



Green Seal Environmental, LLC

MassDOT Certified

114 State Road, Bldg. B, Sagamore Beach, MA 02562
T: 508.888.6034 F: 508.888.1506
www.gseenv.com

Duxbury Conservation Commission
Town Offices
878 Tremont Street
Duxbury MA 02332

April 2, 2024

via hand delivery *and*
email: conservation@town.duxbury.ma.us

RE: Abbreviated Notice of Resource Area Delineation
0 Keene Street, Assessor's Map 025-007-000
GSE Project No. LFKS-23-01.3

Dear Mr. D'Ambruoso and members of the Commission:

On behalf of our client, Keene Street Development LLC, we are submitting the enclosed Abbreviated Notice of Resource Area Delineation (NRAD). The property is currently undeveloped and is located on the southeast side of Keene Street, between a recently-approved development called "Parkside" and Phillips Brook. As described in the accompanying documents, Bordering Vegetated Wetlands are present on the site. The submittal includes two full-size copies of the following:

- An original signed Wetlands Protection Act Form 4A
- Project Narrative
- Locus Map
- FEMA Flood Zone Map
- Environmental Constraints Map based on Massmapper data
- USDA Soils Map
- Wetland Resource Area Plan (24"x36" plan set)
- Wetland Delineation Report
- Isolated Land Subject to Flooding Calculations
- Certified list of abutters/Form of Abutter Notification
- Town portion of state filing fee – check for \$ 1,864.50 payable to the Town of Duxbury
- Duxbury Bylaw filing fee – Category 6a - \$200
- \$50 check payable to the Duxbury Clipper

Should you have any questions or need additional information or a hard copy, please do not hesitate to contact me at 508-888-6034 or j.oleary@gseenv.com. Thank you for your consideration in this matter.

Sincerely,
GREEN SEAL ENVIRONMENTAL, LLC

Jack O'Leary/PG-CPESC
Vice President/Operations

cc: DEP SERO Office
F. Sardinha

Abbreviated Notice of Resource Area Delineation

1.0 Location

The property is located in the western portion of Duxbury, near the town line with Pembroke. The location of the property, 0 Keene Street, Assessor's Map 025-007-000, is southeast of Keene Street, north of Union Street, and west of Route 3. The property has no frontage on Keene Street but has access across Map 025-003 and -004 currently via woods roads. The owner of those parcels has recently begun developing them and a new access to Keene Street via that development is planned.

2.0 Geographic Setting

Duxbury is a coastal town in southeastern Massachusetts, located in the area known as the "South Shore". Until recently most residential development occurred east of state Route 3, towards the coast. More recently areas that were farmed or used for industrial purposes such as gravel removal on the west side are being residentially developed.

In the immediate vicinity of the property, land uses are characterized by athletic facilities and summer camps to the west and north, open space to the east and south, and single-family residences to the south and west. As noted previously the land immediately to the west of the property is currently being developed with single-family housing and two roadways.

The area has a humid continental climate, with typical annual rainfall amounts of 43 inches, average January temperatures of 30 degrees Fahrenheit, and average July temperatures of 80 degrees. It is part of an inland coastal plain that is dominated by oak and pine forests. The landforms in the area are typical of glaciated terrain, with sand and gravel outwash interspersed with areas of till forming drumlins and related features. Based on geologic studies, soil mapping, and test pits performed on adjacent land, the property is expected to be underlain by outwash dominated by sand.

Duxbury lies within the South Coastal watershed, which is characterized by rivers that discharge directly into the Atlantic Ocean. The property is west of Phillips Brook, which is a tributary of the South River. The South River discharges to the Atlantic Ocean in nearby Marshfield.

3.0 Site Description

The property is roughly rectangular in shape. On the northwest side, it abuts the aforementioned site being developed. On the southeast side, it is abutted by a parcel owned by the developer that is being kept as open space. On the northeast and southwest side, it is abutted by designated open space held by the Town of Duxbury.

The property is characterized by generally even terrain, with steeper slopes around the swamp on the northern edge. The topography becomes more complex in the southwest corner, where portions of a former septage disposal facility are present. These include a series of excavations in a fenced in area. These excavations, typically less than 1,000 square feet in area, reportedly were used for septage disposal. The owner has indicated that the septage disposal operation ceased in the early 1990's timeframe. Fencing and piping associated with that use are still present. Since that time, there has been

no other authorized use of the property. Passive recreation use (hiking and hunting) has occurred, and the owner has addressed illegal dumping by removing dumped materials and placing a barrier across the woods road that would otherwise allow cars and trucks to enter the site.

The vegetation on the site is generally similar in all areas, with a mixed deciduous/evergreen overstory of mature trees, a limited understory, and a herbaceous layer that varies in density depending on moisture regime and available sunlight. The species change within and in the vicinity of wetlands as described in the wetland delineation report.

The Natural Resources Conservation Service (NRCS) mapping indicates that the property is primarily underlain by Carver loamy coarse sands, 3-8% slopes, with a large secondary component of Udipsamments (exposed sands) and Udorthents (altered soils). These latter are associated with the previous use noted on the property. Wetland areas include soils mapped as Scarboro muck.

4.0 Resource Areas for Confirmation

Pinebrook Consulting has mapped areas of Bordering Vegetated Wetlands (BVW) on the property. The numbered flags are shown on the attached Wetland Resource Area Plan and consist of two areas:

BVW #1: WF-START, WF-1 through WF-42 delineate a BVW on the northern portion of the property. This wetland is contiguous with the wetland recently delineated on the abutting "Parkside" project, with WF-START connecting to their WF 1-68. The wetland is also contiguous with the abutting Conservation land. This wetland is extensive and ultimately borders on the South River and Phillips Brook. The applicant requests that the Commission review and confirm this delineation.

BVW #2 : WF-START, WF A-1 through WF A-23 delineate a BVW along the southeastern property boundary. This wetland is contiguous with the wetland recently delineated on the abutting parcel Map 60A-008-000. The delineation overlaps a previous delineation. WF-START connects to WF 2-78 and WF A-23 connects to WF 2-60. The applicant requests that the Commission review and confirm this delineation.

Septage Pits. Pinebrook has also noted that two (2) of the septage disposal pits have features that may be confused with natural wetlands. All of the pits are isolated depressions and none have been observed with standing water during numerous site visits year round. Two of the pits have been marked with flagging labeled (SPA-x and SPB-x) to assist the Commission in identifying them. Both have some vegetation that may be wetland-related, and both are underlain by layers of dried decomposing septage. It is Pinebrook's opinion that these man-made features are not jurisdictional under local, state, or Federal wetland guidelines. It is Green Seal's opinion that none of these pits should be considered Isolated Land Subject to Flooding (ILSF), since they have not been observed holding any water. For the 2 pits noted by Pinebrook, the required calculations under 310 CMR 10.57 and Wetlands Bylaw Section 19.1 (c) demonstrate that they do not contain any water during a 1-year return storm and are therefore not ILSF. These calculations are included in Attachment 7. Since the other pits that are not vegetated are similar in location and depth, but are smaller, none of these pits qualify as ILSF.

Since these former septage pits do not contain water on an annual basis, they cannot qualify as vernal pools under either the state or Duxbury regulations.

The applicant requests that the Commission confirm that these septage pits are not resource areas under its jurisdiction.

Riverfront Area. Phillips Brook is located to the east of the property, on the other side of Map 60A-008-000. According to Massmapper mapping, the Phillips Brook is no closer than 700 feet to the property. Phillips Brook is a low-gradient wetland stream lacking in riparian features. There is no discernable bank within 200 feet of the property and therefore no Riverfront area is present on the property. The applicant requests that the Commission confirm that there is no Riverfront area on the property.

5.0 Other Mapped Environmental Constraints

The property is mapped for other environmental constraints that must be accounted for in design. The applicant is not asking the Commission to confirm this mapping and includes them for completeness.

