

NOTICE OF INTENT

FOR

*12 WATERVIEW DRIVE
MEDWAY, MA*

PROPOSED AGRICULTURE DEVELOPMENT

JULY 15, 2026

PREPARED BY:
LEGACY ENGINEERING LLC
CONSULTING ENGINEERS
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PREPARED FOR:
NANCY DUBIN
1070 WASHINGTON STREET
HOLLISTON, MA 01746

The WPA Form 3 Application is also hereby submitted under the
Massachusetts Wetland Protection Act and the Medway Wetlands
Protection By-law

TABLE OF CONTENTS

TABLE OF CONTENTS2

WPA FORM 3: Notice of Intent 3

APPENDIX A: Fee Transmittal and Fee Calculation Worksheet 4

APPENDIX B: Affidavit of Service and Abutter Notification 5

APPENDIX C: Locus Maps 6

APPENDIX D: Narrative Description 7

NARRATIVE DESCRIPTION 8

Introduction 8

Existing Conditions 8

Resource Areas 8

Proposed Work 8

Project Schedule 11

APPENDIX E: "12 Waterview Drive Medway, MA Site Plan" Dated May 29, 2029, Prepared by
Legacy Engineering LLC (bound separately) 12

APPENDIX F: "Stormwater Report for 12 Waterview Drive Medway, MA" Dated May 29, 2026,
Prepared by Legacy Engineering LLC (bound separately) 13

APPENDIX G: Botanist Report 14

APPENDIX H: Site Photos 15

WPA FORM 3: NOTICE OF INTENT

Supplemental Information Referenced in the Notice of Intent:

WPA Form 3 – Notice of Intent pursuant to the Massachusetts Wetlands Protection Act and the Town of Medway Wetlands Protection By-law. The following identifies additional information pursuant to the various sections within Form 3:

- A.5 See Appendix A for the Wetland Fee Transmittal Form
- A.6 See the Narrative Description for additional description of the proposed redevelopment
- D.1 See Appendix C for locus maps
- D.2 See Appendix E for the site plan
- D.3 See the Narrative Description for a discussion of the resource areas on the site
- D.4 The plans and supporting information submitted within this application are identified in the various Appendices noted herein
- D.8 See Appendix A for the Wetland Fee Transmittal Form



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **DMERRIKIN**

Transaction ID: **2033868**

Document: **WPA Form 3 - NOI**

Size of File: **273.85K**

Status of Transaction: **In Process**

Date and Time Created: **7/14/2026:2:38:13 PM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



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 #:
eDEP Transaction #:2033868
City/Town:MEDWAY

A.General Information

1. Project Location:

a. Street Address	12 WATERVIEW DRIVE		
b. City/Town	MEDWAY	c. Zip Code	02053
d. Latitude	42.13562N	e. Longitude	71.43634W
f. Map/Plat #	67	g.Parcel/Lot #	046 & 061

2. Applicant:

☒ Individual ☐ Organization

a. First Name	NANCY	b.Last Name	DUBIN
c. Organization			
d. Mailing Address	1070 WASHINGTON STREET		
e. City/Town	HOLLISTON	f. State	MA
g. Zip Code	01746		
h. Phone Number	508-802-3649	i. Fax	
j. Email	wbfponies@gmail.com		

3.Property Owner:

☐ more than one owner

a. First Name	DAVID	b. Last Name	DUBIN
c. Organization			
d. Mailing Address	1070 WASHINGTON STREET		
e. City/Town	HOLLISTON	f.State	MA
g. Zip Code	01746		
h. Phone Number	508-802-3649	i. Fax	
j.Email	wbfponies@gmail.com		

4.Representative:

a. First Name	DANIEL	b. Last Name	MERRIKIN
c. Organization	LEGACY ENGINEERING LLC		
d. Mailing Address	730 MAIN STREET, SUITE 2C		
e. City/Town	MILLIS	f. State	MA
g. Zip Code	02054		
h.Phone Number	508-376-8883	i.Fax	
j.Email	dan@legacy-ce.com		

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

a.Total Fee Paid	665.00	b.State Fee Paid	320.00	c.City/Town Fee Paid	345.00
------------------	--------	------------------	--------	----------------------	--------

6.General Project Description:

CONSTRUCTION OF A SINGLE-FAMILY DWELLING AND AGRICULTURAL FARM

7a.Project Type:

- | | |
|---|---|
| 1. ☒ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Limited Project Driveway Crossing | 4. ☐ Commercial/Industrial |
| 5. ☐ Dock/Pier | 6. ☐ Utilities |
| 7. ☐ Coastal Engineering Structure | 8. ☒ Agriculture (eg., cranberries, forestry) |
| 9. ☐ Transportation | 10. ☐ Other |

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?



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 #:
eDEP Transaction #:2033868
City/Town:MEDWAY

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
NORFOLK		40286	205

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. ☐ Bank	1. linear feet	2. linear feet
----------------------------------	----------------	----------------

b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
---	----------------	----------------

c. ☐ Land under Waterbodies and Waterways	1. Square feet	2. square feet
--	----------------	----------------

d. ☒ Bordering Land Subject to Flooding	139660	139660
	1. square feet	2. square feet
	0	52420
	3. cubic feet of flood storage lost	4. cubic feet replaced

e. ☐ Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☒ Riverfront Area

Charles River

1. Name of Waterway (if any)

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 273620 square feet

4. Proposed Alteration of the Riverfront Area:

23860	0	23860
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



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 #:
eDEP Transaction #:2033868
City/Town:MEDWAY

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

(a) within Wetland Resource Area

3.2
percentage/acreage

(b) outside Resource Area

.1
percentage/acreage

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

3. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. ☒ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>.)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

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.



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 #:
eDEP Transaction #:2033868
City/Town:MEDWAY

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station

Attn: Environmental Reviewer

836 S. Rodney French Blvd

New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office

Attn: Environmental Reviewer

30 Emerson Avenue

Gloucester, MA 01930

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1. ☐ Single Family Home

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



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 #:
eDEP Transaction #:2033868
City/Town:MEDWAY

☐ housing project) with no discharge to Critical Areas.

D. Additional Information

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 by regular mail delivery.

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.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).
4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

12 WATERVIEW

DRIVE SITE PLAN OF
LAND IN MEDWAY,
MA

DANIEL MERRIKIN

LEGACY ENGINEERING,
LLC

May 29, 2026

1" = 30'

12 WATERVIEW

DRIVE STORMWATER
REPORT

DANIEL MERRIKIN

LEGACY ENGINEERING
LLC

May 29, 2026

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.

