

***Notice of Intent (NOI)
Application***



For:

Proposed Single Family Dwelling

o Huttleston Avenue
Fairhaven, Massachusetts 02719

Applicant/Owner:

Lino Teixeira

22 Glenwood Street
Brockton, Massachusetts 02301

Submitted to:

***Town of Fairhaven
Conservation Commission***

Dated: July 3, 2025

Prepared By:

JDE Civil, Inc.

**140 East Main Street, Norton, MA 02766
PO Box 15, 300 Main Street, North Easton, MA 02356**

Delineated By:

***Environmental Consulting & Restoration, LLC.
(ECR, LLC.***

JN: 25-023

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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
Chapter 192 of the Code of the Town of Fairhaven

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Fairhaven

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):

0 Huttleston Avenue

a. Street Address

Fairhaven

b. City/Town

02719

c. Zip Code

Latitude and Longitude:

41° 38' 57.7968" N

d. Latitude

70° 51' 30.456" W

e. Longitude

34A

f. Assessors Map/Plat Number

21

g. Parcel /Lot Number

2. Applicant:

Lino

a. First Name

Teixeira

b. Last Name

Teixeira's Construction

c. Organization

22 Glenwood Street

d. Street Address

Brockton

e. City/Town

MA

f. State

02301

g. Zip Code

781-589-9734

h. Phone Number

teixeiraconstruction@gmail.com

j. Email Address

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

a. First Name

b. Last Name

Main St. Development, LLC.

c. Organization

430 New Park Avenue, Suite 102

d. Street Address

Hartford

e. City/Town

CT

f. State

06106

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Gregory W.

a. First Name

Driscoll Jr., P.E

b. Last Name

JDE Civil, Inc.

c. Company

140 East Main Street

d. Street Address

Norton

e. City/Town

MA

f. State

02766

g. Zip Code

508-297-9999

h. Phone Number

permits@jdecivil.com

j. Email address

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

\$500.00

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed construction of a new single family dwelling.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Bristol

a. County

15054

c. Book

b. Certificate # (if registered land)

93

d. Page Number

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

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

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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

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/mas-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 - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth 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.

Notice of Intent & Building Permit Plot Plan

a. Plan Title

JDE Civil, Inc.

Gregory W. Driscoll Jr., P.E.

b. Prepared By

c. Signed and Stamped by

7/3/2025

1" = 10'

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:

1518

7/7/2025

2. Municipal Check Number

3. Check date

1519

7/7/2025

4. State Check Number

5. Check date

Teixeira's Construction

6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

Dino Teixeira

1. Signature of Applicant

Muddassar Raja

3. Signature of Property Owner (if different)

Muddassar Raja

5. Signature of Representative (if any)

[Signature]

6/27/25

2. Date

06/28/2025

4. Date

7/3/2025

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.

Notice of Intent Application
For
Proposed Single Family Dwelling
o Huttleston Avenue
Fairhaven, MA 02719

2.0 PROJECT NARRATIVE

Introduction

The Applicant, Lino Teixeira, wishes to obtain the necessary land permits for the construction of a new single family dwelling at o Huttleston Avenue in Fairhaven.

Locus

The site is located in the Single Residence Districts (RA) zone on the northern side of Huttleston Avenue. The locus property is an existing undeveloped parcel with existing single family dwellings to the east and west of the lot. This parcel is identified on Fairhaven Assessor's Map 34A, Lot 21. Refer to Figure 1 – USGS Locus Map for the location of the site.

Resource Areas

The wetland resource areas were delineated by Environmental Consulting & Restoration, LLC. (ECR), on May 8, 2025. A Wetland Delineation Memo was prepared by ECR, LLC. and is included with this report. The site contains Bordering Vegetated Wetland (BVW) located on the north and northwest portions on the site.

The limit of work is not located within any other resource areas (Zone II, IWPA ACEC, NHESP Priority Habitat of Rare Species, NHESP Estimated Habitats of Rare Wildlife or other wetland resource areas).

Proposed Project

The Applicant, Lino Teixeira, wishes to obtain the necessary land permits for the construction of a new single family dwelling. The proposed dwelling will be served by town water & sewer, proposed gas and electric services. As shown on the plan, the 100' bufferzone encompasses a majority of the property. The limit of work for the project has been located such that all work is kept outside of the 25' "No Disturb" bufferzone.

Proposed Wetland Protection

Perimeter sedimentation control straw wattles are proposed at the lower rear edge to define the limit of work on the property and to protect the onsite wetland areas during construction. Discharges from dewatering of excavations will not be diverted directly into any wetlands or existing storm drains without pretreatment via settling basins.

The anticipated area of disturbance for the proposed work is not expected to exceed 1 acre, therefore filing a SWPPP with the US EPA prior to construction is not required.