1. Town of Duxbury Zoning maps indicate that a Wetlands Protection Overlay District is present generally to the east of the property. The District boundary is generally consistent with the overall wetland bordering Phillips Brook. A small portion of the District is present in the northern corner of the property, within the wetlands delineated.
2. The Duxbury Zoning maps have designated an aquifer protection district that includes all of the property except a small portion at the southwest corner. Massmapper also maps a Zone II of a municipal public water well coincident with zoning boundary.
3. Federal Emergency Management Agency (FEMA) flood hazard zones. FEMA has mapped a Flood Hazard Zone A (no flood elevation established) associated with South River and Phillips Brook and this is shown graphically on the Plan. A Zone A is equivalent to Bordering Land Subject to Flooding. The Zone A does not occur on the property, which is located in Zone X, areas of minimal flooding.
4. Outstanding Resource Waters (ORW). Massmapper indicates that ORW areas are mapped on the property. These are shown on the Plan. Note that the mapping when applied to the site shows ORW in upland areas.
5. Natural Heritage and Endangered Species Program. Massmapper datalayers indicate that the entire property, and much of the vicinity, are mapped as both Estimated Habitat and Priority Habitat (PH 814). Natural Heritage has determined for the abutting site that these designations are due to the presence of Eastern Box Turtles (*Terrapene carolina carolina*).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Duxbury

City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

0 Keene Street	Duxbury	02332
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.069479	- 70.746651
	d. Latitude	e. Longitude
025	007-000	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Applicant:

Fernando	Sardinha	
a. First Name	b. Last Name	
Keene Street Development LLC		
c. Organization		
128 Myricks Street		
d. Mailing Address		
Berkley	MA	02779
e. City/Town	f. State	g. Zip Code
508-977-9680	c/o lbettencourt@sardinhafamilytrust.com	
h. Phone Number	j. Email Address	

3. Property owner (if different from applicant):

Check if more than one owner (attach additional sheet with names and contact information)

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

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

Jack	O'Leary	
a. Contact Person First Name	b. Contact Person Last Name	
Green Seal Environmental LLC		
c. Organization		
114 State Road		
d. Mailing Address		
Sagamore Beach	MA	02562
e. City/Town	f. State	g. Zip Code
781-206-7521	j.oleary@gseenv.com	
h. Phone Number	j. Email Address	

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

\$3,704.00	\$1,839.50	\$1,864.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid

Fees will be calculated for online users.



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Resource Area Delineation
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Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Duxbury
City/Town

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 1,593* * includes ILSF vegetated boundary
Linear Feet of Boundary Delineated

2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:

- a. MassDEP BVW Field Data Form (attached)
- b. Other Methods for Determining the BVW boundary (attach documentation):
 - 1. 50% or more wetland indicator plants
 - 2. Saturated/inundated conditions exist
 - 3. Groundwater indicators
 - 4. Direct observation
 - 5. Hydric soil indicators
 - 6. Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

Potential isolated vegetated wetlands and ILSF in manmade pits	259
a. Resource Area	b. Linear Feet Delineated
c. Resource Area	d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ANRAD (Delineation Plans only)
- 2. 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.)
- 3. Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
- 4. List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Duxbury
City/Town

D. Fees

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

- 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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

<p>15026 _____ 2. Municipal Check Number</p> <p>15021 _____ 4. State Check Number</p> <p>Sardinha Family Trust _____ 6. Payor name on check: First Name</p>	<p>3/26/2024 _____ 3. Check date</p> <p>3/26/2024 _____ 5. Check date</p> <p>_____ 7. Payor name on check: Last Name</p>
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Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Duxbury

City/Town

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

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 Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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.

LOCUS MAP BASED ON U.S.G.S TOPOGRAPHIC MAPPING





NOTE: BASE MAP IS U.S.G.S.
TOPOGRAPHIC QUADRANGLE DATA
ACCESSED VIA MASSMAPPER 2024

DRAWING TITLE:
LOCUS MAP

PREPARED FOR:
**KEENE STREET
DEVELOPMENT LLC**



Green Seal Environmental, LLC
114 State Road, Building B
Sagamore Beach, MA 02562
Tel: (508) 888-6034
Fax: (508) 888-1506
www.gseenv.com

REVISIONS	
NO./ DATE	COMMENT

CAD TECH: J.O'LEARY	CHECKED BY: S. CLARK
ENGINEER: J.OLEARY	DATE: 01/04/2024

LOCUS:
**0 Keene Street
Assessor's Map 025-007-000
Duxbury MA**

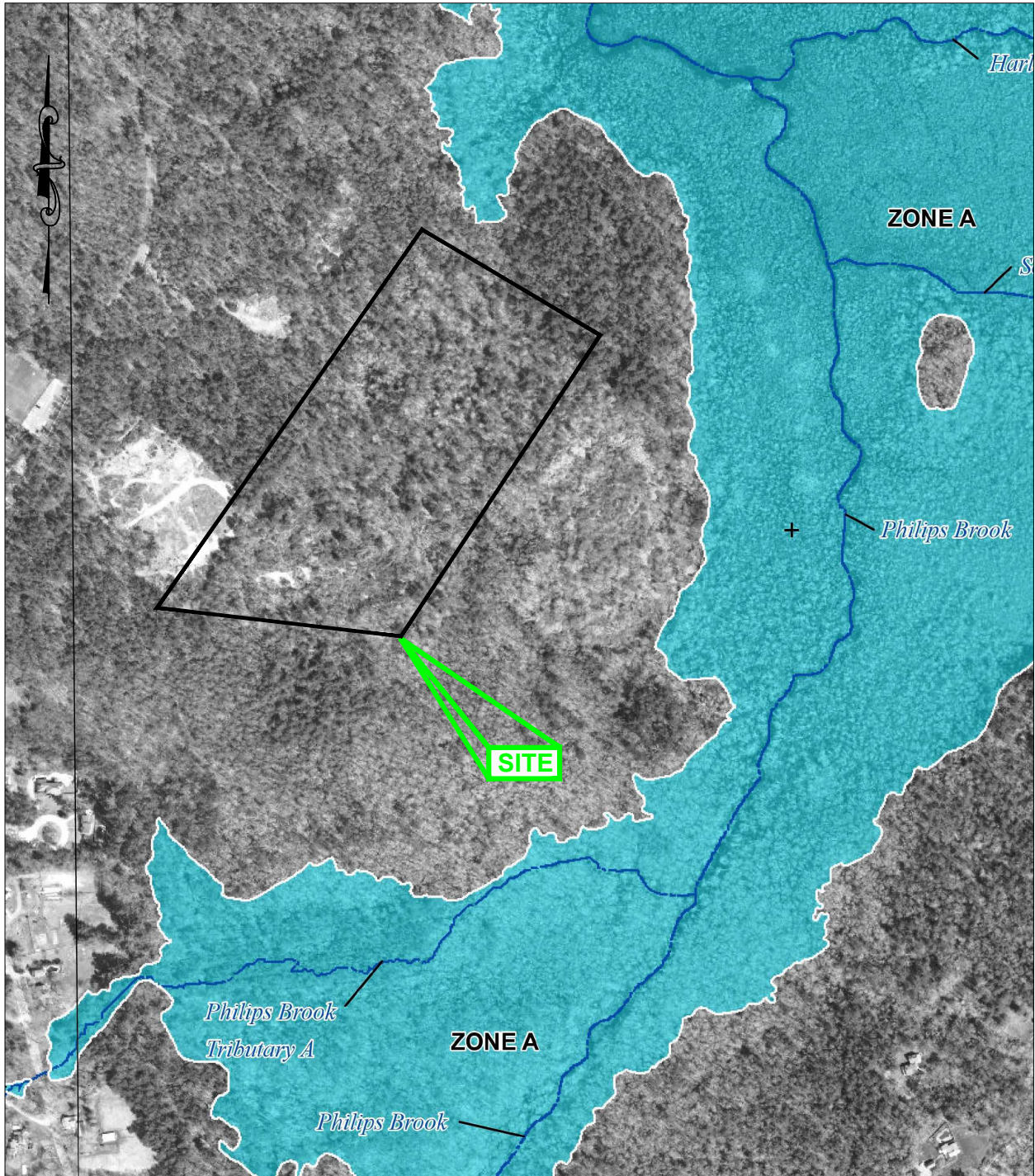
SCALE:
1" = 2,000'

SHEET:
LOCUS

ATTACHMENT 2

FEMA FLOOD ZONE MAP





NOTE: FLOOD ZONE MAP PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, CURRENT TO JANUARY 2024.

