



June 24, 2022

Fairhaven Conservation Commission
Town Hall
40 Center Street
Fairhaven, MA 02719

Subject: Wetlands Notice of Intent Application
Map 36-Lot 15J, Bridge Street, Fairhaven, MA 02719
Site Redevelopment
CEC Project Number 304-338

Dear Commission Members:

On behalf of Fairhaven Properties, LLC, Civil & Environmental Consultants, Inc. (CEC) herewith submits a WPA Form 3 - Wetlands Notice of Intent and supporting information for proposed redevelopment work located at Map 36, Lot 15J, Bridge Street, Fairhaven, Massachusetts. Fairhaven Properties, LLC proposes to redevelop the site which currently has a deteriorated parking lot into a two-building self-storage facility development with associated site, landscaping, stormwater and utility infrastructure improvements.

A portion of the proposed work is located within 100 feet of wetlands resource areas previously delineated and approved under an Order of Resource Area Determination (ORAD) issued by the Town in January 2022 (MassDEP File 023-1366), and is subject to review by the Town of Fairhaven Conservation Commission. The proposed work within is exclusively within previously disturbed areas, will result in a reduction in impervious areas and provide a significant improvement in water quality for stormwater runoff from the Site. Additional discussion of the wetland resource areas and the project's compliance with applicable wetlands and stormwater regulations is included in the following materials:

- Notice of Intent Narrative & Application
- Stormwater Report
- Site Plans

The following fees have also been provided:

- State Portion of WPA Filing Fee
 - \$512.50 – Made Payable to “Commonwealth of Massachusetts
- Local Portion of WPA Filing Fee
 - \$537.50 – Made payable to the “Town of Fairhaven”
- Local Filing Fee
 - \$200.00 – Made payable to the “Town of Fairhaven”
- Legal Advertisement Fee
 - \$75.00 – Made payable to the “Town of Fairhaven”
- Peer Review Deposit
 - \$2,500.00 – Made payable to the “Town of Fairhaven”

We appreciate your consideration of the enclosed Notice of Intent Application. Please contact the undersigned if you have any questions or comments on the submitted materials.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Karlis Skulte, P.E.
Principal



Steve Gioiosa, P.E.
Vice President

cc: Paul Downey – Fairhaven Properties, LLC.
MassDEP – Southeast Region

NOTICE OF INTENT APPLICATION

**SELF-STORAGE FACILITY
ASSESSOR'S MAP 36 LOT 15J
FAIRHAVEN, MASSACHUSETTS**

Applicant:

**FAIRHAVEN PROPERTIES, LLC
C/O PAUL DOWNEY
700 PLEASANT STREET
NEW BEDFORD, MASSACHUSETTS 02740**

Prepared By:

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
31 BELLOWS ROAD
RAYNHAM, MASSACHUSETTS 02767**

CEC Project 304-338

JUNE 2022



Civil & Environmental Consultants, Inc.

TABLE OF CONTENTS

1.0	PROJECT NARRATIVE.....	1
1.1	INTRODUCTION	1
1.2	EXISTING CONDITIONS.....	1
1.3	PROPOSED PROJECT	3
2.0	REGULATORY COMPLIANCE	4
2.1	TOWN OF FAIRHAVEN WETLANDS BYLAW AND BUFFER ZONE REGULATIONS.....	4
2.2	MASSDEP STORMWATER MANAGEMENT POLICY	6

ATTACHMENTS

WPA FORM 3 – NOTICE OF INTENT APPLICATION
NOI WETLAND FEE TRANSMITTAL FORM
FIGURES
PHOTOGRAPH LOG
21 DAY WAIVER FORM
ABUTTERS LIST & GENERAL ABUTTER NOTICE

1.0 PROJECT NARRATIVE

1.1 INTRODUCTION

On behalf of Fairhaven Properties, LLC. (the Applicant), Civil & Environmental Consultants, Inc. (CEC) has prepared this narrative to support the WPA-3 - Notice of Intent Application to demonstrate compliance with the Massachusetts Wetlands Protection Act and the Town of Fairhaven Wetlands Bylaw and Buffer Zone Regulations.

The Applicant is proposing to redevelop one existing parcel of land identified as Town of Fairhaven parcel APN 36-015J, approximately 9.5 acres in size (the Site). The redevelopment includes the demolition of an existing $\pm 20,550$ square foot (SF) deteriorated paved parking lot and construction of two $\pm 41,100$ SF self-storage buildings, associated parking, site improvements, landscaping, stormwater and utility infrastructure improvements (the Project).

