

NOTICE OF INTENT

TOWN OF WAREHAM CONSERVATION COMMISSION

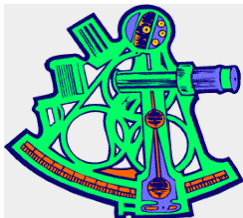
12 LARCH STREET
WAREHAM, MA

DECEMBER 29, 2022

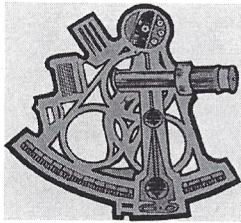
PREPARED FOR:

DOS AMIGOS REALTY, LLC
12 FELLOWSHIP CIRCLE
W. WAREHAM, MA 02576

PREPARED BY:



JC ENGINEERING, Inc.
Civil & Environmental Engineering
2854 Cranberry Highway
East Wareham, Massachusetts 02538
Ph. 508-273-0377—Fax 508-273-0367



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Civil & Environmental Engineering

2854 Cranberry Highway.

East Wareham, Massachusetts 02538

Ph. 508-273-0377—Fax 508-273-0367

Revised

January 11, 2023

Town of Wareham
Conservation Commission
54 Marion Road
Wareham, MA 02571

RE: Notice of Intent at 12 Larch Street, Wareham, MA
Assessor's Map 38, Lots 512 & 513

Dear Gentlemen & Madams:

On behalf of the applicant, Dos Amigos Realty, LLC, please find enclosed a Notice of Intent (NOI) of the Wetlands Protection Act, accompanied by supporting design drawing entitled "Proposed Site Plan located at 12 Larch Street, Wareham, MA" dated July 6, 2022 (last revised on January 11, 2023) for your review and approval.

This project involves the construction of a single-family dwelling, including a new driveway, deck, and associated grading & utilities. A portion of the proposed site work will take place within the 100' buffer zone of a Salt Marsh. The entire project will take place within Land Subject to Coastal Storm Flowage (LSCSF), Zone VE(el. 17). The proposed limit of work will be no closer than 30' from the Bordering Vegetated Wetlands to be in conformance with the Town of Wareham Wetlands Regulations.

The proposed work is shown within the boundaries of two adjacent lots that were created in 1923. The total land area between both lots that lie within the Riverfront Area is 8,146 square feet (8,400 square feet total between both lots). The construction of the proposed dwelling, decks, stairs, and driveway consume a footprint of 2,092 square feet. The proposed work will take place in an area that is level and completely outside the 100-foot Riverfront Area.

Crooked River is tidal in the area of this project, therefore, the mean annual high-water line coincides with the Mean High Water line and corresponds with approximate elevation 1.8' NAVD 88. The Mean High Water line is not adjacent to the locus property but the 100-foot & 200-foot Riverfront Areas are depicted on the plan.

Since the property lies within the Riverfront Area and the proposed dwelling would be developed in an area that has not been previously altered, the proposed dwelling will need to meet the general performance standards specified under *310 CMR 10.58(4)*. Further, there shall be no practical or substantially equivalent economic alternative to the project with less adverse effects (*10.58(4)(c)*).

The purpose of this project is to construct a single-family dwelling within a residential neighborhood to provide residency for the towns growing population. Given the location of the property, any development on these lots would occur within Riverfront Area. The proposed dwelling has been cited on the lot so that it is furthest away from Crooked River while still maintaining appropriate property line setbacks. Also, there is existing dwelling that currently exists between this lot and Crooked River that is located within the 100-foot Riverfront Area.

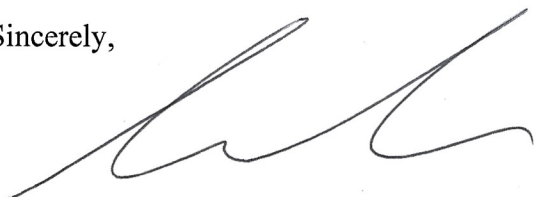
In accordance with *310 CMR 10.58(4)(d)*, the issuing authority may allow the alteration of up to 5,000 square feet on a lot recorded before October 6, 1997. While the construction of the structures and impervious area will be 2,092 square feet, the entire site work including grading is limited to the least required disturbance for the construction of the dwelling. In accordance with *310 CMR 10.58(4)(d)(3)*, "*the issuing authority shall allow the construction of a single family house, a septic system if no sewer is available, and a driveway, on a lot recorded before August 7, 1996 where the size or shape of the lot within the riverfront area prevents the construction from meeting the requirements of 310 CMR 10.58(4)(d)1. or 2.*" In this situation, town sewer is available.

