



GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

March 15, 2024

Conservation Commission
Town Hall
108 Main Street
Carver, MA 02330

RE: Lot 1 South Main Street, Assessors Parcel 8-29-1 – Proposed Dwelling

Dear Commission Members:

On behalf of the applicant, we hereby submit this Notice of Intent for the proposed single family dwelling within 100-ft of a cranberry bog at the above referenced address. Enclosed please find the following:

1. Original + 1 copies of the NOI application form.
2. 6 copies of the Site Plan, latest revision dated March 15, 2024.
3. Check for \$280.00 payable to “Town of Carver”, (NOI local bylaw filing fee).
4. Certified List of Abutters (To be forwarded upon receipt).
5. Notification of Abutters (To be forwarded upon completion).
6. USGS Quadrangle Map.

Due to the limited buildable area available outside of the 100-ft setback to an upland cranberry, we hereby request the Commission approve the following Local Variance Request:

Local Variance Request

Chapter 9.2 Section 1(C)(4) – To allow the construction of a single family residential dwelling within 100 feet of a cranberry bog.

We believe this request can be approved without compromising the degree of environmental protection of the cranberry bog. The bog is deemed an upland bog and does not fall under the jurisdiction of the Massachusetts Wetland Protection Act. There is limited area on the property to build a dwelling outside of the 100-ft setback to the upland bog and within the allowable building setbacks to property lines and street line. The proposed dwelling is proposed as far from the upland bog and as close to the street line as possible. A building permit has already issued for this property and footings for the foundation have already been poured in place. Haybales are currently in place for erosion control and additional haybales are proposed and will act as the limit of work.

71 Evergreen Street, Suite 1 ♦ Kingston, MA 02364 ♦ Tel (781) 585-2300

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

Sincerely,

GRADY CONSULTING, L.L.C.

Robert Carlezon

Robert Carlezon
Project Engineer

Enc.

Cc: K & G Development Corp.
P.O. Box 182
Kingston, MA 02364

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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

Carver Wetland Protection Bylaw ONLY

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Carver

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>Lot 1 South Main Street</u>	<u>Carver</u>	<u>02330</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>8-29</u>	<u>1</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	d. Latitude e. Longitude

2. Applicant:

<u>Bob</u>	<u>Gosselin</u>	
a. First Name	b. Last Name	
<u>K & G Development Corp.</u>		
c. Organization		
<u>P.O. Box 182</u>		
d. Street Address		
<u>Kingston</u>	<u>MA</u>	<u>02364</u>
e. City/Town	f. State	g. Zip Code
<u>781-771-9854</u>	<u>bob@bobgosselin.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u>Elizabeth</u>	<u>Brown</u>	
a. First Name	b. Last Name	
<u>Zero Realty Trust</u>		
c. Organization		
<u>462 Plain Street, Suite 204</u>		
d. Street Address		
<u>Marshfield</u>	<u>MA</u>	<u>02050</u>
e. City/Town	f. State	g. Zip Code
<u>781-834-6532</u>	<u>781-837-5789</u>	<u>eliz@barrettlawofc.com</u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

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

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

<u>N/A - Local bylaw filing only</u>	<u>N/A - Local filing only</u>	<u>N/A - Local bylaw filing only</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

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A. General Information (continued)

6. General Project Description:

Single Family Dwelling

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

58578

c. Book

b. Certificate # (if registered land)

64

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.



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

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Carver

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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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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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Carver

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.

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. 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.

- 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**

- 2024 _____
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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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 - Bourne to Rhode Island border, and
the Cape & Islands:

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

North Shore - Plymouth to New Hampshire border:

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

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

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

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



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Provided by MassDEP:

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Carver

City/Town

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.



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

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Carver

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

Robert Carlezon

b. Prepared By

c. Signed and Stamped by

3/15/2024

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

N/A - Local bylaw filing only

N/A - Local bylaw filing only

2. Municipal Check Number

3. Check date

N/A - Local bylaw filing only

N/A - Local bylaw filing only

4. State Check Number

5. Check date

N/A - Local bylaw filing only

N/A - Local bylaw filing only

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

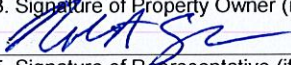
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Carver
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.