This narrative describes the proposed design of the Project as depicted on the Site Plans, prepared by CEC, dated June 24, 2022, provided under separate cover.

1.2 EXISTING CONDITIONS

The 9.5-acre Site is located off Bridge Street in Fairhaven, Massachusetts. The Site is bordered to the west by Route 240, Bridge Street to the south and an existing commercial area to the east. Access to the Site is currently provided via a paved driveway through the adjacent commercial property to the east. The Site consists of an existing deteriorated paved parking lot, with a stormwater basin in the southeastern corner of the property that discharges stormwater runoff to the municipal stormwater system. The parking area was originally constructed as remote parking for an adjacent property, and has deteriorated over time.

A bordering vegetated wetland (BVW) and an intermittent stream are located between the parking lot and commercial area to the east, as delineated on July 4, 2021, by Avizinis Environmental Services, Inc. (AES). The Conservation Commission issued an Order of Resource Area Delineation (ORAD) on February 2, 2022 approving the wetland delineation (MassDEP File 023-1366).

Topography

Under existing conditions, approximately 48% of the Site is covered by impervious areas consisting of the paved parking lots and adjacent sidewalks. The remainder of the Site consists of grassed areas, forested upland and wetland areas. Within the improved portion of the site, the parking lot slopes from approximate elevation 40-ft (NAVD88) along the westerly edge of the Site to approximate elevation 37-ft along the detention basin along the easterly side of the parking lot.

Stormwater runoff from the developed portion of the Site is collected by existing catch basins and conveyed to an existing stormwater detention basin to the southeasterly portion of the Site, prior to discharging to the municipal stormwater system. Stormwater runoff from the remainder of the Site sheet flows to the adjacent wetlands in the easterly portion of the Site.

Flood Zone

The Site is not located within a Special Flood Hazard Areas (SFHA) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Town of Fairhaven, Map 25005 CO394H effective July 6, 2021. Refer to Figure 3.

Wetlands

Wetland resource areas were delineated on July 4, 2021 by AES and surveyed by CEC. AES established the limits of the BVW with one set of blue flags labeled A1 through A30. The limits were found to be associated with an intermittent stream which was flagged with RB and RB(2) series flags. An Abbreviated Notice of Resource Area Delineation (ANRAD) was submitted to the Town of Fairhaven on October 12, 2021. Following an extensive third-party peer review, adjustments to the original delineation and confirmation of the final wetlands boundaries, the Conservation Commission issued an Order of Resource Area Delineation (ORAD) on February 2, 2022 (MassDEP File 023-1366). The wetland boundaries approved under the ORAD are depicted on the Site Plans provided under separate cover.

Work associated with the redevelopment will not be within the limits of the delineated wetlands. However, work within previously developed areas will be conducted within the 100-foot buffer zone. Further discussion is provided in Section 2.0 of this narrative.

Geotechnical

According to the Natural Resources Conservation Services (NRCS) Web Soil Survey, the soils within the Site are classified as Ridgebury fine sandy loam (#70A), Whitman fine sandy loam (#73A), Woodbridge fine sandy loam (#310A), and Woodbridge fine sandy loam (#311B).

The northern and southern part of the Site are identified to consist of Woodbridge fine sandy loam, which is further classified into two kinds - #311B and #310A. These soils typically consist of moderately well-draining soils and shallow water tables. The easterly portion of the Site is identified to consist of Whitman fine sandy loam. These soils are generally considered to have poor drainage characteristics. This area generally coincide with the extents of the mapped wetlands.

1.3 PROPOSED PROJECT

The proposed redevelopment is comprised of the demolition of an existing, degraded parking lot to be replaced with two self-storage buildings and associated parking, site improvements, landscaping, stormwater and utility infrastructure improvements. Vehicular access to the Site will be provided by way of a new driveway connection to Bridge Street.

Under proposed conditions, approximately 43% of the Site will be covered by impervious areas, consisting of the new buildings and parking lot, as well as the existing sidewalks, representing an overall 5% reduction in impervious areas. The land represented by the 5% reduction in impervious area will be converted to grassed areas. All of the proposed work will be performed within previously disturbed areas, avoiding impacts to undisturbed vegetated areas. The vast majority of the work is proposed within the limits of the existing paved parking lot to be demolished.

