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# NOTICE OF INTENT

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

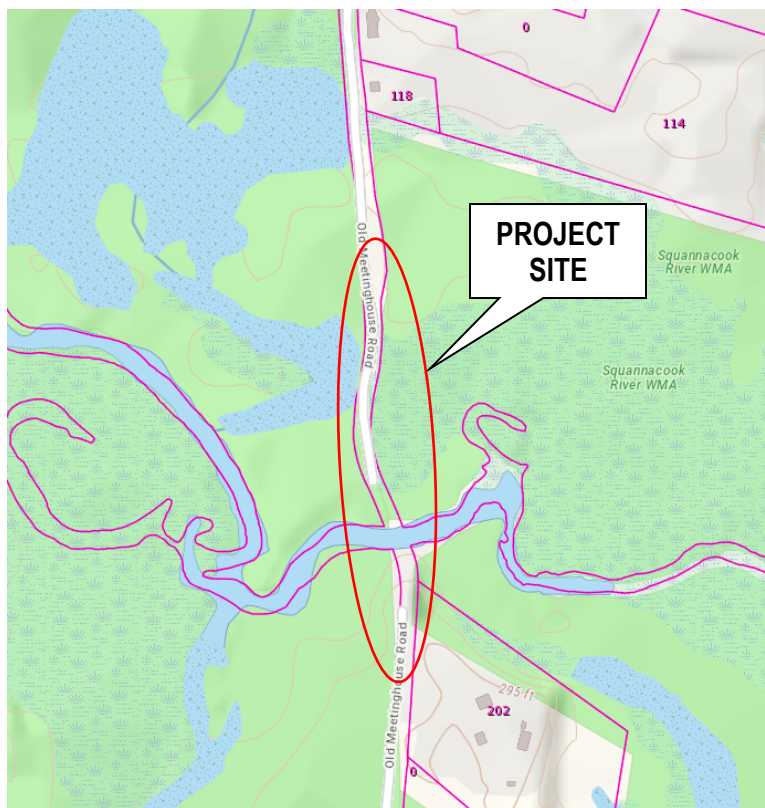
## **Proposed Project:**

Old Meetinghouse Road

Townsend, Massachusetts

Map: 25 & 34 Parcel: 12 & 25

Southern Middlesex County



**Date:** June 3<sup>rd</sup>, 2021

**Prepared By:** Dillis & Roy Civil Design Group, Inc.  
1 Main Street, Suite 1  
Lunenburg, Massachusetts 01462

**Prepared For:** Squannacook Greenways, Inc.  
88 South Harbor Road  
Townsend, Massachusetts 01469

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# NOTICE OF INTENT



# 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

Townsend

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>Old Meetinghouse Road</u>   | <u>Townsend</u>       | <u>01462</u>      |
| a. Street Address              | b. City/Town          | c. Zip Code       |
| <u>Latitude and Longitude:</u> | <u>42.652783</u>      | <u>-71.688636</u> |
|                                | d. Latitude           | e. Longitude      |
| <u>25 &amp; 34</u>             | <u>12 &amp; 25</u>    |                   |
| f. Assessors Map/Plat Number   | g. Parcel /Lot Number |                   |

2. Applicant:

|                                    |                      |                  |             |
|------------------------------------|----------------------|------------------|-------------|
| <u>Squannacook Greenways, Inc.</u> | <u></u>              |                  |             |
| a. First Name                      | b. Last Name         |                  |             |
| <u>88 South Harbor Road</u>        |                      |                  |             |
| c. Organization                    |                      |                  |             |
| <u>Townsend</u>                    | <u>Massachusetts</u> | <u>01469</u>     |             |
| d. Street Address                  | e. City/Town         | f. State         | g. Zip Code |
| <u></u>                            | <u></u>              | <u></u>          | <u></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>Townsend</u>   | <u></u>              |                  |             |
| a. First Name     | b. Last Name         |                  |             |
| <u></u>           |                      |                  |             |
| c. Organization   |                      |                  |             |
| <u>Townsend</u>   | <u>Massachusetts</u> | <u>01469</u>     |             |
| d. Street Address | e. City/Town         | f. State         | g. Zip Code |
| <u></u>           | <u></u>              | <u></u>          | <u></u>     |
| h. Phone Number   | i. Fax Number        | j. Email address |             |

4. Representative (if any):

|  |                                      |                  |
|--|--------------------------------------|------------------|
| <u>Frank</u>                                     | <u>McPartlan</u>                     |                  |
| a. First Name                                    | b. Last Name                         |                  |
| <u>Dillis &amp; Roy Civil Design Group, Inc.</u> |                                      |                  |
| c. Company                                       |                                      |                  |
| <u>1 Main Street, Suite 1</u>                    |                                      |                  |
| d. Street Address                                |                                      |                  |
| <u>Lunenburg</u>                                 | <u>Massachusetts</u>                 | <u>01462</u>     |
| e. City/Town                                     | f. State                             | g. Zip Code      |
| <u></u>  | <u>fmcpartlan@dillis&amp;roy.com</u> |                  |
| h. Phone Number                                  | i. Fax Number                        | j. Email address |

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

|                   |                   |                       |
|-------------------|-------------------|-----------------------|
| <u>\$500.00</u>   | <u>\$237.50</u>   | <u>\$262.50</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 proposed project is for the construction of a public access trail. The trail will be an extension of Old Meetinghouse Road that will connect the northern & southern portions of Old Meetinghouse Road via a river crossing of Squannacook River.

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 Registry of Deeds

a. County

31983

c. Book

b. Certificate # (if registered land)

432

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 checked="" type="checkbox"/> Bordering Vegetated Wetland | 596<br>1. square feet                    | 2. square feet                |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways   | 1. square feet<br>3. cubic yards dredged | 2. square feet                |

| Resource Area   | Size of Proposed Alteration   | Proposed Replacement (if any)                      |
|---|---|--|
| d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding | 12,599 *previously disturbed<br>1. square feet<br>100.63<br>3. cubic feet of flood storage lost | 2. square feet<br>496.76<br>4. cubic feet replaced |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding             | 1. square feet<br>2. cubic feet of flood storage lost   | 3. cubic feet replaced                             |
| f. <input checked="" type="checkbox"/> Riverfront Area                    | Squannacook River<br>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: 22,859 square feet

4. Proposed alteration of the Riverfront Area:

|                      |                               |  |
|----------------------|-------------------------------|--|
| <u>3,692</u>         | <u>1,909</u>                  | <u>1,783</u>                               |
| 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.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage.

