



# 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?](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)

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## 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

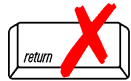
Document Transaction Number

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

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



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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

**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

Provided by MassDEP:

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Document Transaction Number

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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) - <b>specify coastal or inland</b>	

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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**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](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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Bureau of Resource Protection - Wetlands

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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](mailto: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](mailto: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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**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



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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

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

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).





**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

# NOI Wetland Fee Transmittal Form

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

### B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1 - Additions	1	110	165
Step 5/Total Project Fee:			165

### Step 6/Fee Payments:

Total Project Fee:	165
	a. Total Fee from Step 5
State share of filing Fee:	70
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	95
	c. 1/2 Total Fee <b>plus</b> \$12.50

### C. Submittal Requirements

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

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

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

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

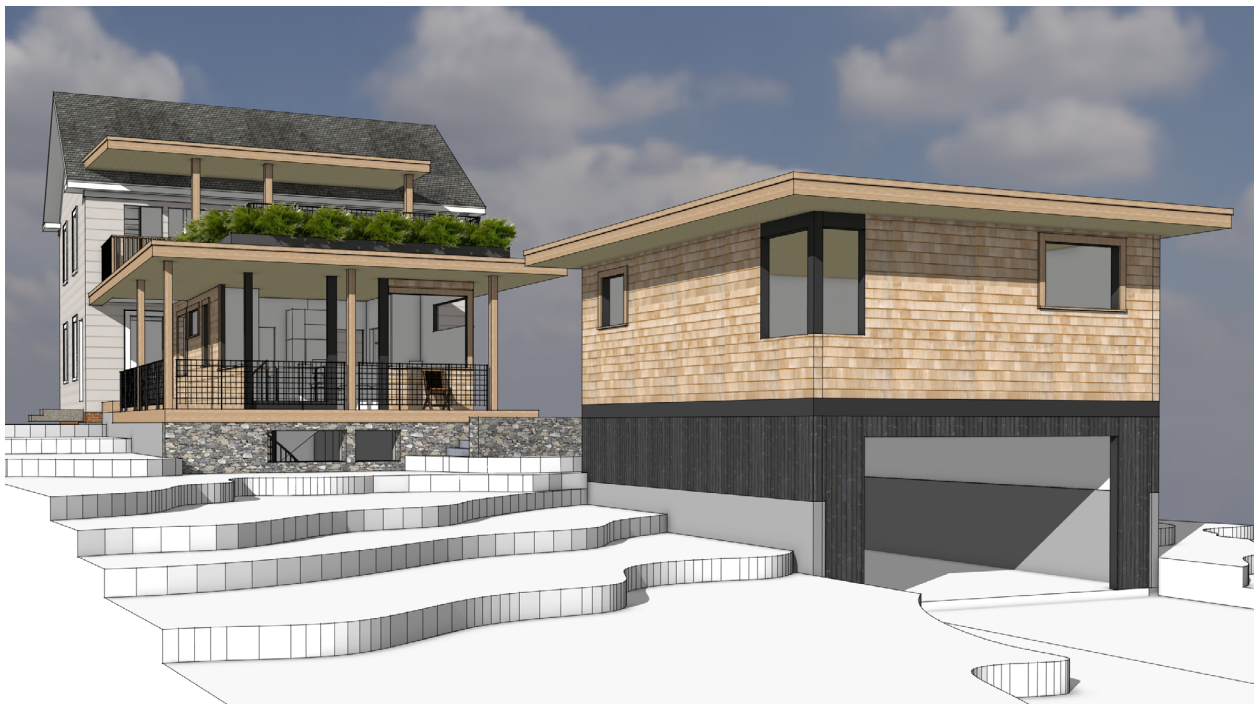


63 Main Street  
Maynard, MA 01754

# **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  
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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).

