

NOTICE OF INTENT

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

Proposed Project:

#710 Sterling Street
Lancaster, Massachusetts
Map 40 / Parcel 2
Worcester County



Date: December 14, 2020

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

Prepared For: David Lynch
710 Sterling Street
Lancaster, MA 01523

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NOTICE OF INTENT



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

LANCASTER

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):

710 STERLING STREET

a. Street Address

LANCASTER

b. City/Town

01523

c. Zip Code

Latitude and Longitude:

40

f. Assessors Map/Plat Number

71.71761

d. Latitude

42.43965

e. Longitude

2

g. Parcel /Lot Number

2. Applicant:

DAVID

a. First Name

LYNCH

b. Last Name

c. Organization

710 STERLING STREET

d. Street Address

LANCASTER

e. City/Town

MA

f. State

01523

g. Zip Code

207-712-7189

h. Phone Number

i. Fax Number

dlynch@morong.com

j. Email Address

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

JOHN & THERESA

a. First Name

LYNCH

b. Last Name

c. Organization

710 STERLING STREET

d. Street Address

LANCASTER

e. City/Town

MA

f. State

01523

g. Zip Code

207-712-7189

h. Phone Number

i. Fax Number

dlynch@morong.com

j. Email address

4. Representative (if any):

JACK

a. First Name

MALOENY

b. Last Name

DILLIS AND ROY CIVIL DESIGN GROUP, INC.

c. Company

1 MAIN STREET-SUITE #1

d. Street Address

LUNENBURG

e. City/Town

MA

f. State

01462

g. Zip Code

978-779-6091

h. Phone Number

978-779-0260

i. Fax Number

jmaloney@dillisandroy.com

j. Email address

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

110.00

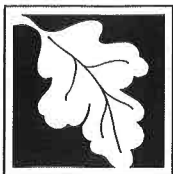
a. Total Fee Paid

42.50

b. State Fee Paid

67.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Installation of a new 1,500 gal septic tank, new septic system & associated grading

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

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

58042

c. Book

b. Certificate # (if registered land)

228

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.



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☐ Riverfront Area

1. Name of Waterway (if available) - specify coastal or inland

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

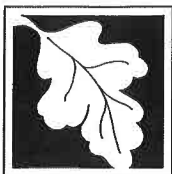
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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

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

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

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



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. ☐ Yes ☐ No

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

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

Oliver-Current

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.1.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

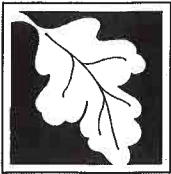
2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

(b) ☐ Photographs representative of the site

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

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



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

- (c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP
3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

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

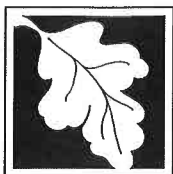
South Shore - Cohasset to Rhode Island border, and
the Cape & Islands:

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

North Shore - Hull to New Hampshire border:

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

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



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

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

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

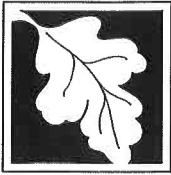
D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

Proposed Sewage Disposal Design

a. Plan Title

Dillis & Roy Civil Design group, Inc.

b. Prepared By

Greg Roy, PE

c. Signed and Stamped by

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number 1010

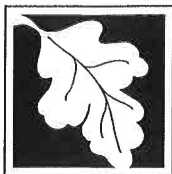
4. State Check Number 1009

6. Payor name on check: First Name Dillis & Roy Civil Design Group

3. Check date 12/14/20

5. Check date 12/14/20

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

[Signature] (Agent)

12/17/2020

2. Date

3. Signature of Property Owner (if different)

[Signature]

12/17/2020

4. Date

5. Signature of Representative (if any)

12/17/2020

6. Date

For Conservation Commission:

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

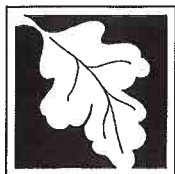
For MassDEP:

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

Other:

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

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



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

710 Sterling Street

a. Street Address

Lancaster

b. City/Town

42.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

David

a. First Name

Lynch

b. Last Name

c. Organization

710 Sterling Street

d. Mailing Address

Lancaster

e. City/Town

MA

f. State

01523

g. Zip Code

207-712-7189

h. Phone Number

i. Fax Number

dlynch@morong.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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.

[illegible]

Total Project Fee:	110.00
	a. Total Fee from Step 5
State share of filing Fee:	42.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	67.50
	c. 1/2 Total Fee plus \$12.50

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

PROJECT NARRATIVE

1.0 Project Narrative

1.1 Project Type

The proposed project is the construction of a replacement septic system.

1.2 Site Description

The property is approximately 1.13 +/- acres and is located on Sterling Street. No work is proposed in the resource area. The site is an existing single-family house with woods surrounding the perimeter. Soil testing has been performed on the property. The Natural Resource Conservation Service (NRCS) soil survey information indicates that the majority of the site is underlain by soils classified as belonging to Hydrologic Soil Group B, which is confirmed by soil testing on the site as well as within the neighborhood.

1.3 Proposed Project

The proposed project involves the installation of a 1,500-gallon septic tank and leaching facility with associated grading.

With limited space, outside the wetlands, and no town sewer available to the property, this septic system is being proposed to accommodate a 3-bedroom dwelling.

1.4 Mitigation Measures

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

- 1.4.1 Straw wattles will be installed up gradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The straw wattles will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.

