



CONNORSTONE ENGINEERING, INC.

10 SOUTHWEST CUTOFF, SUITE #1
NORTHBOROUGH, MASSACHUSETTS 01532
T: (508) 393-9721

121 BOSTON POST ROAD
SUDBURY, MASSACHUSETTS 01716
T: (978) 443-9566

Conservation Commission
703 Washington Street, Room 009
Holliston, MA 01746

August 3, 2023

**Subject: Notice of Intent
157-165 Lowland Street**

Dear Members of the Commission:

The attached Notice of Intent for 157-165 Lowland Street is proposing some new work on the site of an historic paving and recycling facility. This site is/was an active ABC recycling facility that has changed ownership. The new owners are modernizing the operation beginning with a new building to house trucks and equipment, replacing the existing dilapidated office and lean-to shed(s), providing inside storage of supplies and generally cleaning up the site. The following materials have been provided for your review:

1. Two copies of the NOI application package:
 - Project Narrative (below);
 - Signed WPA Form 3 and Wetland Fee Transmittal Form;
 - Holliston Conservation Commission Wetlands Filing Fee
 - USGS Locus Map, GIS Mapping; & FEMA Map
 - Certified List of Abutters and Notification Forms.
2. Two copies of the plans "Proposed Site Plan" of 157-165 Lowland Street, Holliston, MA, prepared by Connorstone Engineering, Inc., dated 4/7/2022.
3. Stormwater Report
4. A check in the amount of \$1,575.00 for the local bylaw fee and \$800.00 for the Town's share of the NOI Fee. The State share of the NOI fee \$775.00 has been paid on-line via e-file.

Project Narrative

Existing Conditions: Existing conditions at the site are that of a working materials pit floor on remnants of a long ago gravel removal operation and various iterations of paving product manufacturing. This parcel was ultimately cut from a larger land area operation where the two other adjacent parcels are somewhat similarly operating. Sometime in the not too distant past, an asphalt batch plant was removed, but the recycling operation attendant to that facility remained and has continued under various permitting classifications of the DEP.

The “existing” stormwater system is memorialized in an Order of Conditions, DEP File No. 185-720, issued by the Holliston Conservation Commission, (recorded Book 58626 page 537 (signed by the Commission on 2/15/12) (copy attached). Notably, in Special Conditions 22:, -
“Authorized work. This Order of Conditions applies only to work associated with the repair of earthen berms, site grading (+/- 60 cy), removal of invasive plants and other debris (2-5 cy.) and the restoration of an existing sediment control pond as described in the Notice of Intent. Additionally, by agreement with the Applicant, the Applicant will restore the existing stormwater management structure located at the outlet from the stormwater ditches to the Bogastow Brook wetlands to fully functioning conditions and will also clean and maintain a 4' wide strip on land on its side of the existing drainage ditches of all trash, rubbish, and debris...”

In this Order of Conditions the Commission, in Project Findings at 1. Project Description also noted *“The work proposed is intended to restore and maintain the stormwater management system formally in place during the 35 year past history of this property as an asphalt batch plant...An existing but dilapidated stormwater control structure originally constructed in 1978 under DEP File # 185-50, will be restored to functional condition.”*

Lastly, as in the above paragraph, at Section II Resource Area Delineation, the Commission noted *“The Holliston Conservation Commission finds that the site specific delineation of the resource areas, as presented on the approved plan is inaccurate. Specifically, that portion of the limit of Bordering Vegetated Wetlands (310 CMR 10.55) shown on the record plan as AES-1 through AES-17 is associated with stormwater management ditches constructed under DEP File # 185-50 and is not a regulated wetland resource area...”*

Resource Areas: Three ‘resource areas,’ delineated and approved in a previously issued Order of Conditions, exist on site relative to the work proposed: 1) Riverfront, 2) Buffer to BVW, and, 3) Land Subject to Flooding (FEMA 100 year). None of these resources are being directly affected by the proposed work. The Riverfront Area scheduled for work is a previously disturbed open gravel pit area devoid of vegetation. There is a limited amount of work proposed in the Buffer to the BVW, but it too is in a disturbed and in use as a gravel pit floor. The remaining Riverfront Area on site is for the most part previously disturbed, and has no vegetation in the ‘work’ areas of the site. There is a berm separating the open area of the site from the more natural area. On the brook side of the berm is a sediment pond which has also been in use for dust control and is, for the most part, separated by the ‘berm’ where the top runs generally along the 100 foot riparian zone. Essentially the land west of the berm is now a more realistic riparian zone.

The jurisdictional areas on site include the 200-foot Riverfront Area which extends into the site to about the middle of the rear flag portion of the lot. The noise berm, some 20+ feet high, separates the brook from the gravel pit floor/building location. The inner 100-foot Riverfront Area generally runs along the berm. Access to the sediment pond will be maintained as it is an historic source of dust control water (see pump house location on plan).