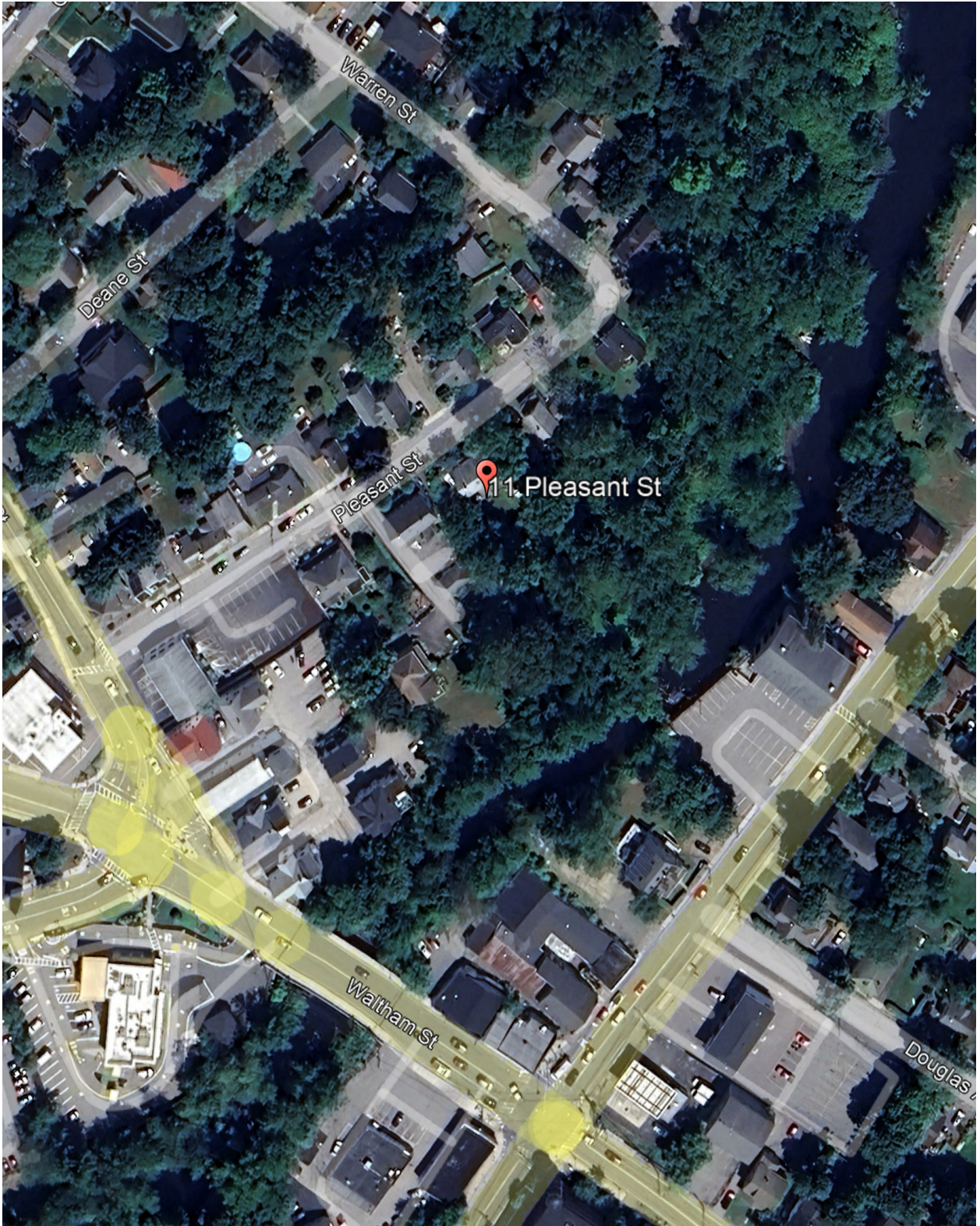
g. ...the proposed work is compliant with 310 CMR 10.58(5) (g) through a mitigation area of approximately 3867 sf, calculated at a 2:1 ratio, resulting in 1720 sf of mitigation area. Within this area we will remove invasive species present, and plant new native species selected from the State's recommended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



