

# Notice of Intent

**2056 North Main Street  
Lancaster, MA**

**March 2021**

**Submitted to:  
Lancaster  
Conservation Commission  
701 Main Street  
Lancaster, MA 01523**

**Submitted by:  
Patrick Mulligan  
217 Main Street  
Groton, MA 01450**

**Prepared by:  
Goldsmith, Prest & Ringwall, Inc.  
39 Main Street, Suite 301  
Ayer, MA 01432**

**Project No:  
211003**





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Lancaster Notice of Intent Checklist

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Narrative / Cover Letter

## Appendix

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Assessor's Map

FEMA Firm Map No. 25027C0452E (Effective Date: July 14, 2011)

Locus Map 1"=1,000'

Site photos (2021-3-26)

Letter of Agent Authorization

Abutters Notification Form

Certified Abutters List

MassDEP NOI Wetland Fee Transmittal Form

## Attachments

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"Subsurface Sewage Disposal System - Upgrade - 2056 North Main Street, Lancaster, MA"  
*Prepared by Goldsmith, Prest & Ringwall, Inc. Last revised 3/31/21. Job No. 211003*



## NOTICE OF INTENT CHECKLIST

This Notice of Intent (NOI) check-list of required documentation are for those Notice of Intent applications not addressed in Section 7 of the Lancaster Wetland Bylaw regulations titled "Special Section: Large Land Development and Appurtances". Such an example is a NOI application for a single family house.

The following shall be shown on the site plan attached to the Notice of Intent application:

- The boundaries of all wetland resource areas (include bordering vegetated wetland, bordering land subject to flooding, potential certified or un-certified vernal pool, isolated land subject to flooding). All demarcation flags must be located by survey in the field and shown on the plan.
- The name and contact number of the person doing the delineation and their wetland report accompanied by a brief summary of their qualifications.
- All wetland resource set-back lines (25 foot no-disturb, 50 foot buffer, 100 foot buffer, 200 river front area from perennial or intermittent stream).
- Existing contour information and proposed grading; shall include clear depiction of slopes over 12% within 50 feet of the 100-foot buffer zone or 200-foot riverfront area.
- Existing site conditions and proposed changes, including structures, pavement, landscaping, proposed underground utilities and existing underground utilities, wells, septic tank and leach field locations within 50 feet of the 100 foot buffer or 200 foot riverfront area to perennial or intermittent stream, retaining walls, and building overhangs.
- All erosion and sediment control measures.
- Pre and post development overstory tree line within the jurisdictional area (which is the 100 foot Buffer Zone or the 200 foot Riverfront Area).
- The boundaries of the Areas of Critical Environmental Concern or Natural Heritage and Endangered Species Program Priority/Estimated Habitat within 50 feet of the property line.  
-None on site.
- A minimum of three recent photographs of the site.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

MassDEP File Number
Document Transaction Number
Lancaster
City/Town

# WPA Form 3 – Notice of Intent

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

**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):

2056 North Main Street	Lancaster	01523
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	-71.6991	42.4816
	d. Latitude	e. Longitude
24	34	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

----	----	
a. First Name	b. Last Name	
Patrick Mulligan		
c. Organization		
217 Main Street		
d. Street Address		
Groton	MA	01720
e. City/Town	f. State	g. Zip Code
----	----	----
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

----	----	
a. First Name	b. Last Name	
GOLDSMITH, PREST & RINGWALL, INC.		
c. Company		
39 MAIN STREET, SUITE 301		
d. Street Address		
AYER	MA	01432
e. City/Town	f. State	g. Zip Code
978-772-1590	978-772-1591	LTIV@GPR-INC.COM
h. Phone Number	i. Fax Number	j. Email address

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

\$110.00	\$42.50	\$67.50
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:

See project narrative.