Proposed Work: Work is proposed on the site in the current 'disturbed' areas (disturbed areas are that of the pit floor, work areas surrounding various buildings and structures in the 'rear' of the site, and in conjunction with a large berm (originally used for materials storage, now dedicated to noise reduction). A new building replaces a series of smaller older buildings which, in a very rudimentary fashion, function as office space and equipment storage and repair.

The replacement building's foot print is 7,200 sf which is an increase from the existing buildings/structures which covered approximately 1,600 sf. A section of this new building is within the outer 200-foot Riverfront Area but provides greater separation to the Resource Areas compared to the existing buildings. Additionally the bulk of equipment storage was in this rear area, along with various 'parts and pieces' of construction materials contractors invariably accumulate. The replacement building is located in the vicinity of those existing buildings but a little more northerly and consequently further out of the 200 foot Riverfront Area.

Proposed work includes but is not limited to the following:

- Removal of dilapidated structures
- New building
- Paved parking aprons
- New upgraded septic system
- State-of-the-Art Stormwater collection/treatment
- Formal infiltration basin
- All the above on the existing gravel pit floor
- Extension of the 'noise' berm to the southeast by 90+/-feet
 - Noise barrier up on extension
- Additional plantings on existing and new berm
 - The above also on existing gravel pit floor

REDEVELOPMENT: Where this site is a 'redevelopment' site (310 CMR 10.58 (5)) of a mostly disturbed Riverfront Area dating back prior to the Riverfront Protection Act (1996- see imagery attached 1995 and more clear but same infrastructure in the 2001 imagery), *contains areas of impervious surfaces from existing structures, (and) absence of topsoil*, among other things the work proposed will improve existing conditions.

(1) The replacement building will have floor drains and direct roof infiltration.

(2) It will replace structures more within the Riverfront Area and the new location will eliminate noise transmission to the surrounding area greatly.

(3) There will be a restoration of degraded areas, some currently underway from the present and new berm, and, for the most part, the 100 foot inner Riverfront area will become less developed and further from operations.

ALTERNATIVES:

- (1) First and foremost, the proposed work for the new building is not an absolute necessity; the site may continue its uses with the existing buildings as-is.
- (2) Other locations for the building are essentially similarly constrained by the outer riparian zone, which are similarly the gravel pit floor. The work area is isolated by the existing noise berm.
- (3) The locations outside the outer riparian zone are where the recycling activities take place. Simple travel by the paving trucks/trailers through that area does not encumber the recycling operation.

Finally, the location chosen for the building is a result of proposed changes to the recycling operation eliminating the need for the large storage pile in the area of the proposed building, which now allows the building to be behind an extension of the berm.

In 2011 at the transfer of the property to the previous owner DCA (Brumber) a new Notice of Intent was filed specifically detailing the site and stormwater controls. It is axiomatic the site condition was recognized as an open gravel pit at that time, some 5+ years after the Rivers Protection Act. (relevant copies of the Order of Conditions, and Certificate of Compliance are attached.)

All disturbed surface areas within the limit of work will be stabilized with loam and seed, and temporary erosion controls consisting silt fencing has been placed along the perimeter of work to protect downgradient resource areas.

Should you have any questions or require any additional information please contact our office.

Sincerely,

Connorstone Engineering, Inc.



George Connors

cc. MassDEP Central Regional Office

WPA Form 3 – Notice of Intent & Wetland Fee
Transmittal Form



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

Holliston

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):

157-165 Lowland Street

a. Street Address

Holliston

b. City/Town

01746

c. Zip Code

Latitude and Longitude:

42.20898

d. Latitude

-71.41214

e. Longitude

Map 3

f. Assessor's Map/Plat Number

Parcel 16

g. Parcel /Lot Number

2. Applicant:

Enrique

a. First Name

Oliveira

b. Last Name

Master Paving Corp. & Middlesex Asphalt Services, Inc.

c. Organization

18 Hayes Street

d. Street Address

Framingham

e. City/Town

Ma

f. State

01702

g. Zip Code

508-816-9096

h. Phone Number

i. Fax Number

info@masterpaving.com

j. Email Address

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

a. First Name

M&M Estates, LLC

c. Organization

6 Oregon Road

d. Street Address

Southborough

e. City/Town

Ma

f. State

01772

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

George

a. First Name

Connors

b. Last Name

Connorstone Engineering

c. Company

10 Southwest Cutoff Suite #7

d. Street Address

Northborough

e. City/Town

Ma

f. State

01532

g. Zip Code

508-393-9727

h. Phone Number

i. Fax Number

vc@csei.net

j. Email address

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

\$1,575

a. Total Fee Paid

\$775.00

b. State Fee Paid

\$800.00

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed 7,200 sf commercial building including paved parking areas, noise berm, utilities, stormwater management, and grading changes. All work is located within previously disturbed areas.