- 1.4.2 The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately half of the original installed height of the barrier. The overall condition of the silt fence and straw wattles will be inspected and maintained by the general contractor to maintain the level of sufficiency.

Upon completion of construction, all disturbed areas shall be loamed and seeded (or landscaped). The erosion and sedimentation controls shall be removed only upon final stabilization of the site and/or after the Conservation Commission has issued a Certificate of Compliance for the project.

1.5 WETLAND PROTECTION ACT PERFORMANCE STANDARD

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

- 1.5.1 **Private and Public Water Supplies** – The on-site sewage disposal system is located outside of all the resource areas subject to protection of 310 CMR 10.00 and Lancaster Bylaw.
- 1.5.2 **Groundwater Supply** - There will be no change.
- 1.5.3 **Flood Control** - The project is located outside of the 100-year flood elevation and does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a).
- 1.5.4 **Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work.
- 1.5.5 **Prevention of Pollution** - There will be no impact.
- 1.5.6 **Protection of land containing shellfish** - Not applicable.
- 1.5.7 **Protection of Fisheries** - Not applicable.

1.6 Protection of Wildlife Habitat

The Massachusetts Natural Heritage Atlas (Oct. 2008 Edition) demonstrates that the site is within a Priority Habitats of Rare Species and Estimated Habitats of Rare Wildlife. A filing with NHESP is NOT required.

NOTIFICATION TO ABUTTERS

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**

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 David Lynch.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Bolton seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40)
- C. The address of the lot where the activity is proposed is #710 Sterling Street, Lancaster MA
- D. Copies of the Notice of Intent may be examined at Dillis & Roy Civil Design Group
1 Main Street, Suite #1, Lunenburg, MA 01462
between the hours of 8:00 am and 4:00 pm on the following days of the week: Monday – Friday
For more information, call: (978) 779 – 6091.
- Check One: This is the applicant ☐, representative ☒, or other ☐ (specify) _____
- E. Copies of the Notice of Intent may be obtained (for a fee) from either (check one) the applicant ☐, or the applicant's representative ☒, by calling this telephone number (978) 365-3326 between the hours of 10:00 am and 4:00 pm on the following days of the week: Monday – Tuesday
- F. The public hearing will be held on **January 12, 2021**. A site walk may be scheduled at that time. If you have any questions regarding this information you may call the
Lancaster Conservation Commission by calling **(978) 365-3326**.

NOTE: Notice of the public hearing, including its date time and place, will be published in advance in the Clinton Item, newspaper.

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

NOTE: You may also 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: 508-946-2800

Northeast Region: 781-661-7600
Western Region: 413-784-1100

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of
Environmental Protection and the Conservation Commission
when filing a Notice of Intent)

I, Jack Maloney, hereby certify under the pains of penalties of perjury that on **December 17, 2020** I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** dated March 22, 1995, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by David Lynch with the Lancaster Conservation Commission **December 17, 2020** for the property located at 710 Sterling Street in Lancaster, Massachusetts.

