

Stamski and McNary, Inc.

Engineering - Planning – Surveying

1000 Main Street Acton, MA 01720

Ph:(978) 263-8585

www.stamskiandmcnary.com

Notice of Intent

Under the Massachusetts Wetland Protection Act,
G.L. c. 131, s. 40 &
Town of Concord Wetland Bylaw

for

**449 Strawberry Hill Road
Concord, MA 01742**

Applicant: Ying Zhang
449 Strawberry Hill Road
Concord, MA 01742

Date: July 13, 2020

SM-5381B

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Attachments:

- A. U.S.G.S. Map
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- C. FEMA Flood Insurance Rate Map
- D. Delineation Field Data Form
- E. Wetland Permitting Plan

Project Narrative

Project Narrative

Existing Conditions

The site contains an existing single-family dwelling, a sewage disposal system, driveway, and appurtenances. There are Bordering Vegetated Wetlands (BVW) located on the lot to the north and west of the existing building. A portion of the existing dwelling is located within the 100' Buffer Zone of the BVW.

Project Description

The applicant is seeking to remove 102 trees from the property within the 100' Buffer Zone of Bordering Vegetated Wetland, thirteen of which are within the BVW.

The trees within the BVW and within the 25' of the BVW will have 3' of their stumps remain. No mitigation is proposed.

Resource Area Descriptions

The resource area is a Bordering Vegetated Wetland located to the north and east of the dwelling. The BVW was delineated by B&C Associates.

Compliance with General Performance Standards for BVW 310 CMR 10.55(4):

The General Performance Standards for a Bordering Vegetated Wetland have been met since the proposed activity does not involve removing, filling, dredging, or altering of a BVW.

Trees within the BVW and within 25' of the BVW will have 3' of stump remaining to limit the disturbance to the wetland.

Compliance with the Town of Concord Wetlands Bylaw and Wetlands Bylaw Regulations:

The project has been designed to meet the performance standards of the Wetland Protection Act and Concord's Wetlands Bylaw. Erosion controls have been proposed to protect wetland resource areas during construction.

Notice of Intent - WPA Form 3



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

Concord

City/Town

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



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

A. General Information

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

<u>449 Strawberry Hill Road</u>	<u>Concord</u>	<u>MA</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>5E</u>	<u>42d28'57.7"</u>	<u>71d23'6.2"</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>1982-3</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Ying</u>	<u>Zhang</u>	
a. First Name	b. Last Name	
c. Organization		
<u>449 Strawberry Hill Road</u>		
d. Street Address		
<u>Concord</u>	<u>MA</u>	<u>01742</u>
e. City/Town	f. State	g. Zip Code
<u>978-610-6278</u>	<u>fzy219@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Kurtis</u>	<u>Platteel</u>	
a. First Name	b. Last Name	
<u>Stamski & McNary, Inc.</u>		
c. Company		
<u>1000 Main Street</u>		
d. Street Address		
<u>Chelmsford</u>	<u>MA</u>	<u>01720</u>
e. City/Town	f. State	g. Zip Code
<u>978-263-8585</u>	<u>kjp@stamskiandmcnary.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The purpose of this project is to removed 102 trees within the 100' Buffer Zone

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

242641

b. Certificate # (if registered land)

c. Book

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	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) - 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. 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. 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.

- 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, 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/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

Division of Marine Fisheries -
 North Shore Office
 Attn: Environmental Reviewer
 30 Emerson Avenue
 Gloucester, MA 01930
 Email: 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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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

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

- 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.

Wetland Permitting Plan

a. Plan Title

Stamski & McNary, Inc.

George Dimakarakos, P.E.

b. Prepared By

c. Signed and Stamped by

June 3, 2020

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:

312

2. Municipal Check Number

7/24/2020

3. Check date

311

4. State Check Number

7/24/2020

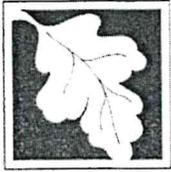
5. Check date

Ying

6. Payor name on check: First Name

Zhang

7. Payor name on check: Last Name



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Document Transaction Number

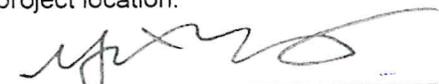
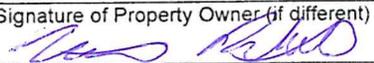
Concord

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.