☒



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 #:
eDEP Transaction #:2033868
City/Town:MEDWAY

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. Payer name on check: First Name

7. Payer name on check: Last Name

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)

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 Section C, Items 1-3, 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

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

Medway
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.

Nancy J. Rubin

1. Signature of Applicant

5/29/26

2. Date

3. Signature of Property Owner (if different)

Donna Min

5. Signature of Representative (if any)

4. Date

7/14/2026

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.

APPENDIX A: FEE TRANSMITTAL AND FEE CALCULATION WORKSHEET

Under the Wetlands Protection Act



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal Form

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:2033868
City/Town:MEDWAY

A. Applicant Information

1. Applicant:

a. First Name	NANCY	b. Last Name	DUBIN
c. Organization			
d. Mailing Address	1070 WASHINGTON STREET		
e. City/Town	HOLLISTON	f. State	MA
g. Zip Code	01746		
h. Phone Number	5088023649	i. Fax	
j. Email	wbffponies@gmail.com		

2. Property Owner:(if different)

a. First Name	DAVID	b. Last Name	DUBIN
c. Organization			
d. Mailing Address	1070 WASHINGTON STREET		
e. City/Town	HOLLISTON	f. State	MA
g. Zip Code	01746		
h. Phone Number	5088023649	i. Fax	
j. Email	wbffponies@gmail.com		

3. Project Location:

a. Street Address	12 WATERVIEW DRIVE	b. City/Town	MEDWAY
-------------------	--------------------	--------------	--------

Are you exempted from Fee? ☐

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
G.) NEW AGRICULTURAL OR AQUACULTURE PROJECTS.	1	110.00	RFA MULTIPLIER 1.5	165.00
A.) CONSTRUCTION OF SINGLE FAMILY HOUSE;	1	500.00		500.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$345.00	\$320.00	\$665.00

APPENDIX B: AFFIDAVIT OF SERVICE AND ABUTTER NOTIFICATION

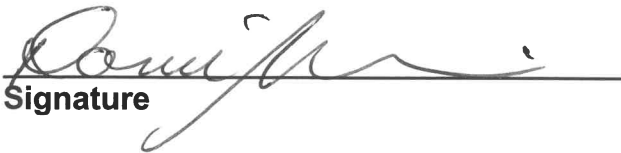
AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Medway Wetland Protection Bylaw

I, Daniel J. Merrikin, hereby certify under the Pains and Penalties of Perjury that on July 15, 2026 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated, April 8, 1994 and in compliance with the Town of Medway Wetland Protection Bylaw, in connection with the following matter:

A Notice of Intent has been filed under the Massachusetts Wetlands Protection Act and the Medway Wetland Protection Bylaw by Nancy Dubin with the Millis Conservation Commission on or about July 15, 2026 regarding property located at 12 Waterview Drive Medway, MA.

The completed notification and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.


Signature

July 15, 2026

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and the Medway Wetlands Protection Bylaw.

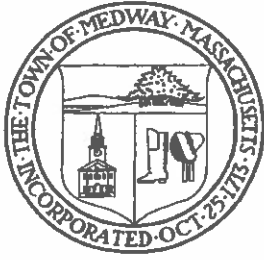
In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations and the Medway Wetlands Protection Bylaw, you are hereby notified that:

- A. A Notice of Intent was filed with the Medway Conservation Commission on July 15, 2026 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

Construction of a single-family dwelling and farm, along with associated appurtenances.

- B. The name of the applicant is: Nancy Dubin.
- C. The address of the land where the activity is proposed is: 12 Waterview Drive Map 67 Parcels 46 & 61.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Medway Conservation Commission, located at 155 Village Street. The regular business hours of the Commission are M 8a.m.-5:30p.m., T-Th 8a.m.-4:30p.m., F 8a.m.-12p.m., and the Commission may be reached at 508-533-3292.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling Legacy Engineering LLC at 508-376-8883 (Applicant's Representative). An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Medway Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the local newspaper.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.



TOWN OF MEDWAY
BOARD OF ASSESSORS
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3203 FAX: 508-321-4981
www.townofmedway.org

RECEIVED
MAY 19 2026
MEDWAY ASSESSORS
MEDWAY, MA 02053

REQUEST FOR ABUTTERS

Date of Request: May 19, 2026

Property owner: Nancy & David Dubin

Property location: 12 Waterview Drive

Parcel (property) ID(S): 67-46 & 67-61

Please specify: 100', 300' or 500' from subject parcel: 100'

THIS LIST IS REQUESTED FOR:

☐ Planning & Economic Development Board
☐ Zoning Board of Appeals
☒ Conservation Commission
☐ Historical Commission

REQUESTER INFORMATION:

Name: Daniel Merrikin - Legacy Engineering Email address: dan@legacy-ce.com

Address: 730 Main Street Suite 2C
Millis, MA 02054

Phone: 508-376-8883

THERE IS A FEE OF \$15.00 PER PARCEL DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS. ***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU, YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***



Parcel: 107-046

12 WATERVIEW DR 67-061
LUC: 718
DUBIN NANCY
DUBIN DAVID J
1070 WASHINGTON ST
HOLLISTON, MA 01746

0 R WATERVIEW DR 67-046
LUC: 718
DUBIN NANCY
DUBIN DAVID J
1070 WASHINGTON ST
holliston, MA 01746

3 METCALF LN 67-052
LUC: 101
LEVASSEUR REVOCABLE TRUST
LEVASSEUR PAUL E. TRUSTEE
3 METCALF LN
MEDWAY, MA 02053

2 MAYFLOWER LN 67-047
LUC: 101
MCDOWELL SEAN M
MCDOWELL DANIELLE A
2 MAYFLOWER LN
MEDWAY, MA 02053

4 METCALF LN 67-051
LUC: 101
MCHUGH CHRISTOPHER T
SOUDER KAITLYN M
4 METCALF LN
MEDWAY, MA 02053

1 MAYFLOWER LN 67-048
LUC: 101
SANCLEMENTE DANIEL R
SANCLEMENTE LYNNE C
1 MAYFLOWER LN
MEDWAY, MA 02053

1 METCALF LN 67-053
LUC: 101
WILLIAMSON PAMELA M TRST
PAMELA M WILLIAMSON REVOCABLE TRUST - 20
1 METCALF LN
MEDWAY, MA 02053