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. [X] Project Involves Stream Crossings

1
a. number of new stream crossings b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

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

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

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

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

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

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

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

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

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

(b)  Photographs representative of the site

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

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





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

(c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)).  
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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



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**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.  
Squannassit
- 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.

Notice of Intent Plan Set

a. Plan Title

Dillis & Roy Civil Design Group, Inc.

Frank McPartlan

b. Prepared By

c. Signed and Stamped by

1"=30'

d. Final Revision Date

e. Scale

June 3, 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

3. Check date

4. State Check Number

5. Check date

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

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.

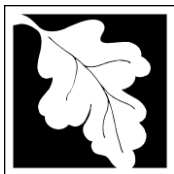
### For MassDEP:

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.



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:

Old Meetinghouse Road

a. Street Address

Townsend, MA

b. City/Town

c. Check number

d. Fee amount

### 2. Applicant Mailing Address:

a. First Name

b. Last Name

Squannacook Greenways, Inc.

c. Organization

88 South Harbor Road

d. Mailing Address

Townsend

e. City/Town

MA

f. State

01469

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

Commonwealth of Massachusetts

c. Organization

251 Causeway Street

d. Mailing Address

Boston

e. City/Town

MA

f. State

02114

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 |
|------------------------------------|-----------------------------|--------------------------------|------------------------------|
| 2(j) improvements to existing road | 1                           | \$500.00                       | \$500.00                     |
| _____                              | _____                       | _____                          | _____                        |
| _____                              | _____                       | _____                          | _____                        |
| _____                              | _____                       | _____                          | _____                        |
| _____                              | _____                       | _____                          | _____                        |
| _____                              | _____                       | _____                          | _____                        |
| _____                              | _____                       | _____                          | _____                        |

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

|                                |                                      |
|--------------------------------|--------------------------------------|
| Total Project Fee:             | \$500.00                             |
| State share of filing Fee:     | \$237.50                             |
| City/Town share of filing Fee: | \$262.50                             |
|                                | a. Total Fee from Step 5             |
|                                | b. 1/2 Total Fee <b>less</b> \$12.50 |
|                                | c. 1/2 Total Fee <b>plus</b> \$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.)

# PROJECT NARRATIVE

## 1.0 Project Narrative

### 1.1 Project Type

The proposed project is for the construction of a public access trail. The trail will be an extension of Old Meetinghouse Road that will connect the northern portion of Old Meetinghouse Road (intersection at Main St.) to the southern portion of Old Meetinghouse Road (intersection at South Row Road, where South Harbor Road begins). Currently, Old Meetinghouse Road is a partially constructed ≈10-foot-wide road that is bisected by Squannacook River which flows east to Harbor Pond. The proposed scope of work includes the following: construction of a river crossing to connect the bisected access trail (the contractor must obtain designs from a structural engineer for the proposed crossing) & the extension of the existing trail on Old Meetinghouse Road. The existing topography necessitates the proposal of (2) retaining walls (designed by others) in order to extend the access trail through the southern section of Old Meetinghouse Road.

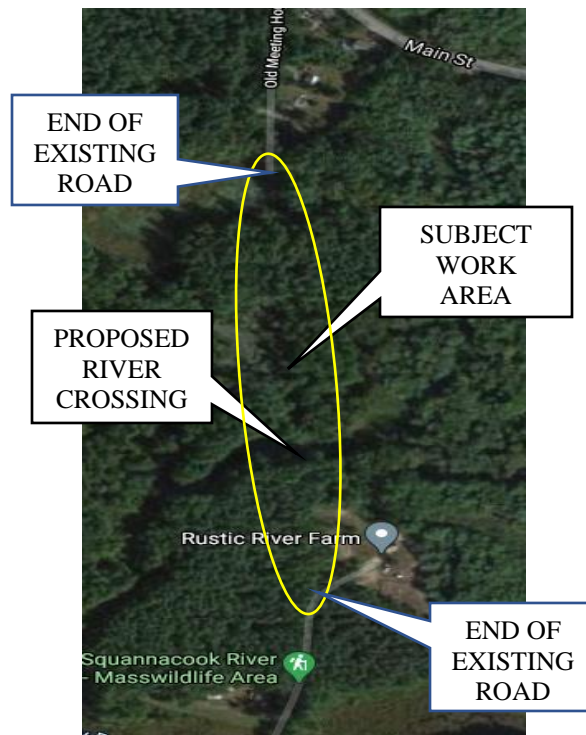


Figure 1 – Existing Layout

## 1.2 Site Description

As mentioned, the location of the proposed work is located along Old Meetinghouse Road between South Row Road & Main Street. The proposed project is located between two large parcels that are currently owned by the Commonwealth of Massachusetts. The area located to the east is Parcel 12 ( $\approx$  483 acres) and to the west is Parcel 25 ( $\approx$  324 acres). The northern portion of Old Meetinghouse Road that connects to Main Street has an existing partially constructed road (variable in width) that extends to 50-feet from the Squannacook River. The southern portion of Old Meetinghouse Road that connects to South Row Road has an existing partially constructed road (variable in width) that extends to  $\approx$  250-feet from the Squannacook River. A narrow 3-foot-wide gravel path connects from the Squannacook River to the end of the Southern Portion of the road along Old Meetinghouse Road. Many of the trees have been previously cleared for the construction of the existing roads for both the northern & southern sections of Old Meetinghouse Road. Please refer to Section 1.4 within this document to view a summary of the Resource Areas found within the scope of work. The entire project falls into the Residential A-3 acres zoning district.

