



Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

June 30, 2023

Conservation Commission  
Town House  
Plympton, MA 02367

RE: Notice of Intent – 106 County Road  
Owner: B2B-SP1, LLC

Dear Commission Members:

On behalf of the owner, we hereby submit this Notice of Intent application for the proposed project at the above referenced address. The project proposes to install 46 storage containers with a crushed stone area in the rear of the site. Enclosed please find the following:

1. Three copies of the Notice of Intent application and WPA Form 3
2. Three copies of the Site Plan
3. Certified abutters list
4. \$262.50 check payable to the Town of Plympton – Notice of Intent Fee
5. \$3,279.50 check payable to the Town of Plympton – Bylaw Fee (4.f. \$900 plus \$0.25/sf x 9,518 sf)
6. \$45.00 check payable to the Town of Plympton – Advertisement Fee

If you have any questions please do not hesitate to call.

Sincerely,  
GRADY CONSULTING, L.L.C.

Paul Seaberg  
Project Manager  
cc.

Jessie Gilton  
B2B-SP1, LLC  
30 Brackett Road  
Rye, NH 03870

Department of Environmental Protection  
Southeast Regional Office  
20 Riverside Drive  
Lakeville, MA 02347

## **Project Narrative**

The project site is located at 106 County Road, Assessors Parcel 4-3-7 and the lot area is approximately 175,642 sf. The site consists of an existing storage facility with 8 storage unit buildings and paved vehicular access areas. There is a bordering vegetative wetland located to the southwest of the developed site and existing chain link fence that surrounds the developed area. There is an area of undisturbed land located on the southerly end of the site that consists of grass and wooded area.

The applicant is proposing to add 46 relocatable storage units located on a crushed stone area. The proposed storage unit area located within the 100' buffer zone is approximately 4,005 sf and the proposed crushed stone area located within the 100' buffer zone is approximately 5,513 sf. All the proposed work is located outside of the 50' no alteration area and within lawfully previously developed area. There is a silt sock erosion control barrier located between the resource area and proposed work. The closest area of the limit of work to the resource area is 50'.



TOWN OF PLYMPTON

5 Palmer Road  
Plympton, MA 02367  
T: 781.585.3227  
F: 781.582.1505

assessor@plymptontown.org

Board of Assessors

Ethan C. Stiles  
Jocelyn A. Anderson  
Dean Jafferian

**REQUEST FOR CERTIFIED ABUTTERS LIST**

PARCEL MAP 4 BLOCK 3 LOT 7

PROPERTY ADDRESS 106 County Road

PROPERTY OWNER B2B-SP1

CONTACT PERSON Paul Seberg TELEPHONE# 781-585-2300

EMAIL ADDRESS paul@gradyconsulting.com

MAILING ADDRESS 71 Evergreen Street, Suite 1, Kingston MA 02364

SIGNATURE *Paul Seberg* DATE 6/23/23

PAYMENT OF \$35.00 VIA CHECK FOR EACH PARCEL REQUESTED  
PAYABLE TO "TOWN OF PLYMPTON"

- 100'- Board of Selectmen
- 200'- Conservation Commission
- 200'- Wetlands Protection Bylaw
- 300'- Zoning Board of Appeals
- 300'- Planning Board

