



Town of Maynard Conservation Commission

Tuesday, Jan. 13, 2026 at 6 PM

Pursuant to Chapter 20 of the Acts of 2022, this meeting will be conducted via remote means.

Topic: Maynard Conservation Commission Meeting | Chair: Susan Erickson

Posted by Zoe Piel, Conservation Agent & Assistant Town Planner

Join Zoom Meeting: [https://us02web.zoom.us/j/89123379138?](https://us02web.zoom.us/j/89123379138?pwd=TkdjaXZCUHVxYTdJZG5HcHA1RjJmQT09)

[pwd=TkdjaXZCUHVxYTdJZG5HcHA1RjJmQT09](https://us02web.zoom.us/j/89123379138?pwd=TkdjaXZCUHVxYTdJZG5HcHA1RjJmQT09)

Meeting ID: 891 2337 9138 | Passcode: 801032

One tap mobile +13017158592,,89123379138#,,,,,0#,,801032# US

Dial by your location: +1 646 558 8656 US (New York)

1. Meeting Opening

The meetings will be conducted with decorum. This means that the members of the Commission and the public are required to respect each other at all times. We may not always agree with one-another, but we can work to resolve differences with patience and understanding. As a member of the public, you are encouraged to participate in the meeting. To ensure the meeting proceeds in an orderly manner, please follow these procedures. If you wish to comment or ask a question of the Commission:

- Raise your digital hand once the Chair has opened up the meeting for public comment.
- When you are recognized to speak, please state your name and address.
- Direct all comments/questions to the Commission through the Chair.
- In the interest of time, limit your questions and statements to two (2) minutes.
- Limit your statements/questions to the topic at hand.
- Talk ONLY about issues that are under the jurisdiction of the Wetlands Protection Act.

2. Public Hearing: DEP#213-0303 - 14-16 Hillside Street (Continued From 12/23/2025)

Public hearing relative to a filing of Notice of Intent under the Massachusetts Wetlands Protection Act and the Maynard Wetlands Administration Bylaw and associated Regulations, filed by Pursuit of Happiness LLC, 29 Babe Ruth Drive, Sudbury, MA 01776, for the property at 14-16 Hillside Street, Maynard, MA 01754. The subject property is within the 200-foot Riverfront Area and the 100-foot Buffer Zone of a Bordering Vegetated Wetland. The proposed alterations, related to the renovation of the subject property from a single-family home into a three-unit apartment house, include creation of a rear deck and a new impervious parking area for five (5) cars in the rear of the property.

3. Public Hearing: NOI 11 Pleasant Street

Public hearing relative to a filing of Notice of Intent under the Massachusetts Wetlands Protection Act and the Maynard Wetlands Bylaw and associated Regulations, filed by owners Matthew and Frederica Jancek, 11 Pleasant Street, Maynard, MA 01754 for the

property located at 11 Pleasant St., Maynard, MA 01754. Applicants propose demolition of existing Accessory Dwelling Unit (ADU), stairs, and stone wall, and construction of a new ADU, new workshop building, permeable geogrid, and rain gardens within the 200-foot Riverfront Area and the 100-foot Buffer Zone to a Bordering Vegetative Wetland.

Documents:

[2025_12.23_NOI REPORT_11 PLEASANT STREET.PDF](#)

4. Meeting Minutes

4.I. December 23, 2025 Meeting Minutes

Documents:

[2025-12-23-CONSERVATION-COMMISSION-MEETING-MINUTES-DRAFT.PDF](#)

5. Agent Updates



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Maynard

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):

11 Pleasant Street

a. Street Address

Maynard

b. City/Town

01754

c. Zip Code

Latitude and Longitude:

42.43388

d. Latitude

-71.44880

e. Longitude

015

f. Assessors Map/Plat Number

015.0-0000-0024.0

g. Parcel /Lot Number

2. Applicant:

Matthew+Federica

a. First Name

Jancek

b. Last Name

c. Organization

11 Pleasant Street

d. Street Address

Maynard

e. City/Town

Massachusetts

f. State

01754

g. Zip Code

mattjancek@yahoo.com

j. Email Address

h. Phone Number

i. Fax Number

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Timothy

a. First Name

Hess

b. Last Name

Studio InSitu Architects, Inc.

c. Company

63 Main Street

d. Street Address

Maynard

e. City/Town

Massachusetts

f. State

01754

g. Zip Code

9784616114

h. Phone Number

i. Fax Number

tim@studioinsitu.com

j. Email address

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

165

a. Total Fee Paid

70

b. State Fee Paid

95

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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City/Town

A. General Information (continued)

6. General Project Description:

An existing 1-unit addition (~280 sf), which was damaged from a fire will be replaced with a new 2-story deck/staircase, and a new 1-bedroom ADU with a basement below with a total footprint of ~857.5 sf within the 200 ft RFA. A second structure will include a new 2-story workshop/storage building, with a footprint of ~544.5 sf also in the 200 ft RFA. Mitigation will also be provided.

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:

Middlesex County

a. County

63798

c. Book

b. Certificate # (if registered land)

250

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.



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

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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 checked="" type="checkbox"/> Bordering Vegetated Wetland	454.75 1. square feet	0 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 checked="" type="checkbox"/> Riverfront Area	Assabet River 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: 19286.07
square feet

4. Proposed alteration of the Riverfront Area:

3648.57 cumulative disturbed area 0 3648.57
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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City/Town

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**

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).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Maynard

City/Town

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.



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

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City/Town

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.
- 2025_12.23_NOI Report_11 Pleasant Street.pdf
- a. Plan Title
- Studio InSitu Architects, Inc.
- b. Prepared By
- 12/23/2025
- d. Final Revision Date
- c. Signed and Stamped by
- varies
- e. Scale
- f. Additional Plan or Document Title
- g. Date
5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

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

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

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Maynard

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

12/23

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

12/23

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

11 Pleasant Street

a. Street Address

Maynard

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Matthew+Federica

a. First Name

Jancek

b. Last Name

c. Organization

11 Pleasant Street

d. Mailing Address

Maynard

e. City/Town

MA

f. State

01754

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1 - Additions	1	110	165
Step 5/Total Project Fee:			165
Step 6/Fee Payments:			
Total Project Fee:			165
State share of filing Fee:			70
City/Town share of filling Fee:			95
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

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.

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.

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/11



63 Main Street
Maynard, MA 01754

NOTICE OF INTENT

PURSUANT TO THE MASSACHUSETTS WETLAND PROTECTION ACT MGL CH.131 SEC.40

11 PLEASANT STREET, MAYNARD, MA 01754





63 Main Street
Maynard, MA 01754

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63 Main Street
Maynard, MA 01754

11 Pleasant Street
Maynard, MA 01754
Jancek Additions

NOI Report - 11 Pleasant Street

2a. Project Description

The property at 11 Pleasant Street consist of an existing multi-family house, built in 1880, which features 3 units over three stories and a walk out basement. The parcel is composed of a majority of grass lawn and is largely wooded around the perimeter of the property. The parcel slopes gradually down to the edge of the Assabet River. A large corner of the existing house sits within the 200' riverfront area. The existing roofs have gutters and downspouts that direct water away from the front and sides of the home. No additional rainwater management is present on site.

2b. Project Scope/Activity Description

An existing 1 unit addition (approximately 280 sf), which was recently damaged due to a fire will be removed and replaced with a new 2-story deck and staircase, and a new 1 bedroom ADU with a basement below. The entirety of this work is approximately 857.5 sf within the 200 ft riverfront area. A second structure will include a new 2-story workshop/storage building, with a footprint of approximately 544.5 sf also in the 200 ft riverfront area. The project will include the removal of invasive species along the entire length of the parcel that directly abuts the Assabet river and will replace them with new native plantings, and the project will add approximately 1761.26 sf of new planted rain gardens with native species. Over 1000 sf of new rain-gardens serve to capture existing and new run-off and recharge and filter the groundwater. Other minor activities of this project that are proposed (1516 sf of permeable geogrid, filled with earth and planted with clover) fall within both the 200' RFA and the 100' buffer zone of the neighboring property's BVW. All existing degraded areas other than those being replaced by new structures are to remain.

