



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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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.



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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	454.75 1. square feet	0 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Assabet River 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 19286.07
square feet

4. Proposed alteration of the Riverfront Area:

3648.57 cumulative disturbed area 0 3648.57
b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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

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

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

b. Date of map _____

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage _____

(b) outside Resource Area

percentage/acreage _____

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site

- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.
b. ☒ No. Check why the project is exempt:
1. ☐ Single-family house
2. ☐ Emergency road repair
3. ☒ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☐ List the titles and dates for all plans and other materials submitted with this NOI.
- 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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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.



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

11 Pleasant Street

a. Street Address

Maynard

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Matthew+Federica

a. First Name

Jancek

b. Last Name

c. Organization

11 Pleasant Street

d. Mailing Address

Maynard

e. City/Town

MA

f. State

01754

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

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

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

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

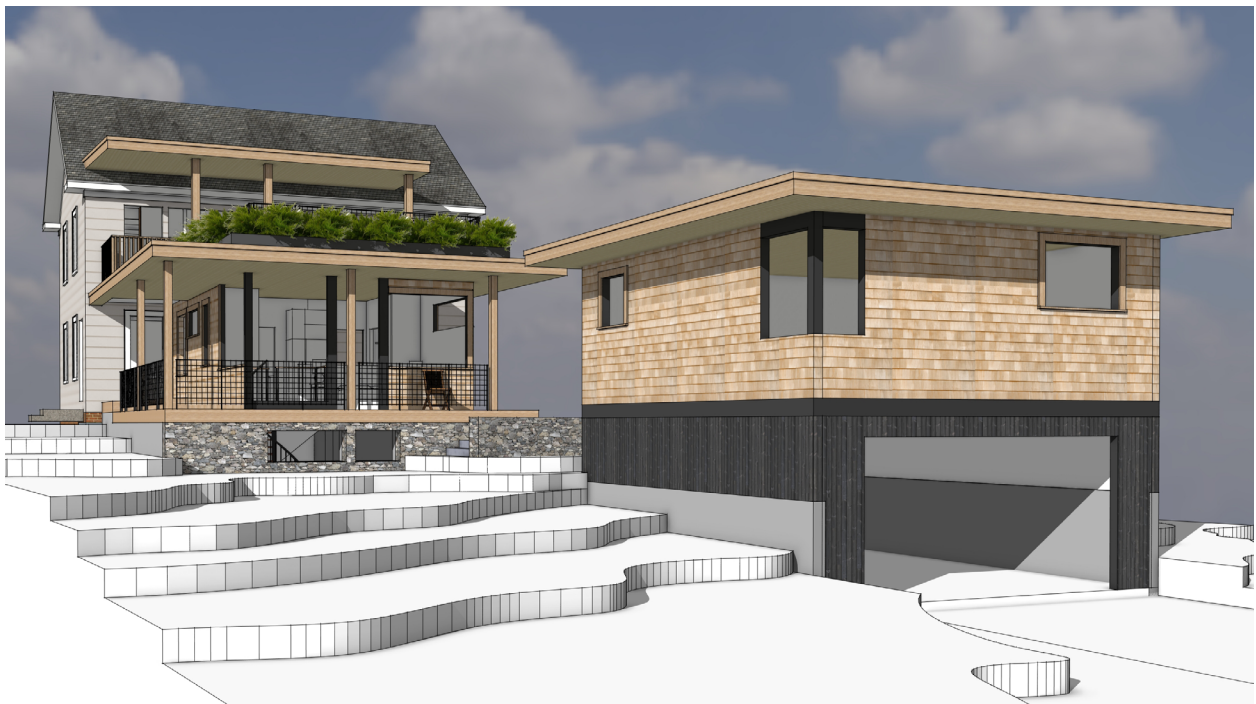


63 Main Street
Maynard, MA 01754

NOTICE OF INTENT

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

11 PLEASANT STREET, MAYNARD, MA 01754





63 Main Street
Maynard, MA 01754

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63 Main Street
Maynard, MA 01754

