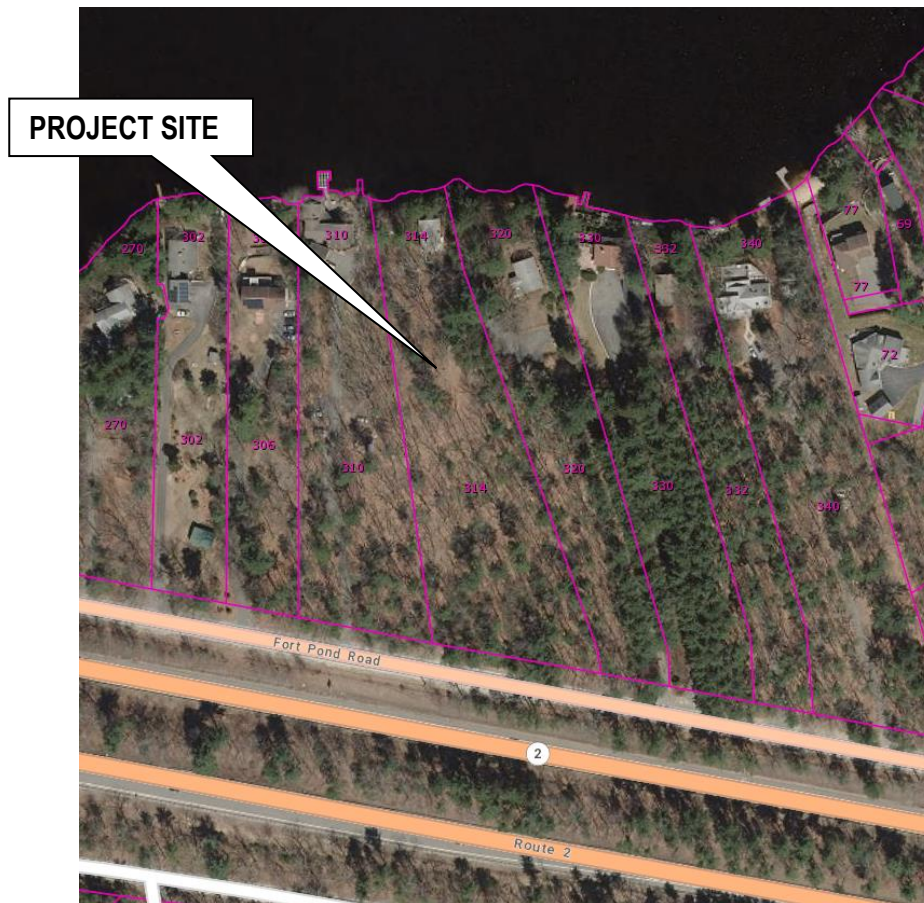


# NOTICE OF INTENT

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

## Proposed Project:

314 Fort Pond Road  
Parcel ID 004-0024.0  
Worcester County



**Date:** February 5<sup>th</sup>, 2021

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

**Prepared For:** Terrance Goss & Bonnie Day  
314 Fort Pond Road  
Lancaster, MA

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# TABLE OF CONTENTS

## Sections:

### 1. NOTICE OF INTENT

WPA Form 3 – Notice of Intent

### 2. PROJECT NARRATIVE

Project Type  
Site Description  
Proposed Development  
Mitigation Measures  
Wetland Protection Act Performance Standards  
Lancaster Wetlands Protection Rules and Regulations

### 3. NOTIFICATION TO ABUTTERS

Certified List of Abutters  
Abutter Notification Form

### 4. RECORD DEED

### 5. PLANS & DETAILS

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

### 6. SITE PHOTOGRAPHS

## **ATTACHMENTS**

Notice of Intent Plan, Dated February 5<sup>th</sup>, 2021.  
Architectural First Floor Plan, Dated January 27<sup>th</sup>, 2021

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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):

314 Fort Pond Road

a. Street Address

Lancaster

b. City/Town

01523

c. Zip Code

Latitude and Longitude:

42.5199

d. Latitude

71.6861

e. Longitude

004

f. Assessors Map/Plat Number

0024.0

g. Parcel /Lot Number

2. Applicant:

Greg

a. First Name

Roy

b. Last Name

Dillis & Roy Civil Design Group, Inc.

c. Organization

1 Main Street, Suite 1

d. Street Address

Lunenburg

e. City/Town

MA

f. State

01462

g. Zip Code

978-779-6091

h. Phone Number

978-779-0260

i. Fax Number

groy@dillisandroy.com

j. Email Address

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

Terrance & Bonnie

a. First Name

Goss & Day

b. Last Name

c. Organization

314 Fort Pond Road

d. Street Address

Lancaster

e. City/Town

MA

f. State

01523

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Greg

a. First Name

Roy

b. Last Name

Dillis & Roy Civil Design Group, Inc.

c. Company

1 Main Street, Suite 1

d. Street Address

Lunenburg

e. City/Town

MA

f. State

01462

g. Zip Code

978-779-6091

h. Phone Number

978-779-0260

i. Fax Number

groy@dillisandroy.com

j. Email address

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

\$110.0

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lancaster

City/Town

**A. General Information (continued)**

6. General Project Description:

Home renovations

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

62442

c. Book

b. Certificate # (if registered land)

99

d. Page Number

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

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

**WPA Form 3 – Notice of Intent**

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

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Lancaster

City/Town

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	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. <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.



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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

**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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Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

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**C. Other Applicable Standards and Requirements**

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

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

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

2017

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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





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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lancaster

City/Town

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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☐ Not applicable – project is in inland resource area only      b. ☐ Yes    ☐ No

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

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

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

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

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



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Lancaster

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

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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.

Notice of Intent Plan

a. Plan Title

Dillis & Roy Civil Design Group, Inc.

Greg Roy

b. Prepared By

c. Signed and Stamped by

2/5/2021

1"=20'

d. Final Revision Date

e. Scale

Notice of Intent

2/5/2021

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

2/8/2021

3. Check date

4. State Check Number

2/8/2021

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## 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

### 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	<u>Rennie Day</u>	2. Date	<u>2-9-2021</u>
3. Signature of Property Owner (if different)	<u>[Signature]</u>	4. Date	<u>2-9-2021</u>
5. Signature of Representative (if any)	<u>[Signature]</u>	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.



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

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



## A. Applicant Information

### 1. Location of Project:

314 Fort Pond Road

a. Street Address

Lancaster

b. City/Town

\$42.50

d. Fee amount

c. Check number

### 2. Applicant Mailing Address:

Greg

a. First Name

Roy

b. Last Name

Dillis & Roy Civil Design Group, Inc.

c. Organization

1 Main Street, Suite 1

d. Mailing Address

Lunenburg

e. City/Town

MA

f. State

01462

g. Zip Code

978-779-6091

h. Phone Number

978-779-0260

i. Fax Number

groy@dillisandroy.com

j. Email Address

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

Terrance & Bonnie

a. First Name

Goss & Day

b. Last Name

c. Organization

314 Fort Pond Road

d. Mailing Address

Lancaster

e. City/Town

MA

f. State

01523

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1a.	1	\$110	\$110
Step 5/Total Project Fee:			\$110

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

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

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

Page 2 of 2

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# PROJECT NARRATIVE

## 2.0 Project Narrative

### 2.1 *Project Type*

The Applicants, Terrance Goss and Bonnie Day, are proposing the renovation of a single-family house located at 314 Fort Pond Road in Lancaster Massachusetts. This construction requires a Notice of Intent filing with the Town of Lancaster Conservation Commission and MassDEP for work within the 100-foot buffer zone. As a single-family home construction project, it is not subject to the Massachusetts Stormwater Regulations.

### 2.2 *Site Description*

The subject site is found on the north side of Fort Pond Road in Lancaster Massachusetts. The site is located on Parcel 004-0024.0 and is approximately 2.2 acres. The site currently has an existing unpaved driveway, a detached garage, a single-family dwelling, an outdoor fireplace and associated patio. The existing dwelling and patio are located ~20 feet from the edge of Fort Pond. The unpaved driveway travels north from Ford Pond Road towards the existing dwelling which is located at the northern end of the property near Fort Pond. The detached garage is located approximately 160 feet south of the dwelling. Utility poles and overhead wires run along the driveway to provide electricity, cable and TV to the dwelling. The rest of the site consists of grass and wooded areas. The existing dwelling is located entirely within the 100-foot buffer zone with a small portion of the dwelling, fireplace and patio within the 25-foot no-build zone.