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

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

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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:

Middlesex

a. County

79917

c. Book

b. Certificate # (if registered land)

173

d. Page Number

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

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

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



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

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

<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. Riverfront Area
Bogastow Brook
 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: 115,500 square feet

4. Proposed alteration of the Riverfront Area:

<u>36,500</u>	<u>5,300</u>	<u>31,200</u>
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

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

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

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

08/2021 _____

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____

percentage/acreage

(b) outside Resource Area _____

percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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

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



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

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Hull to New Hampshire border:

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

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

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

c. Is this an aquaculture project?

d. Yes No

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



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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Site Plan, 4 Sheets

a. Plan Title

Connorstone Engineering, Inc.

Vito Colonna

b. Prepared By

c. Signed and Stamped by

11/23/2022

1"=40'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

2. Municipal Check Number 2092 tam

3. Check date 10/11/23

4. State Check Number 2090 17A7P

5. Check date 10/11/23

6. Payor name on check: First Name Master Parking

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

	
1. Signature of Applicant	10/11/23
	2. Date
	
3. Signature of Property Owner (if different)	10/11/23
	4. Date
	
5. Signature of Representative (if any)	10/11/23
	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:

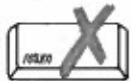
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

157-165 Lowland Street
 a. Street Address
 Holliston
 b. City/Town
 \$775.00
 d. Fee amount

2. Applicant Mailing Address:

Enrique
 a. First Name
 Oliveira
 b. Last Name
 Master Paving Corp. & Middlesex Asphalt Services, Inc.
 c. Organization
 18 Hayes Street
 d. Mailing Address
 Framingham
 e. City/Town
 Ma
 f. State
 01702
 g. Zip Code
 508-816-9096
 h. Phone Number
 i. Fax Number
 info@masterpaving.com
 j. Email Address

3. Property Owner (if different):

a. First Name
 M&M Estates, LLC
 c. Organization
 6 Oregon Road
 d. Mailing Address
 Southborough
 e. City/Town
 Ma
 f. State
 01772
 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
Category 3 b. each building	1	\$1,050	\$1,050
Riverfront Area	50%	525	525

Step 5/Total Project Fee: \$1,575

Step 6/Fee Payments:

Total Project Fee:	\$1,575
State share of filing Fee:	\$775.00
City/Town share of filling Fee:	\$800.00
	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.)

Holliston Conservation Commission – Wetland
Filing Fee Calculation Worksheet

Appendix A-2
Holliston Conservation Commission
Wetlands Filing Fee Calculation Worksheet

*For Wetlands Applications submitted under
Holliston's Wetlands Administration Bylaw (Article XXXI) and/or
The Massachusetts Wetlands Protection Act*

Abbreviated Notice of Intent (Form 4), Notice of Intent (Form 3) or ANRAD (Form 4A):

The application fees for the above forms should be calculated by using the worksheet below.

Step 1 / Type of Activity:

Using the Filing Fee Schedule (Appendix A) in Article XXXI's Regulations, enter the category number and type of activity that will occur in any wetland and/or upland resource area in column (step) 1.

Step 2 / Number of Activities:

Enter the number of activities for each category in column 2.

Step 3 / Individual Holliston Activity Fees:

Using the Regulation's Filing Fee Schedule, enter the Holliston Bylaw fee in column 3.

Step 4 / Holliston Activity fee Subtotal:

Multiply the number of activities from column 2 times the individual Holliston Bylaw Fee (column 3); enter the Holliston Bylaw fee subtotal in column 4.

Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the standard fees per activity must be multiplied by 1.5 to get base Riverfront fee amounts.

Step 5 / Total Fees to be Paid to "Town of Holliston":

Determine Holliston's Total Bylaw Fee by totaling column 4. Enter this total fee under column 4 where indicated by "Total Bylaw Fee" and under "Step 5a" below.

Determine Holliston's Share of the State Wetland Protection Act's fee by inserting the Town's total fee as calculated/shown on the State Filing Fee Form. Enter this total fee where indicated by "Step 5b" below.

Checks should be made payable to the "Town of Holliston" and should specify either "Bylaw Fee" or "State Fee".

