



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Medway

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):

79 Lovering Street

a. Street Address

Medway

b. City/Town

02053

c. Zip Code

Latitude and Longitude:

21

f. Assessors Map/Plat Number

d. Latitude

057

g. Parcel /Lot Number

e. Longitude

2. Applicant:

Medway Meadows LLC

a. First Name

b. Last Name

c. Organization

383 Main Street

d. Street Address

Medfield

e. City/Town

Ma.

f. State

02052

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):

Paul

a. First Name

DeSimone

b. Last Name

Colonial Engineering Inc

c. Company

11 Awl Street

d. Street Address

Medway

e. City/Town

Ma.

f. State

02053

g. Zip Code

508-533-1644

h. Phone Number

508-533-1645

i. Fax Number

colonial.eng@verizon.net

j. Email address

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

\$500

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

To construct a duplex within the 100' buffer zone.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> 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 CMR 10.24(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:

Norfolk

a. County

36947

c. Book

b. Certificate # (if registered land)

448

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☒ 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.
- ☐ 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	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. ☐ 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. _____

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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



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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

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

- 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

2008

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*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

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

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



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

- (c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwle/dfw/nhosp/regulatory_review/meda/meda_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) ☐ OR Check One of the Following
1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwle/dfw/nhosp/regulatory_review/meda/meda_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
 3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☒ No

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

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

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



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

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

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.

Proposed Structure Plan of Land in Medway, Ma.

a. Plan Title

Colonial Engineering

Paul J. DeSimone

b. Prepared By

c. Signed and Stamped by

August 19, 2019

1=40'

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:

181336

2. Municipal Check Number

09/11/2019

3. Check date

181337

4. State Check Number

09/11/2019

5. Check date

Larkin Real Estate Group

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

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

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
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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:

79 Lovering Street

a. Street Address

181337

c. Check number

Walpole

b. City/Town

237.50

d. Fee amount

2. Applicant Mailing Address:

Medway Meadows LLC

a. First Name

b. Last Name

c. Organization

383 Main Street

d. Mailing Address

Medfield

e. City/Town

Ma.

f. State

02052

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

B. Fees

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

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.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1-J Duplex	1	1	\$500

Step 5/Total Project Fee: \$110

Step 6/Fee Payments:

Total Project Fee:	\$500
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$262.50
	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.)



Site Evaluation & Wetland Delineation

April 11, 2019

**81 Lovering Street
Medway, Massachusetts**

Prepared for
**Larkin Real Estate Group
P.O. Box 129
Medfield MA 02052**

Prepared by
Applied Ecological Sciences
P.O. Box 184
Norfolk, MA 02056
(508) 528-2866
(508) 740-0438 cell
email: rwaldron@earthlink.net

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**Site Evaluation and Wetland Delineation
81 Lovering Street
Medway, Massachusetts**

Introduction

A site evaluation was conducted at the above referenced property on April 11, 2019. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40), the implementing *Regulations* (310 CMR 10.55, 310 CMR 10.54), and the Town of Medway *General Wetlands Protection Bylaw* (Article XXI) and *Regulations* were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) was delineated in the field with red flagging tape. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation Report*. The following narrative provides a general site description, wetland delineation methodology, and wetland resource description.

General Site Description

The subject property encompasses a residential and agricultural parcel located westerly of Lovering Street in Medway, Massachusetts. Topography of the gently slopes westerly. A single-family home with associated barns occupies the northeastern portion of the property. The remainder of the site is comprised of open pasture and woodland. Residential development abuts the property to the north, south, and west.

Forested Upland Description

A moderately dense canopy of red maple (*Acer rubrum*), white ash (*Fraxinus americana*), eastern hemlock (*Tsuga canadensis*), red spruce (*Picea rubens*), eastern white pine (*Pinus strobus*), shagbark hickory (*Carya ovata*) domestic apple (*Pyrus malus*), gray birch (*Betula populifolia*), black cherry (*Prunus serotina*), and slippery elm (*Ulmus rubra*) dominates vegetation within the forested uplands. The shrub layer is comprised of saplings from the canopy, multiflora rose (*Rosa multiflora*), oriental bittersweet (*Celastrus orbiculatus*), common greenbrier (*Smilax rotundifolia*), and poison ivy (*Toxicodendron radicans*). Ground cover species include seedlings from the canopy and shrub layers.

Soils

Soils underlying the site consist of well-drained Canton (CaB) fine sandy loam, 3% to 8% slopes; poorly drained, extremely stony Ridgebury (RgB) fine sandy loam, 2% to 8% slopes; and very poorly drained Whitman (WhA) fine sandy loam, 0% to 5% slopes (USDA SCS 1989, Map #27).

Wetland Delineation Methodology

The extent of vegetated wetland was determined through observations of the existing plant communities while verifying wetland hydrology through interpretation of soil characteristics and other indications of surface hydrology. Soils were analyzed for texture and color to determine soil morphology in accordance with the most up to date standards including *Field Indicators for Identifying Hydric Soils in New England* (2004). Evidence of surface hydrology was determined through visual inspection of existing site conditions including typical indicators such as water marks, drift-lines, water-stained leaves, sediment deposits, and drainage patterns.

Wetland Resource Description

Wetland resources associated with the site include Bordering Vegetated Wetland (BVW).

Bordering Vegetated Wetland (BVW) is defined at 310 CMR 10.55(2)(a) as:

Freshwater wetlands that border on creeks, rivers, streams, ponds, and lakes. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants.