The site generally consists of mild slopes near Ford Pond Road with steeper slopes closest to the dwelling and pond. Runoff from the proposed project area generally drains from south to north towards Fort Pond.

The NRCS Web Soil Survey indicates the soils on site mainly consist of loamy sand and fall within Hydrologic Soils Group (HSG) A. Soils within HSG A have high infiltration rates (low runoff potential).

The proposed site falls within the Residential Zoning District and the Aquifer Protection Overlay District. The site is not within any ACEC, NHESP Estimated Habitat of Rare Wildlife or FEMA flood zones. The surrounding properties consist of other residential dwellings.

### **2.3     *Proposed Project***

The Applicant is proposing the renovation of a single-family house and associated outdoor living space. The housework will include pouring new foundations for the existing building which will also include the proposed additions, installing new insulation, siding and windows, replacing the roof, adding a deck on the west and south sides of the house, paving the driveway, and additional interior work. The utility poles and overhead wires along the existing driveway will be relocated underground. There is currently an outdoor fireplace and associated patio at the end of the driveway that is in a deteriorating condition. This project includes replacing the fireplace with one of similar size and shape as well as removing and replacing the existing patio stone. The south side of the house has paved steps to the lower level of the exterior. These will also be replaced with landscaped steps.

The only work within the 25-foot no-disturb zone will be removing and replacing the existing fireplace and portions of the associated patio area as well as the work required to replace the existing foundation. This work will not expand the disturbance within the 25-foot buffer but rather replace the deteriorating items that already exist. The remainder of the work will fall within the 100-foot buffer. See the attached Notice of Intent Plan for further information on the proposed work and their locations.

### **2.4     *Mitigation Measures***

Throughout the renovations, a line of straw bales & silt fences will be installed upgradient of Fort Pond to prevent sedimentation from disturbed areas. The line of straw bales and other erosion and sedimentation control devices, as depicted in the Notice of Intent Plan, must be installed prior to any land disturbance on the project site. The controls will be inspected on a regular basis (weekly) and an adequate supply of erosion control materials such as straw bales and filter fabric will be appropriately stored onsite in the instance immediate repairs are required. The temporary measures will not be removed until permanent stabilization has occurred. The following is a list of common temporary and permanent structural erosion control devices, which will be applied:

- 2.4.1** Straw Bales and Silt Fences will be installed up gradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The straw bales and silt fences will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.
- 2.4.2** 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 will be inspected and maintained by the general contractor to maintain the level of sufficiency.

Areas that have been completed or that will not be worked-on for more than 14 days should be stabilized with permanent vegetative cover as soon as possible but not more than 14 days after the last construction activity. Surfaces that are disturbed by ongoing construction activities or erosion processes shall be stabilized as soon as possible. Loam will not be placed unless it is to be seeded or otherwise stabilized in an appropriate manner directly thereafter. All disturbed areas will be stabilized using patio stone, landscaped stone steps or have a minimum of 4" of loam placed before being seeded and mulched. Consideration will be given to hydro-mulching, especially on slopes in excess of 3 to 1. Loamed and seeded slopes will be protected from washout by mulching or other acceptable slope protection until vegetation begins to grow.

Temporary seeding or mulching will be performed on areas that are left bare for more than 14 days but will be under construction sometime in the future. Soil stockpiles stored for twenty-four (24) hours or longer will be provided with any necessary erosion control to prevent erosion and sedimentation, including installation of perimeter straw bales/silt fence, silt fabric liner and plastic sheeting, as shown on the Erosion and Sedimentation Control Plans.