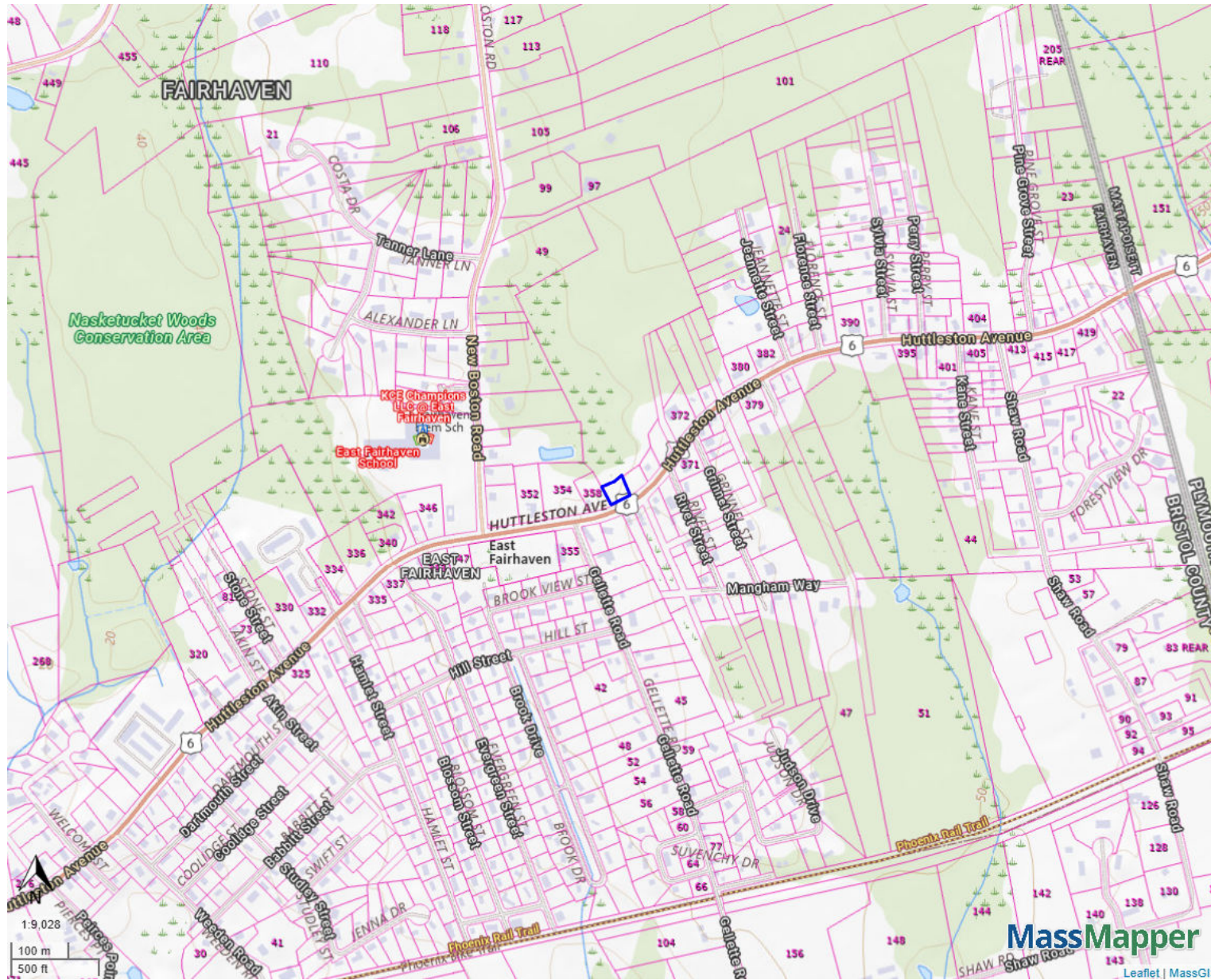
Conclusion

It is our opinion that with the mitigation provided and the strict compliance to the plans and standard procedures that are required by the Conservation Commission, there will be no adverse

impacts to any resource areas. We look forward working with the Conservation Commission during the permitting process to satisfy any concerns that may arise.

3.0 FIGURES

USGS National Map

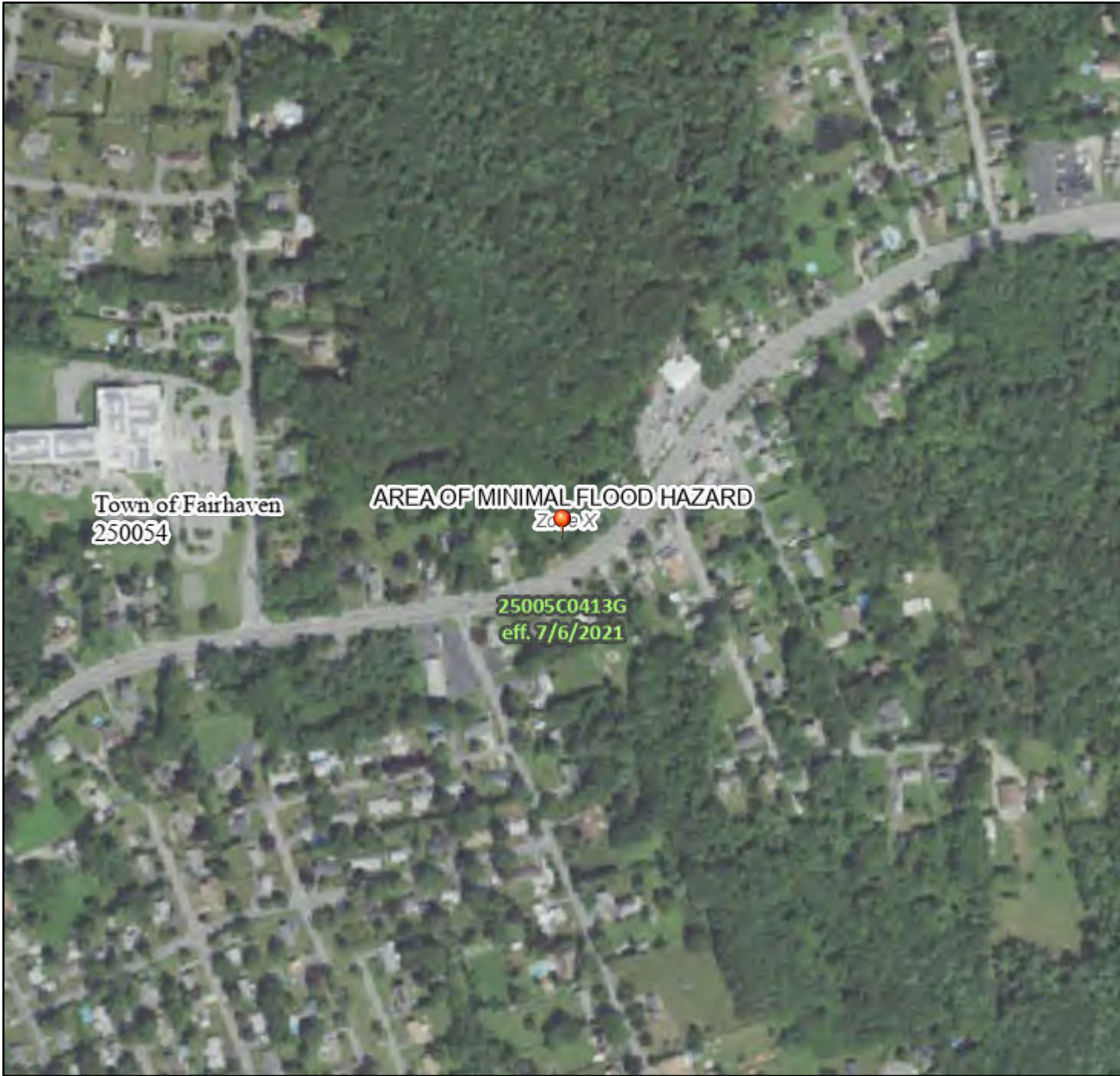


Map Features for Imagery
Property Tax Parcels
USGS The National Map

National Flood Hazard Layer FIRMette



70°51'49"W 41°39'11"N



1:6,000

70°51'11"W 41°38'45"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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