2c. Mitigation Measures

A staked straw wattle erosion control barrier is proposed to be installed along the downgradient limit of work within the 50-foot buffer zone as shown on the proposed site plan. This erosion control barrier is to be maintained in-place and replaced as necessary during construction until all site work is complete, and all areas disturbed by construction activities have been established with vegetation, mulch or wood chips. The limit of work has been established as the minimum necessary to complete the required improvements, repairs and stabilization of the site.

2d. Landscape Management

- All areas temporarily disturbed by construction will be restored to their existing state.
- The two new areas of roof will drain into rain gardens constructed below the edge of the roof.

2e. Wetlands Bylaw Report - 310 CMR 10.58(4) (d)

"No Significant Adverse Impact. The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests



63 Main Street
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identified in M.G.L. c. 131, § 40.

1. Within 200 foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997 or lots recorded after October 6, 1997 subject to the restrictions of 310 CMR 10.58(4)(c)2.b.vi., or up to 10% of the riverfront area within a lot recorded after October 6, 1997, provided that:

a. At a minimum, a 100 foot wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100 foot wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100 foot wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if an applicant demonstrates by a preponderance of evidence from a competent source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation;

b. Stormwater is managed according to standards established by the Department in its Stormwater Policy.”

1. The proposed work on the site addressed at 11 Pleasant Street alters more than 5000sf. 10% of the riverfront area at 11 Pleasant Street amounts to approximately 1928.6 sf, so the 5000 sf threshold is greater and used for the purposes of this report. The proposed project includes roughly 1402 sf of redeveloped area (new addition and storage/workshop outbuilding), 1761.26 sf of rain gardens, 1516 sf of geogrid, and roughly 2174 sf of existing previously degraded area that will remain unaltered.

2f. Wetlands Bylaw Report - 310 CMR 10.58(5) a-e

In response to the MassDEP comments dated 11/21/2025 regarding file # CE 195-8505: this project is seeking Redevelopment status; therefore, 10.58(5) a-e is applicable to this project.

a. The proposed work at 11 Pleasant Street demonstrates an improvement to the riverfront area by improvement of the site’s stormwater management, by removal of invasive species of vegetation, the planting of new native species, and by controlling stormwater runoff through targeted drainage strategies such as raingardens.

b. We believe that, as a small residential subdivision (less than or equal to 4 units in a multifamily home), the Massachusetts Storm-water Handbook is not applicable to this project. The proposed work includes a system of gutters, scuppers and raingardens to reduce run-off and encourage re-change. All new roof areas and some portions of the existing roof area will be tributary to this system.

c. Although the proposed work reaches closer to the river than do existing conditions, it does so



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in accordance with 310 CMR 10.58(5) (f) and (g).

d. Some of the proposed work is located within the riverfront area and is provided for by compliance with the criteria of 310 CMR 10.58(5) (f) and (g).

e. Although the area of proposed work exceeds the existing amount of degraded area, it does so in accordance with 310 CMR 10.58(5) (f) and (g).

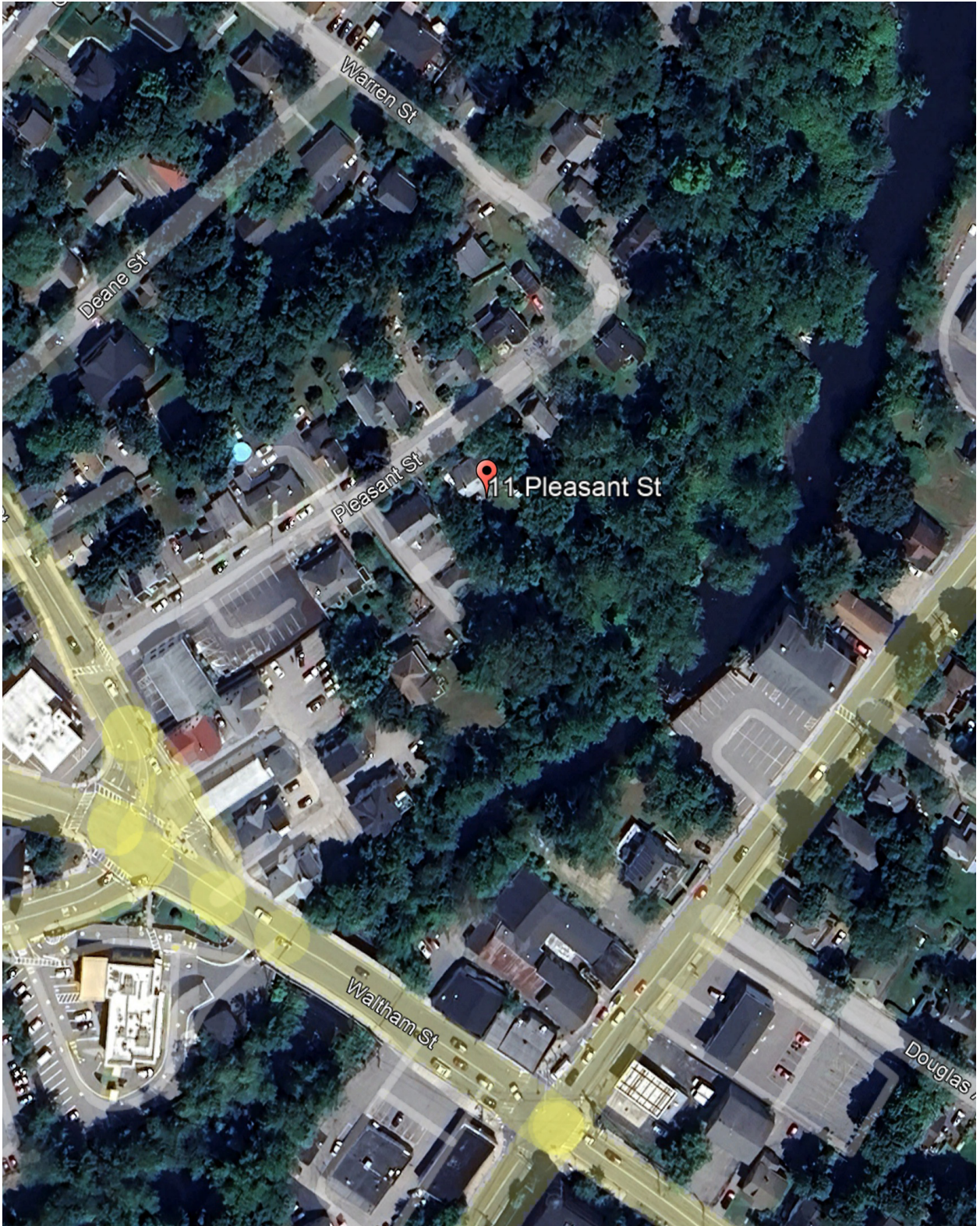
f. The parcel's total area is approximately 22,549.89 sf of which 19,286.07 sf falls within the riverfront area. The projects proposed cumulative area of disturbance is 3866.91 sf, which includes existing degraded area not being affected by this project, exceeding the 10% allowable area for redevelopment by 1719.97 sf. The proposed work is compliant with 310 CMR 10.58(5) (g) through the mitigation of areas described below... there is no work being credited at the 1:1 ratio for mitigation as stated in 310 CMR 10.58 (5) (f).

g. ...the proposed work is compliant with 310 CMR 10.58(5) (g) through a mitigation area of approximately 3867 sf, calculated at a 2:1 ratio, resulting in 1720 sf of mitigation area. Within this area we will remove invasive species present, and plant new native species selected from the State's recommended native species guide.