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

## **2.5 WETLAND PROTECTION ACT PERFORMANCE STANDARDS**

In accordance with 310 CMR 10.01(2), Dillis & Roy Civil Design Group, Inc. has reviewed the proposed project's conformance with the interests of the Wetland Protection Act regarding the following:

- 2.5.1 **Private and Public Water Supplies** –The proposed work will not have any impact on any public supply wells.
- 2.5.2 **Groundwater Supply** – The localized groundwater surface does not temporarily rise or fall due to the proposed project.
- 2.5.3 **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).

- 2.5.4 **Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work. Loam and seed will be installed on all disturbed areas as erosion control.
- 2.5.5 **Prevention of Pollution** - The project does not intend to use, store or generate any potentially toxic or hazardous materials on the site. The project does not propose any underground or above ground storage for any chemicals or gasoline. As such, no toxic or hazardous materials are to be disposed of on the site. If toxic materials are uncovered unexpectedly during construction, disposal of all such materials will comply with applicable rules and regulations.
- 2.5.6 **Protection of Land Containing Shellfish** - Not applicable.
- 2.5.7 **Protection of Fisheries** - Not applicable.
- 2.5.8 **Protection of Wildlife habitat** – The project has limited disturbance to the site since construction will be in the previously disturbed areas.

## **2.6 LANCASTER WETLANDS PROTECTION RULES & REGULATIONS**

In accordance with Chapter 306-7, Dillis & Roy Civil Design Group, Inc. has reviewed the proposed project's conformance with the following interests of the Lancaster Wetlands Protection Rules Regulations regarding the following:

- 2.6.1 **Notice of Intent Plan Contents** – The attached Notice of Intent Plan along with this document cover all the content stated in Chapter 306-7 A. (1). The applicants, Terrance Goss and Bonnie Day, or their general contractor will be responsible for the operation and maintenance and well as financing maintenance and emergency repairs.
- 2.6.2 **Erosion and Sediment Control Plan** – That attached Notice of Intent Plan along with this document cover all the content stated in Chapter 306-7 B. (1).
- 2.6.3 **Operation and Maintenance Plan** – Due to the small scale of the project, a waiver is being requested regarding an Operation and Maintenance Plan. Section 2.4 above describes the mitigation measures and practices needed to operate and maintain a stable construction site.
- 2.6.4 **Inspections and Site Supervision** – As stated in Chapter 306-7 D., the applicant or a representative shall meet with the Conservation

Agent prior to construction. The Conservation Commission shall make inspections after construction as seen necessary.

- 2.6.5 **Commercial and Housing Development Addendum** – In accordance with Chapter 306-7 E., the buffer zones shall be marked before construction commences.

---

# NOTIFICATION TO ABUTTERS



# 300 foot Abutters List Report

Lancaster, MA  
February 01, 2021

## Subject Property:

Parcel Number: 004-0024.0  
CAMA Number: 004-0024.0  
Property Address: 314 FORT POND RD

Mailing Address: *Mrs Terrance L & Bonnie C Day*  
~~CARLE DONALD P & CHARLOTTE N.~~  
~~TRUSTEE CARLE FAMILY REVOCABLE~~  
~~TRUST OF 200~~ 116 Hubbard St  
~~77 COLLINS RD~~  
~~WARNER, NH 03278~~ Concord MA 01742

## Abutters:

Parcel Number: 004-0022.0  
CAMA Number: 004-0022.0  
Property Address: 330 FORT POND RD

Mailing Address: ROMANO NICHOLAS A DR  
330 FORT POND RD  
LANCASTER, MA 01523

Parcel Number: 004-0023.0  
CAMA Number: 004-0023.0  
Property Address: 320 FORT POND RD

Mailing Address: DAIGLE LESLIE E  
320 FORT POND RD  
LANCASTER, MA 01523

Parcel Number: 004-0025.0  
CAMA Number: 004-0025.0  
Property Address: 310 FORT POND RD

Mailing Address: ARVIDSON KELLY  
310 FORT POND RD  
LANCASTER, MA 01523

Parcel Number: 004-0026.0  
CAMA Number: 004-0026.0  
Property Address: 306 FORT POND RD

Mailing Address: MCCARTY DANIEL J & RUTH M TRS  
DANIEL J MCCARTY 2012 REV TRU  
306 FORT POND RD  
LANCASTER, MA 01523

Parcel Number: 004-0026.A  
CAMA Number: 004-0026.A  
Property Address: 302 FORT POND RD