Proposed stormwater infrastructure improvements include the installation of deep-sump hooded catch basins throughout the Site with flow directed through proprietary stormwater treatment systems prior to discharge into stormwater basins. The existing stormwater detention basin will be modified in order to accommodate the new access roadway, and be hydraulically connected to a new stormwater basin designed to provide additional stormwater detention capacity. Stormwater from this basin is controlled by a concrete outlet control structure located in the southeast corner of the basin, which regulates stormwater flows prior to discharging the municipal drainage system in Bridge Street. The stormwater management improvements will provide improved stormwater quality and reduce overall stormwater volumes, meeting the Massachusetts Stormwater Standards and the Town of Fairhaven Stormwater Requirements per Section 198-31.1. of the Town Bylaws. Refer to the Stormwater Management Report for a detailed discussion of the Project's compliance with the applicable regulations and requirements.

The greatest potential for sediment generation will occur during construction. An extensive erosion and sedimentation control program is proposed and will be diligently implemented during construction of the Project. The erosion control program will minimize erosion and sedimentation that could potentially impact resource areas. An Erosion and Sedimentation Control Plan has been included in the Stormwater Management Report, and includes preliminary measures and requirements for management and implementation of erosion and sediment controls during construction. A detailed Stormwater Pollution Prevention Plan (SWPPP) will be prepared and a Notice of Intent (NOI) will be filed with the United States Environmental Protection Agency (USEPA) in accordance with USEPA's National Pollutant Discharge Elimination System (NPDES) General Permit program for stormwater discharges from construction sites prior to the commencement of any construction activity. The SWPPP will contain elements from this Erosion and Sediment Control Plan and will include additional and more detailed inspection and maintenance procedures as well as maintenance logs, forms, and additional erosion and sediment control measures.

2.0 REGULATORY COMPLIANCE

2.1 TOWN OF FAIRHAVEN WETLANDS BYLAW AND BUFFER ZONE REGULATIONS

Stormwater discharges from the proposed Project are subject to the Town of Fairhaven Buffer Zone Regulations enacted under Fairhaven Wetlands Bylaw (Chapter 192 of the Code of the Town of Fairhaven). The purpose of these regulations is to establish performance standards applicable to the buffer zone adjoining wetland resource areas which are not provided for by state regulation. The Town of Fairhaven considers the area within 100 feet of a resource area to be an additional protected resource. Within this buffer zone, the Town of Fairhaven further delineates the area into 0 to 25 foot, 25 to 50 foot, and 50 to 100 foot buffer zone resource areas. A summary of the Project's compliance with the Town of Fairhaven Buffer Zone Regulations is provided below:

4.0 - 0 to 25 Foot Buffer Zone Resource Area

4.1 An applicant shall demonstrate that no alteration is proposed within the 0-25 foot buffer zone resource area.

4.2 The Commission may, in its discretion, permit a MBZA in a location closer than 25 feet to the resource area if, and only if, the proposed activity occurs exclusively within a previously disturbed area and is located no closer to the resource area than existing structures, activities, or disturbances. However, it is encouraged to increase the width of the buffer zone where possible.

The existing Site contains paved parking areas within the 0 to 25-foot buffer zone which will be altered in order to reduce the amount of impervious areas within this area. Approximately 4,440 sf of area within the buffer zone will be altered, which will consist of the removal of approximately 2,860 sf of pavement which will be replaced with new vegetated areas. Approximately 1,580 sf of existing pavement will be removed and replaced with new stormwater management improvements that will provide additional water quality controls.

5.0 - 25 to 50 Foot Buffer Zone Resource Area

5.1 Any applicant proposing a project within the 25-50 foot buffer zone resource area shall indicate that there are no structures including, but not limited to, concrete, stone, or other impervious foundations and/or slabs for construction purposes that for would significantly increase runoff.

5.2 Alteration of the 25-50 foot buffer zone resource area is limited to grading, tree clearing, stormwater management system components, lawns, gardens, and other low-

impact uses as determined by the Commission or otherwise approved by the Commission by the variance procedures set forth in Section 8.0 of this regulation. Footings for building structures, such as a deck, as opposed to slabs or foundations, shall be used when technically feasible.

5.3 The Commission may condition the applicant to use Best Management Practices (BMPs) for stormwater management consistent with the best available data, most up-to-date local and state stormwater regulations, and taking into account impacts from climate change. Stormwater management systems or individual components, including drainage piping and construction of detention/retention ponds, shall be allowed by the Commission based on an alternative analysis and review of design and space limitations as indicated in the final approved plans.

