

ECR



Environmental Consulting & Restoration, LLC

Specializing in Wetland and Coastal Resource Area Delineation & Permitting

NOTICE OF INTENT

834 Temple Street, Duxbury

SUBMITTED TO

Duxbury Conservation Commission

April 2024

APPLICANT

**Paul & Heather Lennon
834 Temple St.
Duxbury, MA 02332**

REPRESENTATIVE

**Environmental Consulting & Restoration, LLC
P.O. Box 4012
Plymouth, MA 02361
(617) 529-3792**

ECR

Environmental Consulting & Restoration, LLC



April 18, 2024

Town of Duxbury
Conservation Commission
878 Tremont Street
Duxbury, MA 02332

RE: Notice of Intent, Proposed Single Family Home Improvements, 834 Temple Street, Duxbury

Dear Members of the Conservation Commission:

Please accept this Notice of Intent application for proposed improvements to the existing single family residence located at 834 Temple Street in Duxbury (the site). The proposed improvements consist of a garage with mud room to connect to the existing home, deck, removal of driveway, landscape activities, etc. The proposed project occurs within the buffer zone to Bordering Vegetated Wetlands. Prior to the start of work, erosion controls will be installed to ensure the protection of nearby wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act Regulations and Town of Duxbury Wetlands Bylaw.

If you have any questions or require additional information, please contact me at (617) 529-3792.

Sincerely,
Environmental Consulting & Restoration, LLC

A handwritten signature in black ink that reads "Brad Holmes". The signature is written in a cursive, flowing style.

Brad Holmes, PWS
Manager

CC: MassDEP – Southeast Regional Office, sero_noi@state.ma.us

J Webby Consulting, LLC, jwebby3@comcast.net

Paul & Heather Lennon, 834 Temple Street, Duxbury, MA 02332,
pflennon86@gmail.com

NOTICE OF INTENT
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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Duxbury

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):

834 Temple Street

a. Street Address

Duxbury

b. City/Town

02332

c. Zip Code

Latitude and Longitude:

42°4'49.839"

d. Latitude

70°44'8.643"

e. Longitude

037-102-000

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Paul & Heather

a. First Name

Lennon

b. Last Name

c. Organization

834 Temple St.

d. Street Address

Duxbury

e. City/Town

MA

f. State

02332

g. Zip Code

h. Phone Number

i. Fax Number

pflennon86@gmail.com

j. Email Address

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

same as applicant

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Brad

a. First Name

Holmes

b. Last Name

Environmental Consulting & Restoration LLC

c. Company

PO Box 4012

d. Street Address

Plymouth

e. City/Town

MA

f. State

02361

g. Zip Code

617-529-3792

h. Phone Number

i. Fax Number

brad@ecrwetlands.com

j. Email address

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

\$330.00

a. Total Fee Paid

\$152.50

b. State Fee Paid

\$177.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed single family home improvements consisting of a garage with mudroom, deck, landscaping, etc.

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	b. Certificate # (if registered land)
50953	273
c. Book	d. Page Number

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

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

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



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 Bureau of Resource Protection - Wetlands

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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

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

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

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

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

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

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

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

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

5. Project Involves Stream Crossings

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



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

- MassMapper _____
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

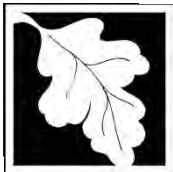
- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

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

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

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



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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

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Duxbury
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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.

Plan of Land - Existing/Proposed Conditions

a. Plan Title

J Webby Consulting, LLC

Joseph E Webby, III

b. Prepared By

c. Signed and Stamped by

4/8/2024

1" = 30'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

156

2. Municipal Check Number

4/17/2024

3. Check date

155

4. State Check Number

4/17/224

5. Check date

Paul

6. Payor name on check: First Name

Lennon

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

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

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

Paul L. Zerbe

1. Signature of Applicant

4/17/24

2. Date

3. Signature of Property Owner (if different)

David Holmes

5. Signature of Representative (if any)

4. Date

4/17/2024

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

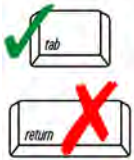
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

834 Temple Street _____ Duxbury _____
 a. Street Address b. City/Town
 155 _____ \$152.50 _____
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Paul & Heather _____ Lennon _____
 a. First Name b. Last Name

 c. Organization
 834 Temple St. _____
 d. Mailing Address
 Duxbury _____ MA _____ 02332 _____
 e. City/Town f. State g. Zip Code
 _____ pflenon86@gmail.com _____
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

same as applicant _____
 a. First Name b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town _____ f. State _____ g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

B. Fees

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).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 1a) SFH improvements garage, deck, landscaping	3	\$110.00	\$330.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Duxbury Bylaw: \$150.00 (Cat 1a)	_____	_____	_____
Step 5/Total Project Fee:			\$330.00
Step 6/Fee Payments:			
Total Project Fee:			\$330.00
State share of filing Fee:			\$152.50
City/Town share of filing Fee:			\$177.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

PROJECT NARRATIVE

1. Introduction

This Notice of Intent (NOI) has been submitted to permit proposed improvements to the existing single-family residence located at 834 Temple Street in Duxbury (the site). The Town of Duxbury Assessors Department references the site Parcel ID# 037/102/000. The proposed improvements consist of a garage with mud room to connect to the existing home, deck, removal of driveway, landscape activities, etc. The proposed project occurs within the buffer zone to Bordering Vegetated Wetlands. Prior to the start of work, erosion controls will be installed to ensure the protection of nearby wetland resource areas. This application is being submitted in accordance with the Massachusetts Wetlands Protection Act Regulations and Town of Duxbury Wetlands Bylaw.

