

Notice of Intent

Proposed Restaurant

Tax Map 22 Lot 115 & 116

66 Boston Road
Westford, MA

Date:

February 22, 2016

Prepared for:

Ebi Masalehdan
26 Old Carriage Path
Groton, MA 01450

TFM Job #31578.01

Prepared by:



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive, Bedford, NH 03110
Tel: (603) 472-4488 Fax: (603) 472-9747
www.tfmoran.com

printed from CD

Proposed Restaurant
66 Boston Road, Westford, MA 01886

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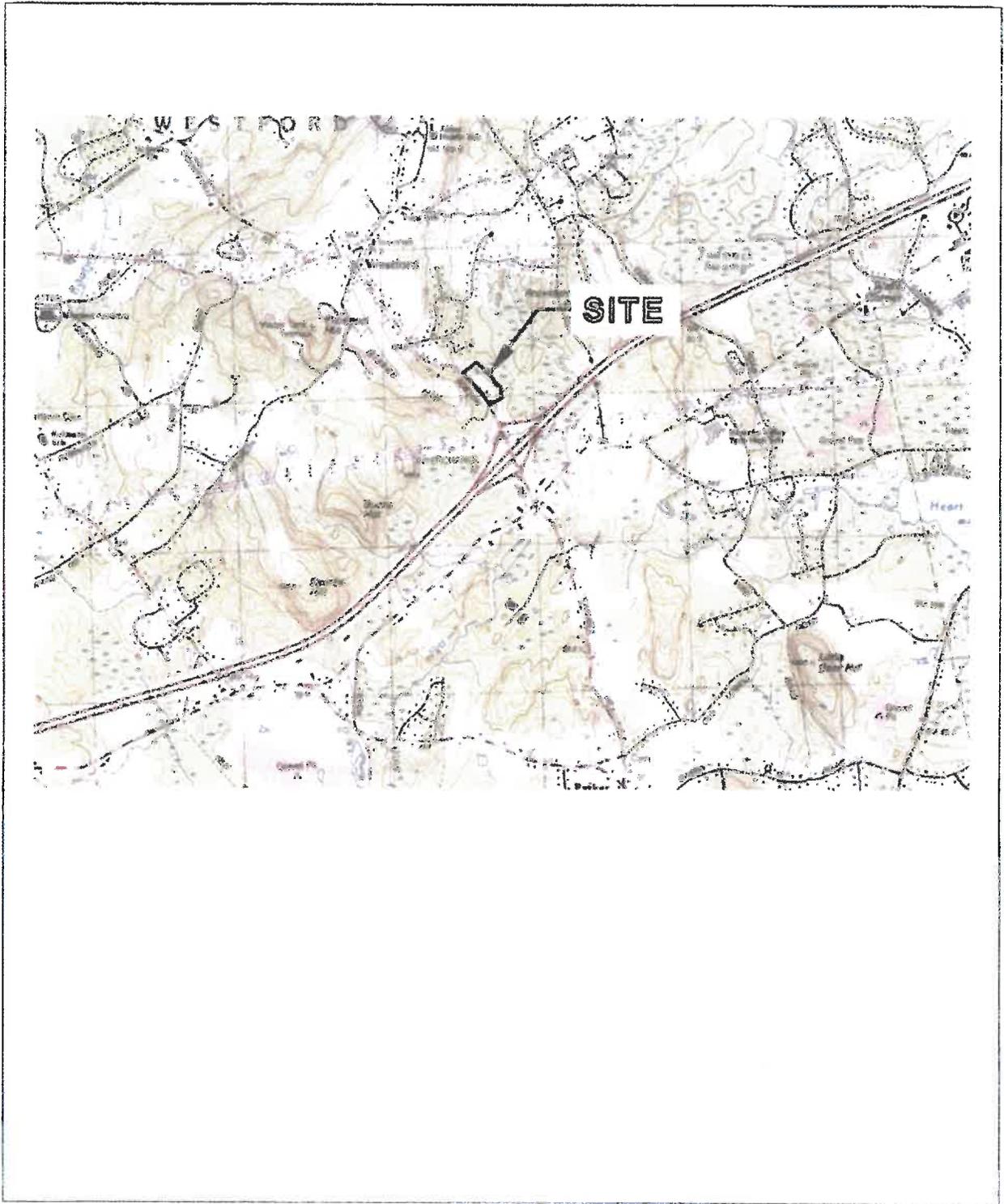
USGS Map
Narrative
WPA Form 3