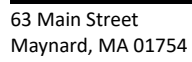


63 Main Street  
Maynard, MA 01754

*Flrgure 1 - Locus Map (NTS)*





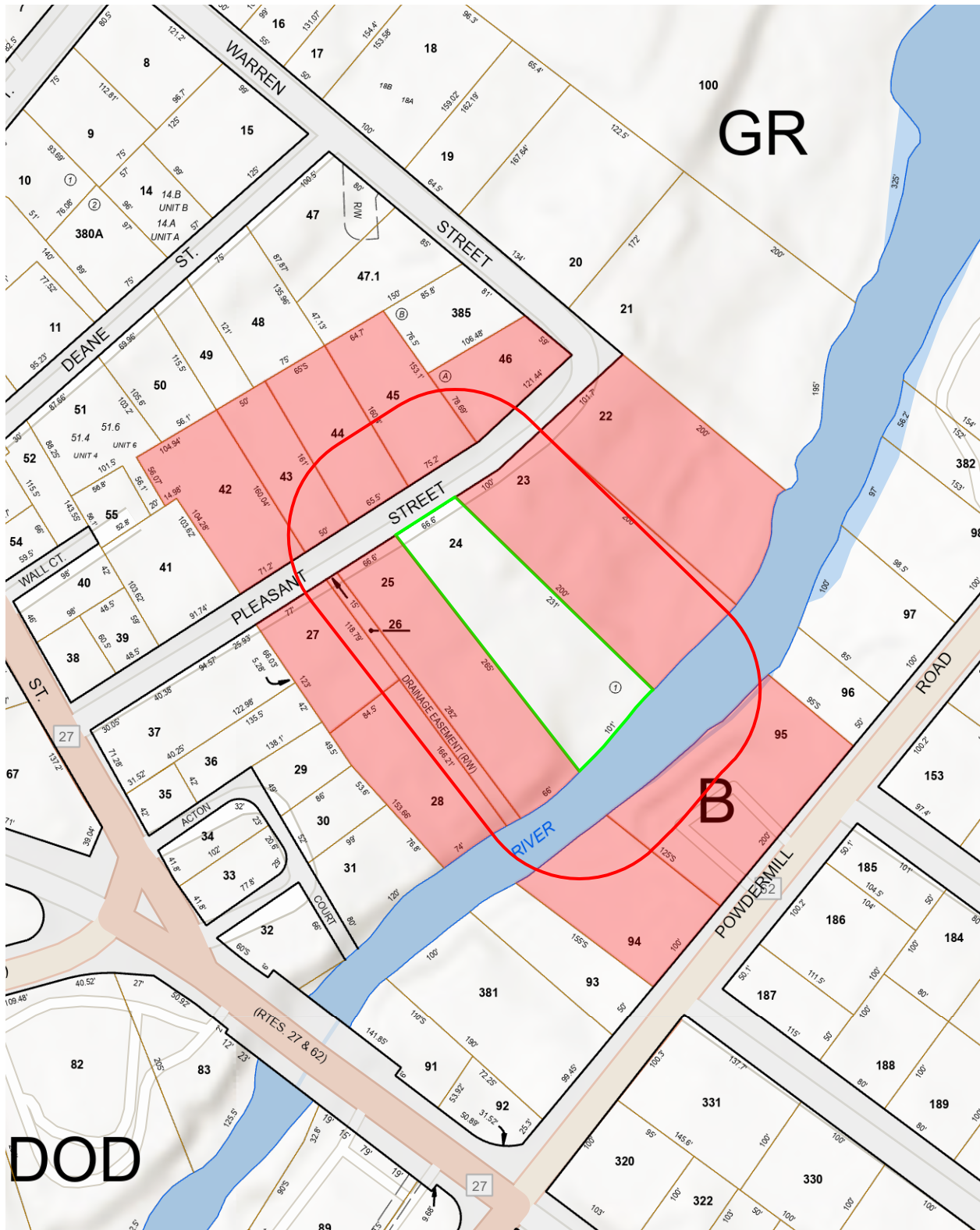






63 Main Street  
