

MATTHEW S. MARRO ENVIRONMENTAL CONSULTING

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A Notice of Intent 167 Harvard Road Stow, MA 01775

Environmental Analysis Submitted on Behalf of Luxe Estates LLC

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April 2024

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Introduction

Summary

167 Harvard road is a single-family home sitting on a 3.08-acre lot. The project proposal is for the construction of replacement of a subsurface sewage disposal system within the 100-foot buffer zone. Analysis of the lot reveals the tank and main and minimal grading to accommodate the septic hardware are within the limits of the 100-foot buffer zone, the leach field is also within the buffer zone. No work is proposed within the limits of a bordering vegetated wetland. The lot is not within a 200-foot Riverfront. There will be six trees to be removed in the buffer zone. This proposal for a replacement septic system within the buffer zone, necessitates the filing of a Notice of Intent.

Specifics of the lot

The lot is a 3.08 acre lot consisting of approximately with 35% of the lot being developed. The lot **does not** contain flood Plain and **does not** contain certified or potential vernal pools, area of Critical Environmental Concern nor rare species habitat. There is no floodplain on the lot, according to the FEMA FIRMette enclosed in this submittal, therefore, impact is limited to temporary soil disturbances.

There is a bordering vegetated wetland on the property in the lower front yard of the exiting home abutting the driveway which meanders easterly on the site. The flagging conducted in accordance with DEP Policy 95-1 with wetland flagging numbered 1-14 contained the following vegetational makeup:

Botanical Name	Common Name	Wetland Indicator Status ⁱ
<i>Onoclea sensibilis</i>	Sensitive Fern	FACW
<i>Vaccinium corymbosum</i>	High Bush Blueberry	FACW
<i>Pinus Strobus</i>	White Pine	FAC
<i>Acer Rubrum</i>	Red Maple	FAC
<i>Symplocarpus foetidus</i>	Skunk Cabbage	OBL
<i>Tsuga canadensis</i>	Eastern Hemlock	FACU *

* Eastern Hemlock is listed as an obligate wetland species in the Wetland Protection Act. It is listed as FACU in the USDA National Plant Inventory.

Commencement of Construction Activities and Timelines:

All proposed construction is estimated to be completed through stabilization in a three-week maximum construction schedule. This schedule of course, may be adjusted due to weather related conditions.

Proposed Construction Mitigation and Sequencing

The formal plan submitted with this Notice of Intent is entitled "167 Harvard Road" by Innovative Septic Design dated 3.17.24 and is presented in a 1 inch = 20 feet scale.

The plan details outline a sequence of work as follows:

- Placement of erosion controls proposed in a manner to maximize protection to the resource area. Erosion Protection will be placed closer to the limit of work to ensure work doesnot traverse within the adjacent wetland.
- Limited Vegetation (Trees) removal in the area of the septic installation and foundation. The area will be replanted by loom and seed.
- Excavate site for placement of septic tank and sewer pipe service, and leach field.
- Restore disturbed areas.
- Remove erosion controls once areas are stabilized

Mitigation Measures:

The following mitigation measures are proposed and noted on the accompanying plans:

- Minimize newly disturbed areas and tree removal to limit of work are.
- Maintain all structures and permanent work to ensure no encroachment to an bordering wetland resource area/river.
- Erosion control installed prior to ground disturbance.
- Minimize construction duration to within three months as a maximum.
- Dewatering activities, if necessary, will be pumped into the outer section of the buffer zone in the Easterly section of the lot by the front yard. The decant water will be pumped into a lined sump hole. This will ensure that that any water that may have silt in it will make its way to the buffer zone or bordering vegetated wetland. Dewatering is not anticipated on this site.

Conclusion.

With the considerations of a limited and minimized work area, optimally located and proposed mitigation for the protection of the resource areas, it is the opinion of MSMEC, the proposal protects the resource areas from alteration. It is noteworthy, the work is within a limited area of the lot and the remainder of the lot will remain in the same condition as pre development, a standard Order of Conditions, adopting the construction sequence and mitigation noted on the accompanying plans is, in our opinion, and respectfully on behalf of Luxe Estates LLC, we hope the commission will agree with this assertion and approve a standard Order of Conditions.