2. Site Description

The site is located along the south side of Temple Street and contains a single-family home with paved driveway, lawn, landscaping, fence, etc. The site is bordered by single family homes to the east and west and forested woodlands to the south. Environmental Consulting & Restoration, LLC (ECR) performed a wetland delineation at the site on August 29, 2023. ECR located the landward limit of a Bordering Vegetated Wetland (BVW) on and near the southern portion of the site. Wetland flags (pink and black striped ribbons) #1 to #11 were hung at the limit of the wetland. As a result of the field work and review of available environmental databases, ECR can confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot buffer zone to BVW

Also, a review of the MassMapper database reveals the following:

1. The site is not located within an area mapped as Priority Habitat & Estimated Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain or is near a Certified or Potential Vernal Pool according to the MaNHESP.
3. The site is not located within an area mapped as Land Subject to Flooding according to the FEMA Maps.
4. The site does not contain a U.S.G.S. mapped stream.
5. The site is not located within an Area of Critical Environmental Concern (ACEC).

3. Proposed Activities

The purpose of this application is to authorize the construction of a garage with mud room to connect to the existing home, deck, removal of driveway, landscape activities, etc. The proposed project will involve the following activities:

- Installation of Erosion Controls – Prior to the start of work a siltsock will be installed along the proposed limit of work to protect the downgradient BVW.
- Proposed Garage & Mudroom Addition – A garage with mudroom addition is proposed along the west side of the existing house. The proposed garage and mudroom are located within an area of existing paved driveway, landscape bed, and maintained lawn. This work is located within the outer buffer zone and will not adversely affect the BVW resource area.
- Proposed Deck – A deck is proposed at the rear of the proposed mudroom described above. The deck is proposed within an area occupied by a stairway and maintained landscaping. The proposed deck is also located within the outer buffer zone and is at least 73 feet away from the BVW resource area.
- Removal of Driveway & Landscape Activities – The existing paved driveway that extends into the backyard and towards the 50-foot buffer zone, is proposed for removal. The removed portion of the driveway that is not within the footprint of the proposed structures described above will be loamed and

seeded as lawn area. Additionally, the backyard is proposed for regarding to create a more level back yard area. This will include clearing vegetation along the western property line to include removal of stumps to expand the back yard area. Upon final grading, the area will be loamed and seeded as lawn. The existing shed is also proposed for removal prior to the start of the proposed landscape activities. This work is located landwards of the 25-foot buffer zone.

Please note that ECR recommends using a lawn seed mixture containing a majority of tall fescue seed, which is drought tolerant, resistant to disease and pests, and requires little fertilization. ECR also recommends that any landscape plant material proposed within the buffer zone should consist of native plant species and could be selected from the attached plant list.

4. Project Compliance with Conservation Regulations

The proposed project is designed as a buffer zone only project and avoids impacts to wetland resource areas. The project has been designed in compliance with the Town of Duxbury Wetlands Regulations for work in the buffer zone since it meets the following setbacks:

- 0 to 25 foot buffer zone – Landscaping - No lawns, patios, walkways, driveways, or similar structures may be constructed within 25 feet of any Resource Area.
- 0 to 35 foot buffer zone – Deck - No structure on an open pile foundation may be sited within 35 feet of a Resource Area.
- 0 to 50 foot buffer zone – Structures - No structure on a wall-type foundation may be sited within 50 feet of a Resource Area.

5. Summary

Erosion and sediment control measures will be implemented and maintained throughout the duration of the construction process to prevent the conveyance of sedimentation into environmentally sensitive areas. Disturbed areas will be stabilized upon the completion of work, and if intense rainfall is expected, reinforcing control measures will be installed as needed to protect all wetland resource areas. The stockpiling of soil, if any, shall be located beyond the 100-foot buffer zone and surrounded by erosion controls as necessary. Erosion control measures shall remain in place and be maintained until such time that a Certificate of Compliance has been issued by the Duxbury Conservation Commission, stating that the project has been constructed in accordance with the conditions set forth in the Order of Conditions.



CAPE COD COOPERATIVE EXTENSION
PO Box 367
Barnstable, MA 02630
508 375-6690 (www.capecodextension.org)

Fresh Water Resource Buffer Zone Trees & Shrubs Lakes, Ponds, & BWV

Soil Moisture
 W = wet
 M = moist
 D = dry

Sun
 SU = sun
 PS = part shade
 SH = shade

IND = Indicator status
 OBL = Obligate
 FACW = Facultative wetlands
 FAC = Facultative
 FACU = Facultative uplands

Symbols
 ! = possible pests
 # = stoloniferous
 OC = On Center
 c = caliper

Shrubs, low	Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
	* <i>Arctostaphylos uva-ursi</i>	bearberry				X	X			12" x 4'	Yes	4" pot	12" OC
	<i>Aronia melanocarpa</i>	black chokeberry	FAC	X	X	X	X			6' x 6'	Yes	1-2 G	4'-6' OC
	**# <i>Comptonia peregrina</i>	sweet fern			X	X	X	X		3' x 4'	Yes	1-2 G	30"-36" OC
	<i>Gaylussacia</i> spp.	huckleberry	FACU		X	X		X	X	1.5' x 3'		sod	3' OC

<i>Hypericum densiflorum</i>	dense St. John's wort		X	X	X	X				4' x 4'		1 G	3' OC
! <i>Juniperus horizontalis</i>	creeping juniper		X	X	X	X				12" x 4'	Yes	1-3 G	3'-5' OC
<i>Rosa carolina</i>	pasture rose		X	X	X	X				3' x 3'		1 G	4' OC
# <i>Rubus odoratus</i>	purple flowering raspberry		X				X			5' x 2'		1 G	3'-4' OC
<i>Spiraea alba</i>	narrow-leaved meadowsweet	FAC+	X		X		X			5' X 3'		1 G	2-3' OC
<i>Spiraea latifolia</i>	broad-leaved meadowsweet	FAC+	X		X		X			5' X 3'		1 G	2-3' OC
<i>Vaccinium angustifolium</i>	late lowbush blueberry		X	X	X	X				2-3' X 2'		1 G	3' OC
<i>Viburnum acerifolium</i>	maple-leaved arrowwood		X	X			X			6' X 4'		2-3'	6' OC