	07/08/2020
1. Signature of Applicant	2. Date
	7/29/2020
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	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.

YING ZHANG
JIAN SUN
449 STRAWBERRY HILL RD.
CONCORD, MA 01742-5439

5-7017/2110

312

DATE 7/24/2020

PAY TO THE ORDER OF Town of Concord \$ 67.50
Sixty Seven 50/100 DOLLARS  Security Features Included. Details on Back.

Citizens Bank®

MEMO Application fee

[Signature]

MP

0312

YING ZHANG
JIAN SUN
449 STRAWBERRY HILL RD.
CONCORD, MA 01742-5439

5-7017/2110

311

DATE 7/24/2020

PAY TO THE ORDER OF Commonwealth of Massachusetts \$ 42.50
Forty Two 50/100 DOLLARS  Security Features Included. Details on Back.

Citizens Bank®

MEMO Application fee

[Signature]

MP

0311



Massachusetts Department of Environmental Protection
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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:

449 Strawberry Hill Road
 a. Street Address
 311
 c. Check number
 Concord
 b. City/Town
 \$42.50
 d. Fee amount

2. Applicant Mailing Address:

Ying
 a. First Name
 Zhang
 b. Last Name
 c. Organization
 449 Strawberry Hill Road
 d. Mailing Address
 Concord MA 01742
 e. City/Town f. State g. Zip Code
 617-999-6440 fzy219@gmail.com
 h. Phone Number i. Fax Number 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

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).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Work on a single family lot, tree removal	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

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

C. Submittal Requirements

- 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.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- 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.

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.)

Abutters List / Affidavit / Abutter Notification



Town of Concord
Board of Assessors
P.O. Box 535
Concord, Massachusetts 01742-0535
Tel: (978) 318-3070
Fax: (978) 369-4760
Office Location – 24 Court Lane
www.concordma.gov

ABUTTERS LIST

PROPERTY : 449 Strawberry Hill Rd.
Concord, MA 01742

PARCEL: 1982-3

As per Massachusetts General Laws Chapter 131, Section 40 whereas the “abutters” included shall be:

Any person filing a notice of intention with a conservation commission shall at the same time give written notification thereof, by delivery in hand or certified mail, return receipt requested, to all abutters within one hundred feet of the property line of the land where the activity is proposed, at the mailing addresses shown on the most recent applicable tax list of the assessors, including, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, and in another municipality or across a body of water.

