



Town of Maynard Conservation Commission

Tuesday, Jan. 27, 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?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 1/13/2026)

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 (Continued From 1/13/26)

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](#)

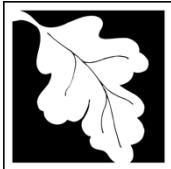
4. Meeting Minutes

4.I. January 13, 2026 Meeting Minutes

Documents:

[2026-01-13-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

01754

Latitude and Longitude:

42.43388

-71.44880

015

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

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

Massachusetts

01754

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

mattjancek@yahoo.com

j. Email Address

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

Massachusetts

01754

e. City/Town

f. State

g. Zip Code

9784616114

tim@studioinsitu.com

h. Phone Number

i. Fax Number

j. Email address

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

165

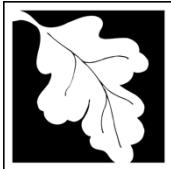
a. Total Fee Paid

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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Maynard

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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Maynard

City/Town

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	454.75	0
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	2. cubic feet of flood storage lost
		3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Assabet River 1. Name of Waterway (if available) - specify coastal or inland	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input checked="" type="checkbox"/> 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 cumulitave distrubed area	0 b. square feet within 100 ft.	3648.57 c. square feet between 100 ft. and 200 ft.
5. Has an alternatives analysis been done and is it attached to this NOI?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3. <input type="checkbox"/> 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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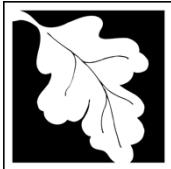
City/Town

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>		
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	
j. <input type="checkbox"/> Land Containing Shellfish	2. cubic yards dredged	
k. <input type="checkbox"/> Fish Runs	1. square feet	
Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above		
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. cubic yards dredged	
4. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
a. number of new stream crossings		b. number of replacement stream crossings



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City/Town

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 **

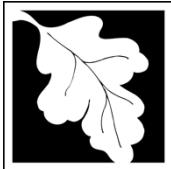
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(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/ma-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)

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.

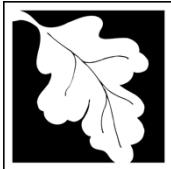
D. Additional Information

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

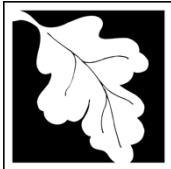
3. Check date

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

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

Provided by MassDEP:

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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.

12/23

2. Date

1. Signature of Applicant

3. Signature of Property Owner (if different)

4. Date

12/23

5. Signature of Representative (if any)

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

c. Check number

Maynard

b. City/Town

d. Fee amount

2. Applicant Mailing Address:

Matthew+Federica

a. First 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).



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

C. Submittal Requirements

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

Department of Environmental Protection
Box 4062
Boston, MA 02211

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

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

InSitu

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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 - 2b. Project Scope/ Activity Description
 - 2c. Mitigation Measures
 - 2d. Landscape Management
 - 2e. Wetlands Bylaw Report - 310 CMR 10.58(5)a-e
 - 2f. Summary
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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

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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



63 Main Street
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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).

