

08/05/2021

Northborough Conservation Commission  
63 Main Street  
Northborough, MA 01532

Re: Notice of Intent  
190 Howard Street  
(Map: 37, Parcel: 88)

Dear Northborough Conservation Commission:

Goddard Consulting, LLC (Goddard) is pleased to submit this Notice of Intent (NOI) on behalf of Bethany Sepe, for the property known as 190 Howard Street, in Northborough, MA 01532 (Map: 37, Parcel: 88). The applicant proposes the clearing of trees at a single-family house lot to construct grass pastures and a riding ring within the 100-foot Buffer Zone to Bordering Vegetated Wetland. This NOI application is being filed under the Massachusetts Wetlands Protection Act (the WPA) and the Town of Northborough Wetlands Bylaw.

The original and two copies of this application have been submitted for your review, along with a digital submittal. A list of enclosed documents is as follows:

- NOI Application (WPA Form 3)
- Wetlands Fee Transmittal Form
- Copy of Checks
- Affidavit of Service, Notification to Abutters, Certified Abutters List
- *Orthophoto of Site*, Goddard Consulting LLC. 07/13/2021
- *USGS of Site*, Goddard Consulting LLC. 07/13/2021
- Site Plan: *Site Plan, 190 Howard Street*, Odone Survey and Mapping, 07/14/2021

### **Existing Conditions**

The site of the proposed project consists of one 9.203-acre land parcel (+/- 400,883 SF). Currently, an existing house with an associated driveway, garage, pool, and barn sit within the middle of the property. Two bordering vegetated wetlands are found on site at the Northern and Eastern boundaries of the property. Between these BVW systems are forested uplands.

The forested uplands are dominant in white pine, white oak, red maple, black cherry, horse chestnut, Canada mayflower, cinnamon fern, and new york fern. The wetlands are dominant in red maple, American elm, highbush blueberry, white pine, green ash, and new york fern.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife and has no mapped potential or certified vernal pools. The site is not located in an ACEC or a FEMA Flood zone.

## Project Summary and Regulatory Compliance

The project proposes the clearing of trees to construct grass pastures and a riding ring within the 100-foot Buffer Zone to Bordering Vegetated Wetland. Fencing is proposed to enclose the entire area. Erosion controls in the form of silt fence and staked straw logs will be installed along the limit of work prior to tree clearing to protect the resource areas from sedimentation caused by erosion. After trees are cleared, pasture grass seed mixes (see attached photo) will be spread across the area to stabilize the impacted soils. Selected large canopy trees will be left within the grass pastures for shading purposes.

The WPA Regulations [310 CMR 10.02(2)(b)] do not contain performance standards for Buffer Zone Alteration. All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered, but the project design requires that Buffer Zone be altered in order to achieve the desired project design. The proposed project stays outside of the 25-foot no disturb zone. Within the 35-foot no structure zone, clearing and installation of a fence are proposed to prevent any future encroachment to the wetlands. The altered area of Buffer Zone does not contain slopes greater than 15%, and erosion and sedimentation controls in the form of silt fence will be installed along the limit of work throughout the project area in order to prevent any siltation into the wetlands during construction.



### Pasture Land Equine Mixture

#### Ultra-Premium

Provides excellent feed for idle horse, breeding stock, or horses used recreationally. Produces sod forming permanent pasture.

-33% Forage Perennial Tetraploid Ryegrass

-18% Climax Timothy

-4% Meadow Bromegrass

-14% Intermediate Ryegrass

-6% Forage Kentucky Bluegrass

-14% Orchardgrass

-10% Gulf Annual Ryegrass

-1% White Dutch Clover

## Photo 1: Proposed Pasture Seed Mix

**Conclusion**

Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests identified in the Wetlands Protection Act. The project meets all regulatory compliance standards under the Wetlands Protection Act and the Town of Northborough Wetlands Bylaw; therefore, Goddard Consulting respectfully requests that the Northborough Conservation Commission issues an Order of Conditions approving the proposed project. Please feel free to contact us if you have any questions.

Sincerely,  
**Goddard Consulting, LLC**



**Mitch Maslanka**  
*Wetland Scientist*

CC: Mass DEP – Central Regional Office, Wetlands Division, 8 New Bond Street, Worcester,  
MA 01606  
Bethany Sepe, 190 Howard Street, Northborough, MA 01532



**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  
and the Town of Northborough Wetlands Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northborough  
City/Town

**Important:**

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



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>190 Howard Street</u>	<u>Northborough</u>	<u>01532</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42.3342028</u>	<u>-71.6530890</u>
	d. Latitude	e. Longitude
<u>37</u>	<u>88</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Bethany</u>	<u>Sepe</u>	
a. First Name	b. Last Name	
<u></u>	<u></u>	<u></u>
c. Organization		
<u>190 Howard Street</u>		
d. Street Address		
<u>Northborough</u>	<u>MA</u>	<u>01532</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 380-7129</u>	<u>bbartolini17@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u>Bethany</u>	<u>Sepe</u>	
a. First Name	b. Last Name	
<u>Cold Brook Farms Realty Trust</u>		
c. Organization		
<u>190 Howard Street</u>		
d. Street Address		
<u>Northborough</u>	<u>MA</u>	<u>01532</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 380-7129</u>	<u>bbartolini17@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Mitch</u>	<u>Maslanka</u>	
a. First Name	b. Last Name	
<u>Goddard Consulting LLC</u>		
c. Company		
<u>291 Main Street Suite 8</u>		
d. Street Address		
<u>Northborough</u>	<u>MA</u>	<u>01532</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 615-2041</u>	<u>mitch@goddardconsultingllc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$110 + \$40 (bylaw)</u>	<u>\$42.50</u>	<u>\$67.50 + \$40 (bylaw)</u>
a. Total Fee Paid	b. State Fee Paid	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  
and the Town of Northborough Wetlands Bylaw