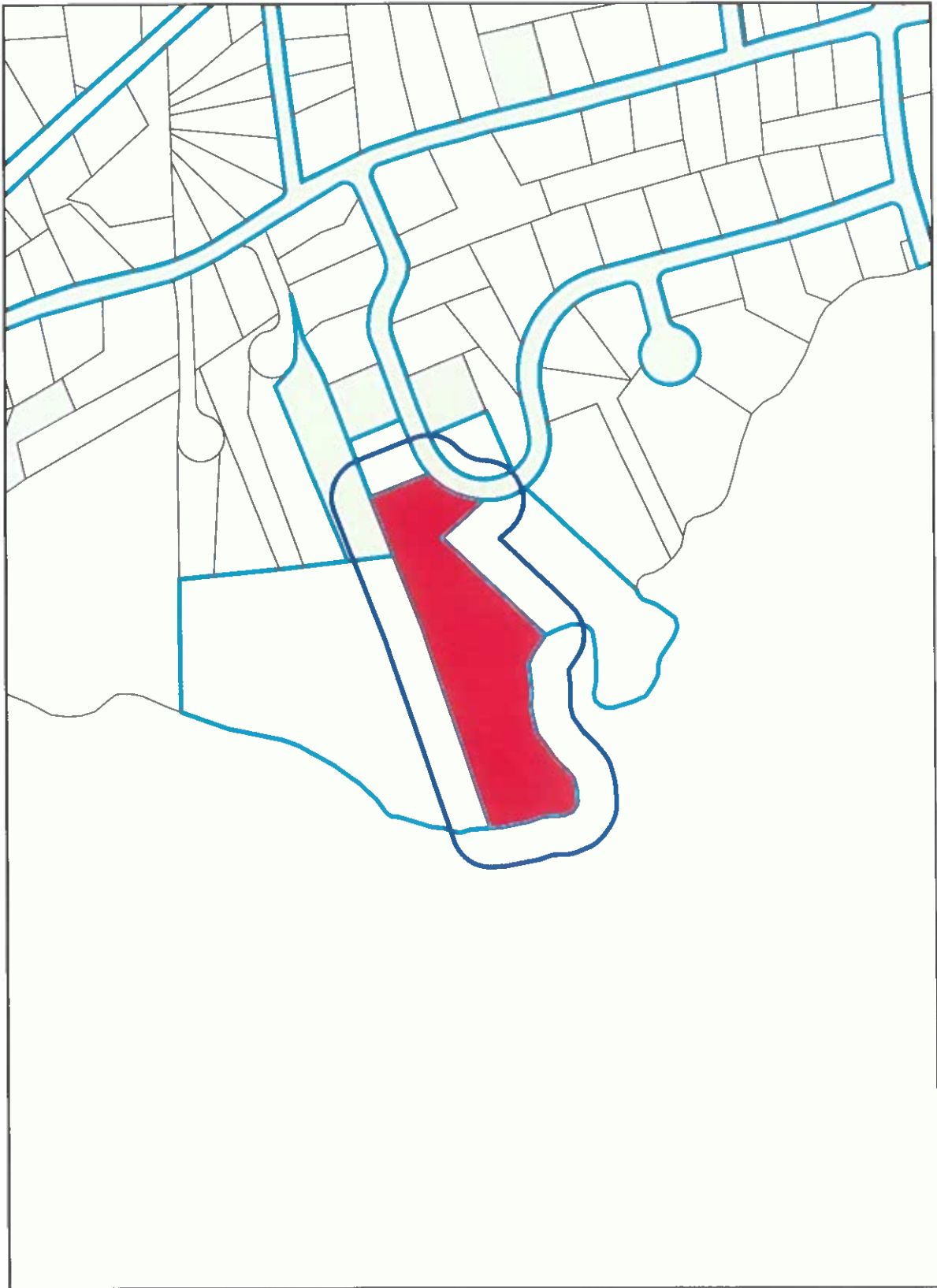


THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF MEDWAY.
WE CERTIFY THAT AT TIME OF LAST ASSESSMENT, THE NAMES AND
ADDRESSES OF ALL PROPERTY OWNERS ARE ACCURATE.

Office of the Board of Assessors

Date

James Deane 5/19/20



Parcel: 67-061

12 WATERVIEW DR	67-061
DUBIN NANCY	LUC: 718
DUBIN DAVID J	
1070 WASHINGTON ST	
HOLLISTON, MA 01746	

0 R WATERVIEW DR	67-046
DUBIN NANCY	LUC: 718
DUBIN DAVID J	
1070 WASHINGTON ST	
holliston, MA 01746	

14 WATERVIEW DR	67-062
MEDWAY TOWN OF	LUC: 932
CONSERVATION	
155 VILLAGE ST.	
MEDWAY, MA 02053	

10 WATERVIEW DR	67-060
NEELAMKAVIL DENIS J	LUC: 101
DENIS VINITA	
10 WATERVIEW DR.	
MEDWAY, MA 02053	

9 WATERVIEW DR	67-035
WILLIAMS DANIEL	LUC: 101
WILLIAMS ERIN	
9 WATERVIEW DR	
MEDWAY, MA 02053	

1 METCALF LN	67-053
WILLIAMSON PAMELA M TRST	LUC: 101
PAMELA M WILLIAMSON REVOCABLE TRUST - 20	
1 METCALF LN.	
MEDWAY, MA 02053	



THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF MEDWAY.
WE CERTIFY THAT AT TIME OF LAST ASSESSMENT, THE NAMES AND
ADDRESSES OF ALL PROPERTY OWNERS ARE ACCURATE.

Office of the Board of Assessors

Date

5/19/26



Kevin Doyle <kdoyle@franklinma.gov>

Online Form Submittal: Contact the Board of Assessors

1 message

noreply@civicplus.com <noreply@civicplus.com>

Fri, May 15, 2026 at 1:12 PM

Reply-To: noreply@civicplus.com

To: assessors@franklinma.gov

Contact the Board of Assessors

Your Name	Drew Haughton
Your Email Address	drew@legacy-ce.com
Please Select the Personnel You Would like to Contact	General Inquiry
Subject	Abutters List Request
Message	Hello,

I would like to request a 100' and 300' abutters list for a property that is actually located in Medway, but has abutters in Franklin. The site is at 12 Waterview Road and consists of two parcels, Map 67 Parcels 61 and 46. I have attached a plan showing the parcels, and below is a list of abutting properties in Franklin that I believe are within 100' and 300' of the site.