11 Pleasant Street
Maynard, MA 01754
Jancek Additions

NOI Report - 11 Pleasant Street

2a. Project Description

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

2b. Project Scope/Activity Description

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

2c. Mitigation Measures

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

2d. Landscape Management

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

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

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



63 Main Street
Maynard, MA 01754

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
Maynard, MA 01754

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

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

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

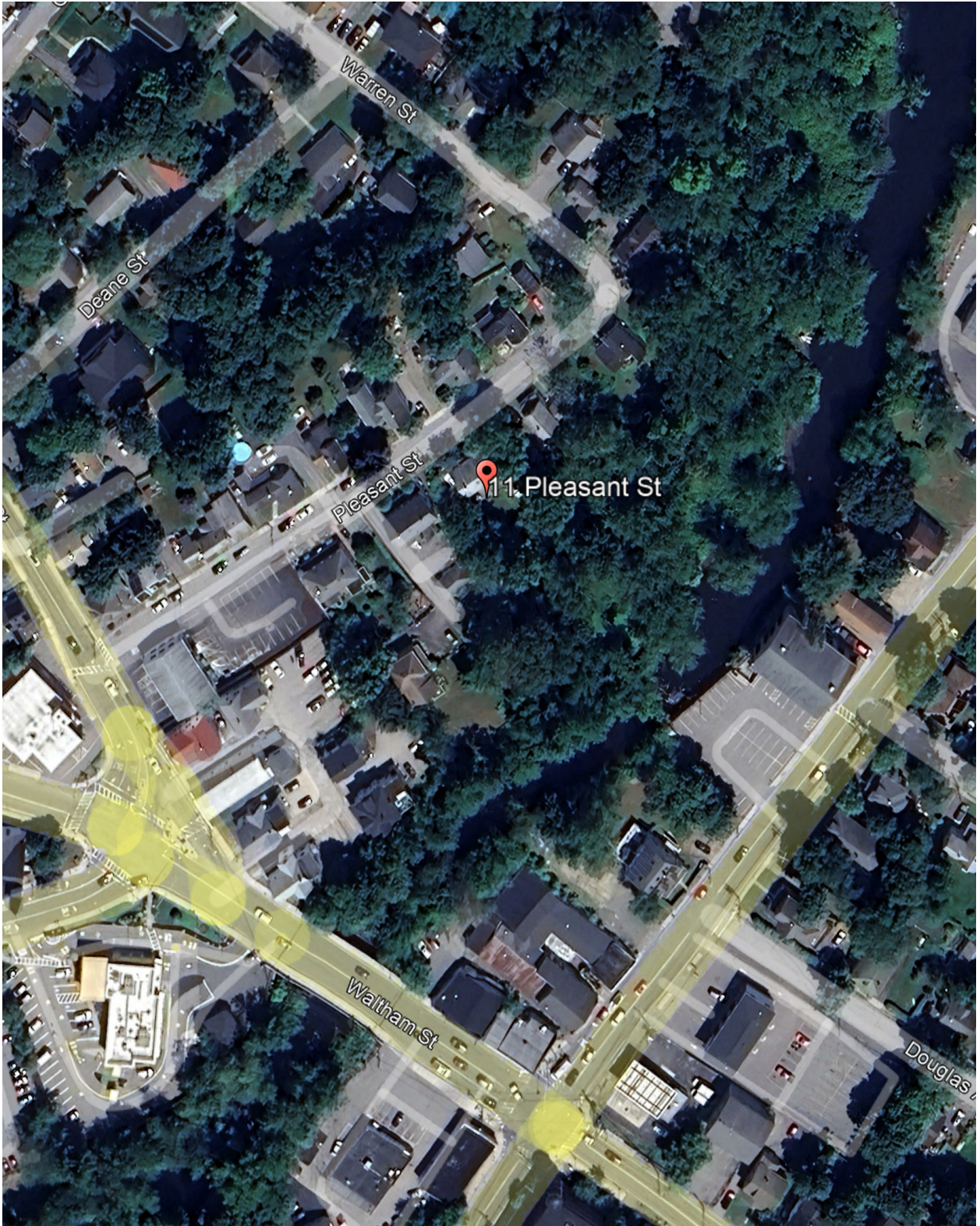
f. The parcel's total area is approximately 22,549.89 sf of which 19,286.07 sf falls within the riverfront area. The projects proposed cumulative area of disturbance is 3866.91 sf, which includes existing degraded area not being affected by this project, exceeding the 10% allowable area for redevelopment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

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



63 Main Street
Maynard, MA 01754

Flrgure 1 - Locus Map (NTS)





