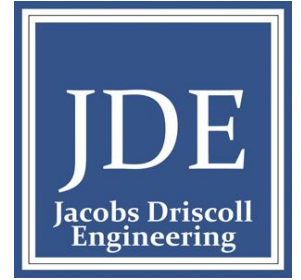


Notice of Intent (NOI) Application



For:

Office/ Shop Building

809 South Franklin Street (Map 52, Plot 67)
Holbrook, Massachusetts 02343

Applicant:

Johnson Sheet Metal Co., Inc.

809 South Franklin Street
Holbrook, Massachusetts 02343

Submitted to:

Town of Holbrook Conservation Commission

Dated: June 29, 2022

Prepared By:

Jacobs Driscoll Engineering, Inc.
50 Oliver Street
North Easton, MA 02356

Delineated by:

Environmental Consulting & Restoration
Brad Holmes, Wetland Scientist

JN: 01-2021-020

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4. APPENDICES

- APPENDIX A: Wetland Delineation Report by Environmental Consulting & Restoration, LLC. Brad Holmes Wetland Scientist
- APPENDIX B: Wetland Fee Transmittal
- APPENDIX C: Property Deeds (Proof of Ownership)
- APPENDIX D: Holbrook Conservation Commission Notice of Intent Checklist
- Attachment: Site Development Plans dated June 29, 2022 by Jacobs Driscoll Engineering, Inc.



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

Holbrook

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):

809 South Franklin Street

a. Street Address

Holbrook

b. City/Town

02343

c. Zip Code

Latitude and Longitude:

42°07'44.1"N

d. Latitude

71°00'28.4"W

e. Longitude

52

f. Assessors Map/Plat Number

67

g. Parcel /Lot Number

2. Applicant:

Jake

a. First Name

Johnston

b. Last Name

Johnson Sheet Metal Co., Inc.

c. Organization

809 South Franklin Street

d. Street Address

Holbrook

e. City/Town

MA

f. State

02343

g. Zip Code

781-767-3540

h. Phone Number

i. Fax Number

jake@johnsonsheetmetal.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Gregory W.

a. First Name

Driscoll Jr., P.E.

b. Last Name

Jacobs Driscoll Engineering, Inc.

c. Company

50 Oliver Street

d. Street Address

Easton

e. City/Town

MA

f. State

02356

g. Zip Code

508-928-4400

h. Phone Number

i. Fax Number

gdriscoll@jacobsdriscoll.com

j. Email address

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

\$1050 + \$537.50 (ByLaw)

a. Total Fee Paid

\$512.50

b. State Fee Paid

\$537.50 + \$537.50 (ByLaw)

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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

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A. General Information (continued)

6. General Project Description:

Site development for a new office/shop building with new parking, drainage and associated utility work.

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input checked="" 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:

Norfolk

a. County

4806

c. Book

b. Certificate # (if registered land)

88

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 type="checkbox"/> Bordering Vegetated Wetland	1. square feet	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 type="checkbox"/> Riverfront Area	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: _____ square feet

4. Proposed alteration of the Riverfront Area:

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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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. <input type="checkbox"/> Restoration/Enhancement		
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.		
a. square feet of BVW _____	b. square feet of Salt Marsh _____	

5. ☐ 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

08/01/2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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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 - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

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

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

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

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Holbrook

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

Provided by MassDEP:

MassDEP File Number

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Holbrook

City/Town

D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Site Development Plans

a. Plan Title

Jacobs Driscoll Engineering, Inc.

Edward P. Jacobs, R.P.L.S.

b. Prepared By

Gregory W. Driscoll Jr., P.E.

1"=20'

d. Final Revision Date

e. Scale

June 29, 2022

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:

23211

6/28/2022

2. Municipal Check Number

3. Check date

23210

6/28/2022

4. State Check Number

5. Check date

Johnson Sheet Metal Co., Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

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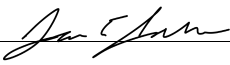

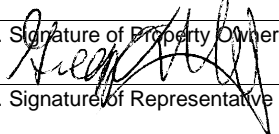
Holbrook

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		6/28/2022
2. Date		6/28/2022
3. Signature of Property Owner (if different)		6/29/2022
4. Date		6/29/2022
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.

Notice of Intent Application
For
Johnson Sheet Metal Co., Inc.
Proposed Office & Shop Building
809 South Franklin Street, Holbrook, MA 02343

2.0 PROJECT NARRATIVE

Introduction

The applicant, Jake Johnston of Johnson Sheet Metal Co. Inc., proposes to construct a 5,000 square foot Office/Shop Building on a wooded portion of their land located at 809 South Franklin Street in Holbrook, MA. The existing parcel can be identified on Assessor's Map 52, Plot 67 with a total area of approximately 1.163 +/- acres.

Locus

The site is located on the eastern side of South Franklin Street in Holbrook. The property is surrounded by business uses to the North and South and a residential use is located to the East of the property. Refer to Figure 1 – USGS Map for the location of the site.

Resource Areas

The front portion of the locus property contains two existing buildings and is surrounded by existing paved areas. The rear portion of the locus property contains an open gravel storage area and is surrounded by mostly wooded land to the North and East. The Bordering Vegetated Wetland (BVW) A-series is located on the eastern most edge of the locus property. The property is located outside of NHESP Estimated & Priority Habitat for Rare Species. A portion of the site is located within a FEMA flood zone, Zone AE, however the area to be developed is outside of the flood zone. The locus property is also located within a Zone II.

Proposed Project

The purpose of this Notice of Intent (NOI) application is to authorize the construction of a new 5,000 square foot Office & Shop Building. The proposed project includes the construction of a building, parking lot, wet stormwater basin and associated utilities. The site is located within 100 feet of a BVW. Upon the completion of the project, the area will be stabilized with loam and seed.