100' Abutters:

18 Plain Street Map 209 Parcel 04
0 Pond Street Map 209 Parcel 20
0 Plain Street Map 210 Parcel 08
11 Linda Lane Map 210 Parcel 19
7 Linda Lane Map 210 Parcel 20

300' Abutters:

18 Plain Street Map 209 Parcel 04
6 Pyne Circle 209 Parcel 08
8 Pyne Circle 209 Parcel 09
0 Pond Street Map 209 Parcel 20
0 Plain Street Map 210 Parcel 08
11 Linda Lane Map 210 Parcel 19
7 Linda Lane Map 210 Parcel 20

Please let me know if there is a fee for these lists and whether that fee is required up front or if I can pay when picking up the list.

5/18/2026

FRANKLIN
GIS - Abutters — 100'

Page 1 of 1

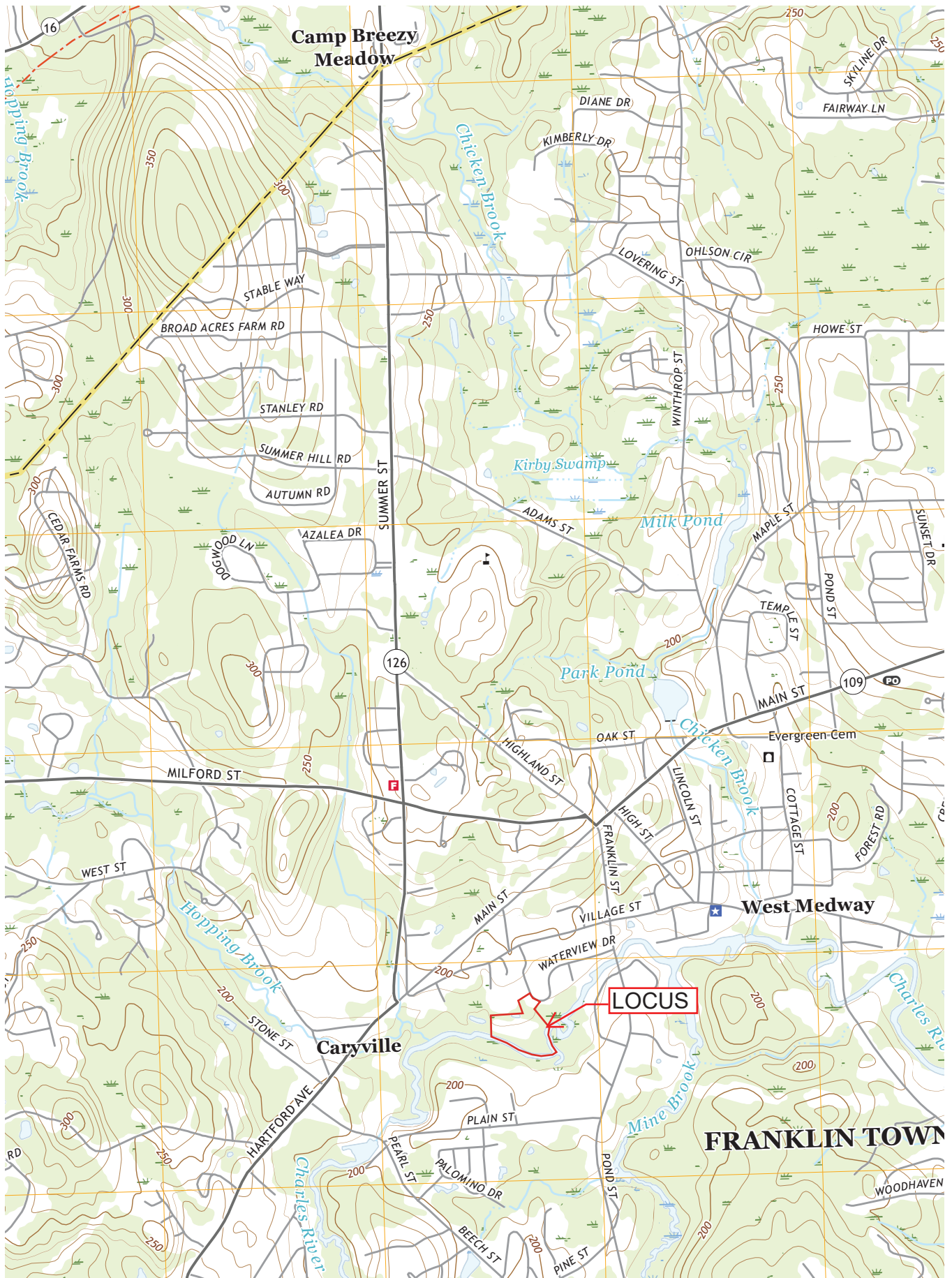
11:08:59AM

Sorted By:

Parcel ID - Map/Block/Lot	Location	Owner/Mailing Address
210-019-000-000	11 LINDA LN FRANKLIN, MA 02038	BARTOLO CYNTHIA A 11 LINDA LN FRANKLIN, MA 02038-0000
210-020-000-000	7 LINDA LN FRANKLIN, MA 02038	CURRIVAN BRAD S 7 LINDA LN FRANKLIN, MA 02038-0000
209-004-000-000	18 PLAIN ST FRANKLIN, MA 02038	LANDEVIN JERRY PORTER ROBERTA 18 PLAIN ST FRANKLIN, MA 02038-0000
210-008-000-000	PLAIN ST FRANKLIN, MA 02038	FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038-0000
209-020-000-000	POND ST FRANKLIN, MA 02038	FRANKLIN TOWN OF 355 EAST CENTRAL STREET FRANKLIN, MA 02038-0000

Kevin W. Doyle
Director of Assessing
May 18, 2026

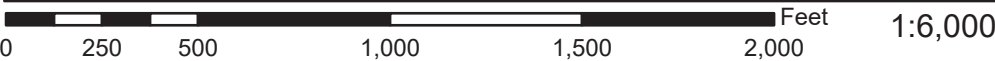
APPENDIX C: LOCUS MAPS



National Flood Hazard Layer FIRMMette



71°26'26"W 42°8'21"N



1:6,000

71°25'49"W 42°7'54"N

Basemap Imagery Source: USGS National Map 2023

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 7/8/2026 at 5:06 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 unmodernized areas cannot be used for regulatory purposes.

APPENDIX D: NARRATIVE DESCRIPTION

NARRATIVE DESCRIPTION

Introduction

This Notice of Intent proposes the construction of an single-family dwelling with an agricultural farm at 12 Waterview Drive in Medway, MA.

Existing Conditions

The existing 12.1 acre site consists of mostly cleared land southwest of Waterview Drive currently used as a hay field. The easterly and southerly sides of the site follow and are bordered by the Charles River, with residential dwellings abutting the property to the north.