Appendix

Assessors Map
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Property Card
Affidavit of Service
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Proposed Restaurant Site Plans (24x36)
Stormwater & Drainage Report
Operations and Maintenance Manual



USGS MAP
Scale 1"=1000'
Date: 2/22/16

31578.01 – Farm to Table
02/22/2016

NOTICE OF INTENT NARRATIVE
PROPOSED RESTAURANT
66 BOSTON ROAD, WESTFORD, MA 01886
Map/Parcel: 22/115 & 22/116

Project Description

The project proposes to construct a two story farm-to-table restaurant in Westford, Massachusetts. Site developments associated with this project include the development of agricultural land to farm produce, the construction of a greenhouse for agricultural use, and the construction of parking and utilities for the proposed uses. The project is located at 66 Boston Road in Westford, MA directly off exit 32 on Interstate 495. The project site is adjacent to a Coldwell Banker Realty company on the southeast and abuts residential properties on all other sides.

Currently, the project site is run down and distressed. There is an existing building that was used for the sale of farm items with several greenhouses along the back edge of parcel 22/116. Each of the greenhouses are in tear-down condition. There is also a gravel drive with a dilapidated parking area. On parcel 22/115 of the property, there is sparse vegetation and overgrowth. Along the back edge of the property there is an inland bordering vegetated wetland (BVW). The closest existing point of development to the wetland is 53'.

Proposed Condition

The proposed project will improve the overall site in relation to overall appearance, stormwater and drainage, usability and impacts to the wetland. Total area of impervious coverage is 90,000± SF whereas total impervious coverage within the 100' Wetland Buffer Zone is 10,060± SF. The restaurant is located entirely outside of the 100' wetland buffer zone. The nearest point of impervious coverage for parking is 55' from the edge of the wetlands.

Portions of this project that can be considered limited projects are the construction of utilities within the buffer zone (10.53(3)(d)), the development of land to be used for farming and the construction of buildings used in association with agricultural use (10.53(3)(a)), and the construction of a roadway of practical width (10.53(3)(e)) to access the greenhouse. The closest disturbance to the wetlands includes the construction of an underground stormwater system outlet which is 40± feet from the wetlands. The closest point from the wetland of the greenhouse to be used in association with the agricultural use is also 55 feet away outside of the Westford building setback from wetlands.

Although the closest point of disturbance is closer to the wetlands, the site will be developed in a much more sustainable way that will prevent erosion of total suspended solids (TSS) into the wetlands. In order to further mitigate the potential impacts of construction and development, erosion and sediment control have been proposed.

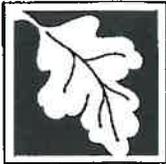
Erosion and Sediment Control

The site includes a number of temporary and permanent erosion and sediment control measures. During construction the site will use a combination of a silt fences and straw wattles to protect the wetland. There will also be a stabilized construction entrance to the site to prevent sediment from being tracked onto the street. Existing catch basins will be protected with silt sacks.

The drainage system on the site will be a combination of an open and closed system to properly treat and recharge stormwater before discharging to the wetland along a natural flow path.

Conclusion

We believe that based on the nature of this project, and the limited nature of certain aspects of it, that the proposed project represents a significant improvement from the existing conditions. As there are no wetland impacts, and site stabilization practices will reduce impacts to the wetlands, we believe that a negative determination can be made.



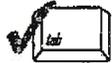
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 Town of Westford Wetlands Protective Bylaw

Provided by MassDEP:
 MassDEP File Number
 Document Transaction Number
 Westford
 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):

66 Boston Road Westford 01886
 a. Street Address b. City/Town c. Zip Code
 Latitude and Longitude: 42°34'24.18" 71°25'42.54 W
 d. Latitude e. Longitude
 22 115 & 116
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Ebi Masalehdan
 a. First Name b. Last Name
 c. Organization
 P.O. Box 2127
 d. Street Address
 Westford MA 01886
 e. City/Town f. State g. Zip Code
 978-649-1970 glant1900@aol.com
 h. Phone Number i. Fax Number j. Email Address

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

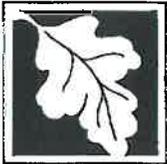
a. First Name b. Last Name
 c. Organization
 d. Street Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Jeff Kevan
 a. First Name b. Last Name
 TFMoran, Inc.
 c. Company
 48 Constitution Drive
 d. Street Address
 Bedford NH 03110
 e. City/Town f. State g. Zip Code
 603-472-4488 603-472-9747 jkevan@tfmoran.com
 h. Phone Number i. Fax Number j. Email address

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

\$2,100 \$1,062.50 \$1,037.50
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

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Westford
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A. General Information (continued)

6. General Project Description:

Raze existing buildings and parking lot, to construct a 2-story farm-to-table restaurant with a 13,200± SF footprint, associated parking, access, a greenhouse, as well as a farm.