Shrubs, medium													
Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing	
<i>Aronia arbutifolia</i>	red chokeberry	FACW	X	X	X	X			6' x 5'		1'-2'	4'-6' OC	
<i>Cephalanthus occidentalis</i>	buttonbush	OBL	X	X		X			6' x 6'		2'-4'	5'-8' OC	
<i>Cornus amomum</i>	silky dogwood	FACW	X		X	X			6' x 6'		2'-3'	4'-6' OC	
<i>Hamamelis virginiana</i>	witch hazel	FAC-	X	X	X	X			15' x 15'		2'-4'	5' OC	
<i>Ilex verticillata</i>	winterberry holly	FACW+	X	X	X	X			10' x 10'	Yes	2'-4'	4'-6' OC	
<i>Juniperus communis</i>	pasture juniper			X		X			5' x 8'	Yes	1 G	4'-5' OC	
<i>Lindera benzoin</i>	spicebush	FACW-	X	X		X			6' x 6'		2 G	4'-5' OC	
<i>Rhododendron maximum</i>	rose bay rhododendron		X				X		15' x 15'		2'-4'	10' OC	
<i>Rhododendron periclymenoides</i>	pink azalea, pinxterbloom	FAC	X	X			X		6' x 6'		1'-2'	6' OC	
<i>Rhododendron viscosum</i>	swamp azalea	OBL	X	X		X			6' x 6'		3'-4'	4'-5' OC	
# <i>Rhus aromatica</i>	fragrant sumac			X	X	X			6' x 6'		2 G	4' OC	
# <i>Rhus glabra</i>	sweet or smooth sumac		X	X	X	X			10' x 10'	Yes	2'-4'	4' OC	
<i>Rosa palustris</i>	swamp rose	OBL	X		X	X			7' x 2'		1 G	4' OC	
<i>Sambucus canadensis</i>	common elderberry	FACW-	X	X	X	X		X	6' x 6'		2 G	4' OC	
<i>Vaccinium corymbosum</i>	highbush blueberry	FACW-	X	X	X	X			6' x 6'		2 G	6'-8' OC	

<i>Viburnum cassinoides</i>	witherod		X	X	X	X	X	X			5' x 5'		2 G	6' OC
<i>Viburnum dentatum</i>)	arrowwood	FAC	X	X	X	X	X	X			8' x 8'	Yes	2 G	6' OC
<i>Viburnum nudum</i>	smooth witherod		X	X	X	X	X	X			6' X 6'		2 G	6' OC
<i>Viburnum trilobum</i>	Am. cranberrybush viburnum	FACW	X	X	X	X	X	X			8' X 8'		2 G	6' OC

Shrubs, tall

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Alnus serrulata</i>	smooth alder	OBL	X	X	X	X			15' x15'		2'-3'	8' OC
<i>Corylus americana</i>	American hazelnut or filbert		X	X	X	X			10' x 8'		3'-4'	8' OC
<i>Kalmia latifolia</i>	mountain laurel	FACU	X	X	X	X	X		10' x 10'		2 G	6' OC
# <i>Rhus copallina</i>	shining or winged sumac		X	X	X	X			20' x 20'	Yes	2 G	5' OC
# <i>Rhus typhina</i>	staghorn sumac		X	X	X	X			25' x 25'	Yes	2 G	6' OC
<i>Salix discolor</i>	pussy willow	FACW	X	X	X	X	X		15' x 15'		5'-6'	10' OC

Trees, small (understory)

Scientific Name	Common Name	IND	W	M	D	SU	PS	SH	H x W	Salt tol.	Opt. size	Spacing
<i>Amelanchier arborea</i>	downy serviceberry				X	X	X		20' x 15'		6' -8'	15' OC
<i>Amelanchier canadensis</i>	serviceberry, shadbush	FAC		X	X	X	X	X	20' x 12'	Yes	6' -8'	12' OC
<i>Amelanchier laevis</i>	smooth serviceberry		X	X	X	X			25' x 18'		6' - 8'	15' OC
<i>Carpinus caroliniana</i>	American hornbeam		X				X	X	35 x 30'		3" c	15' OC
<i>Cornus alternifolia</i>	alternate-leaf dogwood		X	X	X	X	X	X	15' x 20'		8'	15' OC
1 <i>Cornus florida</i>	flowering dogwood		X	X	X	X	X	X	20' x 20'		1½" -2" c	12' -15' OC
<i>Crataegus crus-galli</i>	cockspur hawthorn		X	X	X	X	X		20' x 20'			
<i>Ilex opaca</i>	American holly		X			X	X		30' x 25'		4' -5'	12'-15' OC
1 ★ <i>Juniperus virginiana</i>	eastern red cedar	FACU	X	X	X	X			25' x 25'	Yes	4' -6'	8'-10 OC
<i>Ostrya virginiana</i>	ironwood	FACU-	X	X	X	X	X	X	25' x 20'		1½" -2" c	20' OC

