

August 27, 2021

Northborough Conservation Commission
Northborough Town Hall
63 Main Street
Northborough, MA 01532

Re: Request for Determination of Applicability
75 Otis Street, Northborough
(Map: 105, Parcel: 45)

Dear Northborough Conservation Commission:

Goddard Consulting, LLC (Goddard) is pleased to submit this Request for Determination of Applicability (RDA) on behalf of the applicant, John Parks, for the property known as 75 Otis Street, in Northborough, MA 01532 (Map: 105, Parcel: 45). The applicant proposes the installation of a gas connection service line from the gas main line (within existing public roadway/right of way) to the rear portion of the building. The gas line will be installed within existing public roadway and existing lawn, directly adjacent to the existing commercial building. The gas line is proposed within Bordering Land Subject to Flooding (BLSF; FEMA Flood Zone A), 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW) and Bank of Pond, and within the 100-foot Riverfront Area to a perennial river. The Applicant seeks a negative determination that would allow the work to proceed as an exempt activity under the Wetlands Protection Act, 310 CMR 10.02(2)(b)(2)(i): *Installation of underground utilities (e.g., electric, gas, water) within existing paved or unpaved roadways and private roadways/driveways, provided that all work is conducted within the roadway or driveway and that all trenches are closed at the completion of each workday.* This RDA application is being filed under the Massachusetts Wetlands Protection Act (the WPA) and the Town of Northborough Wetlands Bylaw (the Bylaw).

The original and 2 copies of this application have been submitted for your review, along with a digital submittal. A list of enclosed documents is as follows:

- RDA Application (WPA Form 1)
- Copy of Checks
- *Orthophoto of Site*, Goddard Consulting LLC. 05/28/2021
- *Orthophoto of Site with Resource Areas*, Goddard Consulting LLC. 05/28/2021
- *USGS of Site*, Goddard Consulting LLC. 05/28/2021
- *Plot Plan of Land in Northborough, MA*, Guerard Survey Co. & Assoc. Inc., 7/22/2021

1.0 Existing Conditions

The site of the proposed project consists of one land parcel totaling 4.84 acres. There is an existing commercial building with associated infrastructure. The building sits extremely close to the roadway (less than 5' away) and at the top of a hill, arguably the highest point on the site.

The site has several resource areas:

- Bordering Land Subject to Flooding (BLSF; FEMA Flood Zone A) – No base flood elevation
- Bordering Vegetated Wetlands (BVW) and the 100-foot Buffer Zone
- Bank of Pond and the 100-foot Buffer Zone
- Perennial River and the 200-foot Riverfront Area

Across the street, the Bank of Pond is located +/- 10' from the edge of the road. A perennial river flows out of the pond, under the roadway, and onto the site. Bordering Vegetated Wetlands were delineated surrounding this river and extending across the back and side portion of the site. The wetlands are dominant in red maple, American elm, silky dogwood, and skunk cabbage. MA DEP data sheets are attached for further information. Most of the adjacent uplands consist of lawn.

According to the MassGIS data layers for NHESP, the property is not located within an Estimated Habitat of Rare Wildlife / Priority Habitat of Rare Species. No potential or certified vernal pools or Outstanding Resource Waters (ORW) are mapped within the site or immediate vicinity. The property is not within any Areas of Critical Environmental Concern (ACEC).

2.0 Project Summary and Regulatory Exemption

The project proposes the installation of a gas connection service line within existing public roadway and lawn. The gas line is proposed directly adjacent to the building, only straying from the buildings edge +/- 5 feet at its most distant installation location. This work is within BLSF, the 100-foot Buffer Zone to BVW and Bank of Pond, and the 100-foot Riverfront Area.

Although work is proposed with the above-mentioned resource areas, the work may be exempt under 301 CMR 10.02(2)(b)(2)(i): *Installation of underground utilities (e.g., electric, gas, water) within existing paved or unpaved roadways and private roadways/driveways, provided that all work is conducted within the roadway or driveway and that all trenches are closed at the completion of each workday.*

Since portions of the work are proposed within existing public roadway, it is considered an exempt activity under the WPA. For the portions of work in the lawn area, the exemption does not clearly state it is an exempt activity. Since the remaining scope of work involves installing the gas line within existing lawn, +/- 5' from the building, Goddard believes the work may proceed without the filing of a Notice of Intent due to the projects temporary nature and negligible impact. This is a temporary disturbance to human-altered areas, so the project will return the site to match existing conditions (roadway and lawn). No fill will be added, and surface elevations will not change due to construction, so there will be no permanent alteration in BLSF. The resource areas will be protected from sedimentation by ensuring the trenches are closed at the completion of each workday, and erosion controls (straw wattles) will be installed around the limit of work until the site is returned to stable existing conditions. It should be noted that the site plan submitted with this application will be revised to show erosion controls around the entirety of the limit of work, and the BVW in the rear of the site will be shown on the plan.

4.0 Conclusion

Goddard Consulting believes that the proposed project may proceed as an exempt activity under the Wetlands Protection Act, 310 CMR 10.02(2)(b)(2)(i) and Bylaw. The gas line installation will not have any adverse impacts on the interests identified in the Wetlands Protection Act and Bylaw, therefore Goddard Consulting respectfully requests that the Northborough Conservation Commission issues a negative determination, approving the proposed project as an exempt activity.

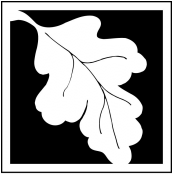
Please feel free to contact us if you have any questions.