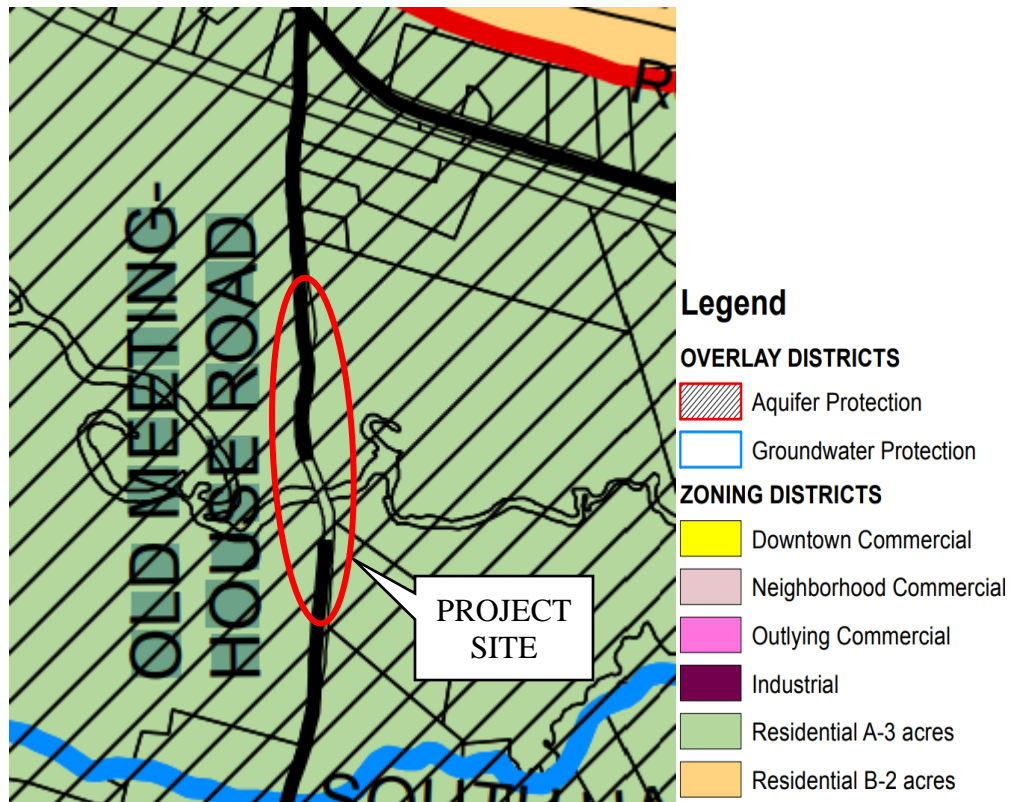


Figure 2 – Town of Townsend Zoning Map



The parcel borders a Residence B-2 district towards the north, while the other three sides of the parcel continue to be within the Residential A-3 acres district as seen in Figure 2.

Natural Resource Conservation Service (NRCS) Web Soil Survey indicates that the site consists of a mixture of multiple distinct soil types that range from classes A to B. The soils that can be found on the site include Windsor loamy sand, Saco mucky silt loam, Pootatuck fine sandy loam, Hinckley loamy sand, and Carver loamy coarse sand. There is a small patch of Windsor loamy sand located north of the project site and falls within the Hydrologic Soils Group (HSG) A. Soils belonging to this group have a high infiltration rate (low runoff potential) when thoroughly wet. These soils have a high rate of water transmission. Also, the Pootatuck fine sandy loam contains slopes of 3-8%. Saco mucky silt loam can be seen in multiple areas across the site but makes up the majority of the soil to the east of the site. This soil pertains to slopes of 0–1% and is classified by Hydrologic Soils Groups of B/D. The soil type situated west of the site is the Pootatuck fine sandy loam which has a Hydrologic Soils Group classification of B. Soils belonging to this group have a moderate infiltration rate when thoroughly wet and a high rate of water transmission. In addition, this soil is within slopes that vary from 0 to 3%. Located south of the site the soil is a region made up of Carver loamy coarse sand that is surrounded by a thin layer of Hinckley loamy sand. The Carver loamy coarse sand is categorized as a Hydrologic Soils Group A and the region is made up of slopes from 3-8%. The region of Hinckley loamy sand has slopes from 15-25% and falls in Hydrologic Soils Group A.

### ***1.3 Proposed Project***

As mentioned, the proposed scope of work includes the following: construction of a river crossing to connect the bisected access trail (the contractor must obtain designs from a structural engineer for the proposed crossing) & the extension of the existing trail on Old Meetinghouse Road. The existing topography necessitates the proposal of (2) retaining walls (designed by others) in order to extend the access trail through the southern section of Old Meetinghouse Road.

### ***1.4 Resource Areas***

In summary, the site includes Bordering Vegetated Wetlands (BVW) and an associated 100-foot buffer zone, 50-foot no build zone & 35-foot no touch zone, a 200-foot Riverfront Area 200-foot landward of the top of bank of Squannacook River, and Bordering Land Subject to Flooding (BLSF). A brief description of the project relative to each resource area is as follows:

#### ***1.4.1 Bordering Vegetated Wetland***

A portion of the existing road is located within a BVW area. This approximates to 942-SF of previously altered area. The existing road

requires minor improvements such as, widening by 2' on either side, & minor smoothing. The mentioned improvements result in an added 596 SF of BVW disturbance. Similarly, please view the table below to observe Existing Vs. Proposed land disturbances for the subject scope of work.

|          | BVW Area | 35' No Touch | 50' No Build | 100' Buffer Zone |
|----------|----------|--------------|--------------|------------------|
| Existing | 942 SF   | 15,038 SF    | 1,369 SF     | 5,330 SF         |
| Proposed | 1,538 SF | 18,647 SF    | 2,905 SF     | 6,527 SF         |
| $\Delta$ | + 596 SF | + 3,609 SF   | + 1,536 SF   | + 1,197 SF       |

#### 1.4.2 Riverfront Area

A portion of the site is located within Riverfront Area. There is approximately 22,859 SF of Riverfront Area on the subject parcel (9,446 SF of Outer Riparian Zone & 13,413 SF of Inner Riparian Zone). The existing conditions disturb approximately 9,552 SF  $\pm$  (or 41.7%) of Riverfront Area. As such, the proposed work is intended to be a redevelopment of degraded areas. The proposed improvements necessitate the alteration of 3,692 SF of Riverfront Area.

#### 1.4.3 Bordering Land Subject to Flooding

Portions of the proposed work are located within the 100-year flood elevation. The proposed construction would result in a net increase in flood-storage volume. The limits of the flood areas are as depicted on the latest FIRM for the Town of Townsend. Please refer to Section 6, Figure 3 within this report to view the latest FEMA map.

### 1.5 ***Requested Waivers to Wetland Regulations***

The proposed project is being constructed on a portion of the site that has been previously disturbed. Although some vegetation exists along the edge of the BVW as depicted on the plans, most of the upland area has been disturbed in the past. As such, most of the area has been degraded from its naturally occurring state & previously constructed roads.

As such, the proposal includes utilization of most of the upland areas of the site in order to render the proposed use feasible.

Requested Waivers- The applicant respectfully requests the following waivers from the Townsend Wetland Regulations (General Provisions, Section 150-2) in order to complete the proposed work:

Buffer Zones (35-foot) – A waiver is being requested for the disturbance of land within the 35-foot resource area offset. Old Meetinghouse Road is currently located within this offset. Please refer to Section 1.4 within this report for a summary of the proposed disturbances within each resource area.