<i>Sassafras albidum</i>	sassafras	FACU-	X	X	X	X	X	X	X	X	25' x 25'	1 1/2" - 2" c	20' OC
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Trees, tall (canopy)													
Scientific Name	Common Name	IND	W	M	D	Su	PS	Sh	H x W	Salt tol.	Opt. size	Spacing	
<i>Acer rubrum</i>	red maple	FAC	X	X		X	X		40' x 30'		2"-3" c	20' OC	
<i>Betula nigra</i>	river birch	FACW	X	X		X	X		40' x 35'		2" c	20' OC	
<i>Celtis occidentalis</i>	hackberry	FACU	X	X	X	X	X		30' x 35'	Yes	2" c	20' OC	
<i>Chamaecyparis thyoides</i>	Atlantic white cedar	OBL	X	X			X	X	50' x 20'		5'-8'	20' OC	
<i>Fagus grandifolia</i>	American beech			X		X	X		60' x 60'		2"-3" c	30' OC	
<i>Fraxinus americana</i>	white ash			X		X	X		50' x 40'		2"-3" c	25'-30' OC	
<i>Fraxinus pennsylvanica</i>	green ash	FACW	X	X		X	X		50' x 30'		2"-3" c	25'-30' OC	
<i>Liriodendron tulipifera</i>	tulip tree			X		X	X		70' x 50'		2"-3" c	35'-40' OC	
<i>Nyssa sylvatica</i>	black gum, sourgum	FACW-	X	X	X	X	X		50' x 30'		2'-3" c	15'-20' OC	
★ <i>Picea glauca</i>	white spruce		X	X	X	X			40' x 20'	Yes	5'-6'	20'-25' OC	
<i>Picea mariana</i>	black spruce	FACW-	X	X		X			40' x 20'		5'-6'	20'-25' OC	
<i>Pinus strobus</i>	white pine			X	X	X			80' x 40'		4'-8'	20-25' OC	
<i>Platanus occidentalis</i>	American sycamore		X	X		X	X		75' x 75'		3" c	25'-30' OC	
<i>Quercus alba</i>	white oak			X		X			60' x 40'		2 1/2" - 3" c	20')C	
<i>Quercus bicolor</i>	swamp white oak	FACW+	X			X	X		60' x 50'		2 1/2" - 3" c	25' OC	
<i>Quercus coccolinea</i>	scarlet oak			X		X			50' x 40'		2 1/2" - 3" c	20' OC	
<i>Quercus rubra</i>	northern red oak	FACU-		X	X	X	X		60' x 60'		2 1/2" - 3" c	25' OC	
<i>Quercus stellata</i>	post oak			X		X			60' x 60'		2 1/2" - 3" c	25' OC	
!★ <i>Quercus velutina</i>	black oak			X	X	X			60' x 60'	Yes	2 1/2" - 3" c	25' OC	
<i>Salix nigra</i>	black willow	FACW+	X	X		X	X		35' x 20'		8'-10'	20' OC	
<i>Tilia americana</i>	American basswood	FACU	X	X		X			60' x 40'		2"-3" c	20' OC	

SITE PHOTOGRAPHS



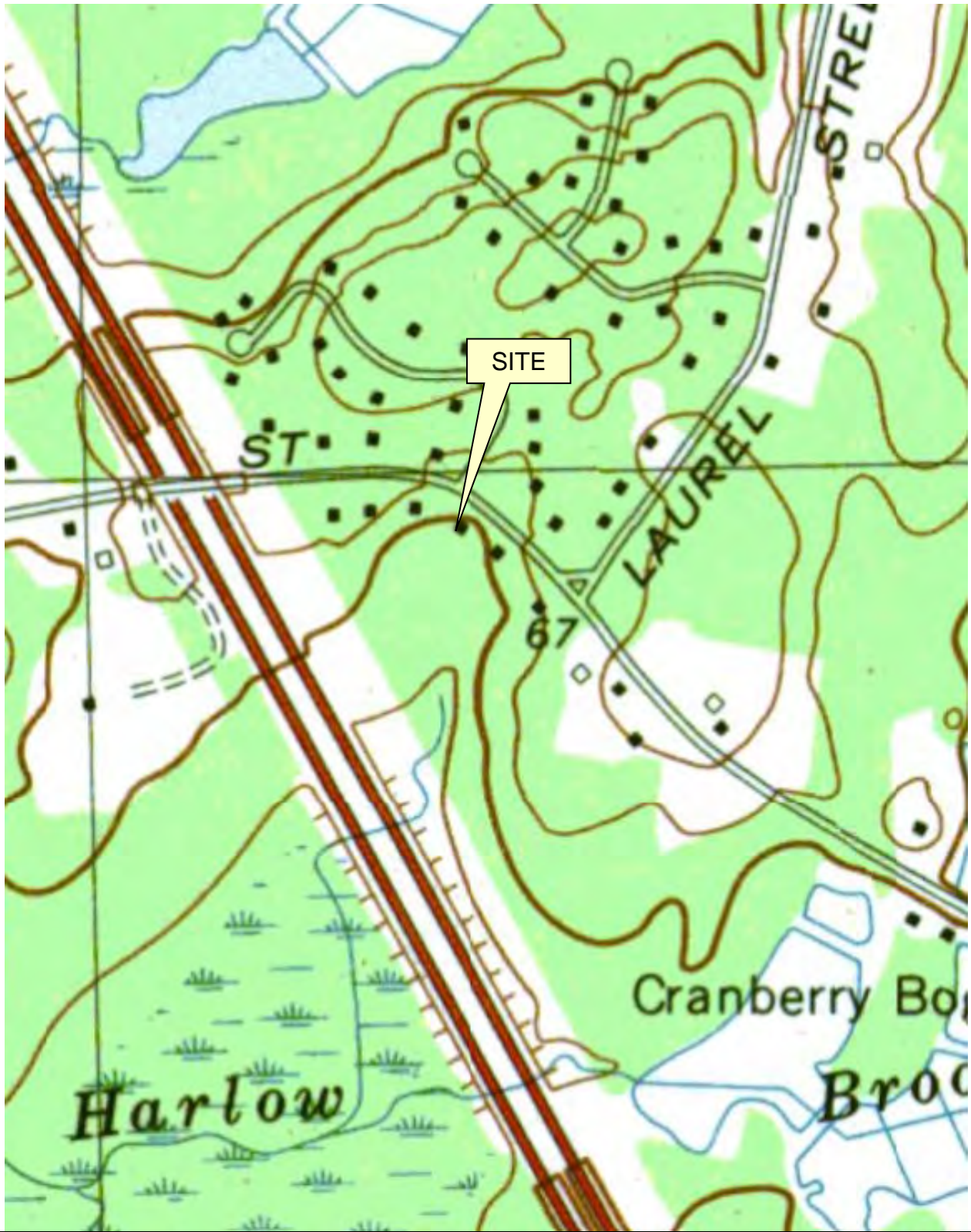
Photograph #1 – View of front of the house and location of the proposed garage & mudroom addition.



Photograph #2 - View of the existing driveway to be removed and proposed project area.



