

**Bay Colony Group, Inc.**

Professional Civil Engineers & Land Surveyors

4 School Street, PO Box 9136  
Foxborough, Massachusetts 02035  
Telephone (508) 543-3939 • Fax (508) 543-8866  
E-mail: [mailbox@baycolonygroup.com](mailto:mailbox@baycolonygroup.com)

***Abbreviated Notice of  
Resource Area Delineation  
0 Chestnut Street  
Assessors Map 68, Parcel 26  
Foxborough, MA***

***December, 2023***

***Prepared by:***

Bay Colony Group, Inc.  
Four School Street  
Foxborough, MA 02035

***Prepared for:***

Hamilton Square at Chestnut, LLC  
154 Wells Avenue  
Newton, MA 02459

# Bay Colony Group, Inc.

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Foxborough, Massachusetts 02035  
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December 13, 2023

Mr. Robert W. Boette, Chairman  
Foxborough Conservation Commission  
40 School Street  
Foxborough, MA 02035

## **RE: 0 Chestnut Street Foxborough ANRAD**

Dear Mr. Boette:

Enclosed please find an Abbreviated Notice of Resource Area Delineation (ANRAD) filed on behalf of Hamilton Square at Chestnut, LLC for the parcel of land located on the southwestern side of Chestnut Street (Map 68 Parcel 26) southwest of the intersection with Fox Lane. This filing is in accordance with Ch. 131, S. 40 Wetlands Protection Act and the Foxborough Wetlands Protection Bylaw Chapter 267 in order to delineate resource areas on, and immediately off, the referenced property. Included in the filing is: WPA Form 4A – Abbreviated Notice of Resource Area Delineation, a wetland delineation report, an existing conditions plan showing the wetland delineation, a \$1,012.50 check made payable to the Town of Foxborough which represents the filing fee under the Wetlands Protection Act, and a check in the amount of \$2,000 made payable to the Town of Foxborough which represents the local bylaw filing fee. Neighbors will be notified by certified mail and a copy of the Form of Notification and the certified list of abutters is enclosed.

The property is an existing 5.19+/- acre parcel of land that consists largely of an undeveloped wooded area with a parking area in the northern portion of the site that services the apartment complex to the north. The land is bordered by multi-family homes to the north and east, a single-family home to the northeast, and the John J. Ahern Middle School to the south and west. The wetland resource area on the site is a bordering vegetated wetland (BVW).

The field work to delineate the wetlands and attached documentation were done by Ecotec, Inc. and the wetland flags were located in an on the ground survey and plotted on a base topographic map by Bay Colony Group, Inc. which is included in the filing.

Thank you for your cooperation and we look forward to working with the Commission on this project.

Very truly yours,

**BAY COLONY GROUP, INC.**

A handwritten signature in blue ink, appearing to read "William R. Buckley, Jr.", with a long horizontal line extending to the right.

William R. Buckley, Jr., P.E.  
Project Manager

Encl.

## **List of Documents**

Previous Page – Letter to Conservation Commission

WPA Form 4A – Abbreviated Notice of Resource Area Delineation  
NOI Wetlands Fee Transmittal Form  
Copy of checks

Form of Notification to Abutters  
List of Abutters

### **Appendix A:**

USGS Map Extract – Wrentham & Mansfield Quadrangles  
Wetland Resource Evaluation dated November 29, 2023 by EcoTec, Inc  
which includes a FEMA Firmette, and NHESP Atlas.

### **Enclosure:**

ANRAD Plan of 0 Chestnut Street Foxborough, MA  
dated December 11, 2023 by Bay Colony Group, Inc.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of**  
**Resource Area Delineation**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
 Foxborough Wetlands Protection Bylaw, Chapter 267

Provided by MassDEP:

**157-**  
 MassDEP File Number  
 Foxborough  
 City/Town

**A. General Information**

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

0 Chestnut Street  
 a. Street Address  
 Foxborough  
 b. City/Town  
 02035  
 c. Zip Code  
 Latitude and Longitude:  
 42°-04'-13.2"  
 d. Latitude  
 71°-14'-11.4"  
 e. Longitude  
 68  
 f. Assessors Map/Plat Number  
 26  
 g. Parcel /Lot Number

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



2. Applicant:

a. First Name  
 Hamilton Square at Chestnut, LLC  
 c. Organization  
 154 Wells Avenue  
 d. Mailing Address  
 Newton  
 e. City/Town  
 MA  
 f. State  
 02459  
 g. Zip Code  
 617.641.6985  
 h. Phone Number  
 i. Fax Number  
 jgerson@thegersongroup.com  
 j. Email Address

3. Property owner (if different from applicant):

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

a. First Name  
 b. Last Name  
 c. Organization  
 d. Mailing Address  
 e. City/Town  
 f. State  
 g. Zip Code  
 h. Phone Number  
 i. Fax Number  
 j. Email Address

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

4. Representative (if any):

William  
 a. Contact Person First Name  
 Buckley, Jr.  
 b. Contact Person Last Name  
 Bay Colony Group, Inc.  
 c. Organization  
 4 School Street  
 d. Mailing Address  
 Foxborough  
 e. City/Town  
 MA  
 f. State  
 02035  
 g. Zip Code  
 508.543.3939  
 h. Phone Number  
 508.543.8866  
 i. Fax Number  
 billbuckley@baycolonygroup.com  
 j. Email Address

Fees will be calculated for online users.

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

\$2,000  
 a. Total WPA Fees Paid  
 \$987.50  
 b. WPA Fee Paid to State  
 \$1012.50  
 c. Bylaw Fee Paid to Town  
 \$2,000  
 d. Bylaw Fee Paid to Town



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of**  
**Resource Area Delineation**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
 Foxborough Wetlands Protection Bylaw, Chapter 267

Provided by MassDEP:

**157-**

MassDEP File Number

Foxborough

City/Town

**B. Area(s) Delineated**

1. Bordering Vegetated Wetland (BVW) 1,597  
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
  - a.  MassDEP BVW Field Data Form (attached)
  - b.  Other Methods for Determining the BVW boundary (attach documentation):
    1.  50% or more wetland indicator plants
    2.  Saturated/inundated conditions exist
    3.  Groundwater indicators
    4.  Direct observation
    5.  Hydric soil indicators
    6.  Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

a. Resource Area	b. Linear Feet Delineated
c. Resource Area	d. Linear Feet Delineated
Bylaw Chapter 267 - 25 Foot No Activity Zone	f. Linear Feet Delineated
e. Resource Area	h. Linear Feet Delineated
Bylaw Chapter 267 - 100 Foot Vernal Pool No Activity Zone	
g. Resource Area	

**C. Additional Information**

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details.

1.  ANRAD (Delineation Plans only)
2.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site.
3.  Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4.  List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
Foxborough Wetlands Protection Bylaw, Chapter 267

Provided by MassDEP:

**157-**

MassDEP File Number

Foxborough  
City/Town

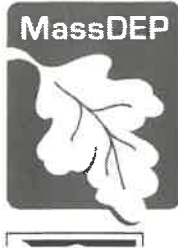
**D. Fees**

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

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

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

1877	12/14/2023
2. Municipal Check Number (State WPA Fee)	3. Check date
1876	12/14/2023
4. Municipal Check Number (Foxborough Bylaw Fee)	5. Check date
1874	12/14/2023
6. State Check Number	7. Check date
Hamilton Square at Chestnut, LLC	
8. Payor name on check: First Name	9. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of Resource Area Delineation**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
Foxborough Wetlands Protection Bylaw, Chapter 267

Provided by MassDEP:

**157-**  
MassDEP File Number  
  
Foxborough  
City/Town

**E. Signatures**

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

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

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

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

1. Signature of Applicant	<i>Sue Luff</i>	2. Date	12/19/23
3. Signature of Property Owner (if different)	<i>[Signature]</i>	4. Date	
5. Signature of Representative (if any)	<i>[Signature]</i>	6. Date	12/18/2023

**Tax Collector's Release**

The above referenced applicant is applying for a permit from the Conservation Commission and is in good standing with respect to any taxes, fees, assessments, betterments or other municipal charges as recorded with the Foxborough Treasurer's Office.