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Northborough
City/Town

## A. General Information (continued)

6. General Project Description:

The project proposes the clearing of trees at a single-family house lot to construct grass pastures and a riding ring within the 100-foot Buffer Zone to Bordering Vegetated Wetland

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

65353

c. Book

b. Certificate # (if registered land)

204

d. Page Number

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

- 1.  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.
- 2.  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  
 and the Town of Northborough Wetlands Bylaw

Provided by MassDEP:

---

MassDEP File Number

---

Document Transaction Number

---

Northborough

---

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.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <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  
and the Town of Northborough Wetlands Bylaw

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Northborough
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  
and the Town of Northborough Wetlands Bylaw

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Northborough
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

- 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**

2021  
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\*

- 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

- 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/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  
and the Town of Northborough Wetlands Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northborough

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  
and the Town of Northborough Wetlands Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northborough

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  
and the Town of Northborough Wetlands Bylaw

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Northborough
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.

Site Plan, 190 Howard Street

a. Plan Title

Odone Survey and Mapping

b. Prepared By

07/14/2021

d. Final Revision Date

Glenn D Odone Jr.

c. Signed and Stamped by

1"=30'

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:

312, 225 (bylaw)

2. Municipal Check Number

313

4. State Check Number

Bethany

6. Payor name on check: First Name

8-3-2021, 8-3-2021

3. Check date

8-3-2021

5. Check date

Sepe

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

and the Town of Northborough Wetland Protection Bylaw

MassDEP File Number

Document Transaction Number

Northborough

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.

<p><u>Bethany Bartolini Pope</u> 1. Signature of Applicant (Bethany Bartolini)</p>	<p><u>8-3-2021</u> 2. Date</p>
<p><u>Cold Brook Lane Realty Trust do/burbo</u> 3. Signature of Property Owner (Cold Brook Farms Realty Trust)</p>	<p><u>8-3-2021</u> 4. Date</p>
<p><u>Mitch Maslanka</u> 5. Signature of Representative (Mitch Maslanka of Goddard Consulting LLC)</p>	<p><u>8-3-2021</u> 6. Date</p>

### 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  
 and the Town of Northborough Wetlands Bylaw

**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:

190 Howard Street

a. Street Address

313

c. Check number

Northborough

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

Bethany

a. First Name

Sepe

b. Last Name

c. Organization

190 Howard Street

d. Mailing Address

Northborough

e. City/Town

MA

f. State

01532

g. Zip Code

h. Phone Number

i. Fax Number

bbartolini17@gmail.com

j. Email Address

3. Property Owner (if different):

Bethany

a. First Name

Sepe

b. Last Name

Cold Brook Farms Realty Trust

c. Organization

190 Howard Street

d. Mailing Address

Northborough

e. City/Town

MA

f. State

01532

g. Zip Code

(508) 380-7129

h. Phone Number

i. Fax Number

bbartolini17@gmail.com

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.



BETHANY N BARTOLINI  
74 FRAMINGHAM RD  
MARLBOROUGH, MA 01752-3260

313  
53-13/110 MA  
26618

8-3-2021  
date

Pay to the order of Commonwealth of Massachusetts \$ 42.50/100

Forty two 50/100 dollars

BANK OF AMERICA

ACH R/T 011000138

for State Filing fee Bryson Jay MP

⑆011000138⑆ 004625308028⑈0313

Harford Clarke

©Disney. Based on the "Winnie the Pooh" works by A.A. Milne and E.H. Shepherd.

WINNIE THE POOH & FRIENDS

BETHANY N BARTOLINI  
74 FRAMINGHAM RD  
MARLBOROUGH, MA 01752-3260

312  
53-13/110 MA  
26618

8-3-2021  
date

Pay to the order of Town of Northborough \$ 67.50/100

Sixty seven 50/100 dollars

BANK OF AMERICA

ACH R/T 011000138

for Town Filing fee Bryson Jay MP

⑆011000138⑆ 004625308028⑈0312

Harford Clarke

©Disney. Based on the "Winnie the Pooh" works by A.A. Milne and E.H. Shepherd.