63 Main Street
Maynard, MA 01754

Flrgure 1 - Locus Map (NTS)





63 Main Street
Maynard, MA 01754

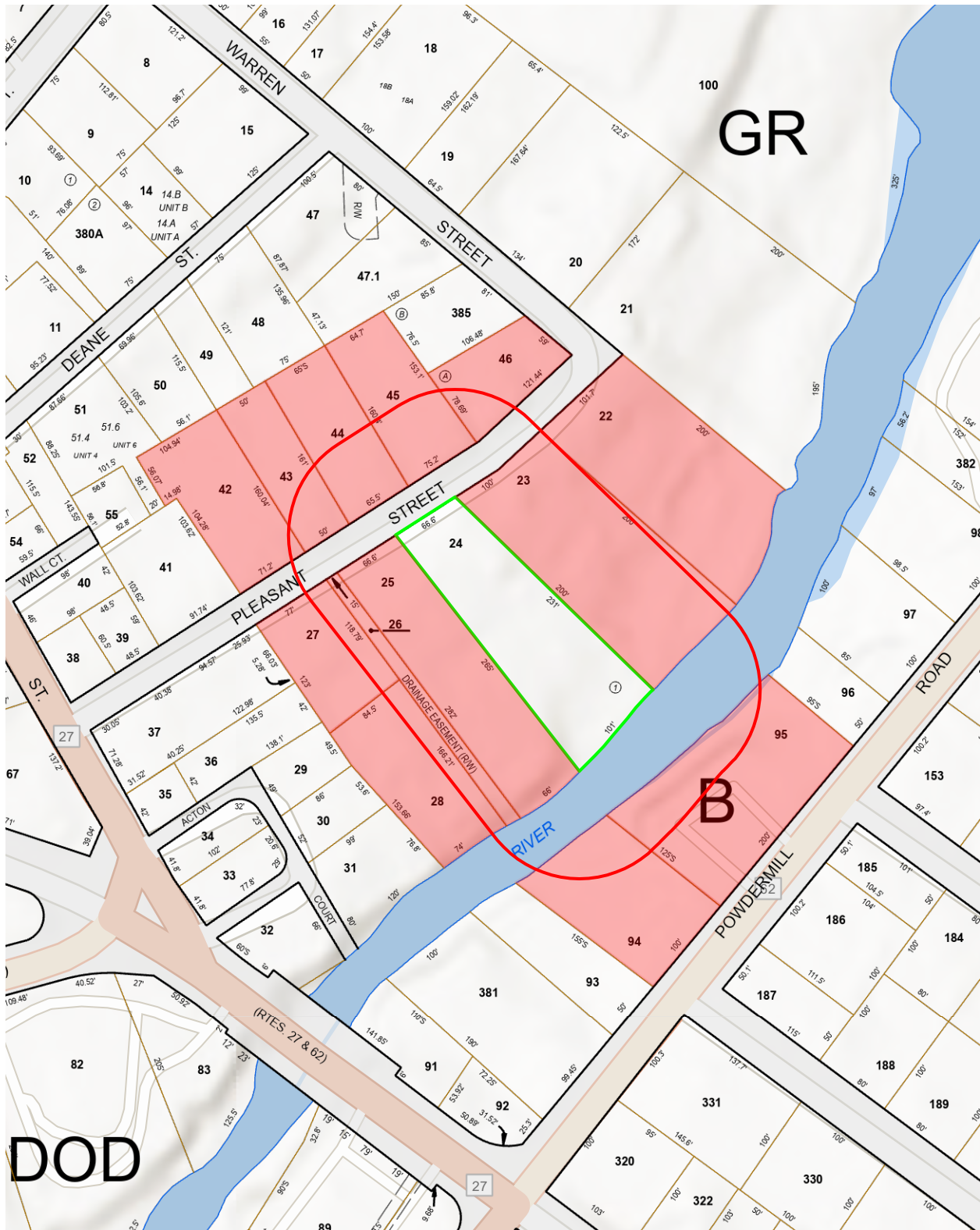
Flrgure 2 - Assessors Map (NTS)





63 Main Street
Maynard, MA 01754

Figure 3 - Abutters Map (NTS)

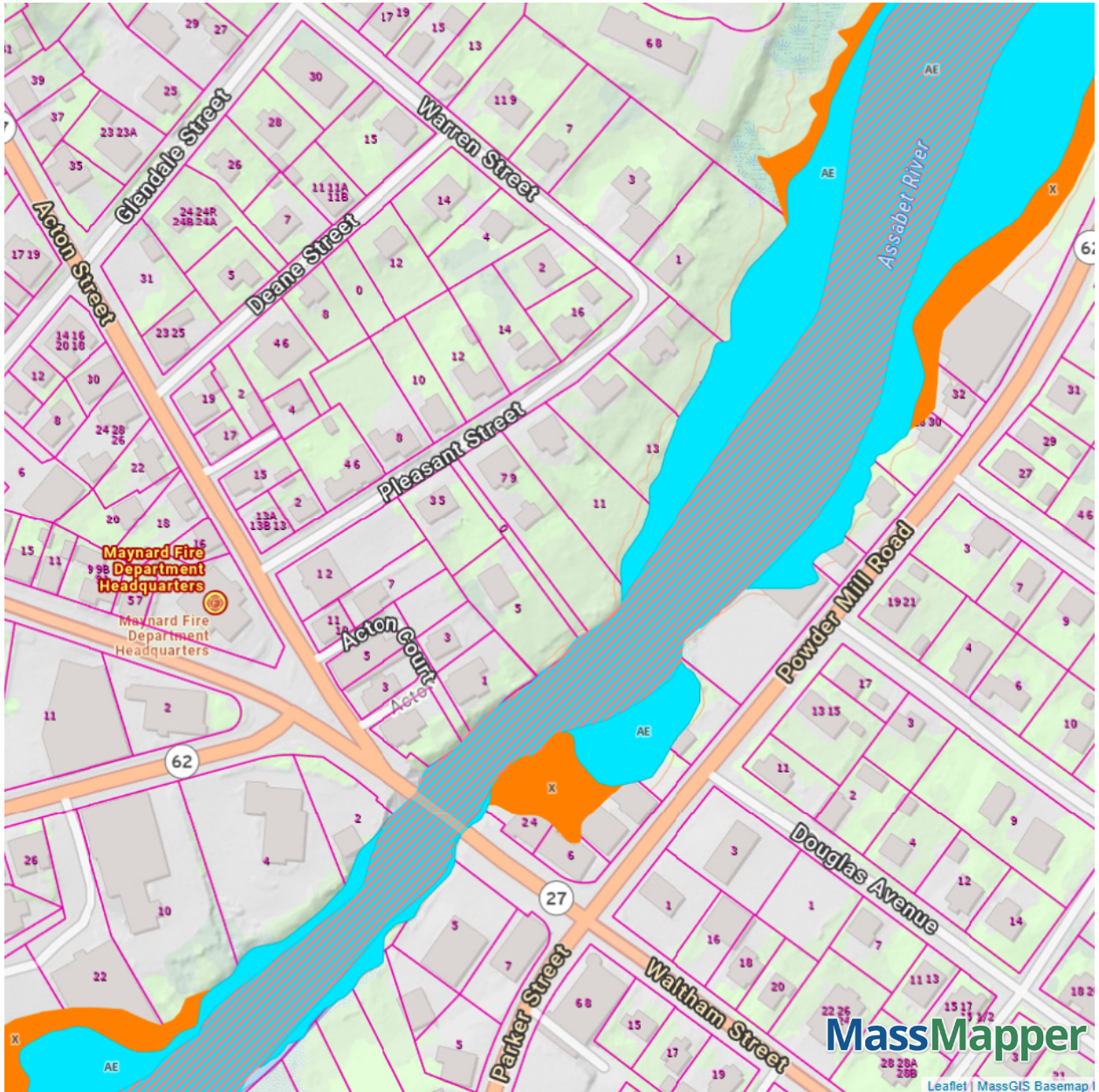




63 Main Street
Maynard, MA 01754

Flrgure 4 - FEMA Flood Map (NTS)