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 type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input checked="" type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input checked="" type="checkbox"/> Other: Restaurant | |

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)

10.53(3)(a) – land used raising of fruits, vegetables... or used incidental to and customary to such use
10.53(3)(d) – construction of underground utilities
10.53(3)(e) – The construction of a new roadway of practical width (to greenhouse)

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.

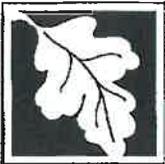
8. Property recorded at the Registry of Deeds for:

a. County _____	b. Certificate # (If registered land) _____
c. Book _____	d. Page Number _____

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

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
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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: 0
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 BWV	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	-	-
	a. number of new stream crossings	b. number of replacement stream crossings



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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 Notice of Intent – 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

OLIVER GIS
 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.1.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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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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MassDEP File Number
Document Transaction Number
Westford
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

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Town of Westford Wetlands Protective Bylaw

Provided by MassDEP
MassDEP File Number
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Westford
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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.

Farm to Table Restaurant - 66 Boston Road

a. Plan Title

TFMoran, Inc.

Bob Duval

b. Prepared By

c. Signed and Stamped by

2/22/16

As noted

d. Final Revision Date

e. Scale

66 Boston Road - Stormwater Report

2/22/16

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

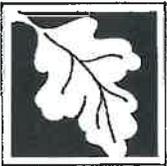
3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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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.

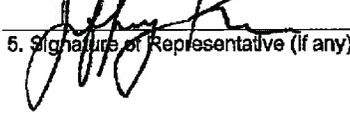


1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date



5. Signature of Representative (if any)

TFMORAS INC

6. Date 2/22/16

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

66 Boston Road
 a. Street Address

Westford
 b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Ebl
 a. First Name

Masalehdan
 b. Last Name

c. Organization

P.O. Box 2127

d. Mailing Address

Westford

e. City/Town

MA

f. State

01856

g. Zip Code

978-649-1970

h. Phone Number

i. Fax Number

giant1900@aol.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).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3(b) - ea, building incl. site	2	\$1,050	\$2,100

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$2,100
State share of filing Fee:	a. Total Fee from Step 5 \$1,037.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$1,062.50
	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.)

Appendix



Assessors
Tax Map

PLEASE REVISIONS REQUIRED - INHABITANT
 The Assessor's Office is responsible for the accuracy of the information on this map. It is the responsibility of the property owner to verify the information on this map with the Assessor's Office. The Assessor's Office is not responsible for any errors or omissions on this map. The Assessor's Office is not responsible for any changes to the information on this map. The Assessor's Office is not responsible for any changes to the information on this map.

- Legend**
- Parcel
 - Former Parcel
 - Easement
 - Road Edge
 - Vermonts DEP 2006
 - Railroad
 - Water Body
 - Building
 - Out Building



This information is for informational purposes only. It is not intended to be used for any other purpose. The Assessor's Office is not responsible for any errors or omissions on this map. The Assessor's Office is not responsible for any changes to the information on this map.

16	17	18	19
20	21	22	23
24	25	26	27
28	29	30	31



Tax Map
22

100000013





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0233F

FIRM
FLOOD INSURANCE RATE MAP
MIDDLESEX COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 233 OF 656
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY NUMBER 260225
TOWN OF NESTOR, TOWN OF