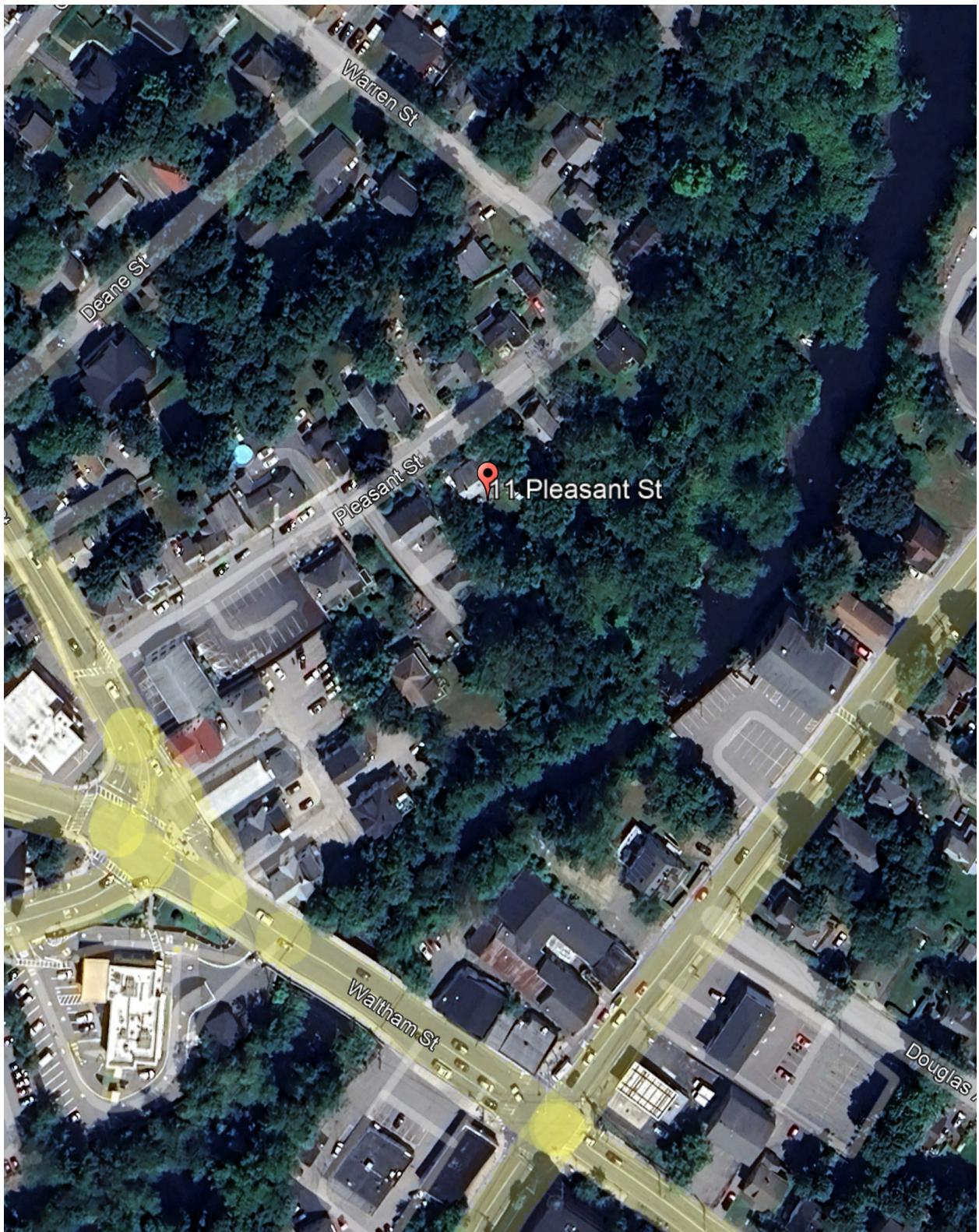
f. The parcel's total area is approximately 22,549.89 sf of which 19,286.07 sf falls within the riverfront area. The project's proposed cumulative area of disturbance is 3866.91 sf, which includes existing degraded area not being affected by this project, exceeding the 10% allowable area for redevelopment 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.