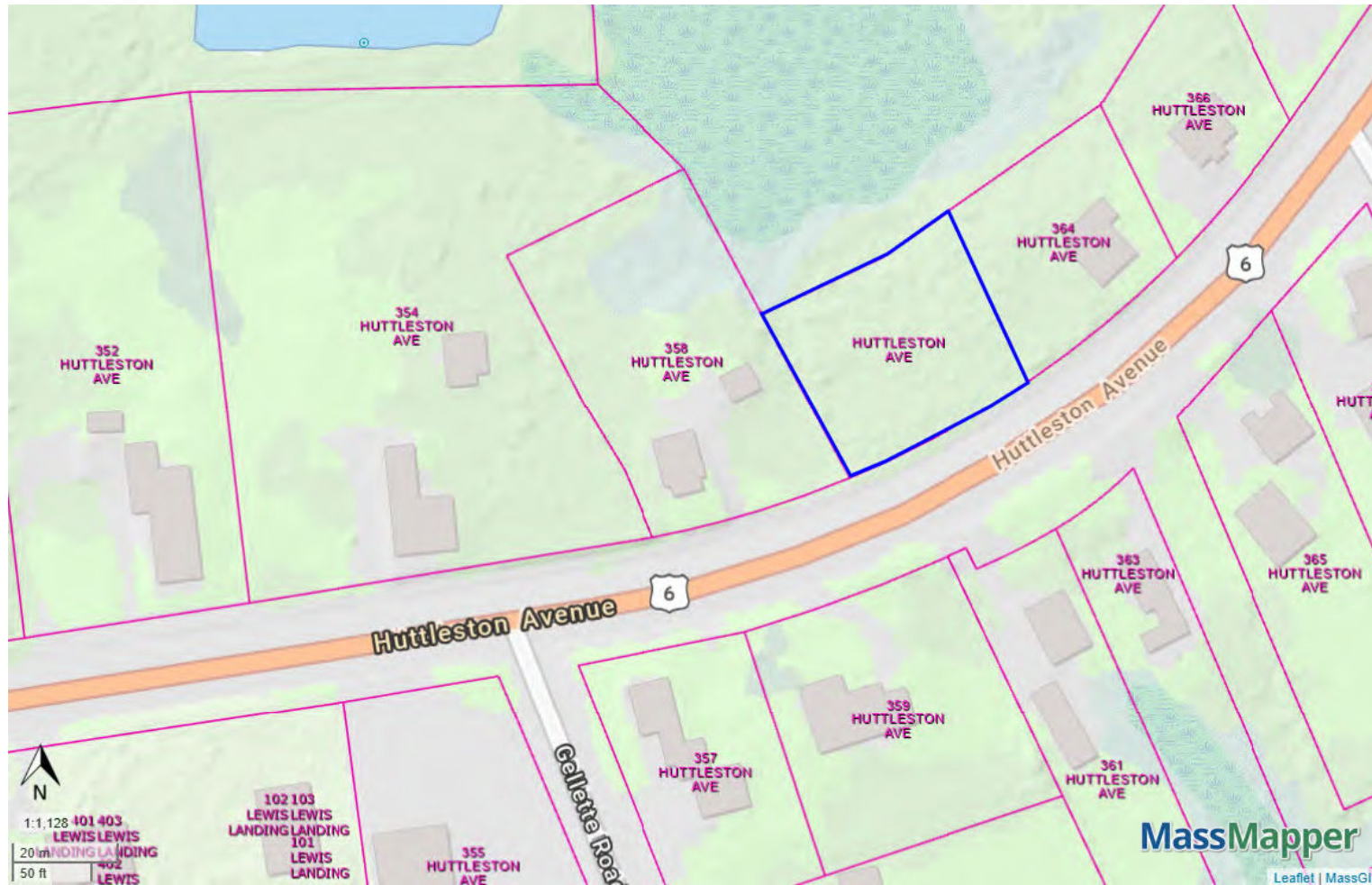
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 4/1/2025 at 3:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

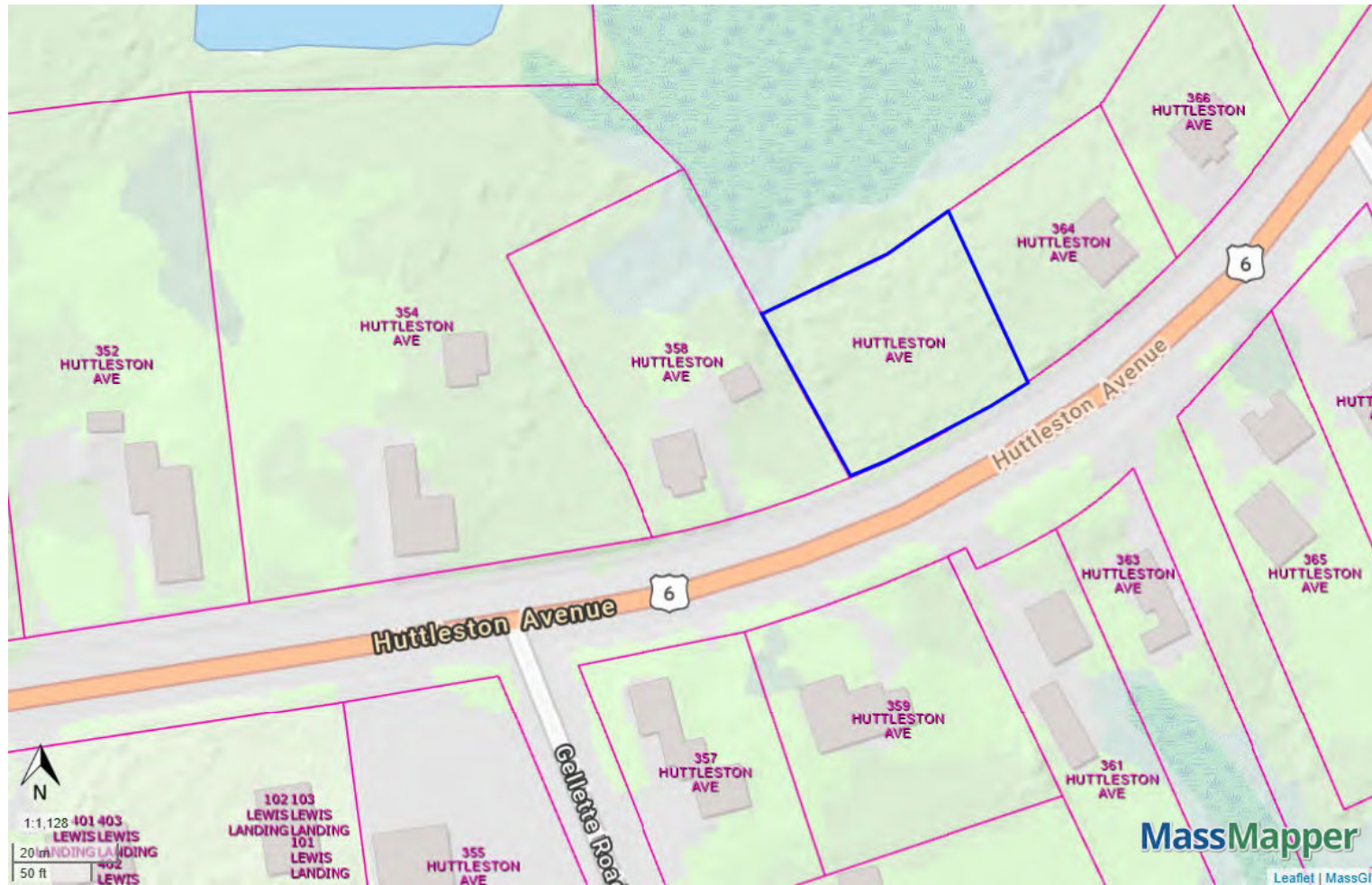
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