PANEL SUBFIX 0233

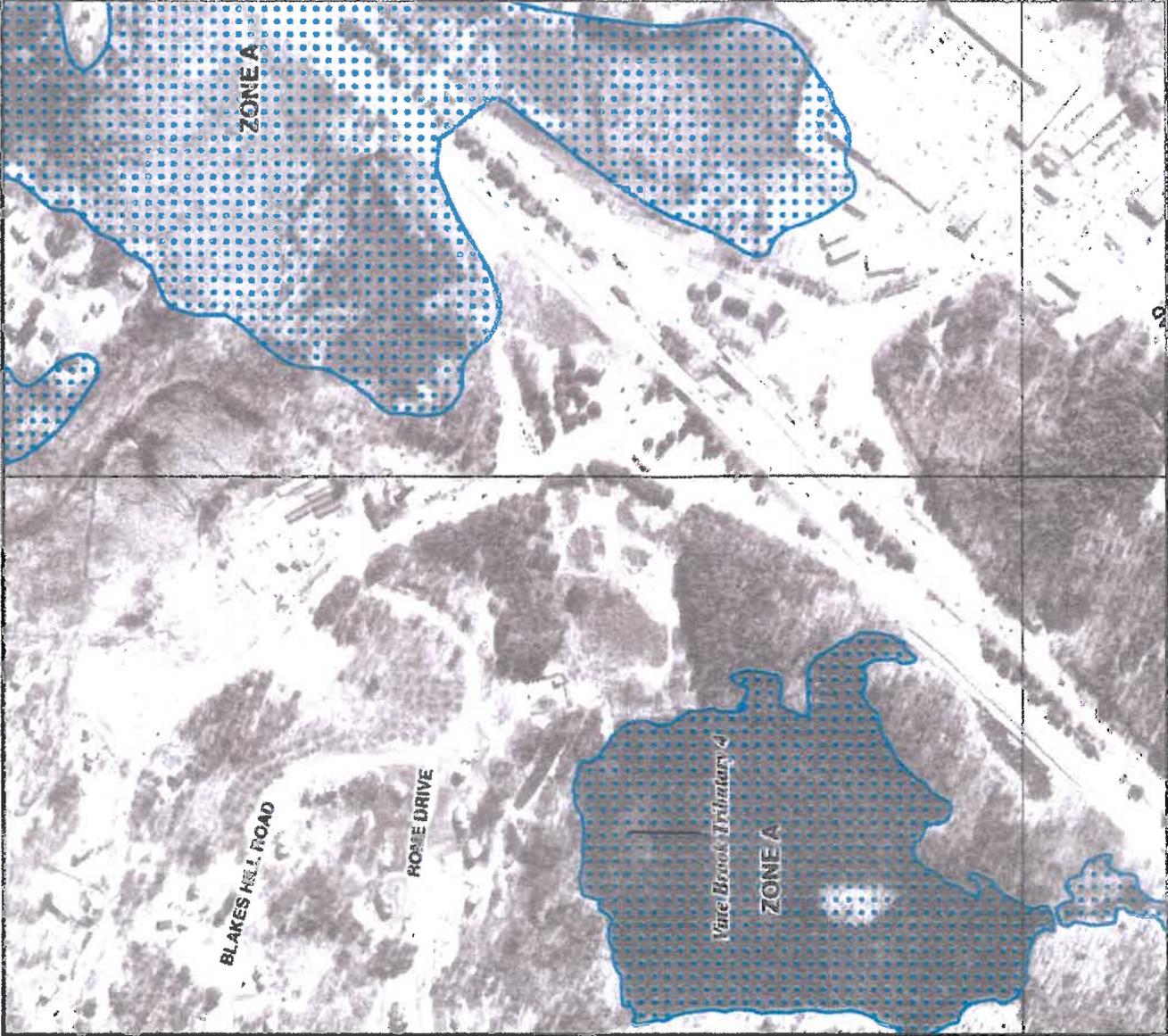
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



Federal Emergency Management Agency

MAP NUMBER
25017C0233F
MAP REVISED
JULY 7, 2014

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the map. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