Resource Areas

The Charles River wraps around the southerly and southeasterly portions of the site. Associated with the Charles River are a variety of Resource Areas listed below that have been identified by a wetland scientist, whose report is included as Appendix G:

- **Bordering Vegetated Wetlands (BVW):** BVW have been flagged along the Charles River and also along the northerly and easterly boundaries. These flags are shown on the site plan along with its associated Buffer Zone. No work is to be conducted in the 25' no alter zone except for a previously disturbed pathway which connects the existing agricultural field to the site frontage.
- **Land Under Waterways:** This resource area lies along the south and east site boundary under the Charles River and is not proposed to be disturbed.
- **Bank:** This resource area lies along the Charles River and is not proposed to be disturbed.
- **Bordering Land Subject to Flooding:** This resource area includes all land below elevation 182.7 (NAVD88) datum. Most of the site lies within BLSF.
- **Riverfront Area:** The Charles River is a perennial river and the Mean Annual High Water Line has been delineated in the field and shown on the site plan along with the associated 100' Inner Riparian Zone and the 200' Outer Riparian Zone. No work is proposed in the Inner Riparian Zone.

Proposed Work

Summary

The applicant proposes to expand the existing agricultural use of the site. An older field area on the eastern portion of the site will be used for cultivating wildflowers and vegetables. The remainder of the farm will include the keeping and raising of various livestock, including chickens for eggs, horses for horsemanship, riding and equestrian care classes.

The focus of farming activities will be on smaller breeds of livestock, including some that are on the national conservatory list. Animals will be kept in small shed-like buildings, all of

which will be portable (no foundations). Manure will be maintained on a dedicated concrete slab and trucked off site weekly.

Livestock is anticipated to include:

- Miniature Highland cows
- Chickens (no roosters) for egg production
- Nigerian Dwarf goats
- Sheep (which will be shorn for fiber)
- Llamas (which will be shorn for fiber)
- Alpacas (which will be shorn for fiber)
- 6 Horses
- Mini pigs (up to 2)
- Donkeys
- Miniature horses
- Rabbits
- Sebastopol Geese

There will be several types of structures on the farm as follows:

- The front of the site will contain a modest single-family dwelling for the farm's caretakers.
- The southwest field on the site will contain a variety of fenced animal pen areas with small shed-like structures in most. These structures will be small and do not require a foundation.
- The southwest field on the site will contain approximately three tented areas as shown on the site plan.

Buffer Zone

As shown on the site plan, the proposed work in the buffer zone includes portions of the site driveway, small portions of the single-family dwelling, portions of the stormwater management system, and portions of the main farming activities.

An undisturbed buffer of at least 25 feet is provided to the edge of wetland areas in all locations except where necessary at the existing wetland crossing.

The applicant requests a waiver from section 26.02 of the Medway Wetlands Regulations to allow the improvement of the existing carpath in the 25-foot buffer zone in order to provide appropriate vehicular access to the farm area. There is no other possible access to the southerly portions of the site.

Riverfront Area

The site in question has the following characteristics:

- The lot was created before October 6, 1997.
- The total lot area is 12.1 acres
- The total riverfront area on the lot is 273,620 s.f.
- The total inner riparian zone on the lot is 149,744 s.f.. No work is proposed in the inner riparian zone.
- The outer riparian zone total 123,876 s.f.
- According to the latest NHESP map, the site lies within an Estimated and Priority Habitat Area.

Alternatives Analysis:

Since the lot was created before August 1, 1996, the scope of the alternatives analysis extends to the lot itself. The purpose of the project is for the applicant to construct the proposed single-family dwelling and to expand the existing agriculture use of the site. The proposed farming activities on the southerly portions of the site fall within an existing field. The proposed vegetable & cut flower field falls within an area historically used as a field. The area where the house will go and these existing and historical field area represent the upland areas of the site. It would not be practicable to disturb existing wetland areas or 25-foot buffer zone areas as an alternative to the proposed layout. The proposed activities are limited to the outer portions of the riparian zone.

The proposed development has been designed to comply with the regulatory requirement for No Significant Adverse Impact and given the unique configuration of the lot with a narrow entrance and one location for potential development, there is no other practicable development alternative on the lot.

310 CMR 10.58(2)(c) stipulates that a new agricultural use only has a 100-foot riparian zone. The proposed vegetable and cut flower agricultural field is a new agricultural use. None of that field falls within the 100-foot riparian zone (i.e. the inner riparian zone).

The various livestock pens that fall within the outer riparian zone are also agricultural uses. Nonetheless, they have been included in the No Significant Adverse Impact analysis below.

Stormwater management systems need to be installed along the southerly edge of the activity in order to treat and mitigate stormwater runoff and to prevent erosion. There is no practicable alternative to this location, and the stormwater management features are therefore not included in riverfront area disturbance calculations. Stormwater Infiltration Basin #1 is entirely out of the riverfront area but the swale that collects runoff from the farm area and delivers it to the basin falls within the outer riparian zone.

Areas to the west edge of the site are proposed to be lowered for BLSF compensatory flood storage area. Those temporary disturbances are excluded from the riverfront area disturbance calculations since the work is exclusively for compensatory flood storage.

No Significant Adverse Impact:

In accordance with the regulations:

- The proposed work will disturb 23,860 s.f. of the riverfront area, which represents 8.7% of the total riverfront area on the site. Note that this includes the vegetable and cut flower field. With this excluded, the work in the outer riparian zone will disturb 4.9% of the riverfront area.
- The 100-foot inner riparian zone will remain undisturbed.
- The proposed work is limited to the outside portion of the outer riparian zone.
- The proposed development includes a stormwater management system designed in full compliance with the MassDEP Stormwater Standards.
- The proposed work lies entirely within upland areas and will not impact surrounding wetland areas. There are no certified vernal pools on the site.
- The proposed stormwater management system has been designed in accordance with MassDEP Standards and will protect groundwater and surface water quality. Erosion controls and SWPPP controls will be in-place throughout construction to protect these areas as well.

Bordering Land Subject to Flooding (BLSF)

Most of the site falls within BLSF and consists of all land below elevation 182.7. While earthwork occurs within BLSF, it has been designed in order to increase the net flood storage on a foot-by-foot basis as described on sheet C-4 of the site plan.

The total area disturbed with BLSF is 139,660 s.f. The net increase in flood storage volume is 52,420 c.f.

There is no floodway on the property.