1. Signature of Tax Collector or Agent	<i>Paula Maloney</i>	2. Date	12/22/23
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**For Conservation Commission:**

One original and seven copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and the town fee payment (State and Bylaw) must be sent to the Conservation Commission by certified mail or hand delivery (see instructions on fee transmittal form, below).

Foxborough Conservation Commission  
40 South Street  
Foxborough, MA 02035

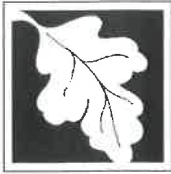
**For MassDEP:**

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

MassDEP, Southeast Regional Office  
20 Riverside Drive  
Lakeville, MA 02347

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 Abbreviated Notice of Resource Area Delineation.





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
 Foxborough Wetlands Protection Bylaw, Chapter 267

**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 Chestnut Street Foxborough  
 a. Street Address b. City/Town  
 987.50 1874  
 c. Fee amount d. Check number

2. Applicant:

Hamilton Square at Chestnut, LLC  
 a. First Name b. Last Name  
 154 Wells Avenue  
 d. Mailing Address  
 Newton MA 02459  
 e. City/Town f. State g. Zip Code  
 617.641.6985  
 h. Phone Number

3. Property Owner (if different):

a. First Name b. Last Name c. Company  
 d. Mailing Address  
 e. City/Town f. State g. Zip Code  
 h. Phone Number

**B. Fees**

**State Fees**

The State fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

check box if fee exempt.

1. <input type="checkbox"/> single family house project	a. linear feet of BVW	x \$2.00 =	b. Fee for BVW
2. <input checked="" type="checkbox"/> all other projects	1,597		\$3,708
	a. linear feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

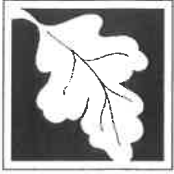
3. <input type="checkbox"/> single family house project	a. linear feet	x \$2.00 =	b. Fee
4. <input type="checkbox"/> all other projects	a. linear feet	x \$2.00 =	b. Fee

Total State Fee for all Resource Areas: \$2,000  
 Fee

State share of filing fee: \$987.50

Town share of State filing fee: \$1012.50

5. 1/2 of total fee less \$12.50  
 6. 1/2 of total fee plus \$12.50



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
 Foxborough Wetlands Protection Bylaw, Chapter 267

**B. Fees (continued)**

**Bylaw Fees**

The Bylaw fee is calculated as follows for *each* Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Areas delineated, is \$200 for activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	a. linear feet of BVW	x \$2.00 =	b. Fee for BVW
2. <input checked="" type="checkbox"/>	all other projects	1,597		\$3,708
		a. linear feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Areas (e.g., bank, riverfront area, Land Subject to Flooding, etc.):

3. <input type="checkbox"/>	single family house project	a. linear feet	x \$2.00 =	b. Fee
4. <input type="checkbox"/>	all other projects	a. linear feet	x \$2.00 =	b. Fee
Total Bylaw Fee for all Resource Areas:				\$2,000 Fee

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Foxborough Conservation Commission:** Send one **copy** of this form with the ANRAD application and the town application fee payments (Bylaw fee and town share of State fee), made payable to the Town of Foxborough, to:

Foxborough Conservation Commission  
 40 South Street  
 Foxborough, MA 02035

- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment.

MassDEP  
 Southeast Regional Office  
 20 riverside Drive  
 Lakeville, MA 02347

Hamilton Square at Chestnut, LLC

154 Wells Ave  
Newton, MA 02459

1874

12/14/2023

TO THE Commonwealth of Massachusetts  
ORDER OF

\$987.50\*\*\*\*\*

\*\*\*\* NINE HUNDRED EIGHTY SEVEN AND 50/100 DOLLARS

Mass. Department of Revenue  
PO Box 7089  
Boston, MA 02241



THE FA

ON BACK WITH FAULOCK SECURITY ICON

Hamilton Square at Chestnut, LLC

154 Wells Ave  
Newton, MA 02459

1877

12/14/2023

TO THE Town of Foxborough  
ORDER OF

\$1,012.50\*\*\*

\*\*\*\* ONE THOUSAND TWELVE AND 50/100 DOLLARS

Town of Foxborough  
40 South St  
Foxborough, MA 02035



MEMO: Acct# 279400

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH FAULOCK SECURITY ICON

Hamilton Square at Chestnut, LLC

154 Wells Ave  
Newton, MA 02459

1876

12/14/2023

TO THE Town of Foxborough  
ORDER OF

\$2,000.00\*\*\*

\*\*\*\* TWO THOUSAND AND 00/100 DOLLARS

Town of Foxborough  
40 South St  
Foxborough, MA 02035



MEMO: Acct# 279400

Security features included. Details on back.

Security features included. Details on back.

Security features included. Details on back.

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
068-013-000	M_221905_869017	068-013-000	144 CHESTNUT STREET	OLLINEY JENNIFER M & NICHOLAS W JT	144 CHESTNUT STREET	FOXBOROUGH	MA	02035-0000
068-019-000	M_221928_868987	068-019-000	CHESTNUT STREET	MICHIEZI VINCENT	40 WALPOLE STREET	NORWOOD	MA	02062
068-020-000	M_221936_868976	068-020-000	148 CHESTNUT STREET	ROCKWOOD RICHARD W	148 CHESTNUT ST	FOXBORO	MA	02035
068-022-000	M_221948_868827	068-022-000-000-000	157-157 CHESTNUT STREET					
068-022-000	M_221948_868827	068-022-000-001-001	157 CHESTNUT STREET #1	MCKENNA JOHN THOMAS CHRISTOPHER	157 CHESTNUT STREET 1	FOXBOROUGH	MA	02035
068-022-000	M_221948_868827	068-022-000-001-002	157 CHESTNUT STREET #2 UNIT 2	PHILBIN JAMES E & ELIZABETH S TC	157 CHESTNUT ST	FOXBORO	MA	02035
068-022-000	M_221948_868827	068-022-000-001-003	157 CHESTNUT STREET #3	FOLSOM ROBERT C & RICHARD S	54 BROADWAY	NORWOOD	MA	02062-0000
068-022-000	M_221948_868827	068-022-000-001-004	157 CHESTNUT STREET #4	RIVAL MARIE DOMINIQUE	157 CHESTNUT STREET #4	FOXBOROUGH	MA	02035
068-022-000	M_221948_868827	068-022-000-001-005	157 CHESTNUT STREET #5	FOLSOM CHRISTINE MARIE & JOSEPH PATRICK REGAN	157 CHESTNUT STREET #5	FOXBOROUGH	MA	02035
068-022-000	M_221948_868827	068-022-000-001-006	157 CHESTNUT STREET #6	GREENBLATT CORY M	157 CHESTNUT STREET 6	FOXBOROUGH	MA	02035
068-022-000	M_221948_868827	068-022-000-001-007	157 CHESTNUT STREET #7	HAZZARD MARIE KARI	157 CHESTNUT STREET #7	FOXBOROUGH	MA	02035
068-022-000	M_221948_868827	068-022-000-001-008	157 CHESTNUT STREET #8	HUNT ASHLEY JESSIE	157 CHESTNUT STREET #8	FOXBOROUGH	MA	02035
068-023-000	M_221906_868873	068-023-000	153 CHESTNUT STREET	XAVIER LLC TR	18 NORTH WASHINGTON ST	NORTH ATTLEBORO	MA	02760
068-024-000	M_221887_868899	068-024-000	151 CHESTNUT STREET	XAVIER LLC TR	18 NORTH WASHINGTON ST	NORTH ATTLEBORO	MA	02760
068-025-000	M_221889_868946	068-025-000	149 CHESTNUT STREET	LIDONNI OSCAR & SARAH A TE	149 CHESTNUT STREET	FOXBOROUGH	MA	02035-0000
068-027-000	M_221767_869028	068-027-000	135 CHESTNUT STREET	HAMILTON SQUARE AT CHESTNUT LLC &	154 WELLS AVE	NEWTON	MA	02459
068-029-000	M_221674_868806	068-029-000	111 MECHANIC STREET	TOWN OF FOXBOROUGH SCHOOL DEPT	40 SOUTH STREET	FOXBOROUGH	MA	02035-0000