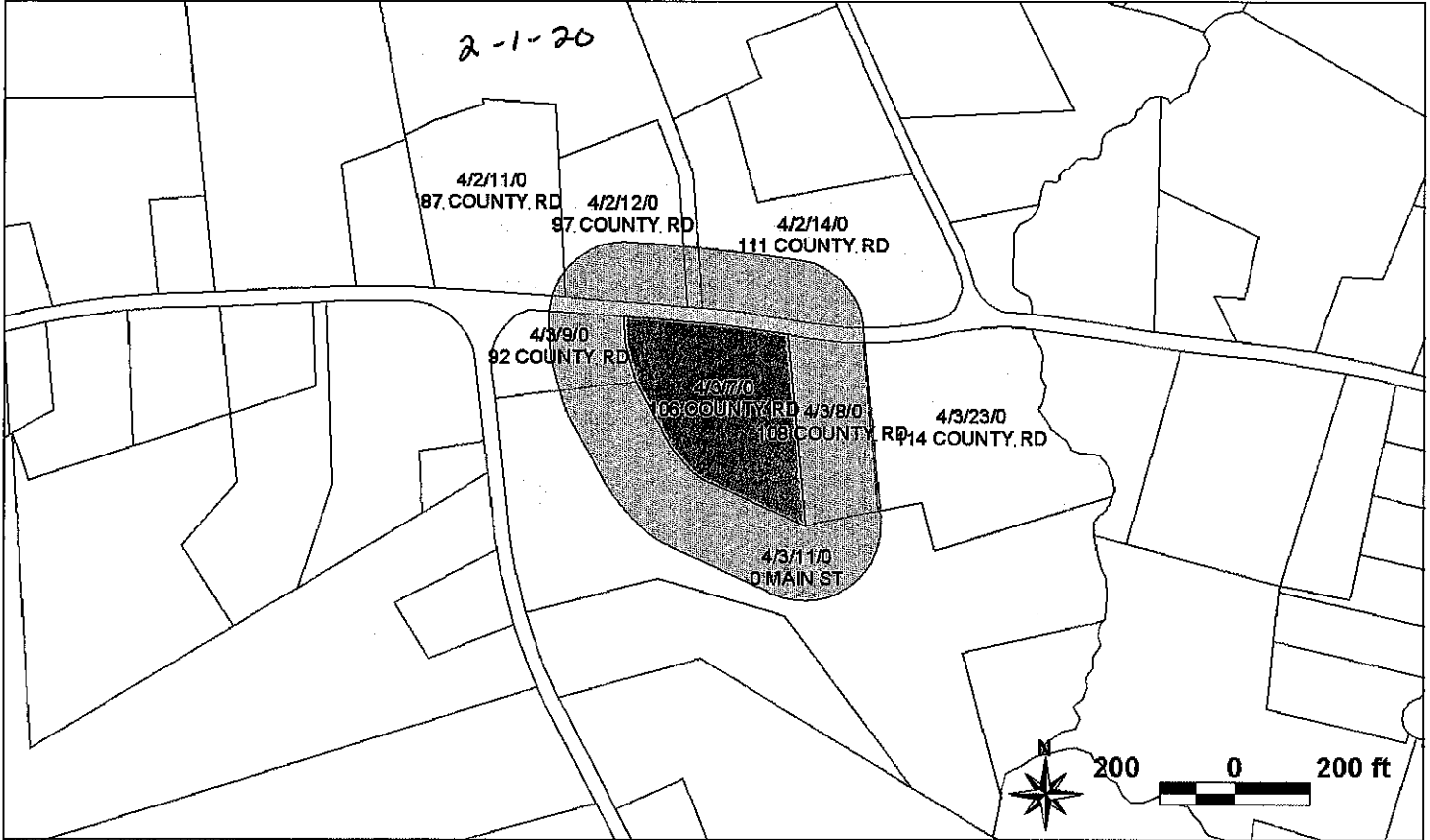
CERTIFIED LIST OF ABUTTERS

The attached abutters list has been prepared under MGL Chapter 40A§11 to certify that at the time of the last assessment for taxation made by the Town of Plympton, the names and addresses provided are the assessed abutting owners based on the distance noted above to the parcel of land requested above.