Thank you for your consideration of this Notice of Intent.

Respectfully Submitted,



Matthew S. Marro,
Consulting Agent/Principal
Cc: File
Client file
Mass DEP

EXHIBITIS AND WPA FORM 3

167 Harvard Rd



National Flood Hazard Layer FIRMette



Legend

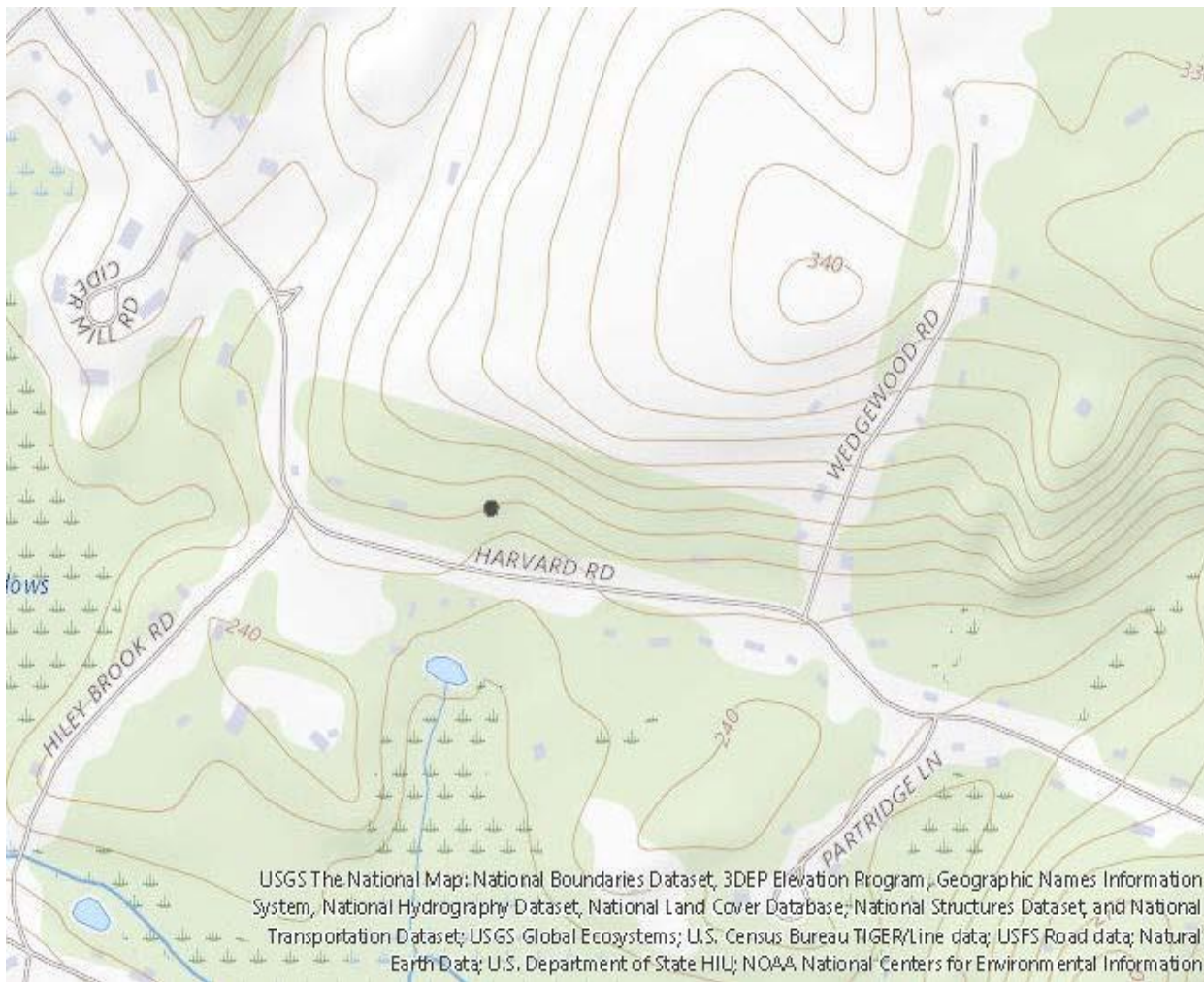
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, X, AE
		With BFE or Depth Zone AE, A, X, AE, XE, AE
		Regularly Floodway
		0.2% Annual Chance Flood Hazard Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS OF FLOOD HAZARD		Future Contributions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
OTHER AREAS		Effective IOMAs
		Area of Unincorporated Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Channel Transverse
		Base Flood Elevation Line (BFE)
		Limit of Survey
		Jurisdiction Boundary
OTHER FEATURES		Channel Transverse, Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 4/10/2024 at 5:57 PM and does not reflect changes or information subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.