1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
 GRADY CONSULTING, LLC	3/15/2024
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:

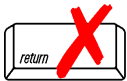
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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>Lot 1 South Main Street</u>	<u>Carver</u>
a. Street Address	b. City/Town
<u>N/A</u>	<u>N/A</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Bob</u>	<u>Gosselin</u>	
a. First Name	b. Last Name	
<u>K & G Development Corp.</u>		
c. Organization		
<u>P.O. Box 182</u>		
d. Mailing Address		
<u>Kingston</u>	<u>MA</u>	<u>02364</u>
e. City/Town	f. State	g. Zip Code
<u>781-771-9854</u>	<u>bob@bobgosselin.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>Elizabeth</u>	<u>Brown</u>	
a. First Name	b. Last Name	
<u>Zero Realty Trust</u>		
c. Organization		
<u>462 Plain Street, Suite 204</u>		
d. Mailing Address		
<u>Marshfield</u>	<u>MA</u>	<u>02050</u>
e. City/Town	f. State	g. Zip Code
<u>781-834-6532</u>	<u>781-837-5789</u>	<u>eliz@barrettlawofc.com</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
LOCAL BYLAW FILING ONLY	N/A	N/A	N/A
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			N/A
Step 6/Fee Payments:			
Total Project Fee:			N/A
			a. Total Fee from Step 5
State share of filing Fee:			N/A
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			N/A
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



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 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
LOCAL BYLAW FILING ONLY	N/A	N/A	N/A
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			N/A
Step 6/Fee Payments:			
Total Project Fee:			N/A
			a. Total Fee from Step 5
State share of filing Fee:			N/A
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			N/A
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



TOWN OF CARVER

Conservation Commission

108 Main Street, Carver, MA 02330
508-866-3482 Fax: 508-866-3430

CHECK LIST

What to Submit to the Conservation Commission

When Filing For:

Notice of Intent (NOI)

Request for Determination of Applicability (RDA)

Abbreviated NOI

Abbreviated Notice of Resource Area Delineation (ANRAD)

Certificate of Compliance (COC)

1. Appropriate and completed application form. This should be submitted by certified mail or by hand delivery to the Conservation Commission office. The completed form should also show the applicant's name, property owner's name (if different), location of the property, Assessors' Map and Lot number, Registry of Deeds Book and Page numbers, and an appropriate description of the project. The Conservation Commission reserves the right to request additional information. Forms can be found at:
<https://www.mass.gov/lists/wetlands-permitting-forms>
2. Fees: See DEP's Wetland Fee Transmittal Form (attached to the Notice of Intent form) for the amount and calculation method.
 - A) See fee schedule for By-Law Fees; check is payable to the Town of Carver for NOIs, Abbreviated NOIs, ANRADs and RDAs and COCs.
3. The DEP (Regional Office, Southeast Region) shall be sent a copy of the application and site plan via Certified Mail.
4. Proof that Natural Heritage and Endangered Species Program has been sent a copy of the application and site plan (when applicable). Not needed for RDA.
5. Certified Abutters List from the Assessors' Office. Not needed for RDA.
6. Proof of notification of abutters ("green cards"/return receipt cards). Not needed for RDA. When notifying abutters, the exact date and time of the hearing must be listed. A generic form is NOT acceptable under the Carver Wetlands Protection Bylaw. A copy of the legal ad will be emailed to you - upon request - when submission is made to newspaper.
7. Proof from Assessors' Office that land is or is not Chapter 61, Chapter 61A, or Chapter 61B land.
8. Two (2) copies of the application form and six (6) copies of the site plan for the proposed work for NOI, Abbreviated NOI, and ANORAD. We

ask for two copies for RDA's with either a site plan or a drawing of site done to scale (may be hand-drawn).

9. X Green cards are to be submitted to the Conservation Commission on the night of the public hearing.
10. X Permits **CANNOT** be issued until taxes are paid in accordance with Chapter 8 of the Carver General ByLaws.
11. N/A If a special permit is required by the Zoning Board of Appeals (ZBA), permits cannot be granted by the Conservation Commission until the special permit has been issued by the ZBA.
12. N/A If a variance is needed from ZBA, permit applications cannot be heard by the Conservation Commission until the applicant has applied for the variance with the ZBA.