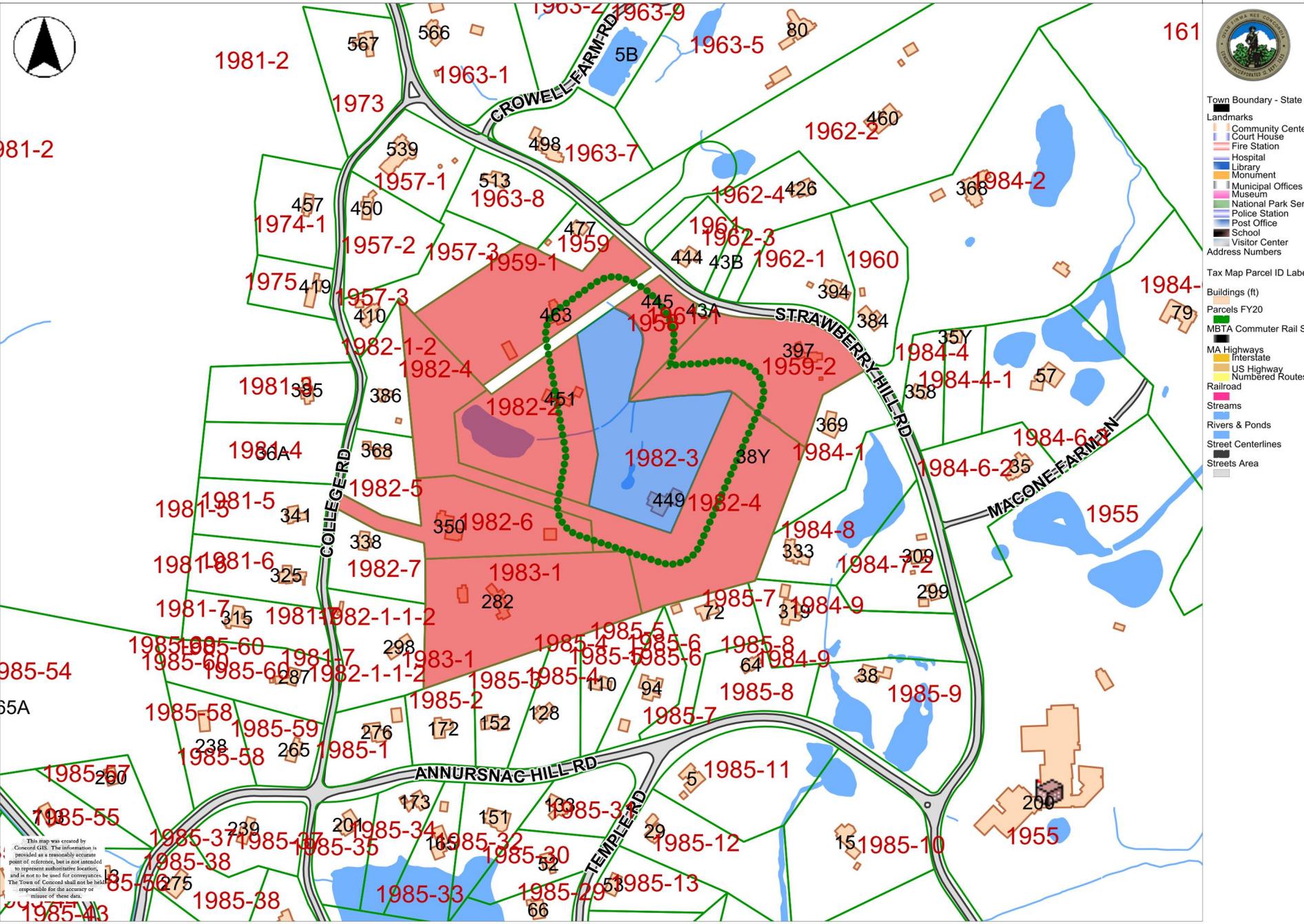
The Board of Assessors hereby certifies that the attached list contains the record owners as of January 1, 2020, and recorded on the current tax rolls. In addition, the Board certifies that the list includes owners, as per recorded deeds as received up to March 31, 2020.

Carolyn H. Dee
Sr. Administrative Assistant

April 29, 2020

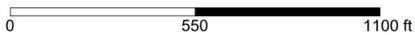


161



- Town Boundary - State Survey
- Landmarks
 - Community Center
 - Court House
 - Fire Station
 - Hospital
 - Library
 - Monument
 - Municipal Offices
 - Museum
 - National Park Service
 - Police Station
 - Post Office
 - School
 - Visitor Center
- Address Numbers
- Tax Map Parcel ID Labels
- Buildings (ft)
- Parcels FY20
- MBTA Commuter Rail Station
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Railroad
- Streams
- Rivers & Ponds
- Street Centerlines
- Streets Area

This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyance. The Town of Concord shall not be held responsible for the accuracy or omission of these data.