DRAWING TITLE:

FEMA FLOOD ZONE MAP

PREPARED FOR:

KEENE STREET DEVELOPMENT LLC



Green Seal Environmental, LLC
 114 State Road, Building B
 Sagamore Beach, MA 02562
 Tel: (508) 888-6034
 Fax: (508) 888-1506
 www.gseenv.com

LOCUS:

0 Keene Street
 Assessor's Map 025-007-000
 Duxbury MA

SCALE:

1" = 500'

SHEET:

FEMA MAP

REVISIONS

NO./DATE	COMMENT

CAD TECH:

J.O'LEARY

CHECKED BY:

D. HAZEN

ENGINEER:

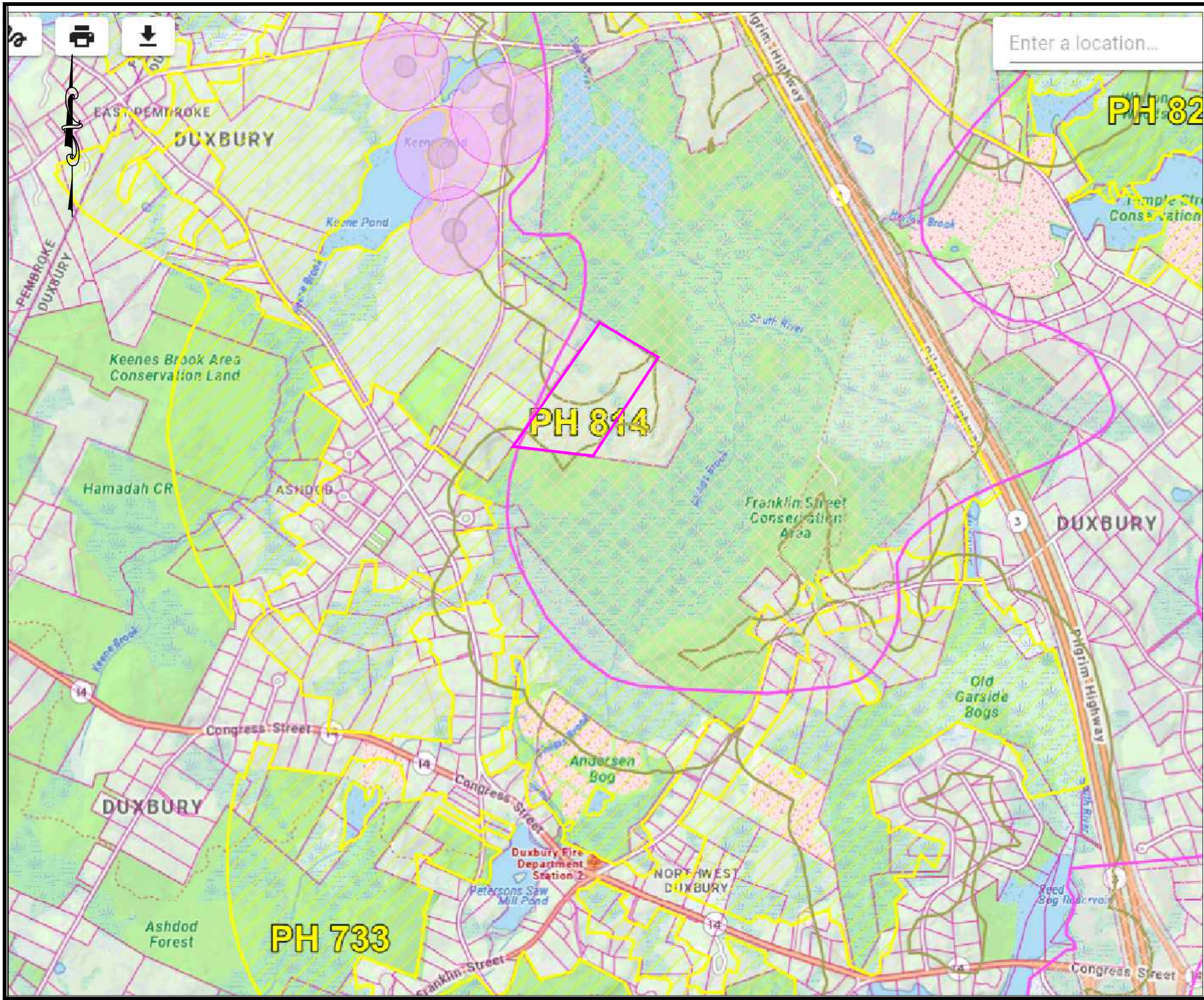
J.OLEARY

DATE:

01/04/2024

ENVIRONMENTAL CONSTRAINTS MAP
(MASSMAPPER DATALAYERS)





LEGEND

- Property Boundary – 0 Keene Street
- MassGIS Datalayers
- | | |
|---|--|
| <p>Wetlands/Wildlife Etc.</p> <ul style="list-style-type: none"> ■ Tidelands/Jurisdiction Chapter 91 Jurisdiction ■ NHESP Priority Habitats of Rare Species ■ NHESP Estimated Habitats of Rare Wildlife ● Potential Vernal Pools ★ NHESP Certified Vernal Pools ■ Areas of Critical Environmental Concern ACECs | <p>Water Supply Protection</p> <ul style="list-style-type: none"> ■ Zone C – Present on property ■ Zone B ■ Zone A – Present on property ■ =Outstanding Resource Water ■ Zone IIs ■ Zone IIs ■ IWPA's |
|---|--|
- Outstanding Resource Waters**
- ACEC
 - Cape Cod National Seashore
 - Protected Shoreline
 - Public Water Supply Watershed
 - Retired Public Water Supply
 - Scenic/Protected River
 - Wildlife Refuge



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REVISIONS

NO.	DATE	COMMENTS

PROJECT: KEENE STREET DEVELOPMENT LLC

SITE ADDRESS: 0 Keene Street
Assessor's Map 025-007-000
Duxbury MA

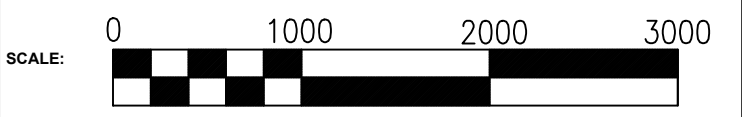
PREPARED FOR:

DRAWING TITLE: Environmental Constraints Plan

CAD TECH: J.D.O.

ENGINEER: J.D.O.

CHECKED BY: D.H.