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)

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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:

Worcester

a. County

57854

c. Book

----

b. Certificate # (if registered land)

181

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 ---- 3. cubic yards dredged	---- 2. square feet

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

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

<u>      </u>	<u>      </u>	<u>      </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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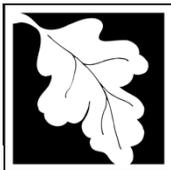
City/Town

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

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

Online Users:  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	----- 1. square feet	----- 2. cubic yards dredged
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	----- 1. square feet	----- 2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	----- 1. square feet	----- 2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	----- 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	----- 1. square feet	
h. <input type="checkbox"/> Salt Marshes	----- 1. square feet	----- 2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	----- 1. square feet	
	----- 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	----- 1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	----- 1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	----- 1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	----- a. square feet of BVW	----- b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings	----- a. number of new stream crossings	----- b. number of replacement stream crossings



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### 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

- 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**

\_\_\_\_\_  
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\*

- Percentage/acreage of property to be altered:
 

(a) within wetland Resource Area	_____
	percentage/acreage
(b) outside Resource Area	_____
	percentage/acreage
- Assessor's Map or right-of-way plan of site

- 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 \*\*
  - Project description (including description of impacts outside of wetland resource area & buffer zone)
  - Photographs representative of the site

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

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

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



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

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).  
 Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

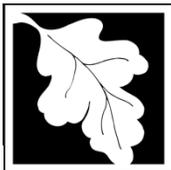
Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744  
 Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

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

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

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

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



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**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.
 

<u>Subsurface Sewage Disposal System- Upgrade - 2056 North Main Street, Lancaster, MA</u>	
a. Plan Title	
<u>Goldsmith, Prest &amp; Ringwall, Inc.</u>	<u>Nicholas M. Pauling</u>
b. Prepared By	c. Signed and Stamped by
<u>3/30/2021</u>	<u>1" = 20'</u>
d. Final Revision Date	e. Scale
<u>March 2021</u>	
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:

<u>273</u>	<u>3/29/21</u>
2. Municipal Check Number	3. Check date
<u>272</u>	<u>3/29/21</u>
4. State Check Number	5. Check date
<u>Patrick</u>	<u>Mulligan</u>
6. Payor name on check: First Name	7. Payor name on check: Last Name



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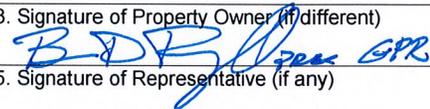
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**F. Signatures and Submittal Requirements**

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	<i>FROM GPR AS AGENT FOR OWNER</i> 2. Date <u>3/30/21</u>
3. Signature of Property Owner (if different)	4. Date
 5. Signature of Representative (if any)	6. Date <u>3/30/21</u>

**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.



NARRATIVE  
to accompany  
NOTICE OF INTENT  
2056 North Main Street  
Lancaster, MA

**GENERAL**

The project site is a 0.71± acres lot known as map 24, parcel 34 under the town of Lancaster assessor's office. The purpose of the proposed project is the construction of a upgrade septic system and relocation of existing water service line within the buffer limit of Bordering Vegetated Wetland (BVW) due to a failed septic system.

**JURISDICTION**

The subject resource area is a hydrologically connected Bordering Vegetated Wetland (BVW) and its associated buffer zone. The edge of wetland area is delineated by Goldsmith, Prest & Ringwall, Inc. on March 29, 2021.

Bordering Vegetated Wetland (310 CMR 10.55)

The Bordering Vegetated Wetland (BVW) area is located on the northeastern portion of the project site. The BVW is associated with a drainage ditch running parallel to North Main Street at the front of the project site and then curving to the west along the northern property line. Wetland flagging delineating the limits of the wetlands associated with this drainage ditch have been survey located and are shown on the site plan for this project. Said drainage is within a drainage easement originally created for Colony Lane in 1967.

**PROPOSED WORK**

The work proposed for this application is for the construction of an upgrade septic system to replace the existing system on the site. The new leach field is to be located in the same general area of the existing leach field. Based on site conditions and the location of the building sewer which runs under the slab for the basement. The intent is to preserve the gravity flow from the house to the new septic tank located in the area of the current tank, and to allow the tank to flow by gravity to the septic leach field. By employing an Innovative/Alternative (IA) septic design by Presby, which pre-treats the effluent before it is discharged into the ground, we were able to reduce the required offset to seasonal high groundwater to 2' per the Presby remedial use approval letter and design guidelines. The use of the I/A system allows for a limited amount of disturbance in the buffer zone.

