

---

# NOTICE OF INTENT

*Pursuant to the Massachusetts Wetlands Protection Act MGL ch.131 sec.40 & Town of Stow Wetlands Protection Bylaw*

## **Proposed Project:**

23-25 Hale Road  
Stow, Massachusetts  
Map U05 / Parcel 17  
Worcester County



**Date:** August 23<sup>rd</sup>, 2021  
**Revised:** October 12<sup>th</sup>, 2021

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

**Prepared For:** Nathan Payne & Severine Tisne  
25 Hale Road  
Stow, MA 01775

---

# TABLE OF CONTENTS

## Sections:

### 1. NOTICE OF INTENT

WPA Form 3 – Notice of Intent

### 2. PROJECT NARRATIVE

Project Type  
Site Description  
Proposed Development  
Mitigation Measures  
Wetland Protection Act Performance Standards

### 3. NOTIFICATION TO ABUTTERS

Certified List of Abutters

### 4. PLANS & DETAILS

Figure 1 – Locus Map  
Figure 2 –NHESP Map  
Figure 3 – ACEC Map  
Figure 4 – Flood Map

### 5. LANDSCAPING PLANS

---

# NOTICE OF INTENT



**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):

23-25 Hale Road

a. Street Address

Stow

b. City/Town

01775

c. Zip Code

Latitude and Longitude:

42.2326

d. Latitude

71.3820

e. Longitude

U5

f. Assessors Map/Plat Number

17

g. Parcel /Lot Number

2. Applicant:

Nathan

a. First Name

Payne

b. Last Name

c. Organization

25 Hale Road

d. Street Address

Stow

e. City/Town

MA

f. State

01775

g. Zip Code

nthnpayne@gmail.com

j. Email Address

h. Phone Number

i. Fax Number

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

Same as above

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):

Gregory

a. First Name

Roy

b. Last Name

Dillis & Roy Civil Design Group, Inc.

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):

\$220.00

a. Total Fee Paid

\$97.50

b. State Fee Paid

\$122.50 + \$144.00 (bylaw fee)

c. City/Town Fee Paid



**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

**A. General Information (continued)**

6. General Project Description:

The proposed project involves an addition to the existing dwelling, invasive species management, and a gravel parking area.

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

75397

c. Book

b. Certificate # (if registered land)

251

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**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Stow

City/Town

**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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	548 1. square feet 2.17 3. cubic feet of flood storage lost	548 2. square feet 278 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) - <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.



**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

**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 _____



**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

**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 <https://www.mass.gov/ma-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.





**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

**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](mailto: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](mailto: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).



**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

## **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.



**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

**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.

**Proposed Site Plan**

a. Plan Title

Dillis & Roy Civil Design Group, Inc.

b. Prepared By

Gregory S. Roy, P.E.

c. Signed and Stamped by

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Stow

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).

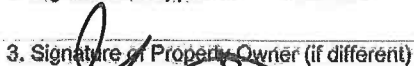
I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet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



1. Signature of Applicant

24 Aug 21

2. Date



3. Signature of Property Owner (if different)

4. Date

8/29/21

6. Date

5. Signature of Representative (if any)

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

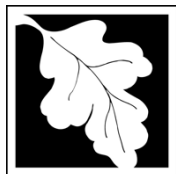
**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



## A. Applicant Information

### 1. Location of Project:

23-25 Hale Road

a. Street Address

Stow

b. City/Town

\$97.50

d. Fee amount

c. Check number

### 2. Applicant Mailing Address:

Nathan

a. First Name

Payne

b. Last Name

c. Organization

25 Hale Road

d. Mailing Address

Stow

e. City/Town

MA

f. State

01775

g. Zip Code

h. Phone Number

i. Fax Number

nthnpayne@gmail.com

j. Email Address

### 3. Property Owner (if different):

Same as above

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.