Printed on 04/29/2020 at 05:36 PM

449 Strawberry Hill Rd.

Abutters List for Parcel# 1982-3, 449 Strawberry Hill Rd., using a distance of 100 Ft.:

Parcel #	Owner	Co-Owner	Mailing Address	City	State	Zip	Property Location
1958	COLONY GEORGE F	COLONY ANN B	463 STRAWBERRY HILL RD	CONCORD	MA	01742	445 STRAWBERRY HILL RD
1959	477 STRAWBERRY HILL LLC	C/O FORRESTER RESEARCH INC	60 ACORN PARK	CAMBRIDGE	MA	02140	477 STRAWBERRY HILL RD
1959-1	COLONY GEORGE F	COLONY ANN B	463 STRAWBERRY HILL RD	CONCORD	MA	01742	463 STRAWBERRY HILL RD
1959-2	TRIESCHMAN KARL H	TRIESCHMAN AUDREY C	397 STRAWBERRY HILL RD	CONCORD	MA	01742	397 STRAWBERRY HILL RD
1961-1	GALLO ANTHONY	GALLO MELISSA P	444 STRAWBERRY HILL RD	CONCORD	MA	01742	43A STRAWBERRY HILL RD
1963-8	DAVIS JEFFERSON E	CUSICK MARIBETH	513 STRAWBERRY HILL RD	CONCORD	MA	01742	513 STRAWBERRY HILL RD
1982-2	BORSOOK DAVID TR	DAVID BORSOOK 2015 REVOCABLE TR	451 STRAWBERRY HILL RD	CONCORD	MA	01742	451 STRAWBERRY HILL RD
1982-3	SUN JIAN		449 STRAWBERRY HILL RD	CONCORD	MA	01742	449 STRAWBERRY HILL RD
1982-4	HAMMOND CHASE TRUST	C/O S L MURPHY TR	451 STRAWBERRY HILL RD	CONCORD	MA	01742	38Y COLLEGE RD
1982-5	TERRY JAMES B JR	TERRY JUDITH A	368 COLLEGE RD	CONCORD	MA	01742	368 COLLEGE RD
1982-6	SIEGEL JACOB TR	WINSLOW LINDLEY TR	350 COLLEGE RD	CONCORD	MA	01742	350 COLLEGE RD
1982-7	BJORK DAVID C	BJORK CRISTAL M	338 COLLEGE RD	CONCORD	MA	01742	338 COLLEGE RD
1982-1-2	ROOD D MORGAN	ROOD SARAH M	386 COLLEGE RD	CONCORD	MA	01742	386 COLLEGE RD
1984-1	KIMERLING LIONEL C	KIMERLING LINDA E	369 STRAWBERRY HILL RD	CONCORD	MA	01742	369 STRAWBERRY HILL RD
1984-8	GRANDCLAUDON DOMINIQUE	CAMPBELL KIRK	333 STRAWBERRY HILL RD	CONCORD	MA	01742	333 STRAWBERRY HILL RD
1982-1-1-2	BOOTH DANIEL G	BOOTH KATHERINE M	298 COLLEGE RD	CONCORD	MA	01742	298 COLLEGE RD
1983-1	COMEAU AUDREY J	C/O DIANE MAGEE	PO BOX 677	CONCORD	MA	01742	282 COLLEGE RD
1984-9	DIGERONIMO PAUL A	MARINO KATHARINE A	975 MERRIAM AVE STE 213	LEOMINSTER	MA	01453	319 STRAWBERRY HILL RD
1985-2	DUBON ANTHONY M TR	LEE-DUBON M KATHERINE TR	172 ANNURSNAC HILL RD	CONCORD	MA	01742	172 ANNURSNAC HILL RD
1985-3	ZOLFONOON RIAZ	ZOLFONOON LAUREL W	152 ANNURSNAC HILL RD	CONCORD	MA	01742	152 ANNURSNAC HILL RD
1985-4	DEMPSEY CLARKE E	DEMPSEY ROBIN S	128 ANNURSNAC HILL RD	CONCORD	MA	01742	128 ANNURSNAC HILL RD
1985-5	WIELAND PETER A	WIELAND SARAH E	110 ANNURSNAC HILL RD	CONCORD	MA	01742	110 ANNURSNAC HILL RD
1985-6	LONG CHRISTOPHER N	LONG JUDITH GRANT	94 ANNURSNAC HILL RD	CONCORD	MA	01742	94 ANNURSNAC HILL RD
1985-7	HART STEPHEN K	HART JENNIFER C	72 ANNURSNAC HILL RD	CONCORD	MA	01742	72 ANNURSNAC HILL RD
1957-3	PADILLA NELIA		410 COLLEGE RD	CONCORD	MA	01742	410 COLLEGE RD