WINNIE THE POOH & FRIENDS

BETHANY N BARTOLINI  
74 FRAMINGHAM RD  
MARLBOROUGH, MA 01752-3260

225  
53-13/110 MA  
27369

8-3-2021  
Date

Pay to the Order of Town of Northborough \$ 40.00/100

Forty 00/100 Dollars

BANK OF AMERICA

ACH R/T 011000138

For Town Billow Filing fee Bryson Jay MP

⑆011000138⑆ 004668356163⑈0225

REFLECTIONS

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act  
And the Town of Northborough Wetlands Bylaw

(to be submitted to the Massachusetts Department of Environmental  
Protection and the Conservation Commission)

I, Mitch Maslanka hereby certify under the pains and penalties of perjury that on 08/09/2021 I gave notification to abutters in Compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dating April 8, 1994 in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by Bethany Sepe with the Northborough Conservation Commission on 08/09/2021 for property located at 190 Howard Street, (Map 37, Parcel 88) in Northborough, MA for the clearing of trees from a single-family home to construct grass pastures and a riding ring within the 100-foot Buffer Zone to Bordering Vegetated Wetland.

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

Mitch Maslanka  
(Name)

08/09/2021  
(Date)

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act  
And the Town of Northborough Wetlands Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

- A. The name of the applicant is: **Bethany Sepe**
- B. The applicant has filed a **Notice of Intent (NOI)** with the Conservation Commission for the municipality of **Northborough, MA**, seeking permission to perform activities within Areas Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The project scope is for: **The clearing of trees from a single-family home to construct grass pastures and a riding ring within the 100-foot Buffer Zone to Bordering Vegetated Wetland.**
- D. The address of the lot where the activity is proposed is: **190 Howard Street, Northborough, MA 01532 (Map: 37, Parcel: 88).**
- E. Copies of the NOI application may be examined at **Northborough Town Hall Monday, Wednesday, Thursday between 8am and 4pm, Tuesday between 8am and 7pm, and Friday between 7am and 12pm.** For additional information, call **(508) 393-5015.**
- F. Copies of the NOI application may be obtained for a reasonable fee from the applicant's representative, by calling **(508) 615-2041** between the hours of **10 and 3** on the following days of the week: **M, T, W, Th., F.**
- G. Information regarding the date, time, and place of the public hearing may be obtained from **Northborough Conservation Commission** by calling **(508) 393-5015.**

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in a local newspaper publication (**The Worcester Telegram and Gazette**).

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

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

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

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

ID	Address Number	Street Name	Owner Name	Owner Name 2	Owner Address 1	Owner City	Owner State	Owner Zip
037 0-0113-0000 0	0	HOWARD STREET	LEMMERMAN DARELL	LEMMERMAN VIRGINIA	176 HOWARD STREET	NORTHBOROUGH MA	MA	01532
037 0-0093-0000 0	172	HOWARD STREET	BRAYTON JOHN	HARRINGTON SAMANTHA L	172 HOWARD STREET	NORTHBOROUGH MA	MA	01532
037 0-0091-0000 0	176	HOWARD STREET	LEMMERMAN DARELL	LEMMERMAN VIRGINIA	176 HOWARD STREET	NORTHBOROUGH MA	MA	01532
037 0-0090-0000 0	184	HOWARD STREET	JO YOUNG SOO	KIM HYUN JUNG	184 HOWARD STREET	NORTHBOROUGH MA	MA	01532
037 0-0089-0000 0	188	HOWARD STREET	CONGDON PAULA A		188 HOWARD STREET	NORTHBOROUGH MA	MA	01532
037 0-0088-0000 0	190	HOWARD STREET	BARTOLINI BRUCE Trustee	COLD BROOK FARM REALTY TRUST	595 N SUNKEN MEADOW RD	EASTHAM MA	MA	02642
037 0-0109-0000 0	190 ADJ	HOWARD STREET	BARTOLINI BRUCE Trustee	COLD BROOK FARM REALTY TRUST	596 N SUNKEN MEADOW RD	EASTHAM MA	MA	02642
037 0-0087-0000 0	192	HOWARD STREET	ROBEY BARBARA A		192 HOWARD STREET	NORTHBOROUGH MA	MA	01532
037 0-0013-0000 0	193	HOWARD STREET	GOPEN BARBARA D HEIRS OF AND	KATZ JANE S	15 CLEMENTS ROAD	NEWTON MA	MA	02458
037 0-0074-0000 0	13	MOHAWK DRIVE	CERRATI ROBIN & WOLF KRISTIN	TRUSTEES CERRATI FAMILY TRUST	13 MOHAWK DRIVE	NORTHBORO MA	MA	01532
037 0-0075-0000 0	17	MOHAWK DRIVE	MURPHY DYAN E		17 MOHAWK DRIVE	NORTHBOROUGH MA	MA	01532
037 0-0076-0000 0	21	MOHAWK DRIVE	ERB CHRISTINE		21 MOHAWK DRIVE	NORTHBOROUGH MA	MA	01532
037 0-0077-0000 0	25	MOHAWK DRIVE	FRONEK JOHN P		202 E TRINGA CT	GOOSE CREEK NC	NC	29445
037 0-0079-0000 0	29	MOHAWK DRIVE	MOHAWK DRIVE		29 MOHAWK DRIVE	NORTHBOROUGH MA	MA	01532
037 0-0078-0000 0	33	MOHAWK DRIVE	KELLY BRIAN J	AGUILAR ANA M	33 MOHAWK DRIVE	NORTHBOROUGH MA	MA	01532
037 0-0080-0000 0	37	MOHAWK DRIVE	SALVO RAYMOND M		37 MOHAWK DRIVE	NORTHBOROUGH MA	MA	01532
037 0-0081-0000 0	41	MOHAWK DRIVE	DELLAPENNA DAVID J		41 MOHAWK DRIVE	NORTHBORO MA	MA	01532
037 0-0082-0000 0	45	MOHAWK DRIVE	REHBERG RICHARD G AND	& KATHLEEN	45 MOHAWK DRIVE	NORTHBOROUGH MA	MA	01532
037 0-0083-0000 0	49	MOHAWK DRIVE	EDMANDS JAMES F AND	REHBERG RITA	49 MOHAWK DRIVE	NORTHBOROUGH MA	MA	01532
037 0-0073-0000 0	9	MOHAWK DRIVE	SILVA J FRANCISCO LALAU SILVA ORLAND M Trustee	EDMANDS DEBORAH I	9 MOHAWK DRIVE	NORTHBOROUGH MA	MA	01532
036 0-0012-0000 0	101	WASHBURN STREET	MCDONALD THOMAS T AND	9 MOHAWK DRIVE REALTY TRUST	101 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0003-0000 0	63	WASHBURN STREET	GOLDSMITH BRUCE C	MCDONALD BARBARA J	63 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0006-0000 0	77	WASHBURN STREET	RANKIN RICHARD W JR AND	GOLDSMITH JEAN M	77 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0007-0000 0	81	WASHBURN STREET	KAUFMAN MELISSA	RANKIN LINDA A	81 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0067-0000 0	82	WASHBURN STREET	CURLEY PAULINE J	CURLEY BRIAN G	82 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0008-0000 0	85	WASHBURN STREET	RICE NEIL AND	RICE CHRISTINE	85 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0009-0000 0	87	WASHBURN STREET	CASSIDY TIMOTHY AND	CASSIDY WALTINA	87 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0086-0000 0	88	WASHBURN STREET	LATINO MICHAEL J		88 WASHBURN ST	NORTHBORO MA	MA	01532
036 0-0065-0000 0	92	WASHBURN STREET	REGH TODD	REGH STEPHANIE	92 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0010-0000 0	93	WASHBURN STREET	MARCHETTA ROBERT W &	MARCHETTA LAURA V	93 WASHBURN STREET	NORTHBOROUGH MA	MA	01532
036 0-0011-0000 0	95	WASHBURN STREET	COSTA JOSHUA J	COSTA MICAELA G	95 WASHBURN STREET	NORTHBOROUGH MA	MA	01532