The boundary of Bordering Vegetated Wetland is defined at 310 CMR 10.55(2)(c) as:

The line within which 50% or more of the vegetation community consists of wetland plants and saturated or inundated conditions exist.

Seasonally saturated to seasonally flooded Forested Swamp (PFO1/E-C) with scattered patches of seasonally saturated Emergent Wet Meadow (PEM1n/E) (Cowardin et al, 1979) is located within or adjacent to the northern, western, and southern portions of the site. Topography within the BVW is generally flat with distinct pit and mound micro-topography, drainage patterns, leaf staining, and pockets of surface water evident throughout. A moderately dense canopy of red maple, slippery elm, weeping willow (*Salix babylonica*), pussy willow (*Salix discolor*), and swamp white oak (*Quercus bicolor*) dominates vegetation within the wetland. The shrub layer is comprised of saplings from the canopy, highbush blueberry (*Vaccinium corymbosum*), southern arrowwood (*Viburnum dentatum*), winterberry (*Ilex verticillata*), silky dogwood (*Cornus amomum*), and riverbank grape (*Vitis riparia*). Ground cover species include seedlings from the canopy and shrub layers, cinnamon fern (*Osmunda cinamomea*), sensitive fern (*Onoclea sensibilis*), jewelweed (*Impatiens capensis*), skunk cabbage (*Symplocarpus foetidus*), sphagnum moss (*Sphagnum* sp.), blue flag iris (*Iris versicolor*), goldenrod (*Solidago* spp.), soft rush (*Juncus effusus*), and broad-leaf cattail (*Typha latifolia*).

The upland/wetland boundary to BVW located on or adjacent to the site is delineated in the field with AES flagging stations #1 through #59.

FEMA Flood Zone Designation

Based on the Federal Emergency Management Agency Flood Insurance Rate Map for the town of Medway, Massachusetts (Map No. 25021C0141E), the site is located within Zone X (non-shaded), *Area of minimal flood hazard*.

NHESP Estimated & Priority Habitat

According to the Massachusetts Natural Heritage and Endangered Species Program habitat map, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species.

Water Supply Protection Areas

According to the Massachusetts Geographic Information Systems *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge area or an Interim Wellhead Protection Area (IWPA).

Outstanding Resource Waters (ORW)

According to the Massachusetts Geographic Information Systems *Outstanding Resource Waters Map*, the site is not located within a contributing watershed to an ORW.

Buffer Zone

Buffer Zone, as defined at 310 CMR 10.04, means:

The area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

Under Section 5.06, Minimum Buffer Zone Performance Standards:

As set forth more specifically below, it is the intent of the Commission to protect, either by condition or by legal restriction, as much of the 100-foot buffer zone as possible. Regardless, the first 25 feet of the buffer zone closest to the wetland line will be considered by the Commission to be of primary concern within the buffer.

(a) No Disturb Setback. Except as permitted by the Commission, no work shall

be allowed within 25 feet of wetland resource areas identified in these rules and regulations (exclusive of the 100 foot buffer zone). This provision shall establish a permanent vegetative buffer between wetland resource areas and developed areas. No removal of vegetation will be permitted within this 25-foot setback except as specifically waived by the Commission under Section 7.

(b) No Build Setback. No structure shall be built within 25 feet from any Resource Area (exclusive of the 100 foot buffer zone) without a waiver by the Commission under Section 7. Structures are discouraged between 25 and 50 feet from any Resource Area (exclusive of the 100 foot buffer zone).

i. A 75-foot minimum No Build Setback shall apply under any of the following circumstances:

A. The Commission identifies a critical wildlife, fish or plant habitat;

B. The Resource Area is located within a Water Resource Protection Overlay District, Zone II, or an ACEC;

C. The Buffer Zone includes a slope that cannot be conditioned to protect the Resource Area;

D. The Commission otherwise identifies a sensitive receptor Resource Area.

(c) These Rules and Regulations shall not be construed to preclude access paths, vista pruning or construction of water-dependent structures within the buffer zone, any of which may be permitted at the Commission's discretion.

The northern, western, and southern portions of the site are contained within the regulatory Buffer Zones.

References

- Cowardin et al, 1979. *A Classification of Wetlands and Deep Water Habitats of the United States*. United States Department of the Interior, Fish and Wildlife Service. FWS/OBS-79/31.
- Federal Emergency Management Agency, FEMA Map Service Center, www.fema.gov.
- Massachusetts Geographic Information Systems, www.massgis.ma.state.us.
- New England Hydric Soils Technical Committee, 2004, 3rd Ed. *Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission. Lowell, MA.
- United States Department of Agriculture, Soil Conservation Service, 1989. *Soil Survey of Norfolk and Suffolk Counties, Massachusetts*.

Appendix A
DEP Bordering Vegetated Wetland (310 CMR 10.55)
Delineation Field Data Forms

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant:

Prepared by: Applied Ecological Sciences (AES)

Project location:

81 Lovering Street
Medway, MA

DEP File #:

Check all that apply:

☐

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

☒

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

☐

Method other than dominance test used (attach additional information)

DP-1 @ AES #18

Section I. Vegetation	Observation Plot Number:	DP-1 UPL	Transect Number:	Date of Delineation:
A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
Canopy:				
white ash (<i>Fraxinus americana</i>)	38.0	33%	yes	FACU
red maple (<i>Acer rubrum</i>)	38.0	33%	yes	FAC*
pussy willow (<i>Salix discolor</i>)	38.0	33%	yes	FACW*
	TOTAL COVER =	114.0		
Shrubs/Saplings:				
oriental bittersweet (<i>Celastrus orbiculatus</i>)	10.5	50%	yes	UPL
Japanese honeysuckle (<i>Lonicera japonica</i>)	10.5	50%	yes	FAC-
	TOTAL COVER =	21.0		
Herbs:				
forage grass sp. (Family <i>Poaceae</i> spp.)	63.0	50%	yes	UPL
jewelweed (<i>Impatiens capensis</i>)	63.0	50%	yes	FACW*
	TOTAL COVER =	126.0		