CHECKLIST

FOR INFORMATION TO BE SHOWN ON SITE PLAN

INFORMATION SHOWN ON SITE PLANS SHALL INCLUDE
BUT NOT BE LIMITED TO:

- A) Title, date of preparation, latest revision date.
- B) Stamped, signed, and dated by a Registered Land Surveyor. Plans showing drainage or septic systems must be stamped and signed by a Registered Professional Engineer.
- C) Copy of topographic quadrangle sheet showing location of project.
- D) A scale of 1" - not more than 50" (one inch equals not more than fifty feet.)
- E) Recent delineation (within 3 years) showing upland boundaries of all wetlands, bordering or isolated; lands subject to flooding; water bodies; waterways; ditches; creeks; rivers; streams; ponds; bogs whether natural or man-made, whether perennial or intermittent. Bogs shall be delineated at top of bank/ditch.
- F) Existing and proposed contours (topography).
- G) Existing and proposed conditions and utility easements, all structures; including, but not limited to, septic, wells, and tanks.
- H) Erosion control plan (temporary and permanent) and "limit of work."
- I) Proposed lowest elevations of cellars and floors.
- J) Proposed permanent pollution control devices on site, such as hooded catch basins, flow dissipaters, or vegetative buffers.
- K) Elevation benchmark.
- L) Resource boundaries (recent delineation (within 3 years)) on plans to accompany an RDA, Notice of Intent, ANORAD, and an Abbreviated Notice of Intent shall be color-coded as follows:
 1. Wetland line shall be colored **BLUE**.
 2. 65-foot wetland buffer zone shall be colored **RED**.
 3. 100-foot buffer zone shall be colored **GREEN**.
 4. 200-foot riverfront area shall be colored **TEAL**.
 5. 100-year flood plain (Bordering Land Subject to Flooding) line shall be colored **PURPLE**.
 6. 10-year flood plain line shall be colored **ORANGE**; for Wildlife Habitat Evaluations only.
- N) Locus of site (does not need to be to scale.)

PLANS SHOWING PROPOSED DRAINAGE AND/OR SEPTICS SYSTEMS SHALL ALSO INCLUDE:

- X A) Maximum groundwater elevations.
- X B) Soil characterizations.
- N/A C) A storm water management plan and calculations of run-off characteristics.
- N/A D) Run-off characteristics should be calculated for pre- and post-development conditions.
- N/A E) Hydrographs that illustrate run-off characteristics before and after proposed activity.
- N/A F) The 100-year flood elevation, a description of any alterations to the 100-flood storage capacity of the site, and compensatory storage at every elevation in the flood plain.
- X G) Existing and proposed location, rim elevation, and invert elevation of all catch basins, drains, culverts, and other drainage structures immediately upstream and downstream of the site, as well as those on-site.

The Commonwealth of Massachusetts

CARVER

Name of City or Town

Office of the Board of Assessors



Bk: 58562 Pg: 344 Page: 1 of 2
Recorded: 12/28/2023 10:41 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

** PARTIAL RELEASE**

Release of Classified Forest-Agricultural or Horticultural-Recreational Land Tax Lien

All rights upon the real property described below under a statement filed for record/registration on March 13, 2023, with the Plymouth County Registry of Deeds, Book ~~27797~~ Page 253, Document Number 15363, Certificate of Title Number _____ are hereby released. **57737**

That statement was filed to establish a lien for real property classified as forest agricultural or horticultural recreational land under the provisions of General Laws Chapter 61 61A 61B .

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

Releasing approximately a 4.16 acre portion of land shown as Map 8 Lot 29-1, and Map 8 Lot 29-2 on the Town of Carver Assessors Map. Being further identified as lots 1, 2, and 3 on a plan of land recorded in the Plymouth County Registry of Deeds on Book 67 Pg. 410. The land is further identified as lots 1, 2, and 3 on the attached " Exhibit A"

ADGA Realty LLC

Name of Owner(s)

December 27, 2023

Date

Michael Paduch
Peter Sullivan
Board of Assessors

The Commonwealth of Massachusetts

Plymouth ss.

On this 27 day of December, 2023, before me, the undersigned notary public, personally appeared Ellen Blanchard and/or Michael Paduch and / or Peter Sullivan, as Board of Assessors for the city/ town of Carver, proved to me through satisfactory evidence of identification, which were Driver's License, to be the persons whose names are signed on the preceding document in my presence, and acknowledged to me that they signed it voluntarily for its stated purpose.