### 190 Howard Street



**Property Information**

Property ID 037.0-0088-0000.0  
 Location 190 HOWARD STREET  
 Owner SEIPLE NOMINEE TRUST



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of Northborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated Jan 28, 2020  
 Data updated Jan 28, 2020

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.

July 9, 2021

Elaine Bartonlini  
190 Howard Street  
Northboro, MA 01532

Re: Wetland Border Report  
190 Howard St

Dear Mrs. Baronlini:

On May 16, 2021, the wetland resources were delineated on land located on or near the above listed site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the local wetland bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

Two Bordering Vegetated Wetlands/Bank of intermittent stream channel was delineated in the field with series GC 1-30 and A1-37. These wetlands are dominant in red maple, buckthorn, highbush blueberry, sweet pepperbush, skunk cabbage, poison ivy and wetland ferns. The adjacent forested upland is dominant in oak, white pine, rose, honeysuckle, witch hazel and huckleberry. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC-14 (see attached form).

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife and has no mapped potential or certified vernal pools. The site is not located in an ACEC, is not within a FEMA Flood zone and is not within 200-ft of a river.

The local wetland bylaw and the MA Wetlands Protection Act takes jurisdiction over BVW and Bank resources. In addition, these resource areas have a jurisdictional 100-foot Buffer Zone. Any work within the resource areas and/or 100-foot BVW buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission.

Goddard Consulting, LLC.



Nicole Hayes, PWS  
Senior Wetland Scientist

## DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

 Applicant: **Bartolini**

 Prepared by: **Goddard Consulting LLC**

 Project location: **190 Howard St, Northboro**

DEP File #: \_\_\_\_\_

Check all that apply:

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only                   |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/>            | Method other than dominance test used (attach additional information)                                   |

Section I. Vegetation		Observation Plot Number: <b>GC-14</b>	Transect Number: <b>Upgradient</b>	Date of Delineation: <b>16-Jun-21</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<b><u>Tree Layer</u></b>					
White Pine	<i>Pinus strobus</i>	20%	30.3%	Yes	FACU
Northern white oak	<i>Quercus alba</i>	20%	30.3%	Yes	FACU
Norway maple	<i>Acer platanoides</i>	3%	4.5%	No	UPL
Red Oak	<i>Quercus rubra</i>	3%	4.5%	No	FACU
Red Maple	<i>Acer rubrum</i>	20%	30.3%	Yes	FAC*
<b><u>Sapling Layer</u></b>					
<b><u>Shrub Layer</u></b>					
Black cherry	<i>Prunus serotina</i>	10%	33.3%	Yes	FACU
White pine	<i>Pinus strobus</i>	10%	33.3%	Yes	FACU
Horsechestnut	<i>Aesculus hippocastanum</i>	10%	33.3%	Yes	UPL
<b><u>Climbing Woody Vine</u></b>					
<b><u>Ground Cover</u></b>					
Canada mayflower	<i>Maianthemum canadense</i>	10%	25.0%	Yes	FACU
Cinnamon fern	<i>Osmundastrum cinnamomeum</i>	10%	25.0%	Yes	FACW*
New York fern	<i>Parathelypteris noveboracensis</i>	20%	50.0%	Yes	FAC*
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
<b>Morphological Adaptations:</b> 0		<b>Description:</b>			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
<b>Vegetation conclusion:</b>					
<b>Number of dominant wetland indicator plants: 3</b>			<b>Number of dominant non-wetland indicator plants: 6</b>		
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no</b>					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no