Erosion control measures are shown on the plan which also coincide with the limit of clearing for the site. Clearing shown is limited to those areas where grading is needed for the system and fill slopes associated with the system.

**CONCLUSION**

We are confident that the erosion control measures shown on the attached plan will successfully mitigate potential adverse impacts to the wetland resource area shown on the project site.

Erosion control measures will be furnished, installed and maintained through the duration of the project to prevent the conveyance of sediment into environmentally sensitive areas. Disturbed areas will be stabilized upon completion of work and in the event that intense rainfall is expected, reinforcing control measures will be installed as needed. Erosion control measures will remain in place until all disturbed areas have been stabilized.



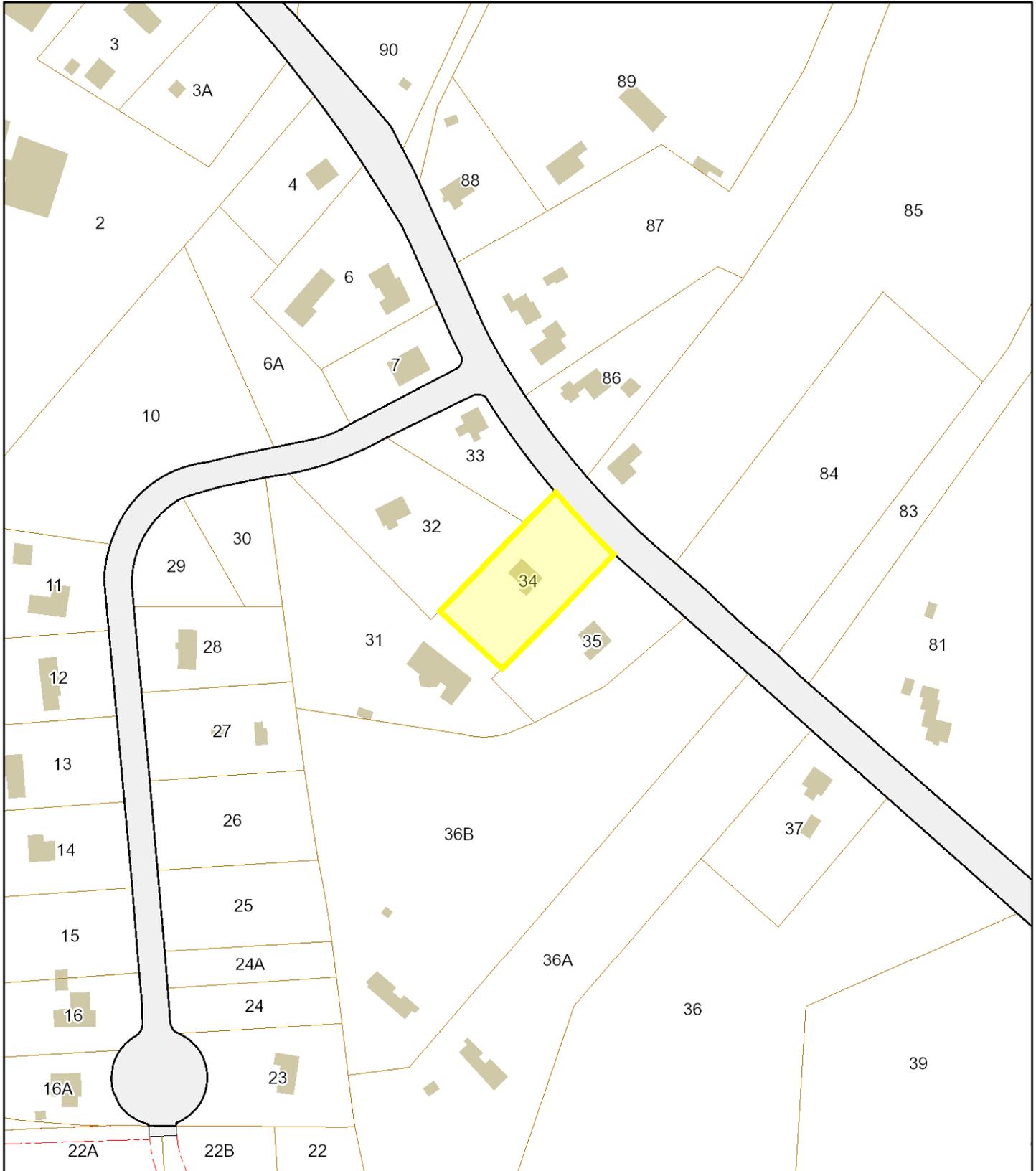
# 2056 North Main St

Lancaster, MA

1 inch = 200 Feet



March 29, 2021



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



# National Flood Hazard Layer FIRMette

71°42'18"W 42°29'7"N



## Legend

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

**SPECIAL FLOOD HAZARD AREAS**



0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*



**OTHER AREAS OF FLOOD HAZARD**

**OTHER AREAS**



**GENERAL STRUCTURES**



**CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION**



**OTHER FEATURES**



**MAP PANELS**



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/29/2021 at 12:41 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.

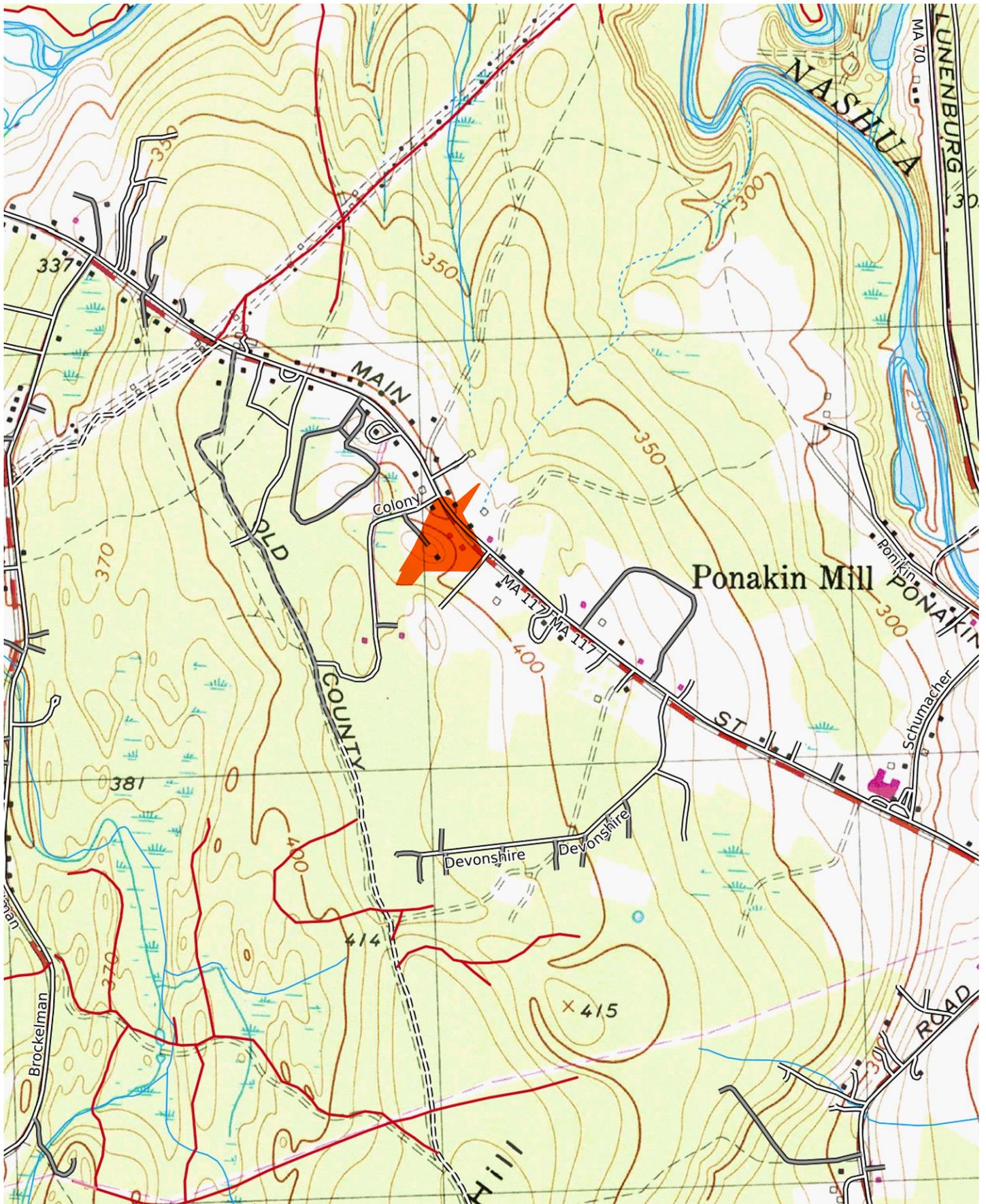
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