Sincerely,
Goddard Consulting, LLC



Mitch Maslanka
Wetland Scientist

CC: Mass DEP – Central Regional Office, Wetlands Division, 8 New Bond Street, Worcester,
MA 01606
John Parks, 75 Otis Street, Northborough, MA 01532

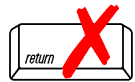


WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And the Town of Northborough Wetlands Protection Bylaw)

A. General Information

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



1. Applicant:

John Parks Name John@armeno.com E-Mail Address
75 Otis Street Mailing Address
Northborough City/Town MA State 01532 Zip Code
508-615-7500 Phone Number Fax Number (if applicable)

2. Representative (if any):

Goddard Consulting LLC Firm
Mitch Maslanka Contact Name mitch@goddardconsultingllc.com E-Mail Address
291 Main Street, Suite 8 Mailing Address
Northborough City/Town MA State 01532 Zip Code
508-615-2041 Phone Number Fax Number (if applicable)

B. Determinations

1. I request the Northborough Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Northborough
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>75 Otis Street</u>	<u>Northborough</u>
Street Address	City/Town
<u>105</u>	<u>45</u>
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

Work proposed within areas of existing roadway and lawn, directly adjacent to an existing commercial building. Work within Riverfront Area and Buffer Zone to Bordering Vegetated Wetlands. See cover letter for details.

c. Plan and/or Map Reference(s):

<u>Plot Plan of Land in Northborough, MA</u>	<u>7/22/2021</u>
Title	Date
<u> </u>	<u> </u>
Title	Date
<u> </u>	<u> </u>
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Proposed instalation of a gas connection service line. See Cover Letter for details.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Work may be exempt under 10.02(2)(b)(2)(i): Installation of underground utilities (e.g., electric, gas, water) within existing paved or unpaved roadways and private roadways/driveways, provided that all work is conducted within the roadway or driveway and that all trenches are closed at the completion of each workday.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And The Town of Northborough Wetlands Bylaw

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

C & A Realty Trust - Charles and Amy Coffman Trustees - Armeno Coffee Roasters

Name

75 Otis Street

Mailing Address

Northborough

City/Town

Massachusetts

State

01532

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.



Signature of Applicant (John Parks)

8/26/21

Date




Signature of Representative (Mitch Maslanka of Goddard Consulting LLC)

8/26/21

Date





Legend

 Property Boundary

Orthophoto of Site

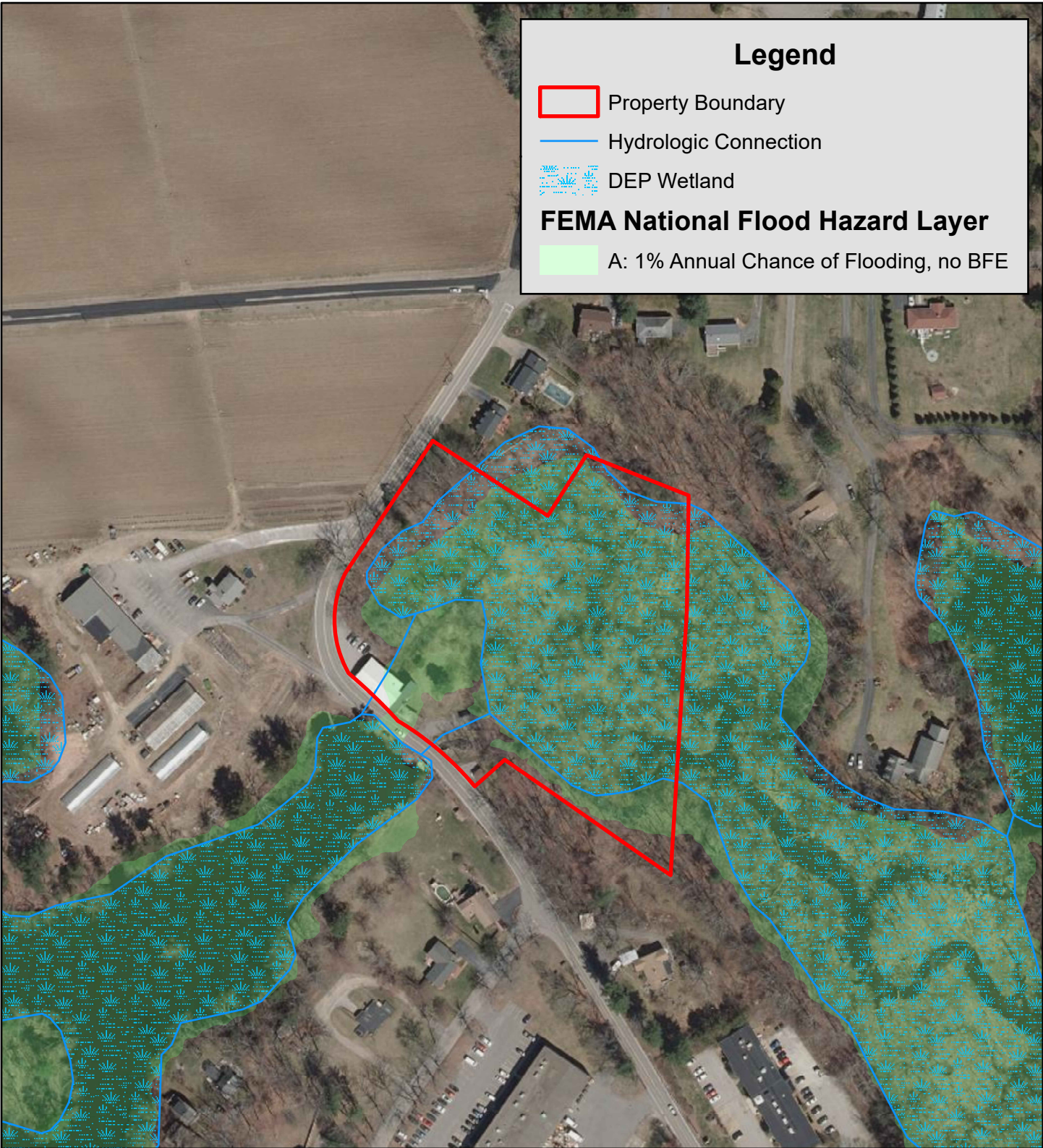
75 Otis Street - Northborough, MA
(Map: 105, Lot: 45)