*Wendy Jones* Date 6/27/23  
Wendy Jones, Assistant Assessor

TOWN OF PLYMPTON, MA  
 BOARD OF ASSESSORS  
 5 PALMER RD

Abutters List Within 200 feet of Parcel 4/3/7/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2751	2-1-1-0-R <i>2-1-20</i>	SHEEHAN MAUREEN T TR S/O EIGHT MATES, LLC	1 COUNTY RD	PO BOX K	KINGSTON	MA	02364
2197	2-1-13-0-R	SHEEHAN MAUREEN T TR S/O EIGHT MATES, LLC	5 COUNTY RD	PO BOX K	KINGSTON	MA	02364
2122	4-2-11-0-R	LARSEN, HENRY C & SHARON K, TTE HENRY C LARSEN 2002 REV TRUST	87 COUNTY RD	110 COLLEGE POND RD	PLYMOUTH	MA	02360
2123	4-2-12-0-R	SIGEL ERIC TR T WHEELS REALTY TRUST	97 COUNTY RD	P O BOX 784	EAST ORLEANS	MA	02643
2124	4-2-14-0-R	BOWERS MICHAEL COSTELLO KATELYN	111 COUNTY RD	111 COUNTY RD	PLYMPTON	MA	02367
2130	4-3-7-0-R	B2B-SP1, LLC	106 COUNTY RD	30 BRACKETT RD	RYE	NH	03870
2131	4-3-8-0-R	AIGUIER BRENDAN GIORDANO HEATHER	108 COUNTY RD	108 COUNTY RD	PLYMPTON	MA	02367
2132	4-3-9-0-R	LAPORTE BRENDAN BRUNDIGE NICHOLE	92 COUNTY RD	92 COUNTY RD	PLYMPTON	MA	02367
2133	4-3-11-0-E	PLYMPTON TOWN	0 MAIN ST	5 PALMER RD	PLYMPTON	MA	02367
2140	4-3-23-0-R	FEDERAL NATIONAL MORTGAGE ASSOC S/O SNOW DAVID	114 COUNTY RD	46 CYRIL AVE	PEMBROKE	MA	02359

2-1-1-0-R  
*2-1-20*

SHEEHAN MAUREEN T TR  
S/O EIGHT MATES, LLC  
PO BOX K  
KINGSTON, MA 02364

4-2-12-0-R

SIGEL ERIC TR  
T WHEELS REALTY TRUST  
P O BOX 784  
EAST ORLEANS, MA 02643

4-3-8-0-R

AIGUIER BRENDAN  
GIORDANO HEATHER  
108 COUNTY RD  
PLYMPTON, MA 02367

4-3-23-0-R

FEDERAL NATIONAL MORTGAGE ASSOC  
S/O SNOW DAVID  
46 CYRIL AVE  
PEMBROKE, MA 02359

2-1-13-0-R

SHEEHAN MAUREEN T TR  
S/O EIGHT MATES, LLC  
PO BOX K  
KINGSTON, MA 02364

4-2-14-0-R

BOWERS MICHAEL  
COSTELLO KATELYN  
111 COUNTY RD  
PLYMPTON, MA 02367

4-3-9-0-R

LAPORTE BRENDAN  
BRUNDIGE NICHOLE  
92 COUNTY RD  
PLYMPTON, MA 02367

4-2-11-0-R

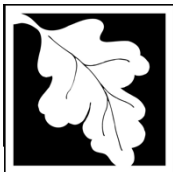
LARSEN, HENRY C & SHARON K, TTE  
HENRY C LARSEN 2002 REV TRUST  
110 COLLEGE POND RD  
PLYMOUTH, MA 02360

4-3-7-0-R

B2B-SP1, LLC  
30 BRACKETT RD  
RYE, NH 03870

4-3-11-0-E

PLYMPTON TOWN  
5 PALMER RD  
PLYMPTON, MA 02367



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number
Document Transaction Number
Plympton
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>106 Conty Road</u> a. Street Address	<u>Plympton</u> b. City/Town	<u>02367</u> c. Zip Code
<u>Latitude and Longitude:</u>		
<u>4</u> f. Assessors Map/Plat Number	<u>41.987610</u> d. Latitude	<u>-70.804915</u> e. Longitude
	<u>3-7</u> g. Parcel /Lot Number	

2. Applicant:

<u>B2B-SP1 C/O Jessie Gilton</u> c. Organization	<u>30 Brackett Road</u> d. Street Address	<u>Rye</u> e. City/Town	<u>NH</u> f. State	<u>03870</u> g. Zip Code
<u>617-820-8443</u> h. Phone Number	<u></u> i. Fax Number	<u>Jessie.gilton@gmail.com</u> j. Email Address		

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

(same)

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

4. Representative (if any):

<u>Paul</u> a. First Name	<u>Seaberg</u> b. Last Name	
<u>Grady Consulting LLC</u> c. Company		
<u>71 Evergreen Street, Suite 1</u> d. Street Address		
<u>Kingston</u> e. City/Town	<u>MA</u> f. State	<u>02364</u> g. Zip Code
<u>781-585-2300</u> h. Phone Number	<u></u> i. Fax Number	<u>paul@gradyconsulting.com</u> j. Email address