NHESP Mapping

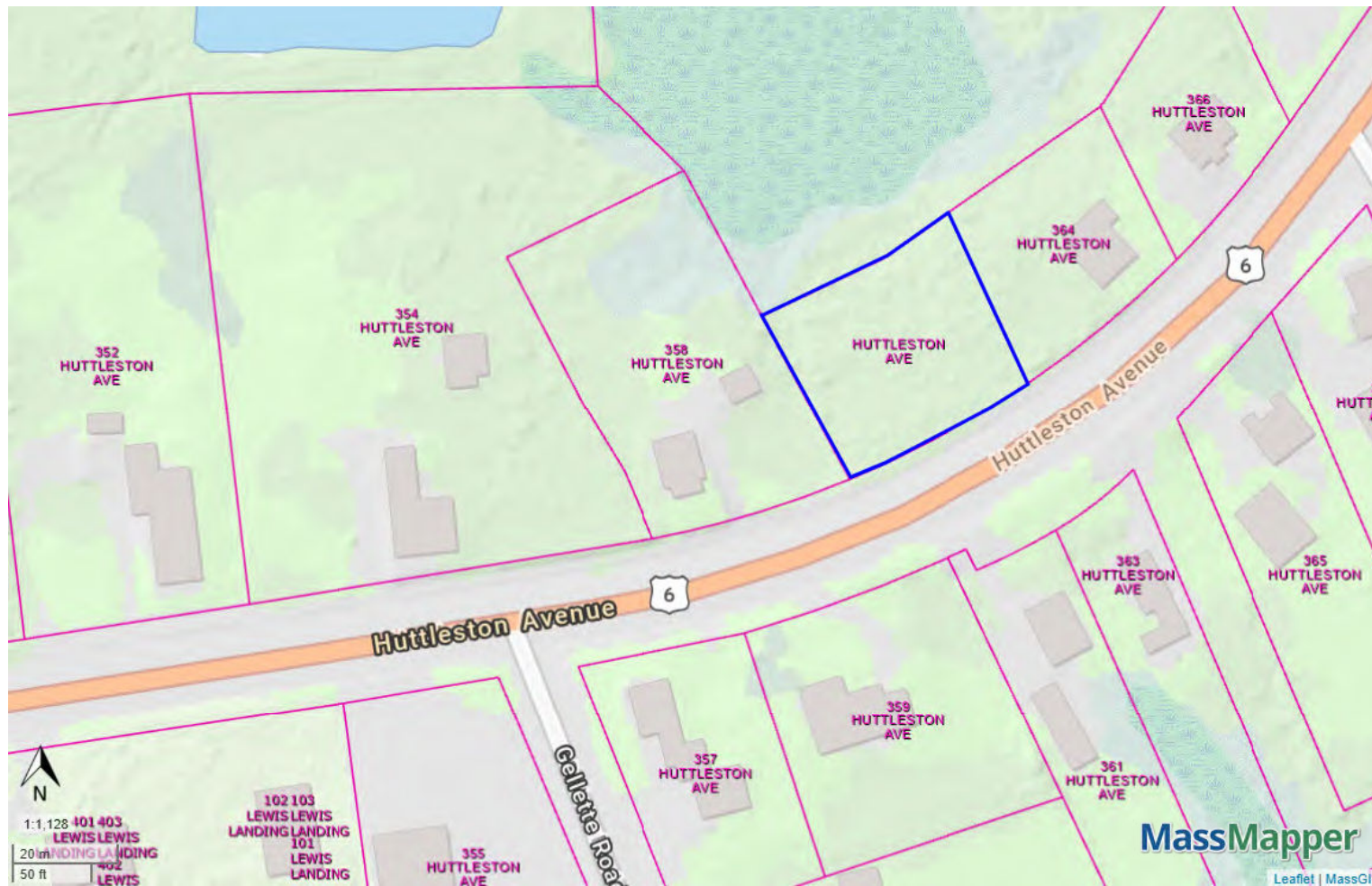


- Map Features for Imagery
- Property Tax Parcels
- NHESP Natural Communities
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools
- Potential Vernal Pools