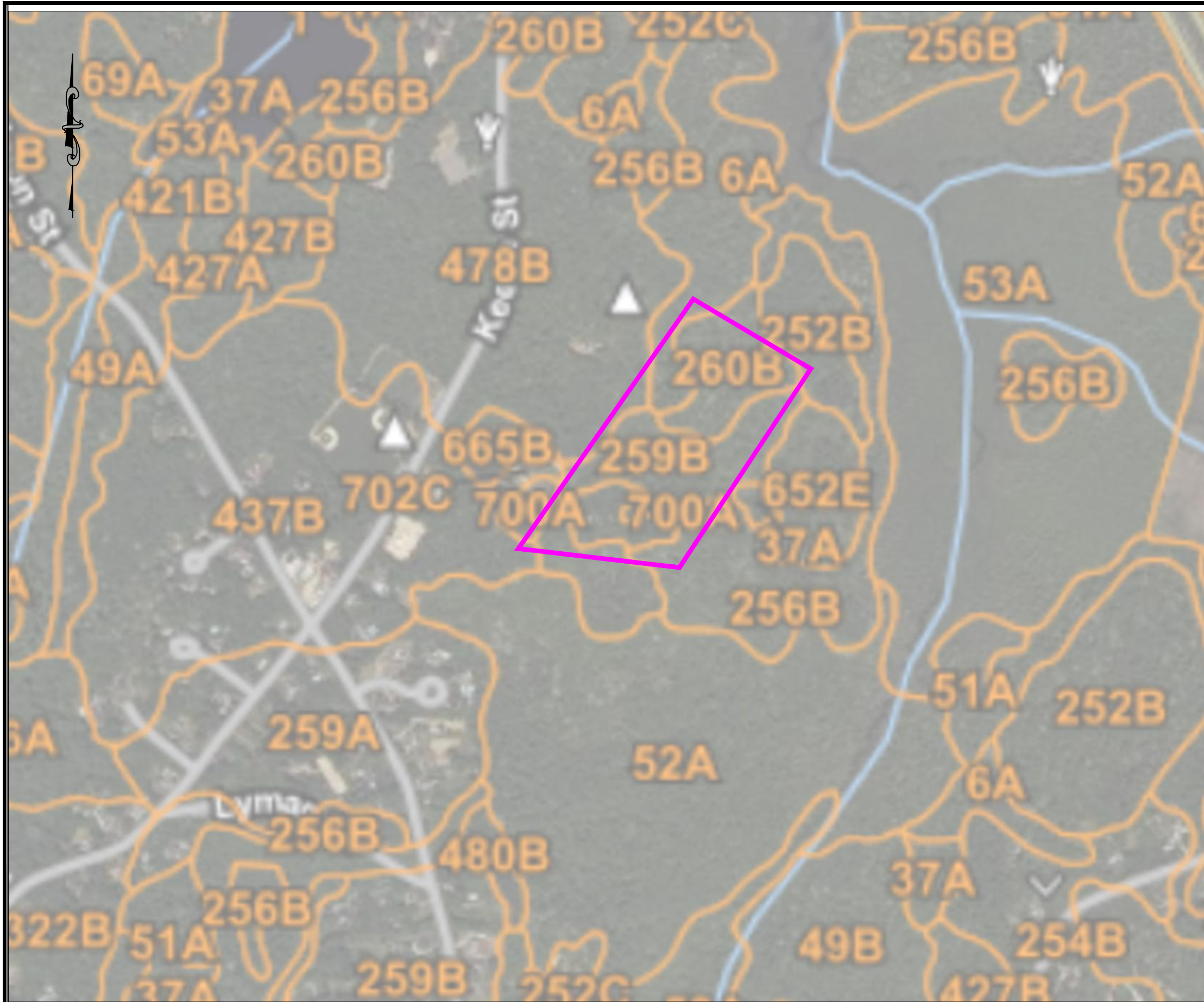


DATE: 01/04/2024 **1 inch = 1,000 feet** **SHEET:**

ATTACHMENT 4

USDA SOIL MAP






LEGEND

Property Boundary – 0 Keene Street

Map Unit Legend	
Map Unit Symbol	Map Unit Name
6A	Scarboro muck, coastal lowland, 0 to 3 percent slopes
37A	Massasoit - Mashpee complex, 0 to 3 percent slopes
52A	Freetown muck, 0 to 1 percent slopes
256B	Deerfield loamy fine sand, 3 to 8 percent slopes
259A	Carver loamy coarse sand, 0 to 3 percent slopes
259B	Carver loamy coarse sand, 3 to 8 percent slopes
260B	Sturbury fine sandy loam, 3 to 8 percent slopes
427B	Newfields fine sandy loam, 3 to 8 percent slopes, extremely stony
437B	Plymouth loamy coarse sand, 3 to 8 percent slopes, bouldery
478B	Plymouth - Poquonock complex, 3 to 8 percent slopes, bouldery
655A	Udorthents, wet substratum, 0 to 3 percent slopes
665B	Udipsammments, 0 to 8 percent slopes
700A	Udipsammments, wet substratum, 0 to 3 percent slopes
702C	Udipsammments, 8 to 15 percent slopes



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REVISIONS		
NO.	DATE	COMMENTS

PROJECT: KEENE STREET DEVELOPMENT LLC

SITE ADDRESS: 0 Keene Street
Assessor's Map 025-007-000
Duxbury MA

PREPARED FOR:


DRAWING TITLE: USDA NRCS Soil Map

CAD TECH: J.D.O.

ENGINEER: J.D.O.

CHECKED BY: D.H.

SCALE: 0 500 1000 2000



1 inch = 500 feet

DATE: 01/04/2024 **SHEET:** 1 OF 1

WETLAND RESOURCE AREA PLAN
(SEPARATE 24"x36" PLAN SET)



WETLAND DELINEATION REPORT



January 15, 2024

GREENSEAL ENVIRONMENTAL, LLC
114 State Road, Suite B
Sagamore Beach, Massachusetts 02562
Attention: Jack O'Leary, Project Engineer

RE: Wetland Resource Area Delineation for 0 Keene Street
(Assessor's Map/Parcel 025-007-000), Duxbury, Massachusetts

Dear Jack:

On August 30 and September 21 2023; at your request; I investigated the above-referenced property location (hereinafter referred to as the Site) for the presence of wetland resource areas as defined under the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the associated regulations, 310 CMR 10.00 (Regulations) and the Town of Duxbury Wetlands Protection By-law and associated regulations (Chapter 9) (By-law). More specifically, the Site; which consists of approximately 20 acres; is located on the southeast side of Keene Street and is abutted by property of another Owner on the southeast and northwest side and property designated by the Town of Duxbury as open space on the southwest and northeast side. The purpose of the investigation was to identify the wetland resource areas potentially located within the 100-foot buffer zone and/or within the 100-200 foot riverfront area for future activities proposed on the Site. The following provides a description of my findings.

The wetland resource areas identified on and, in the vicinity of, the Site are defined under Section 10.55 of the Regulations and under the By-law as bordering vegetated wetland (BVW). Two BVW systems were identified/delineated on/off the Site; one delineated with pink flags labeled: WF-1 thru WF-42 and the other delineated with flags labeled WFA-1 thru WFA-23. The following is a description of each.

WF-1 thru WF-42

The WF BVW; located on/off the northern portion of the Site; is a large wetland system associated with the South River and Phillips Brook located over 200-feet off the Site to the east. The majority of the BVW is well-defined by both the top of the slope and/or the presence of wetland, transitional and upland plant species such as: red maple (*Acer rubrum*), white pine (*Pinus strobus*), tupelo (*Nyssa sylvatica*), swamp white oak (*Rhododendron viscosum*), black cherry (*Prunus serotina*), grey birch (*Betula populifolia*) and white oak (*Quercus alba*) trees/saplings in the overstory; sweet pepperbush (*Clethra alnifolia*), hop hornbeam (*Ostrya virginiana*), black huckleberry (*Gaylussacia baccata*),

arrow-wood (*Viburnum dentatum*), highbush blueberry (*Vaccinium corymbosum*), green brier (*Smilax glauca*), bittersweet (*Celastrus orbiculata*), grape (*Vitus*, spp.), witch-hazel (*Hamamelis virginiana*) and glossy buckthorn (*Rhamnus frangula*) in the shrub/vine layer; and cinnamon fern (*Osmunda cinnamomea*), hayscented fern (*Dennstaedtia punctilobula*), Massachusetts fern (*Thelypteris simulata*), sensitive fern (*Onoclea sensibilis*), Virginia creeper (*Parthenocissus quinquefolia*), Canada mayflower (*Malanthemum canadense*), princess pine (*Lycopodium obscurum*), sphagnum moss (*Sphagnum*, spp.) and sedges (*Carex*, spp.) in the herbaceous layer. The BVW is also identified by other hydrological indicators such as standing water, buttressed tree roots and saturated/hydric soils.

WFA-1 thru WFA-23

The WFA wetland located on/off the southeasterly property boundary is a flatter wetland, however, also well-defined by the presence of similar wetland, transitional and upland plant species as those found in the WF BVW. The BVW also exhibits hydrological indicators such as buttressed roots and saturated/hydric soils. Due the overall characteristic of the BVW's and the, subsequent, boundaries of each; the Department of Environmental Protection (DEP) Wetland Delineation Data Forms were deemed unnecessary to confirm the location of the wetland flags.

Septage Pits SPA-1 thru SA-6 and SPB-1 thru SPB-6

Two areas; it is my understanding that were previously excavated and used for the disposal of septage (Pits); were identified with pink flags labeled SPA-1 thru SPA-6 and SPB-1 thru SPB-6. The Pits; which are located south of the WFA BVW; are isolated depressions that; periodically; confine a small amount of water. Under the Regulations/By-law the Pits could potentially be defined as isolated land subject to flooding (ILSF) or under the By-law as isolated vegetated wetland (IVW). Based on the size and depth of the Pits, visually, they do not appear to qualify as ILSF; however, in order to confirm the presence of this resource area; engineering calculations should be performed in accordance with Section 10.57 (2), (b) of the Regulations and in accordance with the By-law. The upper edge of the Pits supports the growth of, primarily, white pine, grey birch and glossy buckthorn and the bottom of the Pits supports, primarily, silvergreen byrum moss (*Bryum argenteum*), red-stem feather moss (*Pleurozium schreberi*) and velvet grass (*Holcus lanatus*). The soils within the pits are characterized by a 3-4 inch surface layer of septage material, underlain by with a layer of loamy, sandy soil. No mottling was observed. Evidence of old piping was observed on the upper edge of the Pits. Based on the conditions observed within the Pits; with the exception of the potential ILSF characterization to be determined; it is my professional opinion that the septage pits on the Site are not defined as a wetland resource area under the Regulations and/or the By-law.

It is my understanding that the wetland flags are to be surveyed and shown on a Plan to be submitted with an Abbreviated Notice of Resource Area Delineation (ANRAD) to the Duxbury Conservation Commission for their review.

According to the most recent Massachusetts Natural Heritage Program (NHESP) Atlas (15th Edition) dated August 1, 2021, the Site is mapped as estimated and priority habitat for rare wildlife and/or rare species. There are no certified/mapped vernal pools within; in the vicinity of; the Site.

If you have any questions regarding these findings and/or you need additional information, please feel free to call me at any time. I am glad I could assist you with this project, and let me know if I can be of any help in the future.

Sincerely,
PINEBROOK CONSULTING

Brooke Monroe
Environmental Scientist

ISOLATED LAND SUBJECT TO FLOODING CALCULATIONS



Isolated Land Subject to Flooding (ILSF) Calculations

Project: Keene Street Development LLC, 0 Keene Street, Duxbury MA

Location on project site: SPA-1 through 6

Criteria: Does the area confine a volume of water greater than or equal to 0.25 acre-feet?