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):

167 Harvard Rd

a. Street Address

Stow

b. City/Town

01775

c. Zip Code

Latitude and Longitude:

42.44087

-71.53564

00R-45

d. Latitude

e. Longitude

f. Assessors Map/Plat Number

0045

g. Parcel /Lot Number

2. Applicant:

Robson

a. First Name

DePaula

b. Last Name

Luxe Estates LLC

c. Organization

25 Washington Ave #213

d. Street Address

Natick

e. City/Town

MA

f. State

01760

g. Zip Code

617-259-6618

h. Phone Number

i. Fax Number

robson@remodeluxeinc.com

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):

Matthew S.

a. First Name

Marro

b. Last Name

Matthew S. Marro Environmental Consulting

c. Company

45 Lisa Drive

d. Street Address

Leominster

e. City/Town

MA

f. State

01453

g. Zip Code

978-314-7858

h. Phone Number

775-521-7083

i. Fax Number

matt@marro-consulting.com/irene@marro-consulting.com

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

110.00

a. Total Fee Paid

42.50

b. State Fee Paid

67.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

See Narrative

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input 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 checked="" 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

81963

c. Book

b. Certificate # (if registered land)

52

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 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	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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. ☐ Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland**
2. Width of Riverfront Area (check one):
- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects
3. Total area of Riverfront Area on the site of the proposed project: _____ square feet
4. Proposed alteration of the Riverfront Area:
- a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

MassMapper April
2024

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 <https://www.mass.gov/mas-endangered-species-act-mesa-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 <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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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 [BWV] 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.

167 Harvard Rd

a. Plan Title

Innovative Spetic DesignEvan Carloni

b. Prepared By

c. Signed and Stamped by

3.14.202420

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

MatthewMarro

6. Payor name on check: First Name

7. Payor name on check: Last Name

167 Harvard Rd

April 2024

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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.

Robert DePaula

1. Signature of Applicant

04/12/2024

2. Date

3. Signature of Property Owner (if different)

MS Marro

4. Date

4.10.2024

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.

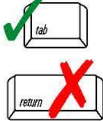
Matthew S. Marro Environmental Consulting (MSMEC)

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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:

167 Harvard Road

a. Street Address

Stow

b. City/Town

42.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Robson

a. First Name

DePaula

b. Last Name

Luxe Estates LLC

c. Organization

25 Washington Ave #213,

d. Mailing Address

Natick

e. City/Town

Ma

f. State

01760

g. Zip Code

617-259-6618

h. Phone Number

i. Fax Number

robson@remodeluxeinc.com

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

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

B. Fees

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
1-septic	1	110	110
Step 5/Total Project Fee:			110

Step 6/Fee Payments:

Total Project Fee:	110
	a. Total Fee from Step 5
State share of filing Fee:	42.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	67.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Assessor Record