## NOTIFICATION TO ABUTTERS

### Under the Massachusetts Wetlands Protection Act & Chapter 267, Wetland Protection Code of Foxborough

*(This form must be completed and mailed, certified mail return receipt requested,  
to all abutters within 100 feet of the proposed project's activity.)*

In accordance with the second paragraph of Massachusetts Wetlands Protection Act (G.L. Ch. 131, §40), and §10.05 of 310 CMR 10.00, and Chapter 267, the Wetland Protection Code of Foxborough (*formerly Article IX*) and regulations, you are hereby notified of a public hearing on the matter described below:

- A. The applicant has filed an Abbreviated Notice of Resource Area Delineation with the Foxborough Conservation Commission for the delineation of areas subject to protection under the Wetlands Protection Act and the Wetland Protection Code of Foxborough.
- B. The name of the applicant is The Gerson Group, LLC.
- C. The address of the land where the activity is proposed is 147 Chestnut Street (Map 68 Parcel 26), Foxborough.
- D. Copies of the Abbreviated Notice of Resource Area Delineation may be examined at the Conservation Commission's office, 40 South Street, Foxborough Town Hall, between 9 am and 4 pm, Monday through Thursday.
- E. Copies of the Abbreviated Notice of Resource Area Delineation may be obtained from either (*check one*) the  applicant or the  applicant's representative Bay Colony Group, Inc. by calling 508.543.3939 from 8:00 am – 4:30 pm on Monday through Friday.
- F. Information regarding the date, time and place of the public hearing may be obtained from either (*check one*) the  applicant or the  applicant's representative Bay Colony Group, Inc. by calling 508.543.3939 from 8:00 am – 4:30 pm on Monday through Friday.

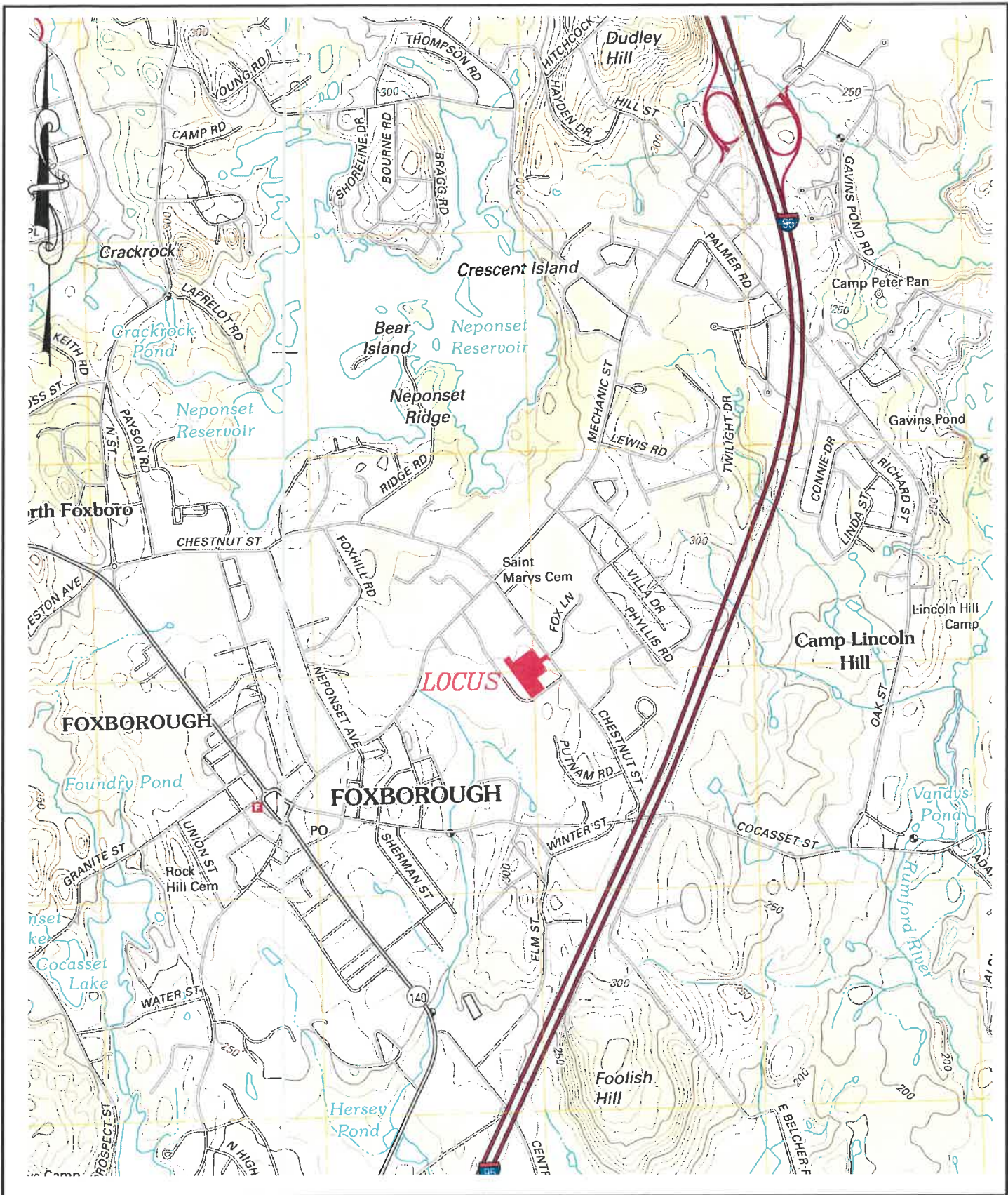
Please Note: Notice of the public hearing, including date, time and place, will be published at least five business days in advance in The Foxboro Reporter and will be posted in the Town Hall and on the Town's website at least 48 hours in advance.

Conservation Commission meeting agendas may be viewed online at:  
[http://www.foxboroughma.gov/Pages/FoxboroughMA\\_ConsAgendas/](http://www.foxboroughma.gov/Pages/FoxboroughMA_ConsAgendas/)

For additional information about this application or the Wetland Protection Code of Foxborough, please contact the Foxborough Conservation Commission at 508-543-1251 or visit: [www.foxboroughma.gov/conservation](http://www.foxboroughma.gov/conservation)

For more information about this application or the Wetlands Protection Act, please contact the Department of Environmental Protection (DEP) Southeast Regional Office (Lakeville) at 508-946-2836.