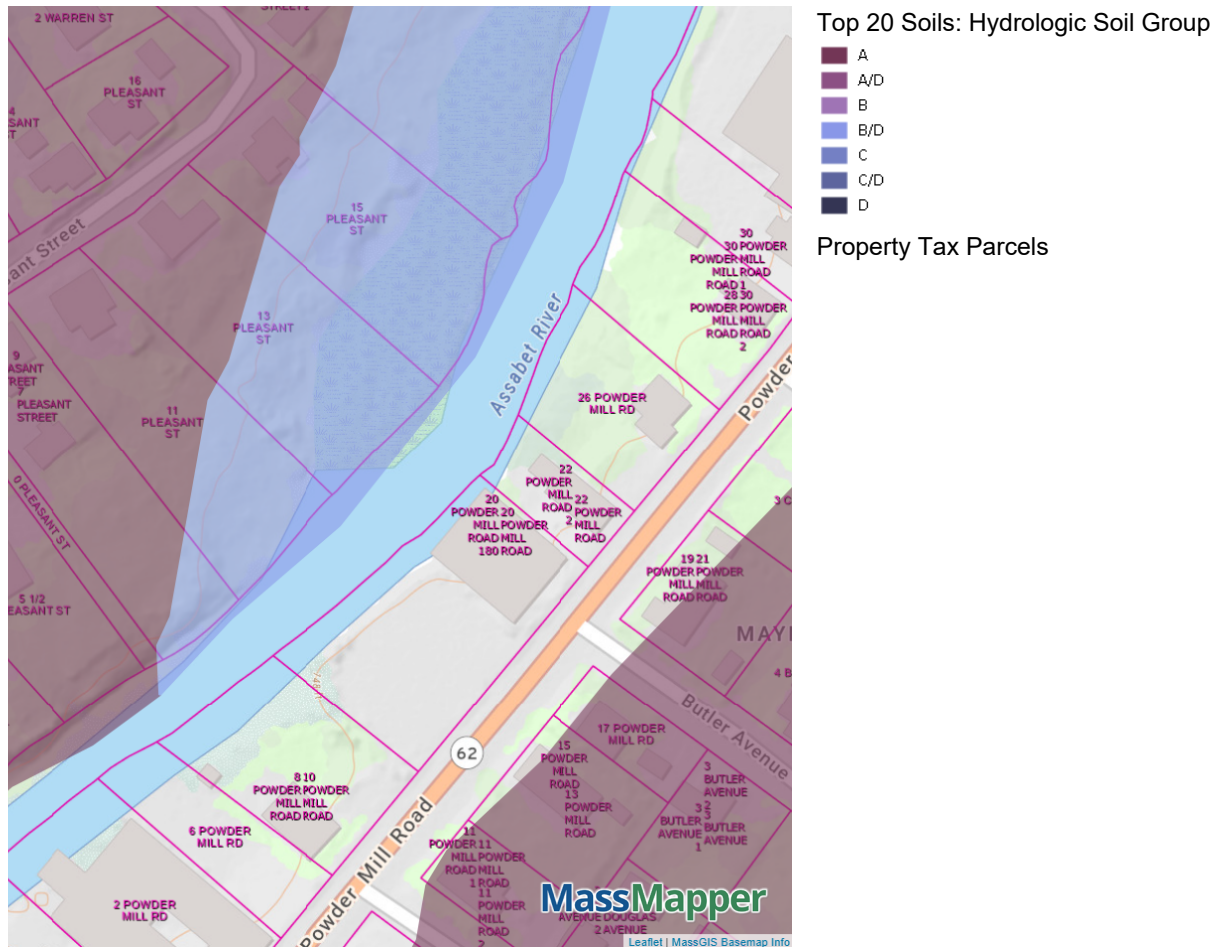
FEMA Flood Map Maynard





63 Main Street
Maynard, MA 01754

Figure 5 - Soils Map (NTS)



Description of Hydrologic Soil Groups from USDA/NOAA:

Hydrologic Groups

The Hydrologic Group, designated A, B, C, or D, indicates in general, the amount of runoff to be expected from the soil when saturated. Soils in Group A yield very little runoff because they are rapidly or very rapidly permeable and take in water at equal or faster rates than most rains fall in the area. Soils in Hydrologic Group D take water very slowly and yield large amounts of runoff. Soils in Group B and C yield less than Group D and more than Group A. Poorly drained soils generally are in Group D because the high water table prevents movement of water in the soil. Hydrologic Groups are given for each soil in the Access Databases in the report "MANU - Table K1. Water Features". Where two groupings are listed, the first group is for areas that have been artificially drained and the second group is for the soil in its natural undrained state.

Hydrologic Soil Group A

Soils having high infiltration rates even when thoroughly wetted, consisting chiefly of deep, well to excessively drained sand and/or gravel. These soils have a high rate of water transmission and would result in a low runoff potential.

Hydrologic Soil Group B

Soils having moderate infiltration rates when thoroughly wetted, consisting chiefly of moderately deep or deep, moderately well or well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.

Hydrologic Soil Group C

Soils having slow infiltration rates when thoroughly wetted, consisting chiefly of (1) soils with a layer that impedes the downward movement of water, or (2) soils with moderately fine or fine textures and slow infiltration rate. These soils have a slow rate of water transmission.


Hydrologic Soil Group D

Soils having very slow infiltration rates when thoroughly wetted, consisting chiefly of (1) clayey soils with high swelling capacity or potential, (2) soils with a high permanent water table, (3) soils with claypan or clay layer at or near the surface, and (4) shallow soils over nearly impervious materials. These soils have a very slow rate of water transmission.



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Native plantings both in the existing landscape and in the new rain-gardens will be a combination of the following plantings taken from the State's native plant palette guide.



American wild mint
Mentha canadensis

Color: Flowers
growth form: Summer
flowering season:


Height: 12-18" Spread: 18-21" Sun: Semi sun leaf: Average: Wet: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Atlantic Coastal Pine Barrens,
☒ 3. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Other Wildlife Drought Tolerant



Black eyed susan
Rudbeckia hirta

Color: Flowers
growth form: Summer
flowering season:


Height: 12-24" Spread: 12-18" Sun: Semi sun leaf: Average: Dry: moisture level

☒ 1. Northeastern Highlands

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Birds Other Wildlife Drought Tolerant



Bluets
Houstonia missouriensis

Color: Flowers
growth form: Summer
flowering season:


Height: 1-3" Spread: 1-3" Sun: Semi sun leaf: Average: Dry: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Atlantic Coastal Pine Barrens,
☒ 3. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Other Wildlife Drought Tolerant



Cardinal flower
Lobelia cardinalis

Color: Flowers
growth form: Summer
flowering season:


Height: 24-36" Spread: 8-12" Sun: Semi sun leaf: Average: Wet: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Atlantic Coastal Pine Barrens,
☒ 3. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Birds Other Wildlife



Highbush blueberry
Vaccinium corymbosum

Color: Shrubs
growth form: Spring
flowering season:


Height: 3-8" Spread: 3-7" Sun: Semi sun leaf: Average: Dry: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Atlantic Coastal Pine Barrens,
☒ 3. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Birds Other Wildlife Drought Tolerant



Black cohosh
Actaea racemosa

Color: Flowers
growth form: Summer
flowering season:


Height: 3-5" Spread: 2-3" Sun: Semi sun leaf: Average: Dry: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Atlantic Coastal Pine Barrens,
☒ 3. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Other Wildlife Drought Tolerant



Blue vervain
Verbena hastata

Color: Flowers
growth form: Summer
flowering season:


Height: 24-48" Spread: 12-18" Sun: Semi sun leaf: Average: Wet: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Atlantic Coastal Pine Barrens,
☒ 3. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Other Wildlife



Bristle-leaf sedge
Carex eburna

Color: Grasses
growth form: Spring
flowering season:


Height: 6-10" Spread: 8-12" Sun: Semi sun leaf: Average: Wet: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Other Wildlife Drought Tolerant



meadowsweet
Spiraea alba

Color: Shrubs
growth form: Summer
flowering season:


Height: 24-60" Spread: 24-48" Sun: Semi sun leaf: Average: Wet: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Atlantic Coastal Pine Barrens,
☒ 3. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Pollinators Birds Other Wildlife



Sensitive fern
Oncoclea sensibilis

Color: Ferns
growth form: Spring
flowering season:

Height: 10-24" Spread: 24-36" Sun: Semi sun leaf: Average: Wet: moisture level

☒ 1. Northeastern Highlands,
☒ 2. Atlantic Coastal Pine Barrens,
☒ 3. Northeastern Coastal Zone

SEE LOCAL NURSURIES MORE INFO

WHY NATIVE PLANTS?