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


Name


Date

PLANS & DETAILS

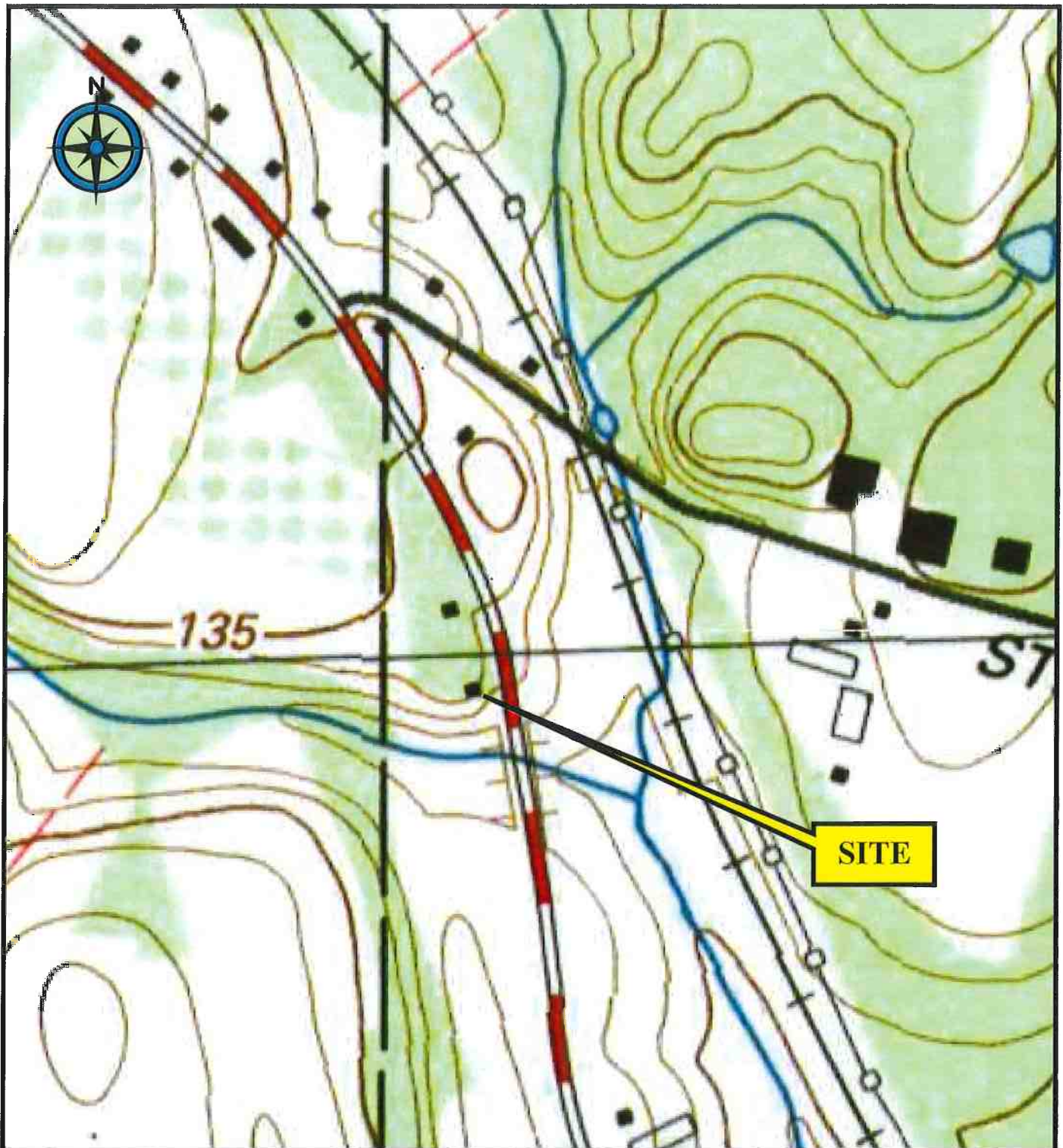


FIGURE 1 – LOCUS MAP
NOT TO SCALE

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

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

Prepared For: David Lynch
710 Sterling Street
Lancaster, MA 01523

Date: 12/17/2020
DDCDG #: 6582

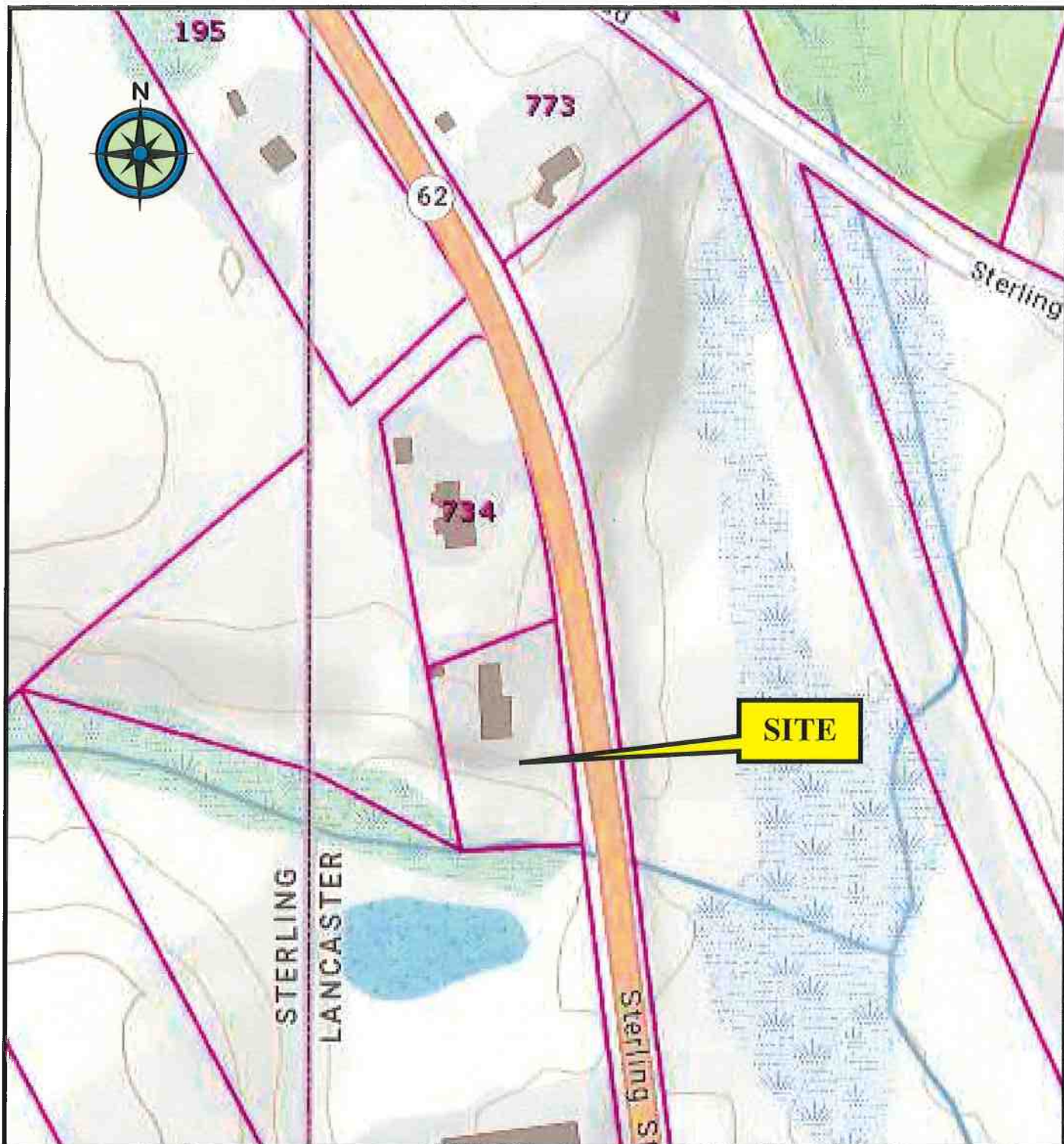


FIGURE 2 – NHESP
NOT TO SCALE

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

Prepared For: David Lynch
710 Sterling Street
Lancaster, MA 01523

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

Date: 12/17/2020
DDCDG #: 6582

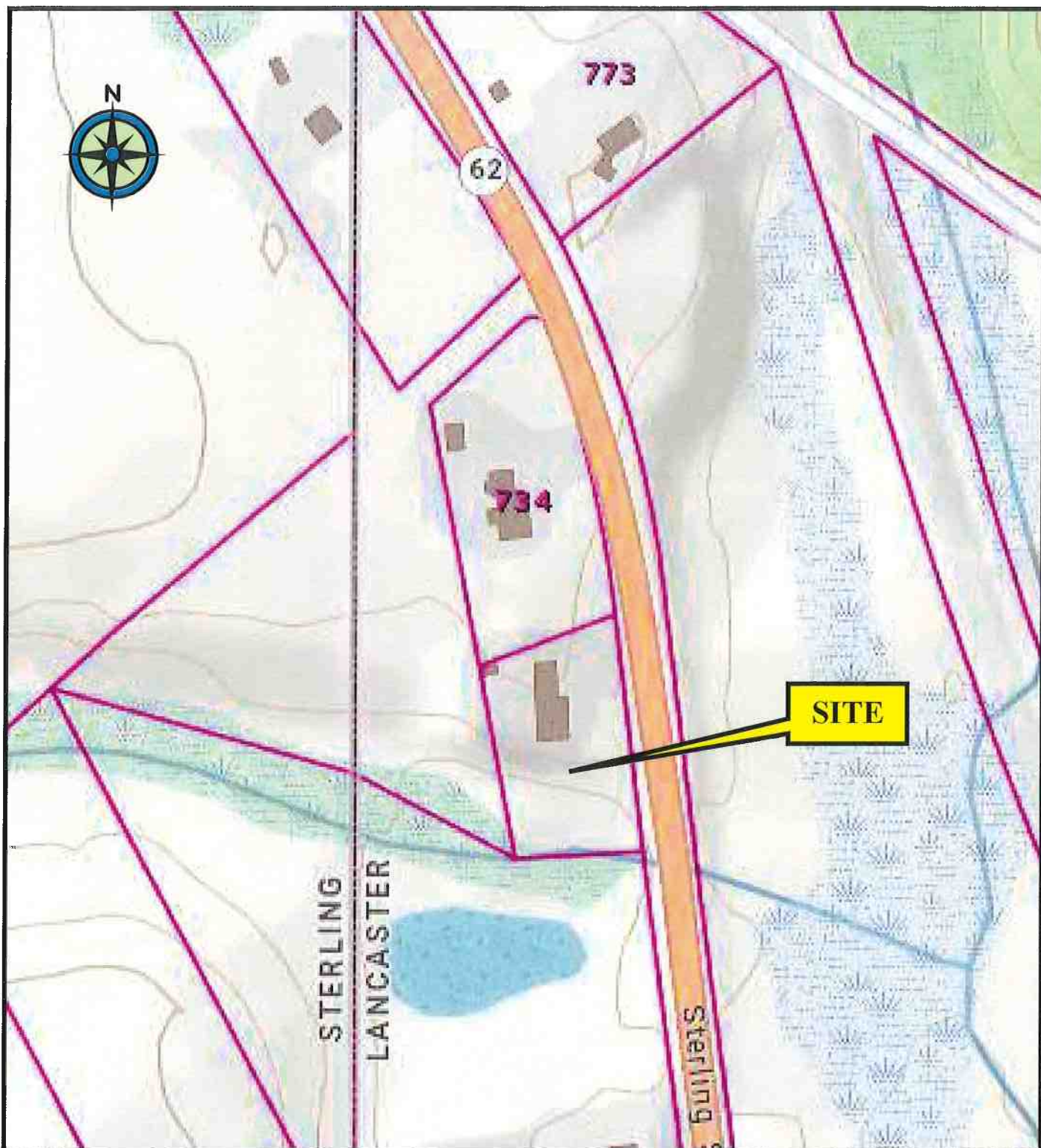


FIGURE 3 – ACEC
NOT TO SCALE

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

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

Prepared For: David Lynch
710 Sterling Street
Lancaster, MA 01523