**Appendix A – USGS Quadrangle Extract  
Wetland Delineation Report  
MassGIS Overlay  
FEMA Firmette**



BAY COLONY GROUP, INC.  
 FOUR SCHOOL STREET  
 FOXBOROUGH, MA 02035  
 (508) 543-3939

USGS MAP EXTRACT  
 147 CHESTNUT STREET  
 FOXBOROUGH, MA 02035  
 WRENTHAM QUADRANGLE/MANSFIELD QUADRANGLE  
 SCALE: 1" = 2,000'

# EcoTec, Inc.

## ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street, Suite 110  
Worcester, MA 01605-2629  
508-752-9666 – Fax: 508-752-9494

Via Email Only

November 29, 2023

Stuart Levey, Manager  
Hamilton Square at Chestnut LLC  
c/o Universal Management LLC  
154 Wells Avenue  
Newton, MA 02459

RE: Wetland Resource Evaluation, 147 Chestnut Street, Foxborough, Massachusetts

Dear Mr. Levey:

On October 11, 2023, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 *et seq.*; the “Regulations”); (2) the Foxboro Wetlands Protection Bylaw (Article IX, § 1; the “Bylaw”) and the Foxboro Wetlands Protection Regulations (the “Bylaw Regulations”); and (3) the U.S. Clean Water Act. EcoTec previously inspected the site in February 2008. John P. Rockwood, Ph.D., SPWS conducted the inspections.

The subject site consists of a 5.19±-acre parcel located to the southwest of Chestnut Street in central Foxborough, Massachusetts. The northern portion of the site is developed as paved parking for the apartment complex to the north; the balance of the site is undeveloped and consists of upland forest and wetland resource areas. Plant species observed in the upland forest include northern red oak (*Quercus rubra*), white oak (*Quercus alba*), eastern white pine (*Pinus strobus*), black cherry (*Prunus serotina*), red maple (*Acer rubrum*), silver maple (*Acer saccharinum*), Norway maple (*Acer platanoides*), American beech (*Fagus grandifolia*), black birch (*Betula lenta*), yellow birch (*Betula alleghaniensis*), big-tooth aspen (*Populus grandidentata*), sassafras (*Sassafras albidum*), and apple (*Pyrus malus*) trees, saplings, and/or shrubs; poison ivy (*Toxicodendron radicans*), oriental bitter-sweet (*Celastrus orbiculata*), Virginia creeper (*Parthenocissus quinquefolia*), grape (*Vitis sp.*), and wisteria (*Wisteria sp.*) climbing woody vines and ground cover; American witch-hazel (*Hamamelis virginiana*), eastern red cedar (*Juniperus virginiana*), American yew (*Taxus canadensis*), bramble (*Rubus sp.*), winged euonymus (*Euonymus alata*), honeysuckle (*Lonicera sp.*), multiflora rose (*Rosa multiflora*), and glossy buckthorn (*Rhamnus frangula*) shrubs; and bracken fern (*Pteridium aquilinum*), hayscented fern (*Dennstaedtia punctilobula*), partridge-berry (*Mitchella repens*), and Japanese



knotweed (*Polygonum cuspidatum*) ground cover. The wetland resources observed on the site are described below.

### Methodology

The site was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands was delineated in the field in accordance with the definition set forth in the regulations at 310 CMR 10.55(2)(c). Section 10.55(2)(c) states that "The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist." The methodology used to delineate Bordering Vegetated Wetlands is further described in the *Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands*, Second Edition, produced by the Massachusetts Department of Environmental Protection, dated September 2022. As recommended by the Department, the plant taxonomy used in this letter is based on the *National List of Plant Species that Occur in Wetlands: Massachusetts* (Fish and Wildlife Service, U.S. Department of the Interior, 1988). Federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands. One set of *Bordering Vegetated Wetland Determination Forms* completed for observation plots located in the wetlands and uplands near flag A76 is attached. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A81 Stop	Pink Flags	Boundary of Bordering Vegetated Wetlands located in the central and southern portions of the site that is associated with an intermittent stream that originates within the on-site wetland and flows off-site generally to the south.

### Findings

Wetland A (i.e., A-series flags) consists of a forested/shrub swamp located in the central and southern portions of the site that is associated with an intermittent stream that originates within the wetland and flows off-site generally to the south. Plant species observed include red maple (*Acer rubrum*), silver maple (*Acer saccharinum*), yellow birch (*Betula alleghaniensis*), and American elm (*Ulmus americana*) trees, saplings, and/or shrubs; poison ivy (*Toxicodendron radicans*) and common greenbrier (*Smilax rotundifolia*) climbing woody vines and ground cover; highbush blueberry (*Vaccinium corymbosum*), common winterberry (*Ilex verticillata*), arrow-wood (*Viburnum dentatum*), northern spicebush (*Lindera benzoin*), silky dogwood (*Cornus amomum*), glossy buckthorn (*Rhamnus frangula*), sweet pepper-bush (*Clethra alnifolia*), swamp azalea (*Rhododendron viscosum*), and common buttonbush (*Cephalanthus occidentalis*) shrubs; and bristly blackberry (*Rubus hispidus*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), New York fern (*Thelypteris noveboracensis*), spinulose woodfern (*Dryopteris spinulosa*), skunk-cabbage (*Symplocarpus foetidus*), spotted touch-me-not (*Impatiens capensis*), golden-rods (*Solidago* sp.), fragrant-golden-rods (*Euthamia* sp.), grasses (Gramineae sp.), sedges (Cyperaceae sp.), rushes

(Juncaceae sp.), and sphagnum moss (*Sphagnum sp.*) ground cover. Evidence of wetland hydrology, including hydric soils, inundation, high groundwater, saturated soils, pore linings, evidence of flooding, and drainage patterns, was observed within the delineated wetland. This vegetated wetland borders an intermittent stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the intermittent stream would be regulated as Bank and Land Under Water Bodies and Waterways under the Regulations and Bylaw. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Regulations and Bylaw/Bylaw Regulations.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm." Based upon a review of the Flood Insurance Rate Map, Map Number 25021C0353E, Effective Date July 17, 2012 (attached), the site is mapped as Other Areas: Zone X, which is defined as areas located outside of the 0.2% annual chance flood (i.e., outside of 500-year floodplain). When present, Bordering Land Subject to Flooding would occur in areas where the 100-year floodplain is located outside of or upgradient of the delineated Bordering Vegetated Wetlands boundary. Bordering Land Subject to Flooding does not have a 100-foot Buffer Zone under the Regulations and Bylaw/Bylaw Regulations.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map, Brockton Quadrangle, dated 1987 (attached), there are no mapped streams located on or within 200 feet of the site. A stream that originates in the wetland flows off-site through a culvert to the south-southwest beneath Ahern Drive was observed during the inspection. Based upon stream mapping and a watershed area for the stream from Massachusetts StreamStats (attached) to a point located well downgradient of the site of 0.23 square miles, the subject stream would be designated as intermittent and would not have an associated Riverfront Area. Riverfront Area does not have 100-foot Buffer Zone under the Act and Regulations or the Bylaw/Bylaw Regulations.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 15<sup>th</sup> edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2021, and Certified and Potential Vernal Pools from MassGIS (attached), there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and

Mr. Stuart Levey  
November 29, 2023  
Page 4.

MESA Regulations (321 CMR 10.00 *et seq.*)), or Certified or Potential Vernal Pools on or in the immediate vicinity of the site.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. A brief description of my experience and qualifications is attached. If you have any questions, please feel free to contact me at any time.

Cordially,  
ECOTEC, INC.