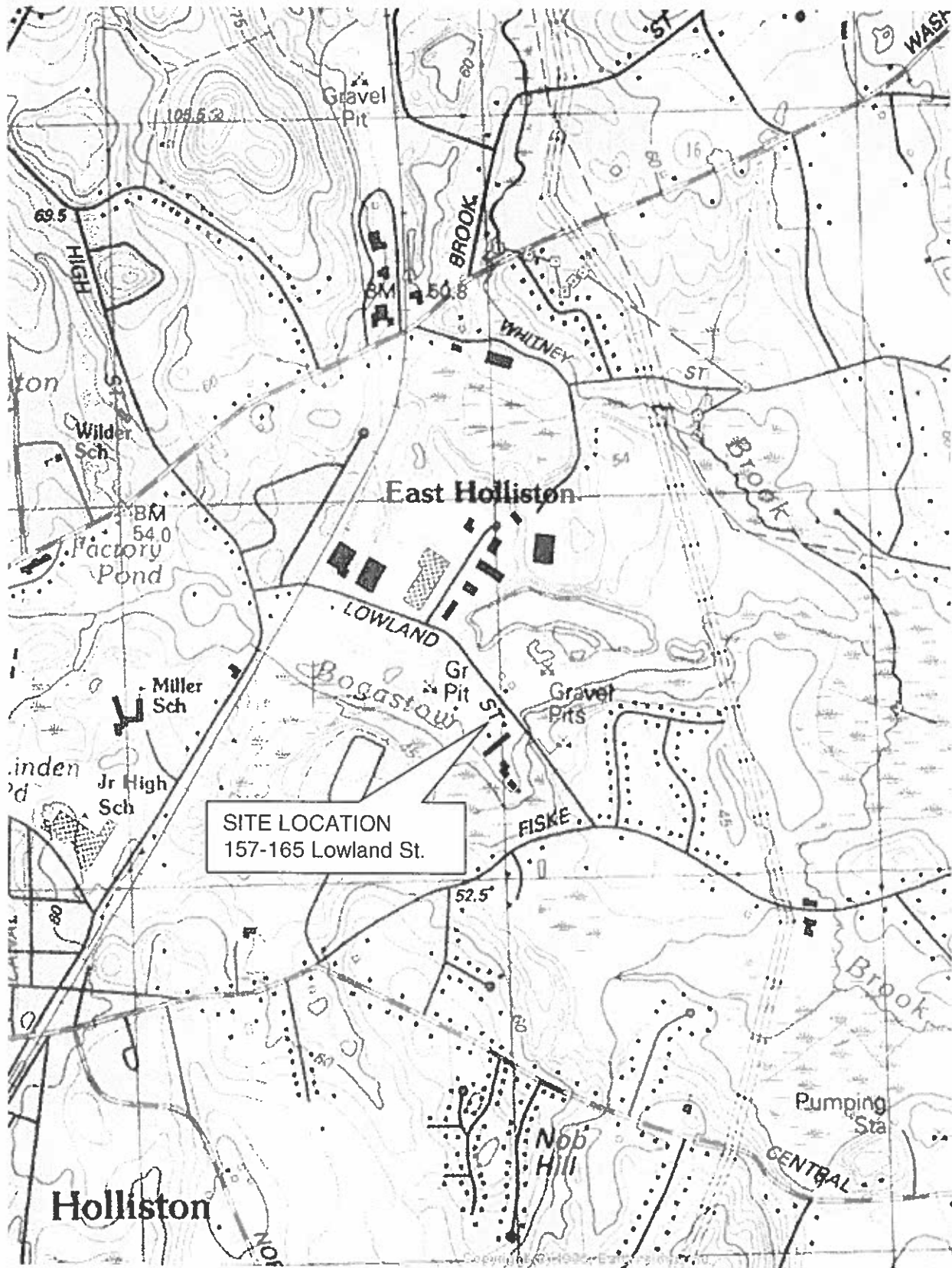
<u>Step 1</u> Category Number, Type of Activity	<u>Step 2</u> Number of Activities	<u>Step 3</u> (Individual) Holliston Bylaw Fee	<u>Step 4</u> Holliston Bylaw Fee Subtotal
3 (a.) and (d.)	1	\$1,050	\$1,050
Riverfront	50%	\$525	\$525
Total Bylaw Fee:			\$1,575

Total Filing Fees Submitted:

Step 5a: Total Holliston Bylaw Fee: \$1,575

Step 5b: Total State Fee: \$800

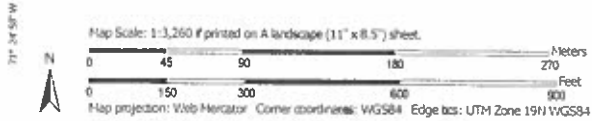
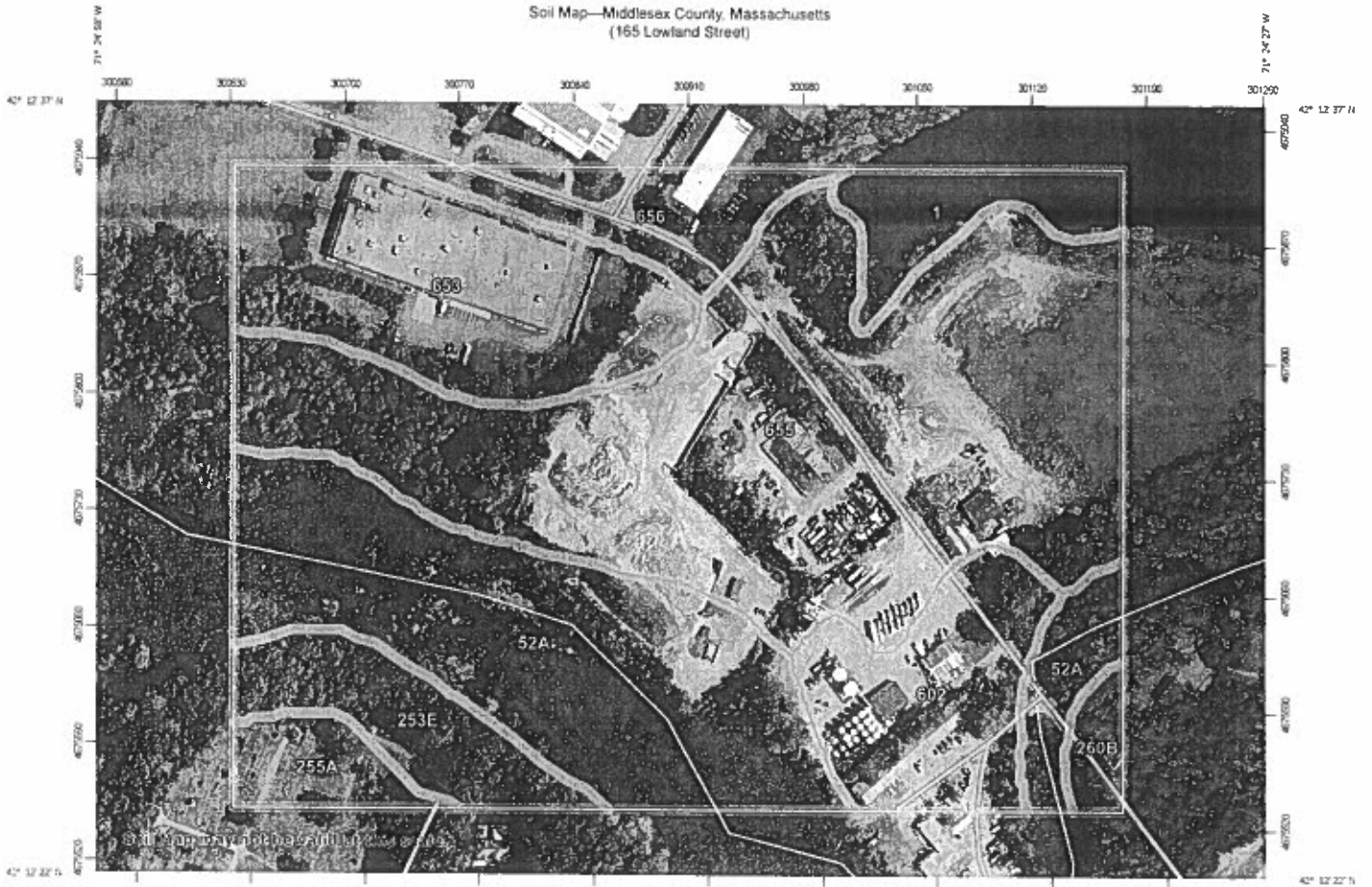
LOCUS MAP – USGS Mapping



Soil Mapping & FEMA Mapping



Soil Map—Middlesex County, Massachusetts
(165 Lowland Street)



Soil Map—Middlesex County, Massachusetts
(165 Lowland Street)

MAP LEGEND

- | | | |
|-------------------------------|-----------------------|-----------------------|
| Area of Interest (AOI) | | Spoil Area |
| Area of Interest (AOI) | | Stony Spot |
| Soils | | Very Stony Spot |
| | | Wet Spot |
| | | Other |
| | | Special Line Features |
| Special Point Features | Water Features | |
| | Streams and Canals | |
| | Transportation | |
| | | Rails |
| | | Interstate Highways |
| | | US Routes |
| | | Major Roads |
| | | Local Roads |
| | Background | |
| | | Aerial Photography |
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MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning Soil Map may not be valid at this scale
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG 3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 22, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