Mailing Address: PIRRO ANTHONY R & DIANA TRUSTEE  
PIRRO LIVING TRUST  
302 FORT POND RD  
LANCASTER, MA 01523

Parcel Number: 004-0027.0  
CAMA Number: 004-0027.0  
Property Address: 270 FORT POND RD

Mailing Address: FRIGOLETTO JOANNE C & ROBERT L  
DARA & JAY FRIGOLETTO ETAL  
270 FORT POND RD  
LANCASTER, MA 01523

Parcel Number: 005-0024.0  
CAMA Number: 005-0024.0  
Property Address: 340 FORT POND RD

Mailing Address: PHILBIN MARK T & JULIANA  
P O BOX 1301  
SHIRLEY, MA 01464

Parcel Number: 005-0025.0  
CAMA Number: 005-0025.0  
Property Address: 332 FORT POND RD

Mailing Address: THOMAS LEE R CHERIE L LEWIS &  
SALLIE A THOMAS C/O BARBARA  
THOMAS  
332 FORT POND RD  
LANCASTER, MA 01523

*Michael Burke Sr.*  
Michael Burke Sr. Vice-Chairman  
Lancaster Assessors Office  
1 page February 3, 2021

**CERTIFIED COPY**

CAI Technologies

www.cai-tech.com

2/1/2021

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

Abutters List Report - Lancaster, MA

## 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 Terrance Goss & Bonnie Day
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Lancaster seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40)

The Applicant is proposing the renovation of a single-family house and associated driveway.

- C. The address of the lot where the activity is proposed is 314 Fort Pond Road  
(Parcel ID 004-0024.0)
- D. Copies of the Notice of Intent may be examined at Dillis & Roy Civil Design Group, Inc.  
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**  
Please call **(978) 779 – 6091** for more information, or to schedule a time to view the submittal.

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) 779 – 6091** between the hours of **8:00 am** and **4:00 pm** on the following days of the week: **Monday – Friday**
- F. The Lancaster Conservation Commission will hold a public hearing regarding this application on 2/23/2021. If you have any questions regarding this information you may call the Lancaster Conservation Commission by calling **978-365-3326** between the hours of **10-4pm Monday and Tuesday**.

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

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

---

# RECORD DEED

# Worcester South District Registry of Deeds Electronically Recorded Document

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

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## Recording Information

Document Number	: 52146
Document Type	: DEED
Recorded Date	: May 21, 2020
Recorded Time	: 01:55:31 PM
Recorded Book and Page	: 62442 / 98
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1227969
Recording Fee (including excise)	: \$1,792.04

\*\*\*\*\*

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 05/21/2020 01:55 PM  
Ctrl# 209267 31642 Doc# 00052146  
Fee: \$1,637.04 Cons: \$359,000.00

\*\*\*\*\*

Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717



314 Fort Pond Road, Lancaster, MA 01523

## QUITCLAIM DEED

**DAVID N. CARLE, TRUSTEE OF THE CARLE FAMILY REVOCABLE TRUST OF 2005**, under Declaration of Trust dated August 15, 2011, duly established under law, being an unrecorded trust, of 77 Collins Road Warner, NH 03278

for consideration paid and in full consideration of **THREE HUNDRED FIFTY-NINE THOUSAND AND 00/100 DOLLARS (\$359,000.00)** paid

GRANTS TO Terrance L. Goss and Bonnie C. Day, as joint tenants of 116 Hubbard Street, Concord, Massachusetts 01742

with QUITCLAIM COVENANTS

All that parcel of land situated on the southerly shore of Fort Pond in North Lancaster, County of Worcester, Commonwealth of Massachusetts, more fully described as follows:

Beginning at the northwesterly corner of the premises at a stake and high water mark of Fort Pond on the southerly side thereof by land now or formerly of Minnie Dargis, and ninety-two and one-half (92 ½) feet from the A.E. Giguere bound; thence running south 75 ½° East ninety-two and one-half (92 ½) feet to a stake at land of Caroline P. Cordner; thence by the C. P. Cordner land S. 06° 20' E. six hundred thirty-seven and one-half (637 ½) feet to a stake; thence S. 04° W. three hundred eighty-eight (388) feet, crossing the old stage road to a stake on the northerly side of the road leading from Leominster to Harvard; thence N. 68° W. one hundred thirty-eight (138) feet to a pitch pine tree; thence N. 71 ½° W. ninety-five (95) feet to land of Minnie Dargis; thence from this point to a point on the high water mark of Fort Pond and along the easterly line of the Minnie Dargis land nine hundred sixty (960) feet, more or less, to the first-mentioned bound.

Containing three and one-half acres more or less.

Also the land in Lancaster, County of Worcester, Commonwealth of Massachusetts, situated on the southerly side of Fort Pond and bounded and described as follows:

Beginning at an iron pin on the shore of said pond and at other land now or formerly of the grantee; thence S. 75° 30' E. by the shore of said pond twelve (12) feet to the other land of the grantor; thence S. 00° 21' W. by last named land ninety-six and 38/100 (96.38) feet to a small hemlock tree; thence

N. 06° 20' W. by other land of the grantee one hundred (100) feet to the place of beginning.

Containing 561 square feet more or less.

SUBJECT TO and with the benefit of any and all easements, rights, restrictions, mortgages or encumbrances of record, if any.

I, David N. Carle, Trustee of the Carle Family Revocable Trust of 2005, under oath, depose and state that I hereby expressly release all statutory or other rights of homestead in and to the said premises, including, without limitation, any and all rights of homestead acquired by virtue of M.G.L. Chapter 188, Section 4 or Section 5. I further depose and state that there are no other persons, including any spouse, entitled to the protection of the Homestead Act.

Being the same premises conveyed to the Carle Family Revocable Trust of 2005 by deed of Donald P. Carle and Charlotte N. Carle dated October 13, 2005 and recorded in the Worcester District Registry of Deeds in Book 37716, Page 365.

[Signature page to follow]

Executed as a sealed instrument this 15 day of May, 2020.

THE CARLE FAMILY REVOCABLE TRUST OF 2005

David N. Carle, Trustee  
By: David N. Carle, Trustee

STATE OF NEW HAMPSHIRE

Maximal, ss.

On this 15 day of May, 2020, before me, the undersigned notary public, personally appeared David N. Carle, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of The Carle Family Revocable Trust of 2005, as the voluntary act of the Trust.