Erosion and Sedimentation Control Plan

Sedimentation and erosion controls are included on the site plan along with details of the measures utilized for the project. Silt fence and straw wattles will be installed at the perimeter of the limit of work to prevent sedimentation from entering the resource areas. Additional erosion control materials will be stored onsite to be utilized for repairs, if necessary.

Construction Sequence

The following Construction Sequence shall be followed by the contractor and is also outlined on the Notice of Intent Plan:

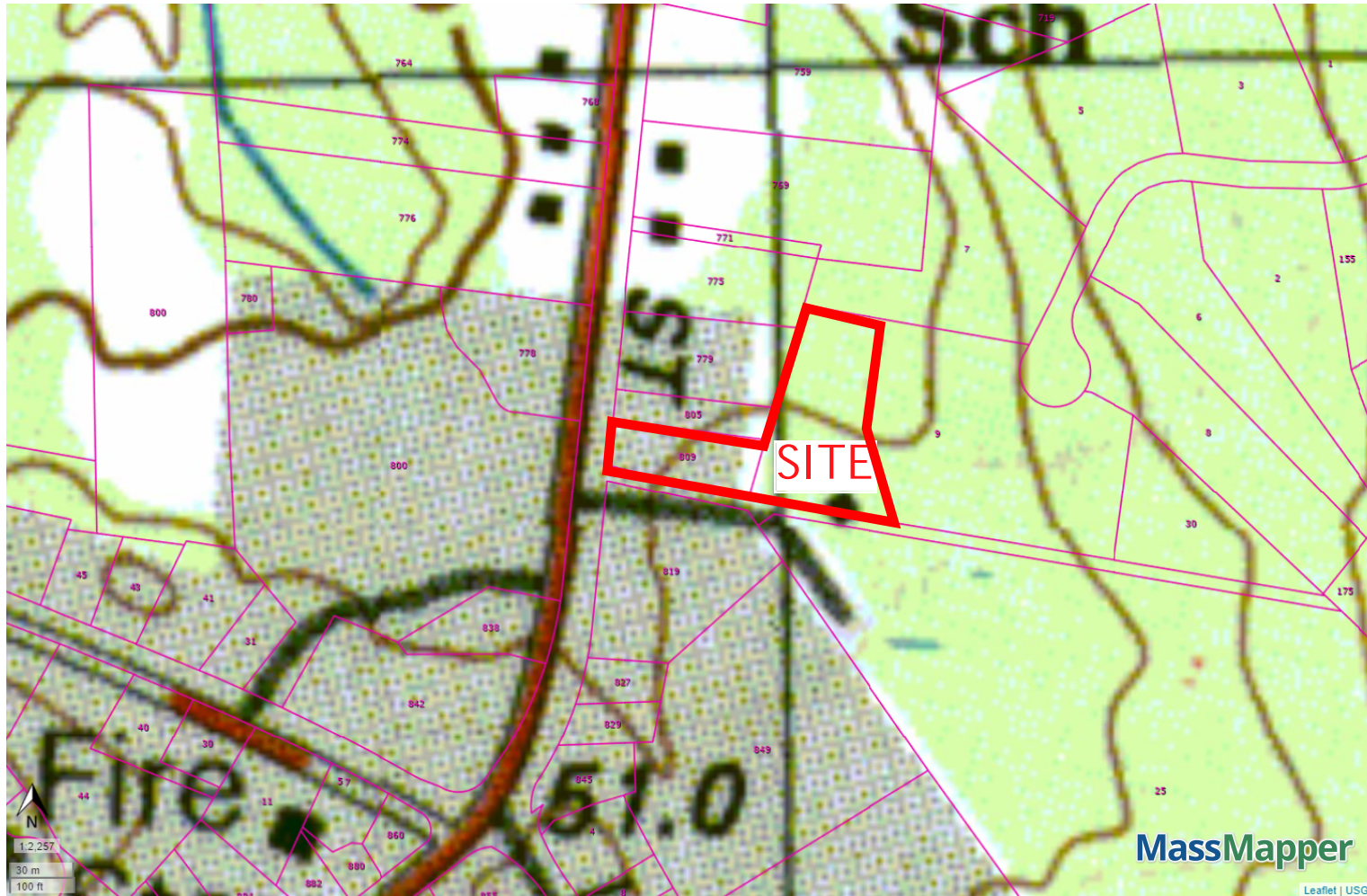
1. Install erosion control devices to establish the limit of work as shown on plan.
2. Construct temporary construction exit area as shown on detail #509.

3. Discharges from dewatering of excavations shall not be diverted directly into any wetlands or existing storm drains without pretreatment via settling basins.
4. Clear and grub site within the limit of work.
5. Construct storm water management basin to be uses a sediment trap. Install low flow perforated pipe with filter fabric and stone. So not install low flow orifice cap until site is fully stabilized.
6. Establish rough sub grades for parking lot, drainage basin and building platform.
7. Perform building and site construction per approved site plans.
8. Inspect and maintain erosion control measures after rainfall events and a minimum of once per week.
9. Remove sediment buildup at erosion control devices as needed. Redistribute material over site in conformance with earthwork specifications.
10. As drainage structures are installed, install filter fabric and straw bales around new structures in accordance with detail #507 and maintain them until pavement is in place and vegetation is established. All outfalls shall be immediately stabilized with stone protection as required.
11. All cut and fill slopes shall be temporarily stabilized with top soil, seed and mulch or curlex as required if construction activity ceases on said slopes for a period of seven days or greater. All slopes shall be permanently stabilized as required immediately upon completion of final grading.
12. Complete finish grading and stabilization of site. Place final paving course.
13. Remove sediment from all drainage structures and pipes after completion of construction. Remove and regrade temporary berms, swales, check dams, etc. Stabilize disturbed areas.
14. Clean out all sediment from storm water management basin and outlet structures. Regrade to contours per design. Stabilize all slopes as required.
15. Remove erosion control devices & silt fence upon establishment of permanent ground cover and issuance of a Certificate of Compliance from the Holbrook Conservation Commission. Stabilize all areas where straw wattles (erosion control device) were removed.