63 Main Street
Maynard, MA 01754

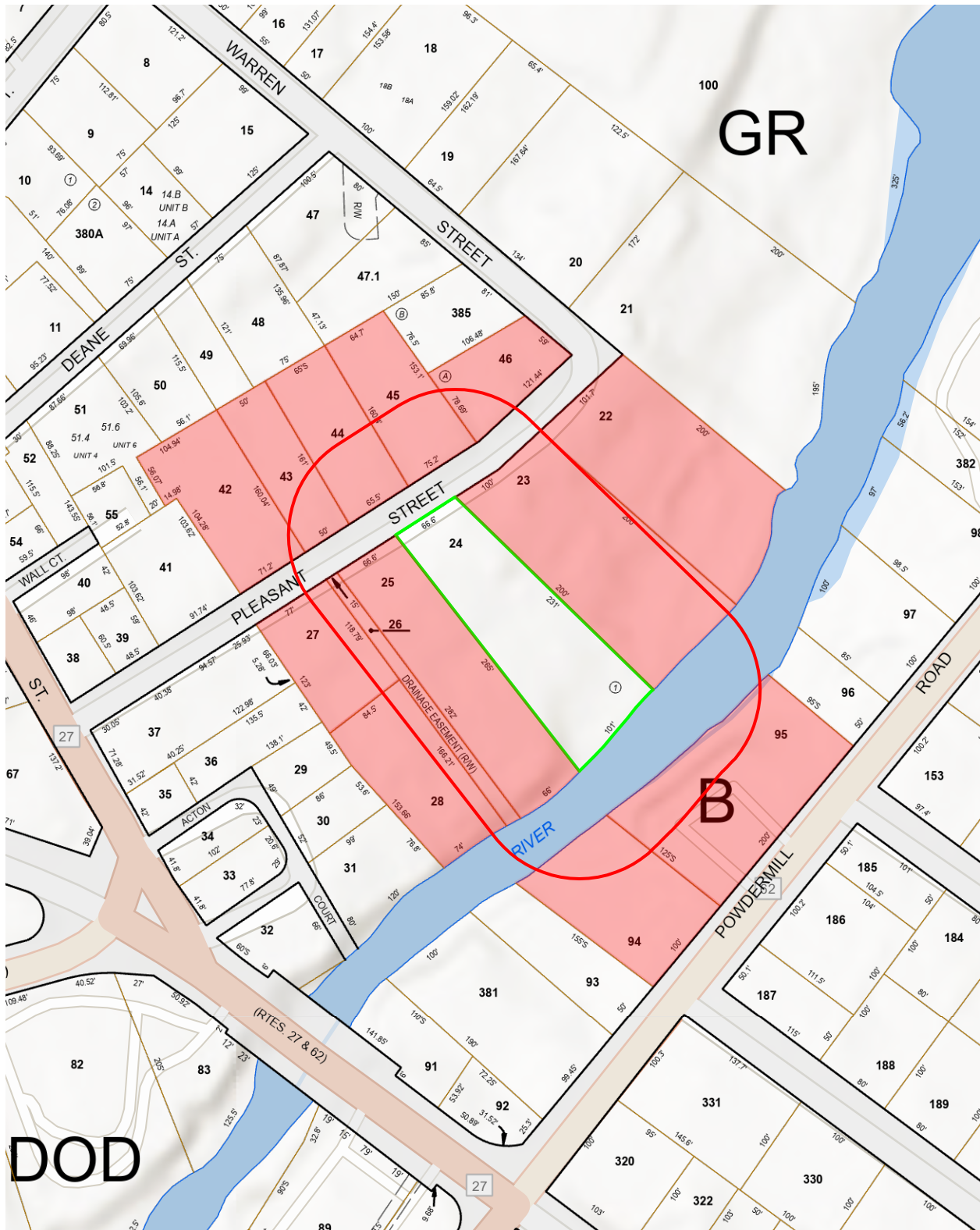
Figure 2 - Assessors Map (NTS)





63 Main Street
Maynard, MA 01754

Figure 3 - Abutters Map (NTS)