Vegetation conclusion:

Number of dominant wetland indicator plants: 3

Number of dominant non-wetland indicator plants: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? No

Section II. Indicators of Hydrology

Hydric Soil Interpretation

DP-1 UPL

1. Soil Survey

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, MA, 1989.

map number: 27

soil type mapped: Canton (CaB), WD, fsl, 3% to 8% slopes.

hydric soil inclusions: None

Are field observations consistent with soil survey? No

Remarks: Roots: common, fine-medium to 10"

Consistence: fr

Structure: 1/m/sbk

Coarse frag: common, gravelly at 16"+

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
Ap	0"- 16"	10YR 3/2 fsl	
Bw1	16"+	10YR 5/6 gsl	

Remarks: Landscape position: foot slope, 0% - 3%
Edge of agricultural field.

3. Other: Sunny, dry

Conclusion: Is soil hydric? No
Field Indicators for Identifying Hydric Soils in New England, VCR 3,
April 2004.

Other indicators of Hydrology: (check all that apply)

- ☐ Site inundated:
- ☐ Depth to free water in observation hole:
- ☐ Depth to soil saturation in observation hole:
- ☐ Water marks:
- ☐ Drift lines:
- ☐ Sediment deposits:
- ☐ Drainage patterns in BVW:
- ☐ Oxidized rhizospheres:
- ☐ Water-stained leaves:
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other)
- ☐ Other:

Vegetation and Hydrology Conclusion:

	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
hydric soil present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____

DEP File #: _____

Prepared by: Applied Ecological Sciences (AES) Project location: 81 Lovering Street Medway, MA

Check all that apply:

☐

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

☒

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

☐

Method other than dominance test used (attach additional information)

DP-2 @ AES #29

Section I. Vegetation	Observation Plot Number:	DP-2 UPL	Transect Number:	Date of Delineation:
A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or dominance ratio)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category
<u>Canopy:</u> common buckthorn (<i>Rhamnus cathartica</i>) red maple (<i>Acer rubrum</i>)	38.0 38.0	50% 50%	yes yes	FAC* FAC*
	TOTAL COVER =	76.0		
<u>Shrubs/Saplings:</u> multiflora rose (<i>Rosa multiflora</i>) slippery elm (<i>Ulmus rubra</i>)	63.0 10.5	86% 14%	yes yes	FACU FACW-*
	TOTAL COVER =	73.5		
	TOTAL COVER =	0.0		

Herbs:

Vegetation conclusion:

Number of dominant wetland indicator plants: 3

Number of dominant non-wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes

Section II. Indicators of Hydrology **Hydric Soil Interpretation** **DP-2 UPL**

1. Soil Survey

Is there a published soil survey for this site? Yes

title/date: Soil Survey of Norfolk & Suffolk Counties, MA, 1989.

map number: 27

soil type mapped: Canton (CaB), WD, fsl, 3% to 8% slopes.

hydric soil inclusions: None

Are field observations consistent with soil survey? No

Remarks: Roots: common, fine-medium to 10"

Consistence: fr

Structure: 1/m/sbk

Coarse frag: many, cobbly

2. Soil Description

Horizon	Depth	Matrix color	Redoximorphic features
Ap	0"- 8"	10YR 3/2 sil	
Bw1	8"- 16"+	10YR 5/6 fsl	

Remarks: Landscape position: foot slope, 0% - 3%
 Refusal at 16"

3. Other: Sunny, dry

Conclusion: Is soil hydric? No
Field Indicators for Identifying Hydric Soils in New England, VCR 3,
April 2004.