PETER J. LOUGHMAN JR
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 18, 2026

Peter J. Loughman Jr
Notary Public

My commission expires 12/18/2026

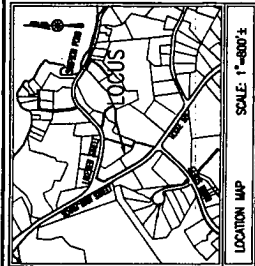
THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

TOWN OF CARVER
BOARD OF ASSESSORS
108 Main St.
Carver, MA 02330

PETER J. LOUGHRAN JR.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 18, 2020



THOMAS J. CARROLL
BOARD OF REGISTRY
100 STATE ST.
CAMBRIDGE, MA 02142



- NOTES:
1. PROPERTY LINE, STREET LINE AND OTHER INFORMATION WAS OBTAINED FROM THE RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTER OF DEEDS.
 2. INFORMATION SHOWN ON THIS PLAN IS BASED ON THE RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTER OF DEEDS.
 3. SUBJECT SITE IS IN THE RESIDENTIAL AGRICULTURAL DISTRICT AS SHOWN ON THE TOWN OF CARVER ZONING MAP.
 4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON THE RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTER OF DEEDS. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR SHOWN. EXISTING UTILITIES MAY/OFT SUBSURFACE STRUCTURES MAY VARY.

ZONING DATA

DISTRICT: RESIDENTIAL AGRICULTURAL (RA)

MINIMUM SETBACKS:	150 FT.
FRONT YARD:	50 FT.
REAR YARD:	50 FT.
MAX. BUILDING HEIGHT:	35 FT.
MAX. LOT WIDTH:	200 FT.
MIN. LOT AREA:	10,000 S.F.
BUILDING LINE:	SEE PLAN

IF USED THE SET BACKS, LOT SIZE SHALL BE FOR LOTS NOT SUBJECT TO STREAMS, BOSS, WETLAND AND/OR FLOOD PLAIN (42,000 S.F. MIN.)

FOR REISTRY USE ONLY

9-6-23

23-344

PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION MAPS ACT, CHAPTER 260A, SECTION 13A(1)(a)