title/date: Soil Survey of Worcester County, Northeastern Part - 1985

map number: \_\_\_\_\_

soil type mapped: Chalton hollis rock outcrop

hydric soil inclusions: \_\_\_\_\_

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
A	0-6	10YR2/2	
B	6-20	10YR5/4	

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift Lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_
- Other: \_\_\_\_\_

<b>Vegetation and Hydrology Conclusion for Upgradient of GC-14</b>		
	<u>yes</u>	<u>no</u>
<b>Number of wetland indicator plants</b>		
<b>&gt;= number of non-wetland plants</b>		<b>X</b>
<b>Wetland hydrology present:</b>		
hydric soils present		<b>X</b>
other indicators of hydrology present		<b>X</b>
<b>Sample location is in a BVW</b>		<b>X</b>

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

## DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

 Applicant: **Bartolini**

 Prepared by: **Goddard Consulting LLC**

 Project location: **190 Howard St, Northboro**

DEP File #: \_\_\_\_\_

Check all that apply:

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only                   |
| <input checked="" type="checkbox"/> | Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II |
| <input type="checkbox"/>            | Method other than dominance test used (attach additional information)                                   |

Section I. Vegetation	Observation Plot Number: <b>GC-14</b>	Transect Number: <b>Downgradient</b>	Date of Delineation: <b>16-Jun-21</b>		
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<b><u>Tree Layer</u></b>					
Red Maple	<i>Acer rubrum</i>	63%	86.3%	Yes	FAC*
American elm	<i>Ulmus americana</i>	10%	13.7%	No	FACW*
<b><u>Sapling Layer</u></b>					
<b><u>Shrub Layer</u></b>					
Highbush blueberry	<i>Vaccinium corymbosum</i>	20%	40.0%	Yes	FACW*
white pine	<i>Pinus strobus</i>	20%	40.0%	Yes	FACU
Green ash	<i>Fraxinus pennsylvanica</i>	10%	20.0%	Yes	FACW*
<b><u>Climbing Woody Vine</u></b>					
<b><u>Ground Cover</u></b>					
New York fern	<i>Parathelypteris noveboracensis</i>	20%	66.7%	Yes	FAC*
Pale touch-me-not	<i>Impatiens pallida</i>	10%	33.3%	Yes	FACW*
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
<b>Morphological Adaptations:</b> 0		<b>Description:</b> _____			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
<b>Vegetation conclusion:</b>					
<b>Number of dominant wetland indicator plants: 5</b>			<b>Number of dominant non-wetland indicator plants: 1</b>		
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes</b>					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

**Section II. Indicators of Hydrology**

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?  yes  no

title/date: Soil Survey of Worcester County, Northeastern Part - 1985

map number: \_\_\_\_\_

soil type mapped: Leicester

hydric soil inclusions: \_\_\_\_\_

Are field observations consistent with soil survey?  yes  no

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-15"	10YR2/2	
C	15-18	10YR6/2	10YR5/6

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conclusion: Is soil hydric?  yes  no

Other Indicators of Hydrology: (check all that apply and describe)