To account for the additional impervious area, a roof drywell system will be installed that will capture the runoff from the proposed dwelling. The entire proposed dwelling will be connected to the proposed drywell system, thereby reducing the runoff from what currently exists under existing conditions.

To ensure that sediment from the other proposed construction activities remains on-site, an erosion control barrier will be placed between the proposed activities and the resource areas and will act as the limit of work. We feel that the proposed work will have no impact to the nearest resource areas.

Thank you for your assistance on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Iamele', with a stylized flourish at the end.

Samuel J. Iamele, E.I.T

Cc: DEP Lakeville
Dos Amigos Realty, LLC



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

Wareham
 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>12 Larch Street</u>	<u>Wareham</u>	<u>02571</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>38</u>	<u>41.44315</u>	<u>-70.41488</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>512 & 513</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Dos Amigos Realty, LLC</u>		
a. First Name	b. Last Name	
c. Organization		
<u>12 Fellowship Circle</u>		
d. Street Address		
<u>W. Wareham</u>	<u>MA</u>	<u>02576</u>
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

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

<u>DCS Realty, LLC</u>		
a. First Name	b. Last Name	
c. Organization		
<u>19 Squirrel Road</u>		
d. Street Address		
<u>Plymouth</u>	<u>MA</u>	<u>02360</u>
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Samuel</u>	<u>lamele, EIT</u>	
a. First Name	b. Last Name	
<u>JC Engineering, Inc.</u>		
c. Company		
<u>2854 Cranberry Highway</u>		
d. Street Address		
<u>E. Wareham</u>	<u>MA</u>	<u>02538</u>
e. City/Town	f. State	g. Zip Code
<u>508-273-0377</u>	<u>507-273-0367</u>	<u>siamele@jceng.org</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$750.00</u>	<u>\$362.50</u>	<u>\$387.50 + local fee</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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A. General Information (continued)

6. General Project Description:

Construction of a single family dwelling, driveway, deck, and associated utilities & grading

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

32629

c. Book

b. Certificate # (if registered land)

125

d. Page Number

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

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	5,000	
	1. square feet	

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

_____ a. square feet of BVW _____ b. square feet of Salt Marsh

5. Project Involves Stream Crossings

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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**

- online _____
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 <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.



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

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

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

- 1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
- 2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
- 3. Separate MESA review completed.
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

- 3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Hull to New Hampshire border:

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

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).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Wareham
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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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 Site Plan at 12 Larch Street, Wareham, MA

a. Plan Title

JC Engineering, Inc.

b. Prepared By

January 11, 2023

d. Final Revision Date

John L. Churchill, Jr., PE, PLS

c. Signed and Stamped by

1" = 10'

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:

10053 & 10111

2. Municipal Check Number

10052 & 10112

4. State Check Number

JC Engineering, Inc.

6. Payor name on check: First Name

12/28/22 & 1/10/23

3. Check date

12/28/22 & 1/10/23

5. Check date

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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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

(Handwritten signature and date 1-11-23 are present in the original document)

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:

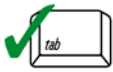
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

12 Larch Street	Wareham
a. Street Address	b. City/Town
10052 & 10112	\$362.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Dos Amigos Realty, LLC		
a. First Name	b. Last Name	
c. Organization		
12 Fellowship Circle		
d. Mailing Address		
W. Wareham	MA	02576
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

DCS Realty, LLC		
a. First Name	b. Last Name	
c. Organization		
19 Squirrel Road		
d. Mailing Address		
Plymouth	MA	02360
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Proposed Single Family Dwelling in Riverfront	\$500 + 50%	\$750.00	\$750.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500.00
Step 6/Fee Payments:			
Total Project Fee:			\$750.00
			a. Total Fee from Step 5
State share of filing Fee:			\$362.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			\$387.50 + local fee
			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.)


AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, Samuel J. Iamele, hereby certify under the pains and penalties of perjury that on December 29, 2022, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Wareham Wetland Protection Bylaws by Dos Amigos Realty, LLC with the Town of Wareham Conservation Commission on December 29, 2022 for the property located at 12 Larch Street, Wareham, MA. The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this **AFFIDAVIT OF SERVICE**.



