



**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

Leicester

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):

778 Main Street

a. Street Address

Leicester

b. City/Town

01524

c. Zip Code

Latitude and Longitude:

42.2452

d. Latitude

71.8944

e. Longitude

21A

f. Assessors Map/Plat Number

A11-0

g. Parcel /Lot Number

2. Applicant:

Steve

a. First Name

Greene

b. Last Name

Charlton Road Realty, LLC.

c. Organization

25 Waterville Lane

d. Street Address

Shrewsbury

e. City/Town

MA

f. State

01545

g. Zip Code

(774) 696-3288

h. Phone Number

i. Fax Number

sgreene@glickmankovago.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

James

a. First Name

Bernardino

b. Last Name

CMG

c. Company

67 Hall Road

d. Street Address

Sturbridge

e. City/Town

MA

f. State

01566

g. Zip Code

(774) 241-0901

h. Phone Number

i. Fax Number

jbernardino@cmgenv.com

j. Email address

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

\$1,050.00

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Proposed three (3) multifamily buildings with associated parking, stormwater management system, and utilities.

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

- |   |   |
|---|---|
| 1. <input 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 checked="" 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

44964

c. Book

b. Certificate # (if registered land)

320

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.



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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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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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 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**

August 1, 2021

b. Date of map

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

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

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/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.



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**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).



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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 Multifamily Residences**

a. Plan Title

CMG

James Bernardino

b. Prepared By

c. Signed and Stamped by

5/12/2023

1"=30'

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:

278

11/2/2022

2. Municipal Check Number

3. Check date

280

11/2/2022

4. State Check Number

5. Check date

Steven & Lisa

Greene

6. Payor name on check: First Name

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

2. Date 5/16/2023

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date 5/18/23

**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:**

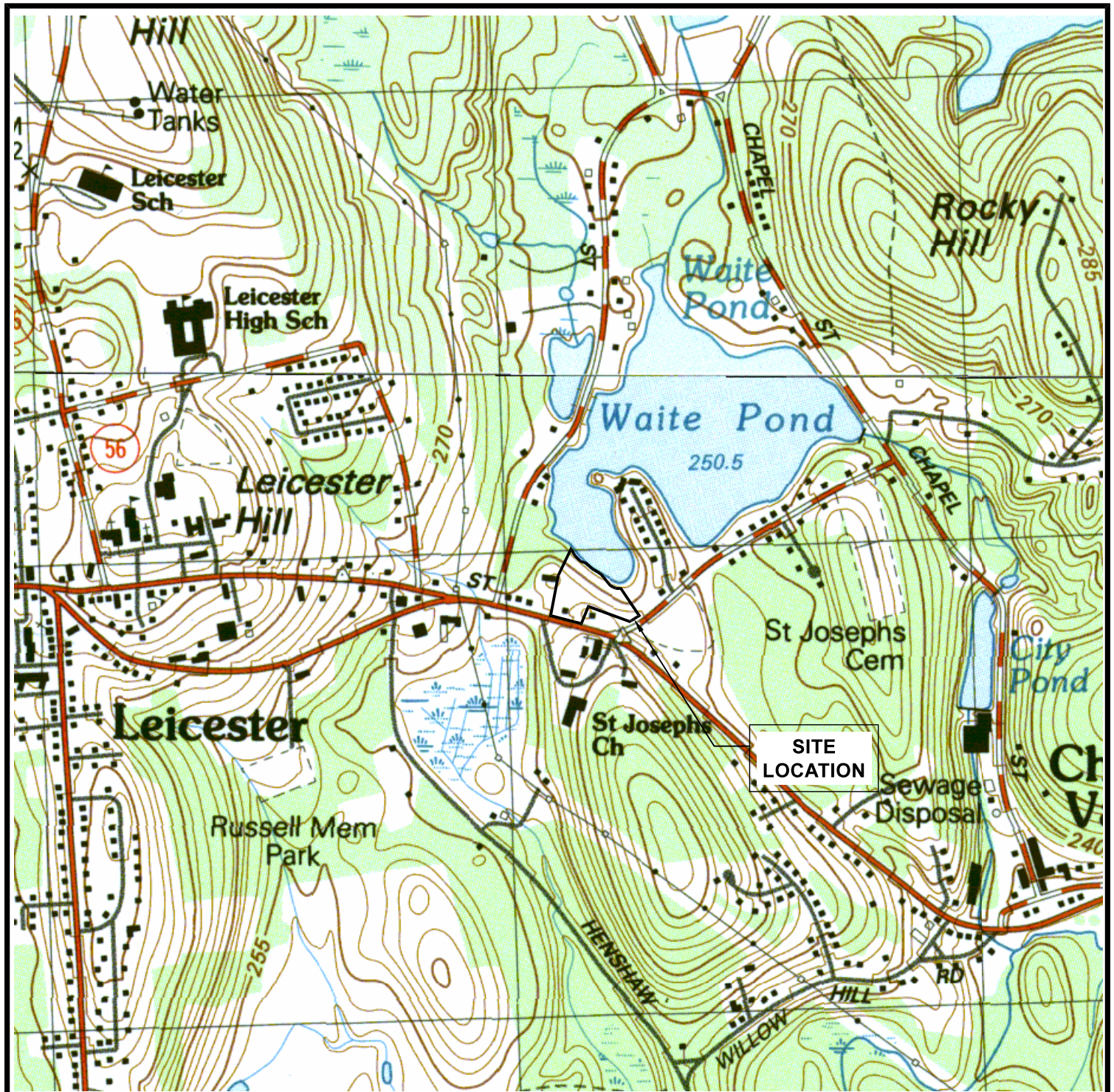
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**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.