Project Schedule

The applicant intends to begin construction this Fall and expects to be completed by the Spring of 2028.

APPENDIX E: “12 WATERVIEW
DRIVE MEDWAY, MA SITE PLAN”
DATED MAY 29, 2029, PREPARED BY
LEGACY ENGINEERING LLC (BOUND
SEPARATELY)

APPENDIX F: “STORMWATER
REPORT FOR 12 WATERVIEW DRIVE
MEDWAY, MA” DATED MAY 29,
2026, PREPARED BY LEGACY
ENGINEERING LLC (BOUND
SEPARATELY)

APPENDIX G: BOTANIST REPORT



Site Evaluation & Wetland Delineation

April 20, 2026

**12 Waterview Drive
Medway, Massachusetts**

Prepared for

**Legacy Engineering LLC
730 Main Street, Suite 2C
Millis MA 02054**

Prepared by

Applied Ecological Sciences

P.O. Box 184
Norfolk, MA 02056
(508) 528-2866
(508) 740-0438 cell
email: rwaldron@earthlink.net

Table of Contents

Introduction	1.
General Site Description	1.
Forested Upland Description	1.
Soils	2.
Wetland Delineation Methodology	2.
Wetland Resource Description	2.
Bordering Vegetated Wetland (BVW)	2.
Inland Bank	3.
Bordering Land Subject to Flooding (BLSF)	3.
Riverfront Area	3.
NHESP Estimated & Priority Habitat	3.
Water Supply Protection Areas	4.
Outstanding Resource Water (ORW)	4.
Buffer Zone	4.
References	6.
Appendix A: MA DEP Vegetated Wetland Determination Data Forms	7.
Appendix B: U.S.G.S. Topo Map, FEMA Map, NHESP Map	8.

**Site Evaluation and Wetland Delineation
12 Waterview Drive
Medway, Massachusetts**

Introduction

A site evaluation was conducted at the above referenced property during July 2021 and in June, July, September, October 2022, and April 25, 2026. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40), the implementing *Regulations* (310 CMR 10.00), and the Town of Medway *General Wetlands Protection Bylaw* (Article XXI) were identified and characterized. The upland/wetland boundary to Bordering Vegetated Wetland (BVW) and the top of Inland Bank to the *Charles River* was delineated in the field with red and blue flagging tape respectively. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation*. The following narrative provides a general site description, wetland delineation methodology, and wetland resource description.

General Site Description

The subject property encompasses two forested and agricultural plots of land located southerly of Waterview Drive in Medway, Massachusetts. Topography of the site is generally flat. The central portion of the site is comprised of open pasture. The remainder of the property is either forested, or pastureland overgrown with various woody shrub species. Residential development abuts the site to the north and northeast. The *Charles River* creates the south and southeastern property boundaries.

Forested Upland Description

A moderately dense canopy of White Ash (*Fraxinus americana*), Black Cherry (*Prunus serotina*), Red Maple (*Acer rubrum*), Northern Red Oak (*Quercus rubra*), Slippery Elm (*Ulmus rubra*), and White Oak (*Quercus alba*), dominates vegetation within the forested uplands. The woody understory is comprised of saplings from the canopy, Common Buckthorn (*Rhamnus cathartica*), Fox Grape (*Vitis labrusca*), Oriental Bittersweet (*Celastrus orbiculatus*), Glossy Buckthorn (*Frangula alnus*), Tatarian Honeysuckle (*Lonicera tatarica*), Multiflora Rose (*Rosa multiflora*), Common Blackberry (*Rubus allegheniensis*), Glossy Buckthorn (*Frangula alnus*), and Poison Ivy (*Toxicodendron radicans*). Ground cover species include seedlings from the canopy and understory, Virginia Creeper (*Parthenocissus quinquefolia*), American Pokeweed (*Phytolacca americana*), Dewberry sp. (*Rubus* spp.), Canada Mayflower (*Maianthemum canadense*), Wild Sarsaparilla (*Aralia nudicaulis*), Buttercup (*Ranunculus* spp.), New York Fern (*Thelypteris noveboracensis*), and Hay-Scented Fern (*Dennstaedtia punctilobula*).

Soils

Soils underlying the site include moderately well-drained Sudbury (SuB, 4260B) fine sandy loam, 2% to 8% slopes and poorly drained, frequently flooded Rippowam (Rm, 4), fine sandy loam 0% to 3% slopes (USDA SCS 1989, Map #27, www.nesoil.com).

Wetland Delineation Methodology

The extent of vegetated wetland was determined through observations of the existing plant communities while verifying wetland hydrology through interpretation of soil characteristics and other indications of surface hydrology. Soils were analyzed for texture and color to determine soil morphology in accordance with the most up to date standards. Evidence of surficial hydrology was determined through visual inspection of existing site conditions, including typical indicators such as water marks, drift-lines, water-stained leaves, sediment deposits, and drainage patterns.

Wetland Resource Description

Wetland resources associated with the site include Bordering Vegetated Wetland (BVW), Inland Bank, Bordering Land Subject to Flooding (BLSF), and Riverfront Area.

Bordering Vegetated Wetland (BVW)

Seasonally saturated to seasonally flooded Forested Swamp and is located within the northern, eastern, and southern portions of the property. Topography within the wetland is generally flat with distinct pit and mound micro-topography, drainage patterns, and leaf staining evident throughout. A moderately dense canopy of Red Maple, Slippery Elm, and Black Gum (*Nyssa sylvatica*) dominates vegetation within the BVW. The woody understory is comprised of saplings from the canopy, Highbush Blueberry (*Vaccinium corymbosum*), Winterberry (*Ilex verticillata*), Silky Dogwood (*Cornus amomum*), Swamp Azalea (*Rhododendron viscosum*), Riverbank Grape (*Vitis riparia*), Poison Ivy, Glossy Buckthorn, Poison Ivy, Southern Arrowwood (*Viburnum dentatum*), Common Elderberry (*Sambucus canadensis*), and Common Greenbrier. Ground cover species include seedlings from the canopy and understory, Skunk Cabbage (*Symplocarpus foetidus*), Sphagnum Moss (*Sphagnum* spp.), Cinnamon Fern (*Osmunda cinnamomea*), Royal Fern (*Osmunda regalis*), Sensitive Fern (*Onoclea sensibilis*), New York Fern, Jewelweed (*Impatiens capensis*), Tall Meadow-Rue (*Thalictrum polygomum*), Marsh Fern (*Thelypteris thelypteroides*), Swamp Dewberry (*Rubus hispidus*), various sedges (*Carex* spp.), Jack-in-the-Pulpit (*Arisema triphyllum*), and Blue-flag Iris (*Iris versicolor*).