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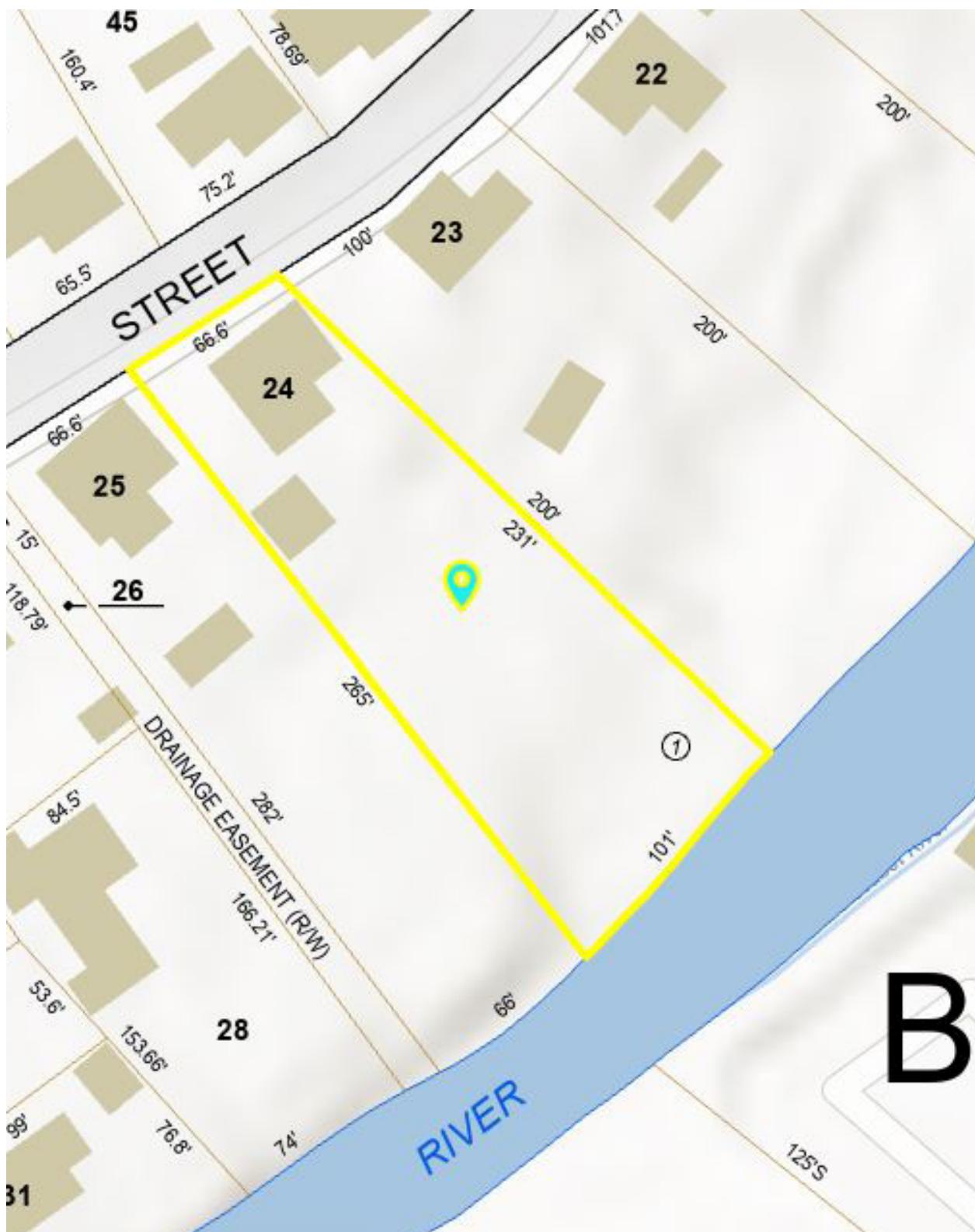
Figure 1 - Locus Map (NTS)



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Figure 2 - Assessors Map (NTS)