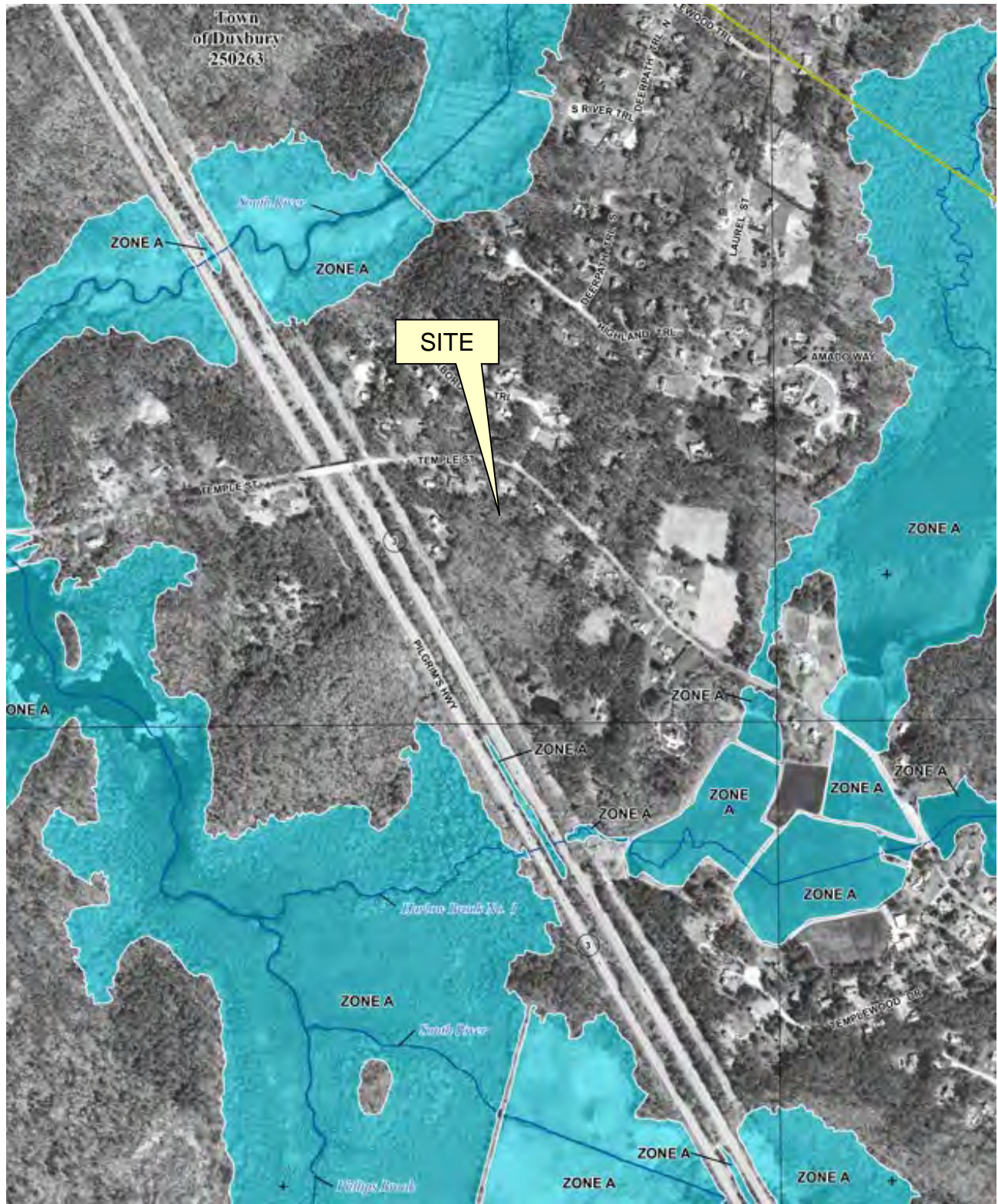
Photograph #3 – View of the rear of the house.



USGS SITE LOCUS MAP
834 Temple Street
Duxbury, Massachusetts

Source: MassGIS - MassMapper

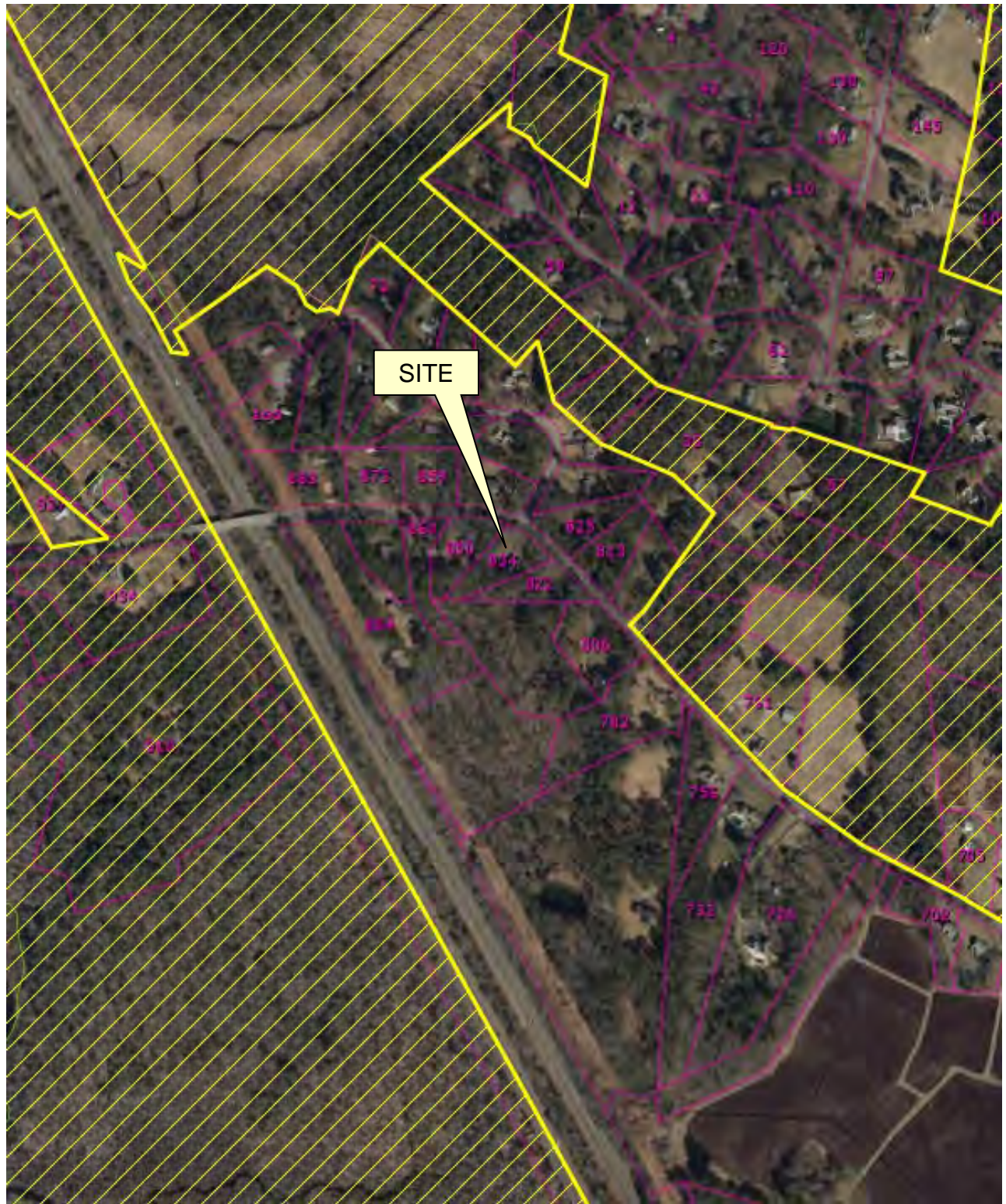
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FEMA F.I.R.M
834 Temple Street
Duxbury, Massachusetts