The upland/wetland boundary to BVW is delineated in the field with AES flagging stations #1 through #163.

Inland Bank

Inland Bank located on the site is associated with the *Charles River* and an un-mapped intermittent stream. The banks of the Charles are well-defined and vegetated with wetland and upland plant species. Portions of the Bank are scarped with exposed soils. The river was at or above flood stage at the time of the 2001 evaluation.

The top of Inland Bank to the Charles is delineated in the field with AES flagging stations B1 through B58.

The un-mapped stream flows generally easterly and southerly through the northern portion of the site. A generally well-defined channel approximately two to four feet wide and six to 20 inches deep with a mud/sand streambed characterizes the stream. The Inland Bank is approximately six to twenty inches high and vegetated with wetland and upland plant species. No flowing surface water was observed within the channel at the time of the evaluation.

Bordering Land Subject to Flooding (BLSF)

Based on the Federal Emergency Management Agency Flood Insurance Rate Map for the town of Medway, Massachusetts (Map No. 25021C0143E), the site is located within the following flood zones:

Zone X (non-shaded), Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (shaded), Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance annual flood.

Zone AE; Special flood areas subject to inundation by the 1% annual chance flood. Base flood elevations determined. The base flood elevation established for the site is 183 feet.

Riverfront Area

Riverfront Area located on the site is associated with the *Charles River*. The southeastern and southern portions of the site are contained within the Riverfront Area.

NHESP Estimated & Priority Habitat

According to the *Massachusetts Natural Heritage and Endangered Species Program Habitat Map*, the site is located within a Priority Habitat of Rare Species (PH 881).

Note: A portion of a vegetated wetland located just off the southwestern portion of the site is designated as potential vernal pool habitat. The approximate extent of the habitat is delineated in the field with AES flagging stations #96 through #99.

Water Supply Protection Areas

According to the Massachusetts Geographic Information Systems *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge area or an Interim Wellhead Protection Area (IWPA).

Outstanding Resource Waters (ORW).

According to the Massachusetts Geographic Information Systems *Outstanding Resource Waters Map*, the site is not located within a contributing watershed to an ORW.

Buffer Zone

Buffer Zone, as defined at 310 CMR 10.04, means:

The area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

Under Section 5.06 of the Town of Medway Minimum Buffer Zone Performance Standards:

As set forth more specifically below, it is the intent of the Commission to protect, either by condition or by legal restriction, as much of the 100-foot buffer zone as possible. Regardless, the first 25 feet of the buffer zone closest to the wetland line will be considered by the Commission to be of primary concern within the buffer.

(a) No Disturb Setback. Except as permitted by the Commission, no work shall be allowed within 25 feet of wetland resource areas identified in these rules and regulations (exclusive of the 100-foot buffer zone). This provision shall establish a permanent vegetative buffer between wetland resource areas and developed areas. No removal of vegetation will be permitted within this 25-foot setback except as specifically waived by the Commission under Section 7.

(b) No Build Setback. No structure shall be built within 25 feet from any Resource Area (exclusive of the 100-foot buffer zone) without a waiver by the Commission under Section 7. Structures are discouraged between 25 and 50 feet from any Resource Area (exclusive of the 100-foot buffer zone).

i. A 75-foot minimum No Build Setback shall apply under any of the following circumstances:

- A. The Commission identifies a critical wildlife, fish or plant habitat;*
- B. The Resource Area is located within a Water Resource Protection Overlay District, Zone II, or an ACEC;*
- C. The Buffer Zone includes a slope that cannot be conditioned to protect the Resource Area;*
- D. The Commission otherwise identifies a sensitive receptor Resource Area.*

(c) These Rules and Regulations shall not be construed to preclude access paths, vista pruning or construction of water-dependent structures within the buffer zone, any of which may be permitted at the Commission's discretion.

The northern, eastern, western, and southern portions of the site are contained within the regulatory Buffer Zones.

References

Federal Emergency Management Agency, FEMA Map Service Center, www.fema.gov.

Massachusetts Geographic Information Systems, www.massgis.ma.state.us.

Natural Resources Conservation Service, www.nesoil.com, websoilsurvey.nrcs.usda.gov.

United States Department of Agriculture, Soil Conservation Service, 1989. *Soil Survey of Norfolk and Suffolk Counties, Massachusetts*.

Appendix A

**MA DEP Vegetated Wetland
Determination Field Data Forms**

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 12 Waterview Drive City/Town: Medway Sampling Date: 7/1/2021
 Applicant/Owner: _____ Sampling Point or Zone: DP1 UPL
 Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.13527778/71.43527778
 Soil Map Unit Name: Sudbury (SuB, 260B), MWD, fsl, 2% to 8% slopes NWI or DEP Classification: _____
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation No , Soil No , or Hydrology No significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soils criterion met?	Yes _____ No <u>X</u>	
Wetlands hydrology present?	Yes _____ No <u>X</u>	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #1 - #2</u>		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No <u>X</u>	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
_____ Water-stained leaves _____ Evidence of aquatic fauna _____ Iron deposits _____ Algal mats or crusts _____ Oxidized rhizospheres/pore linings _____ Thin muck surfaces _____ Plants with air-filled tissue (aerenchyma) _____ Plants with polymorphic leaves _____ Plants with floating leaves _____ Hydrogen sulfide odor	_____ Hydrological records _____ Free water in a soil test hole _____ Saturated soil _____ Water marks _____ Moss trim lines _____ Presence of reduced iron _____ Woody plants with adventitious roots _____ Trees with shallow root systems _____ Woody plants with enlarged lenticels	_____ Direct observation of inundation _____ Drainage patterns _____ Drift lines _____ Scoured areas _____ Sediment deposits _____ Surface soil cracks _____ Sparsely vegetated concave surface _____ Microtopographic relief _____ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Black Cherry	<i>Prunus serotina</i>	FACU	38.0	yes	no
2.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
3.Crabapple	<i>Malus sp.</i>	NA	10.5	no	no
4.					
5.					
6.					
7.					
8.					
9.					
			111.5 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Morrow's Honeysuckle	<i>Lonicera morrowii</i>	NI	38.0	yes	no
2. Glossy Buckthorn	<i>Frangula alnus</i>	FAC	63.0	yes	yes
3.Winterberry	<i>Ilex verticillata</i>	FACW+	63.0	yes	yes
4.Highbush Blueberry	<i>Vaccinium corymbosum</i>	FACW-	38.0	yes	yes
5.					
6.					
7.					
8.					
9.					
			202.0 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Wild Sarsaparilla	<i>Aralia nudicaulis</i>	FACU	38.0	yes	no
2.Virginia Creeper	<i>Parthenocissus Quinquefolia</i>	FACU	38.0	yes	no
3.Garlic Mustard	<i>Allaria petiolata</i>	NA	10.5	no	no
4. Glossy Buckthorn	<i>Frangula alnus</i>	FAC	63.0	yes	yes
5. Sensitive Fern	<i>Onoclea sensibilis</i>	FACW	38.0	yes	yes
6. Tall Buttercup	<i>Ranunculus acris</i>	FAC+	10.5	no	yes
7.					
8.					
9.					
10.					
11.					
12.					
			225.5 = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Absent					
2.					
3.					
4.					
0.0 _____ = Total Cover					