Other Wildlife

11 Pleasant Street Additions		Structures	Total Area (Degraded+Structures)	Rain Gardens	Restoration Area (riverfront bank native/invasives, native/lawn)	Totals
Lot Area	22,549.89 sf					
Existing Riverfront Area	19,286.07 sf					
10% of Riverfront Area	1,928.6 sf					
Existing Degraded Areas		723.27 sf	3,178.3 sf			
Proposed Degraded Areas		1,637. sf	3,648.57 sf			

% of developed/degraded RFA						18.92%
Degraded Riverfront Area (RFA) -10% of RFA						1,719.97 sf
2:1 Ratio mitigation = (Degraded RFA - 10% of riverfront area) x 2 per 310 CMR 10.58(5)(g)						3,439.94 sf
Proposed Mitigation Areas				1,761.26 sf	2,105.65 sf	3,866.91 sf

note: all areas are shown in square feet

Breakdown of Major Areas

Existing Degraded Areas	Existing Structures Area		
2,454.97 sf	631.27 sf		
Degraded Areas After Removal of walls and gravel	Existing Structures After Demo		
2,011.06 sf	162.39 sf		
Proposed Geogrid w/ clover Area in BVW 100' buffer			
854.58 sf			
Proposed Geogrid Area in 100' RFA Buffer			
454.75 sf			
Proposed Structures Area	Rain Gardens	Mitigation (2:1 ratio)	
857.47 sf	1,761.26 sf	2,105.65 sf	
544.5 sf			

SEAL

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ARCHITECT

InSitu
Studio InSitu Architects, Inc.

63 MAIN STREET
MAYNARD, MA 01754

T. 978.461.6114
W. WWW.STUDIOINSITU.COM

TEAM

CONTRACTOR
TBD

ENGINEER
TBD

MEP ENGINEER
TBD

PROJECT NAME
JANCEK

CLIENT
MATT + FEDERICA JANCEK
11 PLEASANT STREET
MAYNARD, MA

PROJECT ADDRESS
11 PLEASANT STREET
MAYNARD, MA

PROJECT NUMBER
2522

DRAWN BY / CHECKED BY
JD / TH

ISSUE DATE
12.08.2025

PHASE
SCHEMATIC SET

REVISIONS

SHEET TITLE
EXISTING SITE PLAN

SHEET
A100

ZONING ANALYSIS

PER MAYNARD ZONING BYLAWS §4.1 TABLE B (DIMENSIONAL REQUIREMENTS)
11 PLEASANT ST ZONE: GR

ZONE	GR		
	DIMENSIONAL REQUIREMENT	EXISTING CONDITIONS APPROX.	PROPOSED
MINIMUM LOT SIZE	7000 SQFT	24000.25 SQFT	NO CHANGE
MINIMUM FRONTAGE	75 FT	66.6 FT	NO CHANGE
MINIMUM LOT WIDTH	70	66.6 FT	NO CHANGE
MAX. BUILDING COVERAGE	40%	6.1%	12.11%
MAX. COVERAGE BY IMPERVIOUS SURFACES	75%	11.9%	18.1%
FRONT YARD SETBACK	25 FT	25 FT	NO CHANGE
SIDE YARD SETBACK	15 FT	~10'8"	~9'2-3/4"
REAR YARD SETBACK	15 FT	199.5 FT	126.6 FT
MAX HEIGHT	35 FT	NO CHANGE	NO CHANGE

PARCEL INFORMATION GATHERED FROM MAYNARD + MASS. GIS DATABASES.

Note: "Total Gross Square Feet" shall mean the gross square feet of the building(s) that is measured from the exterior face of the outside wall to the exterior face of the opposite outside wall for length and width, times the number of habitable levels of space. The Total Gross Square Feet does not include attics with a ceiling height of less than 6' or basements that are unfinished or uninhabitable. The Total Gross Square Feet shall include roof overhangs extending more than two feet from the exterior building wall, garages, carports, canopies, and other structures whether or not such garages, carports, canopies, and other structures are part of the building or combination of buildings.

3.1.2 Table A:

- Residential Uses - Multifamily dwelling (Requires Planning Approval, Special Permit)
- Accessory Uses - Accessory Apartment (Requires ZBA Approval, Special Permit)

11 Pleasant Street Additions	Structures	Total Area (Degraded+Structures)	Rain Gardens	Restoration Area (Infront bank native/structures, native/awn)	Totals
Lot Area		22,549.89 sf			
Existing Riverfront Area		19,288.07 sf			
10% of Riverfront Area		1,928.81 sf			
Existing Degraded Areas		729.27 sf	3,176.3 sf		
Proposed Degraded Areas		1,897 sf	9,648.37 sf		
% of developed/degraded RFA					18.82%
Degraded Riverfront Area (RFA) - 10% of RFA					1,718.87 sf
2:1 Ratio mitigation + (Degraded RFA - 10% of Riverfront area) x 2 per 31A CMR 08.00(2)(g)					5,439.84 sf
Proposed Mitigation Areas			1,761.28 sf	2,105.65 sf	3,866.93 sf
Breakdown of Major Areas					
Existing Degraded Areas	Existing Structures Area	631.27 sf			
Degraded Areas After Removal of walls and gravel	Existing Structures After Demos	102.38 sf			
Proposed Geogrid w/ clover Areas in BWW 100' Buffer		856.58 sf			
Proposed Geogrid Areas in 100' RFA Buffer		454.75 sf			
Proposed Structures Area	Rain Gardens	1,761.28 sf	Mitigation (2:1 ratio)		
		344.62 sf			

Table cell areas are shown in square feet



1 SITE PLAN - EXISTING
SCALE: 1" = 10' - 0"

EXISTING TO BE REMOVED

PROJECT
NORTH

SEAL

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ARCHITECT

InSitu
Studio InSitu Architects, Inc.

63 MAIN STREET
MAYNARD, MA 01754

T. 978.461.6114
W. WWW.STUDIOINSITU.COM

TEAM

CONTRACTOR
TBD

ENGINEER
TBD

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11 PLEASANT STREET
MAYNARD, MA

PROJECT NUMBER
2522

DRAWN BY / CHECKED BY
JD / TH

ISSUE DATE
12.08.2025

PHASE
SCHEMATIC SET

REVISIONS

SHEET TITLE
SITE PLAN OF PROPOSED WORK

SHEET
A101

ZONING ANALYSIS

PER MAYNARD ZONING BYLAWS §4.1 TABLE B (DIMENSIONAL REQUIREMENTS)
11 PLEASANT ST ZONE: GR

ZONE	GR		
	DIMENSIONAL REQUIREMENT	EXISTING CONDITIONS APPROX.	PROPOSED
MINIMUM LOT SIZE	7000 SQFT	24000.25 SQFT	NO CHANGE
MINIMUM FRONTAGE	75 FT	66.6 FT	NO CHANGE
MINIMUM LOT WIDTH	70	66.6 FT	NO CHANGE
MAX. BUILDING COVERAGE	40%	6.1%	12.11%
MAX. COVERAGE BY IMPERVIOUS SURFACES	75%	11.9%	18.1%
FRONT YARD SETBACK	25 FT	25 FT	NO CHANGE
SIDE YARD SETBACK	15 FT	~10'8"	~9'2-3/4"
REAR YARD SETBACK	15 FT	199.5 FT	126.6 FT
MAX HEIGHT	35 FT	NO CHANGE	NO CHANGE

PARCEL INFORMATION GATHERED FROM MAYNARD + MASS. GIS DATABASES.