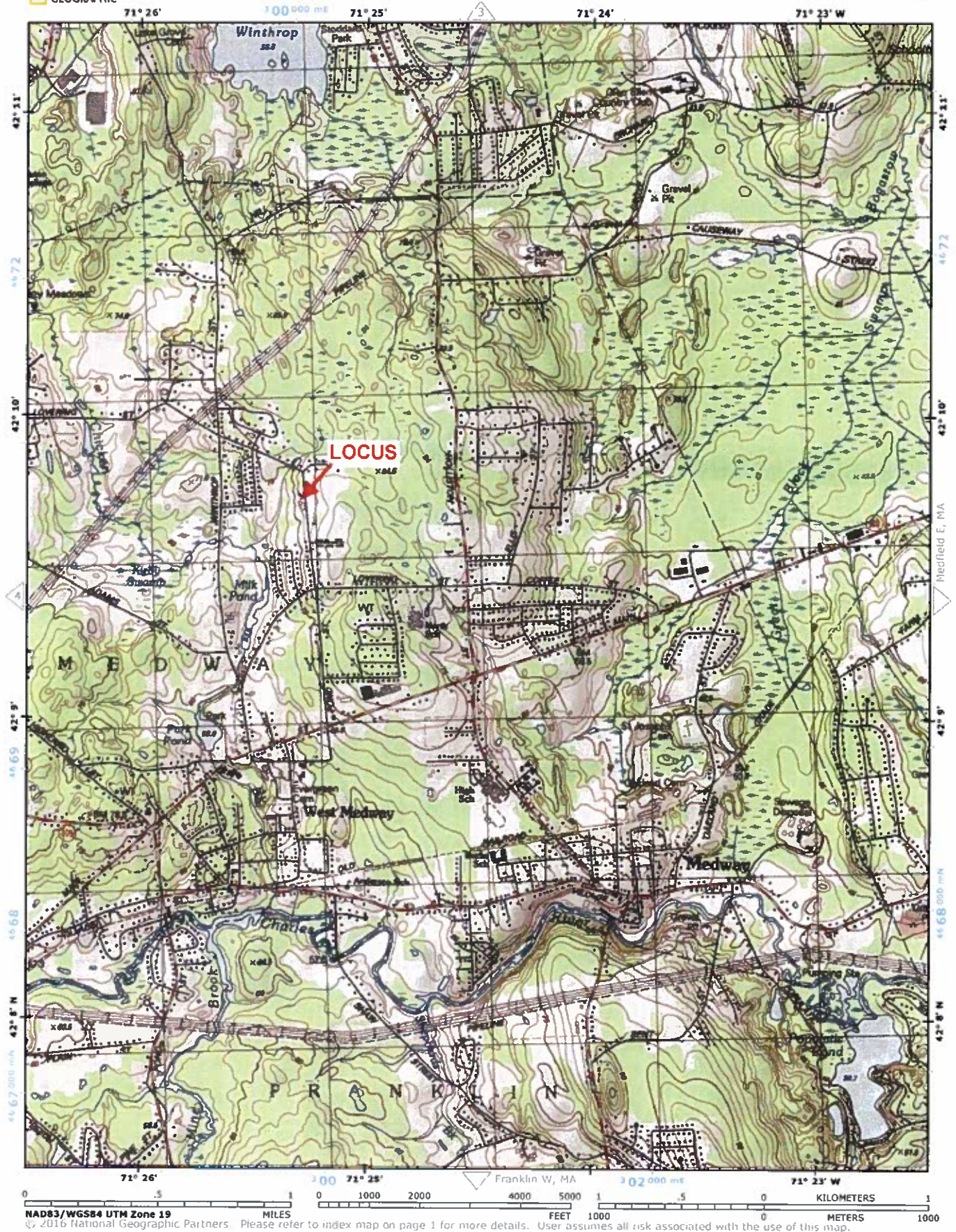
Other indicators of Hydrology: (check all that apply)

- ☐ Site inundated:
- ☐ Depth to free water in observation hole:
- ☐ Depth to soil saturation in observation hole:
- ☐ Water marks:
- ☐ Drift lines:
- ☐ Sediment deposits:
- ☐ Drainage patterns in BVW:
- ☐ Oxidized rhizospheres:
- ☐ Water-stained leaves:
- ☐ Recorded data (stream, lake, or tidal gauge, aerial photo, other)
- ☐ Other:

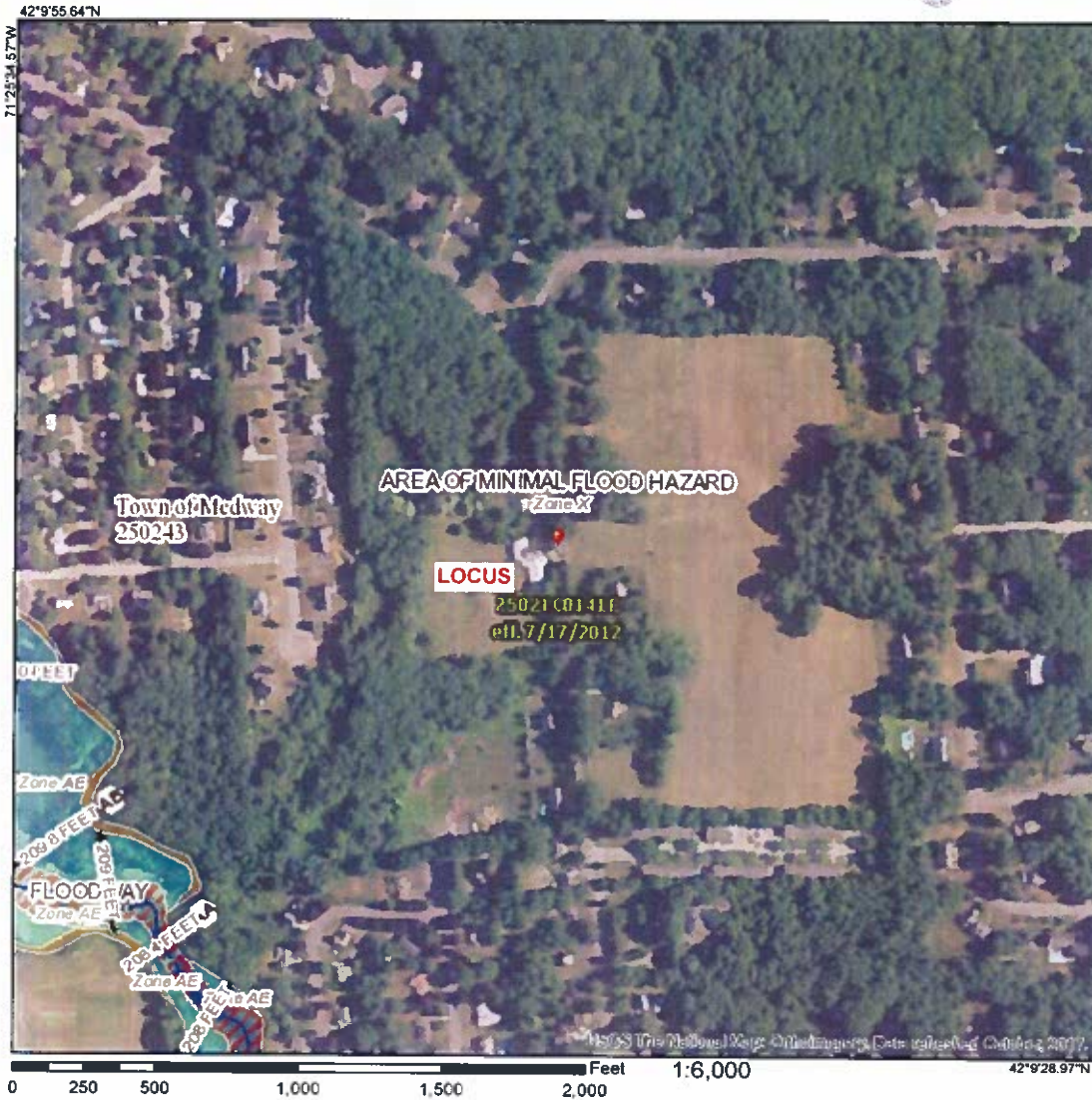
Vegetation and Hydrology Conclusion:

	yes	no
Number of wetland indicator plants greater than or equal to non-wetland indicator plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
hydric soil present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Appendix B
U.S.G.S. Topographic Map
FEMA Map



National Flood Hazard Layer FIRMette



Legend

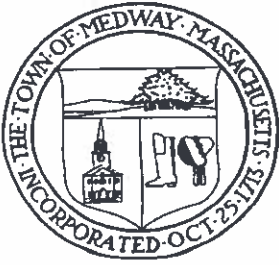
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE)
	With BFE or Depth Zone AE, AD, 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
	Future Conditions 1% Annual Chance Flood Hazard
	Area with Reduced Flood Risk due to Levee. See Notes.
	Area with Flood Risk due to Levee
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance
MAP PANELS	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

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 4/4/2019 at 5:17:20 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.



TOWN OF MEDWAY
BOARD OF ASSESSORS
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3203 FAX: 508-321-4981
www.townofmedway.org

REQUEST FOR ABUTTERS

Date of Request:

9/11/19

Property owner:

LACIN

Property location:

81 Loring St.

Parcel (property) ID(S):

21-057

Please specify 100' 300' or 500' from subject parcel: _____

THIS LIST IS REQUESTED FOR:

- ☐ Planning & Economic Development Board
☐ Zoning Board of Appeals
☒ Conservation Commission
☐ Historical Commission

REQUESTER INFORMATION:

Name:

Paul F. DeGiacomo

Email address: Colonial.eng@verizon.net

Address:

11 Aul St.

Medway, MA 02053

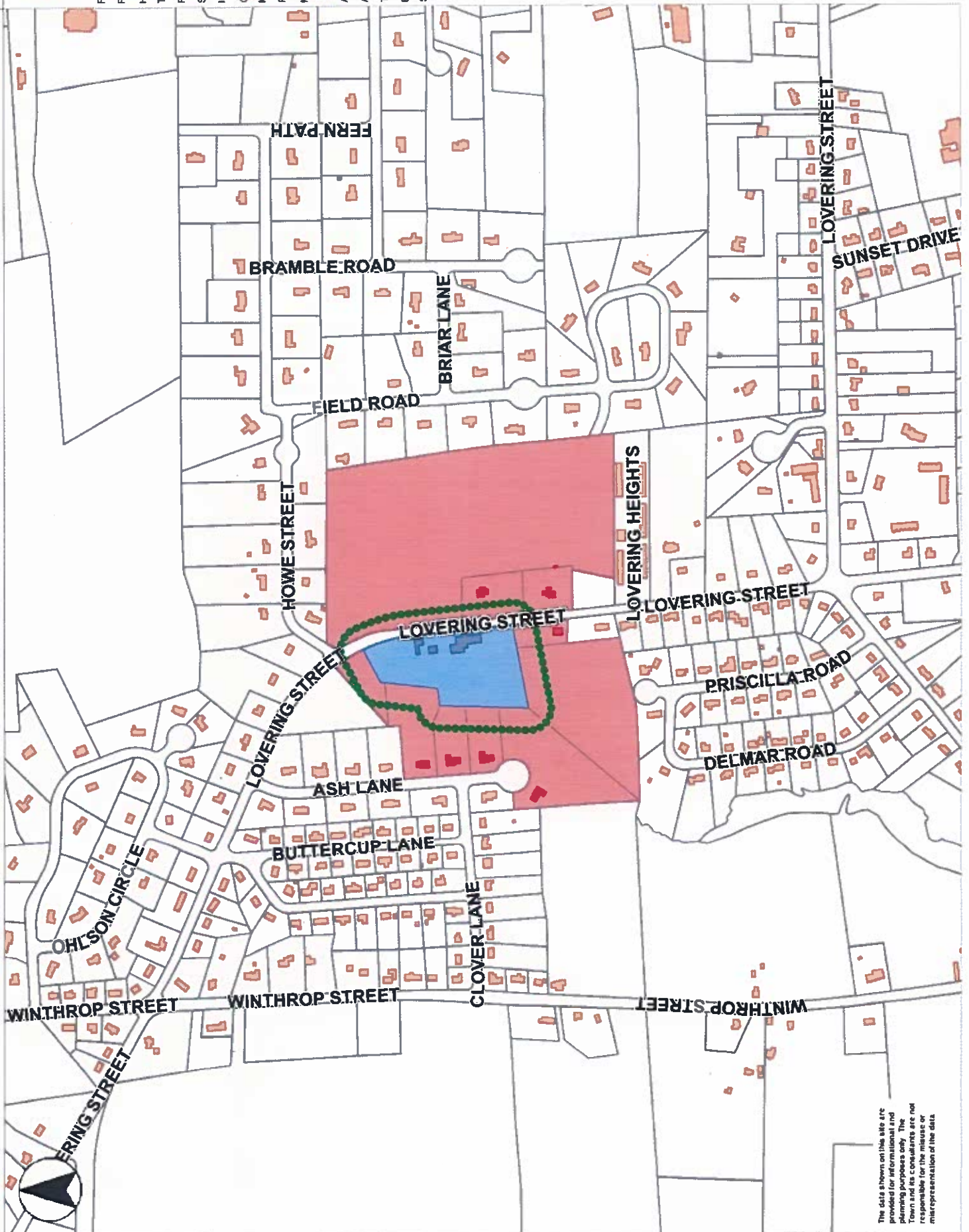
Phone:

508-533-1644

THERE IS A FEE OF \$15.00 PER PARCEL DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS. ***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU, YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***



- Fire Stations
- Police Stations
- Hospitals
- Town Hall
- Public Libraries
- Schools
- Ice Rinks
- Community Health Centers
- MBTA Commuter Rail
- Parcels
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Abutting Town names
- Abutting Towns
- Town Boundary
- Buildings MGIS
- Streets



The data shown on this site are provided for informational and planning purposes only. The creators are not responsible for the information or misrepresentation of the data.



Printed on 09/11/2019 at 01:36 PM

100' 2457

Parcel ID: 21-057
MEDWAY MEADOWS LLC
383 MAIN ST
MEDFIELD, MA 02052

Parcel ID: 21-056
MEDWAY TOWN OF
155 VILLAGE ST.
MEDWAY, MA 02053

Parcel ID: 21-058
MENDOZA SERGIO ALEXANDER
MENDOZA ADA
75 LOVERING ST.
MEDWAY, MA 02053

Parcel ID: 21-061
LANGILLE TRUSTEE COLLEEN
LANGILLE TRUSTEE DAVID B
16 PRISCILLA RD.
MEDWAY, MA 02053

Parcel ID: 21-074
OSIPENKO MICHAEL
OSIPENKO MARIANNA
16 ASH LN.
MEDWAY, MA 02053

Parcel ID: 21-075
RANKIN JONATHAN A
RANKIN LISA E
13 ASH LN.
MEDWAY, MA 02053

Parcel ID: 21-076
HADDAD DAVID J
HADDAD GINA M
11 ASH LN.
MEDWAY, MA 02053

Parcel ID: 21-077
NISBET BRADLEY S
NISBET LAURA M
9 ASH LN.
MEDWAY, MA 02053

Parcel ID: 21-093
WILSON PAUL R.
76 LOVERING ST
MEDWAY, MA 02053

Parcel ID: 21-096
MAFFEO STEPHEN
MAFFEO BARBARA
76 LOVERING ST.
MEDWAY, MA 02053

Parcel ID: 21-097
DEVITA GARY & NANCY
78 LOVERING ST.
MEDWAY, MA 02053



THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF MEDWAY.
WE CERTIFY THAT AT TIME OF LAST ASSESSMENT, THE NAMES AND
ADDRESSES OF ALL PROPERTY OWNERS, ARE ACCURATE.

[Signature]
Chairman of the Board of Assessors

Unofficial Property Record Card - Medway, MA

General Property Data

Parcel ID **21-057**
 Prior Parcel ID **5-200-1A-**
 Property Owner **WILSON TRUSTEE LENORE B**
PISINI TRUSTEE STEPEHN C
 Mailing Address **81 LOVERING ST.**

City **MEDWAY**
 Mailing State **MA** Zip **02053**
 Parcel Zoning **ARII**

Account Number **5-200-1A**
 Property Location **81 LOVERING ST**
 Property Use **ONE FAMILY**
 Most Recent Sale Date **5/8/2013**
 Legal Reference **31310-166**
 Grantor **WILSON TRUSTEE, LENORE B**
 Sale Price **100**
 Land Area **4.510 acres**

Current Property Assessment

Card 1 Value Building Value **220,900** Xtra Features Value **19,600** Land Value **191,800** Total Value **432,300**

Building Description

Building Style **OLD STYLE**
 # of Living Units **1**
 Year Built **1780**
 Building Grade **Average (+)**
 Building Condition **Average**
 Finished Area (SF) **2784**
 Number Rooms **10**
 # of 3/4 Baths **2**

Foundation Type **BRICK/STONE**
 Frame Type **Wood**
 Roof Structure **GABLE**
 Roof Cover **ASPHALT SHNG**
 Siding **Clapboard**
 Interior Walls **PLASTER**
 # of Bedrooms **5**
 # of 1/2 Baths **0**