Stage (feet)	Depth (feet)	Elevation Difference (feet)	Area (square feet)	Area (acres)	Average Area (acre)	Incremental Storage (acre-feet)	Total Storage (acre-feet)
53	0		0.00	0.000			
		1			0.006	0.006	0.006
54	1		498.00	0.011			
		2			0.030	0.060	0.066
56	3		2118.00	0.049			
		2			0.070	0.141	0.207
58	5		4018.00	0.092			

Total Volume of Area = 0.207 acre-feet

The total volume of the area is : 0.207 acre-feet < than the 0.25 acre-feet volume criteria.
Therefore this area is not considered an ILSF under the Wetlands Protection Act regulations (310 CMR 10.57).

The total volume of the area is : 0.207 acre-feet > than 0.125 acre-feet in volume.
Therefore this area is potentially considered an ILSF under the Duxbury Wetlands Protection Bylaw Section 19.1 (c)

Can the area confine a volume of water greater than 0.25 acre-feet to an average depth of at least 6 inches? The average depth corresponding to this volume is calculated as follows:

$$d = \frac{\text{total volume}}{\text{area at total volume}} = \frac{0.207 \text{ acre-feet}}{0.092 \text{ acre}} = 2.2 \text{ feet}$$

The average depth of the area is: 26.88 inches which is > than the 6 inch requirement.

Does the area confine a volume of water equal to or greater than 0.25 acre-feet to an average depth of at least 6 inches, at least once per year?

Volume occupied by seasonal high groundwater

Grade elevation	=	58 feet	
Depth to Groundwater	=	8.63 feet	
Groundwater Elevation	=	49.37 feet	MEG TH-SW-2
Depth of Standing Water	=	0 feet	
Tributary Area	=	0.188 acres	
Volume = standing water depth (ft) x tributary area (acres)			
Volume	=	0 acre-feet	

Volume from 1-year storm event (2.88 inches) (NOAA 10 Atlas)

Tributary Area	=	0.294 acres	
Runoff Depth	=	0 inches	(see attached HydroCAD calculation)
Volume = runoff depth (ft) x tributary area (acres)			
Volume	=	0 acre-feet	
Volume of standing water	=	0 acre-feet	
Volume from 1 year storm	=	0 acre-feet	

The area does not confine a volume equal to or greater than 0.25 acre-feet, therefore the area is not considered an ILSF under the Massachusetts Wetlands Protection Act regulations, 310 CMR 10.57.

The area does not confine a volume equal to or greater than 0.125 acre-feet, therefore the area is not considered an ILSF under the Duxbury Wetlands Protection Bylaw Section 19.1 (c)

These calculations are based on LIDAR topography provided by MassGIS and observations by PineBrook Consulting and Green Seal Environmental.

Isolated Land Subject to Flooding (ILSF) Calculations

Project: Keene Street Development LLC, 0 Keene Street, Duxbury MA

Location on project site: SPB-1 through 6

Criteria: Does the area confine a volume of water greater than or equal to 0.25 acre-feet?

Stage (feet)	Depth (feet)	Elevation Difference (feet)	Area (square feet)	Area (acres)	Average Area (acre)	Incremental Storage (acre-feet)	Total Storage (acre-feet)
53	0		0.00	0.000			
		1			0.007	0.007	0.007
54	1		632.00	0.015			
		2			0.035	0.070	0.078
56	3		2431.00	0.056			
		2			0.081	0.161	0.239
58	5		4584.00	0.105			

Total Volume of Area = 0.239 acre-feet

The total volume of the area is : 0.239 acre-feet < than the 0.25 acre-feet volume criteria.
 Therefore this area is not considered an ILSF under the Wetlands Protection Act regulations (310 CMR 10.57).

The total volume of the area is : 0.239 acre-feet > than 0.125 acre-feet in volume.
 Therefore this area is potentially considered an ILSF under the Duxbury Wetlands Protection Bylaw Section 19.1 (c)

Can the area confine a volume of water greater than 0.25 acre-feet to an average depth of at least 6 inches? The average depth corresponding to this volume is calculated as follows:

$$d = \frac{\text{total volume}}{\text{area at total volume}} = \frac{0.239 \text{ acre-feet}}{0.105 \text{ acre}} = 2.3 \text{ feet}$$

The average depth of the area is: 27.21 inches which is > than the 6 inch requirement.

Does the area confine a volume of water equal to or greater than 0.25 acre-feet to an average depth of at least 6 inches, at least once per year?

Volume occupied by seasonal high groundwater

Grade elevation	=	58 feet	
Depth to Groundwater	=	8.63 feet	
Groundwater Elevation	=	49.37 feet	MEG TH-SW-2
Depth of Standing Water	=	0 feet	
Tributary Area	=	0.188 acres	
Volume = standing water depth (ft) x tributary area (acres)			
Volume	=	0 acre-feet	

Volume from 1-year storm event (2.88 inches) (NOAA 10 Atlas)

Tributary Area	=	0.261 acres	
Runoff Depth	=	0 inches	(see attached HydroCAD calculation)
Volume = runoff depth (ft) x tributary area (acres)			
Volume	=	0 acre-feet	
Volume of standing water	=	0 acre-feet	
Volume from 1 year storm	=	0 acre-feet	

The area does not confine a volume equal to or greater than 0.25 acre-feet, therefore the area is not considered an ILSF under the Massachusetts Wetlands Protection Act regulations, 310 CMR 10.57.

The area does not confine a volume equal to or greater than 0.125 acre-feet, therefore the area is not considered an ILSF under the Duxbury Wetlands Protection Bylaw Section 19.1 (c)

These calculations are based on LIDAR topography provided by MassGIS and observations by PineBrook Consulting and Green Seal Environmental.

10.57: continued

5. The only portions of this resource area which shall be presumed to be vernal pool habitat are those that have been certified as such by the Massachusetts Division of Fisheries and Wildlife, where said Division has forwarded maps and other information needed to identify the location of such habitat to the Conservation Commission and DEP prior to the filing of each Notice of Intent or Abbreviated Notice of Intent regarding that portion. Such presumption is rebuttable, and may be overcome upon a clear showing to the contrary. However, notwithstanding any other provision of 310 CMR 10.57, should an Environmental Impact Report be required for a proposed project as determined by 301 CMR 11.00: *MEPA Regulations* the performance standard established under this Section regarding vernal pool habitat shall only apply to proposed projects which would alter such habitats as have been identified prior to the time that the Secretary of the Executive Office of Energy and Environmental Affairs has determined, in accordance with the provisions of 301 CMR 11.09(4): *Eligible Projects*, that a final Environmental Impact Report for that project adequately and properly complies with the M.G.L. c. 30, § 6 through 62H (unless, subsequent to that determination, the Secretary requires supplemental information concerning vernal pool habitat, in accordance with the provisions of 301 CMR 11.17: *Transition Rules*).

6. The boundary of vernal pool habitat is that certified by the Massachusetts Division of Fisheries and Wildlife. In the event of a conflict of opinion, or the lack of a clear boundary delineation certified by the Division of Fisheries and Wildlife, the applicant may submit an opinion certified by a registered professional engineer, supported by engineering calculations, as to the probable extent of said habitat. Said calculations shall be prepared in accordance with the general requirements set forth in 310 CMR 10.57(2)(a)3.a. through c., except that the maximum extent of said water shall be based upon the total volume (rather than peak rate) of run-off from the drainage area contributing to the vernal pool and shall be further based upon a design storm of $2\frac{6}{10}$ (2.6) inches (rather than seven inches) of precipitation in 24 hours. Vernal pool habitat shall include the area within 100 feet of the boundary of the vernal pool itself, insofar as such area is contained within the boundaries of this resource area.

(b) Isolated Land Subject to Flooding.

1. Isolated Land Subject to Flooding is an isolated depression or closed basin without an inlet or an outlet. It is an area which at least once a year confines standing water to a volume of at least $\frac{1}{4}$ acre-feet and to an average depth of at least six inches.

Isolated Land Subject to Flooding may be underlain by pervious material, which in turn may be covered by a mat of organic peat or muck.

2. The characteristics specified in the foregoing 310 CMR 10.57(2)(b)1. are critical to the protection of the interests specified in 310 CMR 10.57(1)(b).

3. The boundary of Isolated Land Subject to Flooding is the perimeter of the largest observed or recorded volume of water confined in said area.