Date: 12/17/2020
DDCDG #: 6582

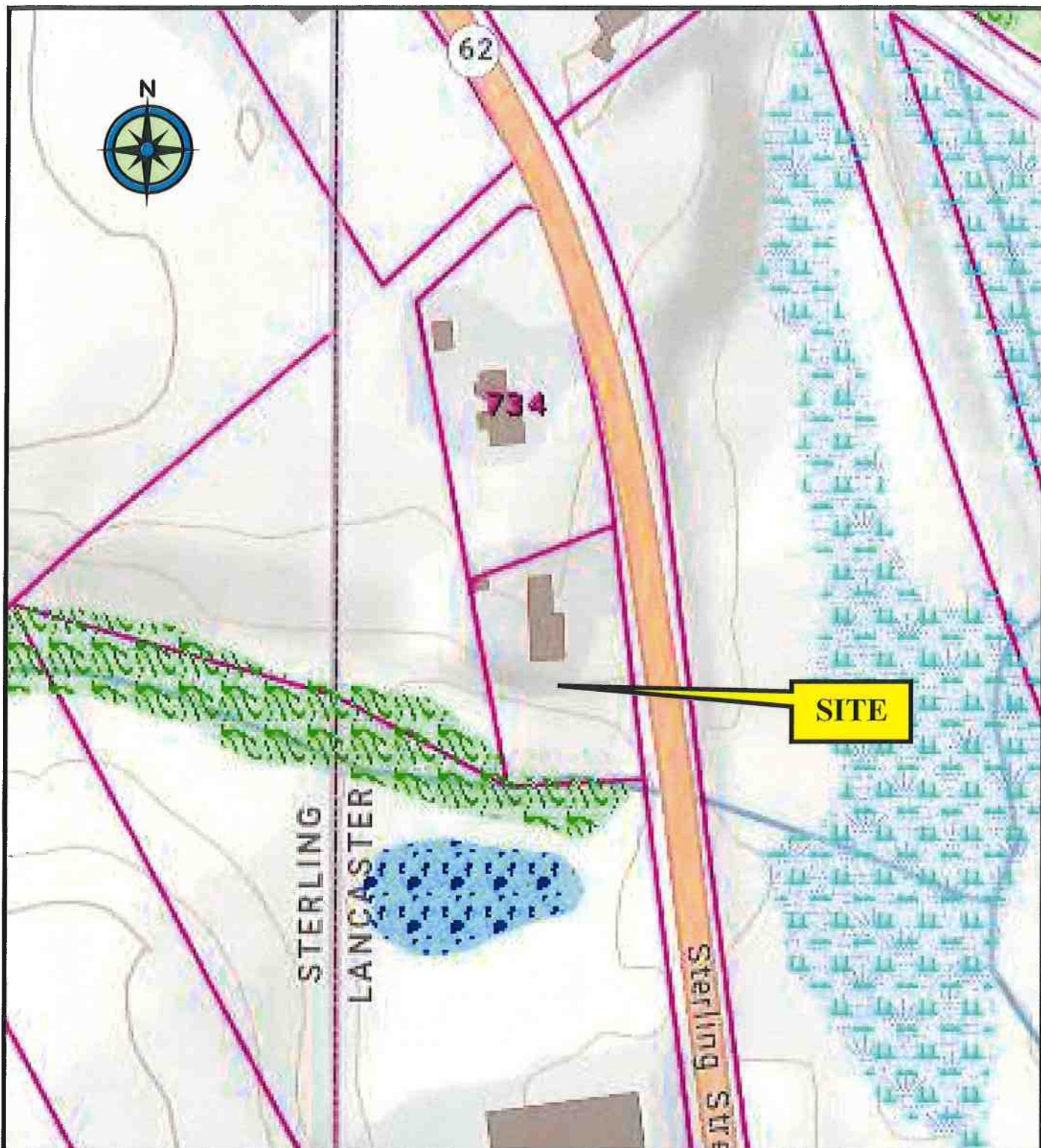


FIGURE 4 – WETLANDS
NOT TO SCALE

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

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

Prepared For: David Lynch
710 Sterling Street
Lancaster, MA 01523

Date: 12/17/2020
DDCDG #: 6582

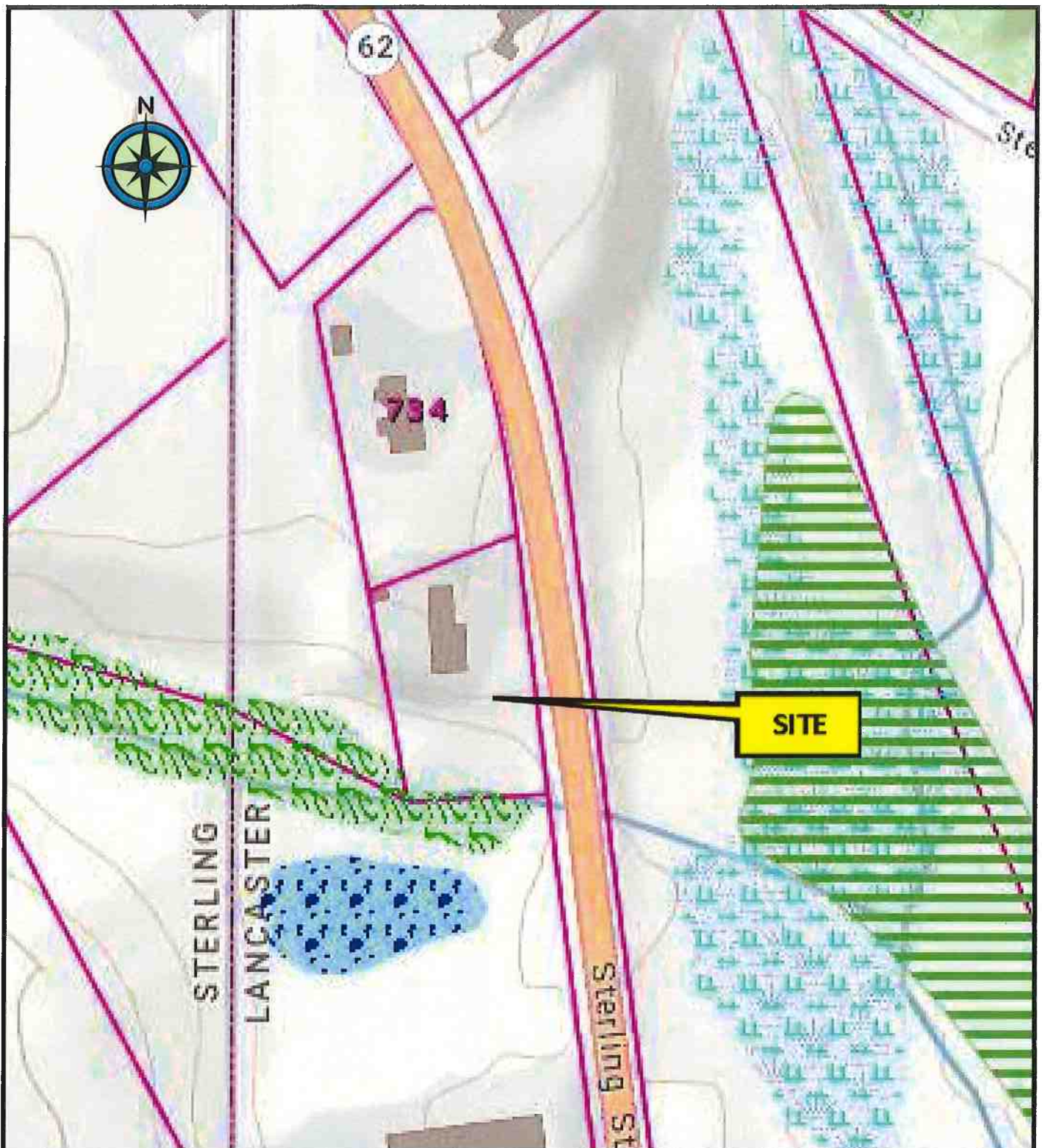


FIGURE 5 – FLOOD PLAIN
NOT TO SCALE

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

DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

Prepared For: David Lynch
710 Sterling Street
Lancaster, MA 01523

Date: 12/17/2020
DDCDG #: 6582

DILLIS & ROY CIVIL DESIGN GROUP INC1 MAIN ST SUITE 1
LUNENBURG, MA 01462MAIN STREET BANK
MARLBOROUGH, MA 01752

1009

53-7075/2113

CHECK ARMOR
17
FRAUD PROTECTION

12/14/2020

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ **42.50

Forty-Two and 50/100*****

DOLLARS

Commonwealth of Massachusetts