Conclusion

It is our opinion that with the mitigation provided and the strict compliance to the plans and standard procedures that are required by the Conservation Commission, there will be no adverse impacts to any resource areas. We look forward working with the Conservation Commission during the permitting process to satisfy any concerns that may arise.

USGS Map

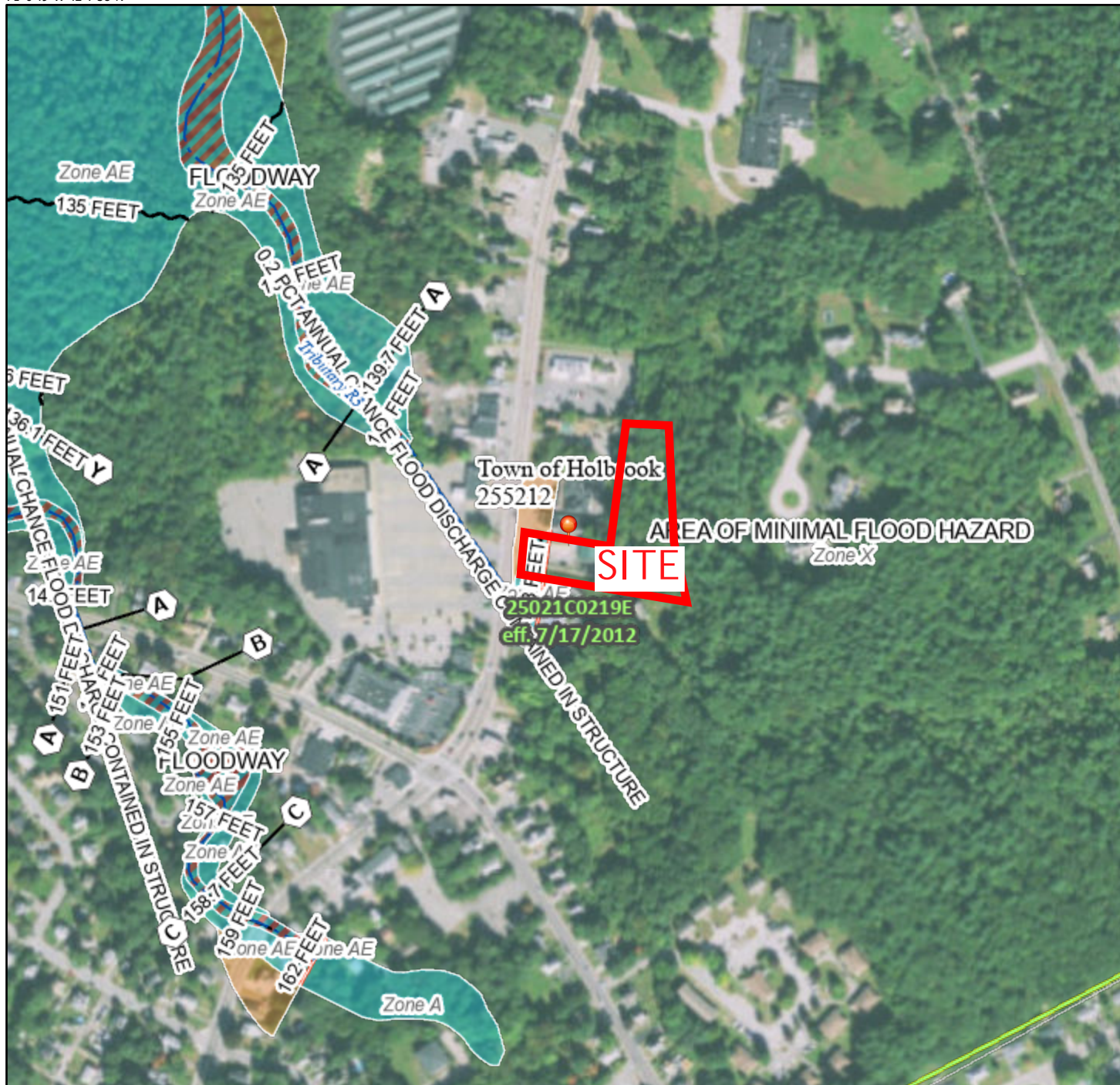


Property Tax Parcels

National Flood Hazard Layer FIRMMette



71°0'49"W 42°7'58"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



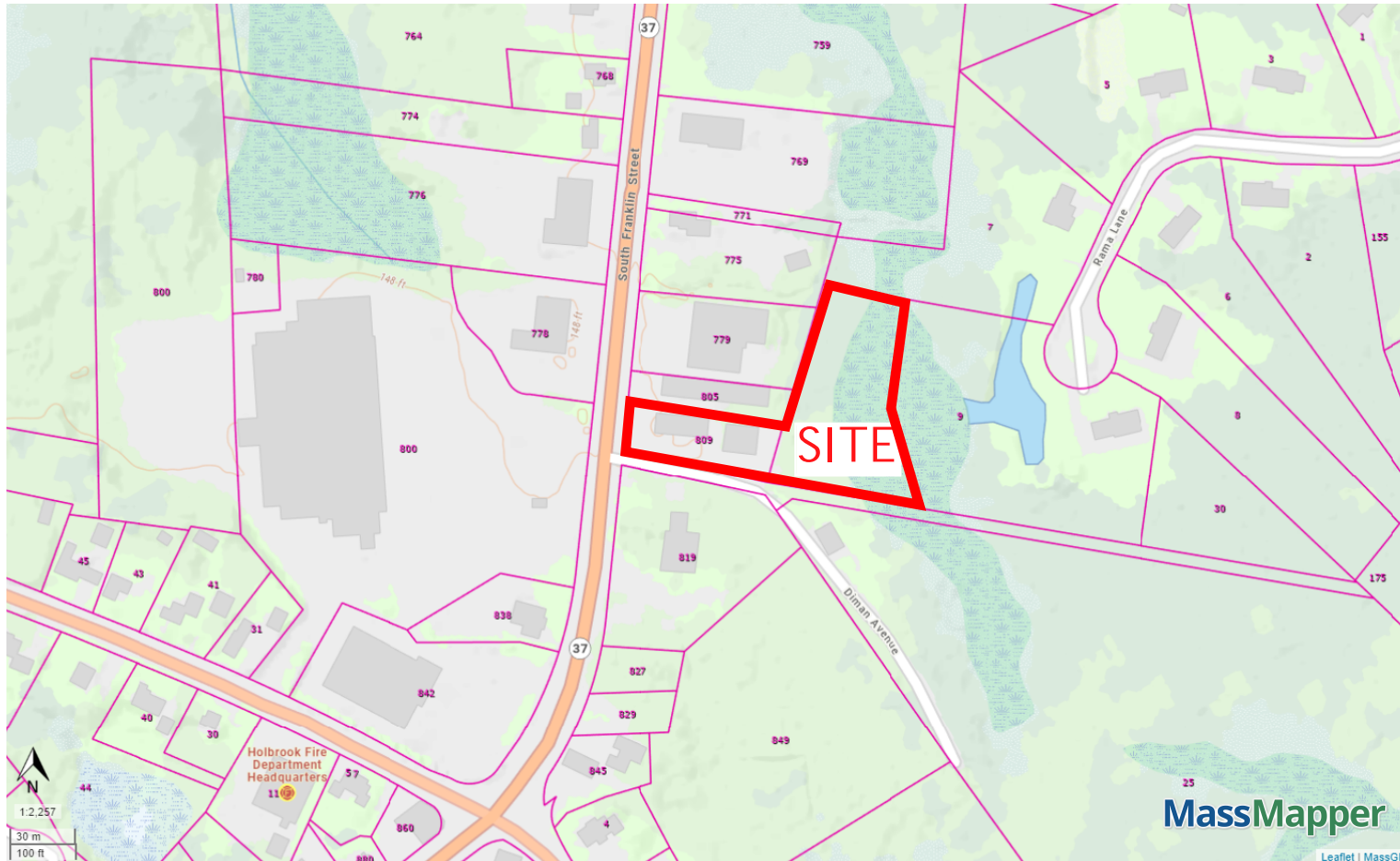
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/5/2021 at 10:44 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NHESP



Potential Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Natural Communities