In the event of a conflict of opinion regarding the extent of water confined in an Isolated Land Subject to Flooding, the applicant may submit an opinion certified by a registered professional engineer, supported by engineering calculations, as to the probable extent of said water. Said calculations shall be prepared in accordance with the general requirements set forth in 310 CMR 10.57(2)(a)3.a. through c., except that the maximum extent of said water shall be based upon the total volume (rather than peak rate) of run-off from the drainage area contributing to the Isolated Land Subject to Flooding and shall be further based upon the assumption that there is no infiltration of said run-off into the soil within the Isolated Land Subject to Flooding.

4. The only portions of this resource area which shall be presumed to be vernal pool

310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION

habitat are those determined under procedures established in 310 CMR 10.57(2)(a)5.

5. The boundary of vernal pool habitat is that determined under procedures established in 310 CMR 10.57(2)(a)6.

(3) Presumption. Where a project involves removing, filling, dredging or altering of Land Subject to Flooding (both Bordering and Isolated Areas) the issuing authority shall presume that such an area is significant to, and only to, the respective interests specified in 310 CMR 10.57(1)(a) and (b). This presumption is rebuttable and may be overcome only upon a clear showing that said land does not play a role in the protection of said interests. In the event that the presumption is deemed to have been overcome, the issuing authority shall make a written determination to this effect, setting forth its grounds (Form 6).

presume that the land is Significant to the protection of the following wetland values: protection of public or private water supply; protection of groundwater; flood control; erosion and sedimentation control; storm damage prevention, including coastal storm flowage; prevention of water pollution; protection of fisheries; protection of wildlife and Wildlife Habitat; protection of Rare Species Habitat, including rare plant and animal species; protection of Recreation, protection of agriculture; and protection of aesthetics. These presumptions may be overcome only upon a clear showing that land subject to flooding does not play a role in protecting any of the wetland values given above.

c) Definitions – Same as 310 CMR 10.57 (2) with the following addition:

Isolated Land Subject to Flooding shall include an area, depression, or basin that holds at minimum one-eighth acre-foot of water and at least six inches of standing water once a year. The Buffer Zone for Isolated Land Subject to Flooding shall extend 100 feet from the highest extent of flooding.

Vernal Pool shall include any confined basin or depression not occurring in existing lawns, gardens, landscaped areas, or driveways which, at least in most years, holds water for a minimum of two continuous months during the spring and/or summer, contains at least 200 cubic feet of water at some time during most years, is free of adult predatory fish, and provides essential breeding and rearing habitat functions for amphibian, reptile, or Vernal Pool community species, regardless of whether the wetland site has been certified as a Vernal Pool by the Massachusetts Division of Fisheries and Wildlife and Fisheries. The presumption of essential Vernal Pool habitat value may be overcome by the presentation of credible evidence which in the judgment of the Commission demonstrates that the basin or depression does not provide the habitat functions as specified in the Bylaw regulations. The Buffer Zone for Vernal Pools shall extend 100 feet from the mean annual high-water line defining the depression.

d) Performance Standards

When Land Subject to Flooding (Bordering and Isolated Land or Vernal Pools or land within 100 feet of Land Subject to Flooding (Bordering and Isolated Land or Vernal Pools) is determined to be Significant to a wetland value, the following regulations shall apply:

- 1) A proposed project shall not cause any adverse effect or cumulative adverse effect on the wetland values of Land Subject to Flooding.
- 2) Projects on Land Subject to Flooding shall be permitted only in connection with such procedures determined by the Commission as not having the effect of reducing the ability of the land to provide floodwater storage.
- 3) The Commission may require compensating or greater flood storage capacity in the same watershed if it permits any filling of land subject to flooding, and all filling of

areas subject to flooding shall be strictly minimized. Except as stated in the preceding sentence, no proposed projects shall be permitted to displace or direct floodwaters, through fill or other means, to other areas.

- 4) Projects shall not have any adverse effect on Vernal Pools, whether certified or uncertified, provided such wetlands meet the physical and biological requirements for certification as described in the Massachusetts Division of Fisheries and Wildlife 2009 Guidelines for Certification of Vernal Pools. The Commission may require more than the minimum protective undisturbed buffer strip. These performance standards are also applicable to Vernal Pools which are Isolated Vegetated Wetlands (see DWR 19.3).
- 5) Notwithstanding the above provisions, no project may be permitted which will have any adverse effect on specified habitat of rare vertebrate or invertebrate and rare plant species, as identified by procedures established under 310 CMR 10.59.
- 6) Refer to DWR 23.0 et seq. for additional project-specific performance standards.
- 7) Performance standards for activities or work proposed in the Buffer Zone to Land Subject to Flooding are specified in DWR 22.0.
- 8) The Commission may impose such additional requirements as are necessary to protect the wetland values protected under the Bylaw.

19.2 Inland Banks and Beaches

a) Preamble

Banks are areas where ground water discharges to the surface and where, under some circumstances, surface water recharges the ground water. Where Banks are partially or totally vegetated, the vegetation serves to maintain the Bank's stability, which in turn protects water quality by reducing erosion and siltation. Banks act to confine floodwaters during most storms, preventing the spread of water to adjacent land. Bank alterations which allow water to frequently and consistently spread over a larger and shallower area result in an increase in the amount of land routinely flooded and elevated water temperatures.

Banks may provide shade that moderates water temperatures as well as providing breeding habitat, escape cover and feeding areas, all of which are important for the protection of fish and wildlife, including any rare species which may occur. Banks may also help channel water and thus maintain a water depth which helps keep the water temperatures cool in warm weather, thus providing habitat necessary for both fish and the food sources for fish. Inland Banks may act as a sediment source for inland beaches. By confining floodwaters, Banks decrease the erosion of topsoil from adjacent land surfaces and help prevent flood and storm damage to buildings and roads. Confining floodwaters also decreases water pollution and helps to protect public or private water supplies by preventing floodwaters from mixing with many contaminants found on roads, near and in dwellings, from fertilized soil, from farm animals and from septic tanks. Banks may provide nesting habitat for some species of birds. Banks and

Duxbury ILSF runoff

Prepared by Green Seal Environmental LLC

HydroCAD® 10.20-4b s/n 07930 © 2023 HydroCAD Software Solutions LLC

NOAA10 24-hr C 1-Year Rainfall=2.88"

Printed 3/21/2024

Page 2

Summary for Subcatchment SPA: SPA - POTENTIAL ILSF

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0 cf, Depth= 0.00"

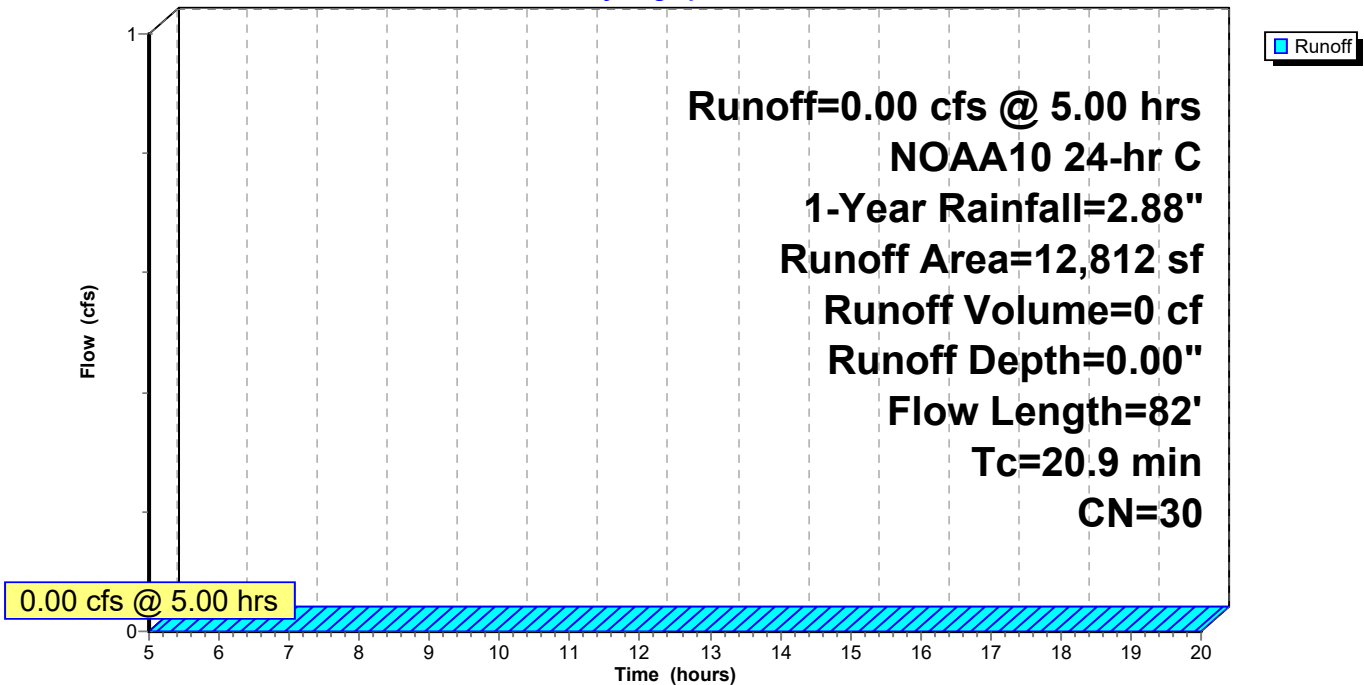
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NOAA10 24-hr C 1-Year Rainfall=2.88"