N

Date: 5/28/2021
 Feet
0 100 200
1 inch = 200 feet

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

GODDARD CONSULTING
Strategic Wetland Permitting uc





Legend

- Property Boundary
- Hydrologic Connection
- DEP Wetland
- FEMA National Flood Hazard Layer**
- A: 1% Annual Chance of Flooding, no BFE

Orthophoto of Site with Resource Areas

75 Otis Street - Northborough, MA
(Map: 105, Lot: 45)

N Date: 5/28/2021

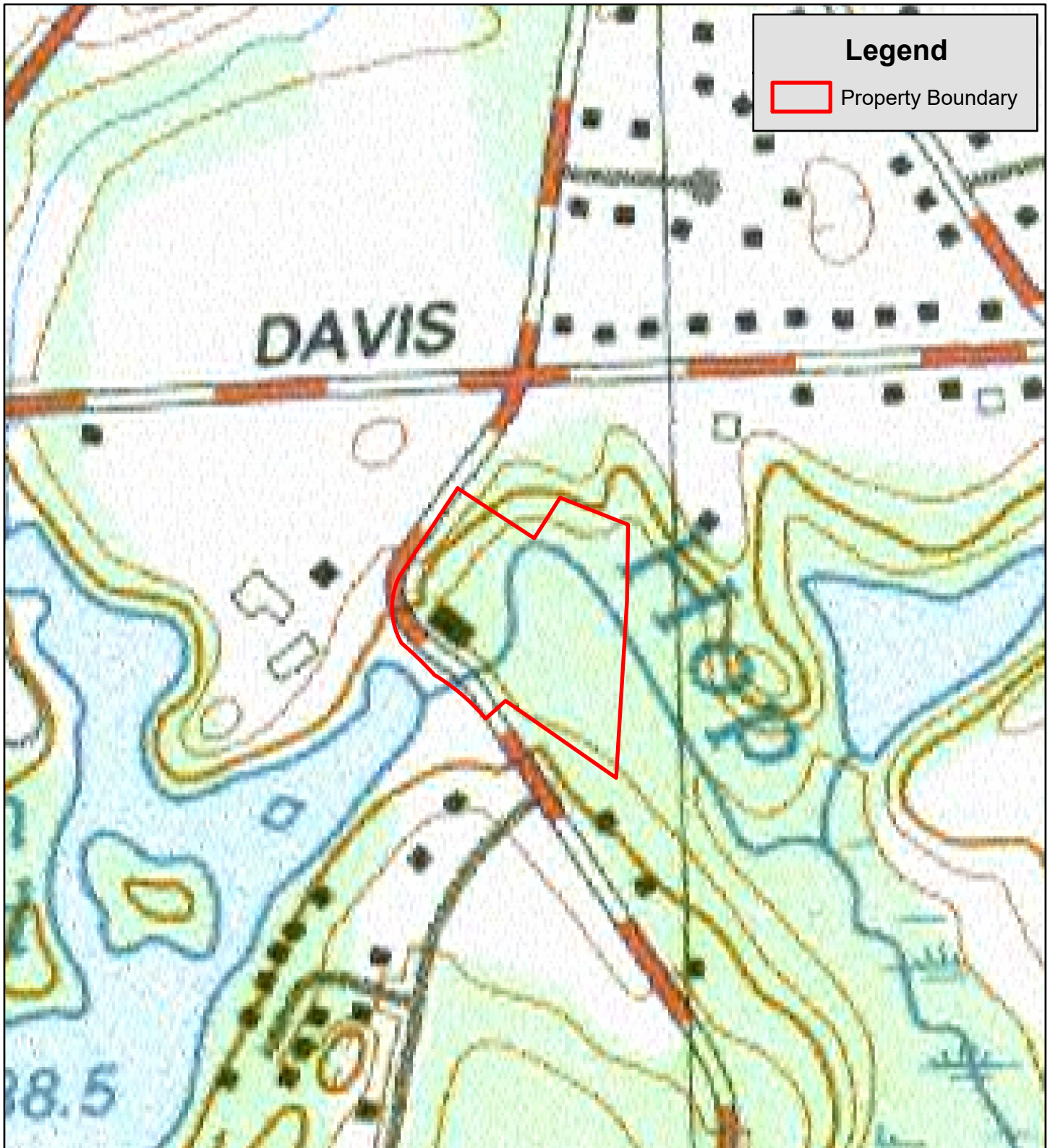
Feet

0 100 200

1 inch = 200 feet

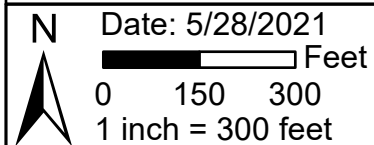
GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"