63 Main Street
Maynard, MA 01754

63 Main Street
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Figure 3 - Abutters Map (NTS)

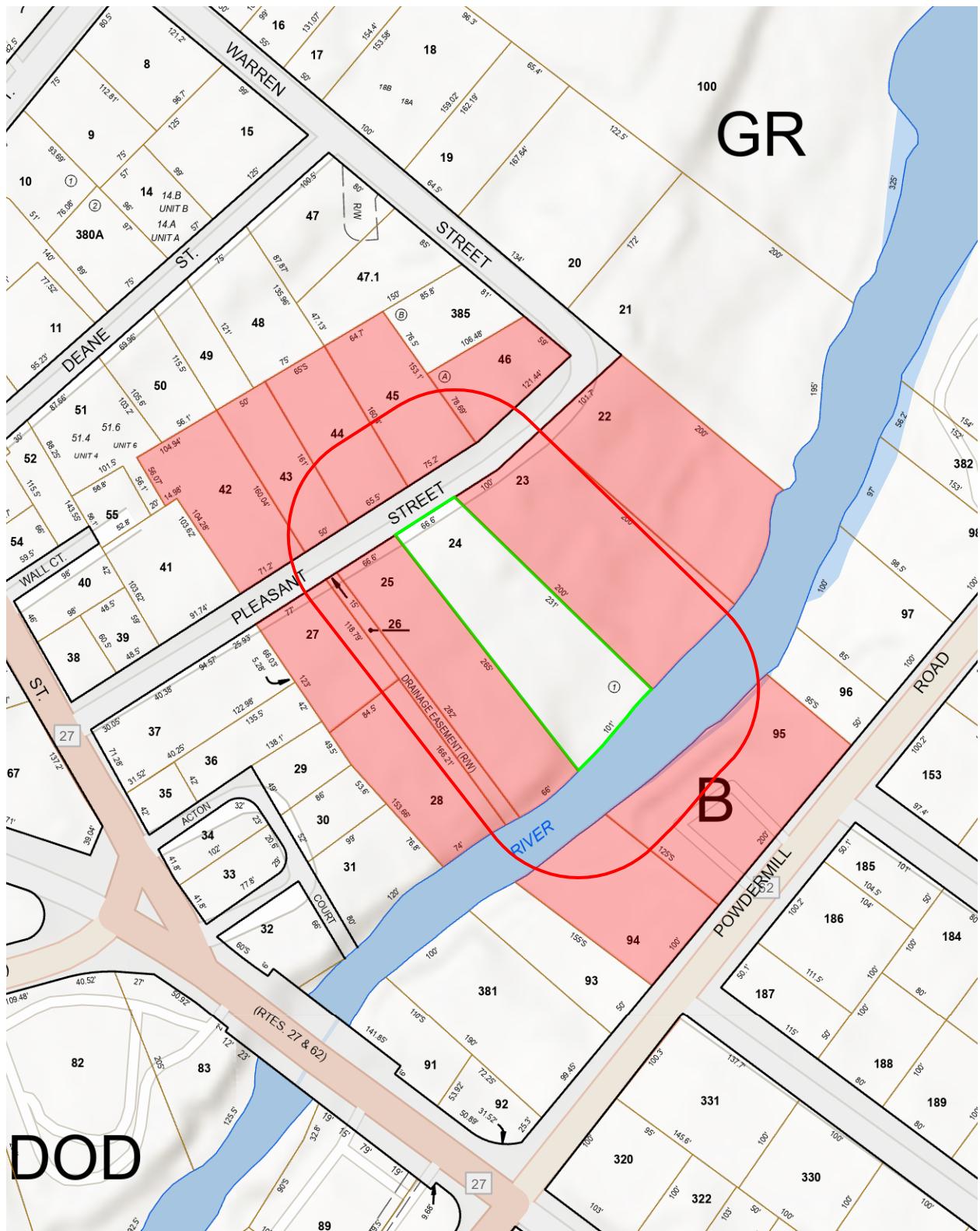


Figure 4 - FEMA Flood Map (NTS)