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

<u>\$500.00</u> a. Total Fee Paid	<u>\$237.50</u> b. State Fee Paid	<u>\$262.50</u> c. City/Town Fee Paid
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# 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

Plympton  
City/Town

## A. General Information (continued)

6. General Project Description:

Proposed relocatable storage units and crushed stone pad

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:

Plymouth

a. County

49451

c. Book

b. Certificate # (if registered land)

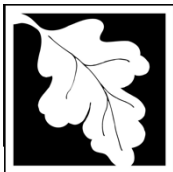
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d. Page Number

## 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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Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Plympton
City/Town

**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	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:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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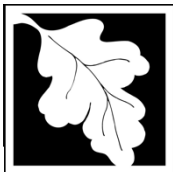
5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

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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Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Plympton  
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.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

\_\_\_\_\_

a. square feet of BVW

\_\_\_\_\_

b. square feet of Salt Marsh

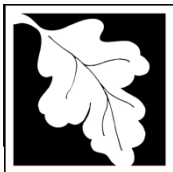
5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



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

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Plympton	
City/Town	

## 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**

- 2023 \_\_\_\_\_  
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 \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

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

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

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



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Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Plympton

City/Town

### 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:

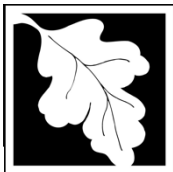
Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

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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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

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- 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.

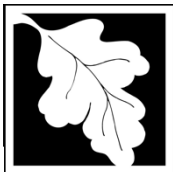
**D. Additional Information**

- 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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
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Document Transaction Number
Plympton
City/Town

## 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.

Site Plan	
a. Plan Title	
Grady Consulting LLC	Kevin Grady, P.E.
b. Prepared By	c. Signed and Stamped by
June 19, 2023	as shown
d. Final Revision Date	e. Scale
f. Additional Plan or Document Title	g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

10967	6/29/23
2. Municipal Check Number	3. Check date
10972	6/29/23
4. State Check Number	5. Check date
Grady Consulting LLC	Grady
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Plympton

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Jessie W. Gutton  
1. Signature of Applicant

6/26/2023  
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:

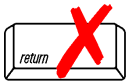
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:**

<u>106 County Road</u>	<u>Plympton</u>
a. Street Address	b. City/Town
<u>10972</u>	<u>\$237.50</u>
c. Check number	d. Fee amount

**2. Applicant Mailing Address:**

<u>B2B-SP1 C/O Jessie Gilton</u>		<u>NH</u>		<u>03870</u>	
c. Organization		f. State		g. Zip Code	
<u>30 Brackett Road</u>					
d. Mailing Address					
<u>Rye</u>		<u>NH</u>		<u>03870</u>	
e. City/Town		f. State		g. Zip Code	
<u>617-820-8443</u>	<u></u>	<u>Jessie.gilton@gmail.com</u>		<u></u>	
h. Phone Number	i. Fax Number	j. Email Address			

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

<u>(same)</u>		<u></u>		<u></u>	
a. First Name		b. Last Name			
<u></u>					
c. Organization					
<u></u>					
d. Mailing Address					
<u></u>		<u></u>		<u></u>	
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			

**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.	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$500.00
<b>Step 6/Fee Payments:</b>			
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.)



DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/29/2023		106 County Road - NOI Fee		262.50
<b>DATE</b> 06/29/23			<b>VENDOR</b> Town of Plympton - Conservation Commissio	<b>TOTAL</b> 262.50

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

**GRADY CONSULTING, LLC**

71 EVERGREEN STREET, SUITE 1  
 KINGSTON, MA 02364  
 781-585-2300

**South Shore Bank**  
 1530 Main Street  
 Weymouth, MA 02190

53-7144/2113

PAY **Two Hundred Sixty Two and 50/100**

DATE	AMOUNT
06/29/23	10967 \$262.50

TO THE ORDER OF **TOWN OF PLYMPTON - CONSERVATION COMMISSION**  
**5 PALMER ROAD**  
**PLYMPTON MA 02367-0239**



*Handwritten signature*

AUTHORIZED SIGNATURE

Security features included. Details on back.