PO Box 4062
Boston, MA 02211

MEMO

6582 - NOI fee



AUTHORIZED SIGNATURE

⑈001009⑈ ⑆211370752⑆ 892310291⑈

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

DILLIS & ROY CIVIL DESIGN GROUP INC1 MAIN ST SUITE 1
LUNENBURG, MA 01462MAIN STREET BANK
MARLBOROUGH, MA 01752

1010

53-7075/2113

CHECK ARMOR
17
FRAUD PROTECTION

12/14/2020

PAY TO THE ORDER OF Town of Lancaster

\$ **67.50

Sixty-Seven and 50/100*****

DOLLARS

Town of Lancaster
695 Main Street
Lancaster, MA 01523

MEMO

6582 - NOI Fee



AUTHORIZED SIGNATURE

⑈001010⑈ ⑆211370752⑆ 892310291⑈

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

DILLIS & ROY CIVIL DESIGN GROUP INC1 MAIN ST SUITE 1
LUNENBURG, MA 01462MAIN STREET BANK
MARLBOROUGH, MA 01752

1011

53-7075/2113

CHECK ARMOR
17
FRAUD PROTECTION

12/14/2020

PAY TO THE ORDER OF Town of Lancaster

\$ **150.00

One Hundred Fifty and 00/100*****

DOLLARS

Town of Lancaster