FEMA Flood Map Maynard

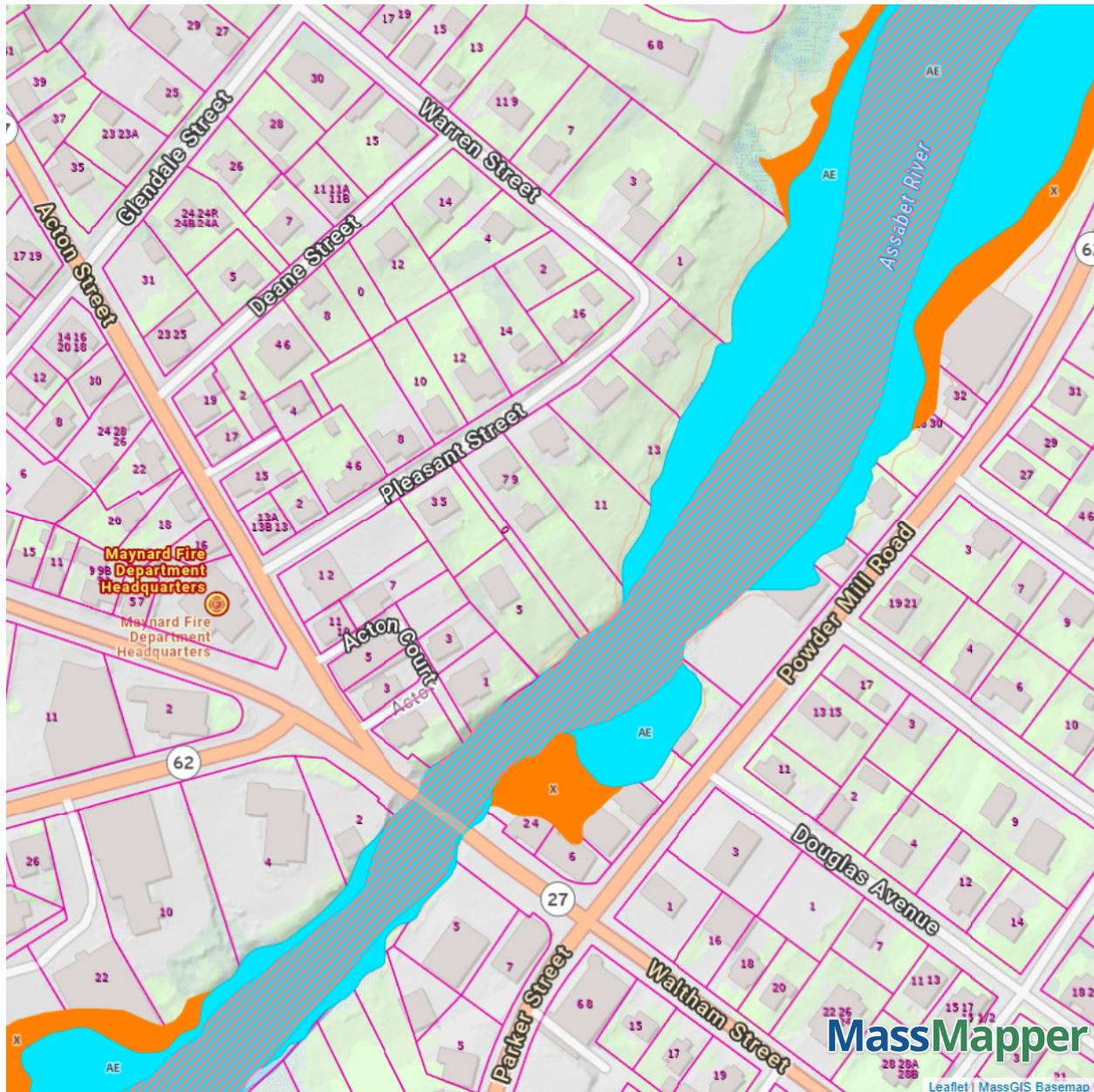
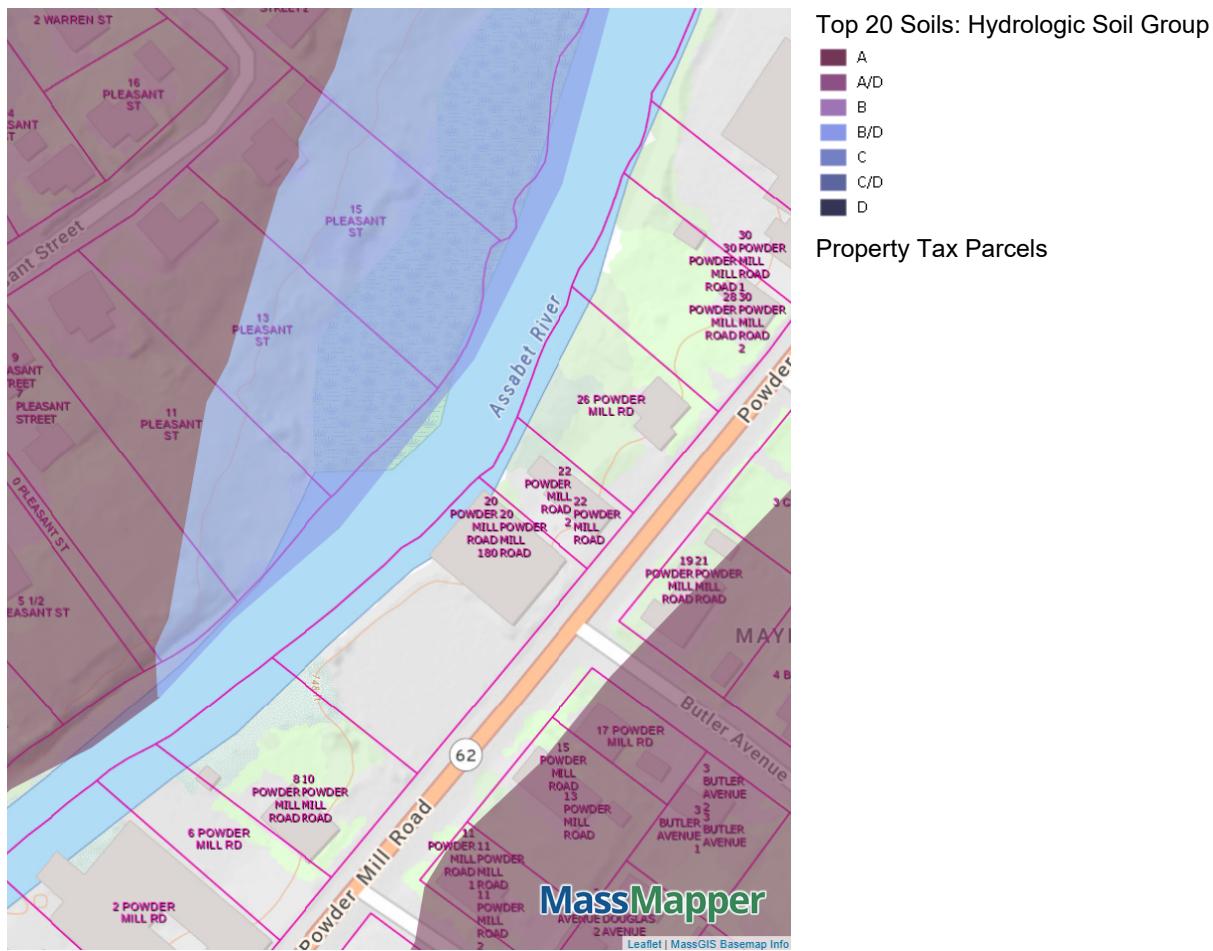