USGS of Site

75 Otis Street - Northborough, MA
(Map: 105, Lot: 45)



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

GODDARD CONSULTING
Strategic Wetland Permitting uc

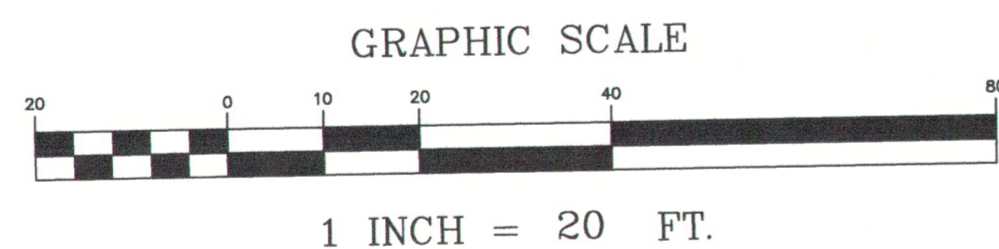
PLAN BOOK 766 PLAN 29

LEGEND

- ⊕ POWER POLE
- ⊕ GAS SHUTOFF VALVE
- ⊕ WATER SHUTOFF VALVE
- ⊕ HYDRANT (HYD)
- ⊕ CATCH BASIN (CB)
- ⊕ DRAIN MANHOLE (DMH)
- ⊕ SEWER MANHOLE (SMH)
- ⊕ SEWER CLEANOUT (CO)
- G— GAS LINE
- S— SEWER LINE
- W— WATER LINE
- D— DRAIN LINE
- ETC— ELEC/TEL/CABLE TV SERVICE (ETC)
- ⊕ 308 EXISTING CONTOURS
- ⊕ 308 PROPOSED CONTOURS
- ⊕ 308.0 PROPOSED SPOT ELEVATION
- ⊕ 308.0 EXISTING SPOT ELEVATION
- ⊕ EXISTING TREE LINE
- ⊕ PROPOSED TREE LINE
- ⊕ RIP RAP
- ⊕ STONEWALL
- ⊕ EDGE OF VEGETATED WETLAND
- ⊕ 100 FT BUFFER ZONE
- ⊕ LIGHT STANDARD (LS)
- ⊕ TREE PLANTING
- ⊕ BARRIER POST
- ⊕ NO. OF PARKING SPACES PER ROW
- ⊕ HANDICAPP PARKING

ELEVATIONS REFER TO SEWER EXTENSION PLANS OTIS STREET SEWER DATUM SEE PLANS BY BOHLER ENG DATED: REV. 10/14/2011

ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS TO BE VERIFIED IN THE FIELD.

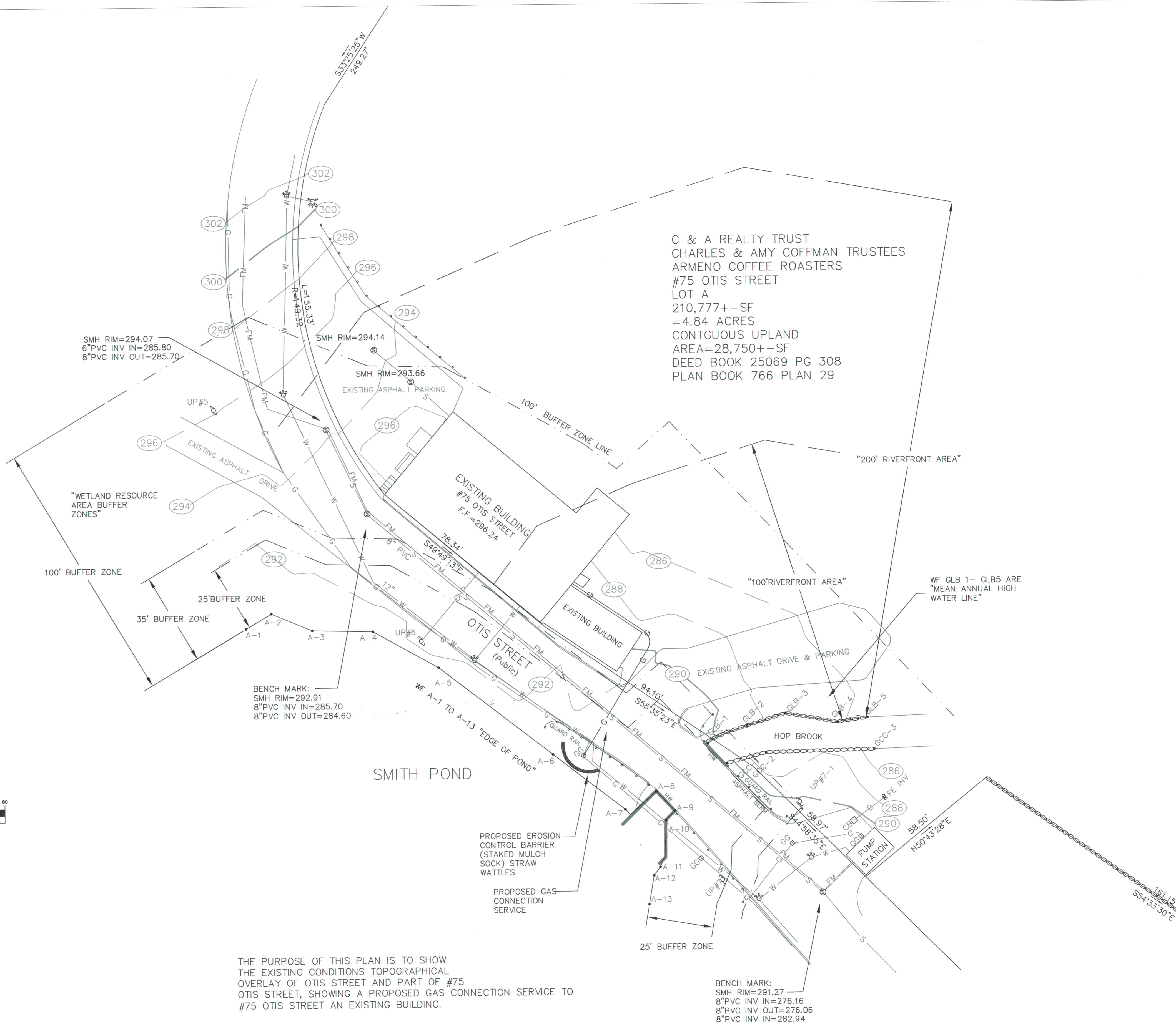


PLOT PLAN OF LAND IN NORTHBOROUGH, MA

OWNER: C & A REALTY TRUST
CHARLES & AMY COFFMAN TRUSTEES
ARMENO COFFEE ROASTERS
#75 OTIS STREET
LOT A
210,777+-SF
=4.84 ACRES
CONTIGUOUS UPLAND
AREA=28,750+-SF
DEED BOOK 25069 PG 308
PLAN BOOK 766 PLAN 29

PREPARED FOR: ARMENO COFFEE ROASTERS
SCALE: 1" = 20'
DATE: JULY 22, 2021

PREPARED BY:
GUERARD SURVEY CO. & ASSOC. INC.
11 SUMMER STREET
WESTBOROUGH, MA 01581
(508) 366-8800



THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS TOPOGRAPHICAL OVERLAY OF OTIS STREET AND PART OF #75 OTIS STREET, SHOWING A PROPOSED GAS CONNECTION SERVICE TO #75 OTIS STREET AN EXISTING BUILDING.