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



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

# NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

### B. Fees (continued)

<b>Step 1/Type of Activity</b>	<b>Step 2/Number of Activities</b>	<b>Step 3/Individual Activity Fee</b>	<b>Step 4/Subtotal Activity Fee</b>
1.a - House Addition	1	\$110.00	\$110.00
1.c - Control Vegetation	1	\$110.00	\$110.00
<b>Step 5/Total Project Fee:</b>			\$220.00

### Step 6/Fee Payments:

Total Project Fee:	<u>\$220.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$97.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	\$122.50 + \$144.00
	bylaw

### 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.)

---

# PROJECT NARRATIVE

## 1.0 Project Narrative

### 1.1 *Project Type*

The Applicant, Nathan Payne and Severine Tisne, are proposing to remove several trees, construct an elevated deck and three car garage on the existing dwelling, and install a tenant parking area for the existing cottage.

The property is located on Lake Boon on the westerly side of Hale Rd. The site is located on parcel 17 Map U05 (~0.53 acres).

### 1.2 *Site Description*

The site is located within the Residential Zoning District on the North side of Lake Boon. The property is accessed from a gravel driveway that is an extension of Hale Road. The project area is best described as low density, residential use with on-site wells and septic systems. The existing dwelling is located entirely within the 100-foot buffer zone of Lake Boon. A cottage dwelling exists in the northwest corner of the property and is to be preserved.

Per an Order of Conditions granted by the Stow Conservation Commission in 2019, the previous owners had installed a new septic system between the existing dwelling and cottage. The previous project also involved tree removal and some minor site grading. The attached Site Plan includes all work that was done under the existing Order of Conditions (septic system installation and tree removal associated with the septic system construction).

The NRCS soil survey information indicates that all of the site is underlain by Hinckley Loamy Sand soils classified as belonging to Hydrologic Soil Groups A.

The site has numerous mature trees, all of which are identified on the site plans. Refer to the Landscape Plans prepared by Landscape Elements, LLC for a detailed schedule of existing vegetation.

### **1.3     *Proposed Project***

The proposed project involves the construction of an addition to the existing dwelling. The addition will include a three-car garage, a porch on the east side of the dwelling, and a raised deck on the west side of the existing dwelling. The driveway will have a pervious cobblestone apron adjacent to the garage slab. The remainder of the proposed driveway will be processed gravel.

The existing cottage will be maintained. A proposed gravel parking area with a retaining wall will be constructed on the side of the Hale Road access way to be used by the tenants of the cottage. A walking path and privacy fence will be installed providing access from the new gravel parking area to the existing cottage. Both the fence and the access path were previously approved in the Order of Conditions issued in 2019 for the property.

A dock is proposed on the eastern bank of the property. A natural walking path exists through the woods to the water's edge. On the eastern side of the bank and adjacent to the walking path, invasive species management is proposed. The invasive species along the steep section of the bank are proposed to be removed and replaced with a variety of species native to the area. Refer to the attached Landscape Plans prepared by Landscape Elements, LLC.

An existing sand beach area exists adjacent to the existing dock. The Applicant is proposing to re-establish the eroding sand area and install a stone perimeter at the water's edge to prevent significant washout from the proposed sand area. The proposed sand elevation will be lower than the existing grade, thus increasing the amount of floodplain storage on the property.

Significant landscaping is proposed. A landscaping plan has been prepared by a Landscape Elements, Inc. and is included in this filing. The attached landscape plan depicts several areas along the shore where invasive species will be removed, and native plantings added to enhance the shoreline buffer within the 35-foot zone. Several Canopy trees are proposed to mitigate the impacts of the proposed tree removal.

### **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 areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The 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.

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.

## ***1.5 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:

- 1.5.1 **Private and Public Water Supplies** – The proposed use of the property is exactly the same as the existing use. As such, no impacts to the existing water supplies are anticipated. The existing septic system that was installed as part of the previous Order of Conditions for the property is in compliance with current Title V requirements.
- 1.5.2 **Groundwater Supply** – It is expected that the post-developed infiltration will be similar to the pre-developed condition. The site is underlain with well-draining sands and gravel which promote infiltration.

No new sources of contamination are proposed as the use is not being changed.

- 1.5.3 **Flood Control** – As stated, some temporary disturbance is proposed within the floodplain, but no net fill is proposed. As such, the project will not result in a loss of flood storage.