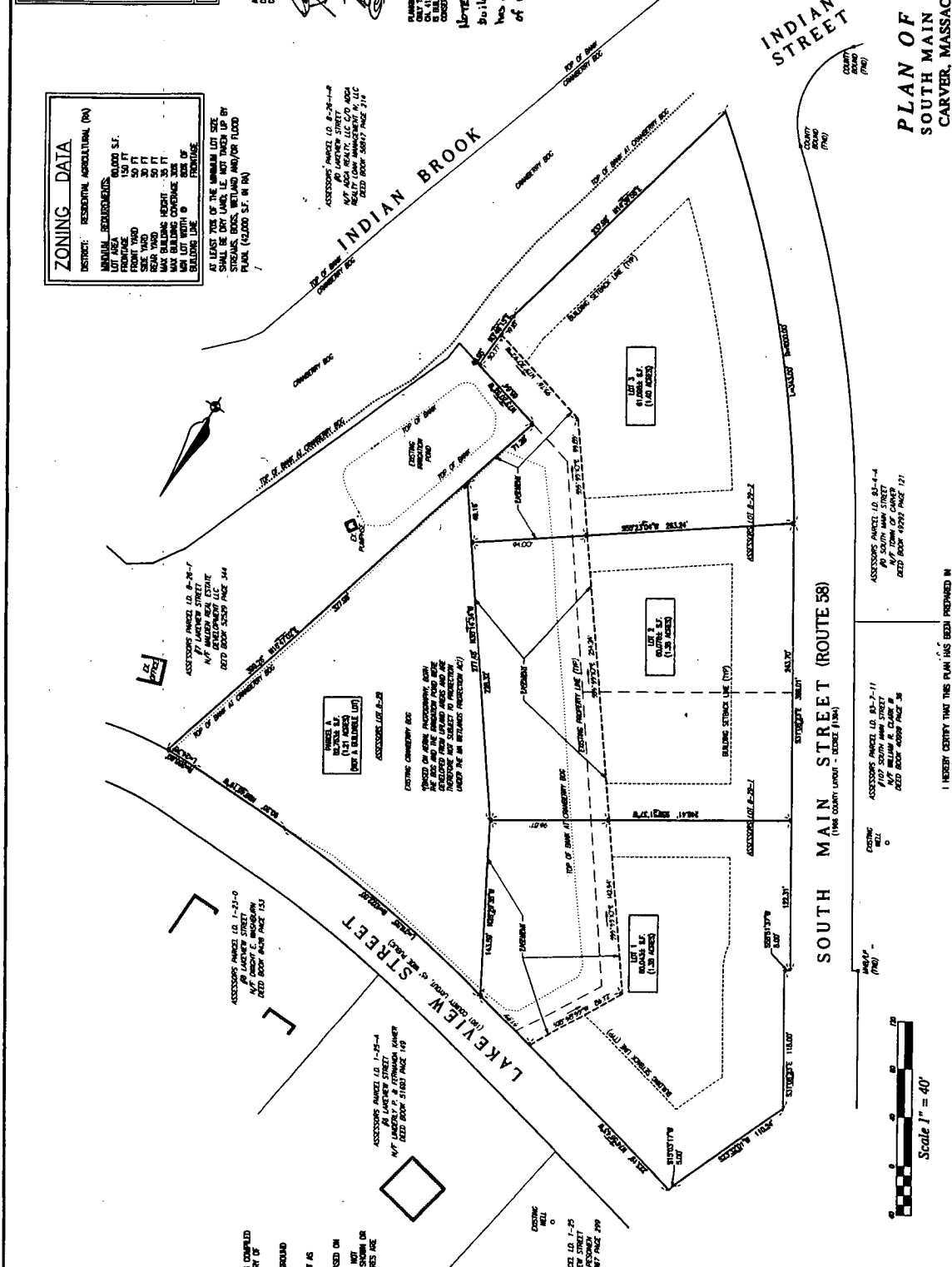
DATE: 12/12/23

BY: [Signatures]

PLANNING BOARD

PLANNING BOARD MEMBERSHIP OF THE PLAN NUMBER ONLY THAT THE PLAN IS NOT A SUBDIVISION MAP. THE PLAN IS NOT A SUBDIVISION MAP. THE PLAN IS NOT A SUBDIVISION MAP. THE PLAN IS NOT A SUBDIVISION MAP.

NOTE: Not considered a Subdivisible Lot and Construction has determined the boundary of wetlands.



PLANNING BOARD MEMBERSHIP OF THE PLAN NUMBER ONLY THAT THE PLAN IS NOT A SUBDIVISION MAP. THE PLAN IS NOT A SUBDIVISION MAP. THE PLAN IS NOT A SUBDIVISION MAP. THE PLAN IS NOT A SUBDIVISION MAP.

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PLAN OF LAND
SOUTH MAIN STREET
CARVER, MASSACHUSETTS

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
77 Hampshire Street, Suite 100, Carver, MA 02834
Phone (978) 267-2800

REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS
LICENSE NO. 10101
EXPIRES 12/31/24

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF MASSACHUSETTS
LICENSE NO. 10101
EXPIRES 12/31/24

REGISTERED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
LICENSE NO. 10101
EXPIRES 12/31/24

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above cc 105

23-344



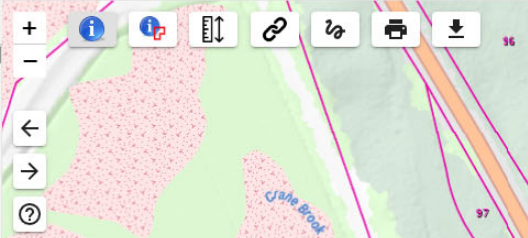
GRADY CONSULTING, L.L.C.