## FIGURE 1: SITE LOCATION

778 MAIN STREET  
LEICESTER, MA 01524  
CMG ID 2021-226

SCALE 1" = 1,000'

1000 FT 0 1000 FT



TOWN LOCATION - LEICESTER, MA

ENVIRONMENTAL  
SERVICES



ENGINEERING  
SERVICES

67 HALL ROAD, STURBRIDGE MA 01566

December 27, 2020

CMG Engineering  
67 Hall Road  
Sturbridge, MA 01566

Re: Wetland Border Report  
778 Main St, Leicester, MA

Dear CMG Engineering:

On December 27, 2021, the wetland resources were delineated on land located at the above referenced site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the local Wetland Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland (BVW)/Bank of Waite Pond was delineated on site with series GC 1-28. This wetland is dominant in red maple, highbush blueberry, phragmites, spicebush, elderberry, alder, and wetland ferns. Department of Environmental Protection BVW field data forms were documented at wetland flag # GC-3.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife and has no mapped vernal pools. The site is not located in an ACEC or within 200-ft of a mapped river; however, is within a FEMA flood zone so that the resource area Bordering Land Subject to Flooding is located from the wetland line up to the 100-year FEMA flood elevation (this resource does not have a state regulated buffer zone).

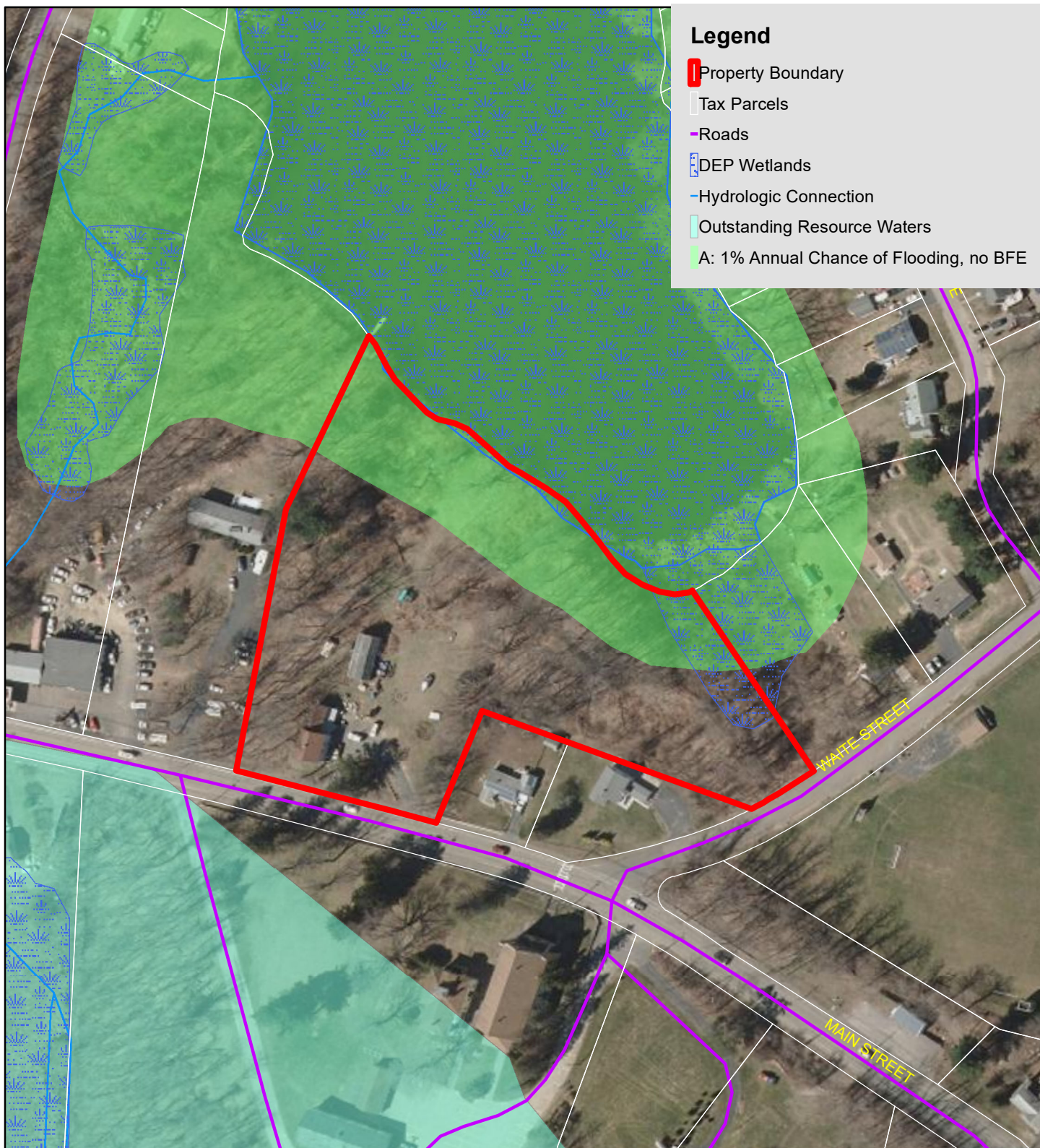
The Local Wetland Protection Bylaw and the MA Wetlands Protection Act take jurisdiction over BVW/Bank resources. In addition, these resource areas have a jurisdictional 100-foot Buffer Zone. Any work within the resource areas and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice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