Name

12-29-22

Date

Notification of Abutter Massachusetts Wetlands Protection Act

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

- A. The name of the applicant is Dos Amigos Realty, LLC.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Wareham seeking permission to remove, fill, dredge or alter an Area subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40). **This project involves the construction of a single-family dwelling, deck, and associated utilities.**
- C. The address of the lot where the Activity is proposed is:

12 Larch Street, Wareham, MA.
Assessors Map 38, Lots 512 & 513

- D. Copies of the Notice of Intent may be examined at the: Wareham Conservation Office, 54 Marion Road, Wareham, MA 02571 between the hours of 8:15 am and 6:00 pm on the following days of the week: Monday, Tuesday, Wednesday, Thursday (closed on Fridays)
For more information, call: (508) 291-3100 ext. 6505.

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

Town of Wareham Conservation Office.

- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant , or the applicant's representative , by calling this telephone number (508) 273-0377 between the hours of 8:00 am and 5:00 pm on the following days of the week: Monday through Friday.

- F. Information regarding the date, time, and place of the public hearing may be obtained from Wareham Conservation Office, (Information same as above)

By calling this telephone number () - between the hours of _____ and _____ on the following days of the week:

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

Note: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Wareham Week.

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

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

Central Region: 508- 792- 7650

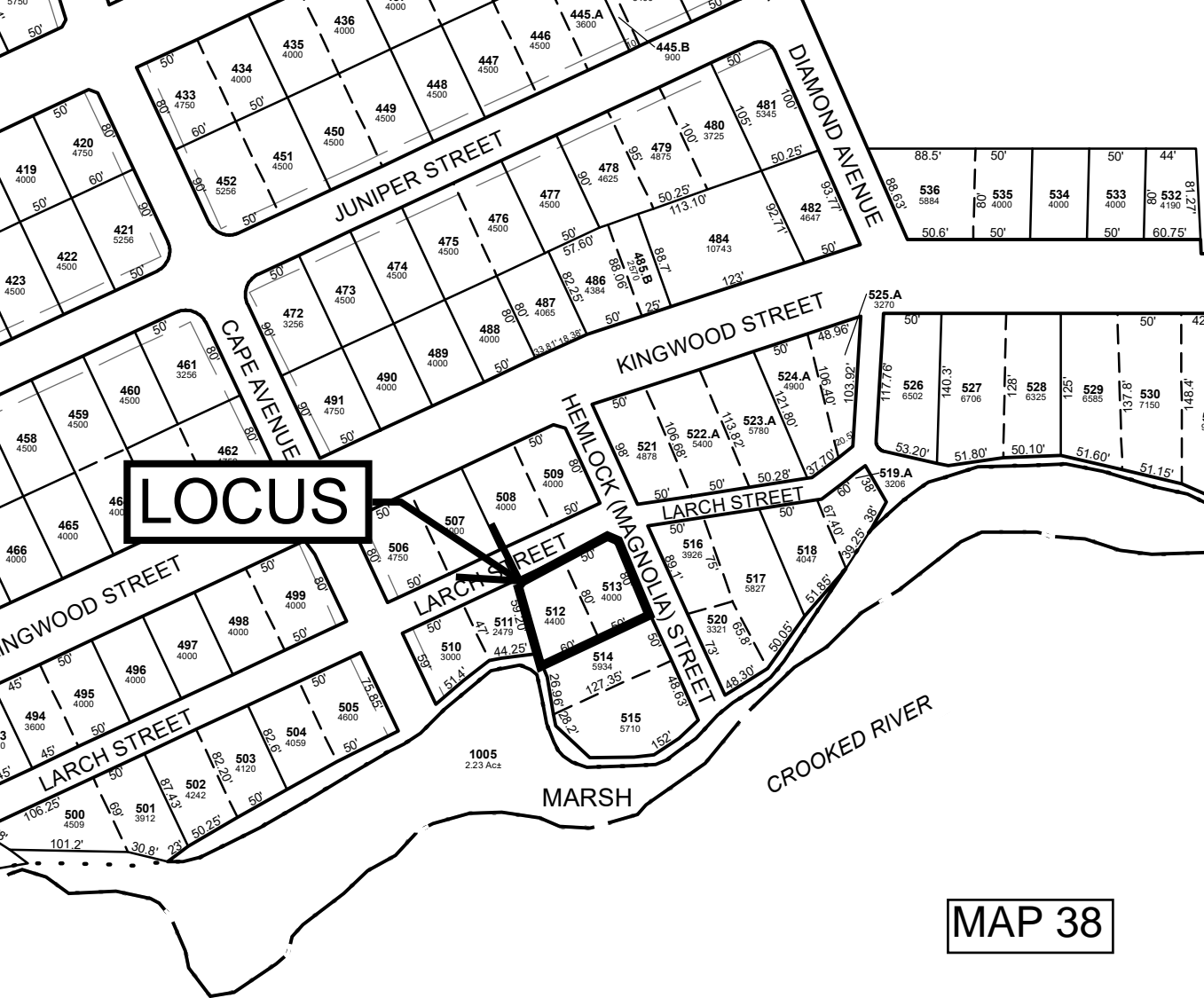
Northeast Region: 617- 935- 2160

Southeast Region: 508- 946- 2800

Western Region: 413- 784- 1100

NOI ABUTTERS LIST
12 LARCH STREET, WAREHAM (MAP 38, LOTS 512 & 513)
ALL ABUTTERS WITHIN 100'