Notification to Abutters Under the Massachusetts Wetlands Protection Act and the Concord Wetlands Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and Article 43 of the 2009 Annual Town Meeting, you are hereby notified of the following:

Applicant's Name: Ying Zhang

The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Concord seeking permission to remove, fill, dredge, or alter an area subject to protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Concord Wetlands Bylaw.

Address where activity is proposed: 449 Strawberry Hill Road

Brief description of proposed project: The proposed work includes the removal of 89 trees within the 100 foot Buffer Zone of Bordering Vegetated Wetland and 13 trees within the Bordering Vegetated Wetland.

The Notice of Intent and project plans may be viewed on the Natural Resources Commission's webpage under Current Meeting Documents at <https://concordma.gov/2254/Current-Meeting-Documents>. You may also email nr@concordma.gov for more information or to obtain copies of the Notice of Intent.

A public hearing will be held on August 12, 2020. Due to the COVID-19 pandemic, all meetings will be conducted virtually. Information on how to participate via Zoom will be provided on the agenda at <https://concordma.gov/AgendaCenter/Natural-Resources-Commission-25>.

Notice of this public hearing will also be published at least five (5) days in advance of the meeting in the Concord Journal and posted at the Town House not less than forty-eight (48) hours in advance of the meeting.

You may also contact the Department of Environmental Protection, Northeast Region, at (978) 694-3200.

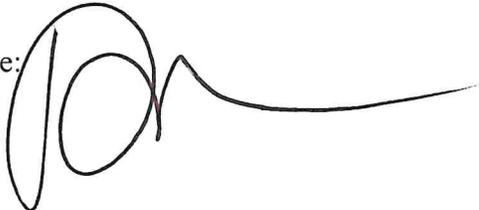
AFFIDAVIT OF SERVICE
Under the Massachusetts Wetlands Protection Act
(to be submitted to the Massachusetts Department of
Environmental Protection and the Conservation Commission when
filing a Notice of Intent)

Notice of Intent

I, Debbi Sebastian, hereby certify under the Pains and Penalties of Perjury that on 27th 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, April 8, 1994, in connection with the following matter:

A **Notice of Intent** has been filed under the Massachusetts Wetlands Protection Act by Ying Zhang with the Concord Conservation Commission for property located at 449 Strawberry Hill Road, Map 5E, Parcel 1982-3.