John P. Rockwood, Ph.D., SPWS  
Principal Environmental Scientist

Attachments (6, 13 pages)

18: FOXBOROUGH147CHESTNUTWRE2023

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 147 Chestnut Street City/Town: Foxborough Sampling Date: 10/11/2023

Applicant/Owner: \_\_\_\_\_ Sampling Point or Zone: A76 UP

Investigator(s): John P. Rockwood, Ph.D., SPWS Latitude / Longitude: 42.070 / -71.233

Soil Map Unit Name: Merrimac, fine sandy loam, 0 to 3% slopes NWI or DEP Classification: SS

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS -- Attach site map and photograph log showing sampling locations, transects, etc.**

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydic Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.: Upland plot at top of slope.			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b> <input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<b>Indicators that can be Reliable with Proper Interpretation</b> <input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<b>Indicators of the Influence of Water</b> <input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): None were observed.  Hydrology Indicator not met.		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION – Use both common and scientific names of plants.**

<u>Tree Stratum</u>		<u>Plot size 30' Radius</u>		Indicator Status	Absolute/ Relative % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name*	Scientific name						
1. Red Maple	<i>Acer rubrum</i>	FAC	20.5/33.3	Yes	Yes		
2. Northern Red Oak	<i>Quercus rubra</i>	FACU-	20.5/33.3	Yes	No		
3. Eastern White Pine	<i>Pinus strobus</i>	FACU	20.5/33.3	Yes	No		
4.							
5.							
6.							
7.							
8.							
9.							
			<u>61.5</u> = Total Absolute Cover				
<u>Shrub/Sapling Stratum</u>		<u>Plot size 15' Radius</u>		Indicator Status	Absolute/ Relative % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name*	Scientific name						
1. Black Birch	<i>Betula lenta</i>	FACU	10.5/33.3	Yes	No		
2. White Oak	<i>Quercus alba</i>	FACU-	10.5/33.3	Yes	No		
3. Eastern White Pine	<i>Pinus strobus</i>	FACU	10.5/33.3	Yes	No		
4.							
5.							
6.							
7.							
8.							
9.							
			<u>31.5</u> = Total Absolute Cover				
<u>Herb Stratum</u>		<u>Plot size 5' Radius</u>		Indicator Status	Absolute/ Relative % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name*	Scientific name						
1. Poison Ivy	<i>Toxicodendron radicans</i>	FAC	10.5/33.3	Yes	Yes		
2. Wisteria	<i>Wisteria sp.</i>	UPL	10.5/33.3	Yes	No		
3. Hayscented Fern	<i>Dennstaedtia punctilobula</i>	UPL	10.5/33.3	Yes	No		
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
			<u>31.5</u> = Total Absolute Cover				

\* 1988 Plant List

**VEGETATION – continued.**

<u>Woody Vine Stratum</u> Plot size <u>30' Radius</u>		Indicator Status	Absolute/ Dominant? Relative % (yes/no) Cover	Wetland Indicator? (yes/no)
Common name*	Scientific name			
1. Wisteria	<i>Wisteria sp.</i>	UPL	20.5/100.0	Yes      No
2.				
3.				
4.				
			<u>20.5</u> = Total Absolute Cover	

\* 1988 Plant List

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?	
	10	2 / 10 = 0.200 = 20.0%	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.0
	FACW species		X 2	= 0.0
	FAC species		X 3	= 0.0
	FACU species		X 4	= 0.0
	UPL species		X 5	= 0.0
	Column Totals	(A) 0.0		(B) 0.0
	Prevalence Index	B/A = 0.0	Is the Prevalence Index ≤ 3.0?	
			Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>Wetland vegetation criterion met?</b>			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Definitions of Vegetation Strata**

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Horizon/ Depth	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Location <sup>2</sup>		
A / 0-6	10 YR 3/2						Loam	--
Bw / 6-20	10 YR 5/6						Sandy Loam	--

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains    <sup>2</sup>Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Sandy Mucky Mineral (S1)		<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Sandy Redox (S5)		<input type="checkbox"/> Other (Include Explanation in Remarks)
<input type="checkbox"/> Stripped Matrix (S6)		
<input type="checkbox"/> Dark Surface (S7)		

Restrictive Layer (if observed)    Type: \_\_\_\_\_    Depth (inches): \_\_\_\_\_

Remarks:  
Hydric soil characteristics were not observed.

Hydric Soils criterion met?    Yes     No

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 147 Chestnut Street City/Town: Foxborough Sampling Date: 10/11/2023

Applicant/Owner: \_\_\_\_\_ Sampling Point or Zone: A76 WET

Investigator(s): John P. Rockwood, Ph.D., SPWS Latitude / Longitude: 42.070 / -71.233

Soil Map Unit Name: Swansea Muck, 0 to 1% slopes NWI or DEP Classification: SS

Are climatic/hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology  significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology  naturally problematic? (If yes, explain in Remarks)

**SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.**

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks, Photo Details, Flagging, etc.:			
Wetland plot within wetland away from toe of slope.			

**HYDROLOGY**

<b>Field Observations:</b>		
Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>6+</u>
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>6</u>
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>0</u>
<b>Wetland Hydrology Indicators</b>		
<b>Reliable Indicators of Wetlands Hydrology</b> <input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<b>Indicators that can be Reliable with Proper Interpretation</b> <input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input checked="" type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<b>Indicators of the Influence of Water</b> <input checked="" type="checkbox"/> Direct observation of inundation <input checked="" type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input checked="" type="checkbox"/> Microtopographic relief <input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		
Parts of wetland are inundated.		
Hydrology Indicator met.		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.



**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		<u>Plot size 30' Radius</u>		Indicator Status	Absolute/ Relative % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name*	Scientific name						
1. Red Maple	<i>Acer rubrum</i>	FAC	63.0/100.0	Yes	Yes		
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
			<u>63.0</u> = Total Absolute Cover				
<u>Shrub/Sapling Stratum</u>		<u>Plot size 15' Radius</u>		Indicator Status	Absolute/ Relative % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name*	Scientific name						
1. Highbush Blueberry	<i>Vaccinium corymbosum</i>	FACW-	38.0/65.0	Yes	Yes		
2. Sweet Pepper-bush	<i>Clethra alnifolia</i>	FAC+	20.5/35.0	Yes	Yes		
3.							
4.							
5.							
6.							
7.							
8.							
9.							
			<u>58.5</u> = Total Absolute Cover				
<u>Herb Stratum</u>		<u>Plot size 5' Radius</u>		Indicator Status	Absolute/ Relative % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name*	Scientific name						
1. Virginia Creeper	<i>Parthenocissus quinquefolia</i>	FACU	10.5/50.0	Yes	No		
2. Sweet Pepper-bush	<i>Clethra alnifolia</i>	FAC+	10.5/50.0	Yes	Yes		
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
			<u>21.0</u> = Total Absolute Cover				

\* 1988 Plant List

**VEGETATION – continued.**

<u>Woody Vine Stratum</u>		<u>Plot size 30' Radius</u>				
				Indicator Status	Absolute/ Dominant? Relative % (yes/no) Cover	Wetland Indicator? (yes/no)
Common name*		Scientific name				
1.	Poison Ivy	<i>Toxicodendron radicans</i>		FAC	10.5/100.0	Yes Yes
2.						
3.						
4.						
						<u>10.5</u> = Total Absolute Cover

\* 1988 Plant List

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?	
	6	5 / 6 = 0.833 = 83.3%	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.0
	FACW species		X 2	= 0.0
	FAC species		X 3	= 0.0
	FACU species		X 4	= 0.0
	UPL species		X 5	= 0.0
	Column Totals	(A) 0.0		(B) 0.0
	Prevalence Index	B/A = 0.0		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Wetland vegetation criterion met?</b>			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

**Definitions of Vegetation Strata**

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

**SOIL**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Horizon/ Depth	Matrix		Redox Features			Location <sup>2</sup>	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>			
A / 0-7	10 YR 2/1						Mucky Loam	--
Bg / 7-20	10 YR 5/2		7.5 YR 5/6	2	C	M	Fine Sand	--
			10 YR 6/1	5	D	M		

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains      <sup>2</sup>Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Thin Dark Surface (S9)
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Sandy Mucky Mineral (S1)		<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Sandy Redox (S5)		<input type="checkbox"/> Other (Include Explanation in Remarks)
<input type="checkbox"/> Stripped Matrix (S6)		
<input type="checkbox"/> Dark Surface (S7)		

**Restrictive Layer (if observed)**    Type: \_\_\_\_\_    Depth (inches): \_\_\_\_\_

Remarks:  
 Hydric soil characteristics were noted.