Area (sf)	CN	Description
12,812	30	Woods, Good, HSG A
12,812		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.7	50	0.0200	0.04		Sheet Flow, Through woods Woods: Dense underbrush n= 0.800 P2= 3.43"
0.2	32	0.2500	2.50		Shallow Concentrated Flow, Down slope Woodland Kv= 5.0 fps
20.9	82	Total			

Subcatchment SPA: SPA - POTENTIAL ILSF

Hydrograph



Duxbury ILSF runoff

Prepared by Green Seal Environmental LLC

HydroCAD® 10.20-4b s/n 07930 © 2023 HydroCAD Software Solutions LLC

NOAA10 24-hr C 1-Year Rainfall=2.88"

Printed 3/21/2024

Page 3

Summary for Subcatchment SPB: SPB - POTENTIAL ILSF

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0 cf, Depth= 0.00"

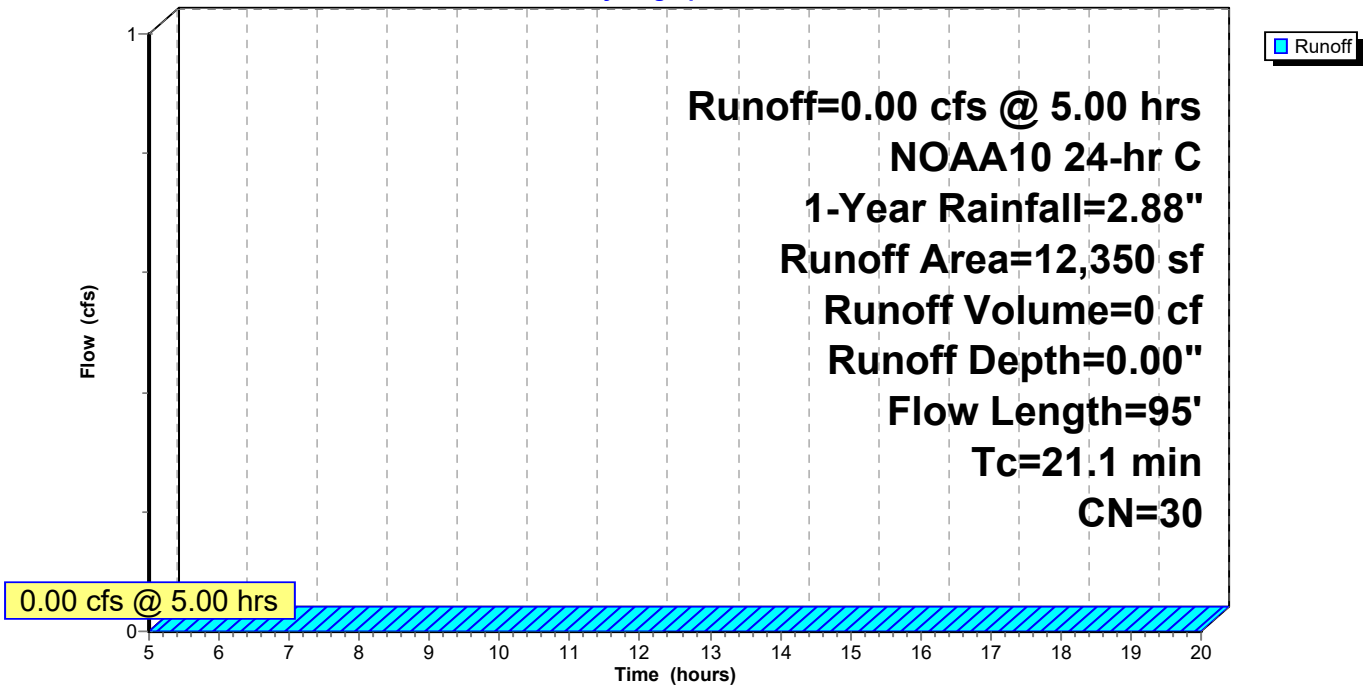
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
NOAA10 24-hr C 1-Year Rainfall=2.88"

Area (sf)	CN	Description
12,350	30	Woods, Good, HSG A
12,350		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.7	50	0.0200	0.04		Sheet Flow, Through woods Woods: Dense underbrush n= 0.800 P2= 3.43"
0.4	45	0.1770	2.10		Shallow Concentrated Flow, Down slope Woodland Kv= 5.0 fps
21.1	95	Total			

Subcatchment SPB: SPB - POTENTIAL ILSF

Hydrograph



CERTIFIED LIST OF ABUTTERS
FORM OF ABUTTER NOTIFICATION



Duxbury Assessing Department
878 Tremont Street
Duxbury, MA 02332



Telephone: (781) 934-1100
EXT: 6010
FAX: (781) 934-2402

Board of Assessors
Linda M. Collari, Chair
James G. MacNab, Vice Chair
Edward K. Wadsworth, Clerk

Stephen J. Dunn, RMA, RA
MA Certified Res. Appraiser #533
Director of Assessing
dunn@duxbury-ma.gov

ABUTTER LIST REPORT
(Please allow 10 days for final list)

MAP 025 BLOCK 007 LOT 000

DUXBURY MA ASSESSORS
24 MAR 22 AM 10:55

PARCEL ADDRESS REQUESTED 0 Keene Street

RECORD OWNER Keene Street Development LLC

CONTACT PERSON Jack O'Leary TELEPHONE# 781-206-7521

E-MAIL j.oleary@gseenv.com

Direct Abutter 100'- Conservation 300'- Zoning 500'
(Please check which type of abutter list is needed)

DO YOU WANT THE CERTIFIED ABUTTER LIST EMAILED?

Yes x No _____ (Please check)


Please note if e-mailing the list is requested, an excel attachment for mailing labels will be provided.

COST: \$30.00 FOR EACH PARCEL REQUESTED
(Due with request form)

SIGNATURE  DATE 03/21/2024

CERTIFIED LIST OF ABUTTERS

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

 Director of Assessing Date 3/25/24

Property Location 0 KEENE ST
 Vision ID 1578

Account # 60-7-

Map ID 025/ 007/ 000//
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 1310
 Print Date 10/27/2023 6:40:06 P

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
SCARRY LEO T SR TT SCARRY FAMILY REVOCABLE TRUS 137 CHESTNUT ST DUXBURY MA 02332				0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed										
				0	No Sewer	0	Paved	0	Average	RES LAND	1310	113,100	113,100	VISION									
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres 20.227 Chapter Lan GIS ID F_861156_2851720		Cyclical 1 Exemption W District Res Exem																	
										Total		113,100	113,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
KEENE STREET DEVELOPMENT LLC SCARRY LEO T SR TT SCARRY LEO T TT		57624	175	01-24-2023	Q	V				750,000	00			Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		43997	0318	01-10-2014	U	V					1	1A	2023	1310	116,600	2022	1310	72,700	2021	1310	75,700		
		12050	0027	07-20-1993	U	I					1	1	Total		116,600	Total		72,700	Total		75,700		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int													
				Total	0.00																		
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0050																							
NOTES																							
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result						
												01-01-2018	AO	3		99	Vacant Land						
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes				Location Adjustment		Adj Unit P	Land Value				
1	1310	Vacant Land - Po	PD	Residual	20.228	AC	35,000.00	0.24576	5	1.00	0050	1.000					L65	0.6500	0.13	113,100			
Total Card Land Units					20.23	AC	Parcel Total Land Area					20.23	Total Land Value					113,100					