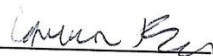
4/4/2024

ABUTTERS LIST
167 HARVARD RD
MAP R-4 PARCEL 45

Page 1 of 1

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-4 000003	154 HARVARD RD	WHARRIE STEVEN JAMES	SHAILOR ALEXANDRA CLAIRE	154 HARVARD RD	STOW	MA	01775	22180	553
000R-4 00002A	0 HARVARD RD	SHEPHERD, NANCY H.		172 HARVARD ROAD	STOW	MA	01775	21216	310
000R-4 000041	185 HARVARD RD	MOFFAT DOUGLAS E	JANET KRESL MOFFAT	185 HARVARD RD	STOW	MA	01775	23372	271
000R-4 000042	0 HARVARD RD	MCO REALTY TRUST	O'HAGAN MARK C TRUSTEE	PO BOX 372	HARVARD	MA	01451	46023	279
000R-4 000043	0 HARVARD RD #OFF	PITT CONSTRUCTION CORPORATION	C/O WEDGEWOOD PINES COUNTRY CLUB	215 HARVARD ROAD	STOW	MA	01775	11689	506
000R-4 000044	179 HARVARD RD	DRECHSLER BARBARA ANN		P.O. BOX 481	STOW	MA	01775	31054	287
000R-4 000045	167 HARVARD RD	LUXE ESTATES LLC		25 WASHINGTON ST, UNIT 213	NATICK	MA	01760	24926	117
000R-4 00039A	215 HARVARD RD	F & S REALTY TRUST	C/O WEDGEWOOD PINES COUNTRY CLUB; PITTORINO FELIX & SANDRA	215 HARVARD ROAD	STOW	MA	01775	20404	243
000R-9 000035	144 HARVARD RD	PATTERSON LEANNA E	PATTERSON RANDY D	144 HARVARD RD	STOW	MA	01775	13239	421
000R-9 000036	150 HARVARD RD	HOWARD STEPHEN H		150 HARVARD RD	STOW	MA	01775	31990	65
000R-9 000037	153 HARVARD RD	MASCIA JONATHAN	MASCIA LYNNE	153 HARVARD RD	STOW	MA	01775	54019	410
000R-9 000039	137 HARVARD RD	GIORDANO ALEXA	MACINNIS, RICHARD	137 HARVARD RD	STOW	MA	01775	40729	461
000R-9 000100	0 WEDGEWOOD RD							21668	310

Certified by the Stow Board of Assessors:



Date Certified or Re-Certified:

4/12/24

Ft:

300



Town of Stow
BOARD OF ASSESSORS

380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-4597

Email: Assessors2@Stow-MA.gov

Town of Stow
APR 02 2024
Assessors

REQUEST FOR CERTIFIED ABUTTERS' LIST

Date of Request: 3.25.24

Property Owner: Albert Raymond

Property Location: 167 Harvard Rd

Parcel ID: (Map & Lot): R-4 /45

Requesting Board: Conservation Commission

Requestor Information:

Name: Matthew S. Marro Matthew S. Marro Environmental Consulting

Mailing Address: 45 Lisa Dr Leominster

Email address: matt@marro-consulting.com

Phone Number: 978-314-7858 (Marro)

FEE: \$20.00 for first 20 abutters or less:

PLUS: \$1.00 per abutter above 20 entries and \$2.00 per sheet of labels.

20
+ 2
\$22

Assessors' Office Use Only:

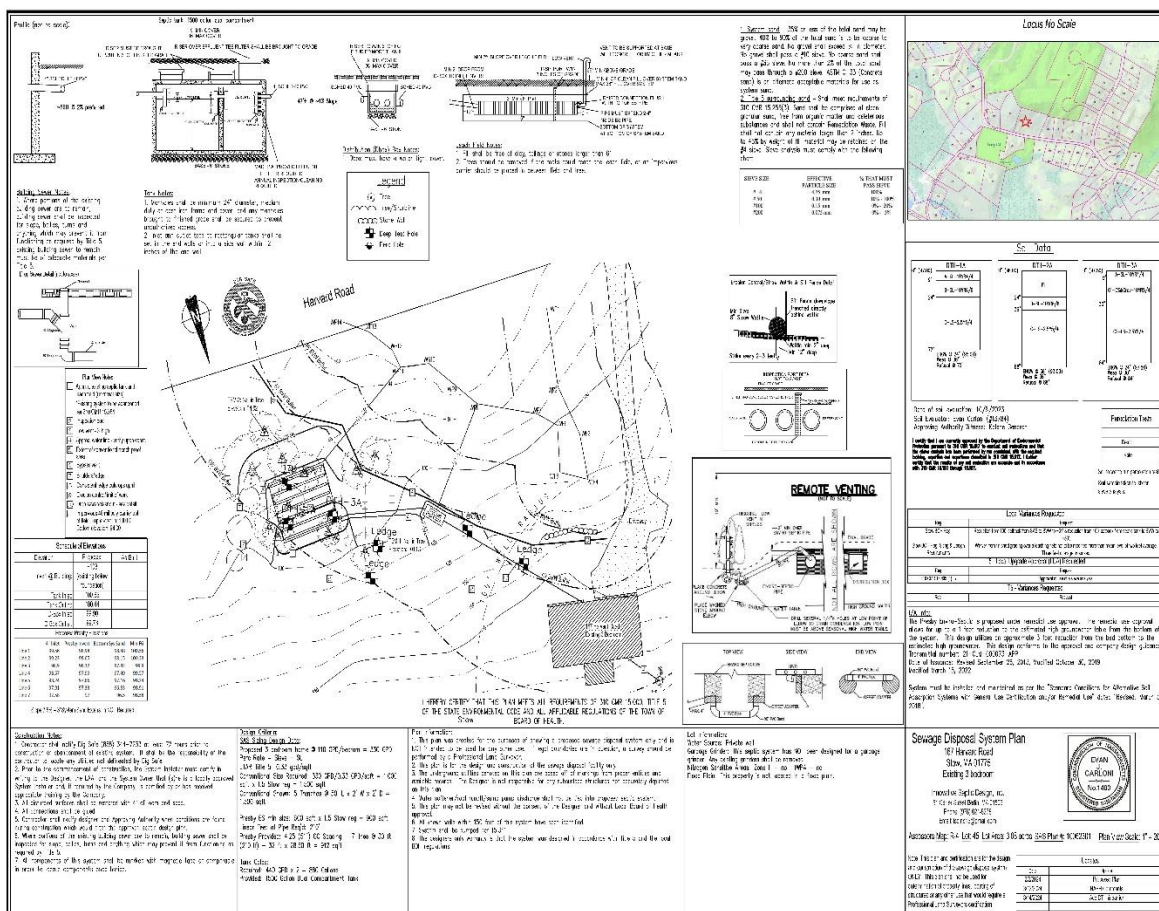
Deposit: \$ _____ Cash ☐ Check ☐ (check # _____)

Add'l Fee: \$ _____ Cash ☐ Check ☐ (check # _____)

The Board of Assessors has 10 business days to provide all Certified Lists of Abutters.
The list is valid for 90 days from the date of Certification.

Applications submitted without all necessary information may be returned for completion.

PAID



**Notification to Abutters
Under the Massachusetts Wetlands Protection Act and Stow Protective By Law**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131,
Section 40 and Stow Wetlands By Law, you are hereby notified of the following:

- A. The name of the **Applicant** is LUXE Estates LLC
- B. The Applicant has filed a **Notice of Intent** with the Stow Conservation Commission seeking permission to remove, fill, dredge or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Sec.40).
- C. The **address** of the lot where the activity is proposed: 167 Harvard Rd
- D. The **proposed activity** is: Replacement of a Septic System
- _____
- _____
- E. A **Public Hearing** regarding this **Notice of Intent** will be held on: **To Be determined**
- F. **Public Participation will be via Virtual Means Only** - Pursuant to Chapter 22 of the Acts of 2022, which includes an extension of Governor Baker's March 12, 2020 Order Suspending Certain provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting will be held via remote participation only. No in-person attendance of members of the public is available but every effort will be made to ensure that the public can adequately access the proceedings in real time including a dial-in option.
- G. The virtual meeting link will be provided on the Conservation Commission's Agenda posted on the Town's website at least 48 hours prior to the meeting, or you may email (conservation@stow-ma.gov) for the agenda to be emailed to you.
- H. **The Notice of Intent** may be examined by Contacting the commission of by emailing for a pdf to irene@marro-consulting.com
- I. Copies of the **Notice of Intent** may be obtained from either The Applicant, or the Applicant's representative Matthew S. Marro, by calling this telephone number: 978-314-7858 between the hours of 9 AM to 3 PM Weekdays

Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in the **Stow Independant** (at the applicant's expense).

For more information about projects in Stow, please contact the Stow Conservation Commission at 978-897-8615.. You also may contact the Department of Environmental Protection at (978) 792-7650

Reader Notes