Hydric Soils criterion met?      Yes       No

# National Flood Hazard Layer FIRMette

71°14'30"W 42°42'9"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, AP
- 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 LOMFRS
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION**

- 20.2
- 17.5
- 8
- 53

**OTHER FEATURES**

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

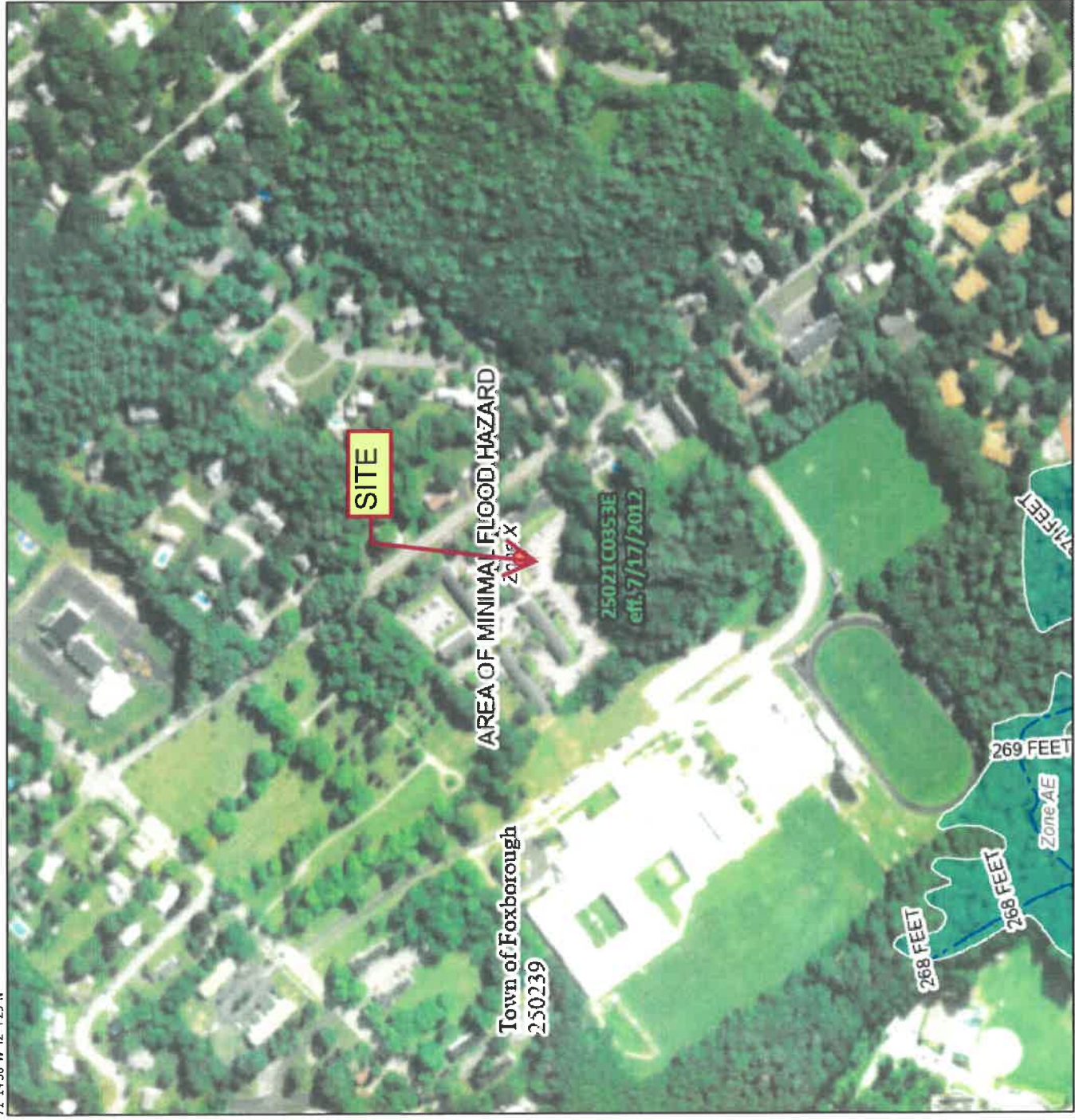
- Digital Data Available
- No Digital Data Available
- Unmapped

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 11/29/2023 at 3:04 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.



71°13'52"W 42°42'N

1:6,000

Feet

2,000

1,500

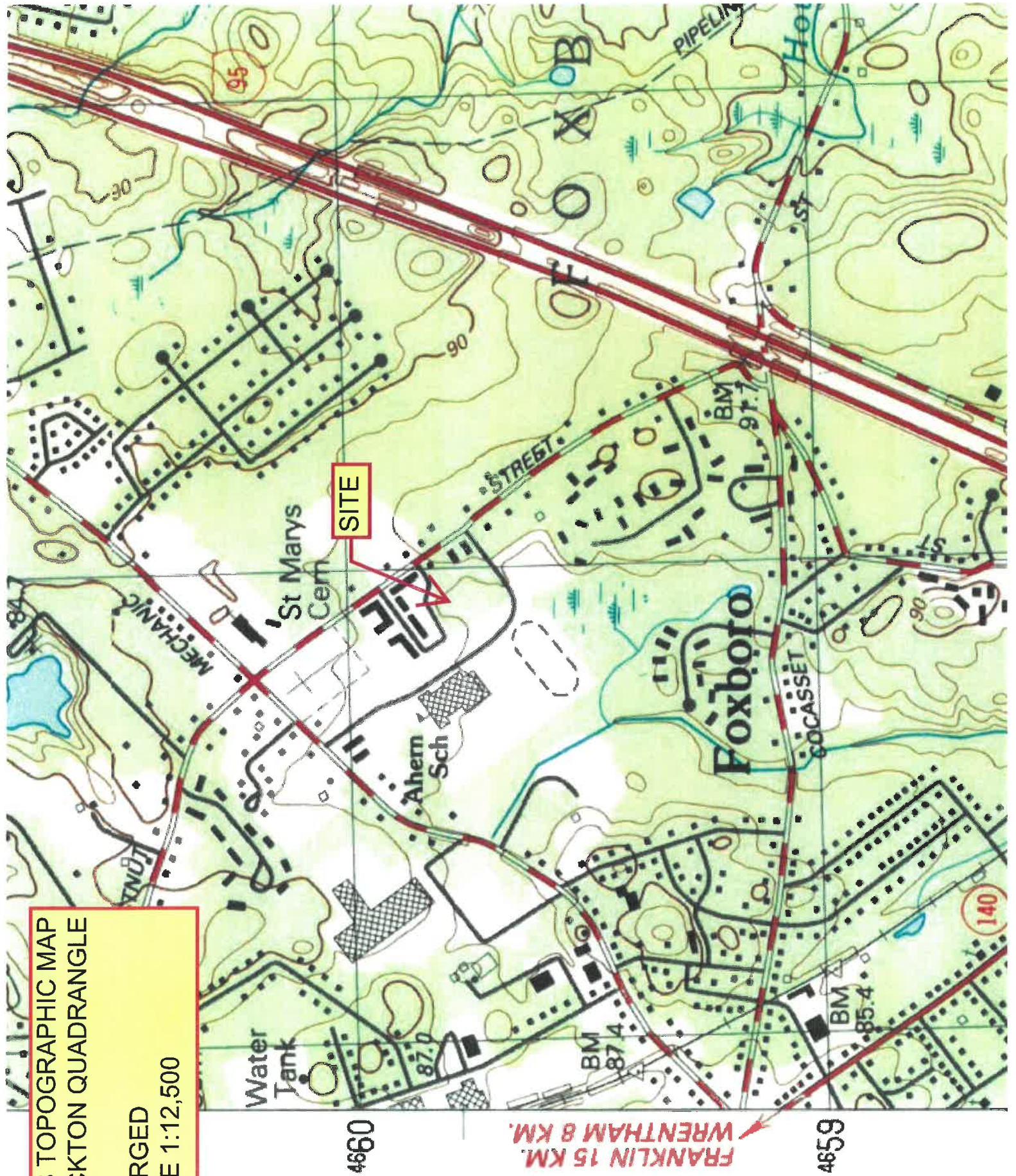
1,000

500

250

0

USGS TOPOGRAPHIC MAP  
BROCKTON QUADRANGLE  
1987  
ENLARGED  
SCALE 1:12,500



# StreamStats Report

Region ID: MA  
Workspace ID: MA20231012142404630000  
Clicked Point (Latitude, Longitude): 42.06788, -71.23653  
Time: 2023-10-12 10:24:31 -0400