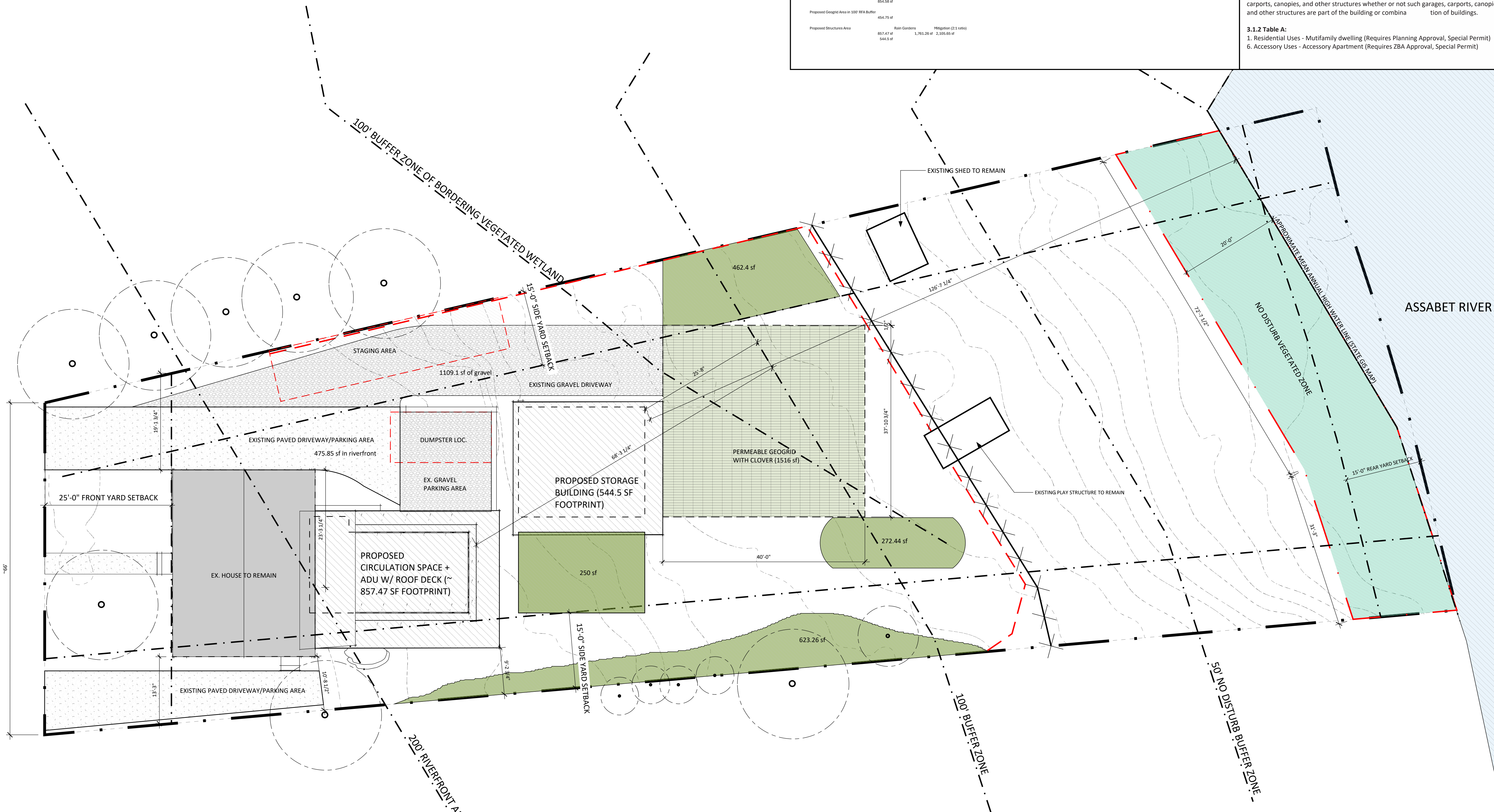
Note: "Total Gross Square Feet" shall mean the gross square feet of the building(s) that is measured from the exterior face of the outside wall to the exterior face of the opposite outside wall for length and width, times the number of habitable levels of space. The Total Gross Square Feet does not include attics with a ceiling height of less than 6' or basements that are unfinished or uninhabitable. The Total Gross Square Feet shall include roof overhangs extending more than two feet from the exterior building wall, garages, carports, canopies, and other structures whether or not such garages, carports, canopies, and other structures are part of the building or combination of buildings.

3.1.2 Table A:

- Residential Uses - Multifamily dwelling (Requires Planning Approval, Special Permit)
- Accessory Uses - Accessory Apartment (Requires ZBA Approval, Special Permit)

11 Pleasant Street Additions	Structures	Total Area (Degraded+Structures)	Rain Gardens	Restoration Area (Newfront bank native/structures, native/awn)	Totals
Let Area	22,549.89 sf				
Existing Riverfront Area	19,288.07 sf				
10% of Riverfront Area	1,928.81 sf				
Existing Degraded Areas	729.27 sf	3,176.3 sf			
Proposed Degraded Areas	1,897.47 sf	3,648.37 sf			
% of developed/degraded RFA					18.82%
Degraded Riverfront Area (RFA) - 10% of RFA					1,718.87 sf
2:1 Ratio mitigation + (Degraded RFA - 10% of Riverfront area) x 2 per 33A CMR 03.00(2)(g)					3,439.84 sf
Proposed Mitigation Areas			1,761.26 sf	2,105.65 sf	3,866.91 sf
Breakdown of Major Areas					
Existing Degraded Areas	Existing Structures Area	Existing Structures Area			
	2,454.97 sf	631.27 sf			
Degraded Areas After Removal of walls and gravel	Existing Structures After Demos	Existing Structures After Demos			
	2,011.06 sf	102.28 sf			
Proposed Geogrid w/ clover Areas in R/W 100' Buffer					
					65.58 sf
Proposed Geogrid Area in 100' RFA Buffer					454.75 sf
Proposed Structures Area	Rain Gardens	Mitigation (2:1 ratio)			
	857.47 sf	1,761.26 sf	2,105.65 sf		
	344.92 sf				

Table cell areas are shown in square feet

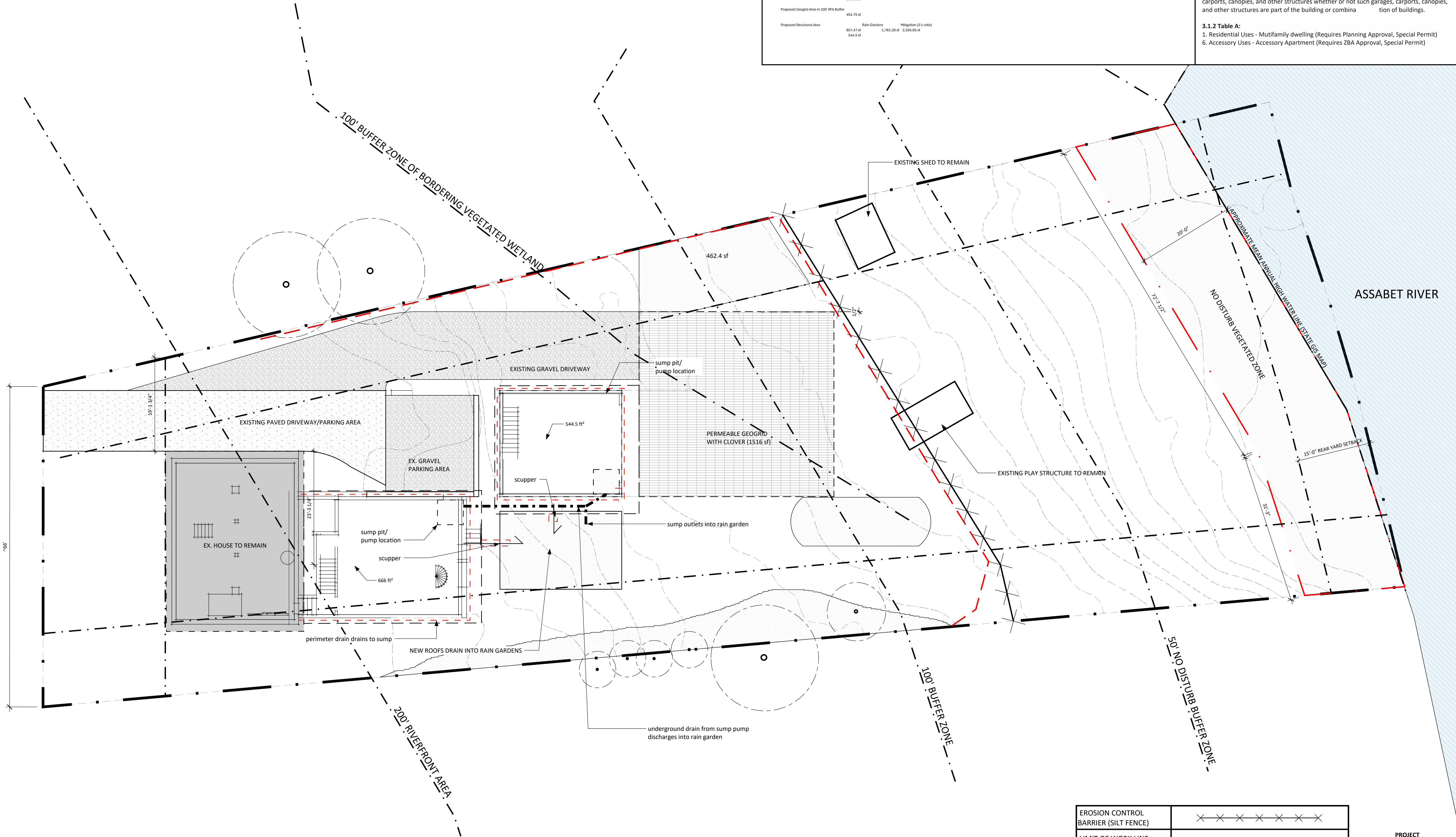


1 SITE PLAN
SCALE: 1" = 10' - 0"

EROSION CONTROL BARRIER (SILT FENCE)	XXXXXX
LIMIT OF WORK LINE	----
RAIN GARDENS (W/ NATIVE PLANTS (~1380 SF))	=====
AREA OF UNDISTURBED VEGETATION	=====
GEOGRID W/ CLOVER	=====