## **1.6 *Mitigation Measures***

### **1.6.1 Erosion Control**

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

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

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

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

## **1.7 *WETLAND PROTECTION ACT PERFORMANCE STANDARDS***

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

1.7.1 **Private and Public Water Supplies** – Due to the scope of the proposed project, there will be no adverse effects to any private water supplies or public

water supplies. The proposed project does not create any new water discharges nor will any of the proposed work create an increase in water demand. All of the proposed work is located outside of any surrounding IWPA's.

- 1.7.2 **Groundwater Supply** – The proposed project does not propose to draw from the water supply in and around the site. The project includes some minor excavating and the construction of two retaining walls. The proposed scope of work will not have any adverse effects on the existing groundwater supply.
- 1.7.3 **Flood Control** – Portions of the project are located within Zone AE, however the redevelopment project utilizes the existing roadways & does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a). The proposed construction would result in a net increase in flood-storage volume.
- 1.7.4 **Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work.
- 1.7.5 **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. In the event that toxic materials are uncovered unexpectedly during construction, disposal of all such materials will comply with applicable rules and regulations.
- 1.7.6 **Protection of land containing shellfish** - Not applicable.
- 1.7.7 **Protection of Fisheries** - The characteristics of the riverbank will remain the same as the project proposes to span the Squanncook River. All proposed alteration is upland of the river.

## ***1.8 Protection of Wildlife Habitat***

The Massachusetts Natural Heritage data layers demonstrate that the site is within a Priority Habitats of Rare Species and Estimated Habitats of Rare Wildlife. As such, a filing with NHESP has been made concurrently with this Notice of Intent Filing.

## ***1.9 Alternatives Analysis***

In accordance with 310 CMR 10.58, an alternatives analysis has been prepared and the protection of riverfront area has been incorporated in the site design. As noted above, Old Meetinghouse Road is a partially constructed ≈10-foot-wide road that is bisected by Squannacook River which flows east to Harbor Pond. The

applicant proposes to extend Old Meetinghouse Road by constructing a river crossing that connects the northern and southern sections of the partially constructed roads. The subject work area has been previously disturbed and contained a bridge in the past that spanned the Squannacook River.

In accordance with 310 CMR 10.58(4)(c) an evaluation of practicable and substantially equivalent economic alternatives to the project with less adverse effects was performed. The proposed project is to upgrade the existing degraded roads & river crossing to provide a rail trail that communities can use to travel from Main Street to South Row Road.

Deeds for the property indicate the lot was created prior to the Rivers Protection Act. 310 CMR 10.58(4)(2)(a) limits the alternative analysis to options on the subject property. Below is an outline of substantially equivalent economic alternatives:

*Alternative 1 – No Build*

Old Meetinghouse Road would be utilized and would not be extended. Additional clearing would be required to access the river however, the Squannacook River would remain with no crossing as it currently exists.

The existing roads, their extents and the lack of connection do not meet the project purpose.

*Alternative 2 – River Crossing with No Retaining Walls*

Several layouts of the site were explored to attempt to achieve the project objectives without the need of the proposed retaining walls. These layouts did not meet the applicants needs relative to the required access from the disconnected northern & southern sections of Old Meetinghouse Road. The required grading to connect & construct a crossing along Old Meetinghouse Road & to be able to tie into the existing topography would vastly increase the proposed disturbance within the riverfront & resource areas. The required disturbance would extend onto abutting properties. Furthermore, the steep slope could pose an erosion & sedimentation concern.

*Alternative 3 (Preferred Alternative) – River Crossing with Raining Walls*

Alternative 3 (as proposed) utilizes a layout where two new retaining walls are implemented to connect the northern & southern portions of Old Meetinghouse Road while limiting resource area disturbance to the maximum extent practical.

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**The following sections describe the project's compliance with the Town of Townsend's Wetland Regulations.**

**ARTICLE 1 WETLAND REGULATIONS**

***150-1 Purpose***

*These rules and regulations are promulgated under the Town of Townsend Wetlands Bylaw to create a uniformity of process and to clarify and define the provisions of the Wetlands Bylaw.<sup>[1]</sup> All filings made under MGL c. 131, § 40 in Townsend are also subject to the Wetlands Bylaw, Town of Townsend. Some projects in or near isolated wetlands may be subject only to the constraints of the Wetlands Bylaw, Town of Townsend.*

***150-2 General provisions.***

- A. Wetlands shall be defined by vegetation and shall include intermittent wet areas, ponds and streams.*

**The delineation of the subject wetland areas were defined by vegetation & include intermittent wet areas, ponds & streams. Please refer to the attached Notice of Intent Plans to observe the delineated wetlands.**

- B. All work shall be done in such a manner as to prevent eutrophication, sedimentation, erosion or any other significant negative impact on wetlands or public and private water supplies.*

**All work for the proposed project will be done in a manner to prevent the following conditions described above. Please refer to the attached Notice of Intent Plans to observe the proposed erosion & sedimentation control methods.**

- C. Protection of recreational and scenic areas will not constitute sole grounds for denial. However, these values will be considered, and applicants may be required to discuss the impact of their projects upon such areas. The Commission may impose restrictions to lessen the impact of the project on these and other inherent wetland values.*

**The proposed rail trail is intended to be utilized by the communities within the surrounding area for a recreational purpose. The project was designed to mitigate as many environmental impacts as practical.**

- D. The Conservation Commission may not regulate the design of septic systems but may, under the Wetlands Bylaw, Town of Townsend, regulate construction details and location in order to protect wetland values. To minimize post-application redesigning and maximize efficiency in the project review and to minimize delay in the permitting process, it is recommended, where there is any question as to the delineation of the wetland where a septic system is concerned, that the applicant file with the Conservation Commission before requesting a permit from the Board of Health.*

**The proposed scope of work does not include the addition of any sewage disposal systems.**

- E. The Conservation Commission may, at its discretion, regulate the type of equipment to be used within a wetland.*

**Acknowledged.**

- F. Projects involving the application of herbicides, de-icers, dust controllers or fertilizers shall supply trade name, constituents, application rates and frequencies. In order to protect wildlife and water supplies, the Commission may regulate the above procedures in accordance with label requirements and/or other official recommendations. The Commission may also require substitution of other substances or procedures.*

**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. In the event that toxic materials are uncovered unexpectedly during construction, disposal of all such materials will comply with applicable rules and regulations.**

*G. For all projects, including construction of any sort, a written statement describing construction methodology, including type of machinery to be used, accessway to project site, proposed timetables, etc., is required.*

**A written statement describing construction methodology, including type of machinery to be used, accessway to the project site, proposed timetables, etc. will be submitted under separate cover prior to the start of construction.**