5.4 Previously disturbed areas: When there is a pre-existing disturbance (disturbed as part of a previously recorded Certificate of Compliance or Determination of Applicability or disturbed prior to the enactment of the Massachusetts Wetlands Protection Act (MGL Ch. 131 §40) and the Fairhaven Wetlands Bylaw (Chapter 192)), and the work proposed is entirely within this previously disturbed area, an applicant may propose impervious surfaces or other uses, such as pools, buildings, porches, and sheds within the 25-50 foot buffer zone resource area. The Commission shall evaluate the proposed uses based on the demonstration by the applicant that the functions, characteristics, and values of the resource area will not be adversely impacted.

The existing Site contains degraded paved parking areas and an existing stormwater management basin within the 25 to 50-foot buffer zone which will be altered as part of the Project. All of the work is proposed within previously disturbed and degraded areas. Paved parking areas with new stormwater management improvements and a small portion of the northerly building are proposed within previously disturbed areas within the 25 to 50-ft buffer zone. A significant amount of the existing paved parking areas and sidewalks at the northerly end of the Site closest to the wetlands will be removed and revegetated, providing a significant improvement over existing conditions.

6.0 - 50 to 100 Foot Buffer Zone Resource Area

6.1 Alterations including structures are allowed in the 50-100 foot buffer zone resource area. The Commission may require additional mitigation offsets when the slope within the buffer zone is steeper than 10%. Additionally, mitigation offsets may be required by the Commission when the applicant proposes that more than 30% of the 50-100 foot buffer zone resource area is proposed to be impervious surface.

6.2 Mitigation offsets may include, but are not limited to, plantings, conversion of impervious surfaces to pervious surfaces, and other practices consistent with best available data.

The existing Site contains degraded paved parking areas and the existing stormwater management basin within the 50 to 100-foot buffer zone. All of the work within this area included as part of the Project is proposed within previously disturbed areas. Work within this area includes paved parking with new stormwater management improvements, modifications to the existing stormwater basin designed to provide improved stormwater control, and utility service connections to the northerly building. The entire southerly building is located outside of the 100-ft buffer zone. A significant amount of the existing paved parking areas and sidewalks within the 50 to 100-ft buffer zone at the northerly end of the Site will be removed and revegetated, providing an improvement over existing conditions.

2.2 MASSDEP STORMWATER MANAGEMENT POLICY

Stormwater discharges from the proposed Project are subject to the MassDEP Stormwater Management Policy (the “Policy”). The Policy is designed to “*[encourage] recharge and [prevent] stormwater discharges from causing or contributing to the pollution of the surface waters and groundwaters of the Commonwealth.*” To accomplish this goal, the Policy establishes ten performance standards to control stormwater quality and quantity. These standards establish the level of required controls, which can be achieved through the use of site planning, structural and non-structural controls, and other BMPs.

The Project has been designed to comply with the requirements in the MassDEP Stormwater Management Policy for a redevelopment project. Through the introduction of new stormwater management controls and modifications to the existing detention basin, the project will provide an improvement to the water quality as well as the overall stormwater quantity from the Site. Refer to the Stormwater Management Report for a summary of the Project’s compliance.

WPA FORM 3 – NOTICE OF INTENT APPLICATION

NOI WETLAND FEE TRANSMITTAL FORM



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
Fairhaven
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):

<u>Map 36 Lot 15J, Bridge Street</u>	<u>Fairhaven</u>	<u>02719</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>36</u>	<u>41.64803 N</u>	<u>70.882722 W</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>15J</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Paul</u>	<u>Downey</u>	
a. First Name	b. Last Name	
<u>Fairhaven Properties, LLC</u>		
c. Organization		
<u>700 Pleasant Street</u>		
d. Street Address		
<u>New Bedford</u>	<u>MA</u>	<u>02740</u>
e. City/Town	f. State	g. Zip Code
<u>508-990-3442</u>	<u>downeypaul@comcast.net</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Karlis</u>	<u>Skulte</u>	
a. First Name	b. Last Name	
<u>Civil and Environmental Consultants, Inc.</u>		
c. Company		
<u>31 Bellows Rd.</u>		
d. Street Address		
<u>Raynham</u>	<u>MA</u>	<u>02767</u>
e.	f. State	g. Zip Code
<u>774-501-2176</u>	<u>kskulte@cecinc.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,050.00</u>	<u>\$512.50</u>	<u>\$537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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	
Fairhaven	
City/Town	

A. General Information (continued)

6. General Project Description:

Redevelopment of parking lot into two self-storage buildings with associated parking, stormwater controls and utilities. Approximately 4,440 SF within the 25-ft buffer zone will be affected by the work including the conversion of approximately 2,860 SF of paved areas to grassed areas and 1,580 SF of existing pavement reconstruction. Work will be within previously disturbed areas.