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Figure 3 - Abutters Map (NTS)

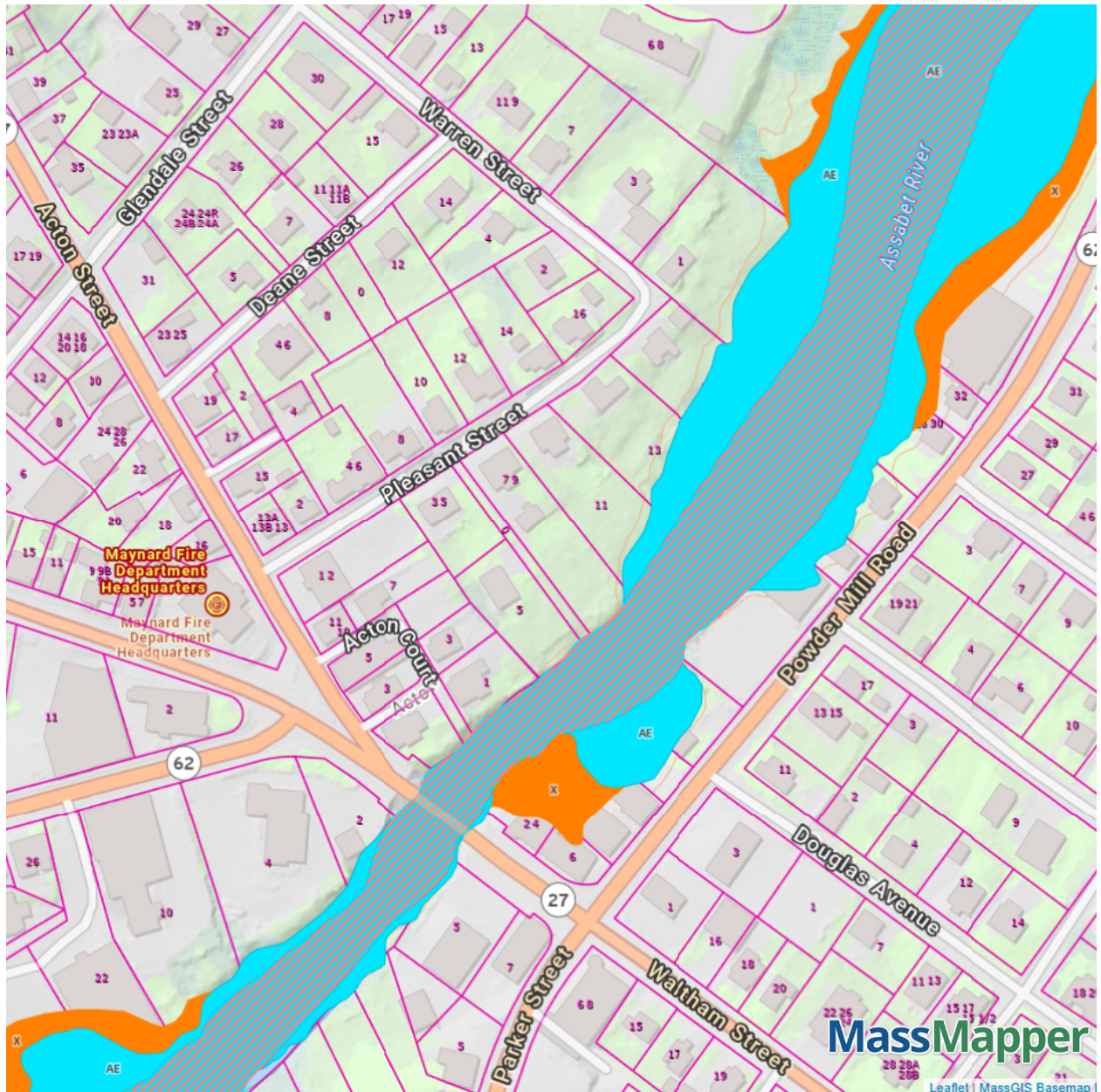




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Flrgure 4 - FEMA Flood Map (NTS)