Site inundated: \_\_\_\_\_

Depth to free water in observation hole: \_\_\_\_\_

Depth to soil saturation in observation hole: \_\_\_\_\_

Water marks: \_\_\_\_\_

Drift Lines: \_\_\_\_\_

Sediment deposits: \_\_\_\_\_

Drainage patterns in BVW: \_\_\_\_\_

Oxidized rhizospheres: within 6 inches

Water-stained leaves: \_\_\_\_\_

Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_

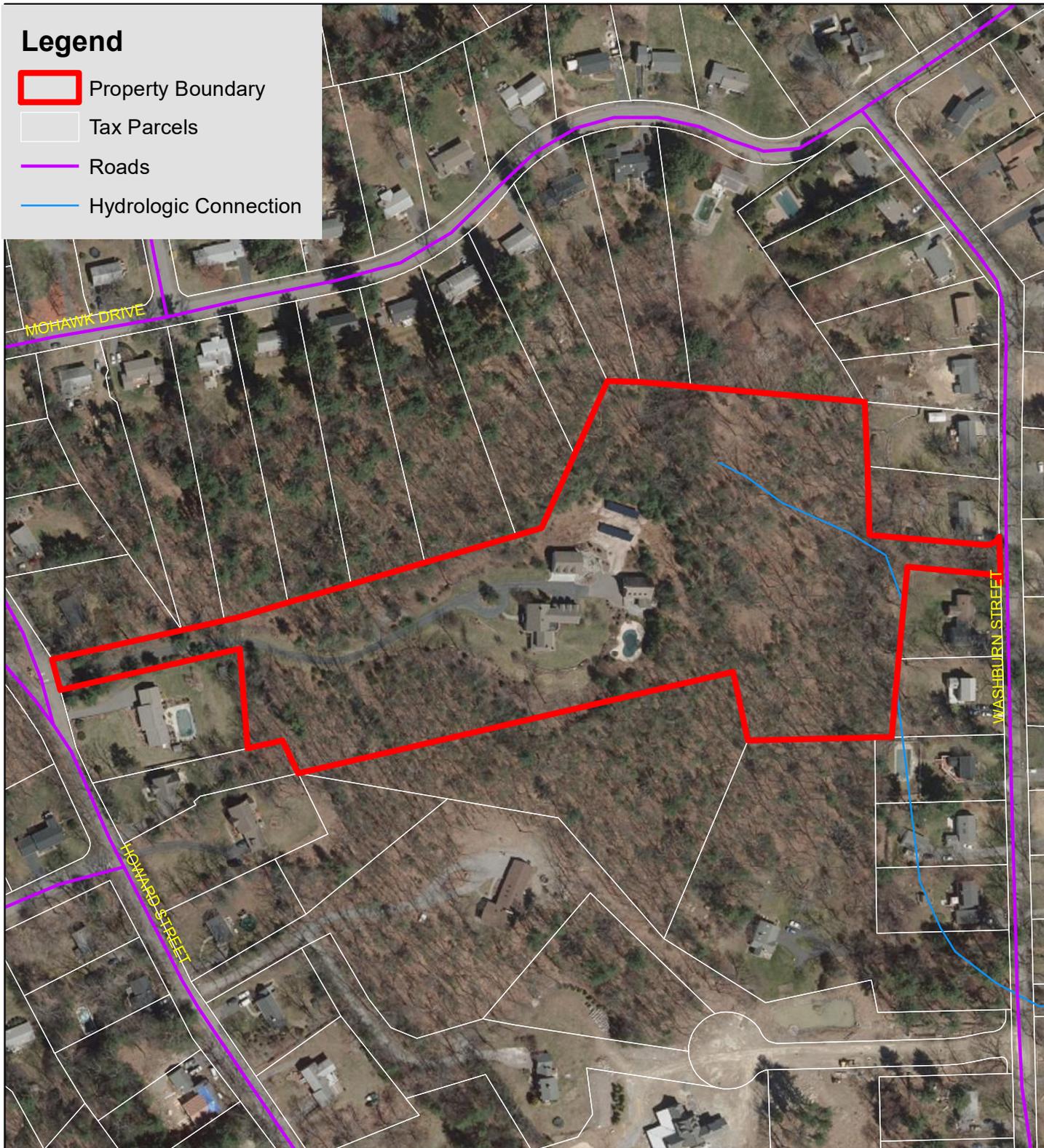
Other: \_\_\_\_\_

<b>Vegetation and Hydrology Conclusion for Downgradient of GC-14</b>		
	<u>yes</u>	<u>no</u>
<b>Number of wetland indicator plants</b>		
<b>&gt;= number of non-wetland plants</b>	X	
<b>Wetland hydrology present:</b>		
hydric soils present	X	
other indicators of hydrology present		X
<b>Sample location is in a BVW</b>		X

*Submit this form with the Request for Determination of Applicability or Notice of Intent*

# Legend

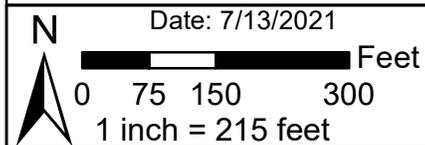
-  Property Boundary
-  Tax Parcels
-  Roads
-  Hydrologic Connection



## Orthophoto of the Locus Site

190 Howard Street - Northborough, MA

(Map: 215, Parcel: 37, Lot: 88)