Very truly yours,  
GODDARD CONSULTING, LLC



Scott Goddard,  
Principal & PWS

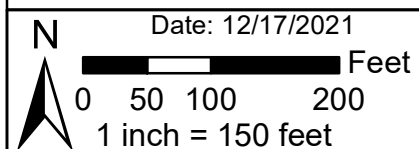




## Orthophoto of the Locus Site

778 Main Street Leicester, MA

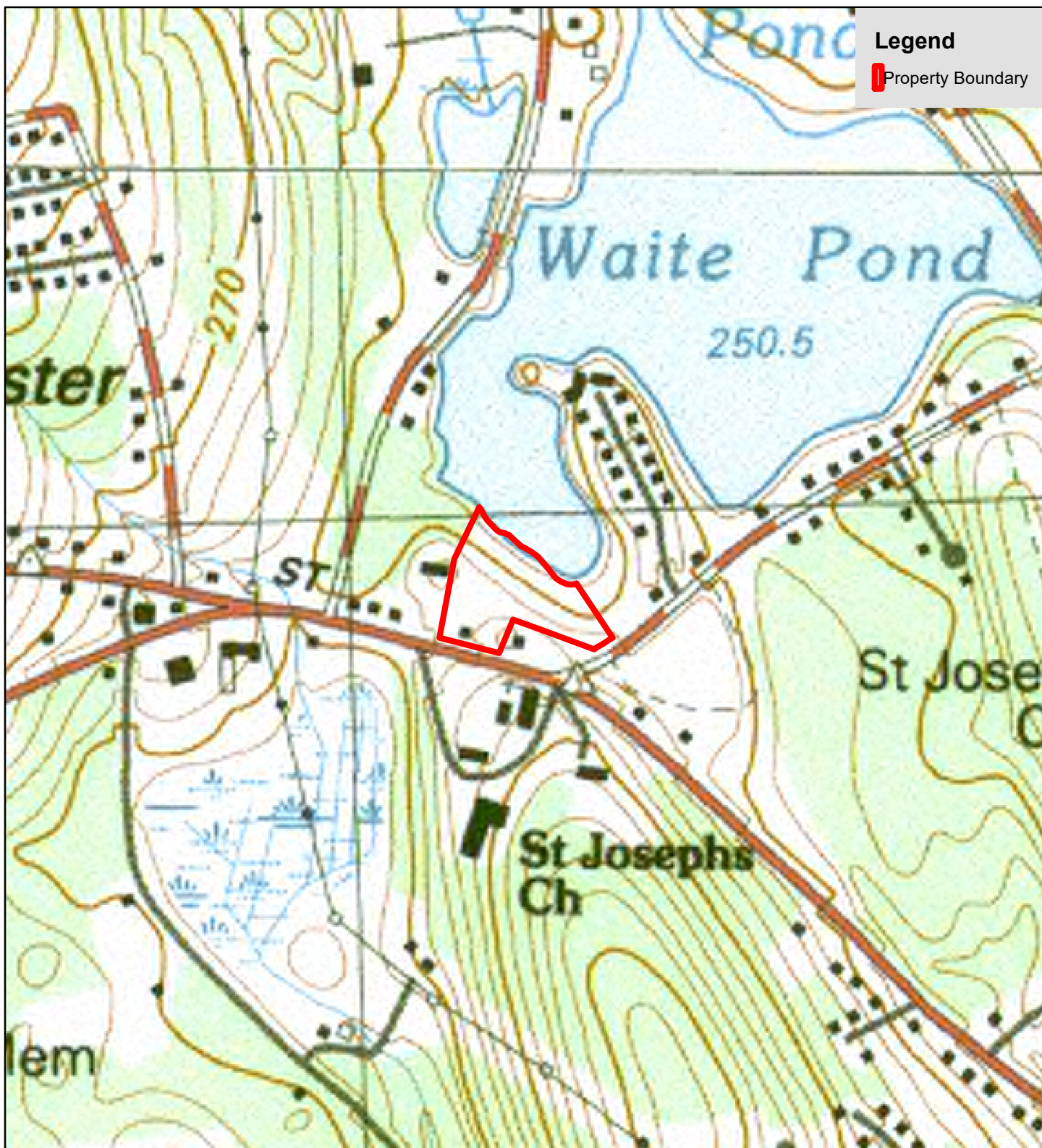
(Map: 21A, Lot: A11)



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



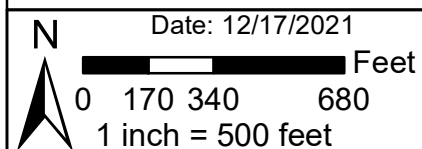




## USGS of the Locus Site

778 Main Street Leicester, MA

(Map: 21A, Lot: A11)



Date: 12/17/2021

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

GODDARD CONSULTING  
Strategic Wetland Permitting LLC

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

Applicant: \_\_\_\_\_ Prepared by: **Goddard Consulting LLC** Project location: **778 Main St, Leicester, ma** DEP File #: \_\_\_\_\_

Check all that apply: ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: <b>GC-3</b>	Transect Number: <b>Upgradient</b>		Date of Delineation: <b>27-Dec-21</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*	
<b><u>Tree Layer</u></b>						
Northern white oak	<i>Quercus alba</i>	10%	30.3%	Yes	FACU	
Red oak	<i>Quercus rubra</i>	10%	30.3%	Yes	FACU	
White Pine	<i>Pinus strobus</i>	10%	30.3%	Yes	FACU	
Red Maple	<i>Acer rubrum</i>	3%	9.1%	No	FAC*	
<b><u>Sapling Layer</u></b>						
Red Maple	<i>Acer rubrum</i>	3%	23.1%	Yes	FAC*	
American Beech	<i>Fagus grandifolia</i>	10%	76.9%	Yes	FACU	
<b><u>Shrub Layer</u></b>						
Highbush blueberry	<i>Vaccinium corymbosum</i>	10%	100.0%	Yes	FACW*	
<b><u>Climbing Woody Vine</u></b>						
<b><u>Ground Cover</u></b>						
Hay-scented fern	<i>Dennstaedtia punctilobula</i>	3%	100.0%	Yes	UPL	
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth <b>Morphological Adaptations:</b> 0 <b>Description:</b> _____ * An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.						
<b>Vegetation conclusion:</b> <b>Number of dominant wetland indicator plants: 2</b> <b>Number of dominant non-wetland indicator plants: 5</b> <b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no</b>						

