is included on the Site Plan with specific quantities and species of the proposed plantings.

The existing wood and concrete stairs leading to the existing dock are proposed to be re-oriented to provide a safer and more stable walkway to the water’s edge. The stairs have been oriented to provide two landing areas. Parged concrete retaining walls will be

installed along the proposed stairs to stabilize the existing slope and to provide a stable barrier for the proposed stairs. The proposed stair construction will also involve the removal of the existing retaining walls at the top of the existing slope.

#### **1.4 Mitigation Measures:**

Erosion and sediment controls have been incorporated in the design of the layout with the objective of retaining sediment on site, filtering and reducing storm water discharge and protecting wetland and undisturbed areas. A combination of stabilization and structural practices is included to meet the objective, as described in detail below. The following is a list of common temporary and permanent structural erosion control devices, which will be applied:

- 1.4.1 Straw wattles will be installed up gradient from Lake Boon that may receive runoff from areas disturbed by construction. The straw wattles will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.
- 1.4.2 The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately half of the original installed height of the barrier. The overall condition of the silt fence and straw wattles will be inspected and maintained by the general contractor to maintain the level of sufficiency.
- 1.4.3 Upon completion of construction, all disturbed areas shall be loamed and seeded (or landscaped). The erosion and sedimentation controls shall be removed only upon final stabilization of the site and/or after the Conservation Commission has issued a Certificate of Compliance for the project.

#### **WETLAND PROTECTION ACT PERFORMANCE STANDARD:**

In accordance with 310 CMR 10.01(2), Dillis & Roy Civil Design Group, Inc. briefly reviewed the proposed project's compliance with the Wetland Protection Act in regard to the following interests:

**Private and Public Water Supplies** – As the proposed use is the same as the existing use, there will be no adverse effects to any private water supplies or public water supplies. The proposed project does not create any new water discharges nor will any of the proposed work create an increase in water demand.

**Groundwater Supply** – The existing well will remain in place and will be used for the proposed dwelling. As mentioned above, the proposed use is the same as the existing use. As such, there will not be any adverse effects to the existing groundwater supply.



**Flood Control** – A small portion of the site adjacent to Lake Boon is located within the 100-year floodplain elevation of Lake Boon. The proposed project does not involve the net placement of any fill within the floodplain elevation.

**Storm Damage Prevention** –The majority of the project will occur at the level area adjacent to Barton Road. Erosion control barriers will be installed and maintained at the top of the slope to prevent any erosion or washout along the slope adjacent to Lake Boon.

**Prevention of Pollution** – The proposed project does not intend to use, store, or generate any potentially toxic or hazardous materials on the site. In the unlikely event that toxic materials are uncovered unexpectedly during construction, disposal of all such materials will comply with applicable rules and regulations.