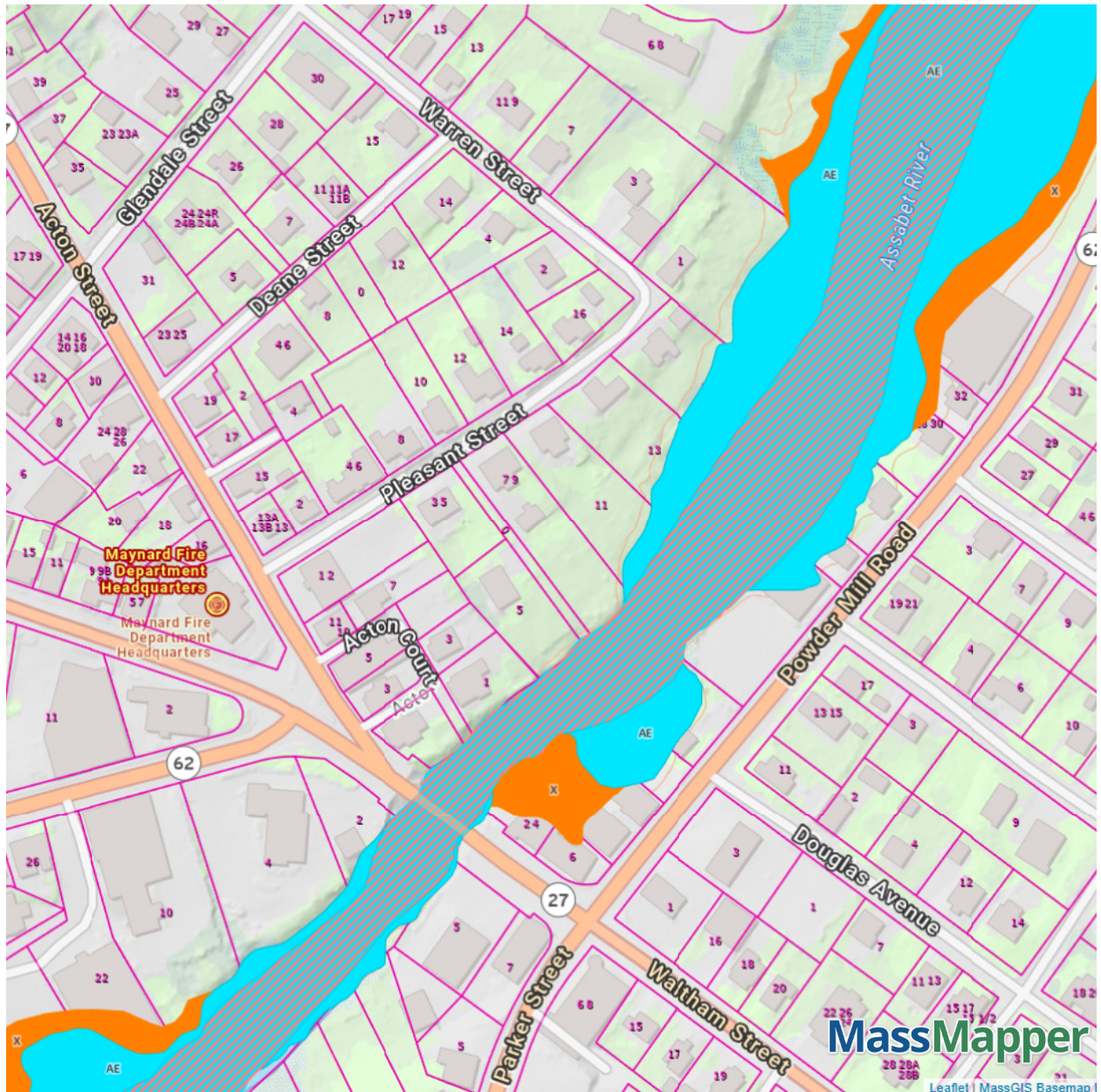




63 Main Street
Maynard, MA 01754

Flrgure 4 - FEMA Flood Map (NTS)