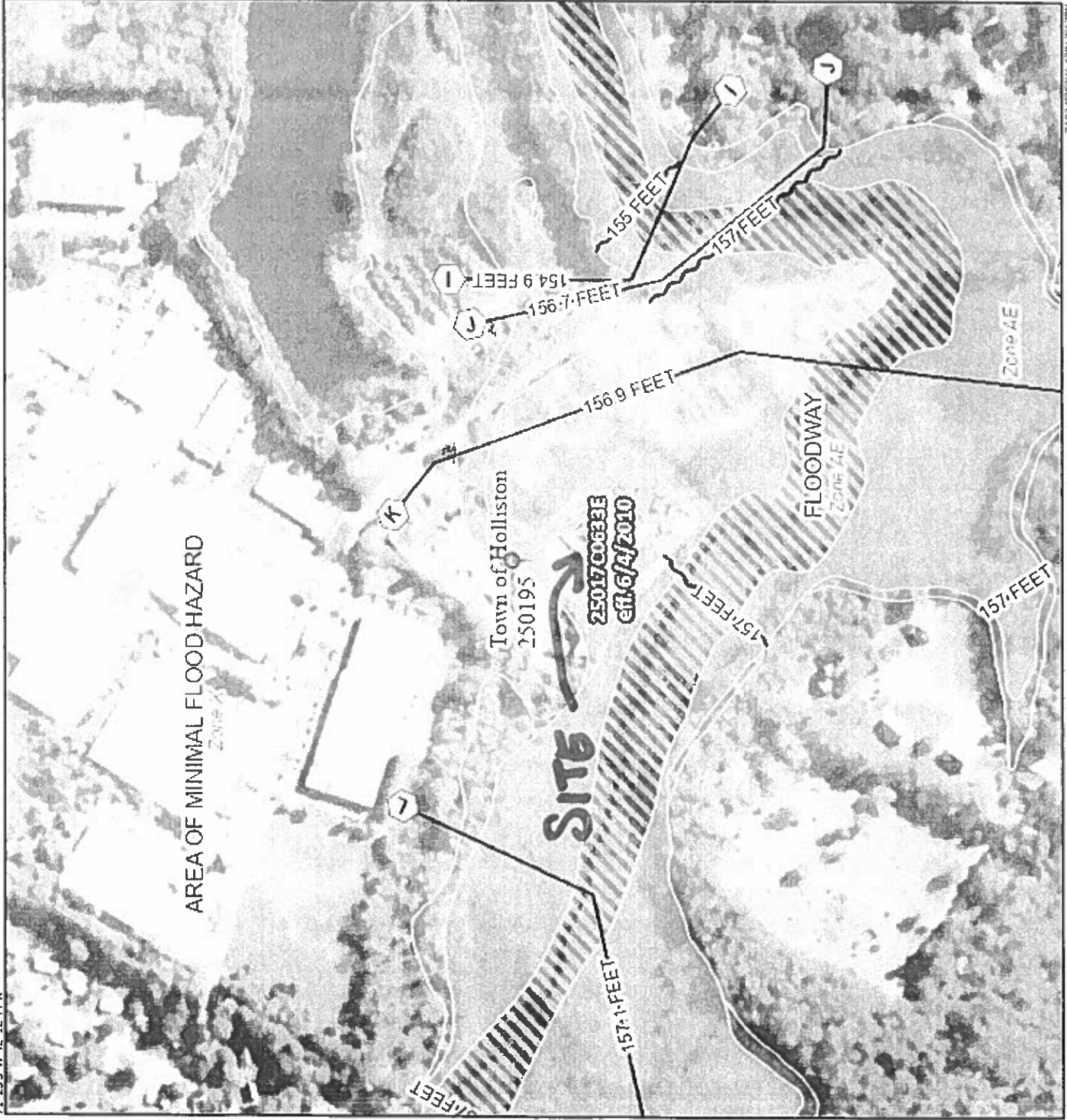
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	2.0	3.8%
52A	Freetown muck, 0 to 1 percent slopes	11.5	22.1%
253E	Hinckley loamy sand, 25 to 35 percent slopes	2.7	5.2%
255A	Windsor loamy sand, 0 to 3 percent slopes	1.3	2.6%
260B	Sudbury fine sandy loam, 3 to 8 percent slopes	0.6	1.2%
602	Urban land	4.2	8.1%
653	Udorthents, sandy	7.0	13.5%
655	Udorthents, wet substratum	20.2	38.9%
656	Udorthents-Urban land complex	2.4	4.6%
Totals for Area of Interest		51.9	100.0%

National Flood Hazard Layer FIRMette



71°02'53"W 42°12'44"N



71°02'42.5"W 42°12'17"N

Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X) Future Conditions 1% Annual Chance Flood Hazard (Zone X) Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee (Zone D)
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard (Zone X) Effective LOMIRs Area of Undetermined Flood Hazard (Zone X)
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2023 at 1:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMette panel number, and FIRMette effective date. Map images for unmapped and nonmodernized areas cannot be used for regulatory purposes.