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/29/2023		106 County Road - NOI Fee		262.50
<b>DATE</b> 06/29/23			<b>VENDOR</b> Town of Plympton - Conservation Commissio	<b>TOTAL</b> 262.50

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/29/2023		106 County Road - NOI Bylaw Fee		3,279.50
<b>DATE</b> 06/29/23			<b>VENDOR</b> Town of Plympton - Conservation Commissio	<b>TOTAL</b> 3,279.50

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

**GRADY CONSULTING, LLC**

71 EVERGREEN STREET, SUITE 1  
 KINGSTON, MA 02364  
 781-585-2300

**South Shore Bank**  
 1530 Main Street  
 Weymouth, MA 02190

53-7144/2113

PAY **Three Thousand Two Hundred Seventy Nine and 50/100** DATE 06/29/23 AMOUNT 10968 \$3,279.50

TO THE ORDER OF **TOWN OF PLYMPTON - CONSERVATION COMMISSION  
 5 PALMER ROAD  
 PLYMPTON MA 02367-0239**



*Handwritten signature*

AUTHORIZED SIGNATURE

Security features included. Details on back.

MP

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/29/2023		106 County Road - NOI Bylaw Fee		3,279.50
<b>DATE</b> 06/29/23			<b>VENDOR</b> Town of Plympton - Conservation Commissio	<b>TOTAL</b> 3,279.50

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/29/2023		106 County Road, Plympton - NOI Fee		237.50
<b>DATE</b> 06/29/23			<b>VENDOR</b> Commonwealth of Massachusetts	<b>TOTAL</b> 237.50

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

**GRADY CONSULTING, LLC**

71 EVERGREEN STREET, SUITE 1  
KINGSTON, MA 02364  
781-585-2300

**South Shore Bank**  
1530 Main Street  
Weymouth, MA 02190

53-7144/2113

PAY **Two Hundred Thirty Seven and 50/100**

DATE	AMOUNT
06/29/23	10972 \$237.50

TO THE ORDER OF **COMMONWEALTH OF MASSACHUSETTS  
DEP  
BOX 4062  
BOSTON MA 02211**



*[Handwritten Signature]*

AUTHORIZED SIGNATURE

Security features included. Details on back.



DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/29/2023		106 County Road, Plympton - NOI Fee		237.50
<b>DATE</b> 06/29/23			<b>VENDOR</b> Commonwealth of Massachusetts	<b>TOTAL</b> 237.50