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:

<u>South Bristol County</u>	_____
a. County	b. Certificate # (if registered land)
<u>09146</u>	<u>10</u>
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.



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

Fairhaven

City/Town

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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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.



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

Fairhaven

City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

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

_____ a. square feet of BVW _____ b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____ a. number of new stream crossings _____ b. number of replacement stream crossings



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

Fairhaven

City/Town

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

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

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

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

b. Date of map _____

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

- c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

- Assessor's Map or right-of-way plan of site

- 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/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

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Fairhaven

City/Town

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:

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

North Shore - Hull to New Hampshire border:

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:

MassDEP File Number

Document Transaction Number

Fairhaven

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

Document Transaction Number

Fairhaven

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.

Fairhaven Properties, LLC, Self Storage Facility, Assesors Map 36 - Lot 15J

a. Plan Title

Civil & Environmental Consultants, Inc.

b. Prepared By

Karlis Skulte, P.E.

c. Signed and Stamped by

June 24, 2022

d. Final Revision Date

1" = 30"

e. Scale

Stormwater Management Report

f. Additional Plan or Document Title

June 24, 2022

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:

195

2. Municipal Check Number

6/24/2022

3. Check date

194

4. State Check Number

6/24/2022

5. Check date

Civil & Environmental Consultants, 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

Document Transaction Number

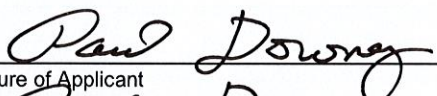
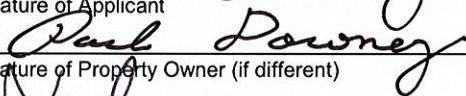
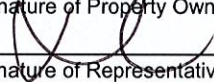
Fairhaven

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.

	6.24.22
1. Signature of Applicant	2. Date
	6.24.22
3. Signature of Property Owner (if different)	4. Date
	6/24/2022
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.



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:

Map 36 Lot 15J, Bridge Street
 a. Street Address Fairhaven
 b. City/Town
\$5,100.00
 d. Fee amount

2. Applicant Mailing Address:

Paul
 a. First Name Downey
 b. Last Name
Fairhaven Properties, LLC
 c. Organization
700 Pleasant Street
 d. Mailing Address
New Bedford MA 02740
 e. City/Town f. State g. Zip Code
508-990-3442 downeypaul@comcast.net
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3-Site Preparation	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: \$1,050

Step 6/Fee Payments:

Total Project Fee:	<u>\$1,050</u>
State share of filing Fee:	<u>\$512.50</u>
City/Town share of filing Fee:	<u>\$537.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	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.)