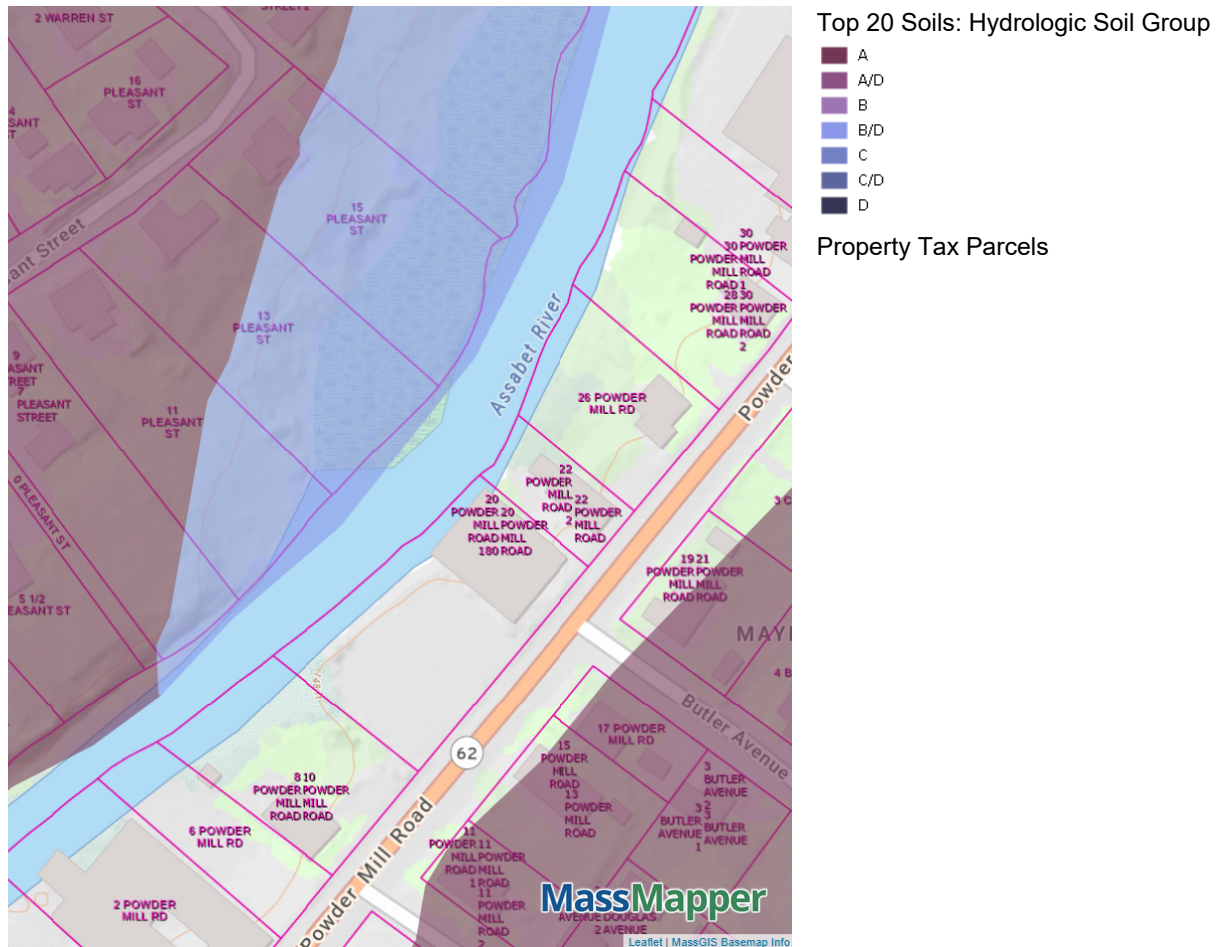
FEMA Flood Map Maynard





63 Main Street
Maynard, MA 01754

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.



63 Main Street
Maynard, MA 01754

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, 15-21" spread, Sun, Semi, Average, Wet


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, Average, Dry


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, Average, Dry


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, Average, Wet

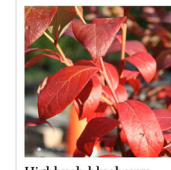
1. Northeastern Highlands, 2. Atlantic Coastal Pine Barrens, 3. Northeastern Coastal Zone

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, Average, Wet


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, Average, Dry


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, Average, Wet


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

SEE LOCAL NURSURIES

MORE INFO

WHY NATIVE PLANTS?

Pollinators, Other Wildlife



Bristle-leaf sedge
Carex eburna

Color: Grasses
growth form: Spring
flowering season:

6-10" height, 8-12" spread, Sun, Semi, Average, Wet


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, Average, Wet


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, Average, Wet

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

SEE LOCAL NURSURIES

MORE INFO

WHY NATIVE PLANTS?

Other Wildlife

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

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

note: all areas are shown in square feet

Breakdown of Major Areas

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

SEAL

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PROJECT ADDRESS
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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	66.6FT	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.

