



WPA Form 1- Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

Habitat For Humanity Name	E-Mail Address	
68 Tadmuck Road, Unit 1 Mailing Address		
Westford City/Town	MA State	01886 Zip Code
Phone Number	Fax Number (if applicable)	

2. Representative (if any):

Meisner Brem Corporation Firm	jabrem@meisnerbrem.com E-Mail Address	
Jeffrey A. Brem Contact Name		
142 Littleton Road Suite 16 Mailing Address		
Westford City/Town	MA State	01886 Zip Code
978-692-1313 Phone Number	Fax Number (if applicable)	

B. Determinations

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

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

Concord
Name of Municipality

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



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C. Project Description

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

930 Main Street	Concord
Street Address	City/Town
9E	Lot 3818
Assessors Map/Plat Number	Parcel/Lot Number

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

12,250 S.F. lot with an existing house and detached garage.

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

Proposed Plot Plan-Request for Determination of Applicability Plan	October 6, 2020
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

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

The existing dwelling WILL be converted into a duplex with a small addition to connect the existing garage to the existing dwelling and decks.



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D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

Habitat for Humanity
 Name
 68 Tadmuck Road, Unit 1
 Mailing Address
 Westford
 City/Town
 MA
 State

01886
 Zip Code

Signatures:

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

Brenda A. Gould
 Signature of Applicant FOR HABITAT
 Date 10/9/2020

[Signature]
 Signature of Representative (if any)
 Date 10.6.2020

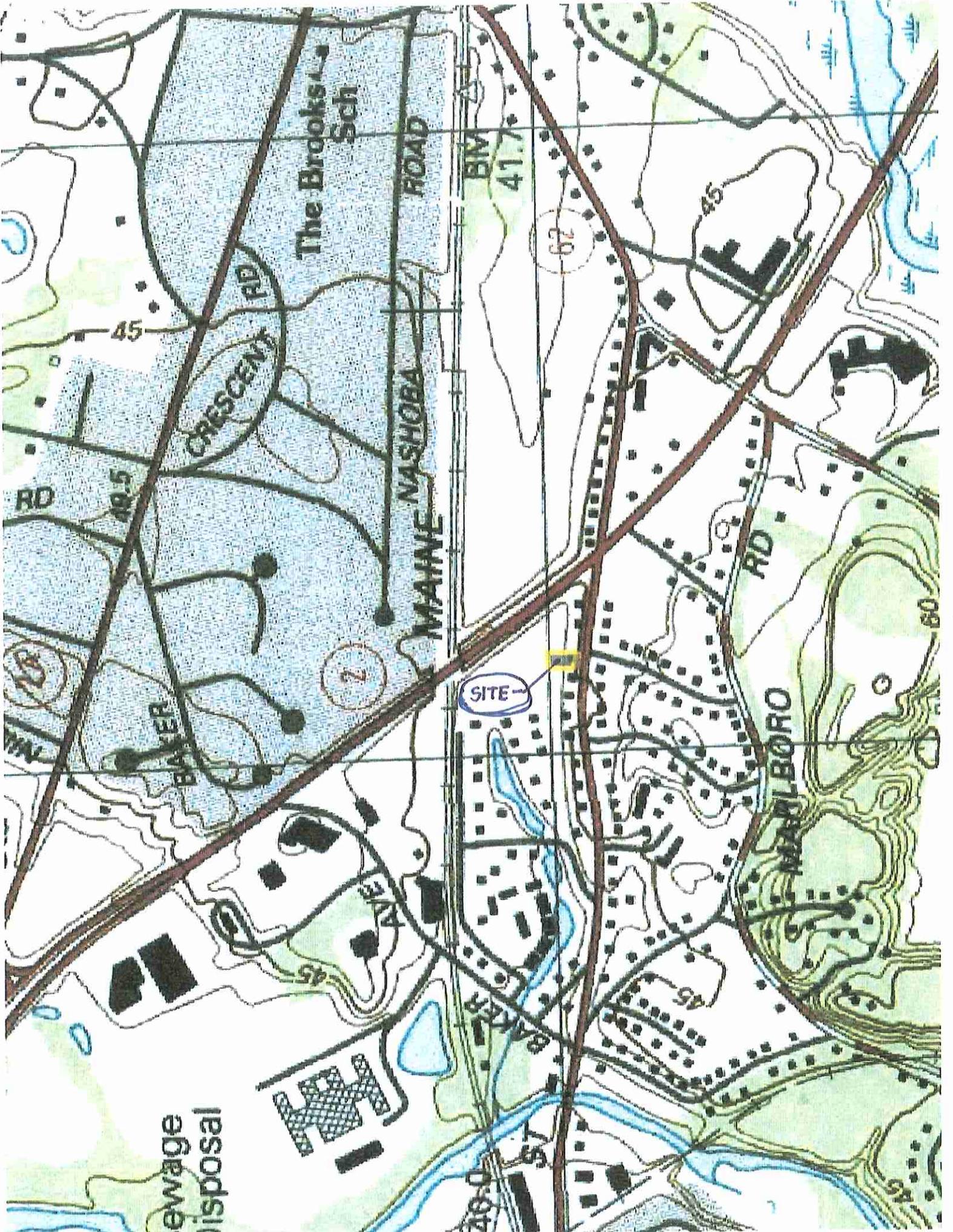
Project Description:

The house at 930 Main St in West Concord was purchased by several entities in Concord along with Habitat for Humanity of Greater Lowell. The purchase was officially made by Concord Housing Development Corporation with monies from that organization, along with Concord Housing Foundation, Concord CPC funds and additional funds from the Town of Concord. Habitat for Humanity also paid \$75K as part of this partnership. We have requested a special permit in order to renovate this single family home into a duplex, with the lower level as a 2 bedroom unit and the upper level as a 3 bedroom unit, square footage 1300-1500sqft. Each will have one bathroom. The separate garage will be converted into storage for both units and connected to the existing dwelling by a deck and covered porch with the existing deck across the rear of the house being removed.