**Protection of land containing shellfish** - Not applicable.

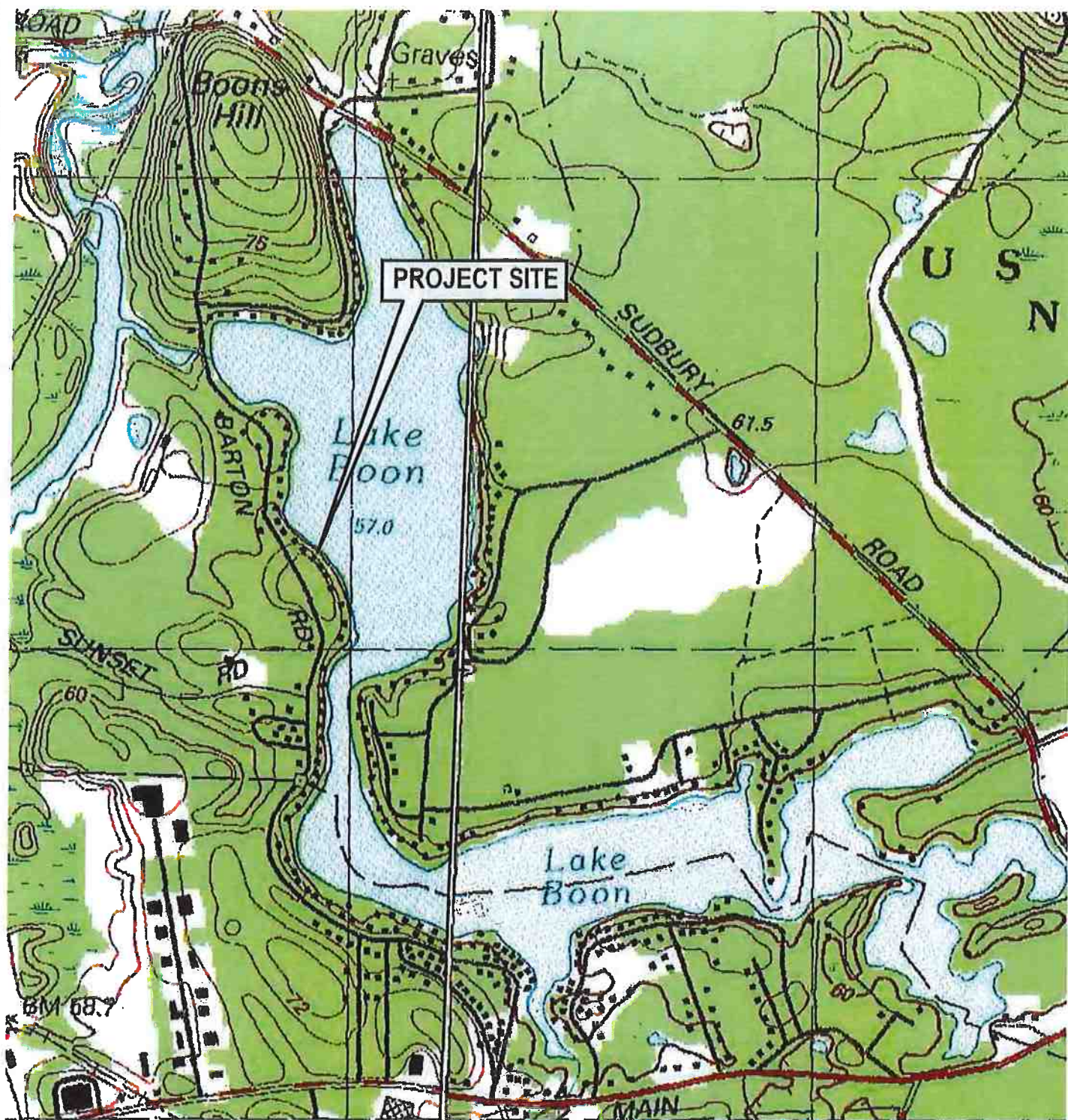
**Protection of Fisheries** – The characteristics of the shoreline will remain the same. The proposed staircase will have the same look and feel as the existing stairs, and no fill is proposed within the floodplain of Lake Boon. The existing dock will not be altered as part of the proposed project.

**Protection of Wildlife Habitat:**

The Massachusetts Natural Heritage Atlas (August 2017 Edition) demonstrates that the proposed work is not located within a Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife.

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# PLANS & DETAILS



**FIGURE 1 - LOCUS MAP**

1"=1,000'

Prepared By: Dillis & Roy Civil Design Group, Inc.  
1092 Main Street, P.O. Box 428  
Bolton, Massachusetts

**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1 PHONE: (978) 778-6091  
LUNENBURG, MA 01462 www.dillilandroy.com

References: 1988 USGS Maynard  
Massachusetts Topographic Map

Prepared For: Samuel Hurwitz  
63 Oakland Avenue  
Newton, Massachusetts





## FIGURE 2 - AREAS OF CRITICAL ENVIRONMENTAL CONCERN

NOT TO SCALE

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1092 Main Street, P.O. Box 428  
Bolton, Massachusetts

**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1  
LUNENBURG, MA 01462  
PHONE: (978) 778-8091  
www.dillisleandroy.com

References: Massachusetts Natural Heritage Atlas  
(14th Edition)

Prepared For: Samuel Hurwitz  
63 Oakland Avenue  
Newton, Massachusetts



## FIGURE 3 - ENDANGERED SPECIES MAP

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.  
1092 Main Street, P.O. Box 428  
Bolton, Massachusetts