Source: FEMA Map 25023C0228L; Eff. 7/6/2021



**Priority Habitats of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pools Map
834 Temple Street
Duxbury, Massachusetts**

Source: MassGIS - MassMapper



Duxbury Assessing Department
878 Tremont St.
Duxbury, MA 02332



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

Board of Assessors
Nancy D. Reed, Chair
Linda M. Collari, V. Chair
James G. MacNab, 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 037 BLOCK 102 LOT 000

PARCEL ADDRESS REQUESTED 834 Temple Street

RECORD OWNER Paul Lennon

CONTACT PERSON Tricia Turchinetz | ECRWETLANDS TELEPHONE# _____

E-MAIL tricia@ecrwetlands.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 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 Tricia Turchinetz DATE 8/24/2023

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

8/25/23
Date



834 Temple St

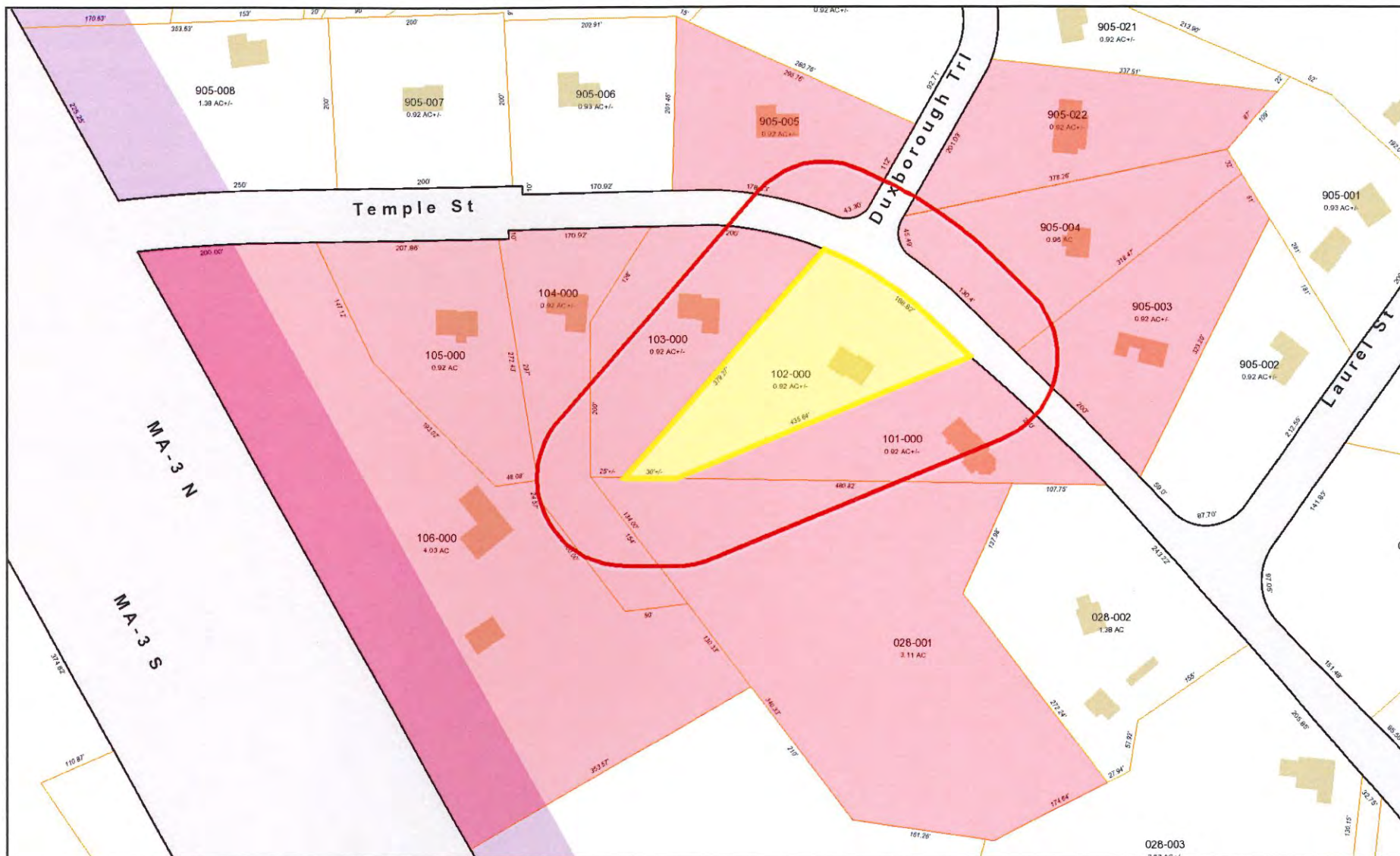
Duxbury, MA



August 28, 2023

1 inch = 160 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
August 28, 2023