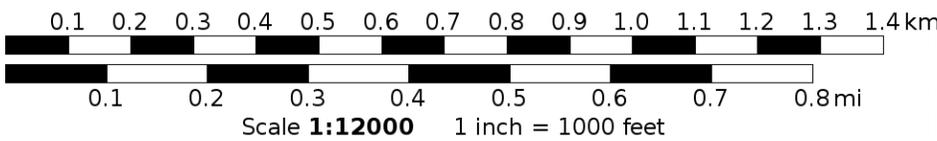
71°41'40"W 42°28'40"N

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020





Mercator Projection  
 WGS84  
 USNG Zone 19TBH  
 CALTOPO



N  
 MN  
 -14°





STANDING ON NORTH MAIN STREET LOOKING NORTH



STANDING NEAR THE DRAINAGE DITCH LOOKING FURTHER NORTH



STANDING ON NORTH MAIN STREET LOOKING SOUTH



March 1, 2021

**Subject: 2056 North Main Street  
Lancaster, MA 01523  
Tax Map 24, Parcel 34**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed Subsurface Sewage Disposal System Upgrade at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,



Patrick Mulligan  
217 Main Street  
Groton, MA 01450

Copy: Goldsmith, Prest & Ringwall, Inc.  
Project #211003



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 **PATRICK MULLIGAN**.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **LANCASTER**, seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act ( General Laws Chapter 131, Section 40).

The address of the lot where the activity is proposed is **2056 NORTH MAIN STREET, LANCASTER, MA**.

- D. Copies of the Notice of Intent may be examined at Goldsmith, Prest & Ringwall, Inc.'s office between the hours of 8 AM and 5 PM on the following days of the week: Monday through Friday. For more information, call: (978) 772-1590.

Check one: This is the:            applicant,      **X**  representative, or other (specify):

- E. Copies of the Notice of Intent may be obtained from either (check one): the applicant, or   **X**  the applicant's representative by calling this telephone number (978) 772-1590 between the hours of 9 AM and 5 PM on the following days of the week: Monday through Friday.
- F. Information regarding the date, time, and place of the public hearing may be obtained from the Commission's office or by calling this number (978) 456-4106 between the hours of 9 AM and 11 AM on the following days of the week: Tuesday and Thursday.  
Check one: This is the            applicant,            representative, or other (specify):  
**LANCASTER CONSERVATION COMMISSION**

NOTE: Notice of the public hearing, including its date, time, and place will be published at least five (5) days in advance in the:   **THE ITEM**    
(Name of 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
Northeast Region:	(978) 661-7600
Southeast Region:	(508) 946-2800
Western Region:	(413) 784-1100

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# 300 foot Abutters List Report

Lancaster, MA

March 29, 2021

## Subject Property:

Parcel Number: 024-0034.0  
CAMA Number: 024-0034.0  
Property Address: 2056 NO MAIN ST

Mailing Address: BRENNAN MICHAEL G  
2056 NO MAIN ST  
LANCASTER, MA 01523

---

## Abutters:

Parcel Number: 024-0006.A  
CAMA Number: 024-0006.A  
Property Address: 0 NO MAIN ST

Mailing Address: 2176 MAIN ST LLC  
53 BRADBURY RD  
LANCASTER, MA 01523

Parcel Number: 024-0007.0  
CAMA Number: 024-0007.0  
Property Address: 2086 NO MAIN ST

Mailing Address: SAVARD PAULA K ABERMAN TRACEY V  
& SULLIVAN TARA K  
2086 NO MAIN ST  
LANCASTER, MA 01523

Parcel Number: 024-0027.0  
CAMA Number: 024-0027.0  
Property Address: 0 COLONY LN