Paul B. Baptiste 6-25-21
PAUL B. BAPTISTE PLS # 35931 DATE

AFFIDAVIT OF SERVICE

Under the Town of Northborough Wetlands Bylaw
(to be submitted to the Conservation Commission)

I, Mitch Maslanka hereby certify under the pains and penalties of perjury that on 9/2/2021 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 Request for Determination of Applicability was filed under the Massachusetts Wetlands Protection Act and the Northborough Wetlands Protection Bylaw by John Parks with the Northborough Conservation Commission on 8/30/2021 for property located at 75 Otis Street (Map: 105, Parcel: 45) in Northborough, MA for the installation of a gas connection service line within existing roadway and lawn area, within the 100-foot Buffer Zone to Bordering Vegetated Wetlands and Bank of Pond, the 200-foot Riverfront Area to a perennial stream, and Bordering Land Subject to Flooding.

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)

9/2/2021
(Date)

Notification to Abutters Under the The Town of Northborough Wetlands Bylaw

In accordance with the Northborough Wetlands Protection Bylaw, you are hereby notified of the following.

- A. The name of the applicant is: **John Parks**
- B. The applicant has filed a **Request for Determination of Applicability (RDA)** 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) and Northborough wetlands Protection Bylaw.
- C. The project scope is for: **The installation of a gas connection service line within existing roadway and lawn area, within the 100-foot Buffer Zone to Bordering Vegetated Wetlands and Bank of Pond, the 200-foot Riverfront Area to a perennial stream, and Bordering Land Subject to Flooding.**
- D. The address of the lot where the activity is proposed is: **75 Otis Street, Northborough, MA (Map: 105, Parcel: 45).**
- E. Copies of the RDA application may be examined at **Northborough Town Hall** Mondays, Wednesdays, and Thursdays from 8:00am-4:00pm, Tuesdays from 8:00am-7:00pm, and Fridays from 7:00am-12:00pm or by appointment. For additional information, call **(508) 393-5015**.
- F. Copies of the RDA application may be obtained for a reasonable fee from the applicant's representative, **Goddard Consulting LLC**, 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 meeting, 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 meeting, 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



Town of Northborough
Office of the Board of Assessors

63 Main Street, Massachusetts 01532-1994
Mon, Wed, Thurs 8-4 / Tuesday 8-7 / Friday 7-12
508-393-5005 phone, 508-393-6996 fax

Certified Abutters List Request Please allow 10 business days.

DATE OF REQUEST 8/30/2021
 REQUESTING COMPANY Goddard Consulting LLC
 CONTACT PERSON Mitch Maslanka
 PHONE 508-615-2041
 EMAIL Mitch@goddardconsultingllc.com

PROPERTY ADDRESS(es) 75 Otis Street
 MAP/PARCEL(s) 105/45
 OWNER(s) Cottman Charles and Amy Trustees
 OWNER MAILING ADDRESS(es) _____

REQUESTING BOARD	APPLICABLE REGULATIONS	ABUTTERS / DISTANCE	# LABEL SETS	FEE
<input type="checkbox"/> Planning Board – Scenic Road	Town Code Chapter 2-52-050	Owners within 100' of property	3 sets	\$15
<input type="checkbox"/> Planning Board – Site Plan	Planning Board Rules & Regulations Section 7.2 D(5)	Owners within 300' of property	3 sets	\$15
<input type="checkbox"/> Planning Board – Special Permit	MGL Chapter 40A Section 11	Owners within 300' of property	3 sets	\$15
<input type="checkbox"/> Planning Board – Subdivisions	MGL Chapter 41 Section 81T	Owners within 300' of property	3 sets	\$15
<input type="checkbox"/> ZBA – Zoning Board of Appeals	MGL Chapter 40A Section 11	Owners within 300' of property	3 sets	\$15
<input checked="" type="checkbox"/> Conservation Commission	MGL Chapter 131, Section 40, MA Wetlands Protection Act, & the Northborough Wetlands Protection Bylaw	100' of property, unless otherwise stated	1 set	\$10
<input type="checkbox"/> Board of Health	Dependent on project	Owners within 100' of property	3 sets	\$15
<input type="checkbox"/> Board of Selectman: Fuel Storage	MGL Chapter 14B, Section 13	Abutting owners & directly opposite	3 sets	\$15
<input type="checkbox"/> Board of Selectman: Liquor License	MGL Chapter 138, Section 15A	Abutting owners, & any school, church, or hospital within 500' of property	2 sets	\$25
<input type="checkbox"/> Board of Selectman: Pole Petition	MGL Chapter 166, Section 22	Abutting owners & directly opposite	1 set	\$15
<input type="checkbox"/> Board of Selectman: Street Acceptance	Dependent on project	Abutting owners & directly opposite	1 set	\$10
<input type="checkbox"/> DPW – Dept of Public Works	Northborough Town Bylaws: Part 2 - General Legislation, Chapter 2-28, Earth Removal	Owners with driveways on the street	?	\$10+
<input type="checkbox"/> Engineering: Earth Works		Dependent on project: _____ feet	1 set	\$10
<input type="checkbox"/> Other: _____		Owners within 100' of property	1 set	\$10

To the Requesting Board/s: We certify that, from our Real Estate Property Lists, the following persons attached hereto appear as owners of all abutting property, as specified by the appropriate regulation (including, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, or across a body of water), as amended to the best of our knowledge and belief. If the property is within abutting distance of another Town, please contact their Assessors Office for another abutters list.