MAP	PARCEL (S)	OWNER'S NAME & MAILING ADDRESS
38	510 & 511	Dianne O. Phillips 16 Cape Ave Wareham, MA 02571
38	506 & 507	Gina Marie Christopher 14 Cape Ave Wareham, MA 02571
38	508 & 509	David Troy Morgan Sunday Strong Morgan 40 Briant Drive Sudbury, MA 01776
38	521, 522.A, 523.A	Michele E. Merolla PO Box 67 Fairhaven, MA 02719
38	516, 517, 520	George E. Mather Elaine R. Mather Life Est. C/O Thomas N. Cotter 12 Anthony J Morina Drive Stony Point, NY 10980
38	514 & 515	Jennifer H. Loveall 5 Hemlock Street Wareham, MA 02571
38	1005	Parkwood Beach Improvement Association by Trustees C/O William P. Cannon 2 Ash Street Wareham, MA 02571



LOCUS

MAP 38

National Flood Hazard Layer FIRMMette



70°42'8"W 41°44'45"N



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

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	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature
	20.2 17.5							

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.		

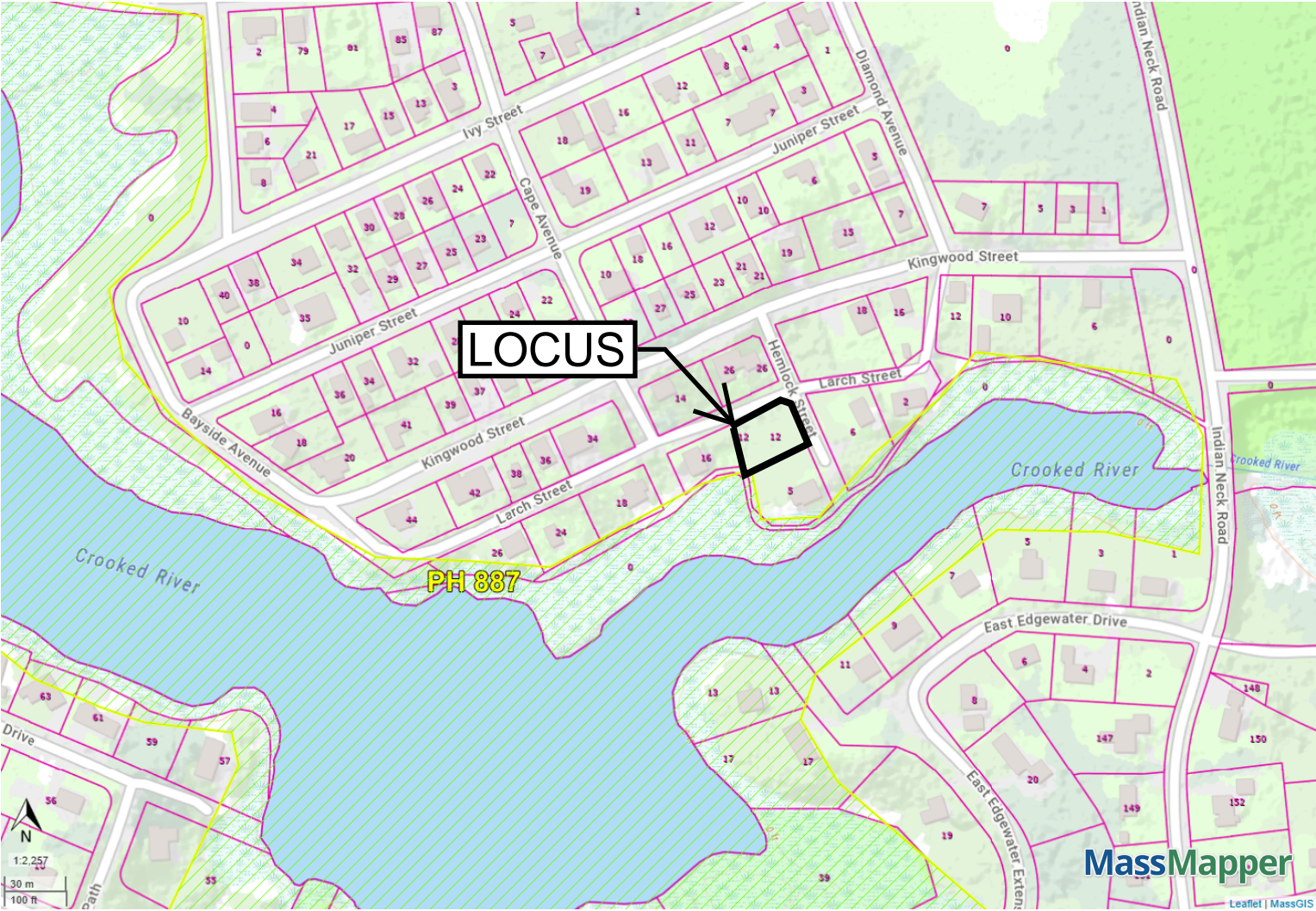
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/16/2022 at 3:19 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.