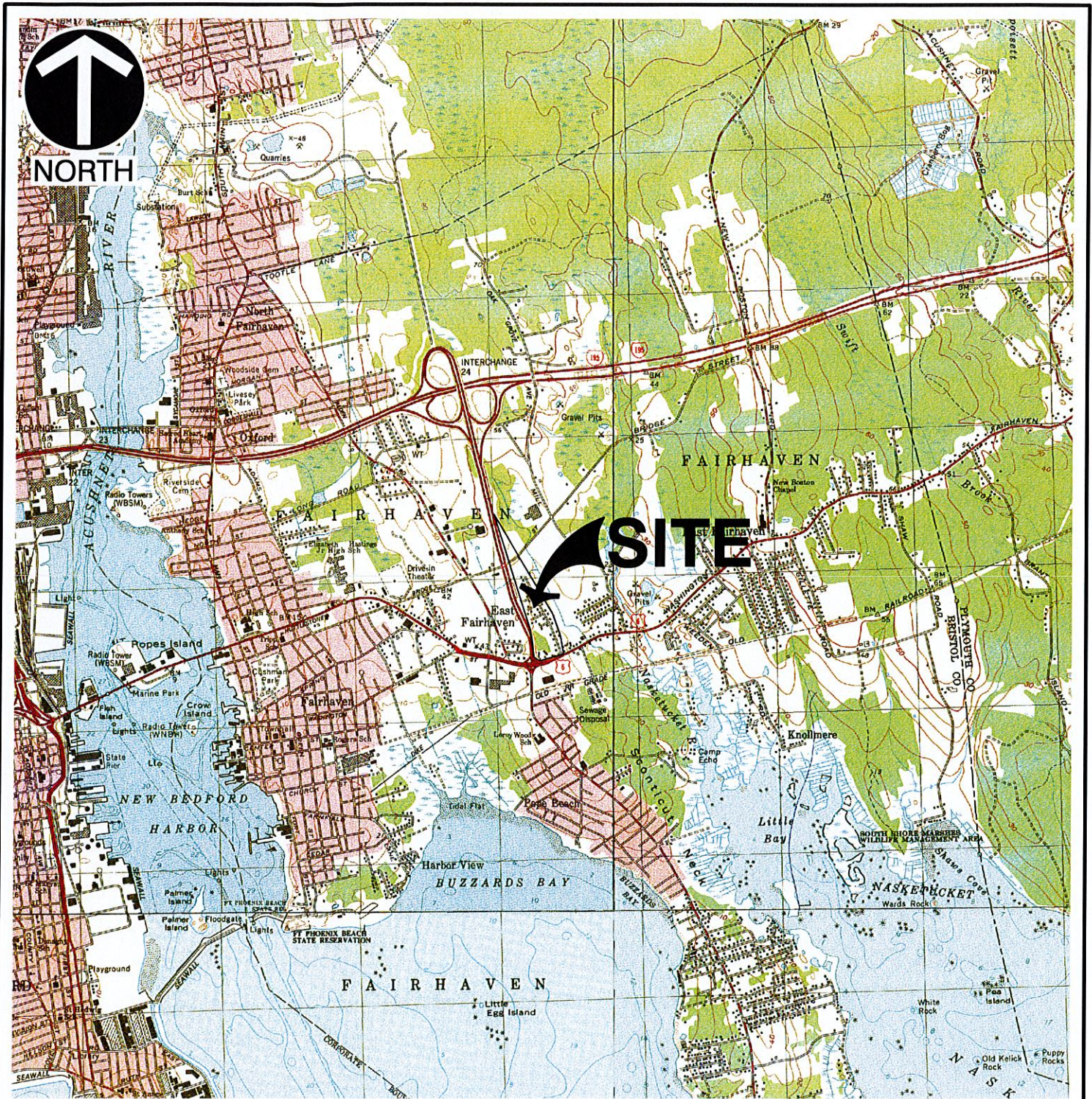
FIGURES

Figure 1 – Site Locus

Figure 2 – Aerial Exhibit

Figure 3 – FEMA Firmette

P:\300-000\304-338\CADD\Draw\SP01\304-338-SP01-Site Locus.dwg[LAYOUT] LS:6/2/2022 - ewilson - LP: 6/24/2022 4:01 AM



REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, Q249818, Q249822, Q253818, Q253822, Q257818, AND Q257822, STATE: MA.

SCALE IN FEET



Civil & Environmental Consultants, Inc.