Patriot Properties

Westford

Abutters List

02/18/2016

2:26:07 PM

Filter Used: DataProperty.ParcelID = '022 0003 0004' OR DataProperty.ParcelID = '022 0003 0005' OR DataProperty.ParcelID = '022 0003 0100' OR DataProperty.ParcelID = '022 0003 0101' OR DataProperty.ParcelID = '022 0003 0102' OR DataProperty.ParcelID = '022 0003 0103' OR DataProperty.ParcelID = '022 0003 0104' OR DataProperty.ParcelID = '022 0003 0105' OR DataProperty.ParcelID = '022 0003 0106' OR DataProperty.ParcelID = '022 0003 0107' OR DataProperty.ParcelID = '022 0003 0108' OR DataProperty.ParcelID = '022 0003 0109' OR DataProperty.ParcelID = '022 0003 0110' OR DataProperty.ParcelID = '022 0003 0111' OR DataProperty.ParcelID = '022 0003 0112' OR DataProperty.ParcelID = '022 0003 0113' OR DataProperty.ParcelID = '022 0003 0114' OR DataProperty.ParcelID = '022 0003 0115' OR DataProperty.ParcelID = '022 0003 0116' OR DataProperty.ParcelID = '022 0003 0117' OR DataProperty.ParcelID = '022 0003 0118' OR DataProperty.ParcelID = '022 0003 0119' OR DataProperty.ParcelID = '022 0003 0120' OR DataProperty.ParcelID = '022 0003 0121' OR DataProperty.ParcelID = '022 0003 0122' OR DataProperty.ParcelID = '022 0003 0123' OR DataProperty.ParcelID = '022 0003 0124' OR DataProperty.ParcelID = '022 0003 0125' OR DataProperty.ParcelID = '022 0003 0126' OR DataProperty.ParcelID = '022 0003 0127' OR DataProperty.ParcelID = '022 0003 0128' OR DataProperty.ParcelID = '022 0003 0129' OR DataProperty.ParcelID = '022 0003 0130' OR DataProperty.ParcelID = '022 0003 0131' OR DataProperty.ParcelID = '022 0003 0132' OR DataProperty.ParcelID = '022 0003 0133' OR DataProperty.ParcelID = '022 0003 0134' OR DataProperty.ParcelID = '022 0003 0135' OR DataProperty.ParcelID = '022 0003 0136' OR DataProperty.ParcelID = '022 0003 0137' OR DataProperty.ParcelID = '022 0003 0138' OR DataProperty.ParcelID = '022 0003 0139' OR DataProperty.ParcelID = '022 0003 0140' OR DataProperty.ParcelID = '022 0003 0141' OR DataProperty.ParcelID = '022 0003 0142' OR DataProperty.ParcelID = '022 0003 0143' OR DataProperty.ParcelID = '022 0003 0144' OR DataProperty.ParcelID = '022 0003 0145' OR DataProperty.ParcelID = '022 0003 0146' OR DataProperty.ParcelID = '022 0003 0147' OR DataProperty.ParcelID = '022 0003 0148' OR DataProperty.ParcelID = '022 0003 0149' OR DataProperty.ParcelID = '022 0003 0150' OR DataProperty.ParcelID = '022 0003 0151' OR DataProperty.ParcelID = '022 0003 0152' OR DataProperty.ParcelID = '022 0003 0153' OR DataProperty.ParcelID = '022 0003 0154' OR DataProperty.ParcelID = '022 0003 0155' OR DataProperty.ParcelID = '022 0003 0156' OR DataProperty.ParcelID = '022 0003 0157' OR DataProperty.ParcelID = '022 0003 0158' OR DataProperty.ParcelID = '022 0003 0159' OR DataProperty.ParcelID = '022 0003 0160'