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

Name:  Date: 7/29/2020

Attachment A
U.S.G.S. Map



BERRY HILL

45

HILL

Gravel Pit

Spencer

LOCUS

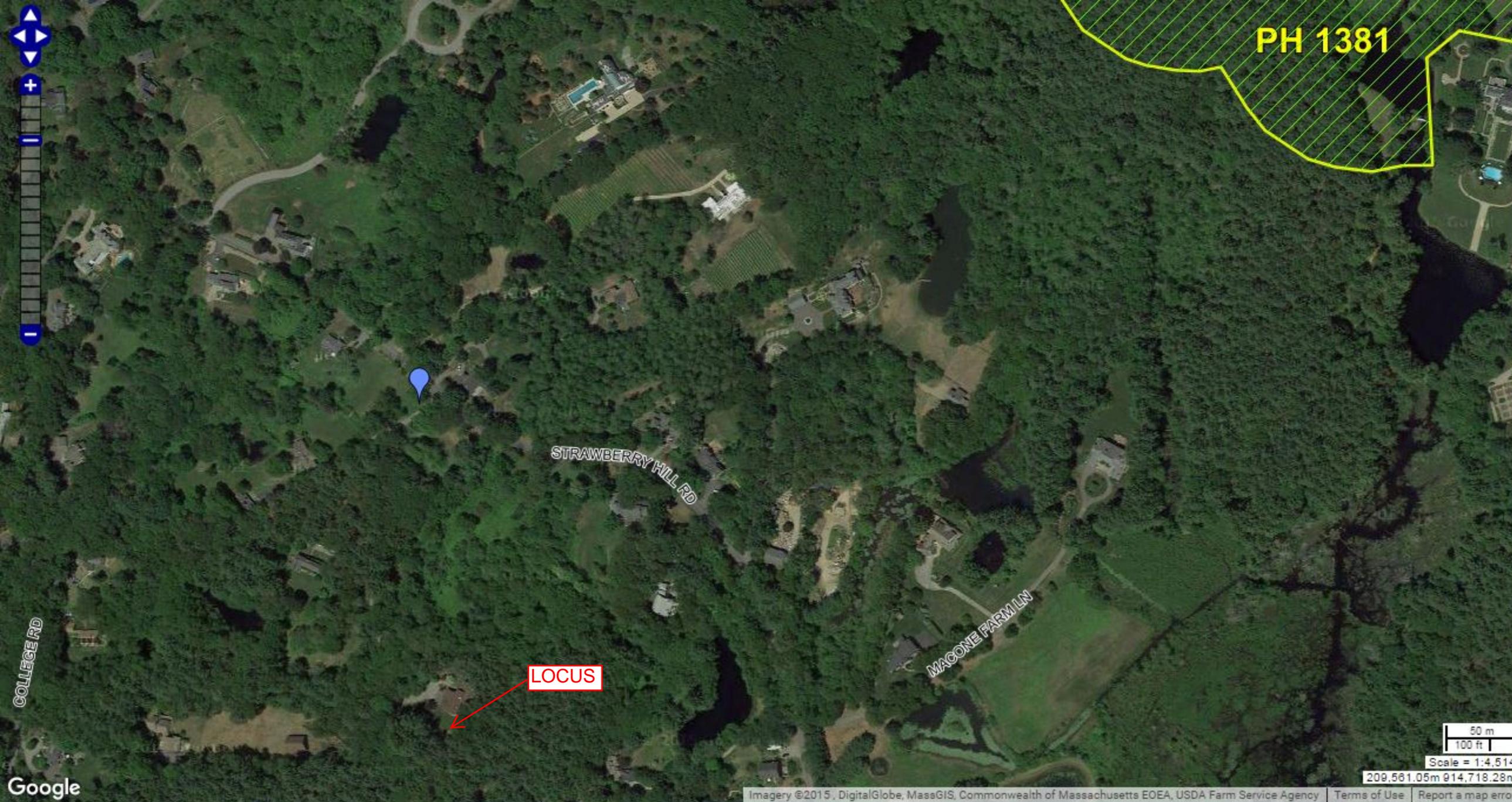
60

ROAD

Angiers Pond

Nashoba Sch

Attachment B
Massachusetts Natural Heritage Atlas 13th Edition



- Tiled Layers
- State Facilities
- Census 1990
- Census 2000
- Census 2010
- Coastal and Marine Features
- Conservation / Recreation
- Cultural Resources
- Environmental Monitoring (testing/monitoring sites)
- Images
- Index (grids/tiling schemes for certain layers)
- Infrastructure

- ### Active Data Layers
- Check all | Uncheck all | Remove
- NavTeq MA Other Streets Names
 - Major MassDOT Routes
 - Massachusetts Towns
 - NHESP Estimated Habitats of Rare Wildlife
 - NHESP Priority Habitats of Rare Species

- ### Legend
- NavTeq MA Other Streets Names
- Major MassDOT Routes
- Interstate Highways
 - US Roads
 - State
- Massachusetts Towns
-
- NHESP Estimated Habitats of Rare Wildlife
-
- NHESP Priority Habitats of Rare Species
- -