Subsurface Water Supply Protection Areas



Outstanding Resource Waters & Surface Water Supply Protection Area



Map Features for Imagery

Property Tax Parcels

Zone C



Zone B



Zone A



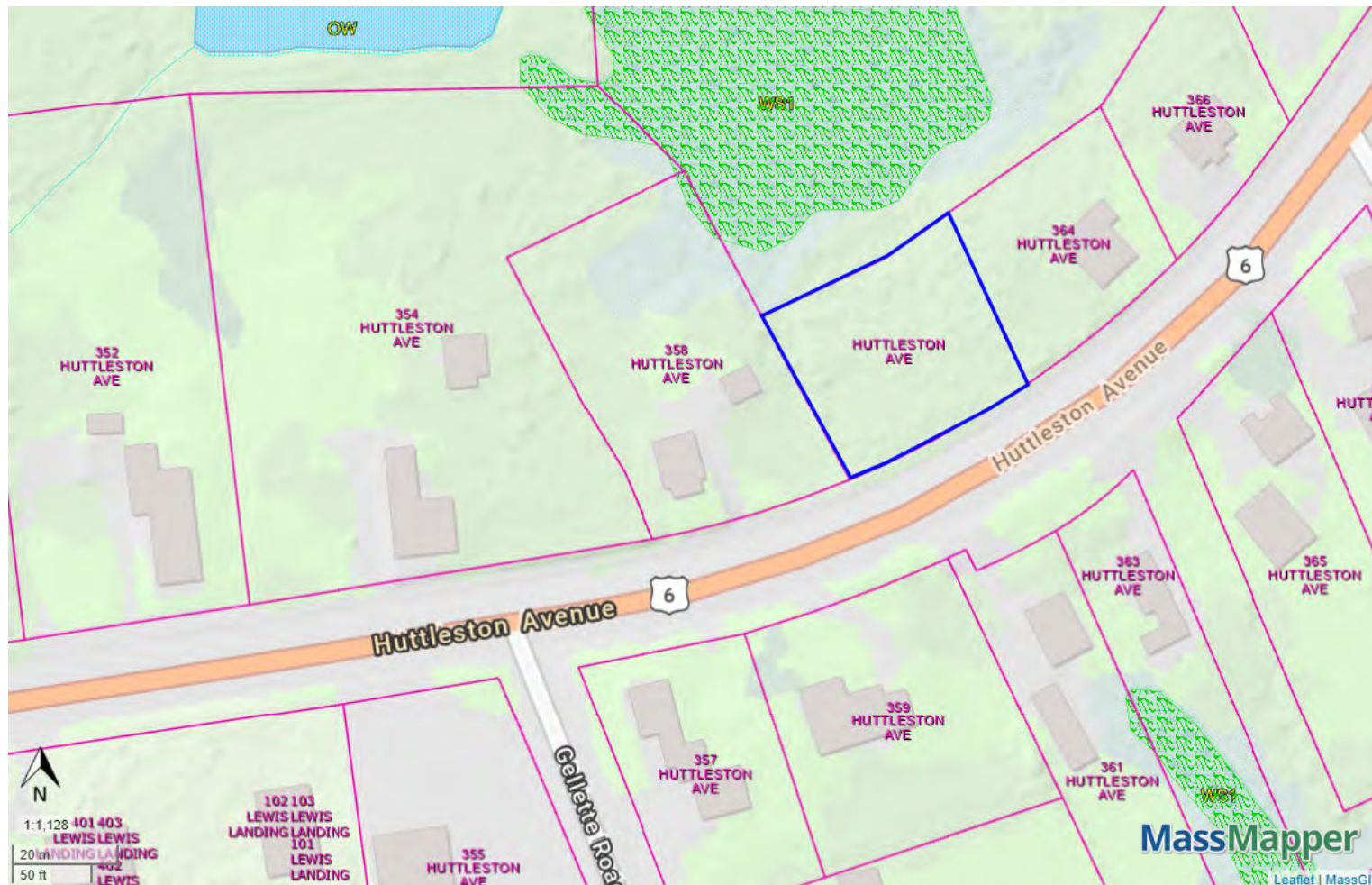
Outstanding Resource Waters Outlines

- ACEC
- Cape Cod National Seashore
- Protected Shoreline
- Public Water Supply Watershed
- Retired Public Water Supply
- Scenic/Protected River
- Wildlife Refuge

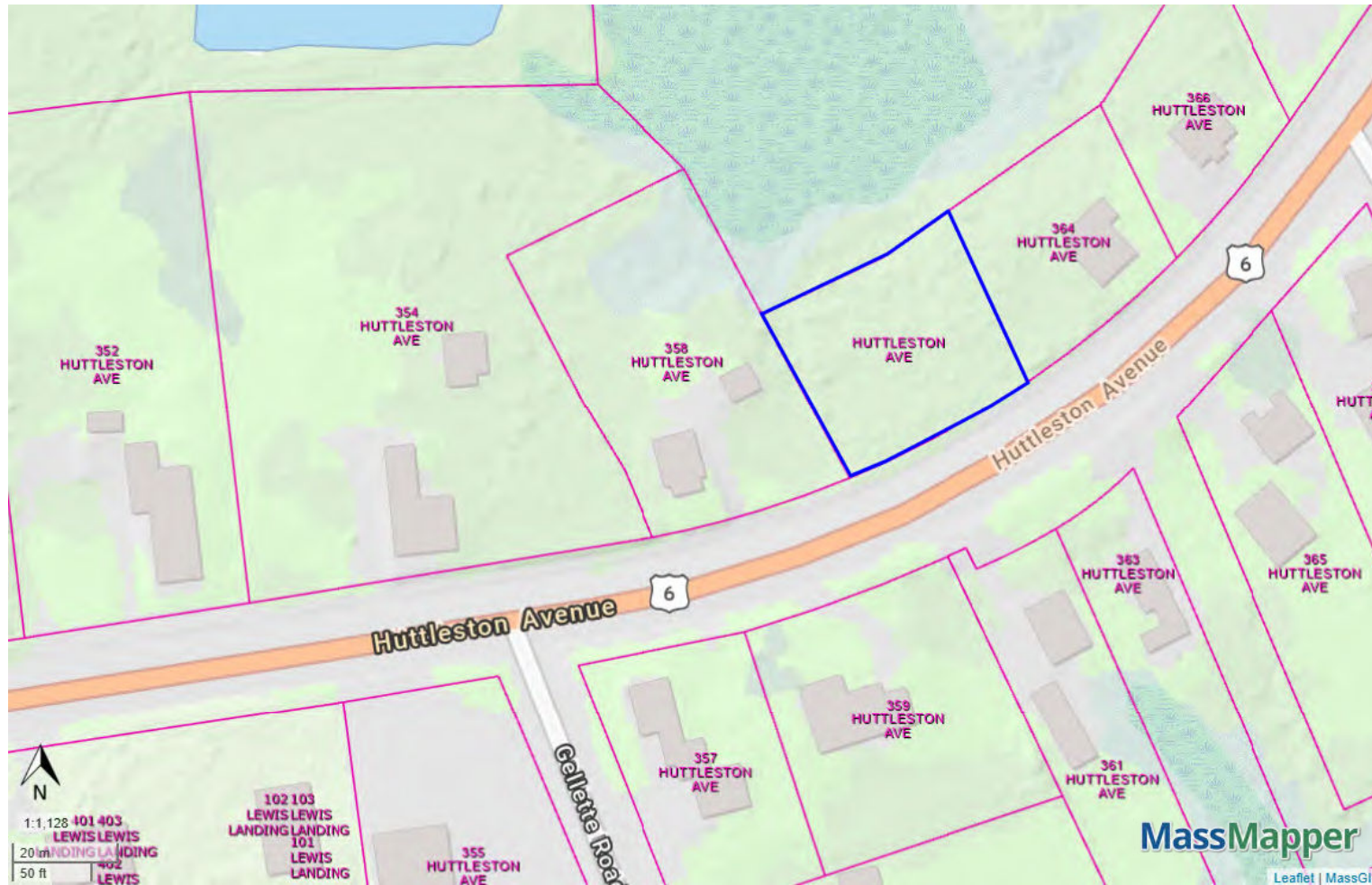
Outstanding Resource Waters

- ACEC
- Cape Cod National Seashore
- Protected Shoreline
- Public Water Supply Watershed
- Retired Public Water Supply
- Scenic/Protected River
- Wildlife Refuge