## FEMA Flood Map Maynard

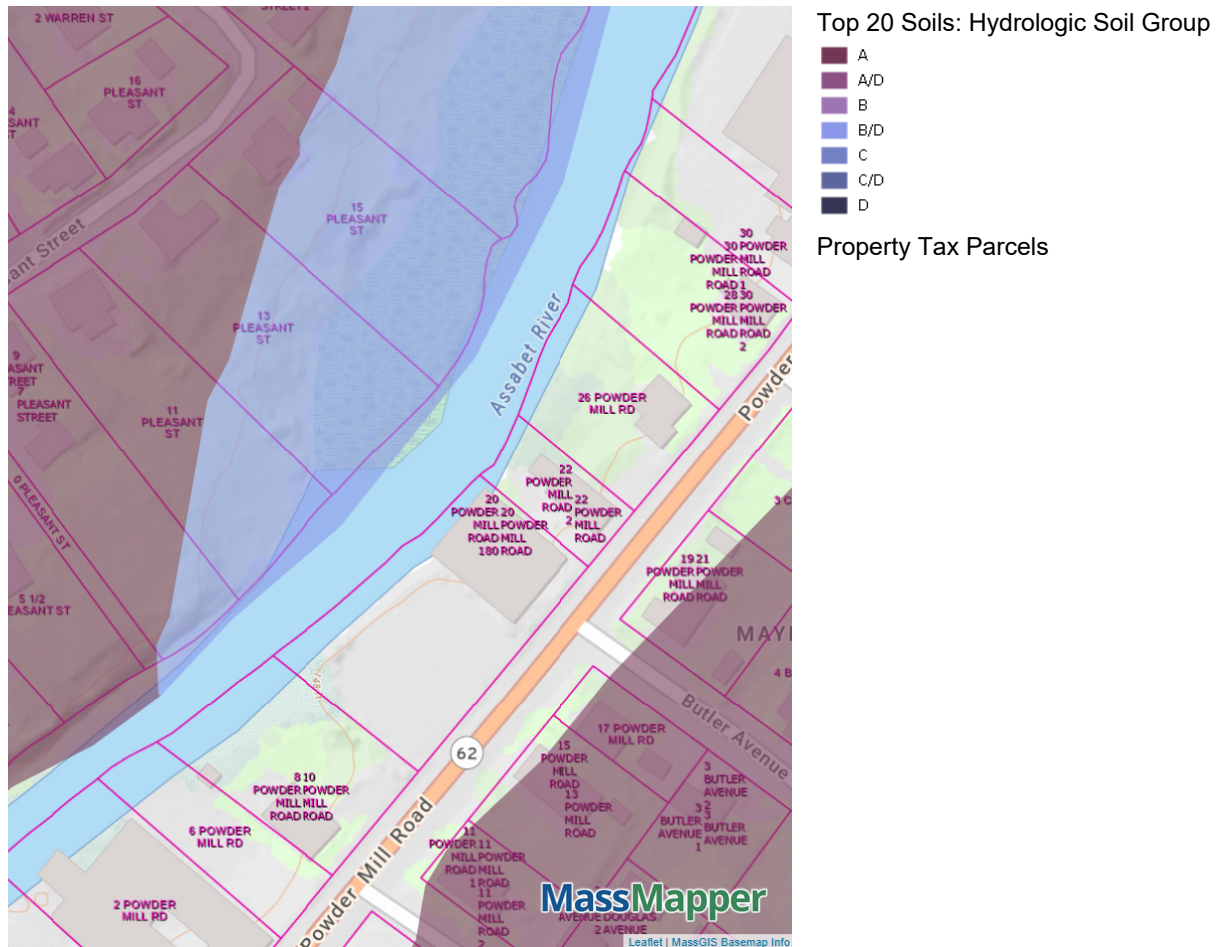






63 Main Street  
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Flrgure 5 - Soils Map (NTS)



#### 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:


12-15" height 18-21" spread Sun Semi sun leaf Average Wet moisture leaf

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:


12-24" height 12-18" spread Sun Semi sun leaf Average Dry moisture leaf

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:


1-3" height 1-3" spread Sun Semi sun leaf Average Dry moisture leaf

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:


24-36" height 8-12" spread Sun Semi sun leaf Average Wet moisture leaf

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:


3-8" height 3-7" spread Sun Semi sun leaf Average Dry moisture leaf

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:


3-5" height 2-3" spread Semi Shade sun leaf Average Dry moisture leaf

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:


24-48" height 12-18" spread Sun Semi sun leaf Average Wet moisture leaf

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 eburnea*

Color: Grasses  
growth form: Spring  
flowering season:


6-10" height 8-12" spread Sun Semi sun leaf Average Wet moisture leaf

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:


24-60" height 24-48" spread Sun Semi sun leaf Average Wet moisture leaf

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:

10-24" height 24-36" spread Sun Semi Shade sun leaf Average Wet moisture leaf

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			



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CONTRACTOR  
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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.