PROJECT NORTH





11 Pleasant Street Additions				
	Structures	Total Area (Degraded+Structures)	Rain Gardens	Restoration Area (Newfront bank native/structures, native/awn)
Let Area	22,549.89 sf			
Existing Riverfront Area	19,288.07 sf			
100' of Riverfront Area	1,028.6 sf			
Existing Degraded Areas		729.27 sf	3,176.3 sf	
Proposed Degraded Areas		1,897 sf	9,648.37 sf	
% of developed/degraded RFA				18.92%
Degraded Riverfront Area (RFA) - 10% of RFA				1,718.87 sf
2:1 Ratio mitigation + (Degraded RFA - 10% of Riverfront area) x 2 per 335 CMR 03.06(2)(g)				3,439.84 sf
Proposed Mitigation Areas			1,761.28 sf	2,105.65 sf
Breakdown of Major Areas				
Existing Degraded Areas	Existing Structures Area			
	2,454.97 sf	831.27 sf		
Degraded Areas After Removal of walls and gravel	Existing Structures After Demos			
	2,011.06 sf	182.38 sf		
Proposed Geogrid w/ clover Areas in R/W 100' Buffer				
		851.58 sf		
Proposed Geogrid Areas in 100' RFA Buffer				
		454.75 sf		
Proposed Structures Area	Rain Gardens	Mitigation (2:1 ratio)		
	857.47 sf	1,761.28 sf	2,105.65 sf	
	844.9 sf			

ZONING ANALYSIS			
PER MAYNARD ZONING BYLAWS §4.1 TABLE B (DIMENSIONAL REQUIREMENTS)			
11 PLEASANT ST ZONE: GR			
ZONE	GR		
	DIMENSIONAL REQUIREMENT	EXISTING CONDITIONS APPROX.	PROPOSED
MINIMUM LOT SIZE	7000 SQFT	24000.25 SQFT	NO CHANGE
MINIMUM FRONTAGE	75 FT	66.6 FT	NO CHANGE
MINIMUM LOT WIDTH	70	66.6 FT	NO CHANGE
MAX. BUILDING COVERAGE	40%	6.1%	12.11%
MAX. COVERAGE BY IMPERVIOUS SURFACES	75%	11.9%	18.1%
FRONT YARD SETBACK	25 FT	25 FT	NO CHANGE
SIDE YARD SETBACK	15 FT	~10'8"	~9'2-3/4"
REAR YARD SETBACK	15 FT	199.5 FT	126.6 FT
MAX HEIGHT	35 FT	NO CHANGE	NO CHANGE
PARCEL INFORMATION GATHERED FROM MAYNARD + MASS. GIS DATABASES.			
Note: "Total Gross Square Feet" shall mean the gross square feet of the building(s) that is measured from the exterior face of the outside wall to the exterior face of the opposite outside wall for length and width, times the number of habitable levels of space. The Total Gross Square Feet does not include attics with a ceiling height of less than 6' or basements that are unfinished or uninhabitable. The Total Gross Square Feet shall include roof overhangs extending more than two feet from the exterior building wall, garages, carports, canopies, and other structures whether or not such garages, carports, canopies, and other structures are part of the building or combination of buildings.			
3.1.2 Table A:			
1. Residential Uses - Multifamily dwelling (Requires Planning Approval, Special Permit)			
6. Accessory Uses - Accessory Apartment (Requires ZBA Approval, Special Permit)			

EROSION CONTROL BARRIER (SILT FENCE)	XXXXXX
LIMIT OF WORK LINE	----
RAIN GARDENS (W/ NATIVE PLANTS (~1380 SF))	=====
AREA OF UNDISTURBED VEGETATION	=====
GEOGRID W/ CLOVER	=====



1 SITE PLAN
SCALE: 1" = 10' - 0"

SEAL

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ARCHITECT

InSitu
Studio InSitu Architects, Inc.

63 MAIN STREET
MAYNARD, MA 01754

T. 978.461.6114
W. WWW.STUDIOINSITU.COM

TEAM

CONTRACTOR
TBD

ENGINEER
TBD

MEP ENGINEER
TBD

PROJECT NAME
JANCEK

CLIENT
MATT+FEDERICA JANCEK
11 PLEASANT STREET
MAYNARD, MA

PROJECT ADDRESS
11 PLEASANT STREET
MAYNARD, MA

PROJECT NUMBER
2522

DRAWN BY / CHECKED BY
JD / TH

ISSUE DATE
12.08.2025

PHASE
SCHEMATIC SET

REVISIONS

SHEET TITLE
SITE PLAN OF PROPOSED WORK

SHEET
A101



Town of Maynard Conservation Commission

Tuesday, December 23, 2025 at 6 PM

*Pursuant to Chapter 20 of the Acts of 2022, this meeting will be
conducted via remote means. Chair: Susan Erickson
Posted by: Zoe Piel, Conservation Agent & Assistant Town Planner*

Commission Members Present: Chair Susan Erickson, M. John Dwyer, Steve Smith, Sarah Measures, Page Czepiga

Town Staff/Consultants: Zoe Piel, Conservation Agent & Assistant Town Planner

Others Present: Justin Chrzanowski, Pursuit of Happiness LLC;

Meeting called to order at 6:00pm by Conservation Commission Chair Susan Erickson.

1. Meeting Opening

The meetings will be conducted with decorum. This means that the members of the Commission and the public are required to respect each other at all times. We may not always agree with one-another, but we can work to resolve differences with patience and understanding. As a member of the public, you are encouraged to participate in the meeting. To ensure the meeting proceeds in an orderly manner, please follow these procedures

- If you wish to comment or ask a question of the Commission:
- Raise your digital hand once the Chair has opened up the meeting for public comment.
- When you are recognized to speak, please state your name and address.
- Direct all comments/questions to the Commission through the Chair.
- In the interest of time, limit your questions and statements to two (2) minutes.
- Limit your statements/questions to the topic at hand.
- Talk ONLY about issues that are under the jurisdiction of the Wetlands Protection Act.

2. Public Hearing: DEP#213-0303 – 14-16 Hillside St. (continued from 12/09/2025)

Public hearing relative to a filing of Notice of Intent under the Massachusetts Wetlands Protection Act and the Maynard Wetlands Administration Bylaw and associated Regulations, filed by Pursuit of Happiness LLC, 29 Babe Ruth Drive, Sudbury, MA 01776, for the property at 14-16 Hillside Street, Maynard, MA 01754. The subject property is within the 200-foot Riverfront Area and the 100-foot Buffer Zone of a Bordering Vegetated Wetland. The proposed alterations, related to the renovation of the subject property from a single-family home into a three-unit apartment house, include creation of a rear deck and a new impervious parking area for five (5) cars in the rear of the property.

- Ms. Piel noted to the Commission that the filing was updated to include a waiver request for Stormwater Management.
- Ms. Piel briefly summarized the content of the recently-completed peer review report from TRC, Inc. According to their report, the applicant's submission requires corrections to WPA Form 3 to include the deck and expanded details as to the scope of work, as well as minor changes to the applicant contact information. TRC also indicated that, in their opinion, the submitted plans would meet the WPA performance standards for work in the Riverfront Area, provided that the Commission require additional native plantings between the limit of work and the river bank. TRC also provided a detailed report regarding the project's compliance with the Maynard Stormwater By-Law, and recommended the applicant revise and update the submitted plans to include information required under the Maynard Stormwater Regulation.