DATE OF CERTIFICATION _____
 Julie Brownlee/Megan Hennessy for the Board of Assessors
 jbrownlee@town.northborough.ma.us ; mhennessy@town.northborough.ma.us

75 Otis Street - 100' abutters
August 31, 2021

ID	Site Address	Owner Name	Owner Name 2	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
105.0-0029-0000.0	4 LAWRENCE STREET	KAZI AWAIS		4 LAWRENCE STREET		NORTHBOROUGH	MA	01532
105.0-0043-0000.0	25 OTIS STREET	CHEN HONG XIA	SHI LIAN ZHANG & SHI CUN	25 OTIS STREET		NORTHBOROUGH	MA	01532
105.0-0044-0000.0	29 OTIS STREET	CAPOBIANCO THERESA		29 OTIS STREET		NORTHBOROUGH	MA	01532
105.0-0030-0000.0	68 OTIS STREET	BERBERIAN GLEN S	BERBERIAN MICHAEL W	68 OTIS STREET		NORTHBOROUGH	MA	01532
105.0-0045-0000.0	75 OTIS STREET	COFFMAN CHARLES & AMY TRUSTEES	C & A REALTY TRUST	75 OTIS STREET		NORTHBOROUGH	MA	01532
105.0-0046-0000.0	97 OTIS STREET	TETREAU LT BETTY A		205 CRAWFORD STREET	C/O JANICE E FERENCHICK	NORTHBOROUGH	MA	01532
105.0-0039-0000.0	19 THAYER STREET	WALMSLEY DAVID AND	WALMSLEY BRIAN	19 THAYER STREET		NORTHBOROUGH	MA	01532
105.0-0041-0000.0	33 THAYER STREET	RELEKAR SHRIKANT BHALCHANDRA	KOPARDE SONAM DILIP	33 THAYER STREET		NORTHBOROUGH	MA	01532
105.0-0042-0000.0	37 THAYER STREET	KNIGHT LINDA JEAN		37 THAYER STREET		NORTHBOROUGH	MA	01532

100 Otis Street, Northborough, MA - Certified Abutters List (100' radius)



Property Information

Property ID 105.0-0045-0000.0
Location 75 OTIS STREET
Owner COFFMAN CHARLES & AMY TRUSTEES



**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.

7020 1290 0001 4812 0265

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Northborough, MA 01532

OFFICIAL USE	
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58

WALMSLEY DAVID AND
WALMSLEY BRIAN
19 THAYER STREET
NORTHBOROUGH, MA 01532

Postmark Here
SEP - 2 2021
09/02/2021
USPS

See Reverse for Instructions

7020 1290 0001 4812 0302

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Northborough, MA 01532

OFFICIAL USE	
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58

KAZI AWAI
4 LAWRENCE STREET
NORTHBOROUGH, MA 01532

Postmark Here
SEP - 2 2021
09/02/2021
USPS

See Reverse for Instructions

7020 1290 0001 4812 0210

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Northborough, MA 01532

OFFICIAL USE	
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58

CAPOBIANCO THERESA
29 OTIS STREET
NORTHBOROUGH, MA 01532

Postmark Here
SEP - 2 2021
09/02/2021
USPS

See Reverse for Instructions

7020 1290 0001 4812 0269

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Northborough, MA 01532

OFFICIAL USE	
Certified Mail Fee	\$3.75
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58

BERBERIAN GLEN S
BERBERIAN MICHAEL W
68 OTIS STREET
NORTHBOROUGH, MA 01532

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<input type="checkbox"/> Adult Signature Required	\$0.00
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MASS DEP. CENTRAL REGIONAL
OFFICE
WETLANDS DIVISION
8 NEW BOND STREET
WORCESTER, MA 01606

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58

CHEN HONG XIANG
SHI LIAN ZHANG & SHI CUN G
25 OTIS STREET
NORTHBOROUGH, MA 01532

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Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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KNIGHT LINDA JEAN
37 THAYER STREET
NORTHBOROUGH, MA 01532

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

TETREAULT BETTIEA
205 CRAWFORD STREET
C/O JANICE E FERENCHICK
NORTHBOROUGH, MA 01532

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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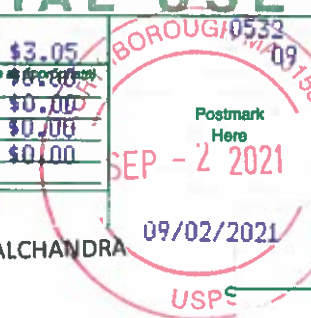
Northborough, MA 01532
OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

RELEKAR SHWETA BHALCHANDRA
KOPARDE SONAM DILIP
33 THAYER STREET
NORTHBOROUGH, MA 01532

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

COFFMAN CHARLES & AMY TRUSTEES
C & A REALTY TRUST
75 OTIS STREET
NORTHBOROUGH, MA 01532

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



June 28, 2021

John Parks
Armeno Coffee Roasters
75 Otis Street
Northborough, MA, 01532

**Re: Wetland Border Report
75 Otis Street - Northborough, MA**

Dear Mr. Parks,

On May 28, 2021, the wetland resource areas were delineated at 75 Otis Street in Northborough, MA (see attached orthophoto and USGS maps of site). The wetland border was flagged using the criteria in the most recent edition of MA Wetlands Protection Act (WPA) and Regulations 310 CMR 10.00 *et al.*, as well as the Northborough Wetlands Protection Bylaw and Regulations. Hydric soil indicators, vegetational changes, hydrological indicators, and topography were all considered for delineation purposes. Wetland resource areas delineated included Bordering Vegetated Wetlands (BVW), Bank of Pond, and the Mean Annual High-Water (MAHW) lines of a perennial river.

Bordering Vegetated Wetlands were delineated in the field with flag series GC D1 – GC D6 and GC E1 – GC E6. The Bank of an off-site pond (Smith Pond) was delineated with flag series GC A1- GC A11. A river (Hop Brook) flows from the pond, under Otis Street and onto the subject property. The MAHW lines of the perennial stream channel was delineated with series GC C1 – GC C4 and GC B1- GC B5. The wetlands are dominant in red maple, American elm, silky dogwood, and skunk cabbage. The majority of the adjacent uplands are lawn area. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC A20 (see attached form).