The existing garage is a pre-existing nonconforming structure and with renovations, the new deck and part of the covered porch is within the setback area. This structure extends 8.4 inches over the lot line in the adjacent State land. Since this garage has a foundation & would be very difficult & costly to remove, the state has agreed to issue a permanent easement for this property and we will begin the paperwork as soon as the duplex is approved.

The homes will be sold to families who qualify under DHCD guidelines, with a goal of at least one of the units to be local preference. The families will be targeted at <65% Area Median Income. There will be minimal disruption to the current foot print of the property, except some vegetation in order to run a sewer line because the house is currently on a cesspool and also to create a circular driveway for adequate parking (currently has 2 spaces, we are planning to increase to 3), ease of exit and no infringement on the state land.

Habitat is proposing to construct this house with as much energy efficiency as possible, abandoning the existing oil heat and installing all electric heat.



The Brooks Sch

MAINE NASHOBA ROAD

MARLBORO

SITE

Sewage Disposal

40.0 ST

41.7

45

40.5

45

60

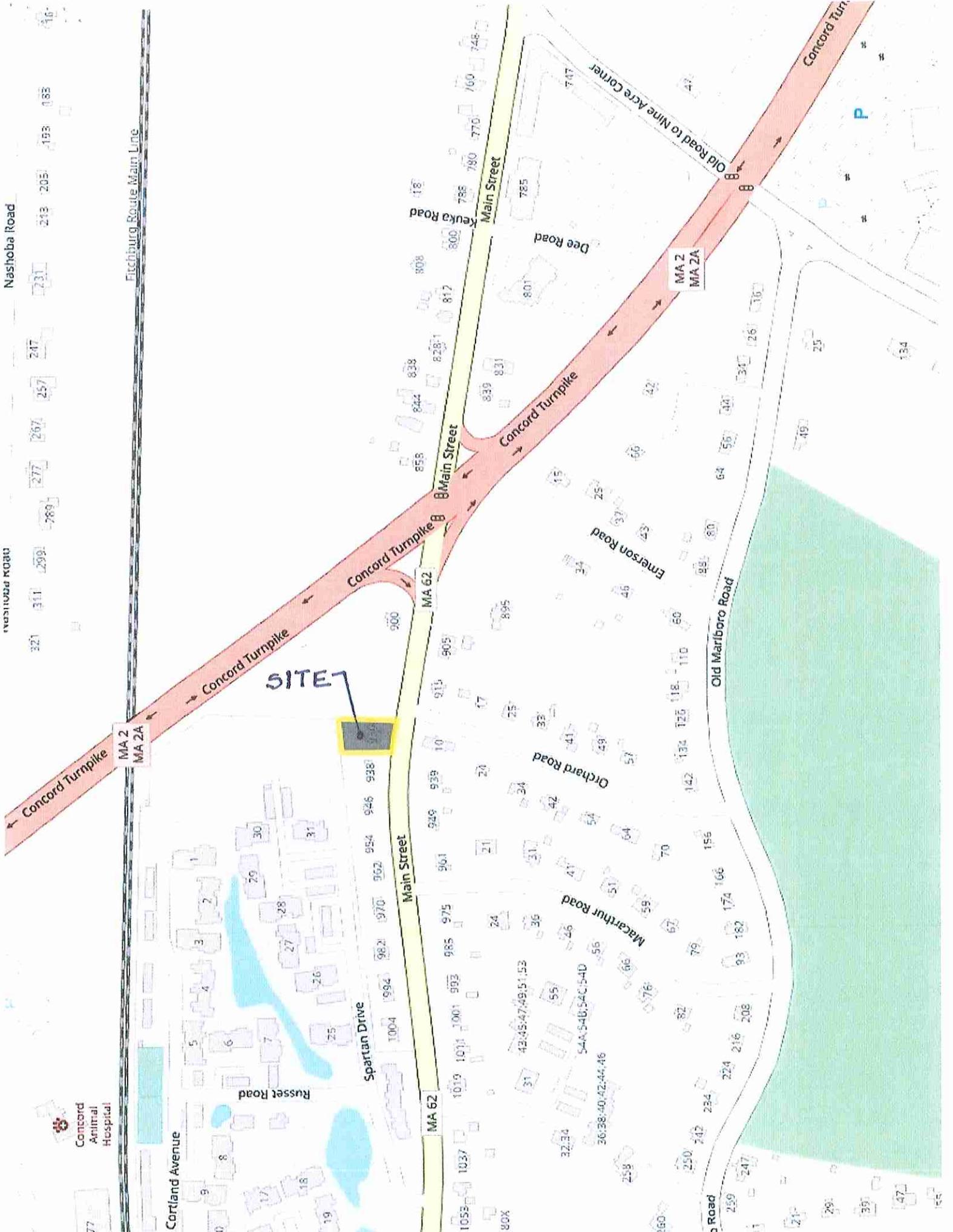
45

45

62

7

25



Nashoba Road

Nashoba Road

Fitchburg Route Main Line

Concord Animal Hospital

SITE 7

Cortland Avenue

Russel Road

Spartan Drive

Main Street

Keuka Road

Dee Road

Orchard Road

MacArthur Road

Emerson Road

Old Marlboro Road

Old Road to Nine Acre Corner

Concord Turnpike

MA 2
MA 2A

MA 62

MA 2
MA 2A

MA 62