70°41'30"W 41°44'18"N

12 Larch Street

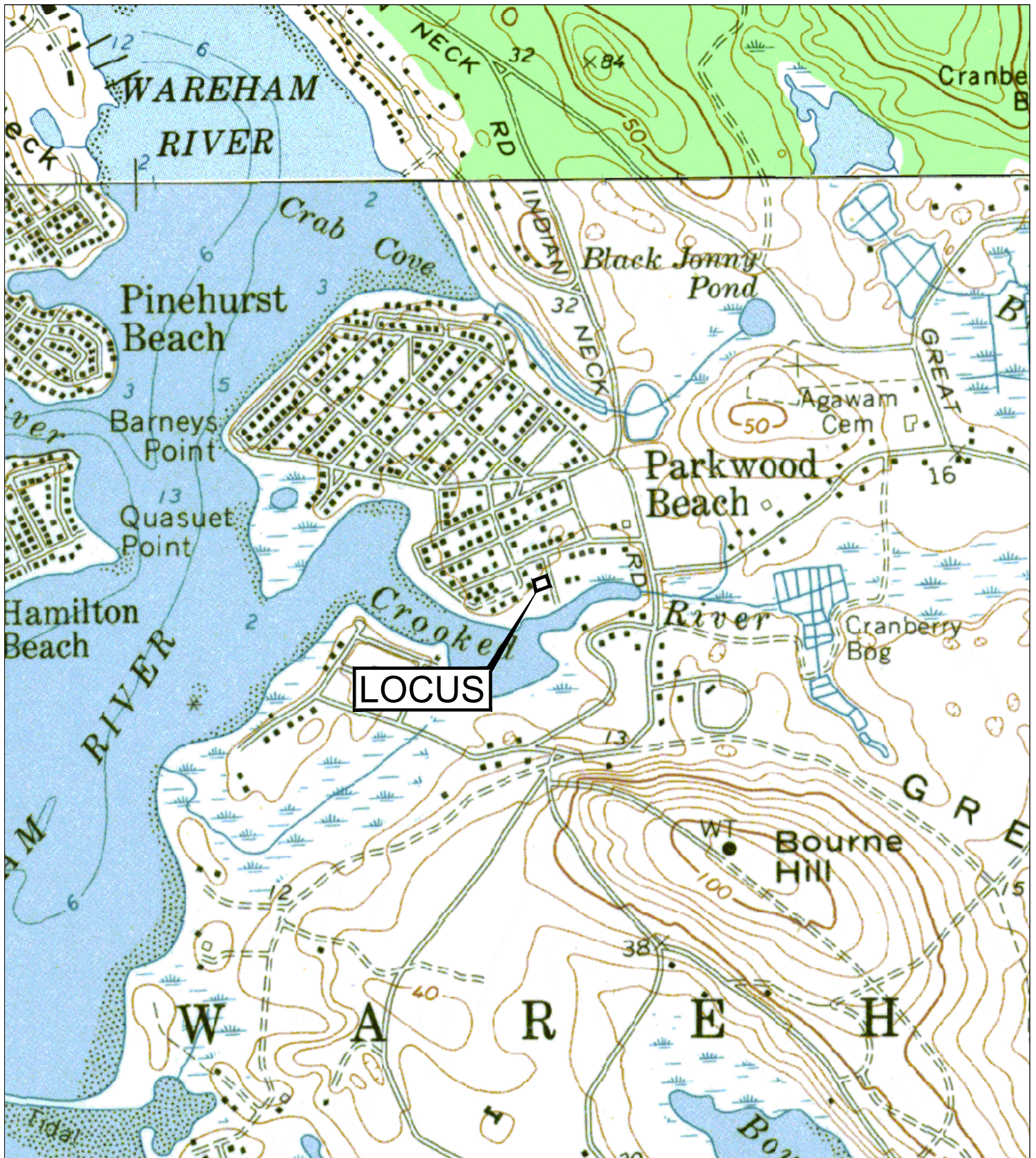


- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Property Tax Parcels



MassMapper

Leaflet | MassGIS