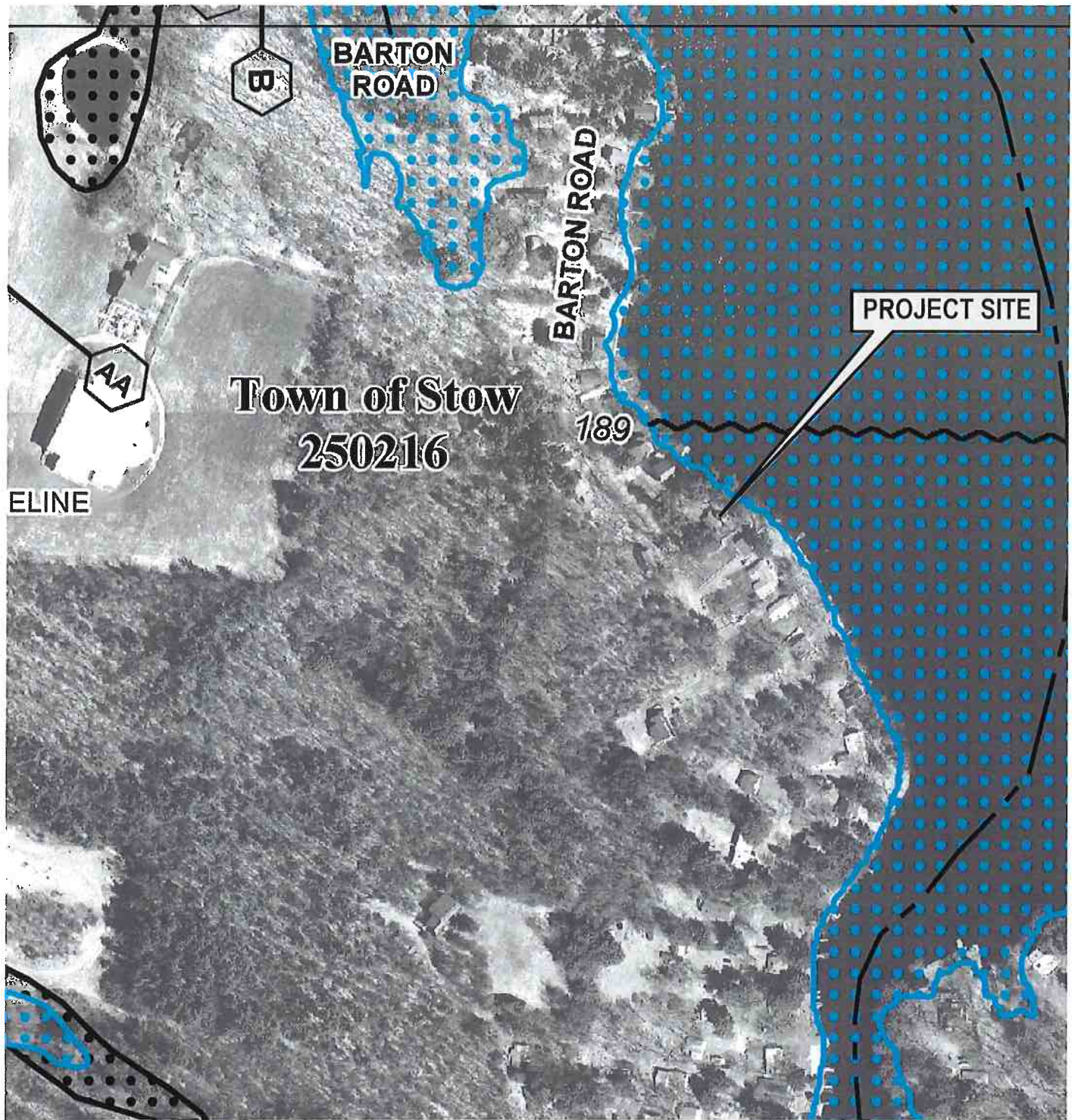
**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1  
LUNENBURG, MA 01462  
PHONE: (978) 779-6091  
www.dillleandroy.com

References: Massachusetts Natural Heritage Atlas  
(14th Edition)