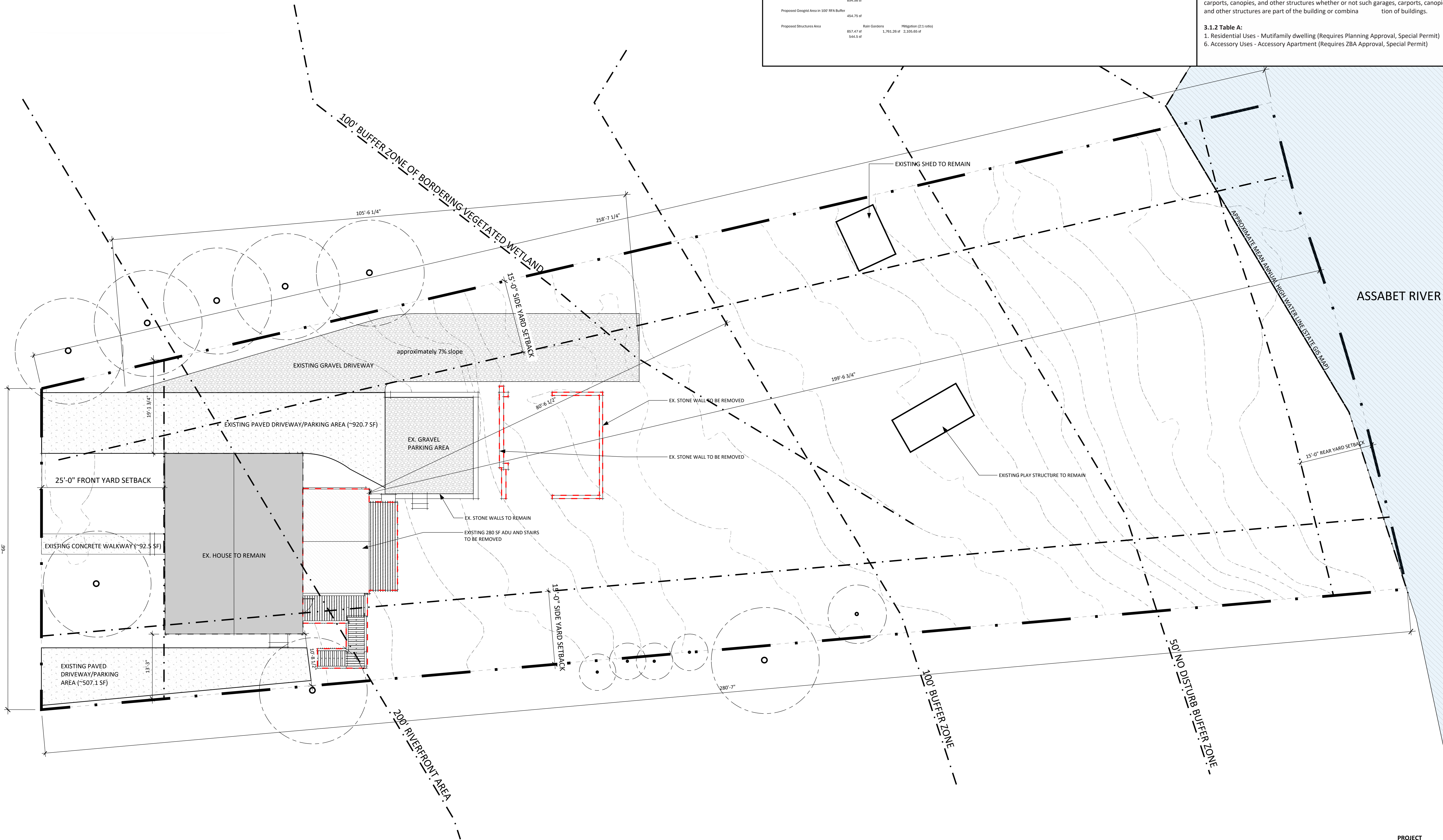
Note: "Total Gross Square Feet" shall mean the gross square feet of the building(s) that is measured from the exterior face of the outside wall to the exterior face of the opposite outside wall for length and width, times the number of habitable levels of space. The Total Gross Square Feet does not include 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
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	1,897.1 sf	9,648.31 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/ closer Areas in R/W 100' Buffer		856.58 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		
	344.6 sf				