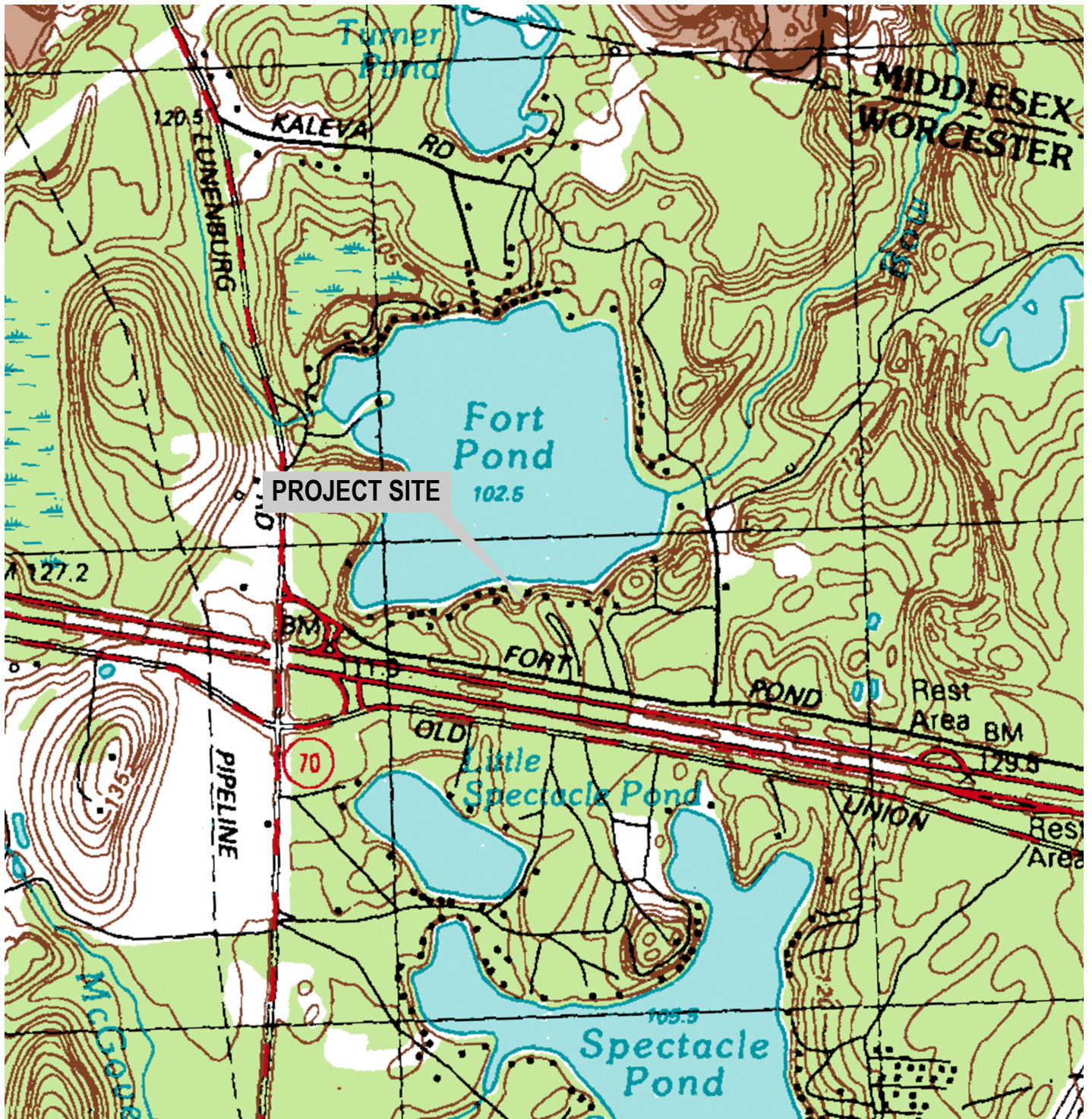
David C. Murdock  
(typed or printed name) - Notary Public

My commission expires: 3/23/21  
(commission expiration date)

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# PLANS & DETAILS





# **FIGURE 1 - LOCUS MAP**

1"=1,000'

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

References: 1988 USGS Ayer  
Massachusetts Topographic Map

Prepared For: Terrance Goss & Bonnie Day  
314 Fort Pond Road  
Lancaster, MA

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





## FIGURE 2 - NHESP MAP

NOT TO SCALE

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

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

**References:** OLIVER: MassGIS's Online  
Mapping Tool

Prepared For: Terrance Goss & Bonnie Day  
314 Fort Pond Road  
Lancaster, MA



## FIGURE 3 - ACEC

NOT TO SCALE

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

References: OLIVER: MassGIS Online  
Mapping Tool

Prepared For: Terrance Goss & Bonnie Day  
314 Fort Pond Road  
Lancaster, MA

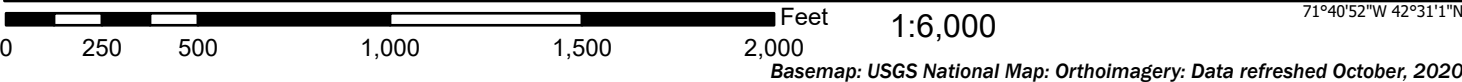
**DILLIS & ROY**  
CIVIL DESIGN GROUP  
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS



# National Flood Hazard Layer FIRMMette



71°41'29"W 42°31'28"N



## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/4/2021 at 11:34 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



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# SITE PHOTOGRAPHS



Picture 1: The existing dwelling viewed from the driveway. Overhead wires shown at top of picture and paved stairs to be removed located at bottom left.



Picture 2: Side of existing dwelling showing the deteriorating stone fireplace and associated patio area.