Subject Property:

Parcel Number: 037-102-000
CAMA Number: 037-102-000-000
Property Address: 834 TEMPLE ST

Mailing Address: LENNON PAUL F JR ANNESE HEATHER
D
834 TEMPLE ST
DUXBURY, MA 02332

Abutters:

Parcel Number: 037-028-001
CAMA Number: 037-028-001-000
Property Address: 0 TEMPLE ST

Mailing Address: GREAT CAMANOE LLC
15 WILDMEADOW RD
BOXFORD, MA 01921

Parcel Number: 037-101-000
CAMA Number: 037-101-000-000
Property Address: 822 TEMPLE ST

Mailing Address: MCCORMICK CONOR & NICOLE
822 TEMPLE ST
DUXBURY, MA 02332

Parcel Number: 037-103-000
CAMA Number: 037-103-000-000
Property Address: 850 TEMPLE ST

Mailing Address: STRATTON CHRISTOPHER STRATTON
PATRICIA
850 TEMPLE ST
DUXBURY, MA 02332

Parcel Number: 037-104-000
CAMA Number: 037-104-000-000
Property Address: 860 TEMPLE ST

Mailing Address: MOWBRAY WILLIAM R MOWBRAY
ANDREA D
860 TEMPLE ST
DUXBURY, MA 02332

Parcel Number: 037-105-000
CAMA Number: 037-105-000-000
Property Address: 870 TEMPLE ST

Mailing Address: GRIFF CHRISTINE TT JUDITH A
COAKLEY IRREVOCABLE TRU
4 WHITE OAK CIRCLE
PURCHASE, NY 10577

Parcel Number: 037-106-000
CAMA Number: 037-106-000-000
Property Address: 884 TEMPLE ST

Mailing Address: MACKENZIE GEORGE & JEANETTE TT
TEMPLE ST REALTY TRUST
884 TEMPLE ST
DUXBURY, MA 02332

Parcel Number: 037-905-003
CAMA Number: 037-905-003-000
Property Address: 813 TEMPLE ST

Mailing Address: KUHN MICHAEL PATRICK
813 TEMPLE ST
DUXBURY, MA 02332

Parcel Number: 037-905-004
CAMA Number: 037-905-004-000
Property Address: 825 TEMPLE ST

Mailing Address: DOYLE, TAYLOR J GABRIELLA A DOYLE
825 TEMPLE ST
DUXBURY, MA 02332

Parcel Number: 037-905-005
CAMA Number: 037-905-005-000
Property Address: 6 DUXBOROUGH TRL

Mailing Address: REULING JOSHUA T REULING MARKIKA
E
6 DUXBOROUGH TRL
DUXBURY, MA 02332

Parcel Number: 037-905-022
CAMA Number: 037-905-022-000
Property Address: 11 DUXBOROUGH TRL

Mailing Address: MAIURI MARGARET
11 DUXBOROUGH TRL
DUXBURY, MA 02332



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WAIVER REQUEST

Conservation Commission
Town of Duxbury
878 Tremont St.
Duxbury, MA 02332

Duxbury Conservation Commission:

I hereby waive the benefit of the time requirements set forth in Massachusetts General Law, Chapter 131, Section 40 (Wetlands Protection Act), 310 CMR 10.00 Regulations and the Town of Duxbury Wetlands Protection Bylaw, Chapter 9, which require that the Conservation Commission hold a hearing and issue a Determination or an Order within the time periods specified therein.



Applicant's or Representative's Signature

4/18/2024

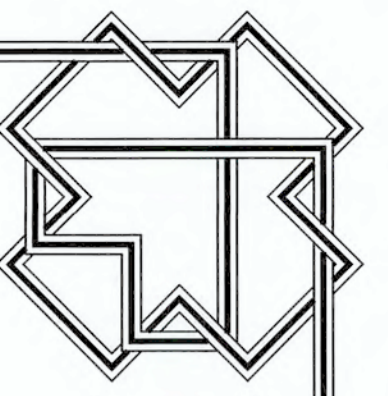
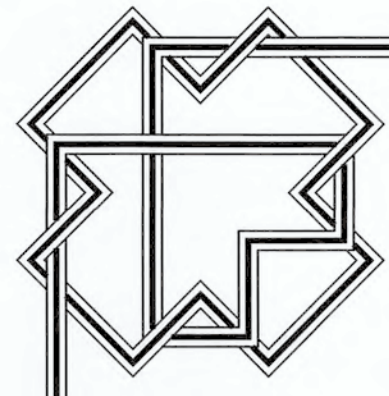
Date