695 Main Street
Lancaster, MA 01523

MEMO

6582 - Bylaw fee



AUTHORIZED SIGNATURE

⑈001011⑈ ⑆211370752⑆ 892310291⑈

DILLIS & ROY CIVIL DESIGN GROUP INC

Town of Lancaster

6582 - Bylaw Fee

12/14/2020

150.00

1011

Details on Back

Security Features Included

Details on Back

Security Features Included



**TOWN OF LANCASTER
BOARD OF ASSESSORS**

Request for Certified Abutters List

SUBJECT PARCEL: ADDRESS: 710 STERLING STREET

MAP: 40 PARCEL: 2

CURRENT OWNER: SANDRA, DAVID & MICHAEL LYNCH

REQUESTER'S NAME: NAME: JACK MALONEY

MAILING ADDRESS: 1 MAIN ST-SUITE #1

CITY: LUNENBURG STATE: MA ZIP: 01462

PHONE#: (978) 779-6091

INTENDED USE: CHECK APPROPRIATE BOX

☐ BOARD OF APPEALS (ZONING)

☒ CONSERVATION

☐ BOARD OF HEALTH

☐ PLANNING BOARD

☐ BOARD OF SELECTMEN

☐ OTHER: _____

CERTIFIED LIST SHOULD BE: CHECK APPROPRIATE BOX

☒ EMAIL TO: jmaloney@dillsandroy.com

☐ PICKED UP (WILL CALL WHEN READY)