**WETLAND SUMMARY FORM**

**GENERAL SITE INFORMATION**

DATE: 05/16/23

SITE: 106 County Road - Plympton, MA

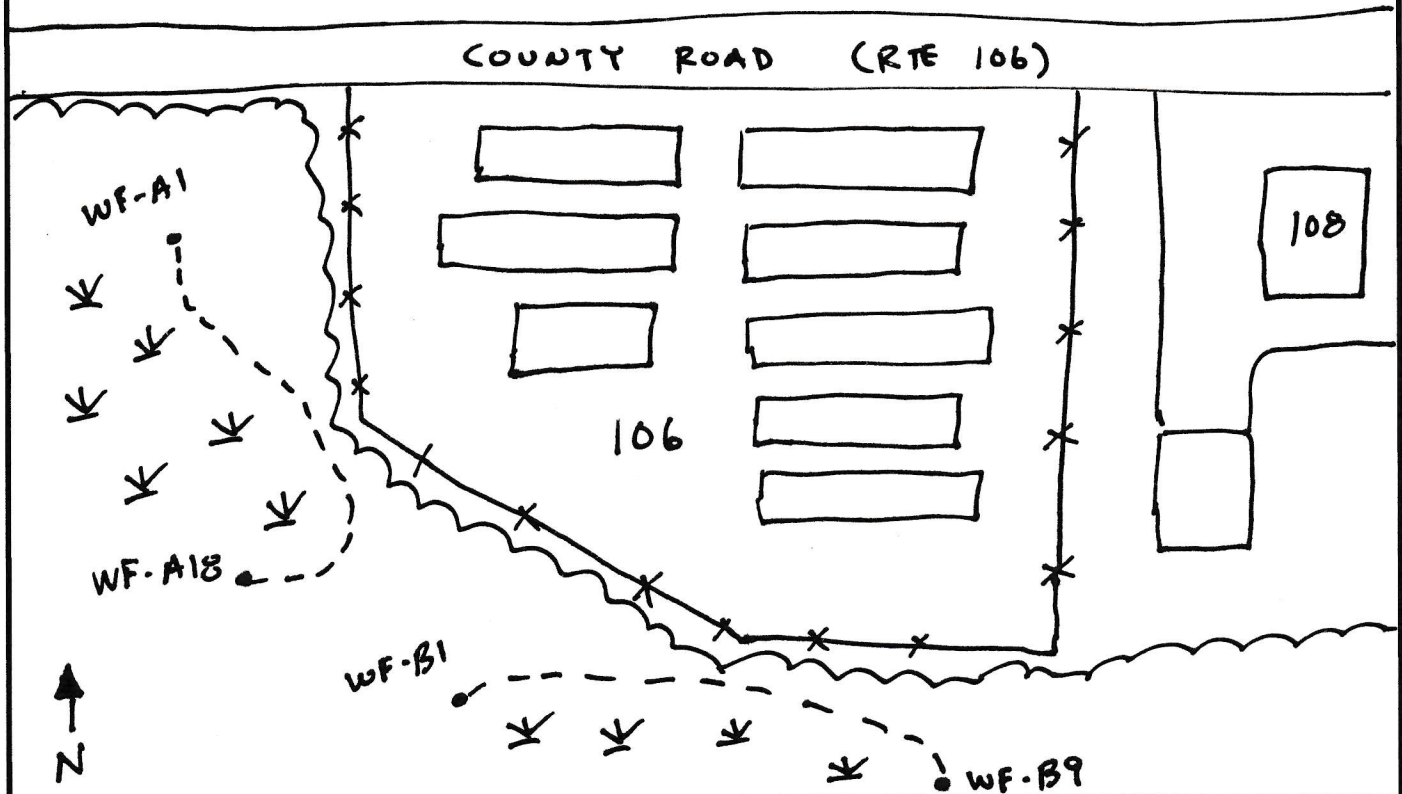
WETLAND TYPE (BVW / IVW): BVW

WETLAND # (SERIES / FLAGS): WF-A1 to WF-A18 / WF-B1 to WF-B9

**VEGETATION DATA (DOMINANT PLANTS)**

WETLAND		UPLAND	
Red Maple	Sweet Pepperbush	Red Oak	Common Greenbriar
American Elm	Cinnamon Fern	White Oak	Multiflora Rose
Northern Arrowwood	Skunk Cabbage	White Pine	American Holly
Sensitive Fern	Jewelweed	Black Cherry	Garlic Mustard
Common Greenbriar	Glossy Buckthorn	Canada Mayflower	American Starflower