Leaflet | Esri

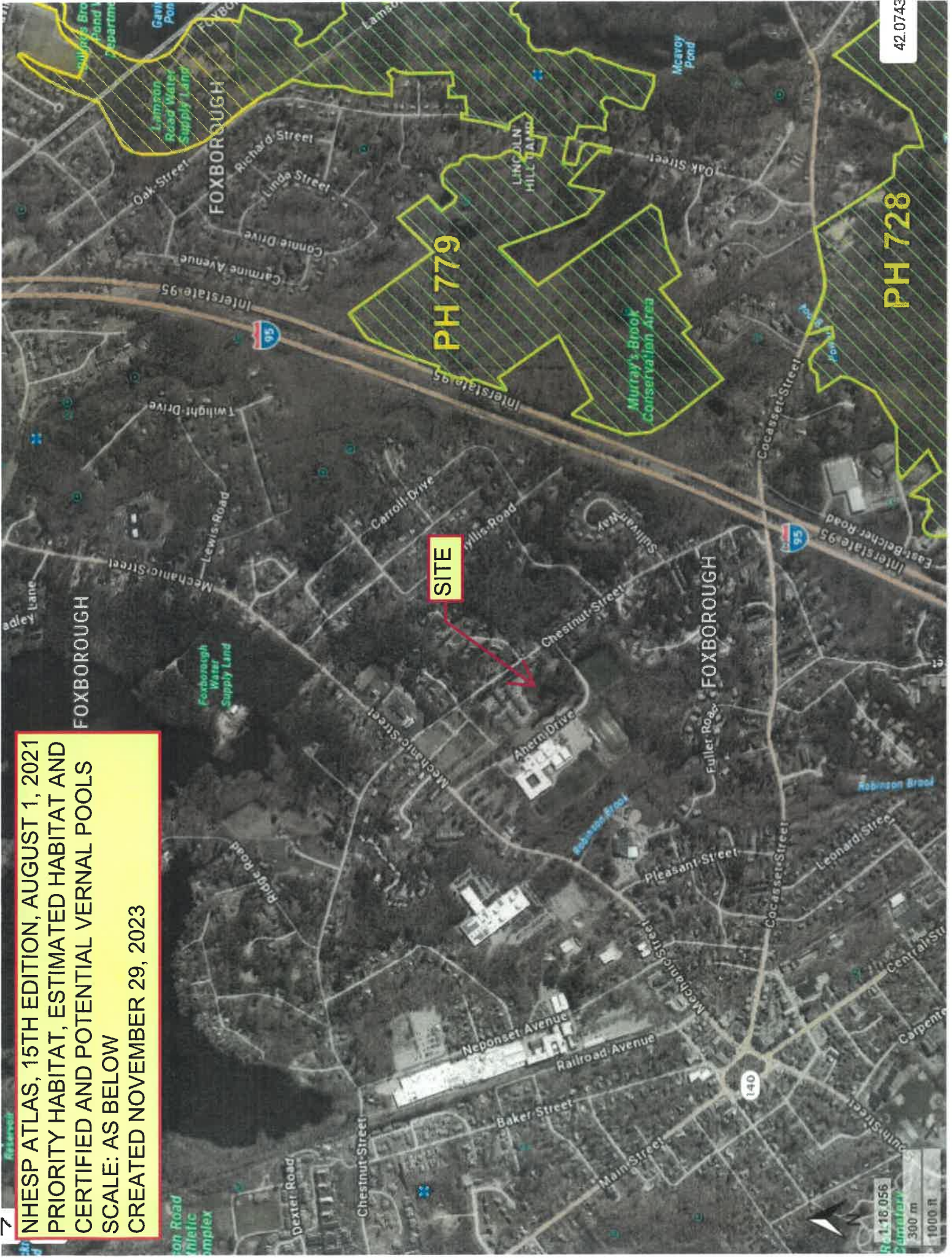
## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.23	square miles

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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NHESP ATLAS, 15TH EDITION, AUGUST 1, 2021  
PRIORITY HABITAT, ESTIMATED HABITAT AND  
CERTIFIED AND POTENTIAL VERNAL POOLS  
SCALE: AS BELOW  
CREATED NOVEMBER 29, 2023



42.0743

Scale: 1:16,056  
300 m  
1000 ft

**EcoTec, Inc.**  
**ENVIRONMENTAL CONSULTING SERVICES**  
102 Grove Street  
Worcester, MA 01605-2629  
508-752-9666 – Fax: 508-752-9494