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

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

title/date: Soil Survey of Worcester County, Southern Part - 1998

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

soil type mapped: Canton

hydric soil inclusions: Swansea

Are field observations consistent with soil survey? ☒ yes ☐ no

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

#### 2. Soil Description

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Conclusion: Is soil hydric? ☐ yes ☒ no

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

☐ Site inundated: \_\_\_\_\_

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

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

☐ Water marks: \_\_\_\_\_

☐ Drift Lines: \_\_\_\_\_

☐ Sediment deposits: \_\_\_\_\_

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

☐ Oxidized rhizospheres: \_\_\_\_\_

☐ Water-stained leaves: \_\_\_\_\_

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

☐ Other: \_\_\_\_\_

### Vegetation and Hydrology Conclusion for Upgradient of GC-3

	<u>yes</u>	<u>no</u>
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Number of wetland indicator plants ≥ number of non-wetland plants		X
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Wetland hydrology present: hydric soils present		X
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other indicators of hydrology present		X
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Sample location is in a BVW		X
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*Submit this form with the Request for Determination of Applicability or Notice of Intent*

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

Applicant: \_\_\_\_\_ Prepared by: **Goddard Consulting LLC** Project location: **778 Main St, Leicester, ma** DEP File #: \_\_\_\_\_

Check all that apply: ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: <b>GC-3</b>	Transect Number: <b>Downgradient</b>		Date of Delineation: <b>27-Dec-21</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*	
<u><b>Tree Layer</b></u>						
Red Maple	<i>Acer rubrum</i>	10%	100.0%	Yes	FAC*	
<u><b>Sapling Layer</b></u>						
Red Maple	<i>Acer rubrum</i>	10%	100.0%	Yes	FAC*	
<u><b>Shrub Layer</b></u>						
Speckled alder	<i>Alnus incana</i>	10%	20.0%	Yes	FACW*	
European buckthorn	<i>Frangula alnus</i>	20%	40.0%	Yes	FAC*	
Silky dogwood	<i>Cornus amomum</i>	20%	40.0%	Yes	FACW*	
<u><b>Climbing Woody Vine</b></u>						
Grape	<i>Vitis sp.</i>	10%	100.0%	Yes	UNKNOWN	
<u><b>Ground Cover</b></u>						
sensitive fern	<i>Onoclea sensibilis</i>	20%	100.0%	Yes	FACW*	
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth <b>Morphological Adaptations:</b> 0 <b>Description:</b> _____ <small>* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.</small>						
<b>Vegetation conclusion:</b> <b>Number of dominant wetland indicator plants: 6</b> <b>Number of dominant non-wetland indicator plants: 1</b> <b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes</b>						

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



## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

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

title/date: Soil Survey of Worcester County, Southern Part - 1998

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

soil type mapped: canton

hydric soil inclusions: swansea

Are field observations consistent with soil survey? ☒ yes ☐ no

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

#### 2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-8"	10YR2/2	
C	8-18	10YR6/2	10YR5/6

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

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

Conclusion: Is soil hydric? ☒ yes ☐ no

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

☐ Site inundated: \_\_\_\_\_

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

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

☐ Water marks: \_\_\_\_\_

☐ Drift Lines: \_\_\_\_\_

☐ Sediment deposits: \_\_\_\_\_

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

☒ Oxidized rhizospheres: within 6 inches

☒ Water-stained leaves: \_\_\_\_\_

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

☐ Other: \_\_\_\_\_

### Vegetation and Hydrology Conclusion for Downgradient of GC-3

	<u>yes</u>	<u>no</u>
Number of wetland indicator plants ≥ number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

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

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May 12, 2023

Conservation Commission  
Attn: John Charbonneau  
Leicester Town Hall  
3 Washburn Square, Leicester, MA 01524

**Re: Notice of Intent Project Narrative  
13 Unit Multi-Family Development  
778 Main Street  
Leicester, MA**

Dear Mr. Charbonneau,

On behalf of Charlton Road Realty LLC, (“applicant”), CMG is writing you this letter to provide a summary of the proposed site improvements located at #778 Main Street in Leicester, MA.