◆ Registered Professional Civil Engineers ◆

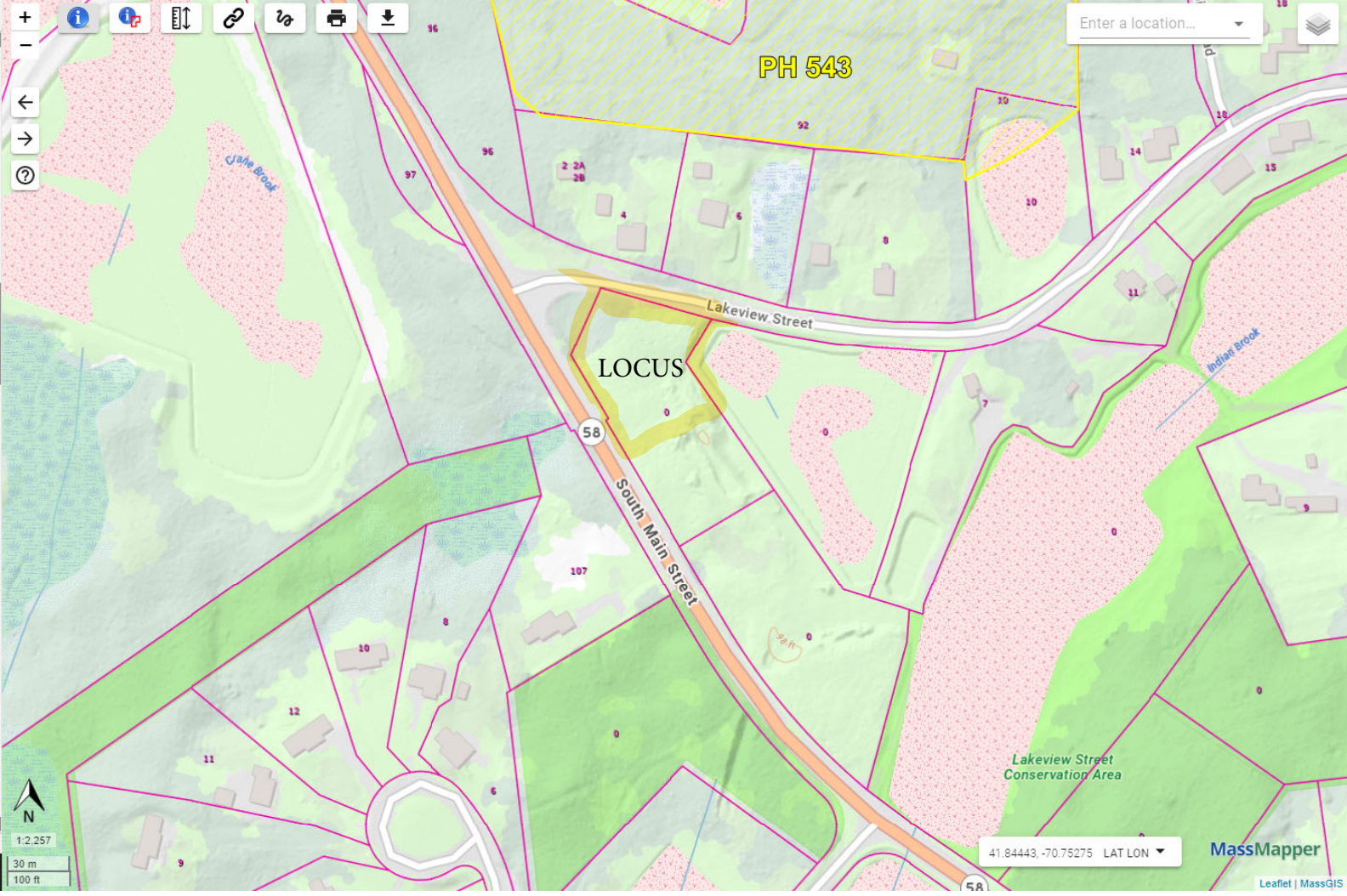


LOT 1 SOUTH MAIN STREET,
CARVER

MARCH 14, 2024
JOB NO. 23-152
1" = 1000'



Enter a location...



- > Census
- > Coastal and Marine Features
- > Conservation / Recreation
- > Cultural Resources
- > Environmental Monitoring (testing/monitoring sites)
- > Images
- > Index (grids/tiling schemes for certain layers)
- > Infrastructure
- > Physical Resources
- > Political / Administrative Boundaries
- > Regulated Areas
- > Status / Availability (maps showing where data is available or date of data)
- > Tiled Layers

- NHESP Priority Habitats of Rare Species
-
- NHESP Estimated Habitats of Rare Wildlife
- Property Tax Parcels



41.84443, -70.75275 LAT LON

MassMapper

Leaflet | MassGIS

National Flood Hazard Layer FIRMMette



70°45'40"W 41°50'48"N



70°45'2"W 41°50'21"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile 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 |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 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 |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- 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 7/24/2023 at 11:46 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.