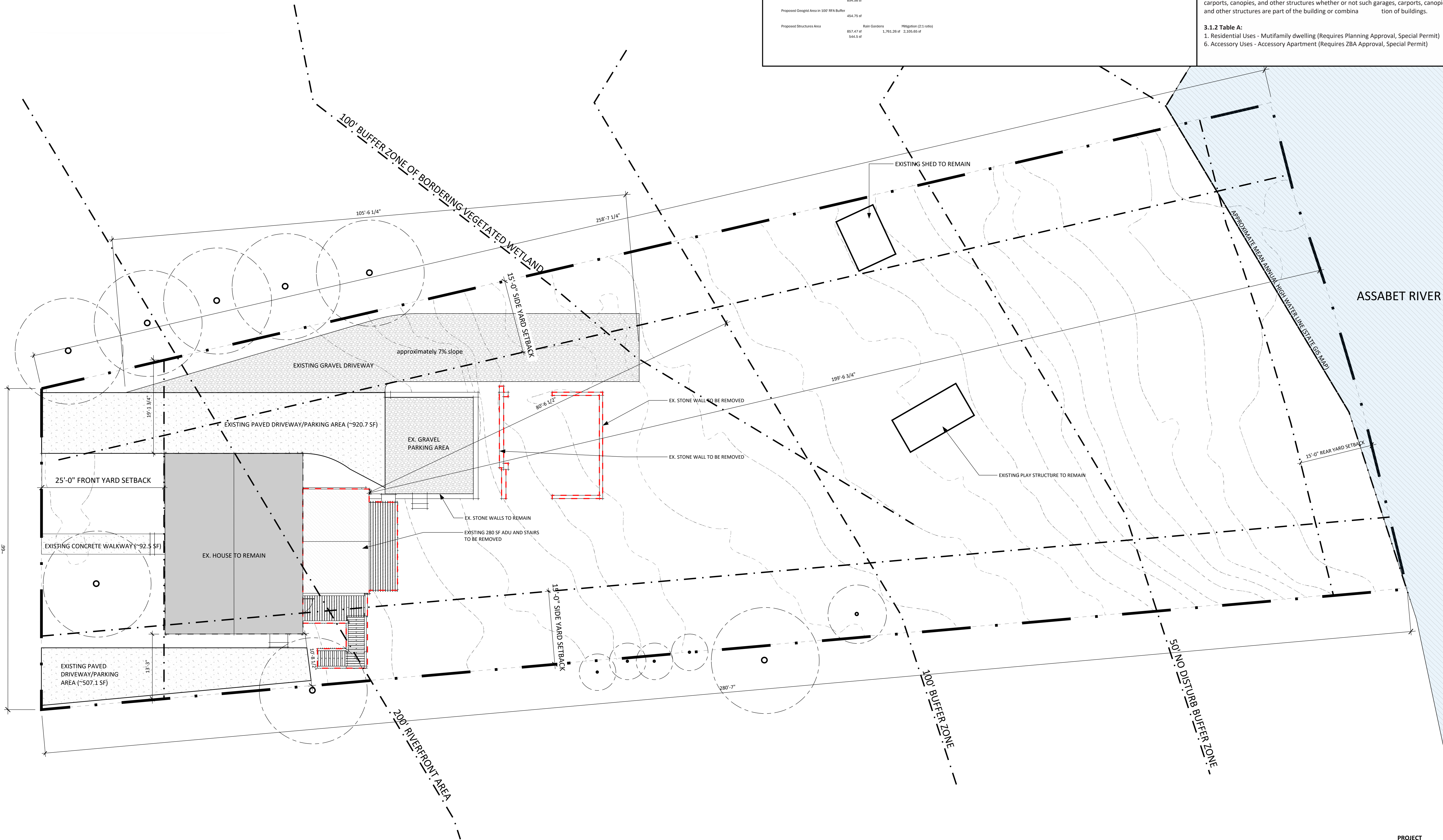
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3.1.2 Table A:

- 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/shrubs, native/town)	Totals
Lot 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					18.82%
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)					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 gravel	Existing Structures After Demos	102.38 sf			
Proposed Geogrid w/ clover Areas in BWW 100' Buffer		856.58 sf			
Proposed Geogrid Areas in 100' RFA Buffer		454.75 sf			
Proposed Structures Area	Rain Gardens	1,761.28 sf	Mitigation (2:1 ratio)		
		344.62 sf	2,105.65 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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2522

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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.