***Notification to Abutters Under the
Holliston Wetlands Protection Bylaw &
Wetland Protection Act***

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

- A. The name of the Applicant is Master Paving.
- B. The Applicant has filed a Notice of Intent with the Conservation Commission of the Town of Holliston seeking permission to discharge to, remove, fill, dredge or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) under the Holliston Wetlands Protection Bylaw & Wetland Protection Act.
- C. The address of the lot where the activity is proposed: 157-165 Lowland Street
- D. The activity consists of: Proposed commercial building and related site work.
- E. Copies of the Notice of Intent may be examined at Holliston Conservation Commission Office between the hours of 8:30 am – 4:30 pm on Mon. – Thurs. and 8:30 am – 12 pm Fri. For more information, call: 508-429-0607. Check One: This is the Applicant___, representative___, or other X (Conservation Commission Office).
- F. Copies of the Notice of Intent may be obtained (upon payment of reproduction cost) from the Applicant's representative. by calling this telephone number (508) 393-9727 between the hours of 10 am – 4 pm on the following days of the week: Mon. – Fri.
- G. Information regarding the date, time, and place of the public hearing may be obtained from Holliston Conservation Commission Office by calling this telephone number 508-429-0639 between the hours of 8:30 am – 4:30 pm on Mon. – Thurs. and 8:30 am – 12 pm Fri This is the Applicant___, representative___, or other X (Conservation Commission Office).

Note: Public Hearing Notice, including its date, time, and place, will be published at least five (5) days in advance in the

MetroWest Daily News
(name of newspaper)

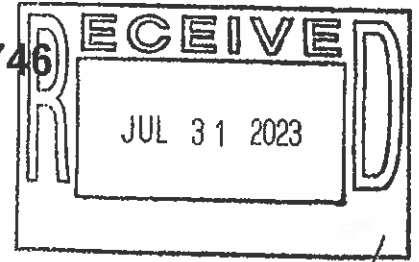
Note: Notice of the public hearing, including its date, time, and place, will be posted in the Town Hall not less than forty-eight (48) hours in advance.

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

Central region: 508-792-7650
Southeast region: 508-946-2800

Northeast region: 978-661-7600
Western region: 413-784-1100

HOLLISTON, MASSACHUSETTS 01746
BOARD OF ASSESSORS



ABUTTER CERTIFICATION REQUEST

DATE: 7/24/23

paid ✓
\$50 -
CK #1451

APPLICANT'S NAME: Cornerstone Engineering, Inc.

APPLICANT'S ADDRESS: 10 SW CUTOFF # 7 NORTHBORO MA 01532

APPLICANT'S PHONE: (508) 393-9727

SUBJECT PROPERTY ADDRESS: 157-165 Lowland St.

MAP 9 BLOCK 3 LOT 161

ASSOCIATED PERMIT/APPROVAL (i.e. Special Permit):

NOTICE OF INTENT

PERMIT GRANTING AUTHORITY (i.e. Planning Board)

CONSERVATION COMMISSION

RADIUS FOR NOTICE (i.e. 300 feet): 100'

FEE (made payable to the Town of Holliston): \$50.00

Signed under the pains and penalties of perjury:

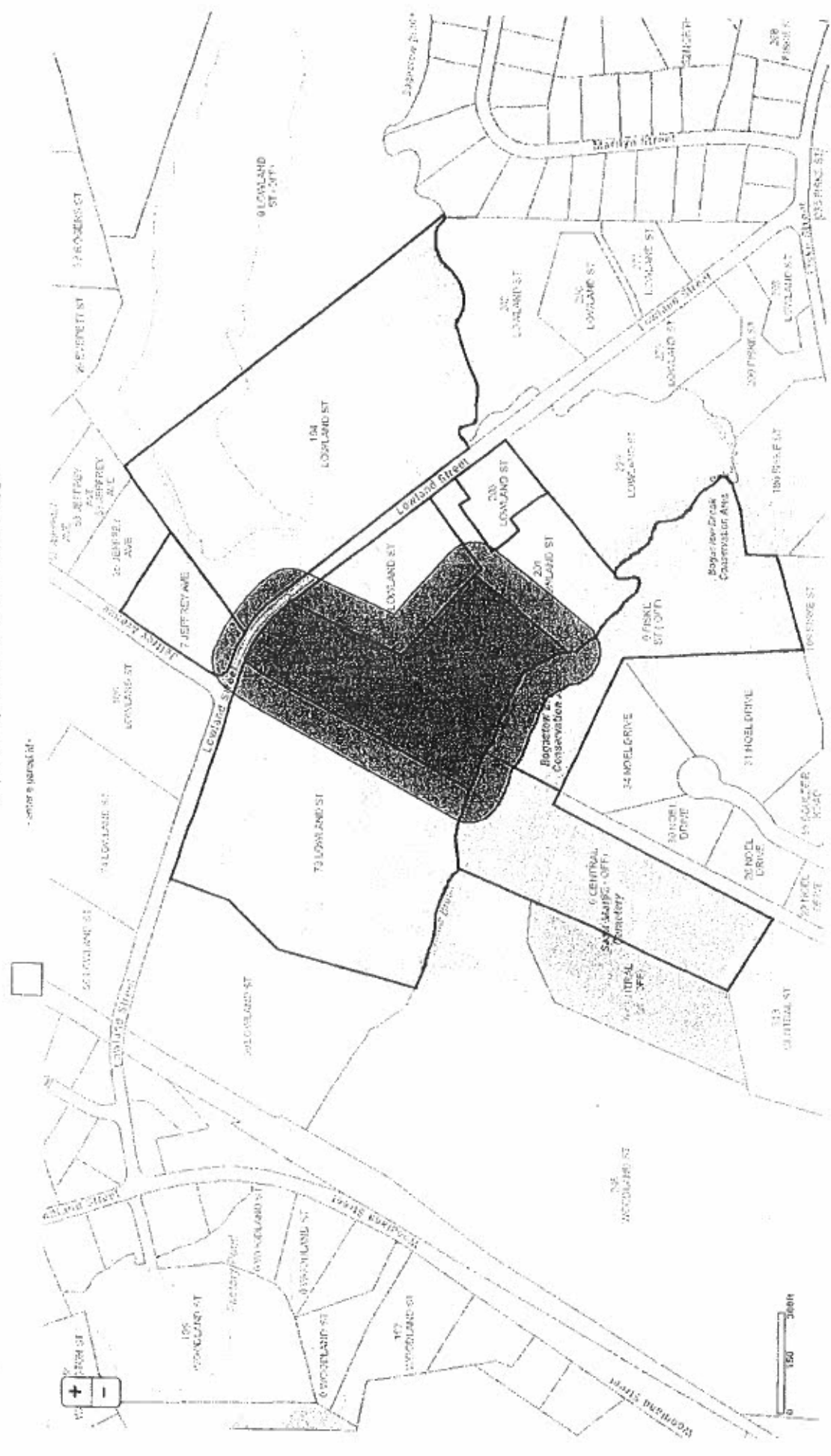
Rylee Mayo Fiske rcwmf@csei.net
Applicant's Signature Rylee Mayo - Fiske