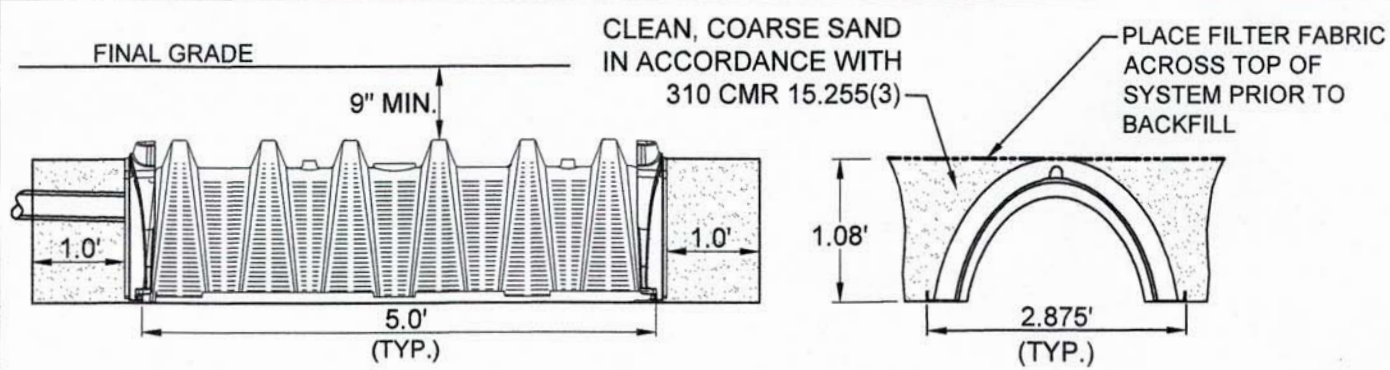
LOCUS MAP

12 LARCH STREET
WAREHAM, MA

PREPARED BY:

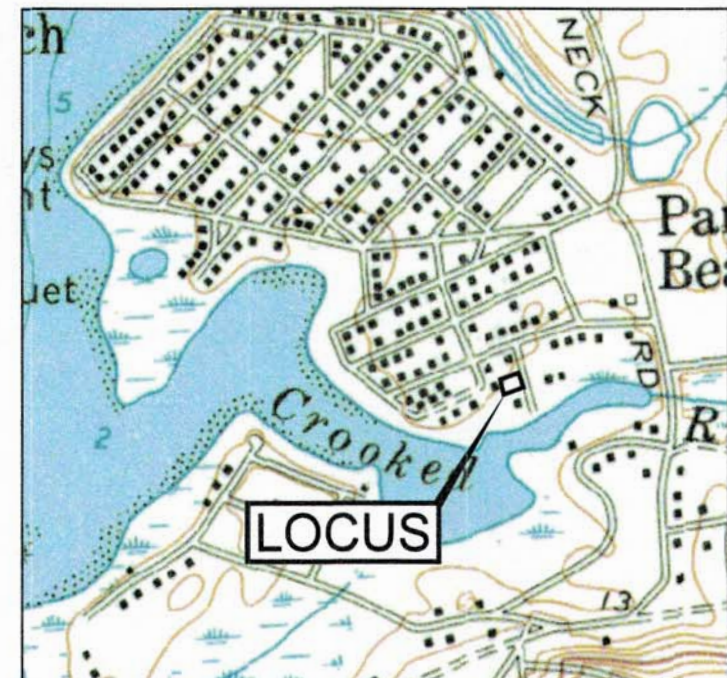
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
(508) 273-0377

SCALE: 1" = 1000'