MASSGIS Wetlands Mapping



Areas of Critical Environmental Concern



Map Features for Imagery

Property Tax Parcels

Areas of Critical Environmental Concern

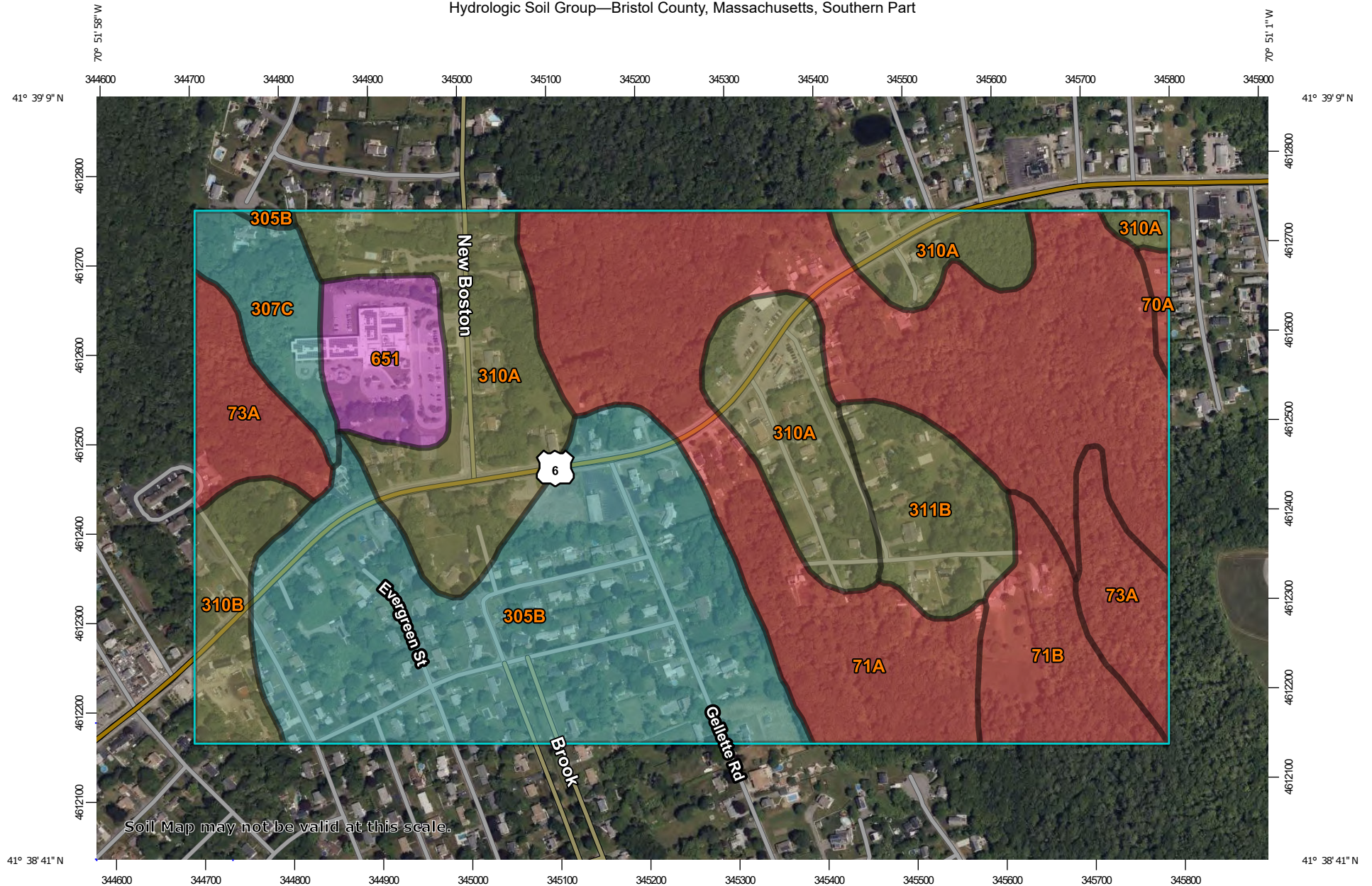
ACECs Boundaries

- ROAD/RAIL BASED
- RIVER BASED
- WETLAND BASED
- FLOODPLAIN BASED
- TIDAL BASED
- CONTOUR BASED
- POLITICAL BOUNDARY
- PROPERTY LINE BASED
- OTHER
- NOT DEFINED

Areas of Critical Environmental Concern
ACECs



Hydrologic Soil Group—Bristol County, Massachusetts, Southern Part



Soil Map may not be valid at this scale.

Map Scale: 1:6,010 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources
Conservation Service









Web Soil Survey
National Cooperative Soil Survey

4/1/2025
Page 1 of 4

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines






-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available


Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Bristol County, Massachusetts, Southern Part
Survey Area Data: Version 18, Aug 27, 2024

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

Date(s) aerial images were photographed: Jun 10, 2022—Jun 30, 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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
70A	Ridgebury fine sandy loam, 0 to 3 percent slopes	D	0.7	0.4%
71A	Ridgebury fine sandy loam, 0 to 3 percent slopes, extremely stony	D	48.7	30.1%
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	D	7.8	4.8%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	D	10.3	6.3%
305B	Paxton fine sandy loam, 3 to 8 percent slopes	C	39.1	24.2%
307C	Paxton fine sandy loam, 8 to 15 percent slopes, extremely stony	C	5.5	3.4%
310A	Woodbridge fine sandy loam, 0 to 3 percent slopes	C/D	30.3	18.7%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	C/D	5.8	3.6%
311B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	C/D	7.6	4.7%
651	Udorthents, smoothed	A	6.1	3.8%
Totals for Area of Interest			161.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX A

**Wetland Delineation Memo from
Environmental Consulting & Restoration, LLC. (ECR, LLC.)**



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: JDE Civil, Inc.
FROM: Brad Holmes
DATE: May 22, 2025
RE: 0 Huttleston Avenue, Fairhaven

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 0 Huttleston Avenue in Fairhaven (the site) on May 8, 2025. The purpose of the review was to identify wetland resource areas on and near the site. The site is located along the north side of Huttleston Avenue and consists of an undeveloped lot. This undeveloped lot is located between the residential properties at 358 and 364 Huttleston Road.