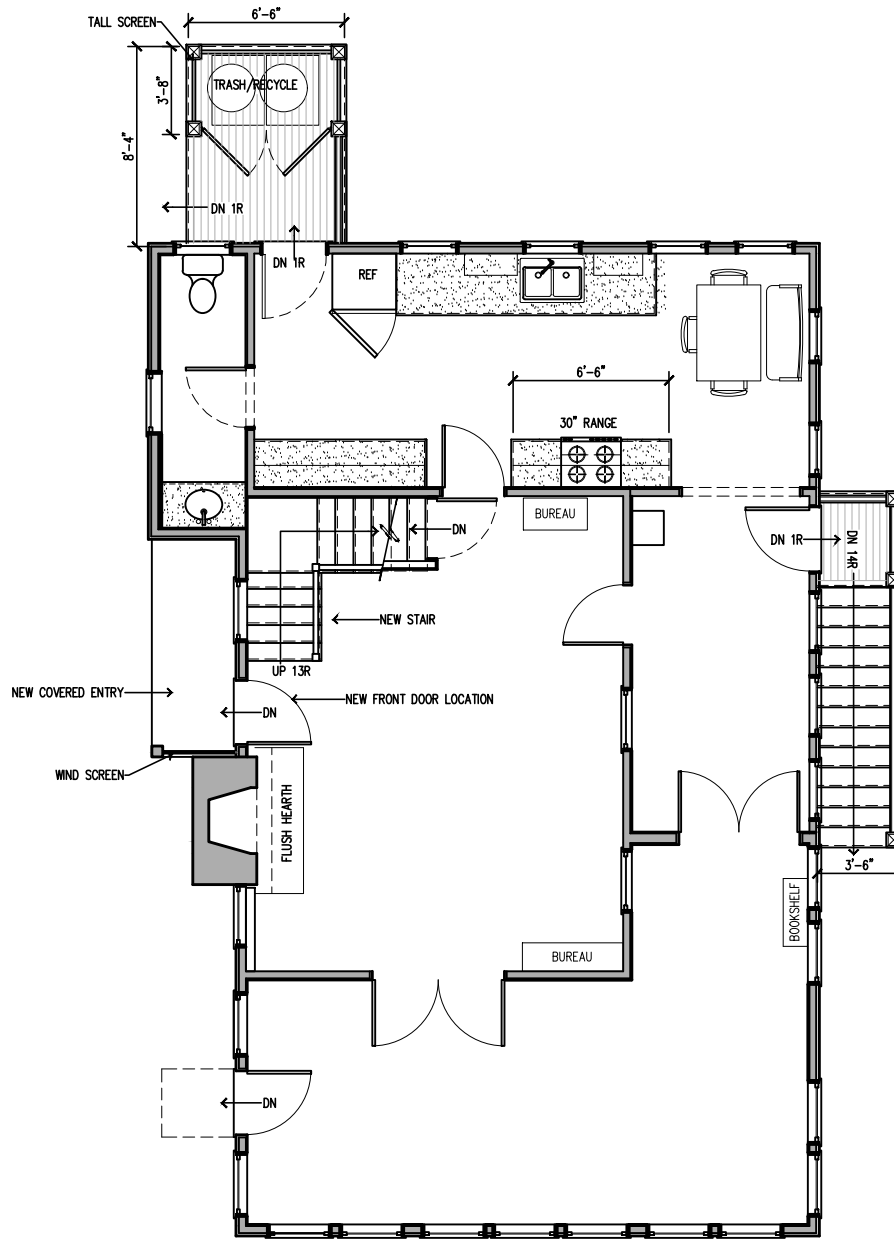




Picture 3: The existing dwelling viewed from the dock on Fort Pond. No work will be done between the house and Fort Pond.



Picture 4: The existing dwelling viewed from the lower elevation. Proposed work includes adding a deck to this face as shown on the architectural plans.



1  
A FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



Project:

**GOSS-DAY RESIDENCE**  
314 FORT POND RD.  
LANCASTER, MA

Sheet Title:

**PROPOSED RENOVATIONS**

DATE:

1.27.21

Sheet Number:

**A1.1**