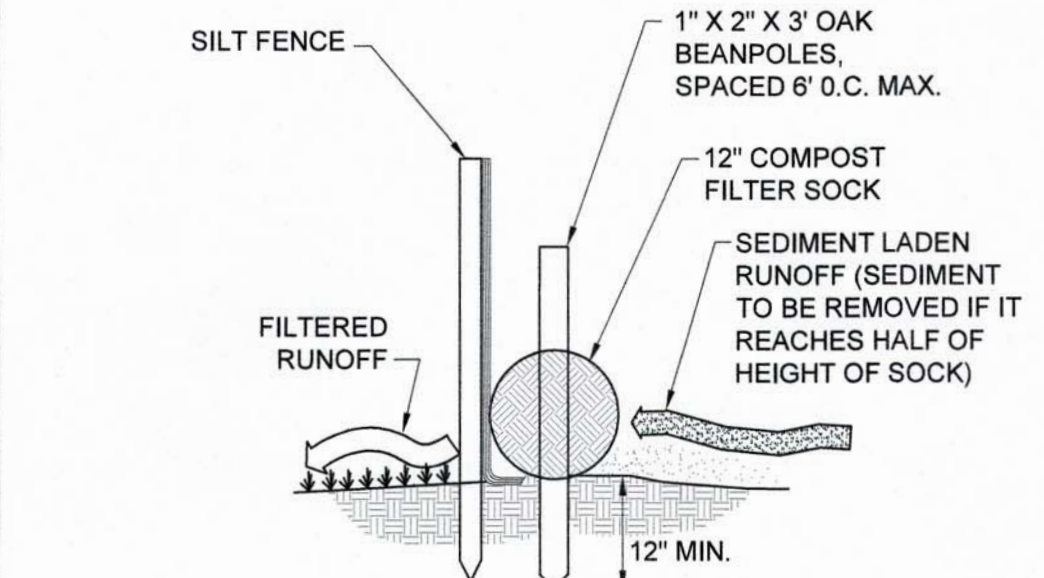


ROOF DRYWELL DETAIL (ARC 36 CHAMBERS)
NOT TO SCALE

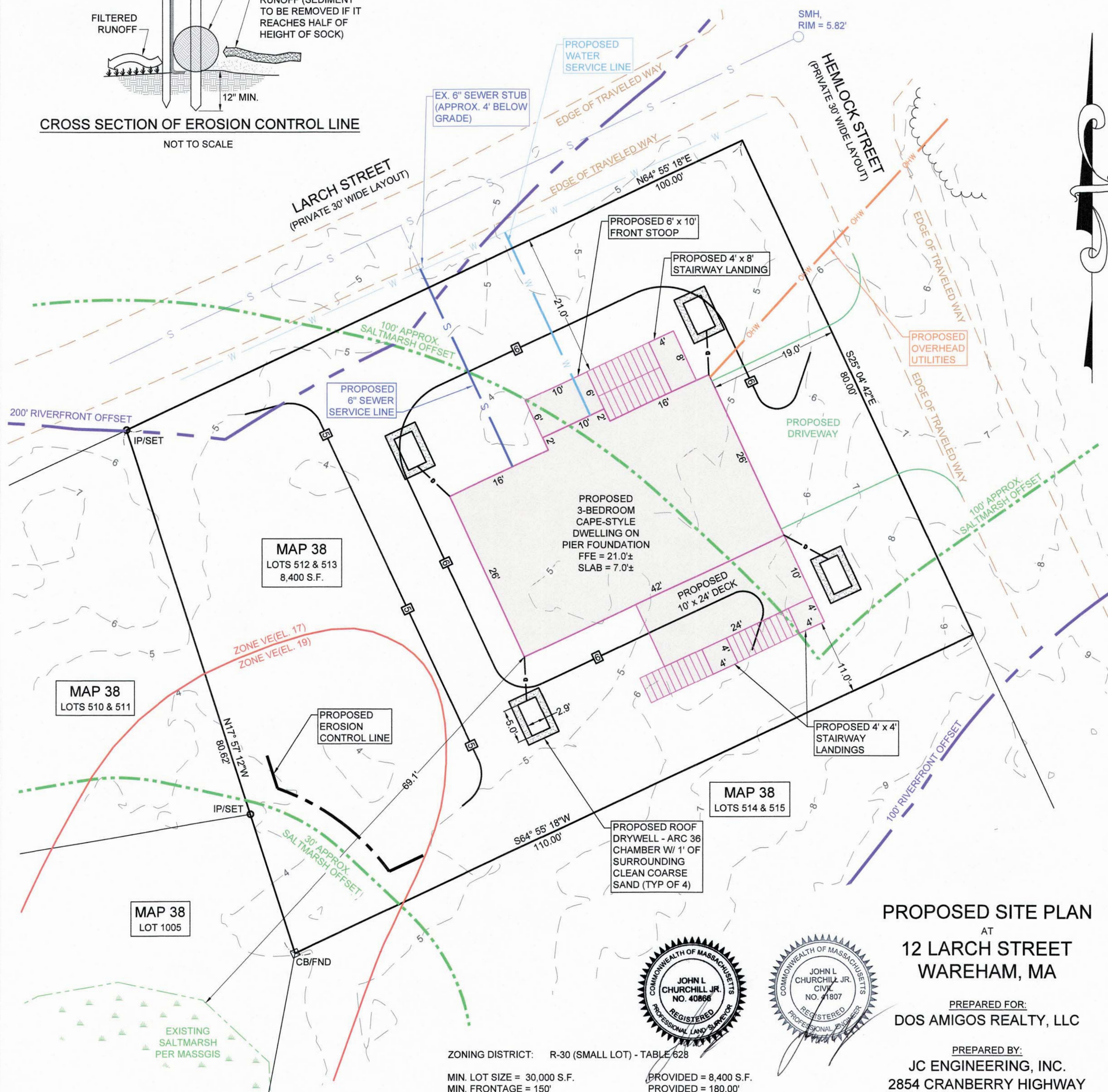
- NOTES:**
- LOCUS IS SHOWN AS LOTS 512 & 513 ON WAREHAM ASSESSOR'S MAP 38.
 - OWNER OF RECORD:
DCS REALTY, LLC
19 SQUIRREL ROAD
PLYMOUTH, MA 02360
 - DEED REFERENCE:
DEED BOOK 32629, PAGE 125
 - PLAN REFERENCE:
PLAN BOOK 3, PAGE 555
 - FLOOD ZONE:
ZONE VE(EL. 17) AND VE(EL. 19)
ON PANEL 25023C0577J, DATED
 - LIDAR TOPOGRAPHY IS BASED UPON N.A.V.D. 88 DATUM.
 - UTILITIES DEPICTED HEREON ARE APPROXIMATE ONLY AND ARE FROM AVAILABLE PLANS OR VISIBLE DIGSAFE MARKERS.