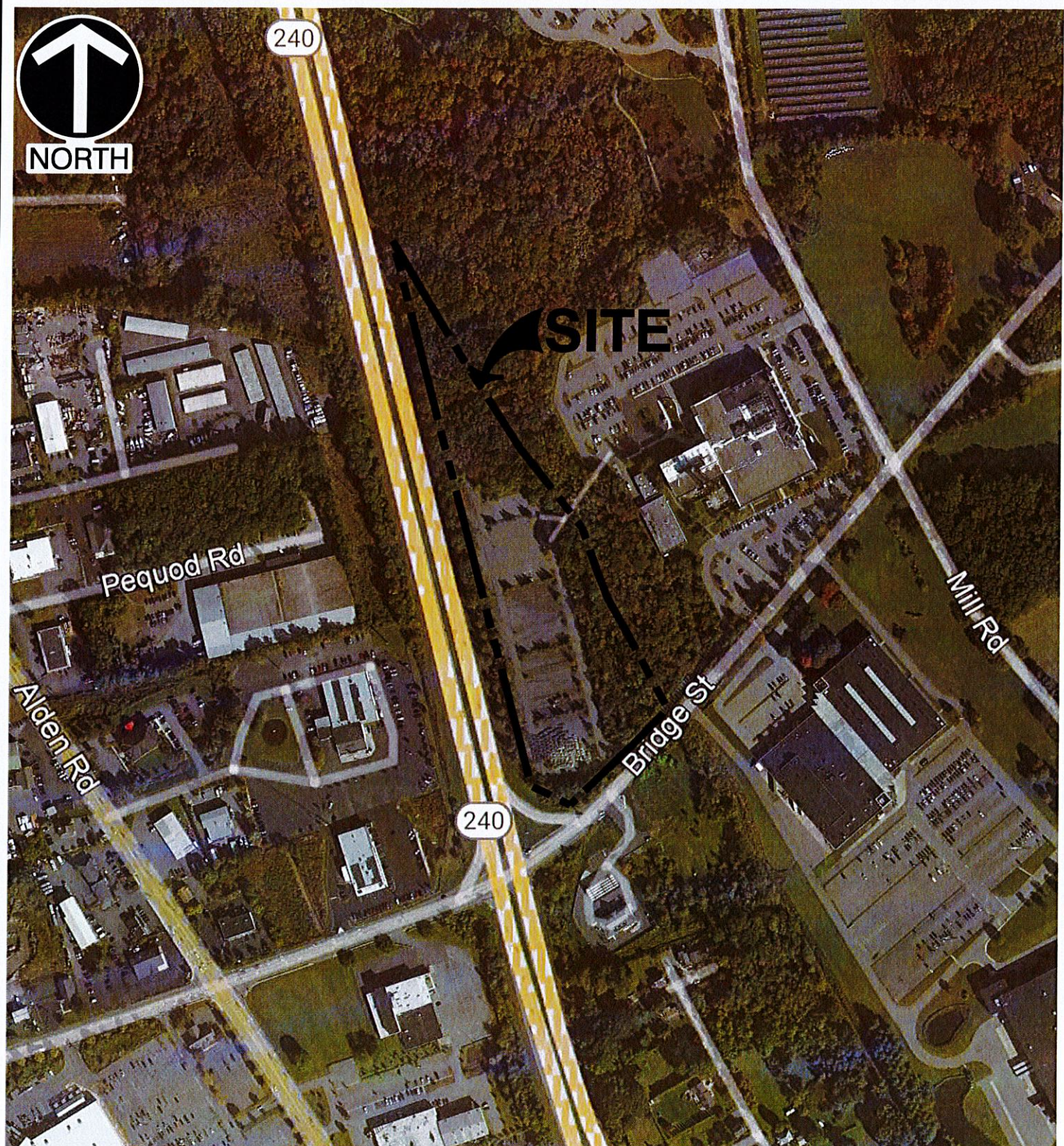
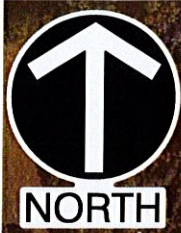
31 Bellows Road · Raynham, MA 02767
 Ph: 774.501.2176 · 866.312.2024 · Fax: 774.501.2669
 www.cecinc.com

**FAIRHAVEN PROPERTIES, LLC
 SELF-STORAGE FACILITY
 ASSESSOR'S MAP 36 LOT 15J
 FAIRHAVEN, MASSACHUSETTS**

SITE LOCUS

DRAWN BY:	KLP	CHECKED BY:	EMW	APPROVED BY:	KPS	FIGURE NO.:	1
DATE:	MAY 2022	DWG SCALE:	1" = 1000'	PROJECT NO:	304-338		

P:\300-000\304-338\CADD\DWG\CV01-304-338-CV01-Figure 2 Aerial Exhibit.dwg[LAYOUT2] LS:(6/2/2022 - rivers) - LP: 6/17/2022 2:45 PM



REFERENCE

1. AERIAL PHOTOGRAPHY PROVIDED BY GOOGLE EARTH, ACCESSED 12/30/2019, DATED 2019.



Civil & Environmental Consultants, Inc.
 31 Bellows Road · Raynham, MA 02767
 Ph: 774.501.2176 · 866.312.2024 · Fax: 774.501.2669
 www.cecinc.com