According to the MassGIS data layers for NHESP, the property is not located within an Estimated Habitat of Rare Wildlife / Priority Habitat of Rare Species. No certified vernal pools or Outstanding Resource Waters (ORW) are mapped within the site or immediate vicinity. The property does not fall within any Areas of Critical Environmental Concern (ACEC). The property does fall within FEMA Flood Zone A.

The Massachusetts Wetlands Protection Act and the Northborough Wetlands Protection Bylaw/Regulations takes jurisdiction of BVW, Bank and MAHW line resource areas, therefore any work proposed within 100 feet of the BVW or Bank of Pond, and within the 200-foot Riverfront Area of the MAHW line, will require the filing of a Request for Determination of

Applicability (RDA) or Notice of Intent (NOI), depending on the nature of proposed work and/or proximity to the delineated resource areas.

Please feel free to contact us if you have any questions.

Sincerely,
Goddard Consulting, LLC

A handwritten signature in black ink that reads "Mitch Maslanka". The signature is written in a cursive, flowing style.

Mitch Maslanka
Wetland Scientist

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, Southern Part - 1998

map number: 254C

soil type mapped: Merrimac fine sandy loam, 3 percent to 8 percent slopes

hydric soil inclusions: none

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	0-3	10YR 3/2	fine sandy loam
B	3-16	10YR 3/6	fine sandy loam

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: _____

Vegetation and Hydrology Conclusion for Upgradient of GC A20		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

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: **John Parks**

Prepared by: **Goddard Consulting LLC**

Project location: **75 Otis Street, Northborough, MA**

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: GC A20	Transect Number: Downgradient	Date of Delineation: 28-May-21		
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Red Maple	<i>Acer rubrum</i>	38%	50.0%	yes	FAC*
American Elm	<i>Ulmus americana</i>	38%	50.0%	yes	FACW*
<u>Sapling Layer</u>					
Red Maple	<i>Acer rubrum</i>	38%	50.0%	yes	FAC*
American Elm	<i>Ulmus americana</i>	38%	50.0%	yes	FACW*
<u>Shrub Layer</u>					
Silky Dogwood	<i>Cornus amomum</i>	38%	100.0%	yes	FACW*
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
Skunk Cabbage	<i>Symplocarpus foetidus</i>	11%	100.0%	yes	OBL*
Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
Morphological Adaptations: 0		Description:			
<small>* 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.</small>					
Vegetation conclusion:					
Number of dominant wetland indicator plants: 6			Number of dominant non-wetland indicator plants: 0		
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes					

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, Southern Part - 1998

map number: 5A

soil type mapped: Saco Silt Loam, 0% to 3% slopes

hydric soil inclusions: Limerick & Swansea

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	10YR 3/1		fine sandy loam
C	10YR 6/1	10YR 5/8; 2%	fine sandy loam

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: _____

Vegetation and Hydrology Conclusion for Downgradient of GC A20		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present		X
Sample location is in a BVW	X	