☐ FORWARDED TO DEPARTMENT: _____

☐ MAILED TO OWNER

☐ MAILED TO REQUESTER

☐ OTHER: _____

12/14/2021

DATE OF REQUEST

SIGNATURE OF REQUESTER

**PLEASE ALLOW A MINIMUM OF 2 WORKING DAYS FROM REQUEST DATE
FOR COMPLETED CERTIFIED LIST**

DEBRA A. SANDERS
PRINCIPAL ASSESSOR, EXT 1301

BOBBY JO WILLIAMS
FINANCE TECHNICIAN, EXT 1312

701 MAIN STREET, SUITE 3, LANCASTER, MASSACHUSETTS 01523
TELEPHONE: 978-365-3326 FACSIMILE: 978-368-9083 EMAIL: ASSESSORS@LANCASTERMA.NET



300 foot Abutters List Report

Lancaster, MA
December 14, 2020

Subject Property:

Parcel Number: 040-0002.0
CAMA Number: 040-0002.0
Property Address: 710 STERLING ST

Mailing Address: LYNCH SANDRA & DAVID J & MICHAEL P
LIPKA CHRISTINA T
C/O JOHN M & THERESA A LYNCH 710
STERLING ST
LANCASTER, MA 01523

Abutters:

Parcel Number: 040-0001.0
CAMA Number: 040-0001.0
Property Address: 734 STERLING ST

Mailing Address: RYAN RUSS & MARY RUTH
357 COMMERCIAL ST #121
BOSTON, MA 02109

Parcel Number: 040-0003.0
CAMA Number: 040-0003.0
Property Address: 0 REDSTONE HILL RD

Mailing Address: DAVIS DAIRY INC
145 REDSTONE HILL RD
STERLING, MA 01564

Parcel Number: 040-0003.B
CAMA Number: 040-0003.B
Property Address: 640 STERLING ST

Mailing Address: WEISS TAMMY TRUSTEE OF
AUTHORITY DRIVE REALTY TRUST
640 STERLING ST
LANCASTER, MA 01523

Parcel Number: 040-0005.0
CAMA Number: 040-0005.0
Property Address: 0 STERLING ST

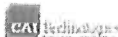
Mailing Address: DAVIS DAIRY INC
145 REDSTONE HILL RD
STERLING, MA 01564