Wetland resource areas are located on and near the site. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped) #A1 to #A10 along the limit of the vegetated wetland at the site. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants.

As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW

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

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

Upon review of this wetland delineation memo, please contact me at (617) 529 - 3792 or Brad@ecrwetlands.com with any questions or requests for additional information.

APPENDIX B

**Abutters List
Notification to Abutters
Affidavit of Service**

A \$25.00 Fee per request is required for preparation of the list. Payment is due at the time of submission of this form. Please allow 10 days from the submission of the form for the Assessors' office to complete the processing of your request. In conformance with MGL c40A §11, this information is needed so that an official abutters list as required, is used in notifying the abutters.

Date of Request: 06/24/2025

RECEIVED
BOARD OF ASSESSORS

JUN 24 2025

FAIRHAVEN, MA

Abutters List Request Form

Assessor's Parcel ID

MAP

34A

LOT

21

Property Address

0 Huttleston Avenue
Fairhaven
Massachusetts 02719
United States

Distance Required from Parcel # Listed Above

100

Property Owner

Main St. Development LLC

Property Owner's Mailing Address

430 New Park Ave.
Suite 102
Hartford, Connecticut 06110
United States

Property Owner's Telephone

Requestor's Name (if different from Owner)

Josh White - JDE Civil Inc.

Requestor's Mailing Address

140 East Main Street
Suite 2
Norton, Massachusetts 02766
United States

Requestor's Telephone

(508) 297-9999

Officer Use Only

Date Fee Paid: 6/24/2025 CH#5374 \$35.00

ALVARADO MANUEL REYES
SANTOS VERANIA
600 S SECOND ST
NEW BEDFORD, MA 02744

ARRUDA LAWRENCE &
SIMMONS CHRISTINE L
363 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

FERREIRA KARYN
14 INDEPENDENCE REALY TR
13 JEANNETTE ST
FAIRHAVEN, MA 02719

FOWLER CHRISTOPHER S & ER
365 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

LARGEY LUCILLE
359 HUTTLESSTON AVE
FAIRHAVEN, MA 02719

PEREIRA JOSEPH E & BRITTA
361 HUTTLESTON AVE
FAIRHAVEN, MA 02719

WHITEHOUSE JONATHAN JOSEP
WHITEHOUSE SERRAPUN
988 MIDDLEBORO AVE
TAUNTON, MA 02718

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act
and the Fairhaven Wetlands Bylaw**

*(this form must be completed and copies sent by certified mail
or hand delivery to all abutters within 100 feet of the property
where the project is located)*

In accordance with the Massachusetts General Laws Chapter 131, Section 40 (the Wetlands Protection Act) and the Fairhaven Wetlands Bylaw (Chapter 192), you are hereby notified of the following:

1. The applicant's name is Lino Teixeira
2. The applicant has filed the following with the Fairhaven Conservation Commission:
☐ Request for Determination of Applicability
☒ Notice of Intent
☐ Request to Amend an existing Order of Conditions
☐ Notice of Resource Area Delineation
3. The address or location of the site where the activity, project, or delineation is proposed is:
0 Huttleston Avenue, Fairhaven, MA.
4. The proposed work includes Construction of a new single family dwelling.

5. Copies of the above application may be examined at the Conservation Office, located in Town Hall, 40 Center Street, Fairhaven, MA 02719, between 9:00 AM and 4:00 PM, Monday through Friday. Copies may be obtained at the office if notified in advance or from the applicant.
6. Applications will also be uploaded to www.fairhaven-ma.gov/conservation-commission/pages/current-filings. If you are unable to access or view the application electronically, please contact the Conservation Office at 508-979-4023, ext. 128.
7. Notice of the public hearing including its date, time, and place will be published at least five business days in advance in the Fairhaven Neighborhood News, and will be posted on the Fairhaven Town Website and at the Fairhaven Town Hall not less than 48 hours in advance.

PLEASE NOTE:

Since you are receiving this notice, you may have wetland resource areas or wetland buffers on your property. Therefore, construction, cutting, clearing, or grading may require a permit. For clarification or for more information, call the Conservation Agent at 508-979-4082 or visit our website.

JDE Civil, Inc.

REGISTERED PROFESSIONAL CIVIL ENGINEERS
140 EAST MAIN STREET · NORTON, MA 02766
PO BOX 15 · 300 MAIN STREET · NORTH EASTON, MA 02356
PHONE: 508-297-9999 · WWW.JDECIVIL.COM



AFFIDAVIT OF SERVICE

I, Josh White, of JDE Civil, Inc., hereby certify under the pains and penalties of perjury that on or about July 7, 2025 I gave notification to abutters in compliance with second paragraph of Massachusetts General Laws, Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Lino Teixeira, with the Fairhaven Conservation Commission on July 7, 2025, for property located at o Huttleston Avenue, Fairhaven, MA (Map 34A Lot 21).




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

Name: Josh White
Josh White

Date: July 7, 2025



Certificate of Mailing — Firm




Name and Address of Sender  JDE Civil, Inc. 140 East Main Street Norton, MA 02766 508-297-9999	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here 
	Postmaster, per (name of receiving employee) 		

U.S. POSTAGE PAID
NORTH EASTON, MA
02356
JUL 08, 25
AMOUNT
\$3.90
S2324P505461-02

USPS® Tracking Number Firm-specific Identifier			Postage	Fee	Special Handling	Parcel Airlift
1.		ALVARADO MANUEL REYES SANTOS VERANIA 600 S SECOND ST NEW BEDFORD, MA 02744				
2.		ARRUDA LAWRENCE & SIMMONS CHRISTINE L 363 HUTTLESTON AVENUE FAIRHAVEN, MA 02719				
3.		FERREIRA KARYN 14 INDEPENDENCE REALY TR 13 JEANNETTE STREET FAIRHAVEN, MA 02719				
4.		FOWLER CHRISTOPHER S & ER 365 HUTTLESTON AVENUE FAIRHAVEN, MA 02719				
5.		LARGEY LUCILLE 359 HUTTLESSTON AVENUE FAIRHAVEN, MA 02719				
6.		PEREIRA JOSEPH E & BRITTA 361 HUTTLESTON AVENUE FAIRHAVEN, MA 02719				



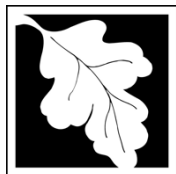
Certificate of Mailing — Firm

Name and Address of Sender  JDE Civil, Inc. 140 East Main Street Norton, MA 02766 508-297-9999	TOTAL NO. of Pieces Listed by Sender 1	TOTAL NO. of Pieces Received at Post Office™ 1	Affix Stamp Here <i>Postmark with Date of Receipt.</i>  0000 U.S. POSTAGE PAID NORTH EASTON, MA 02356 JUL 08, 25 AMOUNT \$2.20 S2324P505461-02
	Postmaster, per (name of receiving employee) 		

USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift
1.	WHITEHOUSE JONATHAN JOSEP WHITEHOUSE SERRAPUN 988 MIDDLEBORO AVENUE TAUNTON, MA 02718				
2.					
3.					
4.					
5.					
6.					