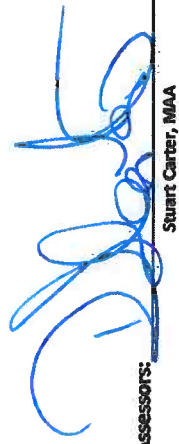
- 1.5.4 **Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work. The sandy nature of the soils will also limit the potential of erosion of exposed soils.
- 1.5.5 **Prevention of Pollution** – Care will be taken during construction by the contractor to park equipment as far from the lake as possible.
- 1.5.6 **Protection of land containing shellfish** - Not applicable.
- 1.5.7 **Protection of Fisheries** – The proposed work will not result in any permeant impact to land underwater. The invasive species will be removed from the bank and the slope adjacent to the water will be stabilized with several native plantings.

---

# NOTIFICATION TO ABUTTERS

**ABUTTERS LIST**  
**23 - 25 Hale Rd**  
**MAP U5 PARCELS 17**

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000U-5 000008	41 HALE RD	KERBLE ERIC		41 HALE RD	STOW	MA	01775	64777	506
000U-5 000010	39 HALE RD	FULLER WILLIAM R		39 HALE ROAD	STOW	MA	01775	41080	415
000U-5 000011	37 HALE RD	JOHNSON JOANNE T		37 HALE RD	STOW	MA	01775	16011	349
000U-5 000012	35 HALE RD	HAMMILL GLENN M		35 HALE ROAD	STOW	MA	01775	7949	54
000U-5 000017	23 HALE RD	PAYNE, NATHAN		23-25 HALE ROAD	STOW	MA	01775	75397	251
000U-5 000019	21 HALE RD	KEVIN J TRENHOLME		21 HALE RD	STOW	MA	01775	73847	122
000U-5 000020	20 HALE RD	MILLER GARY R/ALBERT IRA GOULD		20 HALE RD	STOW	MA	01775	27970	62
000U-5 000027	19 HALE RD	ABRUTYN SCOTT D		19 HALE ROAD	STOW	MA	01775	44872	172
000U-5 000029	15 HALE RD	HENDRIX BASTY		15 HALE RD	STOW	MA	01775	53998	515
000U-5 000030	7 HALE RD	O'CONNELL DONALD P		7 HALE ROAD	STOW	MA	01775	31972	320
000U-5 000034	72 NORTH SHORE DR	WININ LUNDA CASACELI		72 NORTH SHORE DR	STOW	MA	01775	35714	143
000U-5 000035	76 NORTH SHORE DR	MCDONALD CAROLYN A TRUST		76 NORTH SHORE DRIVE	STOW	MA	01775	69650	386
000U-5 00013A	27 HALE RD	CUNNINGHAM KEVIN		27 HALE ROAD	STOW	MA	01775	32597	108
000U-5 00015A	31 HALE RD	HALE ROAD REALTY TRUST		31 HALE RD	STOW	MA	01775	69894	437
000U-5 0038-1	82 NORTH SHORE DR	ALVING RUTH E LIFE ESTATE		82 NORTH SHORE DRIVE	STOW	MA	01775	70475	154
000U-5 031A-1	9 HALE RD	AMICHIETTI LAURA ANNE		9 HALE RD	STOW	MA	01775	60775	392
000U-5 032A-1	11 HALE RD	SEITH KENT L JR		11 HALE ROAD	STOW	MA	01775	43076	187



Certified by the Stow Board of Assessors:

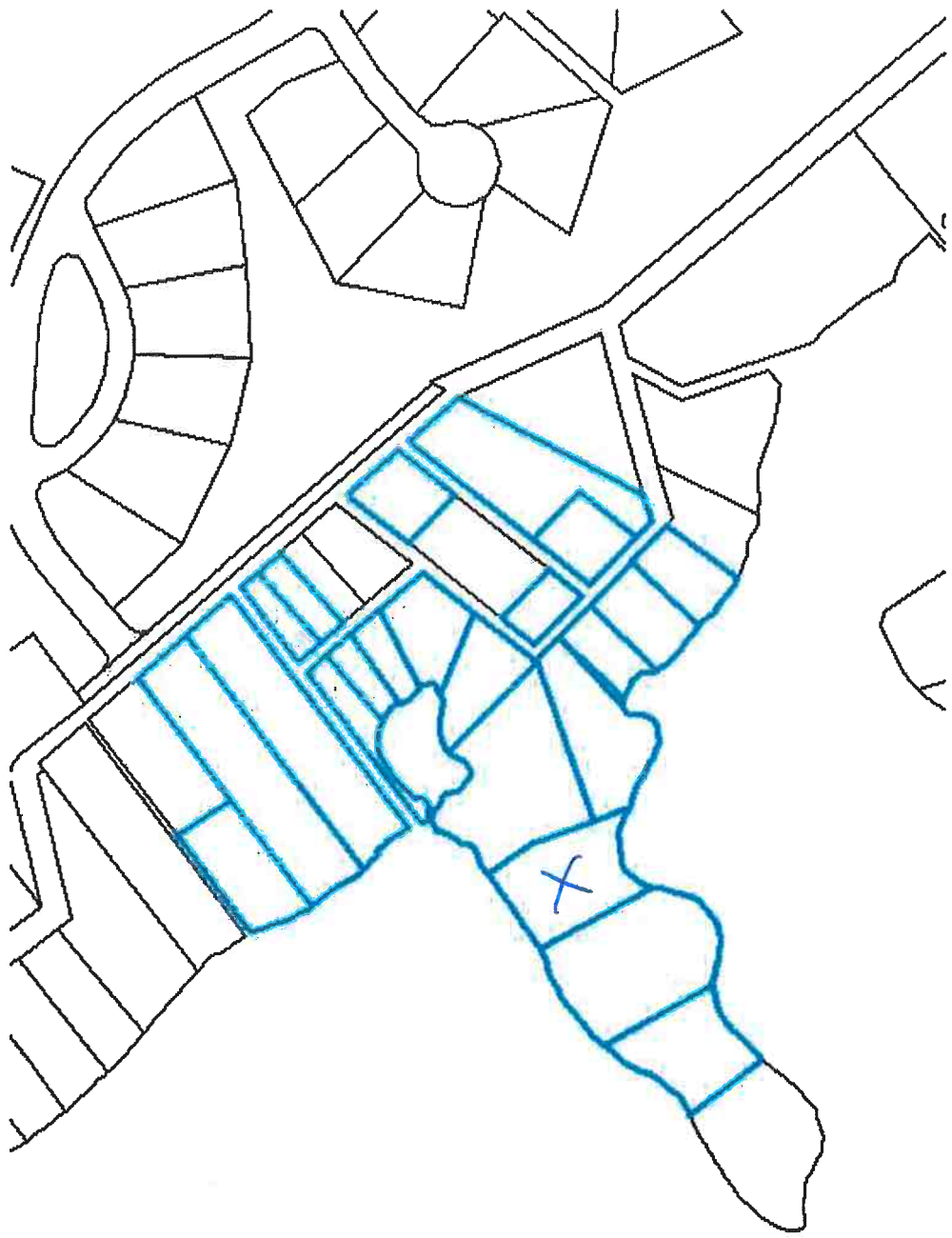
Stuart Carter, MAA

Date Certified or Re-Certified:

3/18/21

Ft:

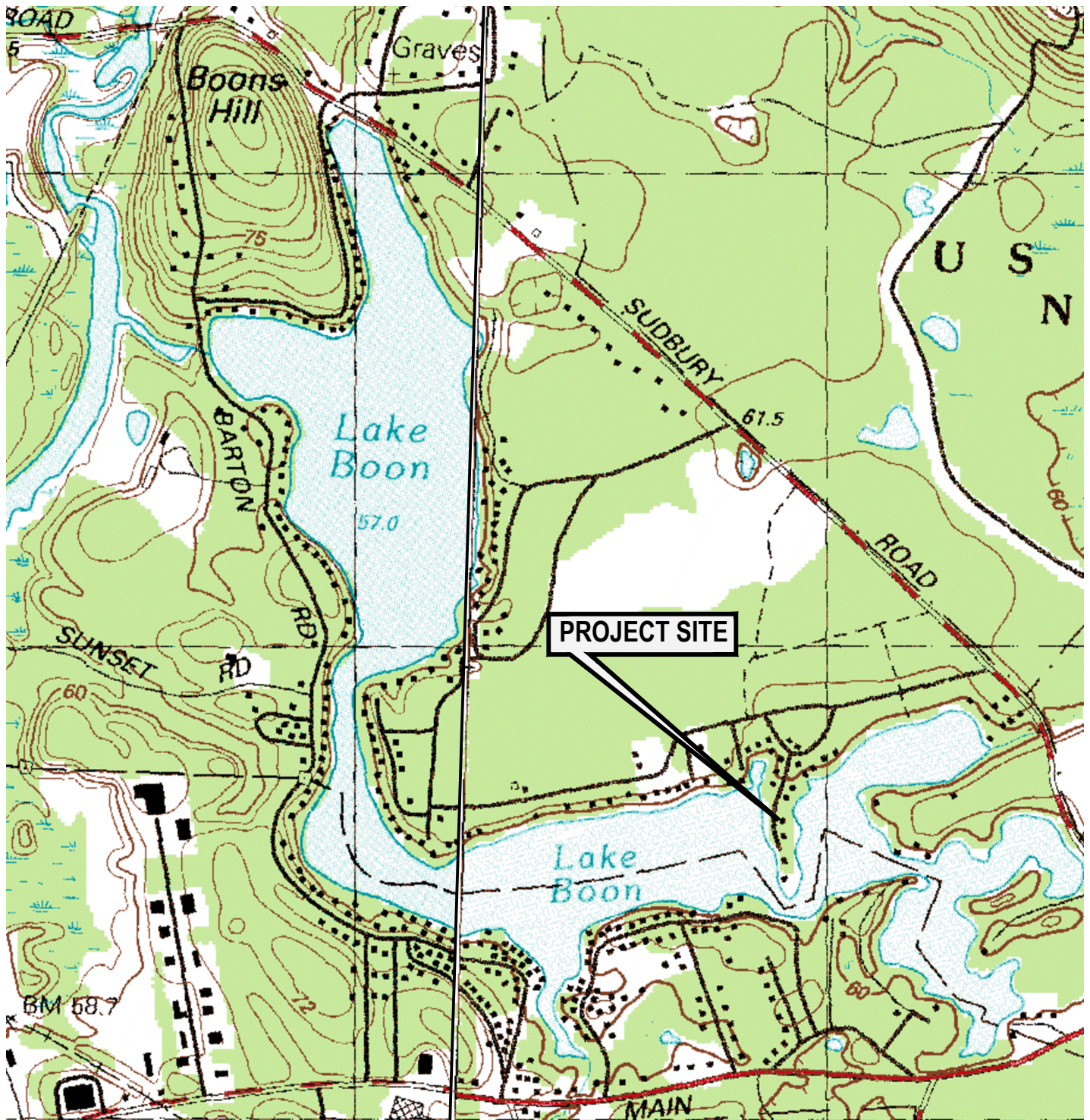
300



---

# PLANS & DETAILS





**FIGURE 1 - LOCUS MAP**

1"=1,000'