LOCUS PLAN
SCALE: 1" = 1000'



CROSS SECTION OF EROSION CONTROL LINE
NOT TO SCALE

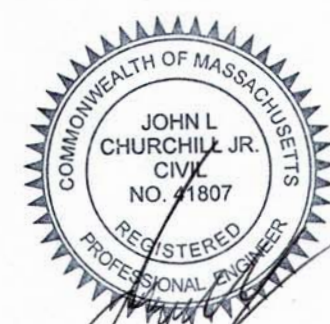


MAP 38
LOTS 512 & 513
8,400 S.F.

MAP 38
LOTS 510 & 511

MAP 38
LOT 1005

MAP 38
LOTS 514 & 515



PROPOSED SITE PLAN
AT
12 LARCH STREET
WAREHAM, MA

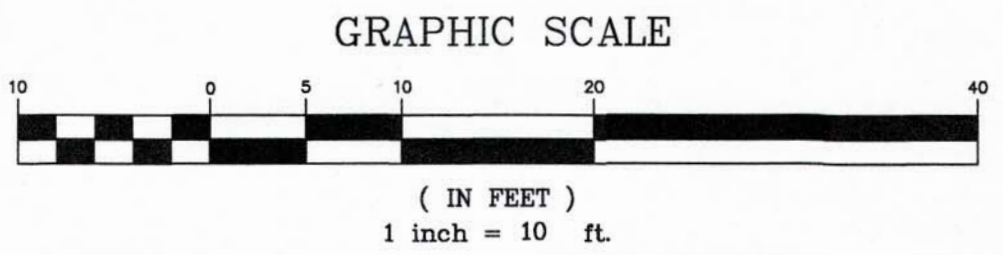
PREPARED FOR:
DOS AMIGOS REALTY, LLC

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

ZONING DISTRICT: R-30 (SMALL LOT) - TABLE 628

MIN. LOT SIZE = 30,000 S.F.	PROVIDED = 8,400 S.F.
MIN. FRONTAGE = 150'	PROVIDED = 180.00'
MIN. FRONT YARD = 20'	PROVIDED = 21.0'
MIN. SIDE YARD = 10'	PROVIDED = 19.0'
MIN. REAR YARD = 10'	PROVIDED = 11.0'
MAX F.A.R.* = 25% (2,100 S.F.)	PROVIDED = 24.8% (2,084 S.F.)
MAX. BUILDING COV. = 25% (2,100 S.F.)	PROVIDED = 19.5% (1,636 S.F.)

*FLOOR AREA RATIO



SCALE: 1" = 10' JULY 6, 2022
REV. 1: DECEMBER 29, 2022
REV. 2: JANUARY 11, 2023