*H. Any hearing held under the Wetlands Bylaw, Town of Townsend, may be continued with the applicant's consent for a reasonable time in order to allow the applicant sufficient time to produce information which the Commission deems necessary to make a decision on the impact of the project. As an alternative to continuance or after failure or refusal by the applicant to produce additional information as requested, the Commission may deny the project.*

**Acknowledged.**

*I. Plans, drawings, sketches and calculations shall be stamped and signed by the person(s) responsible for their preparation. Plans and drawings involving the practice of surveying or engineering shall be stamped and signed by the appropriate design professional, who shall be registered in the Commonwealth of Massachusetts.*

**All plans, drawings, sketches, and calculations for the proposed project will be signed and stamped by the corresponding individual(s) responsible for their completion (design professional).**

*J. The Wetlands Bylaw, Town of Townsend, requires consideration of fisheries and wildlife. A discussion of the effect of the proposed project on these areas must be included.*

**As the proposed project is located entirely within an Estimated Habitat of Rare Wildlife, a filing with the NHESP has been made concurrently with this Notice of Intent filing.**

*K. The following information is to be shown on plans unless deemed unnecessary or waived by the Townsend Conservation Commission:*



- (1) Two-foot-interval contours based on mean sea level (NGVD).*
- (2) One-hundred-year flood elevations.*
- (3) Work limits.*
- (4) High water mark for all water bodies from best available data or observation with source noted.*
- (5) All aboveground structures, roadways, accessways and other visible physical alterations proposed.*
- (6) All below-ground alterations and structures, including utility lines, drainage structures, on-site septic systems, wells and storage tanks.*
- (7) Vegetated buffer of naturally occurring plant material: minimum 35 feet wide along all wetlands and water bodies.*
- (8) Location of temporary and permanent erosion control.*
- (9) For any project other than alterations to, or associated with, those for a single residential lot, the drainage basin in which the site is located shall be delineated on the locus plan, as well as any municipal water supply within that drainage basin.*
- (10) All wetlands, water bodies, ditches capable of carrying water and water supply within that drainage basin.*
- (11) Calculations shall be supplied for ten- and one-hundred-year interval storms. Methodology and information sources shall be supplied. Calculations should show predevelopment conditions and post-development conditions for comparative purposes.*

### **Acknowledged.**

#### **L. Fees.**

##### **1. Purpose**

*As provided by MGL c. 44 § 53G, the Townsend Conservation Commission may impose reasonable fees for the employment of outside consultants, engaged by the Conservation Commission, for specific expert services. Such services shall be deemed necessary by the Commission to come to a final decision on an application submitted to the Conservation Commission pursuant to the requirements of: the Wetlands Protection Act (MGL c. 131 § 40), the Townsend General Wetlands Bylaw (Ch. 138), Conservation Commission Act (MGL c. 40 § 8C), or any other state or municipal statute, bylaw or regulation, as they may be amended or enacted from time to time. The Conservation Commission may also impose fees for*

*other consultant services, related to application review, or permit conditioning or monitoring, under any of the above-referenced laws or regulations.*

**Acknowledged.**

**2. *Special account***

*Funds received pursuant to these rules shall be deposited with the Town Treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Conservation Commission without further appropriation as provided in MGL c. 44 § 53G. Expenditures from this account shall be made only in connection with a specific project or projects for which a consultant fee has been collected from the applicant. Expenditures of accrued interest may also be made for these purposes.*

**Acknowledged.**

**3. *Consultant services***

*Specific consultant services may include, but are not limited to, resource area survey and delineation, analysis of resource area values, hydrogeologic and drainage analysis, impacts on municipal conservation lands, and environmental or land use law. Services may also include on-site monitoring during construction, or other services related to the project deemed necessary by the Commission. The consultant shall be chosen by, and report only to, the Commission and/or its administrator.*

**Acknowledged.**

**4. *Notice***

*The Conservation Commission shall give written notice to the applicant of the selection of an outside consultant. Such notice shall state the identity of the consultant, the amount of the fee to be charged to the applicant, and a request for payment of said fee in its entirety. Such notice shall be deemed to have been given on the date it is delivered. No such costs or expenses shall be incurred by the applicant if the application or request is withdrawn within five days of the date notice is given.*

**Acknowledged.**

**5. *Payment of fee***

*The fee must be received prior to the initiation of consulting services. The Commission may request additional consultant fees if necessary review requires a larger expenditure than originally anticipated or new information requires additional consultant services. Failure by the applicant to pay the consultant fee specified by the Commission within 10 business days of the request for payment, or refusal of payment, shall be cause for the Commission to deny the application based on lack of sufficient information to evaluate whether the project meets applicable performance standards in 310 CMR 10.00 and the Townsend General Wetlands Bylaw or its regulations. An appeal stops the clock on the above deadline; the countdown resumes on the first business day after the appeal is either denied or upheld. A denial for lack of information may be based solely on the lack of the third party consultant review identified as necessary by the Commission. The Commission shall specify in its denial the nature of the information lacking which its chosen consultant would provide, e.g., the questions it needs answered.*

**Acknowledged.**

#### **6. Appeals**

*The applicant may appeal the selection of the outside consultant to the Board of Selectmen, which may only disqualify the outside consultant selected on the grounds that the consultant has a conflict of interest or does not possess the minimum required qualifications. The minimum qualifications shall consist of either an educational degree or three or more years of practice in the field at issue or a related field. Such an appeal must be in writing and received by the Board of Selectmen and a copy received by the Conservation Commission, so as to be received within 10 days of the date consultant fees were requested by the Conservation Commission. The required time limits for action upon the application shall be extended by the duration of the administrative appeal.*

**Acknowledged.**

#### **7. Return of unspent fees**

*When the Commission's review of a project is completed and an order of condition issued, any balance in the special account attributable to that project shall be returned within 30 days. The excess amount, including interest, shall be repaid to the applicant or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide*

*the Commission with appropriate documentation. A final report of said account shall be made available to the applicant or applicant's successor in interest.*

**Acknowledged.**

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# NOTIFICATION TO ABUTTERS

## Notification to Abutters Under the Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is Squannacook Greenways, Inc.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Townsend seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40)
- C. The address of the lot where the activity is proposed is Old Meetinghouse Road, Townsend MA
- D. Copies of the Notice of Intent may be examined at Dillis & Roy Civil Design Group, Inc.  
1 Main Street, Suite 1, Lunenburg, MA 01740  
between the hours of 8:00 am and 4:00 pm on the following days of the week: Monday – Friday  
For more information, call: (978) 779 – 6091.