Applicant's Name: Paul & Heather Lennon

Project Location: 834 Temple Street

Assessor's Lot #: 037-102-000

Project Type: Single family home improvements



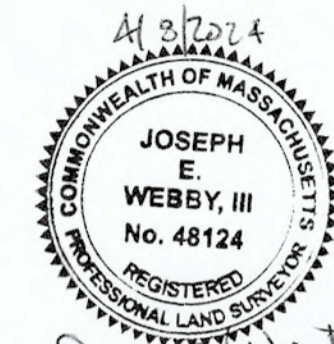
EXISTING CONDITIONS



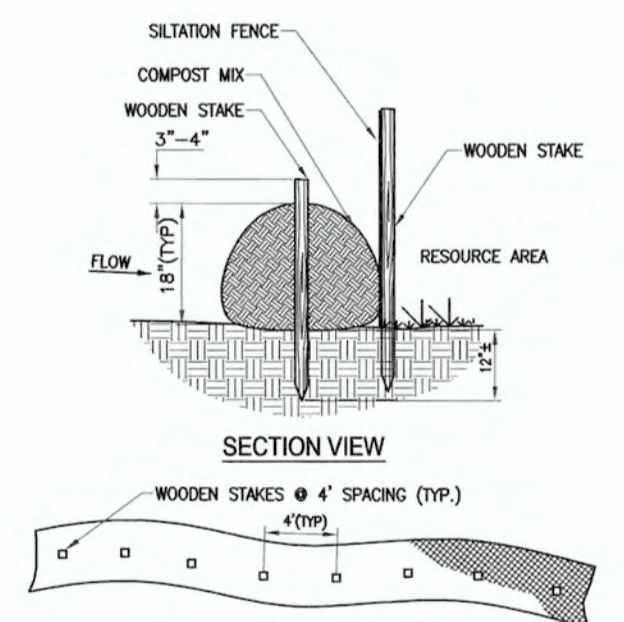
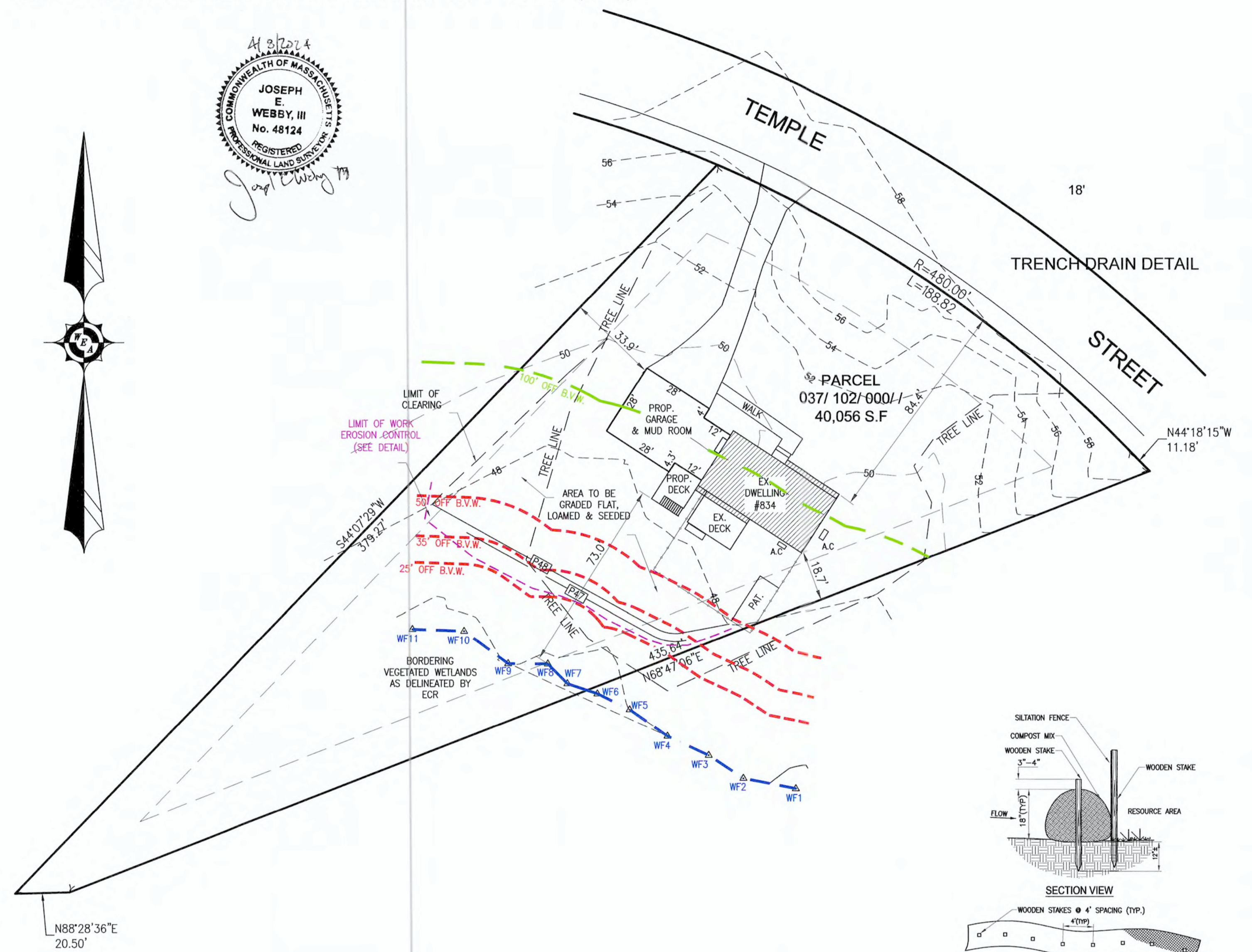
EXISTING BUFFER ZONE COVERAGE (IN SQUARE FEET):
 EXISTING LOT AREA WITHIN BUFFER ZONE = 14,086 (14,086 X .15 = 2,113)
 DWELLING & DECKS = 1,102 S.F.
 DRIVEWAY = 1,278
 SHED = 102 S.F.
 PADS & PATIO = 178 S.F.
 TOTAL EX AREA OF IMPERVIOUS WITHIN BUFFER ZONE = 2,660 S.F. (18.8%)

PROPOSED BUFFER ZONE COVERAGE (IN SQUARE FEET):

EXISTING LOT AREA WITHIN BUFFER ZONE = 14,086 (14,086 X .15 = 2,113)
 PORTION OF DWELLING AND DECKS BUFFER = 1,671
 PADS & PATIO = 178 S.F.
 TOTAL PROPOSED POST CONSTRUCTION COVERAGE WITHIN BUFFER ZONE = 1,849 S.F. (13.13%)



PROPOSED CONDITIONS



NOTES:
 1) SOCK IS 100% BIODEGRADABLE
 2) COMPOST AND WOODCHIP MIX IS USED TO FILL SOCKS
 3) COMPOST MIX MAY BE USED TO AMEND SOIL UPON COMPLETION

SECTION VIEW
 TOP VIEW

EROSION CONTROL MEASURES

PLAN OF LAND
 IN
DUXBURY, MASS.

PREPARED FOR
PAUL & HEATHER LENNON
 SCALE: 1"=30' APRIL 8, 2024
J WEBBY CONSULTING LLC
 PROFESSIONAL LAND SURVEYORS & PLANNERS
 6 PINE HILL ROAD
 KINGSTON, MA 02364
 WWW.MASSACHUSETTSLANDSURVEYORS.COM