Prepared For: Samuel Hurwitz  
63 Oakland Avenue  
Newton, Massachusetts





## FIGURE 4 - FLOOD MAP

NOT TO SCALE

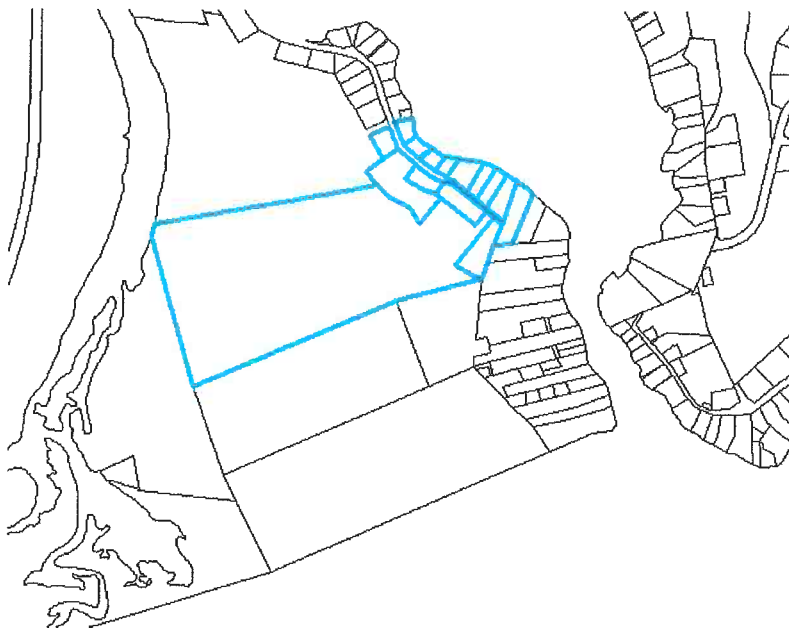
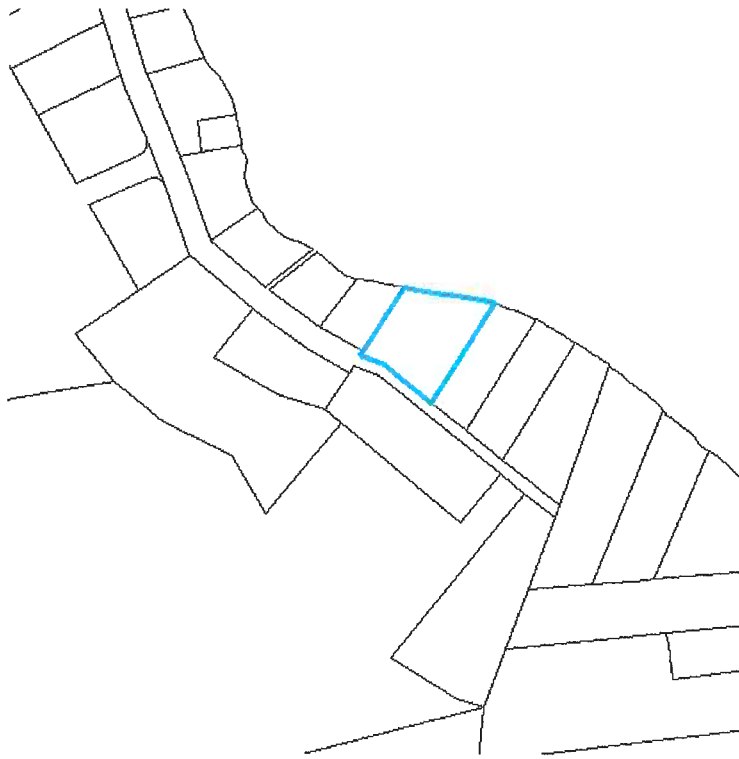
Prepared By: Dillis & Roy Civil Design Goup, Inc.  
1 Main Street, Suite #1  
Lunenburg, Massachusetts

**References:** FIRM - Flood Insurance Rate Map  
Community-Panel Number: 25017C0344F

Prepared For: Samuel Hurwitz  
63 Oakland Avenue  
Newton, Massachusetts

**DILLIS & ROY**  
CIVIL DESIGN GROUP

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**ABUTTERS LIST**  
**156 Barton Rd**  
**MAP U2 PARCELS 15**

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000U-2 000011	138 BARTON RD	LARKIN ROBERT W		138 BARTON ROAD	STOW	MA	01775	25492	139
000U-2 000012	140 BARTON RD	MARY HOUSE RENTALS LLC		51 POWDER MILL RD	MAVWARD	MA	01754	67750	367
000U-2 000013	150 BARTON RD	MCNEIL DEBRA D IRREVOCABLE TRUST		150 BARTON RD	STOW	MA	01775	66709	452
000U-2 000014	152 BARTON RD	DEWOLFE BRIAN E		152 BARTON ROAD	STOW	MA	01775	30001	16
000U-2 000015	156 BARTON RD	HURWITZ SAMUEL		63 OAKLAND AVENUE	NEWTON	MA	02466	69571	4
000U-2 000016	164 BARTON RD	CANTIN ROBERT L TRUST OF 2010		164 BARTON ROAD	STOW	MA	01775	58610	20
000U-2 000017	166 BARTON RD	CURLEY CINDY J 2013 REVOC TRUST		166 BARTON ROAD	STOW	MA	01775	71506	409
000U-2 000019	174 BARTON RD	BARTON ROAD REALTY TRUST		174 BARTON RD	STOW	MA	01775	69098	130
000U-2 000053	171 BARTON RD	JAMES W CARROLL JR		171 BARTON RD	STOW	MA	01775	73446	350
000U-2 000058	01 BARTON RD	SAMUEL HURWITZ		63 OAKLAND AVE	NEWTON	MA	02466	69571	4
000U-2 00013A	151 BARTON RD	THE CARLA J FRENCH FAMILY TRUST		151 BARTON ROAD	STOW	MA	01775	68557	379
000U-2 00018A*	168 BARTON RD	RIPLEY, JAMES		135 UNION AVENUE	SUDBURY	MA	01776	75103	379
00R-25 016A-1	01 BARTON RD	COLLINGS FOUNDATION INC		568 MAIN ST	HUDSON	MA	01749	73712	504
* RECENT OWNERSHIP CHANGE									

Certified by the Stow Board of Assessors:

Stuart Carter, MAA

Date Certified or Re-Certified:

Ft:

300