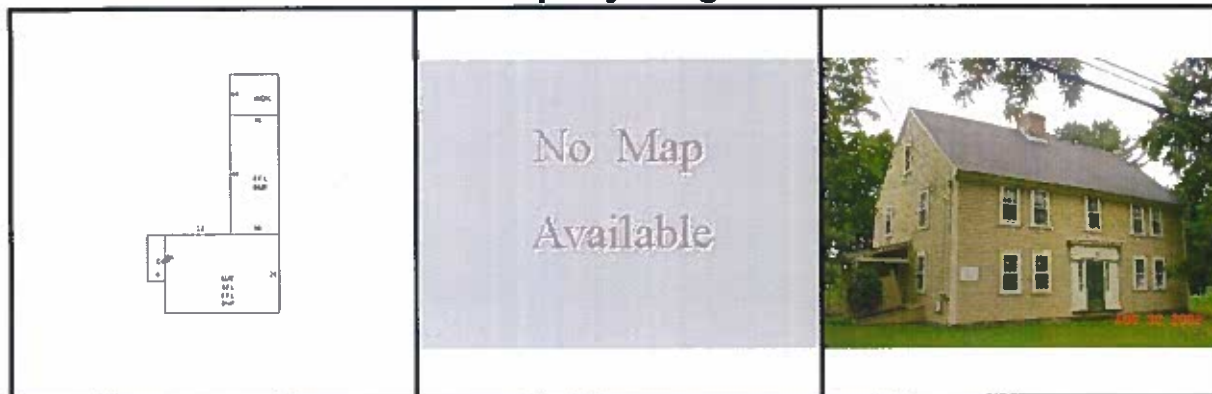
Flooring Type **Softwood**
 Basement Floor **Concrete**
 Heating Type **FORCED H/AIR**
 Heating Fuel **OIL**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **1**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 4.510 acres of land mainly classified as ONE FAMILY with a(n) OLD STYLE style building, built about 1780 , having Clapboard exterior and ASPHALT SHNG roof cover, with 1 unit(s), 10 room(s), 5 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Locus: 81 Lovering Street, Medway, Massachusetts

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY A N

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER Y

Bk 36947 Pg 448 #56532
07-09-2019 @ 11:23a

N O T MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds

A N Date: 07-09-2019 @ 11:23am

O F F I C I A L C O P Y
Doc#: 56532
Fee: \$42,412.24 Cons: \$528,515.00

QUITCLAIM DEED

We, Lenore B. Wilson, Stephen C. Pisini and Stephen J. Maffeo, as Trustees of the Lenore B. Wilson Revocable Trust under an Indenture of Trust dated August 22, 1995 and recorded pursuant to M.G.L. c. 184 § 35 with the Norfolk County Registry of Deeds (the "Registry") in Book 31310, Page 163, of 81 Lovering Street, Medway, Massachusetts, for consideration paid, and in full consideration of Five Hundred Twenty-Eight Thousand Five Hundred and Fifteen and 00/100 (\$528,515.00) Dollars grant to Medway Meadows LLC, a Massachusetts limited liability company with a principal place of business of 383 Main Street, Medfield, Massachusetts 02052

with QUITCLAIM COVENANTS

The land in Medway, Norfolk County, Massachusetts, shown as Lot 1A on a plan entitled, "Subdivision Plan of Land in Medway, Massachusetts at #81 Lovering Street - Medway, Mass prepared for Paul and Lenore Wilson - 81 Lovering Street - Medway, Mass: dated August 18, 1997 by DeSimone Survey Service, Inc.", which plan is recorded with the Registry as plan number 147 of 1998, plan book 454. Said Lot 1A containing 196,394 square feet of land or 4.51 acres, more or less, according to said plan.

The Grantors hereby release all rights of Homestead in the premises and certify under the pains and penalties of perjury that there is no other person entitled to said rights.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by Deed of the said Lenore B. Wilson dated May 3, 2013 and recorded with the Registry in Book 31310 Page 166.

[Signature Page Follows]

Executed as a sealed instrument this 27th day of June, 2019.

OFFICIAL COPY
Stephen J. Maffeo
 Stephen J. Maffeo, Trustee as aforesaid
 and not individually

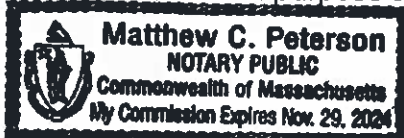
OFFICIAL COPY
Lenore B. Wilson
 Lenore B. Wilson, Trustee as aforesaid
 and not individually

Stephen C. Pisini
 Stephen C. Pisini, Trustee as aforesaid
 and not individually

COMMONWEALTH OF MASSACHUSETTS

Norfolk
~~Middlesex~~, ss.

On this 27th day of June, 2019, before me, the undersigned notary public, personally appeared Lenore B. Wilson, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as trustee as aforesaid and not individually.

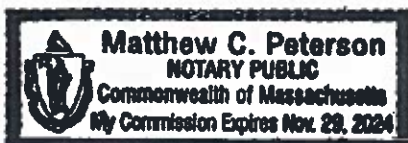


Matthew C. Peterson
 Notary Public Matthew C. Peterson
 My Commission Expires: November 29, 2024

COMMONWEALTH OF MASSACHUSETTS

Norfolk
~~Middlesex~~, ss.

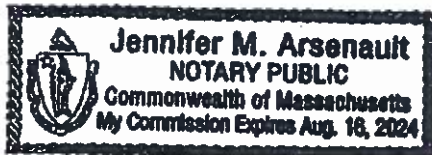
On this 27th day of June, 2019, before me, the undersigned notary public, personally appeared Stephen J. Maffeo, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as trustee as aforesaid and not individually.



Matthew C. Peterson
 Notary Public Matthew C. Peterson
 My Commission Expires: November 29, 2024

NOTARY
COMMONWEALTH OF MASSACHUSETTS
AN AN
NORFOLK OFFICIAL OFFICIAL
Middlesex, ss. COPY COPY

On this 2nd day of July, 2019, before me, the undersigned notary public, personally appeared Stephen C. Pisini, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as trustee as aforesaid and not individually.