\*\*\*Table cell areas are shown in square feet\*\*\*



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

EXISTING TO BE REMOVED

PROJECT  
NORTH





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PHASE  
SCHEMATIC SET

REVISIONS

SHEET TITLE  
SITE PLAN OF PROPOSED WORK

SHEET  
**A101**

#### ZONING ANALYSIS

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REAR YARD SETBACK	15 FT	199.5 FT	126.6 FT
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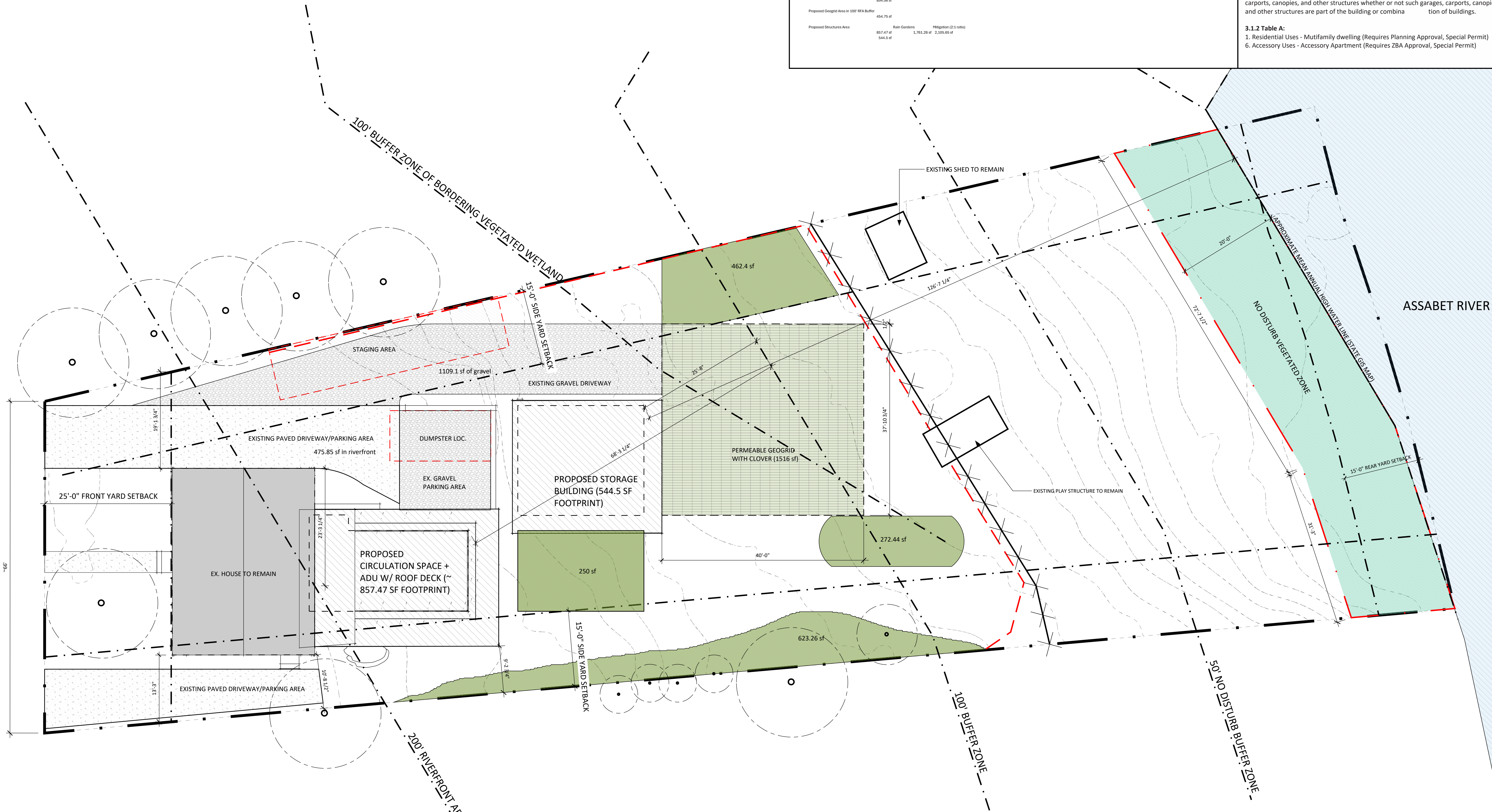
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#### 3.1.2 Table A:

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- 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
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Existing Riverfront Area	19,288.07 sf				
Existing Degraded Areas	229.27 sf	3,176.3 sf			
Proposed Degraded Areas	1,897.47 sf	9,648.57 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	631.27 sf			
Degraded Areas After Removal of walls and gravel	Existing Structures After Demos	102.28 sf			
Proposed Geogrid w/ clover Areas in R/W 100' Buffer		85.58 sf			
Proposed Geogrid Areas in 100' RFA Buffer		454.75 sf			
Proposed Structures Area	Rain Gardens	1,761.26 sf	2,105.65 sf		
	Mitigation (2:1 ratio)				

\*\*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









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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 §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.