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

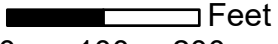


Legend

 Property Boundary

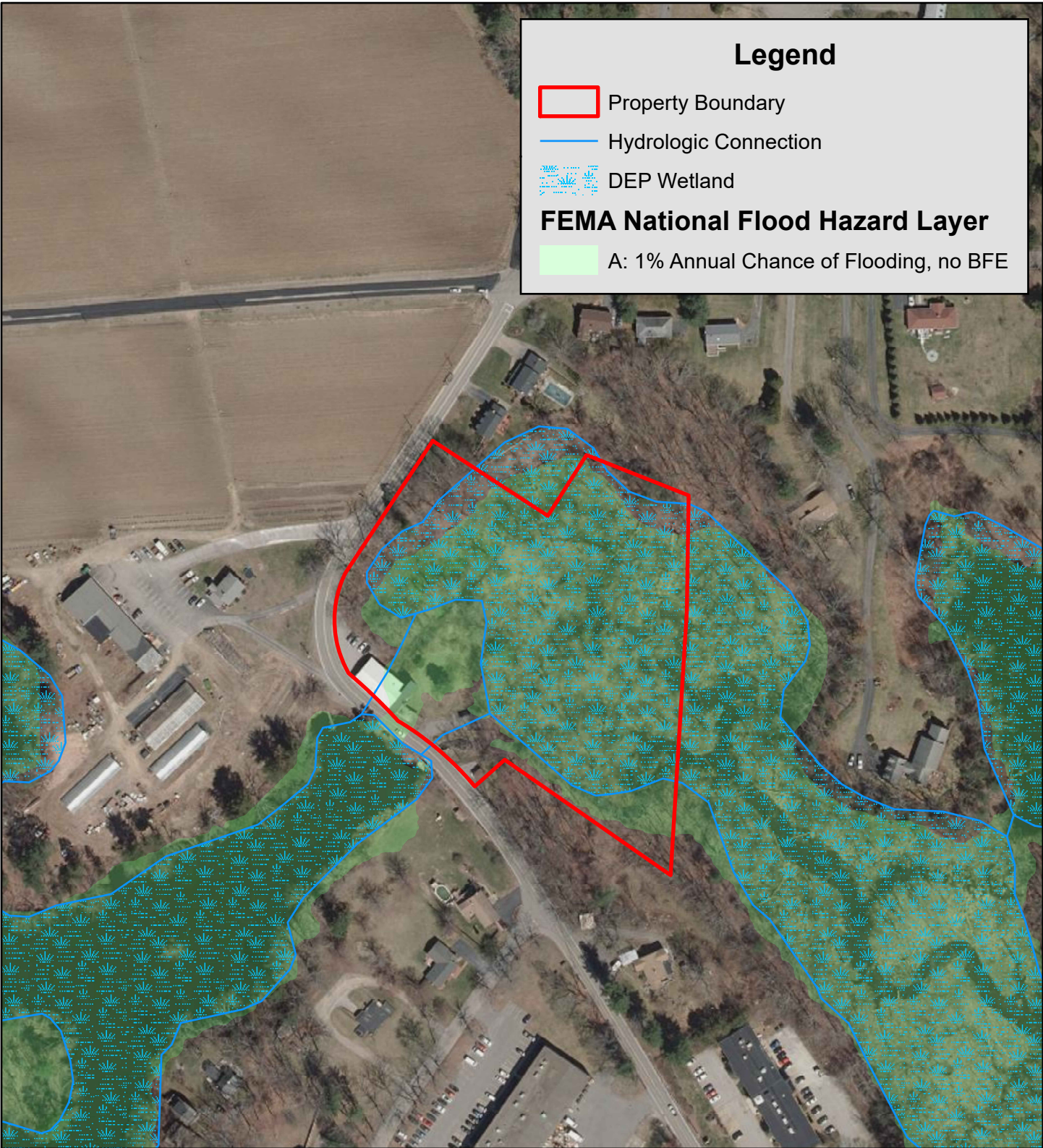
Orthophoto of Site

75 Otis Street - Northborough, MA
(Map: 105, Lot: 45)

N Date: 5/28/2021
 Feet
0 100 200
1 inch = 200 feet

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

GODDARD CONSULTING
Strategic Wetland Permitting uc



Legend

- Property Boundary
- Hydrologic Connection
- DEP Wetland

FEMA National Flood Hazard Layer

- A: 1% Annual Chance of Flooding, no BFE

Orthophoto of Site with Resource Areas
 75 Otis Street - Northborough, MA
 (Map: 105, Lot: 45)

N Date: 5/28/2021

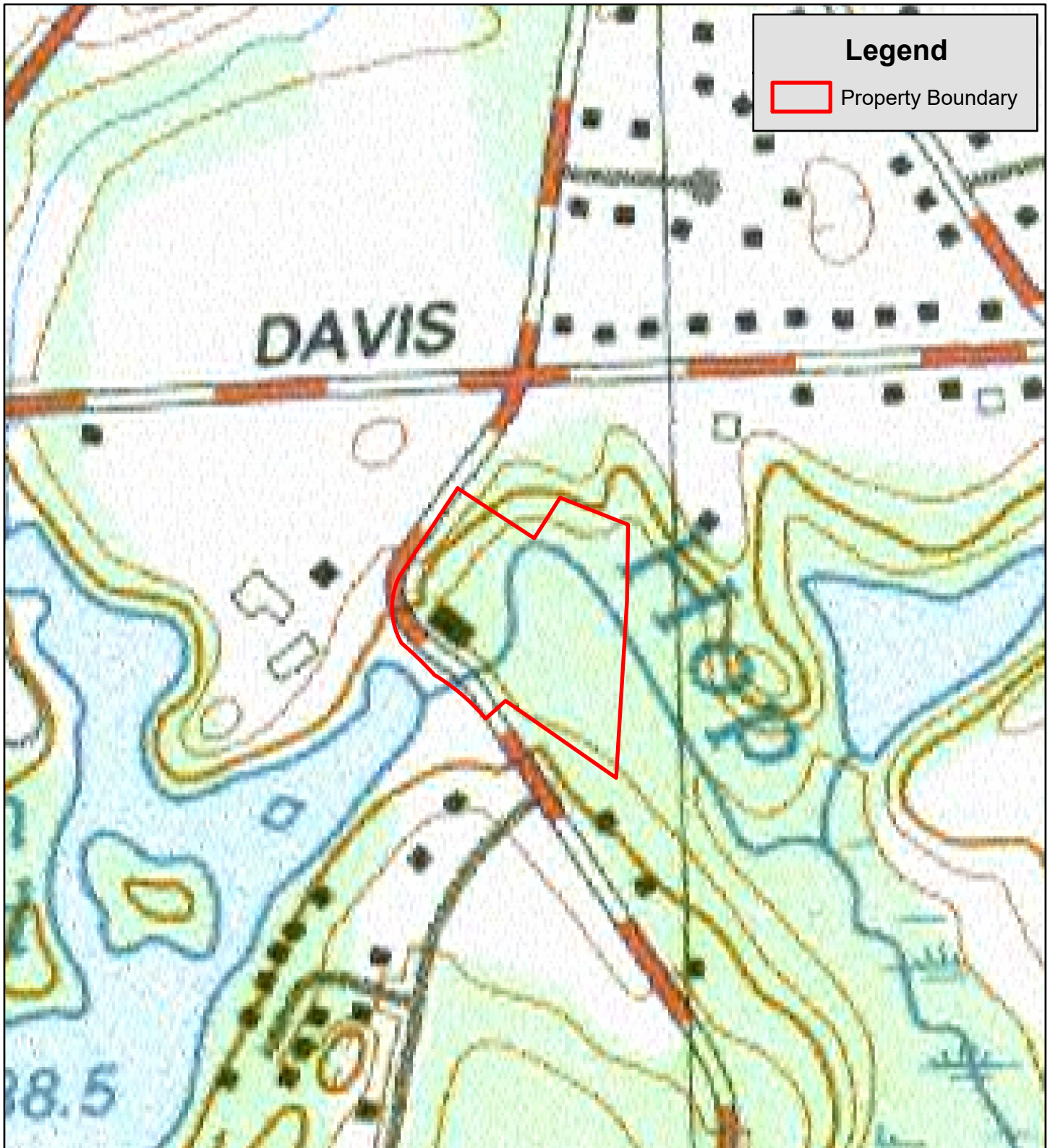
Feet

0 100 200

1 inch = 200 feet

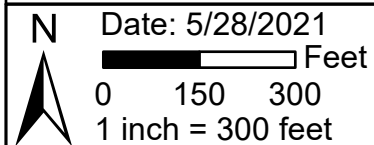
GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"





USGS of Site

75 Otis Street - Northborough, MA
(Map: 105, Lot: 45)



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

GODDARD CONSULTING
Strategic Wetland Permitting uc