Mailing Address: BARCK JOHN & NANCY B  
74 COLONY LN  
LANCASTER, MA 01523

Parcel Number: 024-0028.0  
CAMA Number: 024-0028.0  
Property Address: 74 COLONY LN

Mailing Address: BARCK JOHN T & NANCY B  
74 COLONY LN  
LANCASTER, MA 01523

Parcel Number: 024-0030.0  
CAMA Number: 024-0030.0  
Property Address: 0 COLONY LN

Mailing Address: LANCASTER TOWN OF  
701 MAIN ST SUITE 1  
LANCASTER, MA 01523

Parcel Number: 024-0031.0  
CAMA Number: 024-0031.0  
Property Address: 28 COLONY LN

Mailing Address: DAVIS DEREK & EDWARD C TRS NALA  
REALTY TRUST  
PO BOX 2066  
FRAMINGHAM, MA 01702

Parcel Number: 024-0032.0  
CAMA Number: 024-0032.0  
Property Address: 20 COLONY LN

Mailing Address: CUNNINGHAM RICHARD & CAROL J  
20 COLONY LN  
LANCASTER, MA 01523

Parcel Number: 024-0033.0  
CAMA Number: 024-0033.0  
Property Address: 2078 NO MAIN ST

Mailing Address: SELESKY JONATHAN A & AMBER R  
2078 MAIN ST  
LANCASTER, MA 01523

Parcel Number: 024-0035.0  
CAMA Number: 024-0035.0  
Property Address: 2042 NO MAIN ST

Mailing Address: PHALON ROBERT J  
105 NEW ESTATE RD  
LITTLETON, MA 01460

Parcel Number: 024-0036.A  
CAMA Number: 024-0036.A  
Property Address: 2020 NO MAIN ST

Mailing Address: HALL ERIC C & WENDY L  
2020 NO MAIN ST  
LANCASTER, MA 01523



www.cai-tech.com

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



# 300 foot Abutters List Report

Lancaster, MA

March 29, 2021

Parcel Number: 024-0036.B  
CAMA Number: 024-0036.B  
Property Address: 2036 NO MAIN ST

Mailing Address: TAYLOR JAMES J & TISHA L  
162 STEVENS RD  
SWANVILLE, ME 04915-4417

Parcel Number: 024-0083.0  
CAMA Number: 024-0083.0  
Property Address: 0 PONA KIN RD

Mailing Address: MELONE ANTHONY J & DANIEL G TR  
PONA KIN VALE REALTY TRUST  
77 WHITE POND RD P O BOX 176  
STOW, MA 01775

Parcel Number: 024-0084.0  
CAMA Number: 024-0084.0  
Property Address: 0 NO MAIN ST

Mailing Address: ROCKEL KEITH  
79 BIGELOW RD  
LANCASTER, MA 01523

Parcel Number: 024-0085.0  
CAMA Number: 024-0085.0  
Property Address: 2061 NO MAIN ST

Mailing Address: SHEPARD GARY A & SHARON L  
2061 MAIN ST  
LANCASTER, MA 01523

Parcel Number: 024-0086.0  
CAMA Number: 024-0086.0  
Property Address: 2069 NO MAIN ST

Mailing Address: SAMUELSON HEATH R & STEPHANIE S  
2069 NO MAIN ST  
LANCASTER, MA 01523

Parcel Number: 024-0087.0  
CAMA Number: 024-0087.0  
Property Address: 2081 NO MAIN ST

Mailing Address: MOREIRA MARIA C  
237 BROCKELMAN RD  
LANCASTER, MA 01523



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3/29/2021

Page 2 of 2



**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:

2056 North Main Street  
 a. Street Address  
 Lancaster  
 b. City/Town  
 272  
 c. Check number  
 \$42.50  
 d. Fee amount

2. Applicant Mailing Address:

Patrick  
 a. First Name  
 Mulligan  
 b. Last Name  
 ----  
 c. Organization  
 217 Main Street  
 d. Mailing Address  
 Groton  
 e. City/Town  
 MA  
 f. State  
 01450  
 g. Zip Code  
 ----  
 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

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

**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.