NHESP Estimated Habitats of Rare Wildlife



NHESP Ecoregions

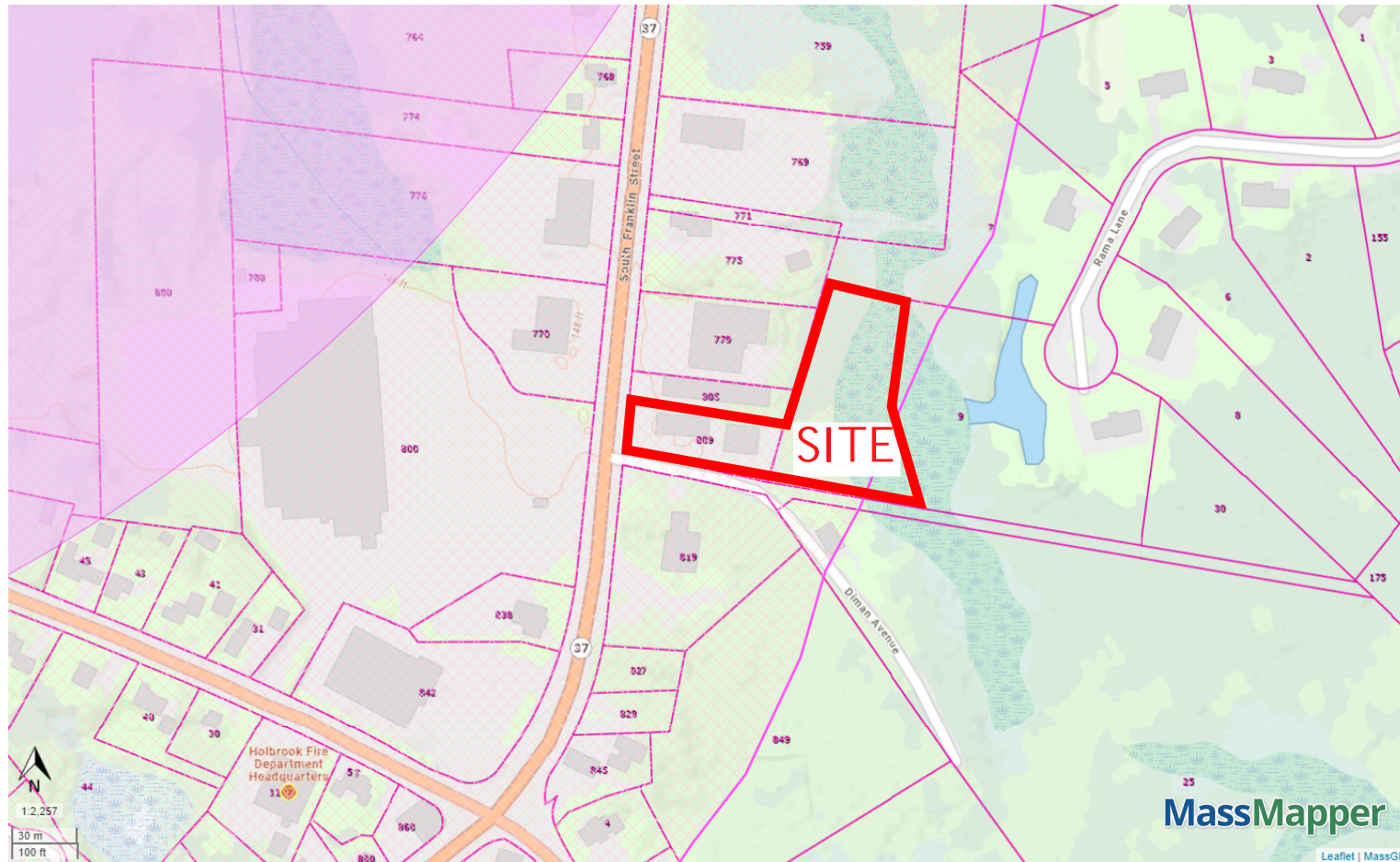


NHESP Certified Vernal Pools

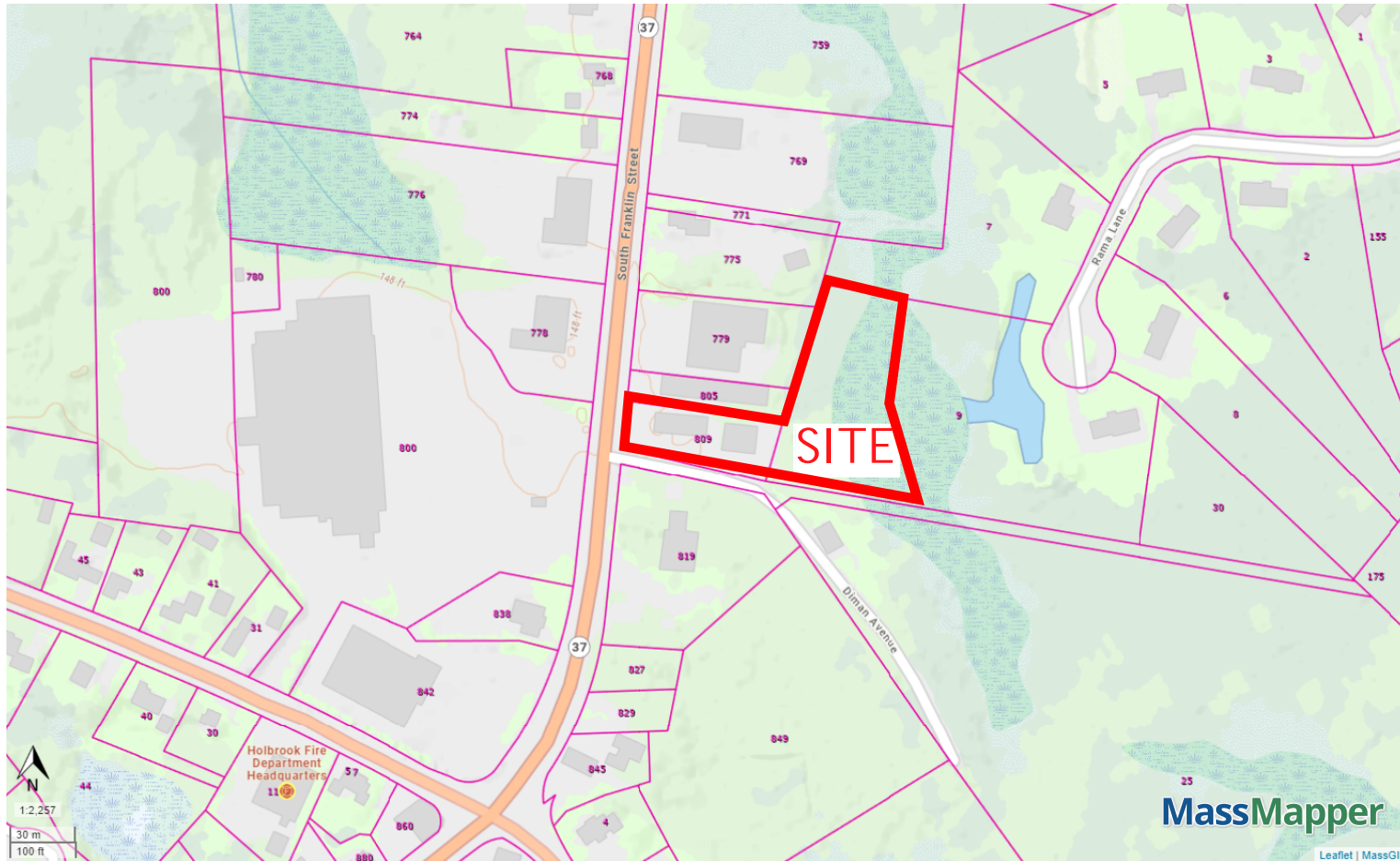


Property Tax Parcels








Subsurface Water Supply Protection Areas



Outstanding Resource Waters



Outstanding Resource Waters Outlines

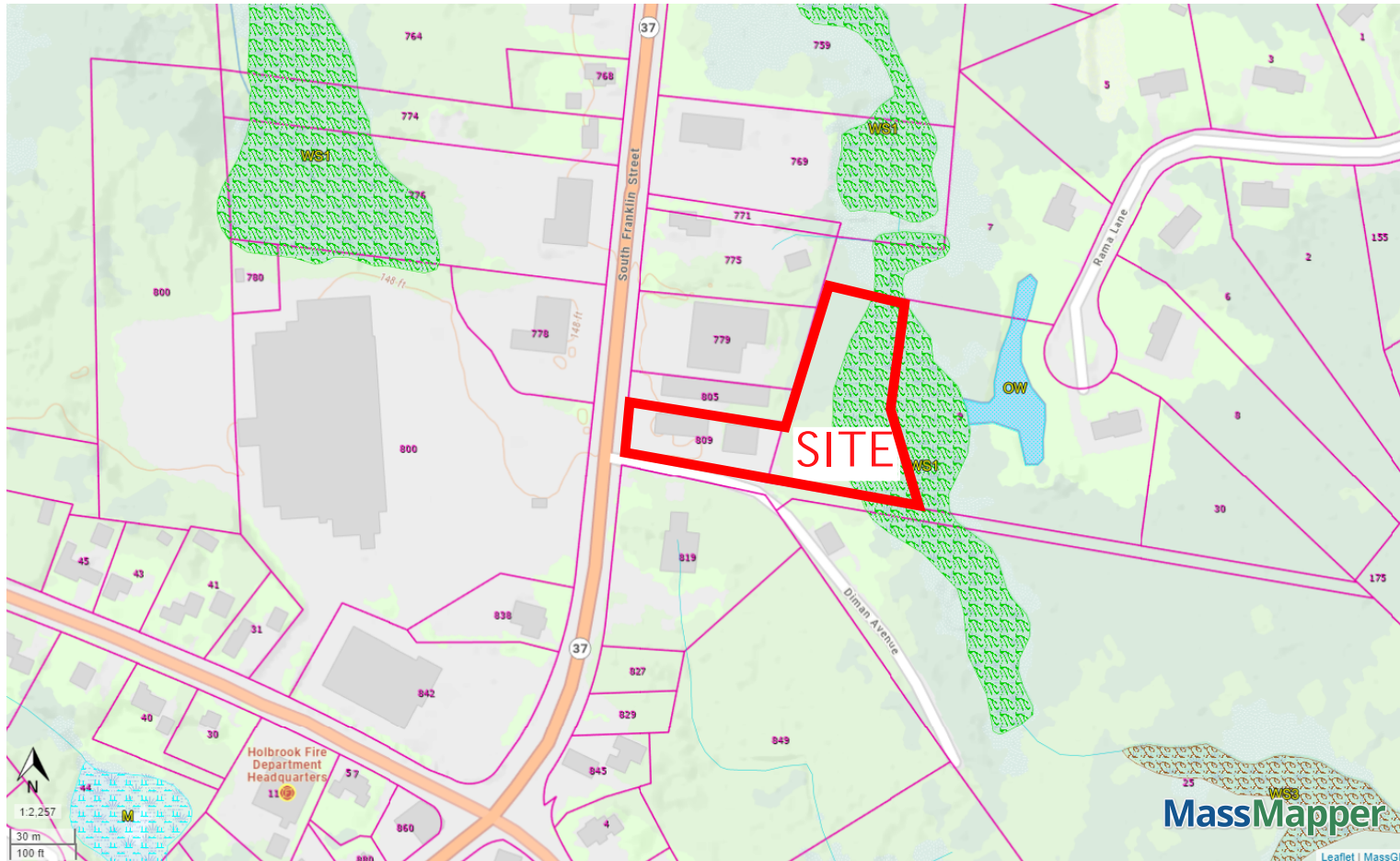
-  ACEC
-  Cape Cod National Seashore
-  Protected Shoreline
-  Public Water Supply Watershed
-  Retired Public Water Supply
-  Scenic/Protected River
-  Wildlife Refuge

Outstanding Resource Waters

- ACEC
- Cape Cod National Seashore
- Protected Shoreline
- Public Water Supply Watershed
- Retired Public Water Supply
- Scenic/Protected River
- Wildlife Refuge