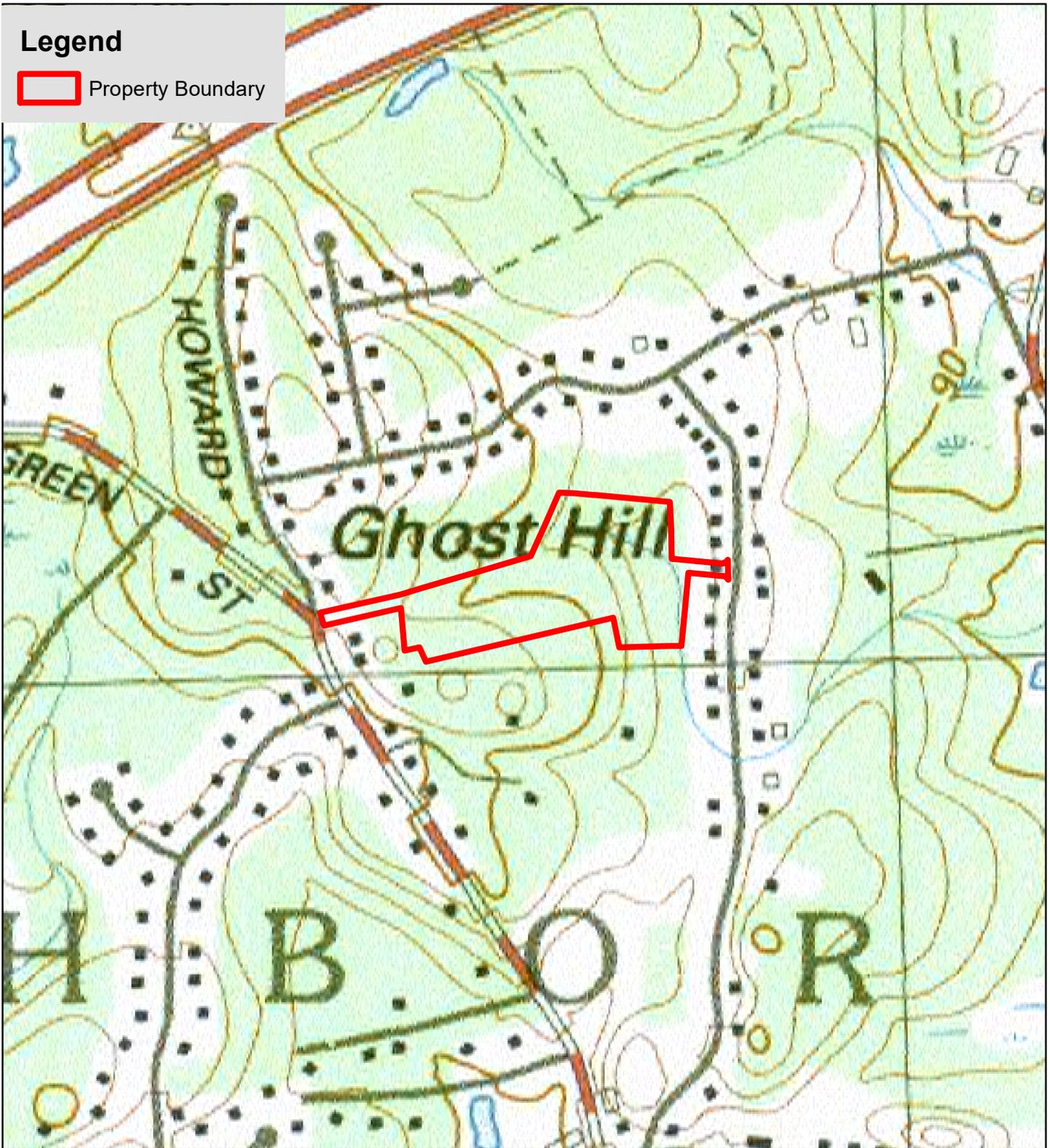
Date: 7/13/2021

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



## Legend

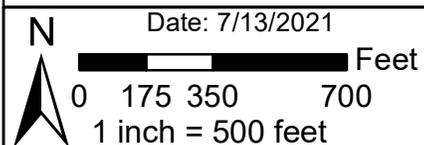
 Property Boundary



## USGS of the Locus Site

190 Howard Street - Northborough, MA

(Map: 215, Parcel: 37, Lot: 88)



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

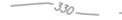
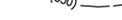
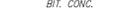
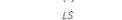
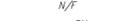
**GODDARD CONSULTING**  
Strategic Wetland Permitting LLC

# SITE PLAN

## 190 HOWARD STREET NORTHBOROUGH, MASSACHUSETTS (WORCESTER COUNTY)

PREPARED FOR  
**COLD BROOK FARM REALTY TRUST**  
190 HOWARD STREET  
NORTHBOROUGH, MA

### LEGEND

-  EXISTING BUILDINGS
-  CONTOUR LINES
-  PROPOSED CONTOUR
-  PROPOSED GRADE
-  BORDER OF VEGETATED WETLAND
-  STONE WALL
-  TREE LINE
-  DEED BOOK / PAGE
-  BITUMINOUS CONCRETE
-  FOUND
-  LANDSCAPING
-  NOW OR FORMERLY
-  DRILLHOLE