PARCEL ID	OWNER 1	OWNER 2	ADDRESS	CITY/TOWN	STATE	ZIP CODE
136/009.0-0003-0015.0	HOLLISTON, TOWN OF	CONSERVATION COMM	703 WASHINGTON ST	HOLLISTON	MA	01746-
136/009.0-0003-0017.0	COAN, PAUL E		205 LOWLAND ST	HOLLISTON	MA	01746-
136/012.0-0004-0037.0	BIG 3, LLC		7 JEFFREY AVE	HOLLISTON	MA	01746-
136/012.0-0004-0064.2	79 LOWLAND STREET LLC		79 LOWLAND ST	HOLLISTON	MA	01746-
136/009.0-0002-0057.1	DCAB LLC		157 LOWLAND ST	HOLLISTON	MA	01746-
136/012.0-0004-0048.0	HEB LAND DEVELOPMENT CORP		760 CENTRAL ST.	HOLLISTON	MA	01746-
136/009.0-0003-0003.0	ROMAN CATHOLIC ARCHBISHOP OF BOSTON		8 CHURCH ST	HOLLISTON	MA	01746-
136/009.0-0003-0005.0	NEW ENGLAND EMULSIONS CORP		P.O. BOX 91	SUNDERLAND	MA	01375-
136/009.0-0003-0016.1	M & M ESTATES LLC		6 OREGON ST	SOUTHBOROUGH	MA	01772-

The foregoing list of abutters is correct according to the Assessors' records.

Kevin Rudden
 Principal Assessor





COAN, PAUL E
205 LOWLAND ST
HOLLISTON MA 01746-

BIG 3, LLC
7 JEFFREY AVE
HOLLISTON MA 01746-

79 LOWLAND STREET LLC
79 LOWLAND ST
HOLLISTON MA 01746-

DCAB LLC
157 LOWLAND ST
HOLLISTON MA 01746-

HEB LAND DEVELOPMENT CORP
760 CENTRAL ST.
HOLLISTON MA 01746-

ROMAN CATHOLIC ARCHBISHOP
OF BOSTON
8 CHURCH ST
HOLLISTON MA 01746-

NEW ENGLAND EMULSIONS CORP
P.O.BOX 91
SUNDERLAND MA 01375-

M & M ESTATES LLC
6 OREGON ST
SOUTHBOROUGH MA 01772-

AFFIDAVIT OF SERVICE
Under the Town of Holliston Wetlands Bylaw &
Wetlands Protection Act

I, Rylee Mayo-Fiske of Connorstone Engineering, Inc., hereby certify under the pains and penalties of perjury that on October 12th, 2023 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Town of Holliston Wetlands Bylaw by Master Paving Corp. & Middlesex Asphalt Services, Inc. with the Holliston Conservation Commission on October 12th, 2023 for property located at 157-165 Lowland Street, Holliston, MA.

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Rylee Mayo-Fiske
Name

10-12-23
Date