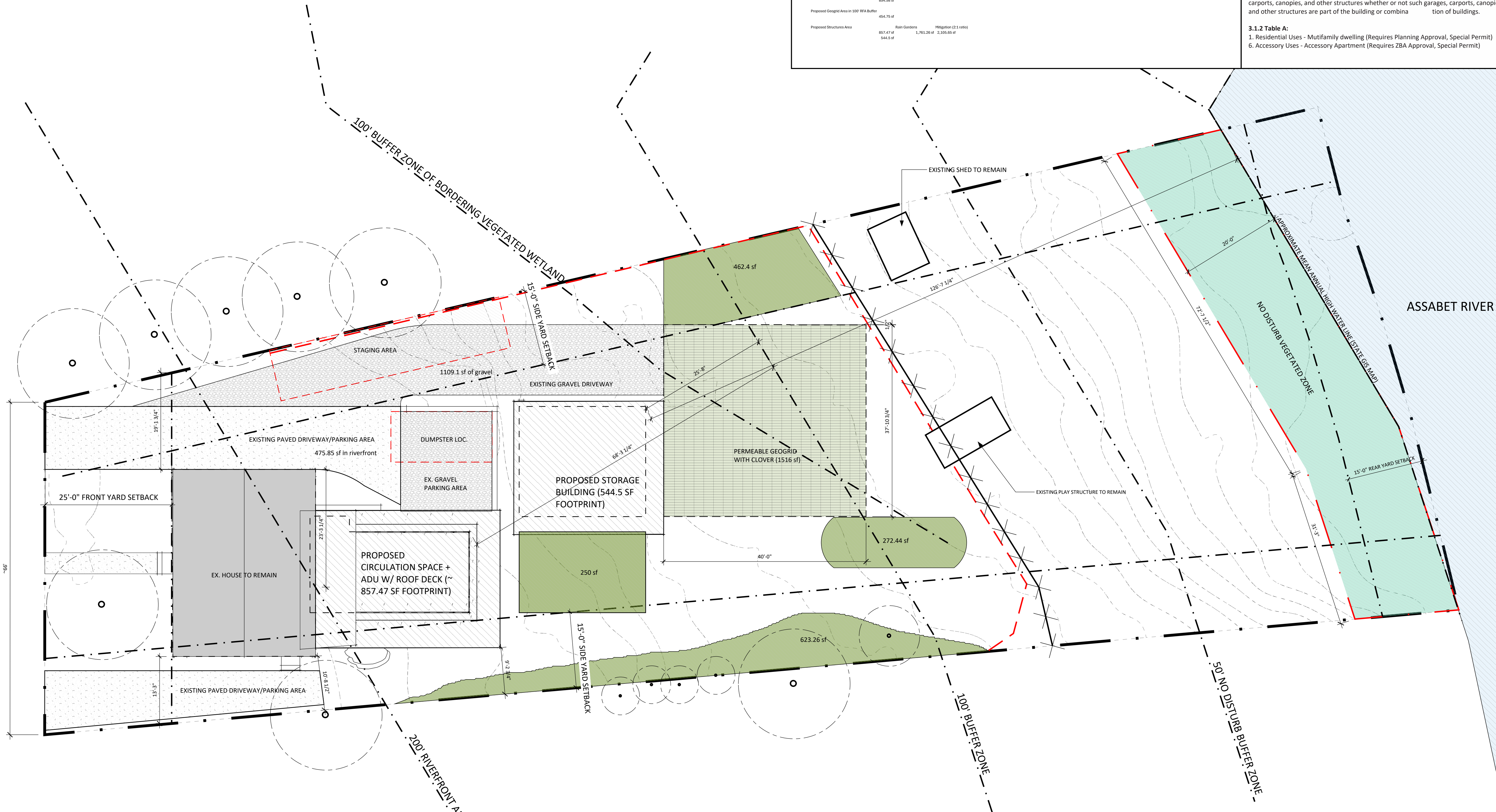
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3.1.2 Table A:

- 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				
Existing Degraded Areas	229.27 sf	3,176.3 sf			
Proposed Degraded Areas	1,897 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 335 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 Area in 100' RFA Buffer		454.75 sf			
Proposed Structures Area	Rain Gardens	1,761.26 sf	2,105.65 sf		
	Mitigation (2:1 ratio)	344.9 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
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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.