**John P. Rockwood, Ph.D., SPWS**  
**Principal Environmental Scientist**

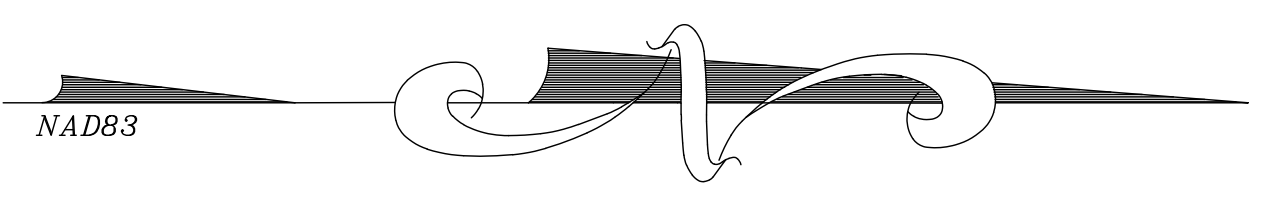
Dr. John P. Rockwood has been a Staff Scientist with EcoTec, Inc. since October 1999. He was previously a Chief Environmental Scientist at Sanford Ecological Services, Inc. of Southborough, Massachusetts from September 1990 to October 1999. Dr. Rockwood was certified in August 2002 and recertified in March 2008, January 2013, and June 2018 as a Professional Wetland Scientist (PWS) by the Society of Wetland Scientists Professional Certification Program (SWSPCP), and in April 2020, he was made a Senior Professional Wetland Scientist (SPWS) and recertified as such on February 23, 2023 by the SWSPCP. His project experience includes wetland resource evaluation, delineation, and permitting at the local, state, and federal levels; wildlife habitat evaluation; pond and stream evaluation; vernal pool evaluation, certification, construction/replication, and monitoring; rare species habitat and impact assessment; wetland replacement, replication, and restoration area design, construction, and monitoring; invasive species removal and treatment protocols and monitoring; and expert testimony preparation. He has served as a consultant to municipalities, conservation commissions, the development community, engineering and survey firms, industry, and citizen's groups. He has managed and participated in a wide variety of wetlands-related projects ranging in scope from single-family house lots to subdivisions, commercial developments, mixed use developments, golf courses, a water park, MBTA commuter train station, and a regional mall. He has assessed the potential impacts of stormwater runoff, landfill leachate, and/or hazardous waste disposal sites on rare vertebrate and/or invertebrate species, and has conducted and/or directed surveys, delineated actual habitat, conducted habitat evaluations, and/or developed mitigation strategies necessary to protect rare vertebrate, invertebrate, and plant species and their habitats from proposed development-related impacts. He has designed and conducted drift fence studies for rare vertebrates. He has conducted and led preconstruction sweeps for the spotted turtle, wood turtle, and eastern box turtle. He has filed MESA Project Review Checklists for numerous species and has prepared applications for Conservation and Management Permits and Amendments for the eastern box turtle and marbled salamander under MESA. He has submitted rare animal and plant observation forms to NHESP for several vertebrate, invertebrate, and plant species. He has conducted environmental impact assessments and has prepared MEPA documentation related to an office park, an MBTA commuter train station, water park, residential subdivisions, skating rink facility, landfill, and regional mall. Dr. Rockwood also has extensive experience in environmental site assessment related to possible oil and/or hazardous material contamination. He has conducted numerous environmental assessments, several including subsurface investigations, for sites located in Massachusetts, and has conducted preliminary environmental assessments for properties located in New York, New Hampshire, and Rhode Island. He has conducted ecological risk assessments (i.e., Stage I Environmental Screenings and Stage II Environmental Risk Characterizations) for a number of disposal sites in Massachusetts, including several disposal sites that had the potential to affect state-listed vertebrate and invertebrate species, and has utilized the EPA Rapid Bioassessment Protocol for macroinvertebrates to assess potential impacts of disposal sites and hazardous material releases on streams and rivers in Massachusetts and New York. He has served as the environmental contractor to the Franklin Consolidated Office of the Federal Deposit Insurance Corporation (FDIC-FCO) for 16 months, where he reviewed environmental reports, prepared scopes-of-work for site assessments, and provided technical advice to FDIC employees related to environmentally compromised assets. Dr. Rockwood has designed, conducted, and evaluated numerous surface water and groundwater monitoring programs. His prior research includes laboratory studies of the effects of low pH and aluminum on dragonfly nymphs and a field survey of the impact of chlorinated sewerage effluent on algal periphyton community dynamics. Dr. Rockwood is the co-author of a textbook on aquatic biology and is the principal author of three peer-reviewed research publications in the field of aquatic toxicology that address the effect of low pH and aluminum on nymphs of the dragonfly *Libellula julia*. Dr. Rockwood served as the as the Editor of the AMWS Newsletter from November 2004 to October 2010 and as Assistant Editor from May 2003 to November 2004 and October 2010 to January 2012. He served as President of the Association of Massachusetts Wetland Scientists from November 2013 to December 2015 and as Immediate Past President from December 2015 to December 2017. He was twice awarded by AMWS with their President's Award. Since September 2023, he has served as Chair of the AMWS Ethics Committee.

**Education:** Doctor of Philosophy (Ph.D.): Aquatic Pollution Biology – Plant and Soil Sciences  
University of Massachusetts at Amherst, 1989  
Bachelor of Science (B.S.): Environmental Sciences, *Summa Cum Laude*  
University of Massachusetts at Amherst, 1984

**Professional Affiliations:** Society for Freshwater Science (formerly North American Benthological Society)  
Sigma Xi, Full Member  
Association of Massachusetts Wetland Scientists, Voting Member  
Society of Wetland Scientists  
Massachusetts Association of Conservation Commissions

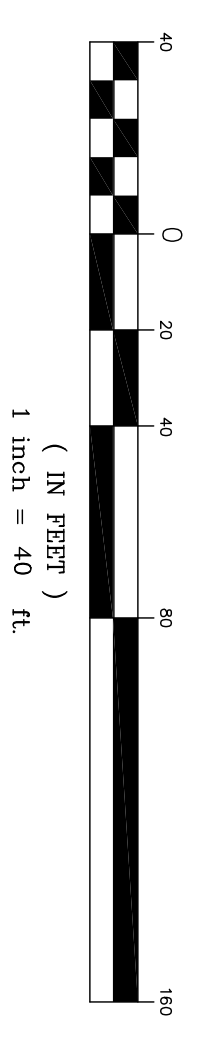
**Certifications:** Society of Wetland Scientists Senior Professional Wetland Scientist, Certification Number 1349  
OSHA Health and Safety Training, 40-Hour Training, 29 CFR 1910.120  
OSHA Health and Safety Training, 8-Hour Supervisor Training  
OSHA Health and Safety Training, 8-Hour Refresher Training  
State Ethics Commission Conflict of Interest Law Training  
NPDES Construction Inspector Training under Part 6.3.b. of CGP





**KEY:**

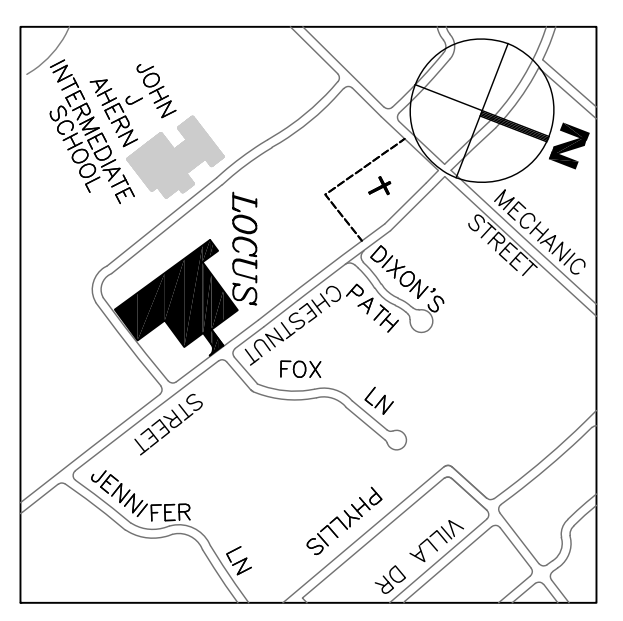
	HYDRANT		STONE WALL
	WATER GATE		CONC BOUND (Bd)
	WATER SERVICE		UTILITY POLE
	GAS GATE		LIGHT
	DRAW MANHOLE		CONC BOLLARD
	CATCH BASIN		GUY WIRE
	SEWER MANHOLE		SIGN



**PROJECT:**  
**Chestnut Street**  
**Foxborough, MA**  
**02035**

**OWNER:**  
**Hamilton Square**  
**at Chestnut, LLC**  
**154 Wells Avenue**  
**Newton, MA 02458**

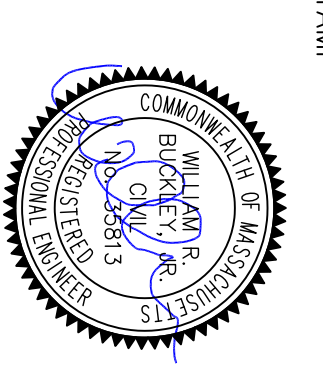
**Boy Colony Group, Inc.**  
 Professional Civil Engineers &  
 Professional Land Surveyors  
 FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939



**LOCUS 1"=1000'**

**REFERENCES:**

- DEED REF:**  
 BK-37709, PG.197  
 BK-37709, PG.200
- PLAN REF:**  
 PLAN NO.256 OF 1968
- ASSESSOR'S REF:**  
 MAP 068, PARCELS 026
- ZONING REF:**  
 RESIDENTIAL R-15  
 (WITHIN WRP0D ZONE 2)
- FLOOD ZONE:**  
 ZONE "X"



**DRAWING TITLE**  
**ANRAD Plan**

SCALE: 1" = 40'  
 DECEMBER 11, 2023 SHEET NUMBER  
 23-0187-EX **1**