Jennifer M. Arsenault
Notary Public
My Commission Expires: 8/16/24

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

Bk 31310 Pg 166 #54229
05-08-2013 @ 11:22a

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

DEED

I, Lenore B. Wilson of Medway, Norfolk County, Massachusetts, for consideration paid, and in full consideration of less than one hundred dollars, grant to myself, the said Lenore B. Wilson, Stephen C. Pisini and Stephen J. Maffeo, as Trustees of the Lenore B. Wilson Revocable Trust under an Indenture of Trust dated August 22, 1995 of 81 Lovering Street, in said Medway, with QUITCLAIM COVENANTS

The land in Medway, Norfolk County, Massachusetts, shown as Lot 1A on a plan entitled, "Subdivision Plan of Land in Medway, Massachusetts at #81 Lovering Street - Medway, Mass prepared for Paul and Lenore Wilson - 81 Lovering Street - Medway, Mass: dated August 18, 1997 by DeSimone Survey Service, Inc.", which plan is recorded with Norfolk County Registry of Deeds as plan number 147 of 1998, plan book 454. Said Lot 1A containing 196,394 square feet of land or 4.51 acres, more or less, according to said plan.

Meaning and intending to convey and hereby conveying the same premises conveyed to me by Deed of Paul R. Wilson and myself, the said Lenore B. Wilson dated June 12, 2000 and recorded with said Deeds in Book 14213, Page 67.

Executed as a sealed instrument this 3rd day of May, 2013.

Lenore B. Wilson

Lenore B. Wilson

81 LOVERING ST., MEDWAY, MASS.

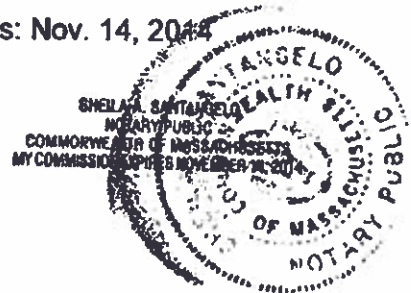
COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 3rd day of May, 2013, before me, the undersigned notary public, personally appeared Lenore B. Wilson, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Sheila A. Santangelo
Notary Public
My Commission Expires: Nov. 14, 2014



**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT
CHAPTER 131, SECTION 40
AND
THE TOWN OF MEDWAY WETLANDS PROTECTION BY LAW**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Bellingham Wetlands protection by Law, you are hereby notified of the following:

Medway Meadows LLC has filed a Notice of Intent/Abbreviated Notice of Intent/ Abbreviated Notice of Resource Area Delineation/Request for Amendment; with the Bellingham Conservation Commission for review of the following activity:

Description of Project: Proposed Duplex

The location of the proposed activity is
Assessors Map 21 Parcel 57
Street address: 79 Lovering Street

Copies of the filing may be examined at the Bellingham Conservation Commission office during their normal business hours (please call 508-660-7268) OR at the following Applicant or representative name Colonial Engineering Inc.
Address: 11 Awl St, Medway, Ma. 02053
Phone number: 508-533-1644

Questions regarding the filing may be directed to the Conservation Commission at 508-321-4992 OR the Applicant's representative (Please see above)

The public hearing will be held at the Bellingham Town Hall, 10 Mechanic Street, Bellingham, Ma. Information on the date and time of the hearing may be directed to the Conservation Commission or the applicant's representative at the above numbers.

NOTE: Notice of the public hearing, including date, time and place:

1. Will be published at least five (5) days in advance in the local paper
2. Will be posted at the Town Clerk's Office and on the town web site no less than forty-eight (48) hours in advance of the public hearing.

NOTE: You may also contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call Central Regional (508)-792-7650

Larkin Real Estate Group Inc
C/O Affordable Payroll & Bookkeeping Inc
Operating For Lovering
36 Commerce Way FL 4
Woburn MA 01801-8502

181335

DATE 9/11/19 53-7012
2110 3

PAY TO THE ORDER OF Town of Haverhill

\$ 1000

One thousand no ⁰⁰/₁₀₀

DOLLARS  Security Features Included. Details on Back.

 **East Boston Savings Bank**
EAST BOSTON, MA 02128

MEMO Comm Comm Fily Fee

⑆211070120⑆ 77 7517891⑈181335

Larkin Real Estate Group Inc
C/O Affordable Payroll & Bookkeeping Inc
Operating For Lovering
36 Commerce Way FL 4
Woburn MA 01801-8502

181337

DATE 9/11/19 53-7012
2110 3

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ 257.50

Two hundred twenty seven no ⁵⁰/₁₀₀

DOLLARS  Security Features Included. Details on Back.

 **East Boston Savings Bank**
EAST BOSTON, MA 02128

MEMO Comm Comm Fily Fee

⑆211070120⑆ 77 7517891⑈181337

Larkin Real Estate Group Inc
C/O Affordable Payroll & Bookkeeping Inc
Operating For Lovering
36 Commerce Way FL 4
Woburn MA 01801-8502

181336

DATE 9/11/19 53-7012
2110 3

PAY TO THE ORDER OF Town of Haverhill

\$ 262.50

Two hundred sixty two no ⁵⁰/₁₀₀

DOLLARS  Security Features Included. Details on Back.

 **East Boston Savings Bank**
EAST BOSTON, MA 02128

MEMO Comm Comm Fily Fee

⑆211070120⑆ 77 7517891⑈181336