Attachment C
FEMA Flood Insurance Rate Map

National Flood Hazard Layer FIRMette



42°29'11.34"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Regulatory Floodway Zone AE, AO, AH, VE, AR</i>

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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/22/2018 at 4:30:49 PM** 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: base map 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.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 250 500 1,000 1,500 2,000 Feet 1:6,000 42°28'44.81"N

71°23'25.58"W

71°22'48.12"W

Attachment D
Delineation Field Data Form

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

Applicant: _____ Prepared by: B & C Associates Inc. Project location: 449 Strawberry Hill Road, Concord 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: 1 Transect Number: A Date of Delineation: 4/03/2015

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category *	
Herbaceous: Snow covered					
Shrubs: Beaked Hazelnut European Buckthorn	<i>Corylus cornuta</i> <i>Rhamnus frangula</i>	10.5 10.5/21.0	50% 50%	Yes Yes FACU- FAC	 *
Saplings: White Pine American Elm Black Cherry	<i>Pinus strobus</i> <i>Ulmus americana</i> <i>Prunus serotina</i>	20.5 10.5 10.5/41.5	49% 25% 25%	Yes Yes Yes FACU FACW- FACU	 *
Lianas: Oriental Bittersweet	<i>Celastrus orbiculatus</i>	3.0/3.0	100%	Yes UPL	
Overstory: Red Maple White Pine	<i>Acer rubrum</i> <i>Pinus strobus</i>	1299.5 1032.3/2331.8	56% 44%	Yes Yes FAC FACU	 *

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion:

Number of dominant wetland indicator plants: 3 Number of dominant non-wetland Indicator plant: 5

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? NO

**Section II. Indicators of Hydrology
Hydric Soil Interpretation**

1. Soil Survey

Is there a published soil survey for this site? **YES**

title/date: Middlesex County 09/19/2014

map number: 12

soil type mapped: Paxton fine sandy loam

hydric soil inclusions:

Are field observations consistent with soil survey? **YES**

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A	0-15"	10 YR 2/1	
B	15-19"	10 YR 3/4	

Remarks:

3. Other: 14' 10" to Wetland Flag # 11
4' 9" to Wetland Flag # 12

Conclusion: Is soil hydric? **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

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present: hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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: B & C Associates Inc. Project location: 449 Strawberry Hill Road, Concord 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: 2 Transect Number: A Date of Delineation: 4/03/2015

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category *
Herbaceous: Snow covered				
Shrubs: European Buckthorn Beaked Hazelnut	<i>Rhamnus frangula</i> <i>Corylus cornuta</i>	20.5 3.0/23.5	87% 13%	Yes No FAC FACU-
Saplings: White Pine	<i>Pinus strobus</i>	20.5/20.5	100%	Yes FACU
Lianas: Oriental Bittersweet	<i>Celastrus orbiculatus</i>	3.0/3.0	100%	Yes UPL
Overstory: Red Maple White Pine	<i>Acer rubrum</i> <i>Pinus strobus</i>	1395.2 124.4/1519.6	92% 8%	Yes No FAC FACU

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion:

Number of dominant wetland indicator plants: 2 Number of dominant non-wetland Indicator plant: 2

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? YES

**Section II. Indicators of Hydrology
Hydric Soil Interpretation**

1. Soil Survey

Is there a published soil survey for this site? YES

title/date: Middlesex County 09/19/2014

map number: 12

soil type mapped: Freetown muck

hydric soil inclusions:

Are field observations consistent with soil survey? YES

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A	0-14"	10 YR 2/1	

Remarks: Refusal @ 14"

3. Other: 18' 0" to Wetland Flag # 11
7' 8" to Wetland Flag # 12
11' 1" Downgradient from A1

Conclusion: Is soil hydric? YES

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: _____ 0"
- 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

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present: hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Attachment E
Wetland Permitting Plan