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

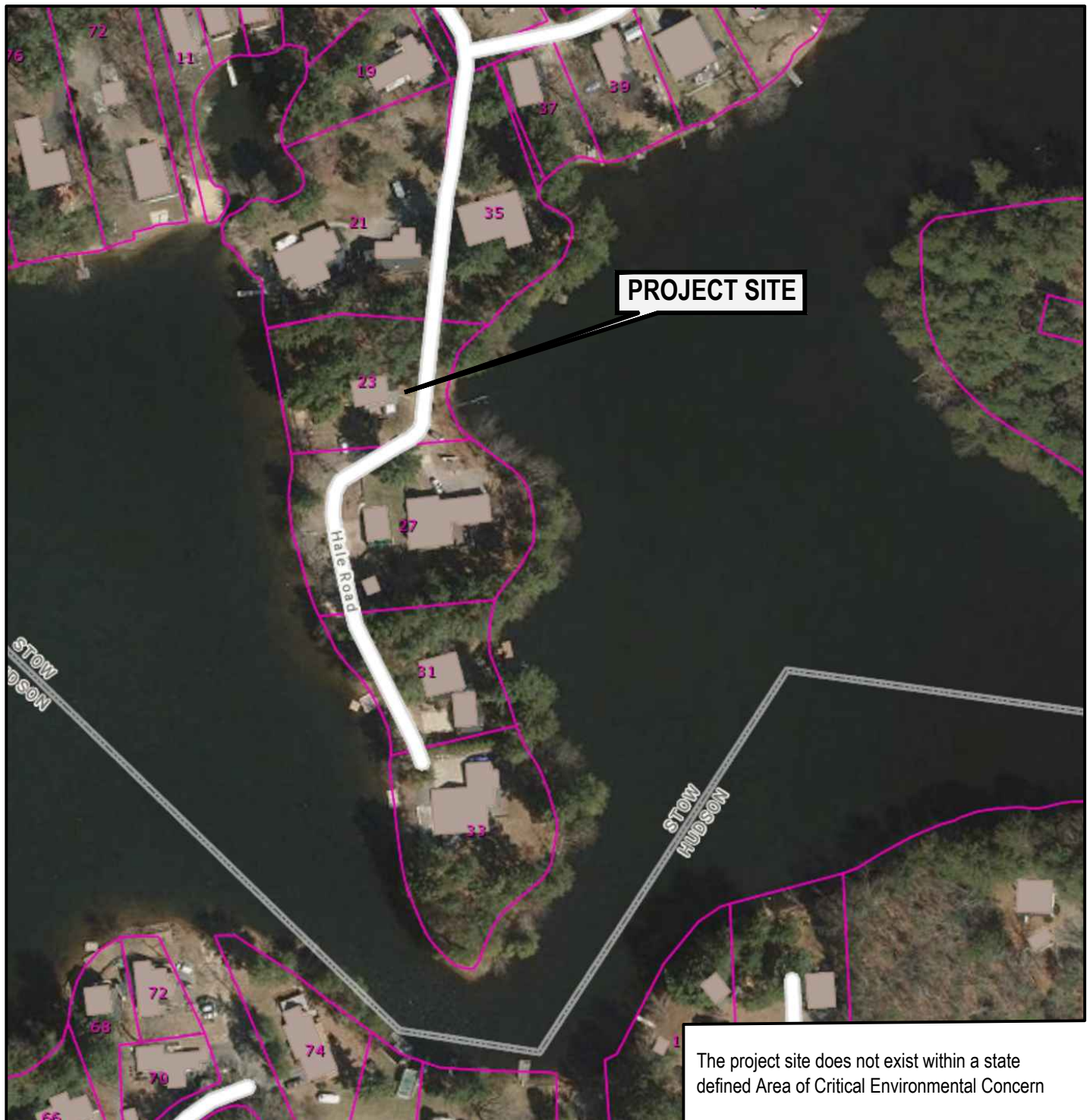
**DILLIS & ROY**  
CIVIL DESIGN GROUP

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

References: 1988 USGS Maynard  
Massachusetts Topographic Map

Prepared For: Nathan Payne  
25 Hale Road  
Stow, Massachusetts