- Chair Erickson opened discussion as to the first part of the report, which dealt with the project's satisfaction of the WPA performance standards for the Riverfront Area and 100-foot Buffer Zone. Chair Erickson inquired about TRC's comment that, at the site visit, the delineation of the 100-foot Buffer Zone was slightly closer to the project area than was shown on the original submission. TRC recommended an updated delineation. Ms. Piel, who was present at the site visit, was of the opinion that the measurement made at the site visit was inexact, and the discrepancy negligible.
- Mr. Smith asked about the total amount of fill being brought to the site; whether any soils were to be removed; and about details surrounding stabilization of soil stockpiles during construction (for example, to prevent siltation from rainfall). He also asked about the origin of the fill soil and its composition.
- Mr. Chrzanowski said that he also felt that the measurement of the 100-foot Buffer Zone taken at the site visit was inexact, and he believed the original survey to be reliable. He said he would provide updated information regarding the fill.
- Mr. Smith asked whether the applicant had submitted a cut-and-fill elevation plan for the driveway. Ms. Piel replied that the submitted plans included elevations showing the grade change only.
- Mr. Dwyer noted that the 100-foot Buffer Zone is to be measured horizontally from the bank, and that as such a measurement taken uphill could be inaccurate.
- Ms. Measures asked about the presence of an abandoned stormwater outfall at the riverbank end of the parcel, and who is responsible for its maintenance. She also requested that any extant wetland plants near the work area be preserved, and said she would prefer that any permanent erosion-control measures on the site be made out of materials other than plastics. Finally, she requested the applicant submit an operations manual for the upkeep of the rain garden.
- Chair Erickson then proceeded to the stormwater management portion of the peer review report. Chair Erickson requested the applicant provide a more detailed narrative to accompany the waiver request. Mr. Chrzanowski noted that Ms. Piel had advised him solely to submit the waiver request form, but did not specify any further information. Ms. Piel confirmed that she advised him to submit only the waiver form in anticipation of more detailed requests to follow from the Commission at the hearing, which would be submitted along with other plan updates. Mr. Chrzanowski requested a list of any outstanding information still required by the Commission in order to facilitate a satisfactory plan update to be submitted.
- Chair Erickson mentioned that the work description in WPA Form 3 should be updated to include the deck and stairs.
- Ms. Czepiga asked whether the original wetland flags on the applicant's survey had been geolocated (via GPS). Mr. Chrzanowski replied that he did not know offhand but would be able to find out, and ensure that missing flags be replaced.
- Regarding the submittal's compliance with the Maynard Stormwater By-law and Regulations, Ms. Czepiga concurred with TRC's report that specified more detailed information about existing site conditions, impact of proposed changes, and mitigation. She noted the need for seasonal high groundwater elevation data in order to verify the functionality of the rain garden and berm, and whether the proposed design would satisfactorily withstand the potential for erosion caused by the steeper slope of the proposed driveway. She also requested submittal of an operations & maintenance plan for the rain garden.
- Mr. Dwyer agreed that the steepness of the new slope could require additional erosion controls at the entrance to the rain garden.
- Mr. Smith mentioned TRC's comment about a discrepancy in the plan between the berm widths in two separate sections (2 feet in one location, and 1 foot in the other). He asked for this discrepancy to be addressed, and said that provision of a cut and fill plan would also support explication of the rain garden design.

- Chair Erickson said she supported TRC's recommendation for material stockpile guidelines during construction to prevent siltation. She also said that she agreed with the section of the report which recommended pretreatment of stormwater prior to entering the rain garden.
- Mr. Smith said that, generally, he wished to see additional detail on the rain garden plan, showing plant placement, pretreatment location, elevation changes, berm locations--the types of information a builder might need in order to construct the rain garden.
- Chair Erickson reiterated the need for information on stormwater pretreatment in order to meet the Maynard Stormwater Regulation requirements for total suspended solids (TSS) and total phosphorus (TP). She also requested a general O&M plan for stormwater.
- Ms. Piel raised the issue of TRC's recommendation for additional native plantings between the work area and the riverbank, and asked whether the Commission was requiring this be included on the applicant's updated submission. Chair Erickson said that this would be required. Ms. Piel also responded to Ms. Measures' earlier comment about erosion control barriers made of plastic, clarifying that silt fencing would only be required during construction and would not be permanent.
- Chair Erickson asked about the outfall pipe present on the property, and whether its presence would be of further concern. Ms. Piel replied that in her opinion, the outfall pipe would not present a problem unless the project involved excavation. Mr. Smith asked whether the outfall was active. Ms. Piel said that water still flows from it, because it is not obstructed, but that it is not maintained and is probably a remnant of an earlier storm sewer system.
- Mr. Dwyer asked about the location for snow storage on the property. Mr. Chrzanowski directed his attention to the snow storage proposal on the most recently submitted plans (dated Sept. 26, 2025), which would place snow along the margin of the rain garden. Ms. Czepiga recalled that Commissioners had been concerned about the impact of the snow on the rain garden. She also noted that the peer review report observed the potential impact of snow storage on the rain garden's pollutant removal capacity. Mr. Chrzanowski said he would discuss with his engineer a potential vegetated separation strip to help address the issue of stormwater pretreatment.
- Chair Erickson said that one of the likely conditions for the project would be prohibition on the use of salts for de-icing, but that even excess sand could pose a problem for rain garden function. She requested a snow removal plan that takes the rain garden into account.
- Mr. Dwyer suggested moving the rain garden closer to the river to allow for pretreatment of runoff.
- Mr. Chrzanowski said he wanted to confirm that he had a complete inventory of updates the Commission would require in order to be satisfied to proceed. Ms. Piel said she would compile a bulleted list of the requested updates and provide it to him as soon as possible.
- Chair Erickson asked whether the updated plans would be submitted to the peer reviewers. Ms. Piel said that the scope of the initial proposal to the peer review firm did NOT include another round of revisions. Ms. Measures requested that Mr. Chrzanowski's engineer be present to answer questions about the updated plans at a future meeting.
- Mr. Smith moved to continue the hearing until the meeting of January 13, 2025. Ms. Measures seconded the motion. **The motion carried unanimously.**

3. December 9, 2025 Meeting Minutes

- Mr. Dwyer requested a revision to the draft minutes to include reference to the 90-95% permeability of the proposed geogrid for the project at 11 Pleasant Street.
- Chair Erickson moved to approve the minutes of the December 9, 2025 meeting as amended. Mr. Dwyer seconded the motion. **The motion carried by majority vote, as only three commissioners were present at the meeting of Dec. 9, 2025.**

4. Agent Updates

- Ms. Piel said that the required Conservation Restriction for the property at Maynard Crossing had been reviewed by Town Counsel and was returned to Capital Group Properties for their revisions and submission to the State for approval.
- Ms. Piel said that she met via Zoom with Kristin O'Brien at the Sudbury Valley Trustees about resuming Maynard's participation in SVT's Weed Warriors program for 2026. Ms. Piel said she discussed continuing garlic mustard pulls along the rail trail, and also the potential for removal of Japanese knotweed at the small park on Thomas Street. Mr. Smith asked about what the Thomas Street project might require. Ms. Piel said that Ms. O'Brien suggested using machetes to cut and remove Japanese knotweed as frequently as possible, but did not recommend herbicides. Mr. Smith said he had discussed invasive species removal with both the Tree Committee and Maynard Community Gardeners, and that these groups could represent a resource for skilled volunteers and technical assistance. Chair Erickson agreed that the park on Thomas Street could use an improvement plan to guide its restoration.
- Ms. Piel noted that Mr. Dwyer relayed a resident report of finding a pile of dead squirrels in a Conservation-owned parcel on White Ave. by the DPW garage. She said that while at first she thought this could be the result of rodenticide, it could also be the result of hunting with a BB gun. (N.B. that use of first- and second-generation rodenticides is now banned in Maynard, but hunting is not.) Ms. Piel said she would see if she could find additional information in the coming weeks.
- Ms. Measures informed the Commission that the first riverfront tree walk was scheduled for February 1st, 2026, and that it had already filled to maximum registration. She said a second walk would be scheduled for warmer weather which would be ADA-accessible. She also mentioned that Abbie Barrett of the Maynard Assabet River Coalition (MARC) had produced a brochure about river stewardship and intended to distribute it to residents of the new residential complex on Powder Mill Road in Acton (the Rivage).

Meeting Close: Mr. Smith moved to adjourn the meeting. Ms. Measures seconded the motion. **The motion carried unanimously.**

Chair Erickson concluded the meeting at 7:06pm.