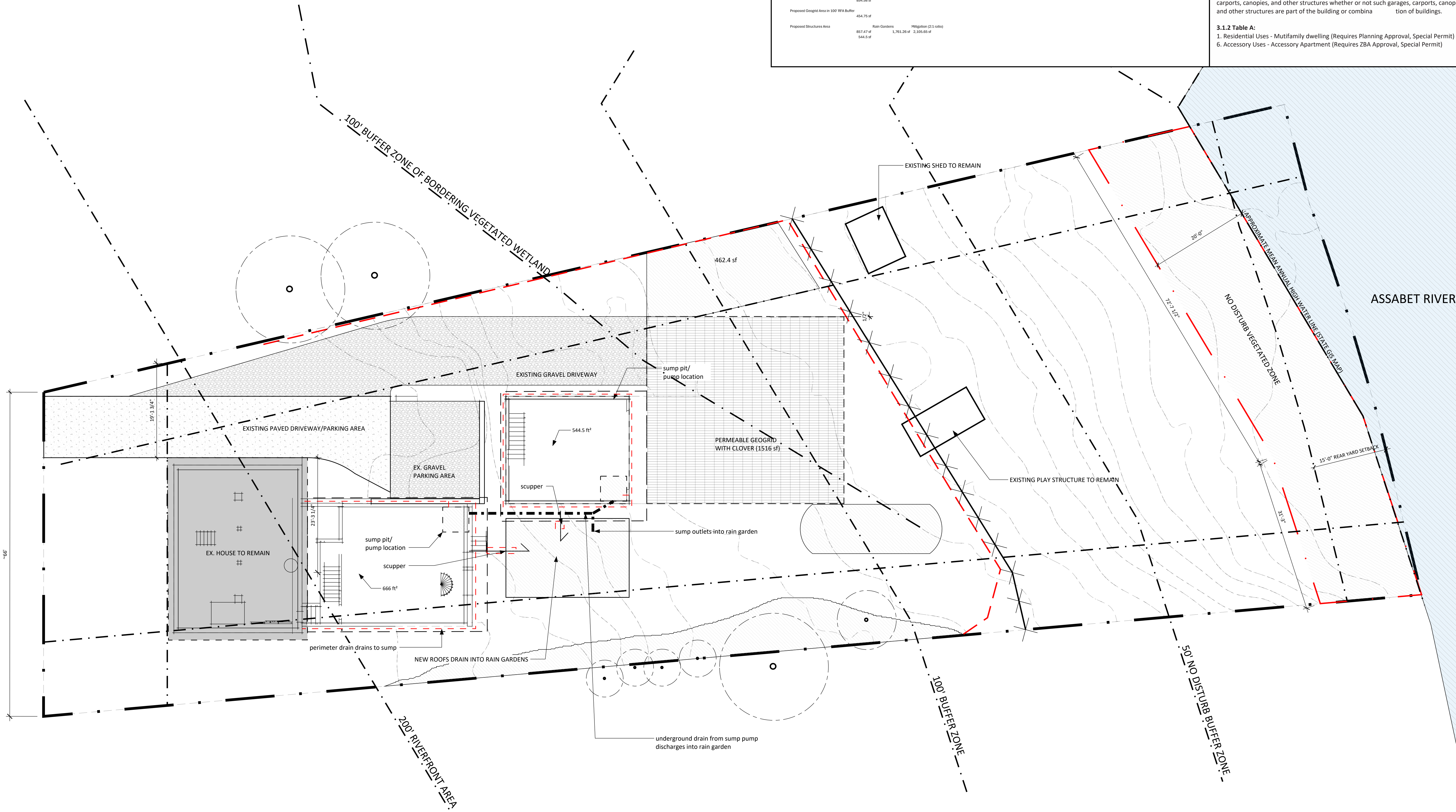
Note: "Total Gross Square Feet" shall mean the gross square feet of the building(s) that is measured from the exterior face of the outside wall to the exterior face of the opposite outside wall for length and width, times the number of habitable levels of space. The Total Gross Square Feet does not include 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
Lot 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		1,897.4 sf	9,648.37 sf		
% of developed/degraded RFA					18.92%
Degraded Riverfront Area (RFA) - 10% of RFA					1,718.87 sf
2:1 Ratio mitigation + (Degraded RFA - 10% of Riverfront area) x 2 per 335 CMR 03.06(2)(g)					3,439.84 sf
Proposed Mitigation Areas			1,761.28 sf	2,105.65 sf	3,866.93 sf
Breakdown of Major Areas					
Existing Degraded Areas	Existing Structures Area	631.27 sf			
Degraded Areas After Removal of walls and gravel	Existing Structures After Demos	102.38 sf			
Proposed Geogrid w/ clover Areas in BWW 100' Buffer		854.58 sf			
Proposed Geogrid Areas in 100' RFA Buffer		454.75 sf			
Proposed Structures Area	Rain Gardens	1,761.28 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