Figure 5 - Soils Map (NTS)



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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:

12-18" height: 18-24" spread:

Sun: Average: Wet:

Semi sun level: Semi shade level:

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

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)



Black cohosh
Actaea racemosa

Color: Flowers: growth form: Summer: Fall: flowering season:

3-5' height: 2-3' spread:

Semi sun level: Shade:

Average: Dry:

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

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)



Black eyed susan
Rudbeckia hirta

Color: Flowers: growth form: Summer: flowering season:

12-24" height: 12-18" spread:

Sun: Average: Dry:

Semi sun level: Semi shade level:

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

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)



Blue vervain
Verbena hastata

Color: Flowers: growth form: Summer: Fall: flowering season:

24-48" height: 12-18" spread:

Sun: Average: Wet:

Semi sun level: Semi shade level:

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

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)



Bristle-leaf sedge
Carex eburnea

Color: Grasses: growth form: Spring: flowering season:

6-10" height: 8-12" spread:

Sun: Average: Wet:

Semi sun level: Semi shade level:

1. Northeastern Highlands, 2. Northeastern Coastal Zone region

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)



Cardinal flower
Lobelia cardinalis

Color: Flowers: growth form: Summer: flowering season:

24-36" height: 8-12" spread:

Sun: Average: Wet:

Semi sun level: Semi shade level:

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

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)



Highbush blueberry
Vaccinium corymbosum

Color: Shrubs: growth form: Spring: flowering season:

3-8' height: 3-7' spread:

Sun: Average: Dry:

Semi sun level: Semi shade level:

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

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)



meadowsweet
Spiraea alba

Color: Shrubs: growth form: Summer: flowering season:

24-60" height: 24-48 spread:

Sun: Average: Wet:

Semi sun level: Semi shade level:

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

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)



Sensitive fern
Onoclea sensibilis

Color: Ferns: growth form: Spring: flowering season:

10-24" height: 24-36" spread:

Sun: Average: Wet:

Semi sun level: Semi shade level:

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

[SEE LOCAL NURSERIES](#) [MORE INFO](#) [WHY NATIVE PLANTS?](#)

Other Wildlife

ecological benefit

Studio InSitu Architects, Inc.