WETLAND SUMMARY FORM

GENERAL SITE INFORMATION

DATE: 07/05/23

SITE: South Main Street / Lakeview Street - Carver, MA

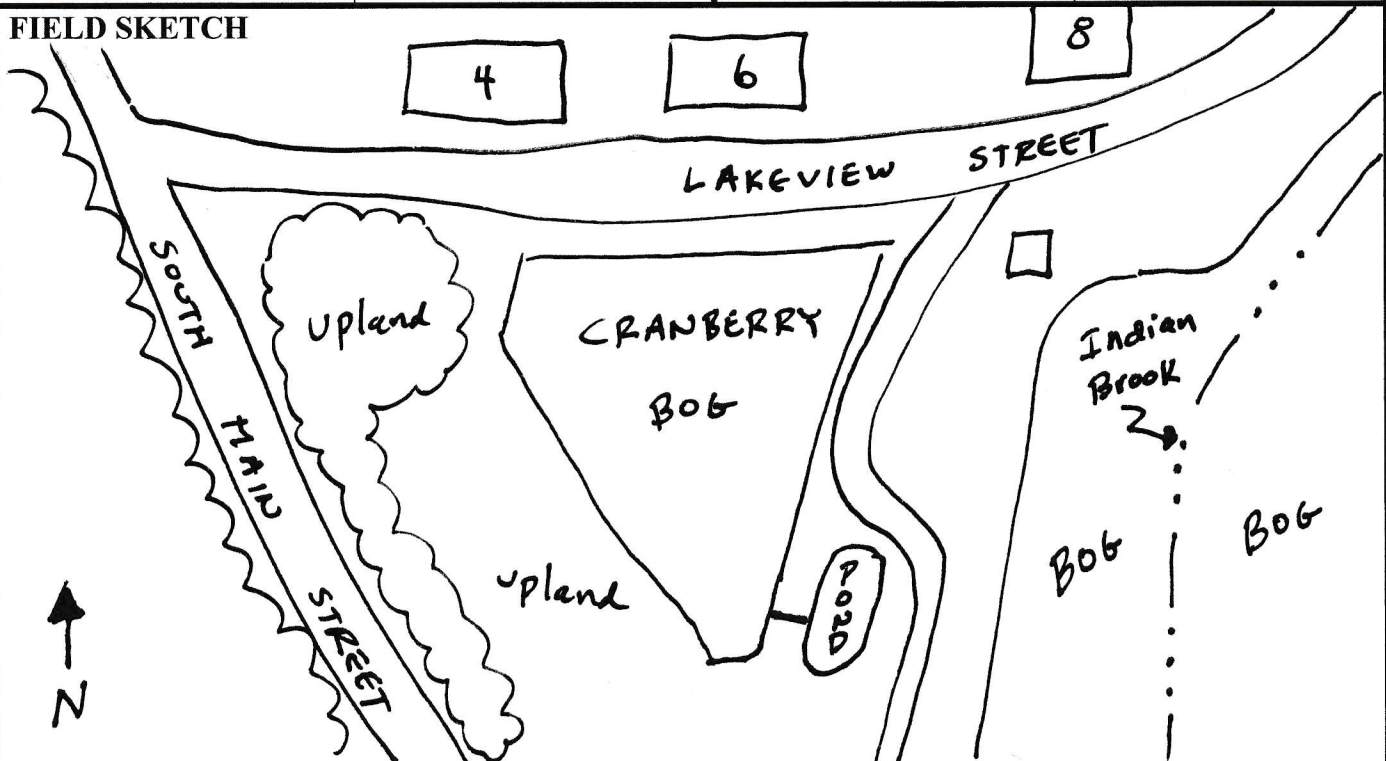
WETLAND TYPE (BVW / IVW): Inland Bank / Riverfront Area

WETLAND # (SERIES / FLAGS): None

VEGETATION DATA (DOMINANT PLANTS)

WETLAND		UPLAND	
None		White Pine	Japanese Stilt-Grass
		Scrub Oak	Bracken Fern
		Red Oak	Black Cherry
		Lowbush Blueberry	Poison Ivy
		Common Greenbriar	Russian Olive

FIELD SKETCH



COMMENTS

- The property has a cranberry bog and associated irrigation pond. Based on review of aerial photography, both the bog and pond were developed from upland areas and are, therefore, not subject to protection under the MA Wetlands Protection Act.
- Indian Brook, a perennial stream, is located within cranberry bogs to the southeast of the subject property. The associated 200-foot Riverfront Area extends west into the subject property. There is also bordering land subject to flooding associated with the stream, however it is wholly located within the cranberry bog that the stream flows through.