APPENDIX C

Wetland Fee Transmittal



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:

0 Huttleston Avenue

a. Street Address

1919

c. Check number

Fairhaven

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

Lino

a. First Name

Teixeira

b. Last Name

Teixeira's Construction

c. Organization

22 Glenwood Street

d. Mailing Address

Brockton

e. City/Town

MA

f. State

02301

g. Zip Code

781-589-9734

h. Phone Number

i. Fax Number

teixeiraconstruction@ymail.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

Main St. Development, LLC.

c. Organization

430 New Park Avenue, Suite 102

d. Mailing Address

Hartford

e. City/Town

CT

f. State

06106

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2a	1	\$500.00	\$500.00
Step 5/Total Project Fee:			\$500.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$500.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$237.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$262.50</u>
	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.)

APPENDIX D

Property Deeds (Proof of Ownership)

QUITCLAIM DEED

I, **Gui Ok Park**, an unmarried person, of 210 Everett Street #104, Allston, Massachusetts 02134.

For consideration paid, and in full consideration of
ONE HUNDRED FIFTY THOUSAND (\$150,000.00) DOLLARS

Main Street Development LLC, a Connecticut Limited Liability Company, with a usual place of business at 430 New Park Ave., Suite 102, Hartford, Connecticut.

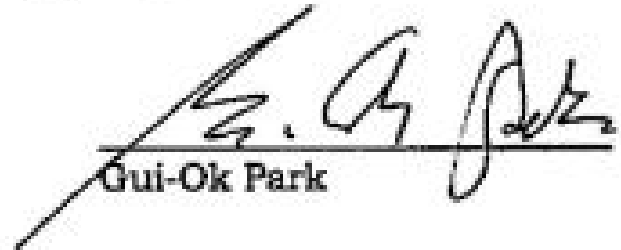
quitclaim covenants

That land shown as Lots 1, 2 and 4 and any right, title and interest in the private way shown as Copeland Street on a shown on a plan of land in Fairhaven MA, belonging to Anthony R. & So Duk Perini, dated April 3, 1979 recorded at the Bristol County Southern District in Plan Book 106, Page 25.

For Grantors title see deed recorded at the Bristol County Southern District in Book 13891, Page 124.

(INTENTIONALLY LEFT BLANK)

Witness my hand and seal this 18 day of July, 2024.


Gui-Ok Park

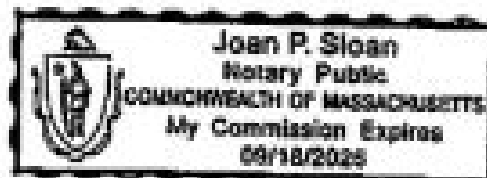
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

July 18, 2024

On this 18 day of July, 2024 before me, the undersigned notary public, personally appeared the above-named Gui-OK Park, proved to me through satisfactory evidence of identification, which was a MA driver's license to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, as her free act and deed for its stated purpose.


Notary Public:
My Commission Expires:



APPENDIX E

Notice of Intent Checklist



CONSERVATION COMMISSION

Town Hall · 40 Center Street · Fairhaven, MA 02719

APPLICATION CHECKLIST NOTICE OF INTENT

Please submit the following to the Fairhaven Conservation Commission:

- ☒ A check for \$75.00, advertising fee
- ☒ A check for the Town's share of the state Wetlands Protection Act Filing Fee ([NOI fee transmittal form](#))
- ☒ A check for the Fairhaven Wetlands Bylaw fee
- ☒ **Two (2) collated packets (1 original, 1 copy)**, each containing the following:
 - ☒ Completely filled out and signed copy of the most recent WPA Form 3, available at <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent>
 - ☒ A detailed narrative describing the property, delineated resource area(s) and methods of delineation, proposed activity and/or work, including how the work will be done, location of storage materials, how the site will be accessed by equipment, etc., and any other information that will help the Commission understand your project.
 - ☒ Complete copies of project plans that include the following information:
 - Locus map – i.e. USGS Quad topographic map
 - Location of all known resource areas, including sequentially numbered flags
 - Date the delineation was completed
 - 50- and 100-foot buffer lines from resource areas
 - 200-foot Riverfront Area, if applicable
 - FEMA Flood Zone boundaries, if applicable
 - Location of existing structures and/or vegetation, including all trees 8" dbh or greater
 - Location of proposed structures and/or vegetation
 - Shortest distance from proposed disturbed areas to known resources
 - Topography in 2-ft contour intervals
 - Proposed grading and drainage
 - Erosion and sedimentation controls
 - ☒ An 11" x 17" set of project plans if they are larger
 - ☒ Abutters List (a list of property owners that are within **100 feet** of the property where the project is taking place, see [Abutter List Request Form](#))
 - ☒ [Notification to Abutters Form](#) – filled out by applicant
 - ☒ Any other information that will help the Commission understand your project
- ☒ Proof of abutter notification by certified mail or hand delivery. *Failure to present proof will result in the Conservation Commission NOT hearing your application.*
- ☒ Proof that **a complete copy** of the above packet was sent to:
 - MA Department of Environmental Protection
 - Southeast Regional Office
 - 20 Riverside Drive
 - Lakeville, MA 02347
- ☐ N/A If applicable, proof that a complete copy of the above packet was sent to the MA Natural Heritage & Endangered Species Program and the MA Division of Marine Fisheries
- ☐ N/A Submission of a complete copy of the NOI to the US EPA at NewBedfordHarbor@epa.gov if it is a shoreline project and falls within New Bedford Harbor north of the hurricane barrier
- ☒ An electronic copy of the entire application packet, thumb drive or emailed to conservation@fairhaven-ma.gov