Property Tax Parcels

MassGIS Wetlands



DEP Wetlands Hydrologic Connections



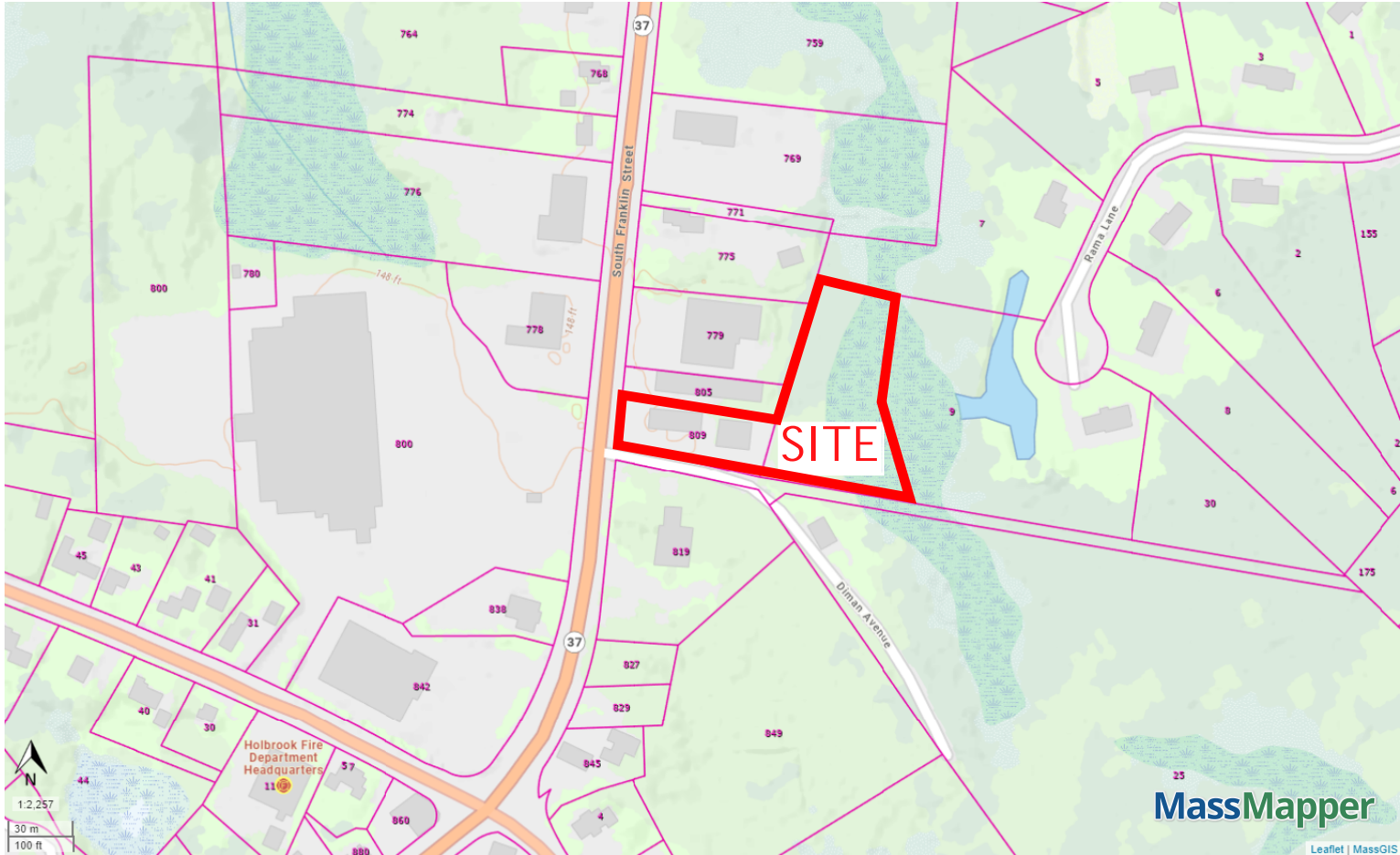
DEP Wetlands Labels

DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

Property Tax Parcels

Area of Critical Environmental Concern (ACEC)



Areas of Critical Environmental Concern ACECs Boundaries

- ROAD/RAIL BASED
- RIVER BASED
- WETLAND BASED
- FLOODPLAIN BASED
- TIDAL BASED
- CONTOUR BASED
- POLITICAL BOUNDARY
- PROPERTY LINE BASED
- OTHER
- NOT DEFINED

Areas of Critical Environmental Concern ACECs



Property Tax Parcels

Hydrologic Soil Group—Norfolk and Suffolk Counties, Massachusetts




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/6/2022
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points




 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
 Survey Area Data: Version 17, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 26, 2020—Oct 15, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
52	Freetown muck, 0 to 1 percent slopes	B/D	0.2	1.2%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	D	5.4	37.6%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	A	5.1	35.0%
420B	Canton fine sandy loam, 3 to 8 percent slopes	B	0.3	2.3%
602	Urban land, 0 to 15 percent slopes		3.5	23.9%
Totals for Area of Interest			14.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX A

**Wetland Delineation Report by Environmental Consulting & Restoration, LLC
Brad Holmes Wetland Scientist**



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Jacob Driscoll Engineering, Inc.
FROM: Brad Holmes
DATE: August 5, 2021
RE: Off South Franklin Street, Holbrook

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located off Franklin Street in Holbrook (the site) on July 22, 2021. The purpose of the review was to identify wetland resource areas on and near the site. The site is located to the east of South Franklin Street and consists of commercial properties with buildings, paved parking areas, and an undeveloped forested lot to the rear. The weather on July 22nd was mostly sunny, clear, and warm (approximately 75 degrees) with no wind and dry site conditions. Wetland resource areas are located to the rear of the developed portion of the site through the eastern limits of the properties. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped) #A1 to #A18 along the limit of the wetland through the eastern portion of the site. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetland contains hydric soils, saturated soils, and dominant wetland indicator plants. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands
- 100-foot Buffer Zone to BVW
- Bordering Land Subject to Flooding (FEMA flood zone AE)