## FIGURE 2 - AREAS OF CRITICAL ENVIRONMENTAL CONCERN

NOT TO SCALE

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

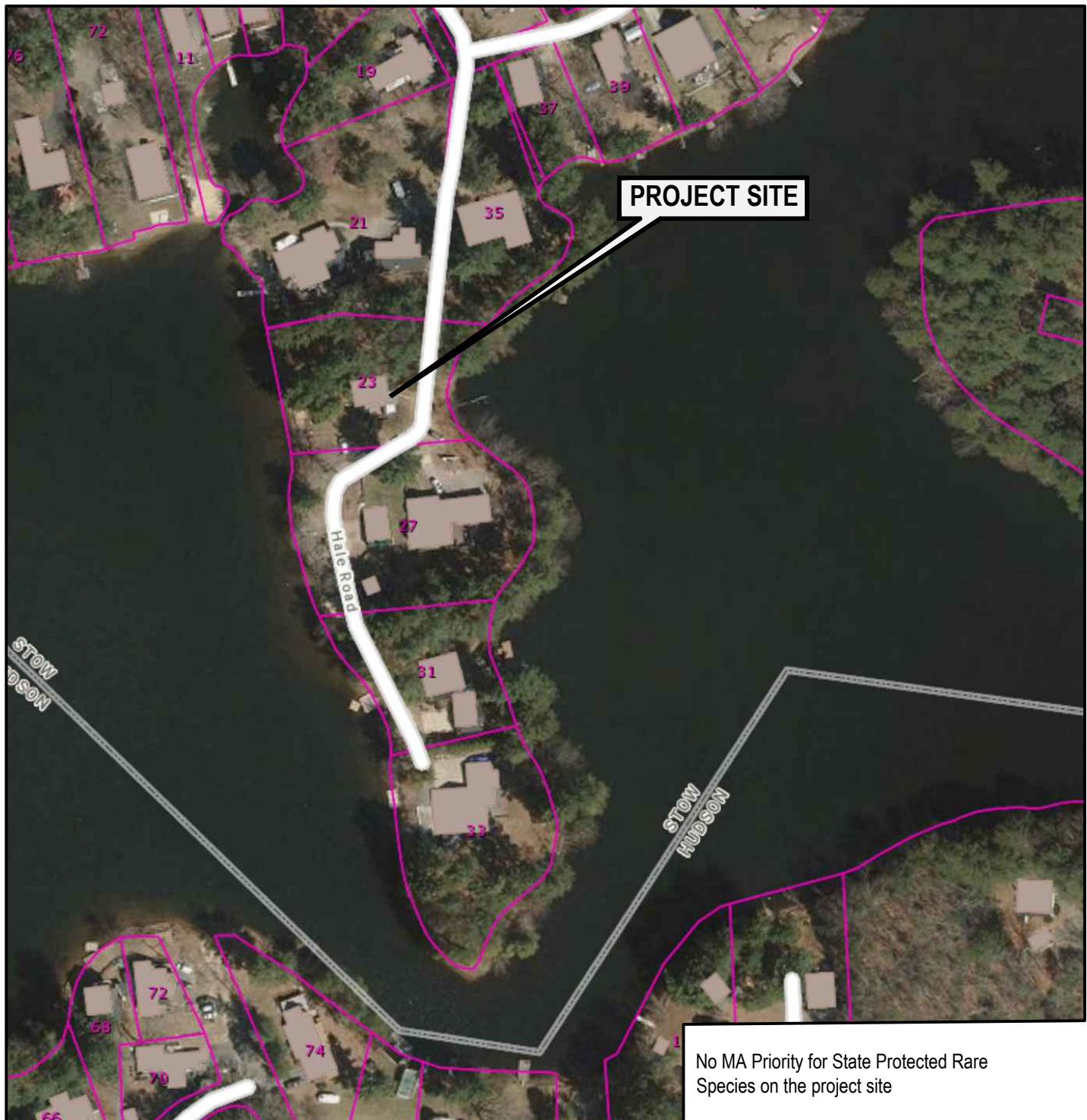


CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1 PHONE: (978) 779-6091  
LUNENBURG, MA 01462 www.dillisandroy.com

References: Massachusetts Natural Heritage Atlas  
(14th Edition)