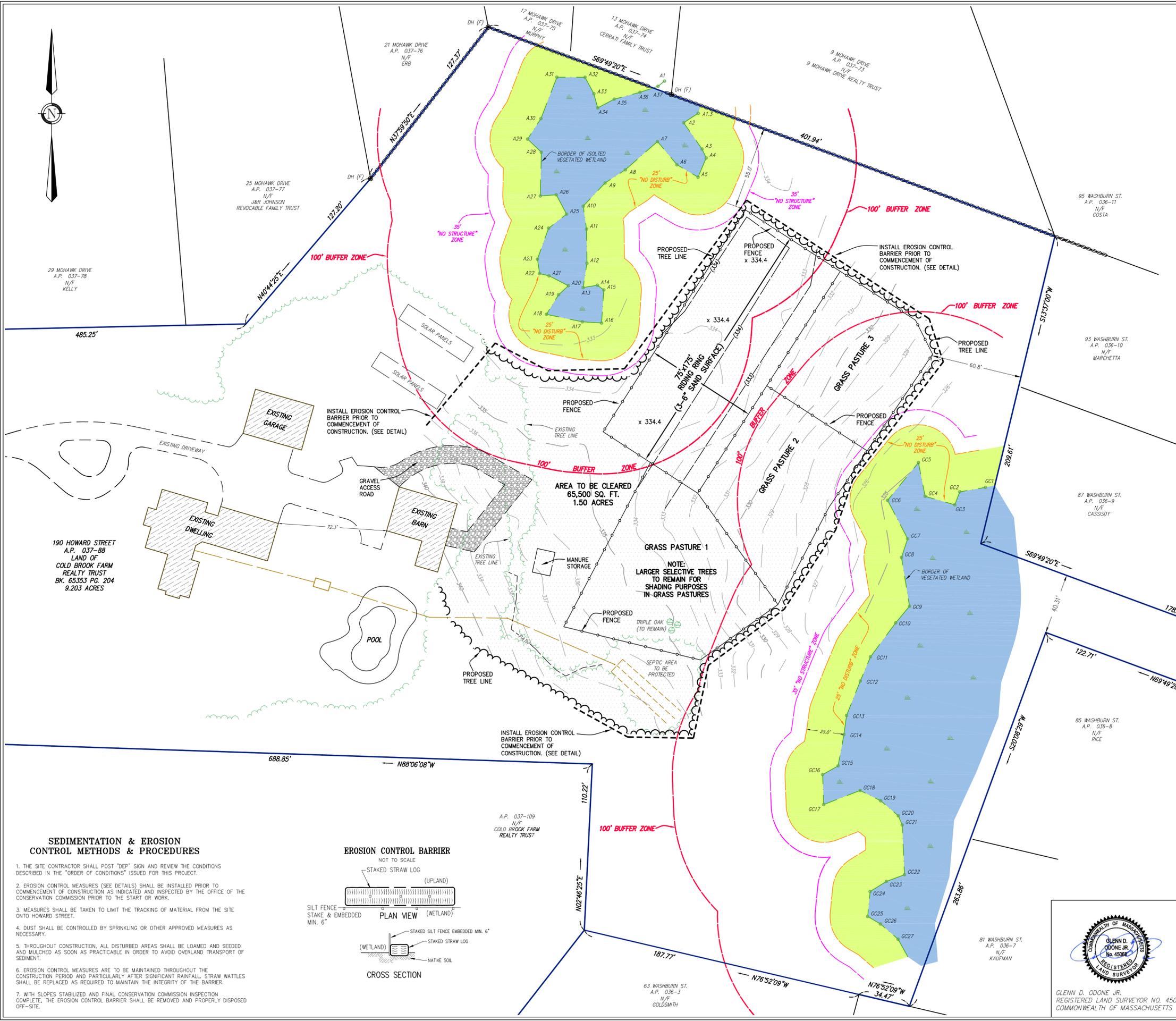
### NOTES:

CURRENT OWNER OF RECORD:  
BRUCE A. BARTOLINI, TRUSTEE OF COLD BROOK FARM REALTY TRUST  
P.O. BOX 427, ASHLAND, MA 01721  
ASSESSORS I.D. MAP 37 LOT 88  
DEED REFERENCE: BOOK 65353 PG. 204  
PLAN REFERENCE: PLAN BOOK 693 PLAN 60

THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODONE SURVEY & MAPPING ON JULY 2-3, 2021. SURVEY BY TRIMBLE S6 TOTAL STATION.

TOWN OF NORTHBOROUGH ZONING INFORMATION:  
ZONING DISTRICT: RESIDENCE B (RB)  
DIMENSIONAL REQUIREMENTS:  
MINIMUM FRONT YARD.....30 FT.  
MINIMUM SIDE YARD.....15 FT.  
MINIMUM REAR YARD.....25 FT.

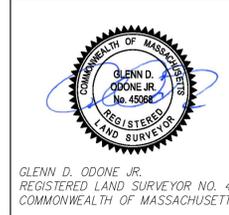
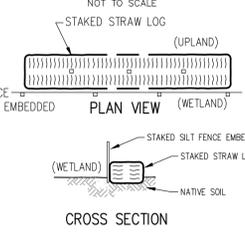
ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD 88  
THE WETLAND BOUNDARY AS SHOWN ON THIS SURVEY WAS FLAGGED IN THE FIELD BY GODDARD CONSULTING LLC.



### SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES

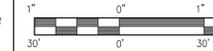
1. THE SITE CONTRACTOR SHALL POST "DEP" SIGN AND REVIEW THE CONDITIONS DESCRIBED IN THE "ORDER OF CONDITIONS" ISSUED FOR THIS PROJECT.
2. EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED AND INSPECTED BY THE OFFICE OF THE CONSERVATION COMMISSION PRIOR TO THE START OF WORK.
3. MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO HOWARD STREET.
4. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
5. THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
6. EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. STRAW WATLES SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
7. WITH SLOPES STABILIZED AND FINAL CONSERVATION COMMISSION INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.

### EROSION CONTROL BARRIER



**ODONE SURVEY & MAPPING**  
291 Main Street, Suite 5  
Northborough, MA 01522  
Tel: 508-351-6022  
Fax: 508-351-6633  
web: www.osm-pc.com

SCALE: 1 INCH = 30 FEET



PLAN DATE:	JULY 14, 2021			
LAST REVISED:				
FIELD	DRAWN	CHECK	DWG FILE: 1410-01A	SHEET 1
JUSO	GDO	GDO	PROJECT NO. 20211410	