Check One: This is the applicant , representative , or other  (specify) \_\_\_\_\_

- E. Copies of the Notice of Intent may be obtained (for a fee) from either (check one) the applicant , or the applicant's representative , by calling this telephone number (978) 779 – 6091 between the hours of 8:00 am and 4:00 pm on the following days of the week: Monday – Friday
- F. The public hearing will be held on **(TBD)**. A site walk may be scheduled at that time. If you have any questions regarding this information, you may call the  
Townsend Conservation Commission by calling (978-597-1700 ext. 1739).

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

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

NOTE: You may also contact your local Conservation Commission or the nearest Department of Environmental Protection Regional office for more information about this application or the Wetlands Protection Act.  
To contact DEP, call:

Central Region: 508-792-7650  
Southeast Region: 508-946-2800

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

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# SITE PHOTOGRAPHS



Old Meetinghouse Road  
(North of Squannacook River)



Old Meetinghouse Road  
(North of Squannacook River)



Old Meetinghouse Road  
(North of Squannacook River)



Old Meetinghouse Road  
(North of Squannacook River)



Old Meetinghouse Road  
(North of Squannacook River)

Old Meetinghouse Road  
(North of Squannacook River)





Old Meetinghouse Road  
(South of Squannacook River)



Old Meetinghouse Road  
(South of Squannacook River)



Old Meetinghouse Road  
(South of Squannacook River)



Old Meetinghouse Road  
(South of Squannacook River)

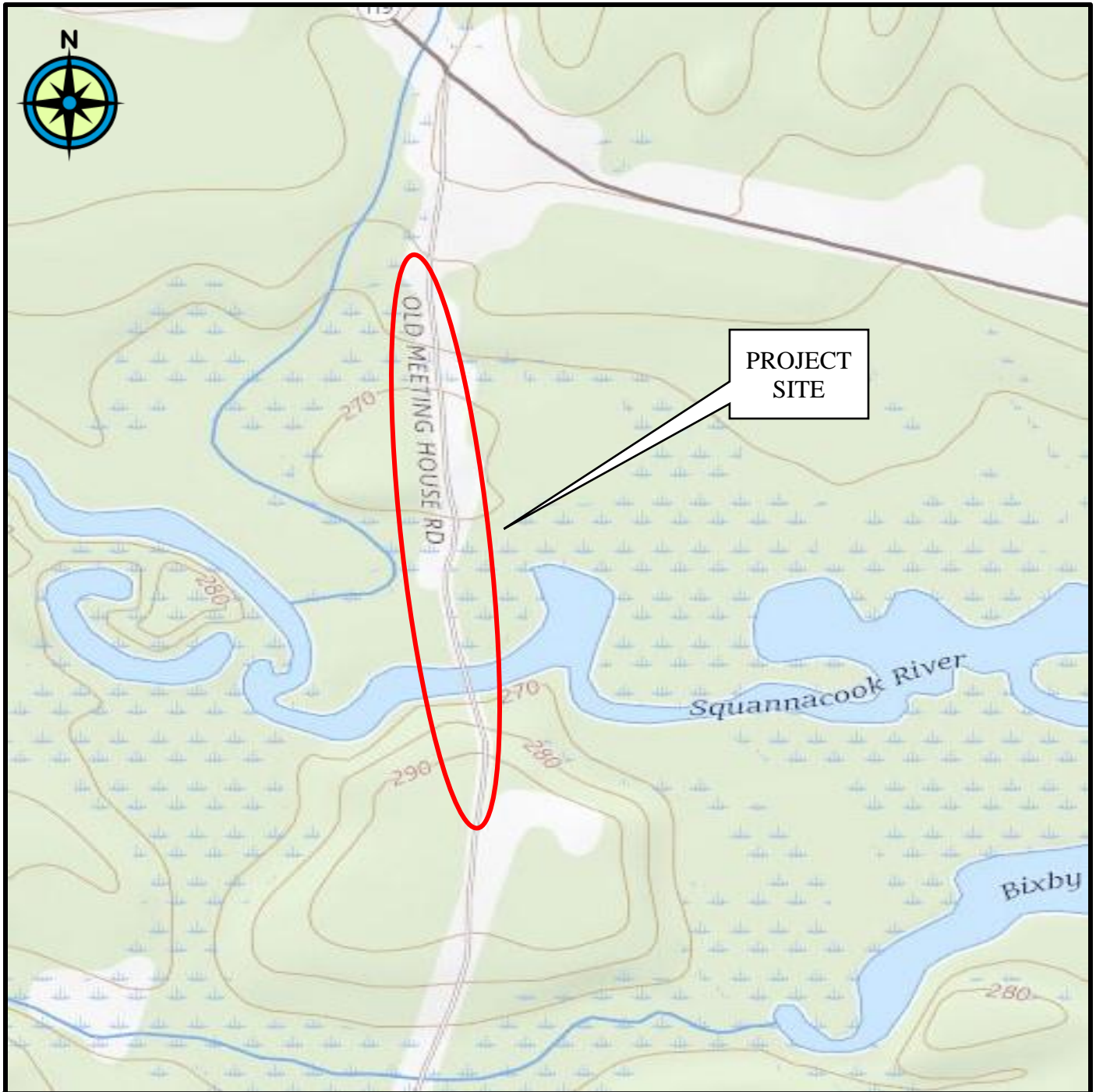


Old Meetinghouse Road  
(South of Squannacook River)