The approximately 3.2-acre parcel, known as assessor parcel 21A-11, is located in the Business zoning district with the front portion of the parcel falling within the Water Resources Protection Overlay District. The rear portion of the property abuts Waite Pond, which contains jurisdictional wetlands and a FEMA Flood Hazard Zone A associated with the rear portion of the subject parcel. The bordering vegetated wetlands (BVW) associated with Waite Pond was delineated by Goddard Consulting, LLC. on December 27, 2021. A copy of Goddard’s Wetland Delineation Report is enclosed.

The site currently contains a two-family dwelling, accessory barn, paved driveway, and lawn/ landscape area along the Main Street frontage. The majority of the rear portion of the site which abuts Waite Pond is undeveloped woodlands. The existing dwelling is serviced by municipal water and sewer services, which are located in the Main Street right-of-way. The site currently does not employ stormwater BMPs to treat or infiltrate stormwater runoff.

The applicant is proposing six (6) multifamily buildings with a total of thirteen (13) dwelling units. The buildings will be serviced by new water and sewer utilities connected to the municipal services located in Main Street. A proposed paved access driveway will be located along the Main Street frontage which will lead to a paved turnaround area. Paved driveways will be sited in front of each unit (leading to a garage) which will allow each unit to accommodate three (3) vehicles. An on-site stormwater management system will be utilized to treat and infiltrate stormwater runoff prior to discharging off-site. The system will utilize a combination of deep-sump hooded catch basins, Hydroworks Water Quality Units, underground Cultec Infiltration Systems equipped with isolator rows, and a surface stormwater infiltration basin. Due to the presence of the Water Resources Protection Overlay District and the presence of rapid infiltrating soils, the proposed stormwater management system will achieve 44% TSS Removal prior to infiltration practices in accordance with the MassDEP Stormwater Handbook. Additional details and calculations associated with the proposed stormwater management system are included in the enclosed drainage report entitled, “Stormwater Report – Proposed Multifamily Residences, #778 Main Street, Leicester, MA”, prepared by CMG, revised date 5/12/2023.

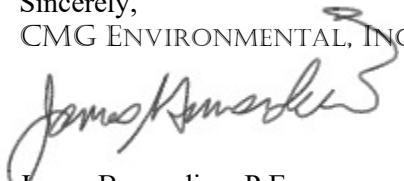
Portions of the proposed site improvements, including part two (2) proposed buildings, the proposed stormwater surface basin, and associated grading are located within the 100’ jurisdictional wetland buffer.

Total land alteration within the 100' buffer is 15,289 s.f. with closest land alteration at 50 ft. from the B.V.W. and building located 75 ft. from the B.V.W. The site also contains a mapped Flood Zone A. At this time, a hydraulic analysis of Waite Pond has not been conducted to determine a base flood elevation. However, CMG conducted a survey on the Waite Pond spillway to obtain its elevation which was determined to be 819.5 +/- . Additionally, during the public hearing process with the Commission, the longtime tenant of the existing property at 778 Main Street noted that he has observed flooding in Waite Pond to approximately 25 feet beyond the limits of the normally observed high water lines. Onsite elevations associated with a 25-foot offset to the normal water line (assume this to be BVW), generally range from elevation 822 to 827. Considering the higher of these elevations, it would pose a flooding elevation of 7.5 feet over the spill way of Waite Pond (elev=819.5), which, to the knowledge of the Applicant and others solicited feedback, has never observed to such an elevation. As such an estimate of the 100-year flood elevation would be 827. As seen within the development plan set, elevation 827 is located within the limits of the FEMA mapped Zone A. All proposed work is to be located outside of the mapped Zone A, therefore, the mapped flood zone has been applied to this project to be conservative. All proposed work is located above the limits of this elevation, therefore there are no impacts to the flood plain and therefore compensatory flood storage mitigation is not warranted.

Please note, no work is proposed within the Town of Leicester's Local 25' No Disturb Buffer. Due to the proposed improvements' proximity to the jurisdictional resource areas, the applicant is filing a Notice of Intent with the Leicester Conservation Commission in compliance with the Wetlands Protection Act. The proposed work requires additional coordination with the Leicester Planning Board and Leicester Zoning Board of Appeals. CMG will update the Conservation Commission as to any revisions or updates regarding other Town Boards.

Please contact me if you have any questions or concerns at (774) 241-0901.

Sincerely,  
CMG ENVIRONMENTAL, INC.



James Bernardino, P.E.  
Principal Civil Engineer



Robert Lussier, E.I.T.  
Project Engineer II