Prepared For: Nathan Payne  
25 Hale Road  
Stow, Massachusetts





## FIGURE 3 - ENDANGERED SPECIES MAP

NOT TO SCALE

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

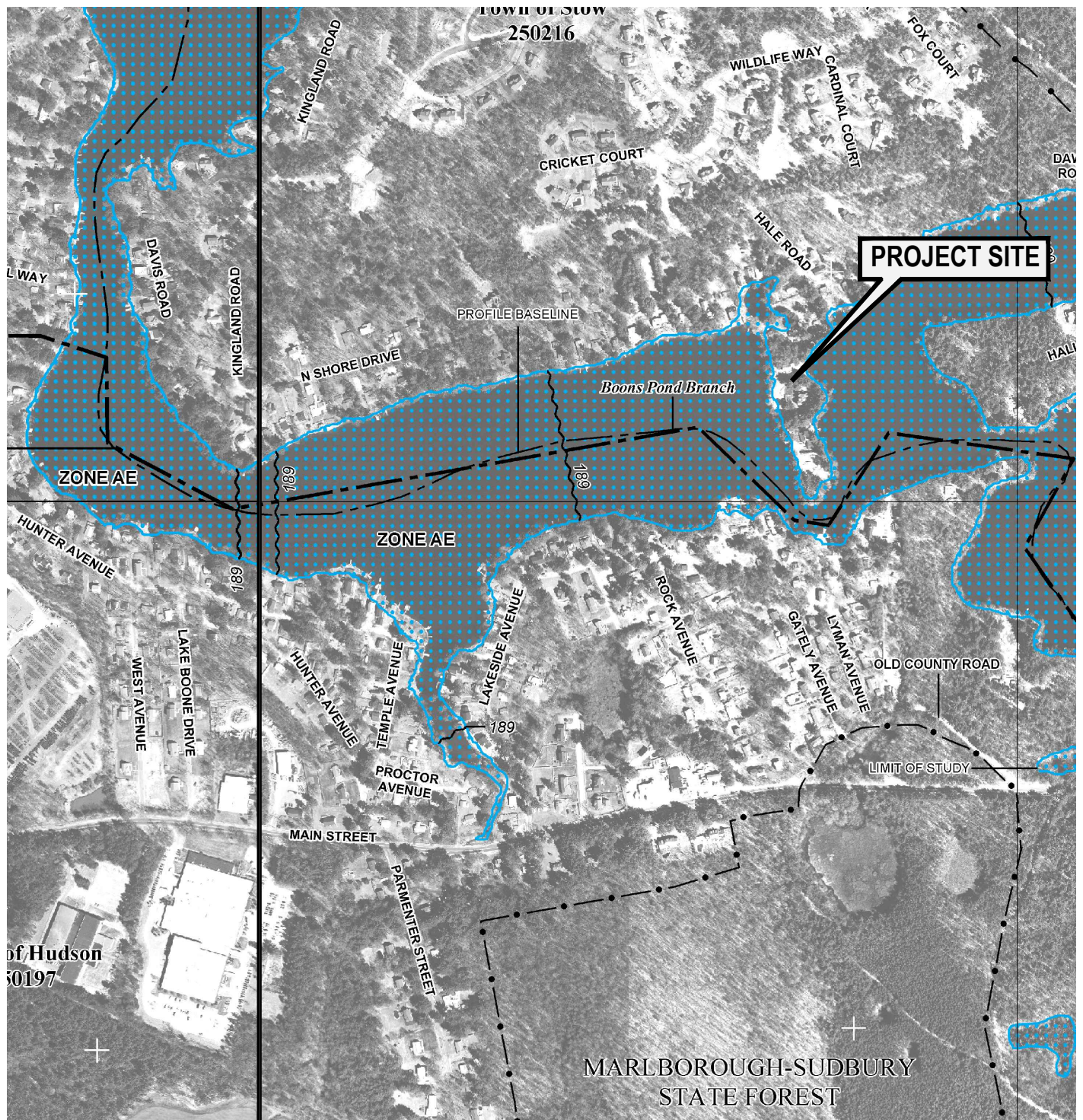


CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1 PHONE: (978) 779-6091  
LUNENBURG, MA 01462 www.dillisandroy.com

**References:** Massachusetts Natural Heritage Atlas  
(14th Edition)

Prepared For: Nathan Payne  
25 Hale Road  
Stow, Massachusetts





## FIGURE 4 - FLOOD MAP

NOT TO SCALE

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

**DILLIS & ROY**  
CIVIL DESIGN GROUP

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

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

Prepared For: Nathan Payne  
25 Hale Road  
Stow, Massachusetts