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 01/04/2024 12:59 PM
Ctrl# 170190 23611
Fee: \$1,824.00 Cons: \$400,000.00

QUITCLAIM DEED

ADGA REALTY, LLC., a Massachusetts limited liability company with a mailing address of 313 Plymouth Street, Halifax, Plymouth County Massachusetts 02338

for consideration paid and in full consideration of FOUR HUNDRED THOUSAND (\$400,000.00) DOLLARS

Grants To: Elizabeth Brown Trustee of Zero Realty Trust, u/d/t dated December 8, 2022, a Trustee's Certificate pursuant to M.G.L. c. 184, § 35 for which is recorded Plymouth County Registry of Deeds in Book 57506, Page 248.
Of 462 Plain Street Suite 204, Marshfield MA. 02050

With Quitclaim Covenants

Three certain parcels of land situated on the easterly side of South Main Street (Route 58) in Carver, Plymouth County, Massachusetts and being shown as **Lot 1, Lot 2, and Lot 3** on a plan of land entitled "**PLAN OF LAND SOUTH MAIN STREET CARVER, MASSACHUSETTS**", said plan dated July 23, 2023 and filed with Plymouth County Registry of Deeds as Plan # 344 of 2023 in Plan Book 67, Page 410.

Lot 1 containing 60,043 square feet according to said plan
Lot 2 containing 60,076 square feet according to said plan.
Lot 3 containing 61,098 square feet according to said plan.

Being a portion of premises conveyed to the Grantor in a deed dated April 11,2022 recorded Plymouth County Registry of Deeds in Book 56847, Page 214. See also deed recorded herewith.

Said conveyance is made subject to an easement over that portion of Lots 1, 2, and 3 designated as "EASEMENT" on a plan of land entitled "PLAN OF LAND SOUTH MAIN STREET CARVER, MASSACHUSETTS", said plan dated July 23, 2023 and filed with Plymouth County Registry of Deeds as Plan # 344 of 2023 in Plan Book 67, Page 410.

Said easement shall be for the operation and maintainance of a cranberry bog.

This conveyance does not constitute all or substantially all of the assets of the within Grantor and is done in the ordinary course of business.

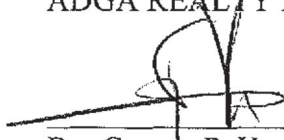
Robert J. Barrett, Atty.
462 Plain Street Suite 204
Marshfield, MA. 02050

Property Address: Lots 1, 2, 3, Lakeview and South Main Street Carver, MA.

Pursuant to the pains and penalties of perjury, the Grantor named herein does hereby voluntarily release all rights of homestead including any that may have arisen as a result of the "Automatic Homestead" provisions, if any, as set forth in M.G.L. Chapter 188 and states that there are no other persons entitled to any homestead rights in the granted property.

Witness my hand and seal this 2nd day of January, 2024

ADGA REALTY LLC.

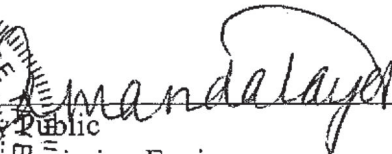


By: George P. Haseotes, Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 2nd day of January 2024 before me, the undersigned notary public, personally appeared George P. Haseotes, Manager of ADGA REALTY LLC., proved to me through satisfactory evidence of identification, which was drivers license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily as Manager of ADGA REALTY LLC., for its stated purpose.



11-20-2024

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
03/15/2024		Lot 1 South Main Street - Bylaw/NOI Fee		280.00
DATE 03/15/24			VENDOR Town of Carver - Conservation Commission	TOTAL 280.00

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 Eighty and no/100**

DATE	AMOUNT
03/15/24	11708 \$280.00

TO THE ORDER OF **TOWN OF CARVER - CONSERVATION COMMISSION**
108 MAIN STREET
CARVER MA 02330



[Handwritten Signature]
 AUTHORIZED SIGNATURE

MP

⑈0 1 1708⑈ ⑆ 2 1 13 7 144 7⑆ 2 28000 298 7⑈

Security features included. Details on back.

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
03/15/2024		Lot 1 South Main Street - Bylaw/NOI Fee		280.00
DATE 03/15/24			VENDOR Town of Carver - Conservation Commission	TOTAL 280.00