300 FT ABUTTERS TO PARCELS 22-115.0 & 22-116.0

Westford

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State Zip
022 0003 0304	BOSTON RD	TOWN OF WESTFORD		55 MAIN ST	WESTFORD	MA 01886
022 0003 3005	BLAKE S HILL RD	ORCHARD HILL TRUST	C/O LAURA WALTER	24 BLAKES HILL RD	WESTFORD	MA 01886
022 0003 0100	LOT G-1 BOSTON RD	BOSTON ROAD HOMES, LLC		487 GROTON ROAD	WESTFORD	MA 01886
022 0003 0101	2 JOE'S WAY	MITCHELL ELIZABETH JEAN		2 JOE'S WAY	WESTFORD	MA 01886
022 0003 0102	4 JOE'S WAY	ELWELL BEVERLY		4 JOE'S WAY	WESTFORD	MA 01886
022 0003 0103	6 JOE'S WAY	ABBOTT NICHOLAS E	ABBOTT LISA M	6 JOE'S WAY	WESTFORD	MA 01886
022 0003 0104	8 JOE'S WAY	CARDONE NICHOLAS		8 JOE'S WAY	WESTFORD	MA 01886
022 0003 0105	22 PORTER RD	KONG PAGNA M	KONG JULIE A	22 PORTER RD	WESTFORD	MA 01886
022 0003 0106	20 PORTER RD	FOLEY PETER		20 PORTER RD	WESTFORD	MA 01886
022 0003 0107	18 PORTER RD	LWIN AYE AYE		18 PORTER RD	WESTFORD	MA 01886
022 0003 0108	16 PORTER RD	ANAND CHRISTOPHER	OO KHIN MAUNG	16 PORTER RD	WESTFORD	MA 01886
022 0003 0109	14 PORTER RD	TRACEY NICOLE M		14 PORTER RD	WESTFORD	MA 01886
022 0003 0110	12 PORTER RD	CAO THONG TUAN		12 PORTER RD	WESTFORD	MA 01886
022 0003 0111	10 PORTER RD	PALMER DYLAN R		10 PORTER RD	WESTFORD	MA 01886
022 0003 0112	8 PORTER RD	WILLIAMS MICHELLE		8 PORTER RD	WESTFORD	MA 01886
022 0003 0113	6 PORTER RD	DEAMORIM NORTON	AMORIM VALERIA	6 PORTER RD	WESTFORD	MA 01886
022 0003 0114	4 PORTER RD	GOOD STEFANIE M		4 PORTER RD	WESTFORD	MA 01886
022 0003 0115	2 PORTER RD	HAESEON BAEK		2 PORTER RD	WESTFORD	MA 01886
022 0003 0116	1 PORTER RD	SPANOS SHARON ELIZABETH		1 PORTER RD	WESTFORD	MA 01886
022 0003 0117	3 PORTER RD	GEORGE MAUREEN		3 PORTER RD	WESTFORD	MA 01886
022 0003 0118	6 ADELINE LN	DERVAN LORI A		6 ADELINE LANE	WESTFORD	MA 01886
022 0003 0119	4 ADELINE LN	FOURNIER-LEMAY ELAINE		4 ADELINE LANE	WESTFORD	MA 01886
022 0003 0120	2 ADELINE LN	DIBOEGLE ALEXANDER C		2 ADELINE LN	WESTFORD	MA 01886
022 0003 0000	51 BOSTON RD	MOUNT JULIETTE T		51 BOSTON RD	WESTFORD	MA 01886
022 0003 0004	47 BOSTON RD	MACDOUGALL STEPHEN C	MACDOUGALL SHIRLEY	47 BOSTON ROAD	WESTFORD	MA 01886
022 0003 0005	49 BOSTON RD	MOON SUN	MOON HAN YONG	49 BOSTON RD	WESTFORD	MA 01886
022 0003 0000	COURT RD	TOWN OF WESTFORD		55 MAIN ST	WESTFORD	MA 01886
022 0105 0000	4 KINGS PINE RD	GILBERT BRAD R	GILBERT JESSICA O	4 KINGS PINE RD	WESTFORD	MA 01886
022 0106 0000	6 KINGS PINE RD	FILLBROWN JOANNE D		6 KINGS PINE RD	WESTFORD	MA 01886
022 0107 0000	8 KINGS PINE RD	LANCASTER HARRY BURNHAM III	JUNE MCMORROW	8 KINGS PINE RD	WESTFORD	MA 01886
022 0108 0000	7 KINGS PINE RD	MORGENSTERN JEFFREY L	MORGENSTERN MIRIAM	7 KINGS PINE RD	WESTFORD	MA 01886
022 0109 0000	5 KINGS PINE RD	BROWN JULIE C		5 KINGS PINE RD	WESTFORD	MA 01886
022 0110 0000	3 KINGS PINE RD	MERRITT BRIAN S	MERRITT AMY B	3 KINGS PINE RD	WESTFORD	MA 01886
022 0114 0000	50 BOSTON RD	VELLURUGAN KRISHNAKUMAR	KRISHNAKUMAR THULASI	50 BOSTON RD	WESTFORD	MA 01886
022 0114 0002	48 BOSTON RD	VINODKUMA RAGHAVA		48 BOSTON RD	WESTFORD	MA 01886
022 0115 0000	BOSTON RD	GODDARD FAMILY TRUST U/D/T 1:	THOMAS GODDARD TR	P O BOX 666	N READING	MA 01864
022 0116 0000	56 BOSTON RD	GODDARD FAMILY TRUST U/D/T 1:	THOMAS GODDARD TR	P O BOX 666	N READING	MA 01864
022 0117 0001	BOSTON RD	TOWN OF WESTFORD		55 MAIN ST	WESTFORD	MA 01886
022 0117 0002	BOSTON RD	WINDEMERE II TRUST	PAULA BRUNELLE	55 MAIN ST	WESTFORD	MA 01886
022 0117 0003	BOSTON RD	TOWN OF WESTFORD		13 DREWS CROSSING	WESTFORD	MA 01886
022 0117 0004	DREWS CROSSING	TOWN OF WESTFORD		55 MAIN ST	WESTFORD	MA 01886
022 0117 0016	BOSTON RD	TOWN OF WESTFORD		55 MAIN ST	WESTFORD	MA 01886
022 0118 0000	70 BOSTON RD	REALOGY CORPORATION	CORPORATE REAL ESTATE 1	CAMPUS DRIVE	PARSIPPANY	NJ 07054-0462