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The western portion of the site does contain areas mapped as Land Subject to Flooding (FEMA flood zone AE)
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager

APPENDIX B

Wetland Fee Transmittal



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:

809 South Franklin Street

a. Street Address

23210

c. Check number

Holbrook

b. City/Town

\$512.50

d. Fee amount

2. Applicant Mailing Address:

Jake

a. First Name

Johnston

b. Last Name

Johnson Sheet Metal Co., Inc.

c. Organization

809 South Franklin Street

d. Mailing Address

Holbrook

e. City/Town

MA

f. State

02343

g. Zip Code

781-767-3540

h. Phone Number

i. Fax Number

jake@johnsonsheetmetal.com

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 3B	1	\$1050.00	\$1050 + \$537.50 (ByLaw)
Step 5/Total Project Fee:			\$1050 + \$537.50 (ByLaw)
Step 6/Fee Payments:			
Total Project Fee:			\$1050 + \$537.50 (ByLaw)
State share of filing Fee:			\$512.50
City/Town share of filling Fee:			b. 1/2 Total Fee less \$12.50 \$537.50 + \$537.50 (ByLaw)

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.

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.)

APPENDIX C

Property Deeds (Proof of Ownership)

.. 88

N O T B R O O K V I L L E R E A L T Y , I N C . , a Massachusetts corporation duly organized by law with an usual place of business in Holbrook, in the County of Norfolk, and Commonwealth of Massachusetts, for consideration paid, and in full consideration of \$21,000.00,

O F F

I C I A L

O F F I C I A L

C

Grants to JOHNSON SHEET METAL CO. INC., a Massachusetts corporation duly organized by law with an usual place of business at 809 South Franklin Street in Holbrook, Norfolk County, Massachusetts, with QUITCLAIM COVENANTS

The land together with the buildings thereon situated on the southeasterly side of South Franklin Street in Holbrook, Norfolk County, Massachusetts, and being shown as Lot 2 on a "Plan of Land in Holbrook, Owned by Brookville Realty, Inc., Scale 1"=20', June 11, 1971, Hayward-Boynton & Williams, Inc., Surveyors, Civil Engineers, 47 West Elm St., Brockton, Mass.," which plan is duly recorded with Norfolk County Registry of Deeds. Said Lot 2, according to said plan, is bounded and described as follows:

NORTHWESTERLY by South Franklin Street, there measuring sixty-seven and 55/100 (67.55) feet;

NORTHEASTERLY by Lot 1 as shown on said plan, being land now or formerly of Limon, Inc., there measuring two hundred twenty-five and 91/100 (225.91) feet;

SOUTHEASTERLY by land now or formerly of Petee as shown on said plan, there measuring ninety-six and 52/100 (96.52) feet; and

SOUTHWESTERLY by Diman Avenue, there measuring two hundred thirteen and 67/100 (213.67) feet.