Michael Burke Sr.
Michael Burke Sr. Vice-Chairman
Lancaster Board of Assessors

1 page

December 14, 2020

CERTIFIED COPY

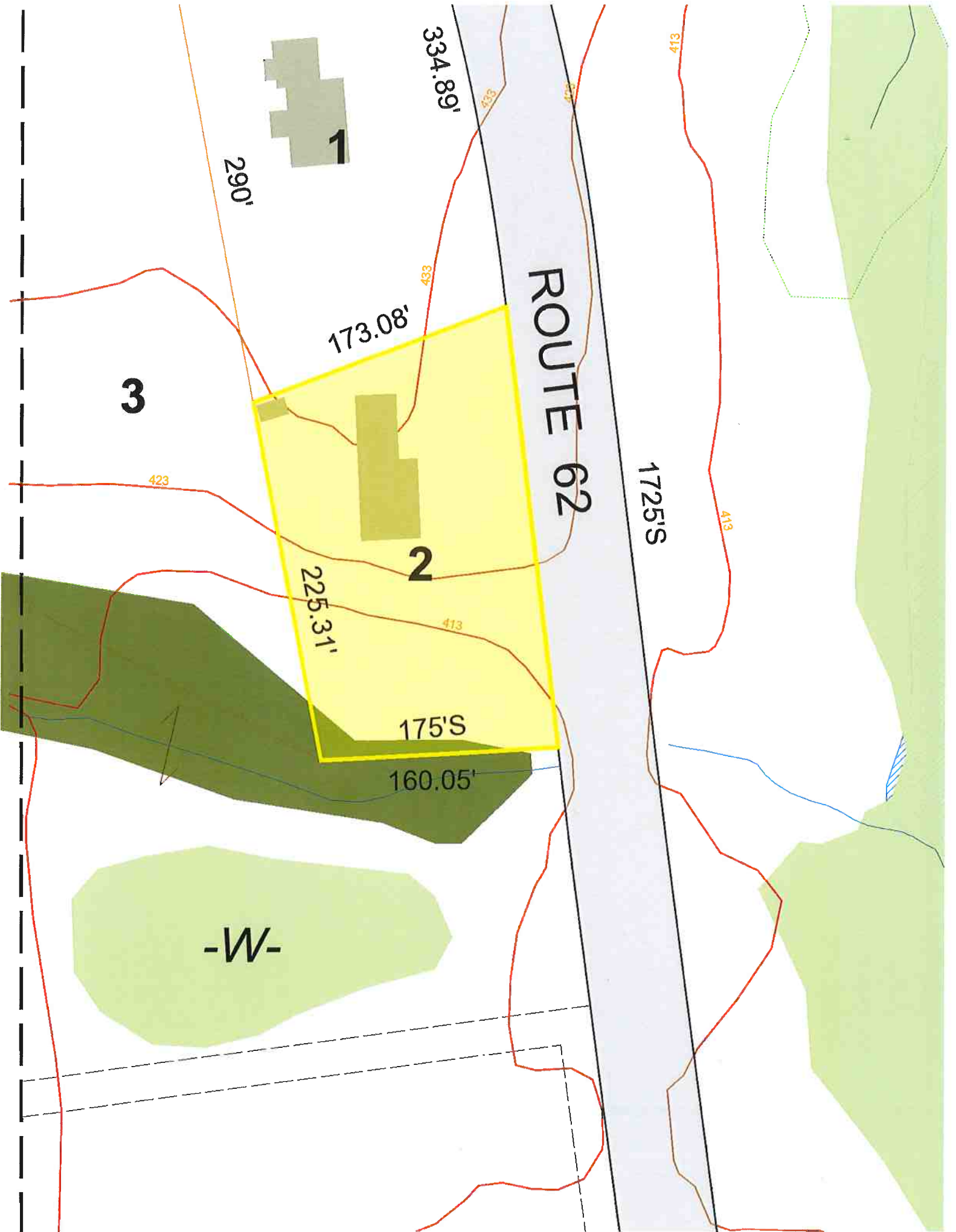


www.cai-tech.com

12/14/2020

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Page 1 of 1



Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number : 127790
Document Type : DEED
Recorded Date : November 15, 2017
Recorded Time : 12:35:46 PM

Recorded Book and Page : 58042 / 228
Number of Pages(including cover sheet) : 4
Receipt Number : 1040716
Recording Fee (including excise) : \$125.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/15/2017 12:35 PM
Ctrl# Doc# 00127790
Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
Anthony J. Vigliotti, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

JOHN M. LYNCH & THERESA A. LYNCH (being married) of Lancaster, Worcester County, Massachusetts

in consideration of LESS THAN ONE HUNDRED AND 00/100 DOLLARS (\$100.00)

grant to SANDRA LYNCH, DAVID J. LYNCH, MICHAEL P. LYNCH, and CHRISTINA T. LIPKA, as tenants in common

of 710 Sterling Street, Lancaster, MA 01523

WITH QUITCLAIM COVENANTS

A certain parcel of land with any buildings thereon, situated on the Westerly side of Route 62 (also known as Clinton Road) in Lancaster, Mass., bounded and described as follows:

710 STERLING STREET, LANCASTER, MA 01523

BEGINNING	at a concrete bound near a brook, in the Westerly side of said road, the Southeasterly corner of the lot at corner of land now or formerly of Walter Beyeler et ux;
THENCE	North 73° 48' 20" West one hundred seventy-five (175) feet to a concrete bound;
THENCE	North 7° 47' 10" East five hundred five and 31/100 (505.31) feet to a concrete bound;
THENCE	North 66° 33' 30" East one hundred forty-eight and 72/100 (148.72) feet to a concrete bound;
THENCE	Southeasterly on a curve to the right having a radius of twenty (20) feet an arc distance of thirty-seven and 35/100 (37.35) feet to a concrete bound in the Westerly side of said road, the last four courses being by land now or formerly of Walter Beyeler et ux;
THENCE	Southerly by the Westerly side of said road, on a curve to the right having a radius of seven hundred eighty-two and 88/100 (782.88) feet an arc distance of one hundred nineteen and 14/100 (119.14) feet to a point;
THENCE	South 2° 17' 30" West by the Westerly side of said road, nineteen and 15/100 (19.15) feet to a point;

THENCE Southerly by the Westerly side of said road, on a curve to the right having a radius of one thousand four hundred twenty-two and 97/100 (1,422.97) feet an arc distance of one hundred ninety-six and 27/100 (196.27) feet to a point;

THENCE South 10° 11' 40" West by the Westerly side of said road, two hundred sixty-three and 54/100 (263.54) feet to the bound first mentioned.

CONTAINING 2.32 acres and being shown on Plan No. S-1232 by Charles A. Perkins Co. Engineers and Surveyors, Clinton, Mass., entitled, "Land in Lancaster, Mass., surveyed for John A. Davis, October 1961."

EXCEPTING from the above described premises the conveyance by Walter Beyeler et ux to Veikko J. Konola et ux dated November 17, 1965, recorded with Worcester District Registry of Deeds, Book 4621, Page 474 and shown on plan recorded with said Deeds in Plan Book 295, Plan 58.

SUBJECT to land taking by the Commonwealth of Massachusetts dated October 1965, and recorded with said Deeds in Book 4607, Page 351, for highway taking, slope and drainage easement and shown on plan recorded with said Deeds, Plan Book 294, Plan 5; the same being set forth as an exception in said deed, Book 5071, Page 111.

BEING the premises conveyed to the Grantors by deed of James L. Lastine and Miriam D. Lastine by deed dated April 2, 1973 recorded with Worcester Registry of Deeds in Book 5324 Page 255.

The Grantors, John M. Lynch and Theresa A. Lynch, hereby reserve a Life Estate Interest in said premises.

Witness our hands and seal this 9th day of NOVEMBER, 2017

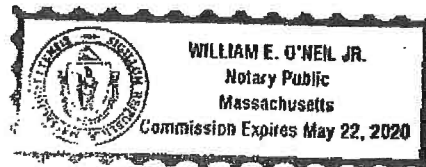
John M. Lynch
JOHN M. LYNCH

Theresa A. Lynch
THERESA A. LYNCH

COMMONWEALTH OF MASSACHUSETTS
WORCESTER, SS

On this 9th day of NOVEMBER, 2017, before me, the undersigned Notary Public, personally appeared JOHN M. LYNCH and THERESA A. LYNCH, and proved to me through satisfactory evidence of identification which was, *personally known to me*, to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged that they signed it voluntarily as their free act and deed, for its stated purposes.

William E. O'Neil Jr.
Notary Public
My commission expires:



ATTEST: WORC Anthony J. Vigliotti, Register