02/10/2010

Westford

Page 2 of 2

228-0158

Abutters List

Parcel ID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
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End of Report

CERTIFIED

BOARD OF ASSESSORS
 55 MAIN STREET
 WESTFORD, MA 01886



AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

*(to be submitted to the Massachusetts Department of Environmental Protection (DEP)
and the Gardner Conservation Commission when filing a Notice of Intent)*

I, _____ *(name of applicant)*

certify under the pains and penalties of perjury that on _____ *(date)*

I gave notification to abutters in compliance with the second paragraph of the
Massachusetts General Laws Chapter 131, Section 40, and DEP requirements for Abutter
Notification in connection with the following matter:

A **Notice of Intent** filed under the Massachusetts Wetlands Protection Act
by _____ *(name of applicant)*
with the Westford Conservation Commission on _____ *(date)*
for the property located at 66 Boston Road, Westford, MA
(address of land where work is proposed).

The Notification to Abutters form and a list of abutters with their addresses the
Notification was sent to are attached to this Affidavit of Service.

Name

Date

TFMORAN INC.

13233

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/22/2016	CkReq Wetland 2	Local Wetland Filing Fee		25.00
DATE 02/22/16			VENDOR TOWN OF WESTFORD, MA	TOTAL 25.00



48 Constitution Drive
Bedford, NH 03110
(603) 472-4488

BANK OF AMERICA, NA
ACH R/T 011400495
61-49/114 NH
33202

13233

PAY Twenty Five and no/100

DATE	CHECK	CHECK AMOUNT
02/22/16	13233	\$25.00

TO THE ORDER OF TOWN OF WESTFORD, MA

Pat O'l
AUTHORIZED SIGNATURE



TFMORAN INC.

13233

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/22/2016	CkReq Wetland 2	Local Wetland Filing Fee		25.00
DATE 02/22/16			VENDOR TOWN OF WESTFORD, MA	TOTAL 25.00

TFMORAN INC.

13229

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/22/2016	CkReq Noi Fee	State NOI Fee		1,037.50
DATE 02/22/16			VENDOR COMMONWEALTH OF MASSACHUSETTS	TOTAL 1,037.50



48 Constitution Drive
 Bedford, NH 03110
 (603) 472-4488

BANK OF AMERICA, NA
 ACH R/T 011400485
 54-40114 NH
 93202

13229

PAY **One Thousand Thirty Seven and 50/100**

DATE	CHECK	CHECK AMOUNT
02/22/16	13229	\$1,037.50

TO THE ORDER OF **COMMONWEALTH OF MASSACHUSETTS**

Ret Al
 AUTHORIZED SIGNATURE

Security Features: Infrared, Details on back



TFMORAN INC.

13229

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/22/2016	CkReq Noi Fee	State NOI Fee		1,037.50
DATE 02/22/16			VENDOR COMMONWEALTH OF MASSACHUSETTS	TOTAL 1,037.50

TFMORAN INC.

13236

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/22/2016	02216 CkReq	NOI Local Wetland Filing Fee		1,062.50
DATE 02/22/16			VENDOR TOWN OF WESTFORD, MA	TOTAL 1,062.50



48 Constitution Drive
 Bedford, NH 03110
 (603) 472-4488

BANK OF AMERICA, NA
 ACH R/T 011400495
 54-49/114 RTI
 33202

13236

PAY **One Thousand Sixty Two and 50/100**

DATE	CHECK	CHECK AMOUNT
02/22/16	13236	\$1,062.50

TO THE ORDER OF **TOWN OF WESTFORD, MA**

[Handwritten Signature]
 AUTHORIZED SIGNATURE

Security features included. Details on back.



TFMORAN INC.

13236

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/22/2016	02216 CkReq	NOI Local Wetland Filing Fee		1,062.50
DATE 02/22/16			VENDOR TOWN OF WESTFORD, MA	TOTAL 1,062.50