Property Location 0 KEENE ST
 Vision ID 1578

Account # 60-7-

Map ID 025/ 007/ 000//
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 1310
 Print Date 10/27/2023 6:40:07 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																			
Element	Cd	Description	Element	Cd	Description	No Sketch																
Style	99	Vacant Land	Bsmt Area																			
Model	00	Vacant	Bsmt Type																			
Grade			Unfin Area																			
Stories																						
Occupancy																						
Exterior Wall 1																						
Exterior Wall 2																						
Roof Structure																						
Roof Cover																						
Interior Wall 1																						
Interior Wall 2																						
Interior Floor 1																						
Interior Floor 2																						
Heat Fuel																						
Heat Type																						
AC Type																						
Bedrooms																						
Full Baths																						
Half Baths																						
Extra Fixtures																						
Total Rooms																						
Bath Style																						
Kitchen Style																						
Extra Kitchens																						
Fireplaces																						
Extra Openings																						
Gas Fireplaces																						
Sq Ft Fin Bsmt																						
FBM Quality																						
Foundation																						
Bsmt Garage																						
Bsmt Area																						
CONDO DATA																						
Parcel Id			C			Owne																
			B			S																
Adjust Type		Code	Description			Factor%																
Condo Flr																						
Condo Unit																						
COST / MARKET VALUATION																						
Net Other Adj						0																
Replace Cost																						
Year Built																						
Effective Year Built						0																
Depreciation Code																						
Remodel Rating																						
Year Remodeled																						
Depreciation %																						
Functional Obsol																						
External Obsol																						
Trend Factor						1.000																
Condition																						
Condition %																						
Percent Good																						
Cns Sect Rcnd																						
Dep % Ovr																						
Dep Ovr Comment																						
Misc Imp Ovr																						
Misc Imp Ovr Comment																						
Cost to Cure Ovr																						
Cost to Cure Ovr Comment																						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																						
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value												
BUILDING SUB-AREA SUMMARY SECTION																						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value																
Ttl Gross Liv / Lease Area		0	0	0		0																



0 Keene St Parcel 025-007-000

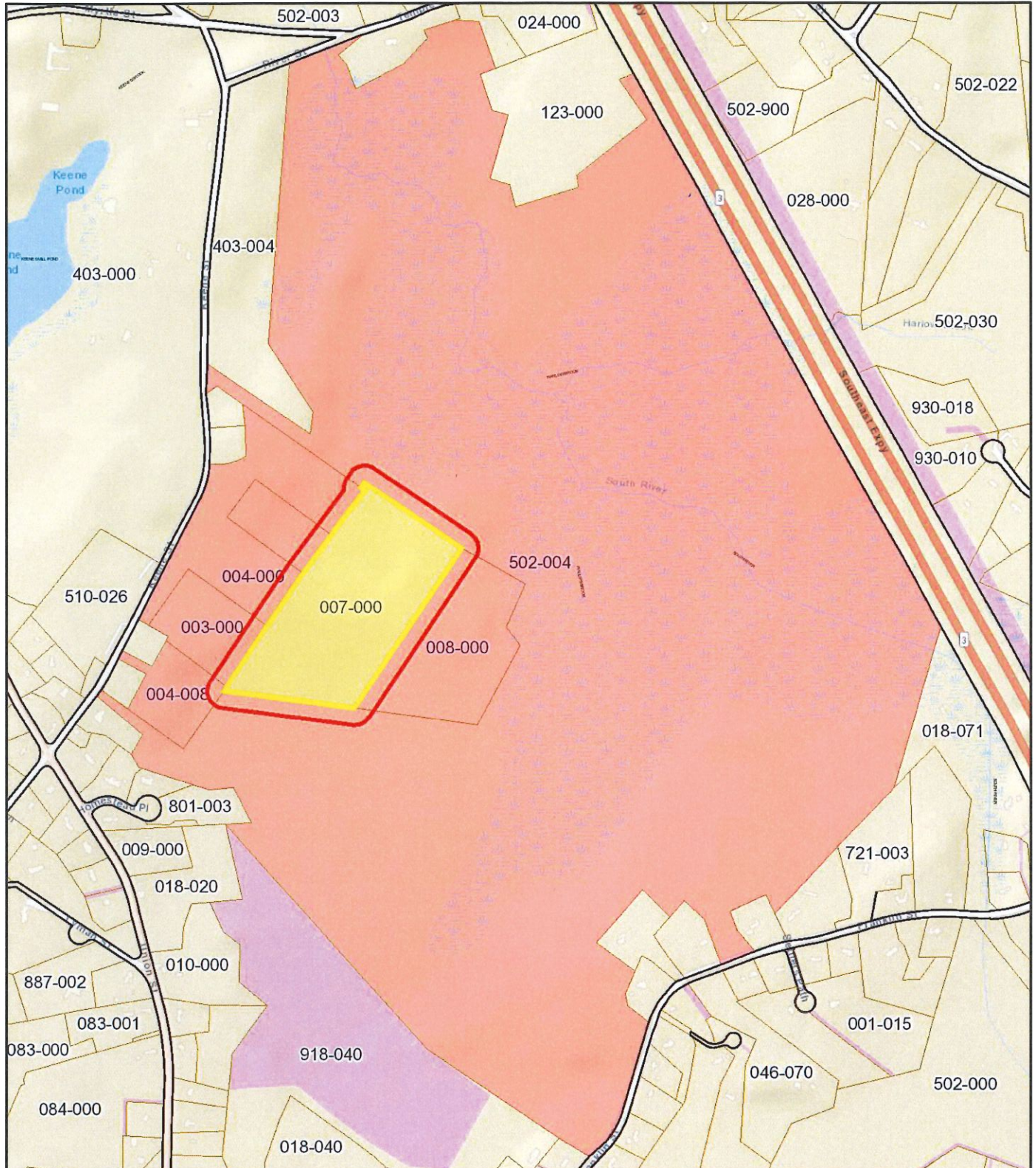
Duxbury, MA



March 25, 2024

1 inch = 800 Feet

www.cai-tech.com



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



100 foot Abutters List Report

Duxbury, MA
March 25, 2024

Subject Property:

Parcel Number: 025-007-000
CAMA Number: 025-007-000-000
Property Address: 0 KEENE ST

Mailing Address: KEENE STREET DEVELOPMENT LLC
128 MYRICKS ST
BERKLEY, MA 02779

Abutters:

Parcel Number: 025-003-000
CAMA Number: 025-003-000-000
Property Address: 0 KEENE ST

Mailing Address: PERRY PHILLIPS WOODS LLC
20 WINTHROP SQUARE
BOSTON, MA 02110

Parcel Number: 025-004-000
CAMA Number: 025-004-000-000
Property Address: 0 KEENE ST

Mailing Address: PERRY PHILLIPS WOODS LLC
20 WINTHROP SQ
BOSTON, MA 02110

Parcel Number: 025-004-008
CAMA Number: 025-004-008-000
Property Address: 0 KEENE ST

Mailing Address: PERRY PHILLIPS WOODS LLC
20 WINTHROP SQUARE
BOSTON, MA 02110

Parcel Number: 025-006-000
CAMA Number: 025-006-000-000
Property Address: 0 KEENE ST

Mailing Address: PERRY PHILLIPS WOODS LLC
20 WINTHROP SQ
BOSTON, MA 02110

Parcel Number: 025-008-000
CAMA Number: 025-008-000-000
Property Address: 0 KEENE ST

Mailing Address: RIDGEWOOD DUXBURY LLC
35 POND PARK RD BAY 4
HINGHAM, MA 02043

Parcel Number: 039-502-004
CAMA Number: 039-502-004-000
Property Address: 0 KEENE ST

Mailing Address: DUXBURY TOWN OF CONSERVATION
COM
878 TREMONT ST
DUXBURY, MA 02332



www.cai-tech.com

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NOTIFICATION TO ABUTTERS

In compliance with Massachusetts General Laws, Chapter 131, Section 40 and the Duxbury Wetlands Protection Bylaw Chapter 9, as amended, you are hereby notified of a filing of a Notice of Intent with the Duxbury Conservation Commission for a project subject to protection under the Massachusetts Wetlands Protection Act and the Duxbury Wetlands Protection Bylaw.

Project location (address): 0 Keene Street (behind newly-constructed homes)

Assessor's Parcel Number: 025-007-000

Project description: Confirmation of wetland resource areas present

Located within (specify type of resource area or buffer zone):

Bordering Vegetated Wetlands and buffer zones to them.

The Public Hearing is scheduled for: **Date:** _____ **Time:** _____ pm.

This Public Hearing will be held in-person in the Mural Room located on the lower level of Duxbury Town Hall (878 Tremont Street).

The Notice of Intent and any plans filed for this project are available for review at the Duxbury Conservation Department webpage. Look for a green tab for materials filed for this meeting. Go to town.duxbury.ma.us/conservation for more information.

If you wish to submit comments in writing, they must be submitted in advance of the meeting and must be received by noon on the day prior to the meeting. Submit written comments to conservation@duxbury-ma.gov

FEE TRANSMITTAL





Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

ANRAD Wetland Fee Transmittal Form

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

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)