63 Main Street, Maynard, MA 01754

ph:978.461.6114

studioinsitu.com 11 of 11

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

Proposed Geogrid w/ clover Area in BVW 100' buffer
854.58 sf

Proposed Geogrid Area in 100' RFA Buffer

Proposed Structures Area	Rain Gardens	Mitigation (2:1 ratio)
857.47 sf	1,761.26 sf	2,105.65 sf
544.5 sf		

PLANTING LEGEND			
	SYMBOL	TYPE	QUANTITY
		Black Eyed Susan (rudbeckia hirta)	15
		Bluets (houstonia caerulea)	17
		American Wild Mint (mentha canadensis)	10
		Sensitive Fern (onoclea sensibilis)	16
		Cardinal Flower (lobelia cardinalis)	5
		Bristle-leaf Sedge (carex eburnea)	19
		Highbush Blueberry (vaccinium corymbosum)	7
		Black Cohosh (actaea racemosa)	7
		Blue Vervain (verbena hastata)	14
		Meadowsweet (spiraea alba)	18

ZONING ANALYSIS PER MAYNARD ZONING BYLAWS 54.1, TABLE B (DIMENSIONAL REQUIREMENTS)			
ZONE	GR	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"	12'3 1/4"
REAR YARD SETBACK	15 FT	19'5 FT	12'6 FT
MAX HEIGHT	35 FT		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)

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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



ZONING ANALYSIS
PER MAYNARD ZONING BYLAWS 54.1, TABLE B (DIMENSIONAL REQUIREMENTS)

11 PLEASANT ST ZONE: GR

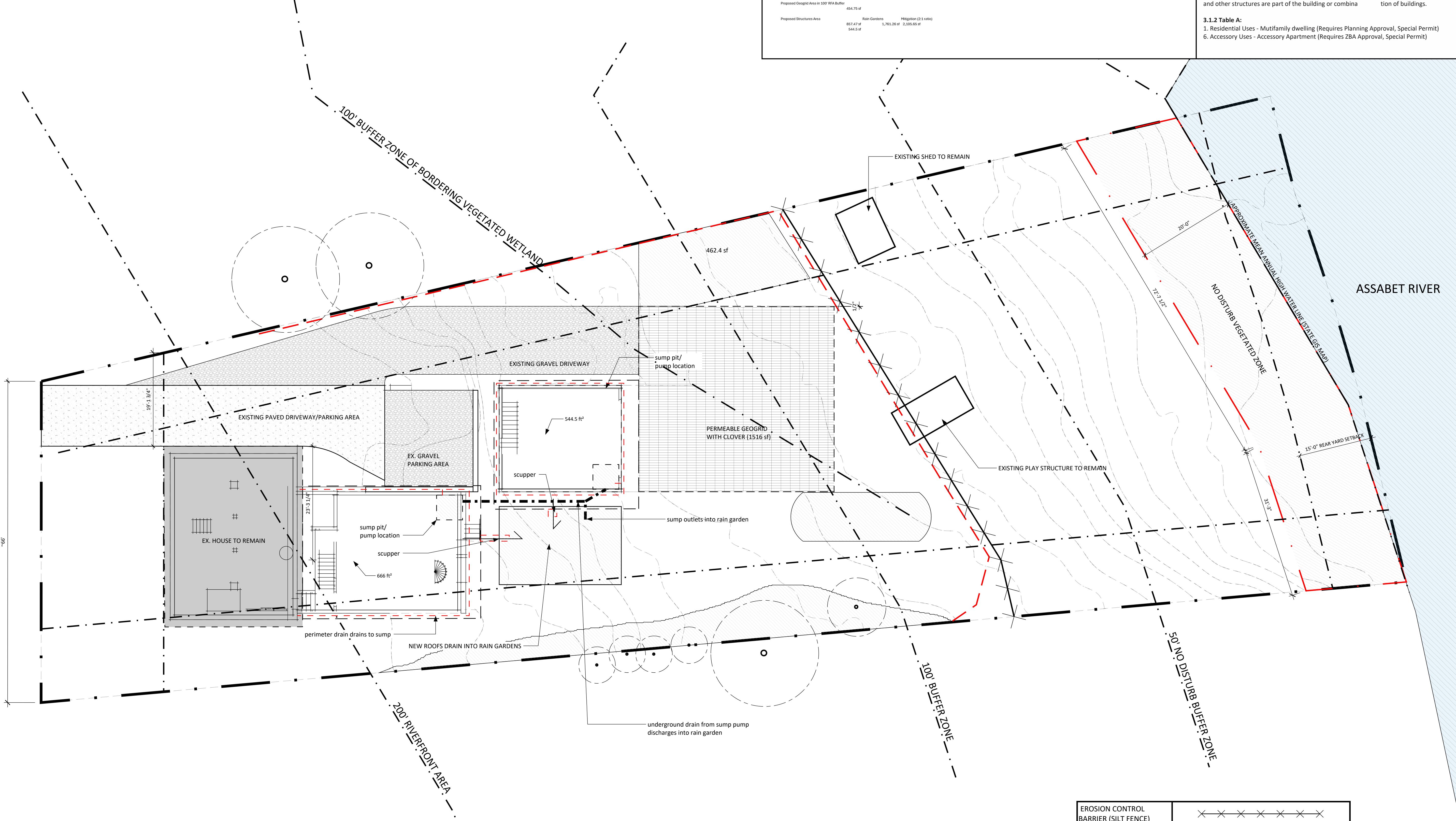
11 Pleasant Street Additions		Structures	Total Area (Degraded+Structures)	Rain Gardens	Restoration Area (Riverfront bank native/invasive, native/town)	Totals
Lot Area	22,549.89 sf					24000.25 SF
Existing Riverfront Area	19,299.07 sf					
10% of Riverfront Area	1,929.9 sf					
Existing Degraded Areas	723.27 sf	5,178.3 sf				
Proposed Degraded Areas	1,637 sf	3,648.57 sf				
% of developed/degraded RFA	18.82%					
Degraded Riverfront Area (RFA): 10% of Riverfront area x 1 per 310 CMR 10.08(d)(2)			1,719.87 sf			
2:1 Ratio mitigation = Degraded RFA - 10% of Riverfront area x 1 per 310 CMR 10.08(d)(2)				3,439.84 sf		
Proposed Mitigation Areas	1,761.26 sf	2,105.65 sf	3,866.85 sf			
*note: all areas are shown in square feet**						
Breakdown of Major Areas						
Existing Degraded Areas	2,454.97 sf	Existing Structures Area	631.27 sf			
Degraded Areas After Removal of walls and gravel	2,011.06 sf	Existing Structures After Demo	162.39 sf			
Proposed Geogrid w/ clover Area in BVA 100' buffer	854.58 sf					
Proposed Geogrid Area in 100' RFA Buffer	454.75 sf					
Proposed Structures Area	807.47 sf	Rain Gardens	1,761.26 sf	Mitigation (2:1 ratio)		
	544.5 sf					