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# PLANS & DETAILS



**FIGURE 1 – LOCUS MAP**

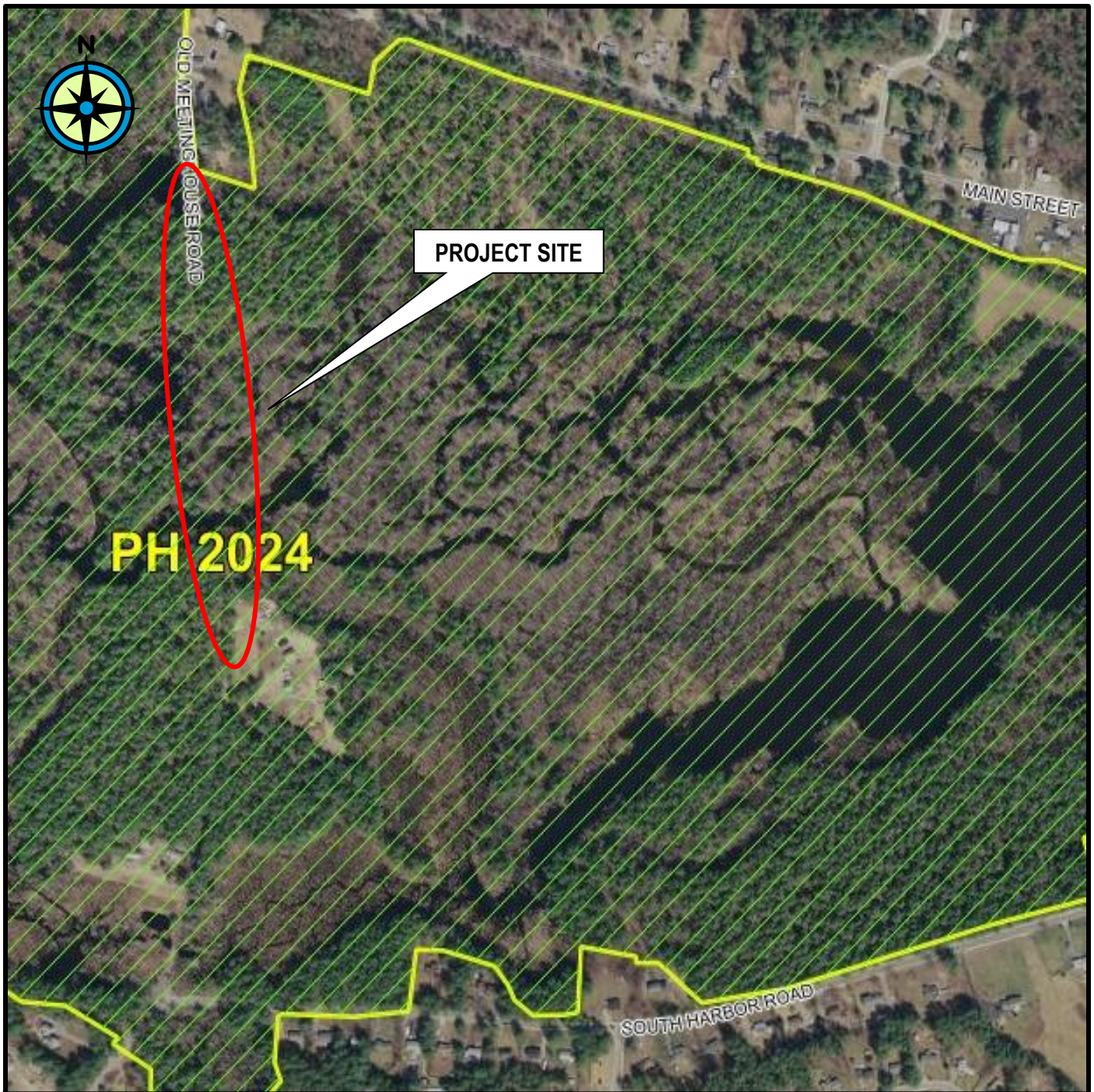
1' = 600'

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

**Prepared For:** Squannacook Greenways, Inc.  
 88 South Harbor Road  
 Townsend, MA 01469

**References:** USGS  
 Massachusetts Topographic Map





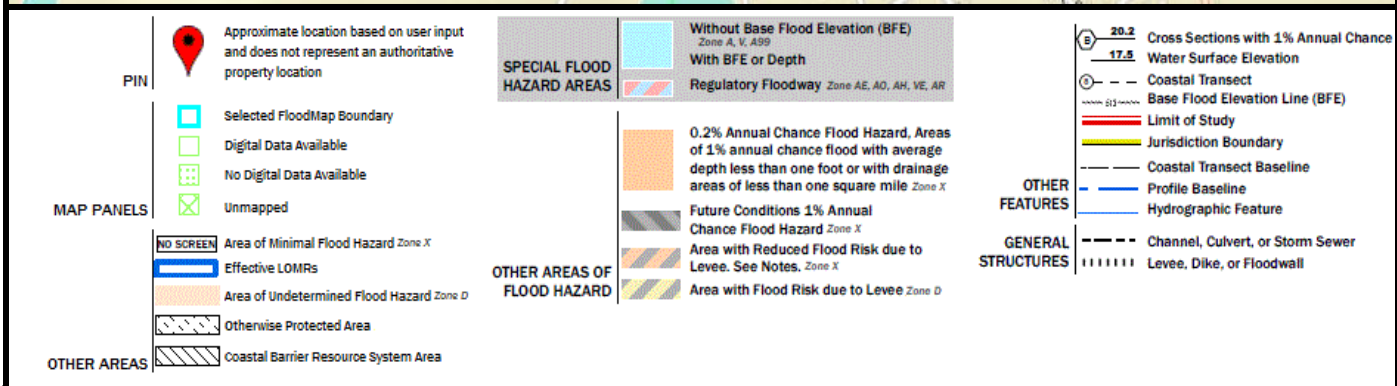
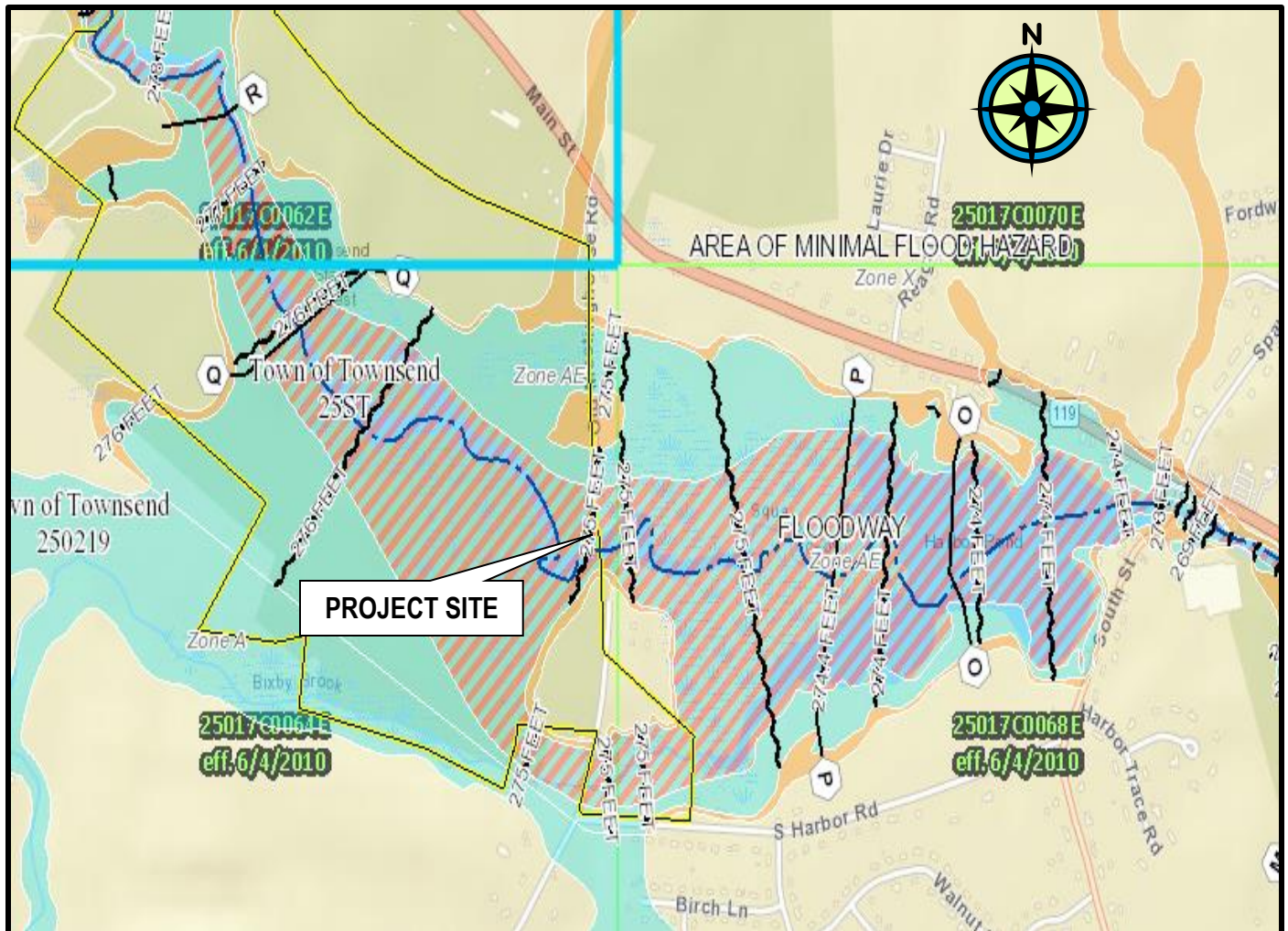
**FIGURE 2 – ENDANGERED SPECIES MAP**  
NOT TO SCALE