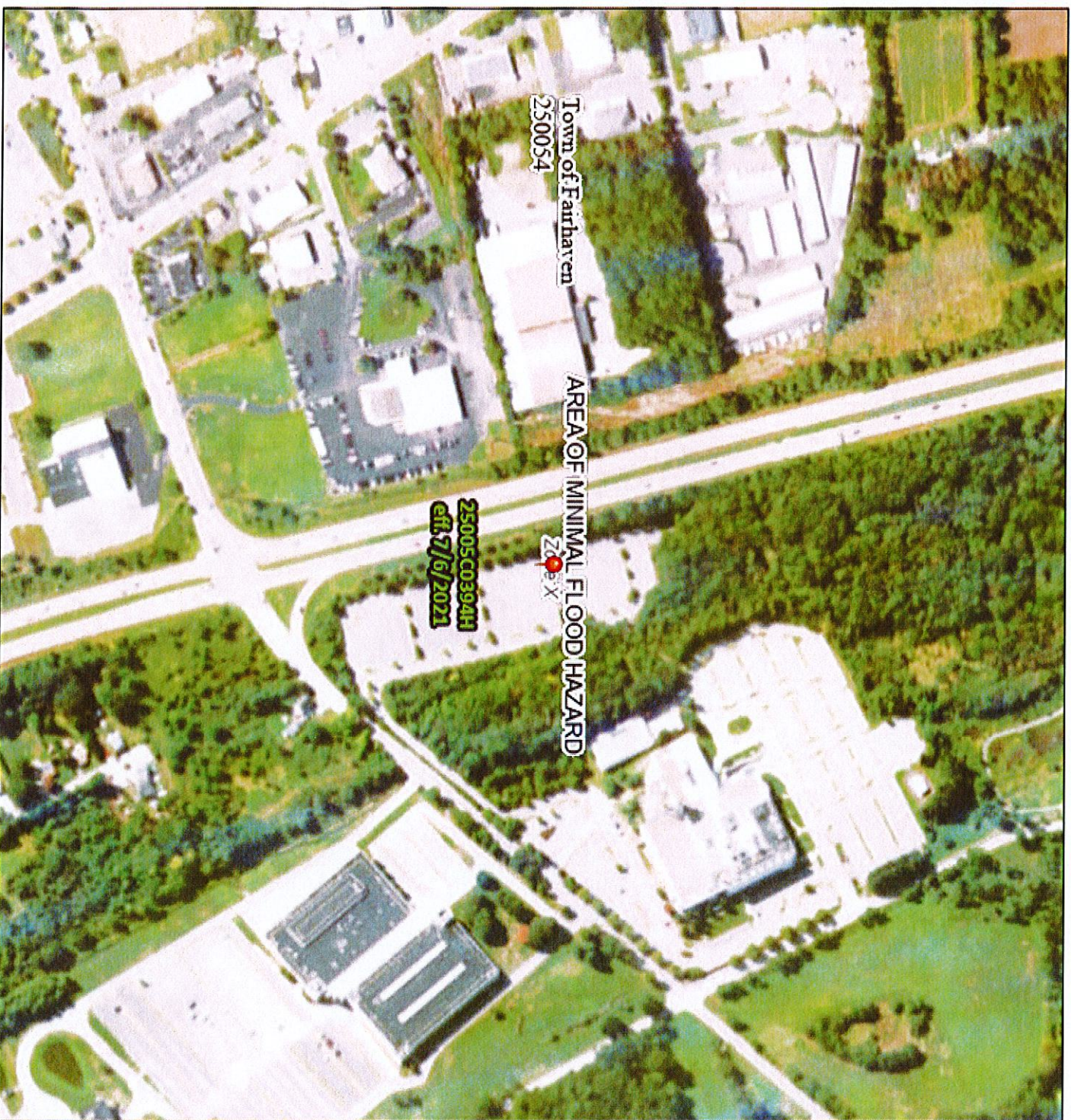
FAIRHAVEN PROPERTIES, LLC
SELF-STORAGE FACILITY
ASSESSORS MAP 36 - LOT 15J
FAIRHAVEN, MASSACHUSETTS

Aerial Exhibit

DRAWN BY:	RHI	CHECKED BY:	EMW	APPROVED BY:	KPS	FIGURE NO.:	2
DATE:	JUNE 2022	DWG SCALE:	1"=400'	PROJECT NO:	304-338		

National Flood Hazard Layer FIRMette

20°53'21"W, 41°39'11"N



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, AN, AR, Regulatory Floodway
-----------------------------------	--

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile (Zone J)

Future Conditions 1% Annual Chance Flood Hazard (Zone X)

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

OTHER AREAS OF FLOOD HAZARD

Area with Flood Risk due to Levee, Zone D

OTHER AREAS

Area of Minimal Flood Hazard Zone X

GENERAL STRUCTURES

Area of Undetermined Flood Hazard Zone

Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

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 5/20/2022 at 2:19 PM 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 unmapped areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000 20°52'43"W, 41°38'44"N

PHOTOGRAPH LOG