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 or 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 - Mutifamily dwelling (Requires Planning Approval, Special Permit)
6. Accessory Uses - Accessory Apartment (Requires ZBA Approval, Special Permit)





Town of Maynard Conservation Commission

Tuesday, January 13, 2026 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: Matt Jancek, 11 Pleasant St.

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: 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.

- Ms. Piel reported to the Commission that the abutter mailings had been completed earlier that week, and that the project had not yet received a filing number from DEP.
- Mr. Jancek was present at the meeting to schedule a site visit with Commissioners present. A date for this site visit was scheduled for the coming week, prior to the next Commission meeting.
- Mr. Smith moved to continue the public hearing until the meeting of January 27, 2026. Chair Erickson seconded the motion. **The motion carried unanimously.**

3. 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.

- Ms. Piel related to the Commission that the applicant contacted her earlier in the week and requested permission to dig soil test pits on the property, in order to complete the stormwater analysis. Ms. Piel informed him that this activity was allowed relative to Conservation regulations, and referred him to the Department of Public Works for a trench permit.
- Mr. Smith moved to continue the public hearing until the meeting of January 27, 2026. Mr. Dwyer seconded the motion. **The motion carried unanimously.**

4. Minutes of the Dec. 23, 2025 Meeting

- Mr. Smith moved to approve the minutes of December 23, 2025. Ms. Czepiga seconded the motion. **The motion carried unanimously.**

5. Agent Updates

- Ms. Piel reported that she and Chair Erickson attended a recent meeting of the Community Preservation Committee to answer questions about the request for CPC funding for Conservation land acquisition. She noted that Committee members stated that additional funds might be borrowed if necessary for land acquisition. Between this funding source and the offer made previously by the Sudbury Valley Trustees, Ms. Piel stated that it might be possible for Conservation to acquire the land at 182 Parker Street, should it become available.
- Chair Erickson inquired about the status of the Order of Conditions at 86 Powder Mill Road (Assabet Co-Op Market), which had previously been extended and was now expired. Ms. Piel said she would follow up with Co-Op General Manager Sam McCormick, and determine whether an additional extension would be necessary.

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

Chair Erickson called the meeting to a close at 6:17PM.