LAND PLANNING, INC.
Civil Engineers • Land Surveyors • Environmental Consultants

November 18, 2021

Grafton Conservation Commission
Grafton Municipal Center
Grafton, MA 01519

Attention: Leah Cameron, Agent
Subject: Submission of revised site plan and noi pages 1,2,3 8 and 2 of 2
Reference: Lee Robinson, Lot 3
Dear Leah:

Because we now know that the proposed work for this lot falls within 200 feet of Miscoe Brook, we have had to revise the plans and some of the pages of the Notice of Intent. We have also had to prepare an Alternative Analysis, and pay an additional $250 in fees, $125 to the Town and $125 to the State.

Please find enclosed two copies of our revised plans, sheets 1 and 2, for Lee Robinson Lot 3. Also find enclosed two copies of pages 1,2,3, 8 and 2of 2 of the Notice of Intent which have also been revised. Also, please find enclosed two copies of our alternative analysis for this lot.

The following items are included with this submission:

Two copies of the DEP Notice of Intent revised pages 1,2,3 8 and 2 of 2.
Two copies of our Alternative Analysis
A check for $125 payable to the Town of Grafton for the 50% river front fee
A copy of the $125 check payable to the Commonwealth of MA

Please contact me if you have any questions or require any additional information.

Sincerely,
Land Planning Incorporated.

Norman G. Hill, P.E., P.L.S.

C.C. DEP Worcester

214 Worcester Street
North Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111

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
Grafton
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):

179 Upton Street (lot 3) — a. Street Address
Grafton — b. City/Town
01519 — c. Zip Code

Latitude and Longitude:
42.199250 — d. Latitude
-71.656890 — e. Longitude

86 — f. Assessors Map/Plat Number
11B — g. Parcel /Lot Number

2. Applicant:

R. Lee — a. First Name
Robinson — b. Last Name
c. Organization
115 Old Upton Road — d. Street Address
Grafton — e. City/Town
MA — f. State
01519 — g. Zip Code
508-839-6949 — h. Phone Number
i. Fax Number
leer4@verizon.net — j. Email Address

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

Roger Lee Robinson — a. First Name
Robinson, Trustee — b. Last Name
Robinson Nominee Trust — c. Organization
Same — d. Street Address
e. City/Town
f. State
g. Zip Code
h. Phone Number
i. Fax Number
j. Email address

4. Representative (if any):

Norman — a. First Name
Hill — b. Last Name
Land Planning Inc — c. Company
214 Worcester St — d. Street Address
North Grafton — e. City/Town
MA — f. State
01536 — g. Zip Code
508-839-9526 — h. Phone Number
i. Fax Number
nhill@landplanninginc.com — j. Email address

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

$750.00 — a. Total Fee Paid
$362.50 — b. State Fee Paid
$387.50 — c. City/Town Fee Paid

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A. General Information (continued)

6. General Project Description:

To construct a single family house with driveway, septic system and well

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

1. ☒ Single Family Home
2. ☐ Residential Subdivision
3. ☐ Commercial/Industrial
4. ☐ Dock/Pier
5. ☐ Utilities
6. ☐ Coastal engineering Structure
7. ☐ Agriculture (e.g., cranberries, forestry)
8. ☐ Transportation
9. ☐ 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 CMR10.24(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:

Worcester County	
a. County	b. Certificate # (if registered land)
38402	283
c. Book	d. Page Number

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

1. ☐ 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.
2. ☐ 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. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ 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. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	Miscoe Brook 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: 90,693 square feet

4. Proposed alteration of the Riverfront Area:

6,129	0	6,129
a. total square feet	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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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.

On-Site Sewage Disposal System
a. Plan Title

Land Planning Inc.
b. Prepared By

Norman G. Hill, PE
c. Signed and Stamped by

10/19/2021 revised 11-16-21
d. Final Revision Date

1" = 60"
e. Scale

sheet 2 of 2 revised 11-16-21
f. Additional Plan or Document Title

11-16-21
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:

1462 and 50392
2. Municipal Check Number

10/15/2021 and 11-18-21
3. Check date

1460 and 50391
4. State Check Number

10/15/2021 and 11-18-21
5. Check date

R. Lee and Land Planning Inc.
6. Payor name on check: First Name

Robinson and Hill
7. Payor name on check: Last Name

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NOI Wetland Fee Transmittal Form

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A. Applicant Information

1. Location of Project:

179 Upton Street (lot 3)	Grafton
a. Street Address	b. City/Town
1460	$237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

R. Lee	Robinson	
a. First Name	b. Last Name	
Robinson Nominee Trust		
c. Organization		
115 Old Upton Road		
d. Mailing Address		
Grafton	MA	01519
e. City/Town	f. State	g. Zip Code
508-839-6949		leer4@verizon.net
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

Roger Lee	Robinson, Trustee	
a. First Name	b. Last Name	
Robinson Nominee Trust		
c. Organization		
Same as above		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

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

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.

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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2: a) Single family house	1	$500.00	$500.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	$500.00 x 1.5 = $750 a. Total Fee from Step 5
State share of filing Fee:	362.50 b. 1/2 Total Fee **less** $12.50
City/Town share of filling Fee:	387.50 c. 1/2 Total Fee **plus** $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.)

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November 18, 2021

Grafton Conservation Commission
Grafton Municipal Center
Grafton, MA 01519

Attention: Leah Cameron, Agent
Subject: Alternative analysis
Reference: Lee Robinson, Lot 3
Dear Leah:

Following is the Alternative Analysis prepared for Lot 3, Upton Street:

Existing Conditions:

The existing lot is all wooded. There are bordering vegetated wetlands on the right side of this lot, and a portion of Miscoe Brook behind the lot. The lot slopes upward away from the street to a flat area on top of the hill. It is like a plateau on top.

Possible alternatives:

Alternative # 1:

It might be possible to build the house down near the street and pump the sewage uphill to the septic system. This would greatly reduce the amount of work proposed in the riverfront zone, but it would rely on a sewage pump. Sewage pumps fail every ten years or so. The design as proposed relies on a gravity septic system, which is much preferred as it is much more reliable. Also, the design as proposed positions the house on a flat area of the lot, which is much more suitable for a family. Also, if the house were built near the street, it would require that work be done within 25 feet of the bordering vegetated wetland, which Grafton does not allow.

Please contact me if you have any questions or require any additional information.

Sincerely,
Land Planning Incorporated.

Norman G. Hill, P.E., P.L.S.

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