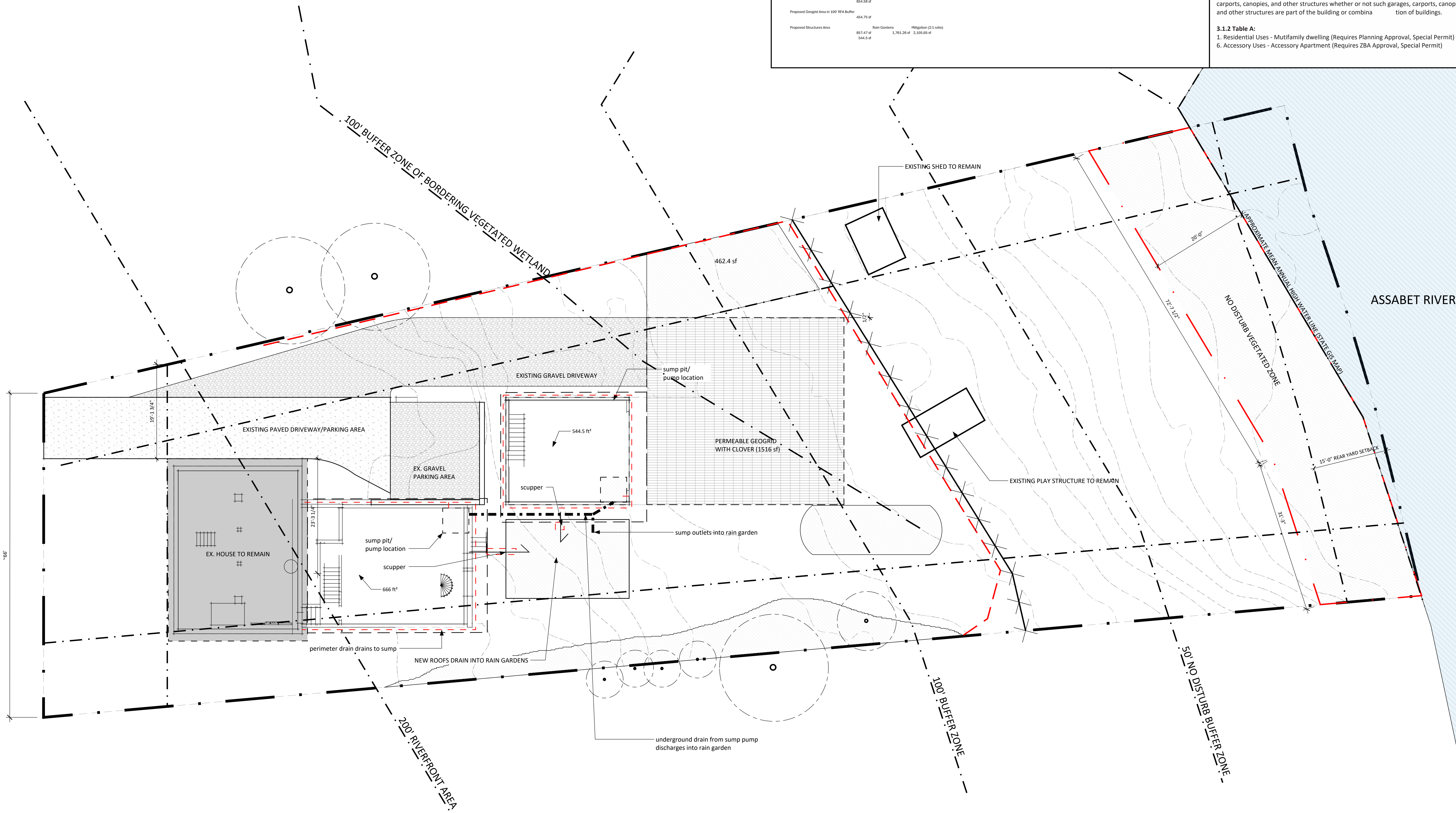
Note: "Total Gross Square Feet" shall mean the gross square feet of the building(s) that is measured from the exterior face of the outside wall to the exterior face of the opposite outside wall for length and width, times the number of habitable levels of space. The Total Gross Square Feet does not include 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				
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 03.08(2)(g)					3,439.84 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 ground	Existing Structures After Demos	102.38 sf			
Proposed Geogrid w/ clover Area in R/W 100' Buffer		854.58 sf			
Proposed Geogrid Area in 100' RFA Buffer		454.75 sf			
Proposed Structures Area	Rain Gardens	1,761.28 sf	Mitigation (2:1 ratio)		
		344.5 sf	2,105.65 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





# 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.

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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.