Containing 17,940 square feet, according to said plan.

Said premises are conveyed subject to and with the benefit of the right of way as shown on said plan. Said right of way has a width of twenty feet, of which ten feet is situated on Lot 1, and ten feet is situated on Lot 2. Said right of way is to be used by the owners of Lot 1 and Lot 2 for ingress and egress by means of vehicle and by foot.

Said premises are further conveyed subject to the cesspool easement and the parking privileges for the benefit of Lot 1 as shown on said plan, all as described in a deed from Brookville Realty, Inc. to Limon, Inc., dated September 13, 1971, and duly recorded with Norfolk County Registry of Deeds; and further subject to any other right of way or easement of record as may now be in full force and effect.

For reference to title of this grantor, see deed duly recorded with Norfolk County Registry of Deeds in Book 3683, Page 468.

IN WITNESS WHEREOF, the said BROOKVILLE REALTY, INC. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James G. Johnston and Agnes C. Enella, President and Treasurer

respectively, hereto duly authorized, this sixteenth day of, 89)
December, in the year one thousand nine hundred and seventy-one.

A N A N
O F F I C I A L B R O O K V I L L E R E A L T Y, I N C. L
C O P Y by C O P Y

James G. Johnston
President
Agnes C. Enella
Treasurer

COMMONWEALTH OF MASSACHUSETTS

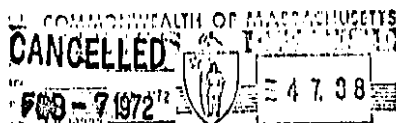
Plymouth, ss:

December 16, 1971

Then personally appeared the above named James G. Johnston President as aforesaid, and Agnes C. Enella Treasurer as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of the Brookville Realty, Inc.

before me,

Notary Public
My Commission Expires, 1978



CERTIFICATE OF VOTE

I, Agnes C. Enella, Clerk of Brookville Realty, Inc., hereby certify that at a joint meeting of the stockholders and directors of said corporation duly called and held on December 13, 1971, at the office of Attorney David Silverstein, 231 Main Street, Brockton, Massachusetts, all the stockholders and directors being present and represented, the following vote was unanimously passed:

VOTED: That this corporation sell and convey to Johnson Sheet Metal Co. Inc., a Massachusetts corporation, the building and real estate at 809 South Franklin Street in Holbrook, Massachusetts, and shown as Lot 2 on a "Plan of Land in Holbrook, Owned by Brookville Realty, Inc., Scale 1"=20', June 11, 1971, Hayward-Boynton & Williams, Inc., Surveyors, Civil Engineers, 47 West Elm Street, Brockton, Mass.," for the sum of \$21,000.00, all as set forth in a deed from Brookville Realty, Inc. to Johnson Sheet Metal Co. Inc. which was read and presented at said meeting and to which this vote is attached, and the President, James G. Johnston, and the Treasurer, Agnes C. Enella, be and they are hereby authorized, empowered and directed for and in behalf of this corporation to execute, acknowledge and deliver the aforesaid deed under the terms and conditions as stated therein, and to execute, acknowledge and deliver any other instruments and documents necessary or required to complete the transfer and to effect the purposes of this vote.

A True Record, Attest:

Agnes C. Enella
Clerk

APPENDIX D

Holbrook Conservation Commission Notice of Intent Checklist



Office of the
Conservation Commission
781-767-9058 Tel.
781-767-9562 fax

Town of Holbrook

50 North Franklin Street
Holbrook, Massachusetts 02343

APPLICATION CHECKLIST

Notice of Intent (NOI)

Please submit three (3) hard copies of the following information to the Holbrook Conservation Commission office at Town Hall, and also send an electronic copy to djoyce@holbrookmassachusetts.us AND hliis@holbrookmassachusetts.us.

- ✓ WPA Form 3: Notice of Intent. The form and instructions are available here: <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent>.
- ✓ Project plans and any supporting documentation (e.g., wetlands report, project narrative, site photos, stormwater report/checklist, etc.). Plans must be signed and stamped by a registered professional engineer or other appropriate professional. Hard copies of plans should be printed to scale.
- ✓ Separate checks for the town portion of the Wetlands Protection Act fee, for the Town of Holbrook Wetlands Protection Bylaw fee, and for the abutters list. See the [Fee Schedule](#) and NOI instructions for details. Note: once an application is submitted, Conservation staff will prepare and submit a public legal notice and the newspaper will invoice applicants directly.
- ✓ Proof (certified mail receipt or electronic confirmation) that a copy of the complete application with attachments was sent to the MA Department of Environmental Protection by one of the following:
 - 1) Mail by certified mail to MassDEP, Southeast Regional Office, 20 Riverside Drive, Lakeville, MA 02347.
 - 2) Alternatively (per MassDEP staff), e-mail to SERO_NOI@mass.gov. The subject line should be "Holbrook – NOI – Project address – Applicant(s)".
 - 3) Submit via eDEP: <https://www.mass.gov/how-to/how-to-use-edep-online-environmental-filing>.
- N/a ☐ If applicable, proof that a copy of the complete application with attachments was mailed to the MA Natural Heritage and Endangered Species Program.
- ✓ Abutter Notification. Conservation staff will request an abutters list from the Assessing Department for abutters within 100 feet of the property. Staff will notify applicants when the list is ready and will provide a copy of the legal notice. Applicants should notify abutters by certified mail, return receipt requested, or by certificate of mailing, and submit proof of mailing to the Conservation office or at the Commission meeting. Abutter notifications must be mailed at least seven (7) days before the public hearing. Applicants should also submit an Affidavit of Service attesting that abutters were notified.