**FIELD SKETCH**



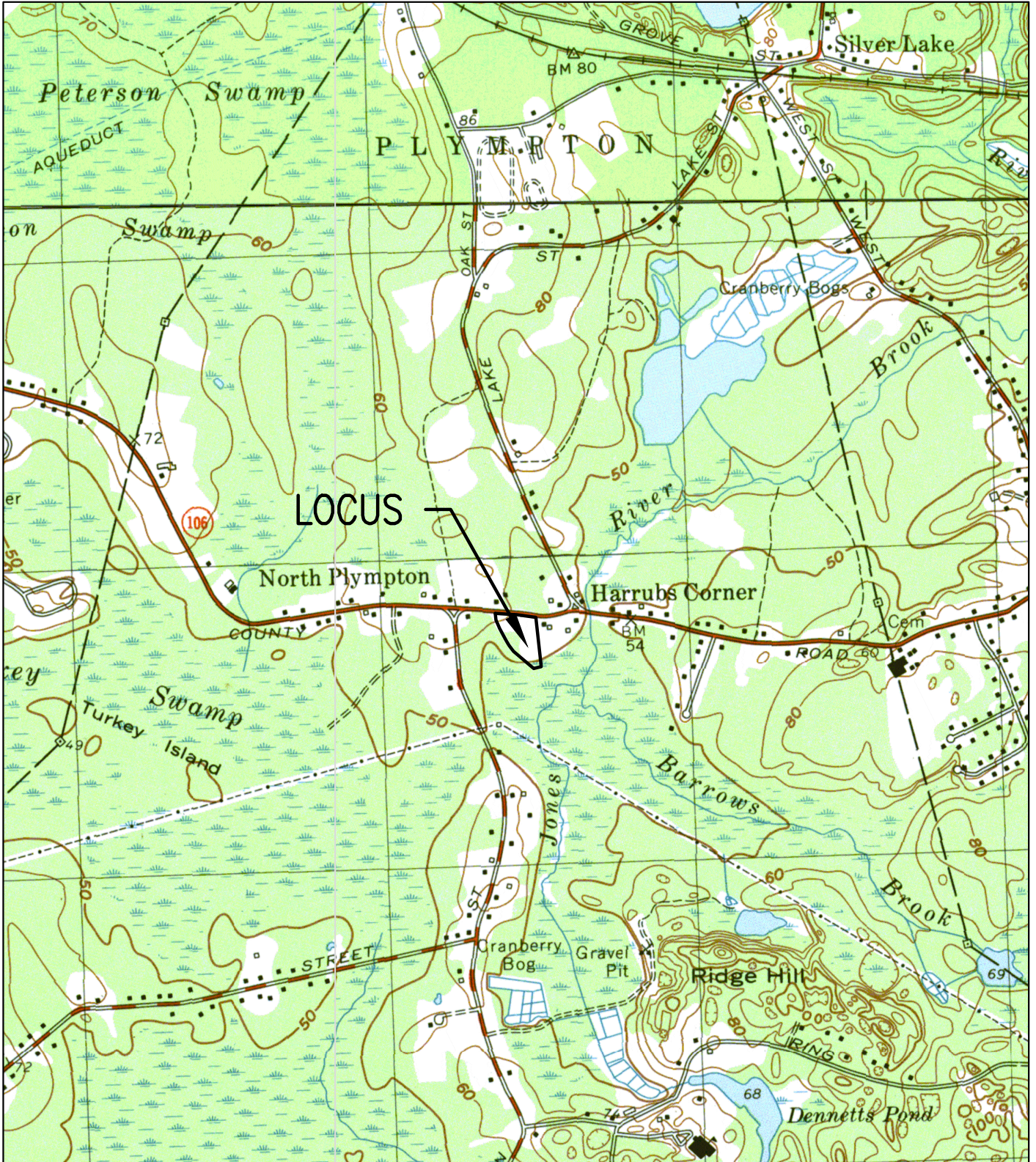
**COMMENTS**

- The southern edge of the property is located within an area of priority / estimated habitat of rare species (PH 669) according to MassGIS Estimated Habitat of Rare Species datalayer (2023). There are no certified vernal pools within the property.
- The southern tip of the property is located within bordering land subject to flooding (100-year floodplain - A Zone).



# GRADY CONSULTING, L.L.C.

◆ Registered Professional Civil Engineers ◆



# NHESP - 106 County Road



NHESP Estimated Habitats of Rare Wildlife



NHESP Priority Habitats of Rare Species



Map Features for Imagery

# National Flood Hazard Layer FIRMette



70°48'37"W 41°59'29"N



## Legend

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

<b>SPECIAL FLOOD HAZARD AREAS</b>	<p>Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway</p>
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<b>OTHER AREAS OF FLOOD HAZARD</b>	<p>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 Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D</p>
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<b>OTHER AREAS</b>	<p>NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D</p>
<b>GENERAL STRUCTURES</b>	<p>Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall</p>

<b>OTHER FEATURES</b>	<p>20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature</p>
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<b>MAP PANELS</b>	<p>Digital Data Available No Digital Data Available Unmapped</p>
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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 **6/19/2023 at 9:52 AM** 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.

0 250 500 1,000 1,500 2,000 Feet  
1:6,000  
Basemap: USGS National Map: Orthoimagery. Data refreshed October, 2020  
70°48'W 41°59'2\"/>