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

**Prepared For:** Squannacook Greenways, Inc.  
88 South Harbor Road  
Townsend, MA 01469

**References:** Massachusetts Natural Heritage  
Atlas (14<sup>th</sup> Edition)



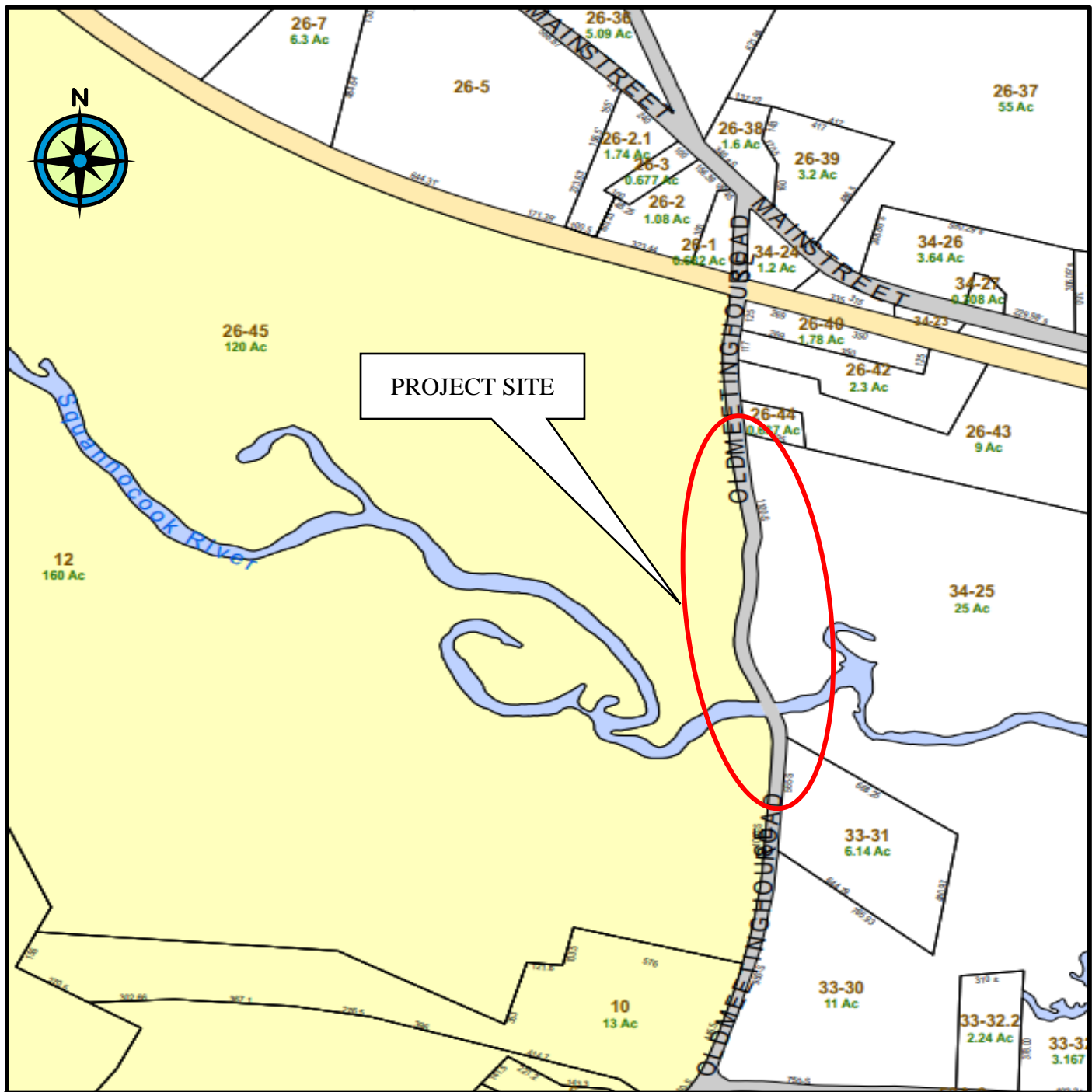


**FIGURE 3 – FLOOD MAP**  
NOT TO SCALE

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

**Prepared For:** Squannacook Greenways, Inc.  
88 South Harbor Road  
Townsend, MA 01469

**References:** FEMA National Flood Hazard  
Panel Number: 25017C0062E



**FIGURE 4 – ASSESSOR’S MAP**  
NOT TO SCALE

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

**Prepared For:** Squannacook Greenways, Inc.  
88 South Harbor Road  
Townsend, MA 01469