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes _____ No <u>X</u> _____
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <u>X</u> No _____
	8	5		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0? Yes _____ No _____
Wetland vegetation criterion met?		Yes <u>X</u> No _____		

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub/Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0 - 18	2.5Y 3.3	100					sl	
18+	2.5Y 3/2	100					gsl	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
☐ Histosol (A1) ☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)	
☐ Histic Epipedon (A2) ☐ Stripped Matrix (S6)	☐ 5 cm Mucky Peat or Peat (S3)	
☐ Black Histic (A3) ☐ Polyvalue Below Surface (S8)	☐ Dark Surface (S7)	
☐ Hydrogen Sulfide (A4) ☐ Thin Dark Surface (S9)	☐ Polyvalue Below Surface (S8)	
☐ Stratified Layers (A5) ☐ Loamy Mucky Mineral (F1)	☐ Thin Dark Surface (S9)	
☐ Depleted Below Dark Surface (A11) ☐ Loamy Gleyed Matrix (F2)	☐ Iron-Manganese Masses (F12)	
☐ Thick Dark Surface (A12) ☐ Depleted Matrix (F3)	☐ Mesic Spodic (A17)	
☐ Sandy Mucky Mineral (S1) ☐ Redox Dark Surface (F7)	☐ Red Parent Material (F21)	
☐ Sandy Gleyed Matrix (S4) ☐ Depleted Dark Surface (F8)	☐ Very Shallow Dark Surface (TF12)	
☐ Dark Surface (S7)	☐ Other (Include Explanation in Remarks)	

Restrictive Layer (if observed)Type: _____ Depth (inches): _____

Hydric Soils criterion met? Yes _____ No X_____

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 12 Waterview Drive City/Town: Medway Sampling Date: 7/1/2021
 Applicant/Owner: _____ Sampling Point or Zone: DP2 WET
 Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.13527778/71.43527778
 Soil Map Unit Name: Rippowam (Rm, 4), PD, fsl, 0% to 1% slopes NWI or DEP Classification: PFO1/E-C
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <u>X</u> No _____	Is the Sampled Area Yes <u>X</u> No <u>Text</u> within a Wetland?
Hydric Soils criterion met?	Yes <u>X</u> No _____	
Wetlands hydrology present?	Yes <u>X</u> No _____	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #1 - #2</u>		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <u>X</u> No _____	Depth (inches) <u>0.0</u>
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<u>X</u> Water-stained leaves _____ Evidence of aquatic fauna _____ Iron deposits _____ Algal mats or crusts _____ Oxidized rhizospheres/pore linings _____ Thin muck surfaces _____ Plants with air-filled tissue (aerenchyma) _____ Plants with polymorphic leaves _____ Plants with floating leaves _____ Hydrogen sulfide odor	_____ Hydrological records _____ Free water in a soil test hole <u>X</u> Saturated soil _____ Water marks _____ Moss trim lines _____ Presence of reduced iron _____ Woody plants with adventitious roots <u>X</u> Trees with shallow root systems _____ Woody plants with enlarged lenticels	_____ Direct observation of inundation _____ Drainage patterns _____ Drift lines _____ Scoured areas _____ Sediment deposits _____ Surface soil cracks _____ Sparsely vegetated concave surface <u>X</u> Microtopographic relief <u>X</u> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
1.Black Cherry	<i>Prunus serotina</i>	FACU	38.0	yes	no	
2.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes	
3.Crab Apple	<i>Malus sp.</i>	NA	10.5	no	no	
4.						
5.						
6.						
7.						
8.						
9.						
			111.5 = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
1.Morrow's Honeysuckle	<i>Lonicera morrowii</i>	NI	38.0	yes	no	
2. Glossy Buckthorn	<i>Frangula alnus</i>	FAC	63.0	yes	yes	
3.Winterberry	<i>Ilex verticillata</i>	FACW+	38.0	yes	yes	
4.Highbush Blueberry	<i>Vaccinium corymbosum</i>	FACW-	38.0	yes	yes	
5.						
6.						
7.						
8.						
9.						
			177.0 = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5 feet</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
1.Skunk Cabbage	<i>Symplocarpus foetidus</i>	OBL	63.0	yes	yes	
2. Sensitive Fern	<i>Onoclea sensibilis</i>	FACW	63.0	yes	yes	
3. Tall Meadow-Rue	<i>Thalictrum polygomum</i>	FACW	38.0	yes	yes	
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
			164.0 = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Poison Ivy	<i>Toxicodendron radicans</i>	FACW	10.5	no	yes
2. Oriental Bittersweet	<i>Celastrus orbiculatus</i>	NA	10.5	no	no
3. Riverbank Grape	<i>Vitis riparia</i>	FACW	10.5	no	yes
4.					
31.5 = Total Cover					

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes _____ No <u>X</u> _____
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <u>X</u> No _____
	7	6		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0? Yes _____ No _____
Wetland vegetation criterion met?		Yes <u>X</u> No _____		

Definitions of Vegetation Strata

Tree -	Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling -	Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb -	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines -	All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0 - 12	2.5Y 3/1	100					sl	
12+	2.5Y 4/1	100					gsl	Refusal at 12"

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains
²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
☐ Histosol (A1) ☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)	
☐ Histic Epipedon (A2) ☐ Stripped Matrix (S6)	☐ 5 cm Mucky Peat or Peat (S3)	
☐ Black Histic (A3) ☐ Polyvalue Below Surface (S8)	☐ Dark Surface (S7)	
☐ Hydrogen Sulfide (A4) ☐ Thin Dark Surface (S9)	☐ Polyvalue Below Surface (S8)	
☐ Stratified Layers (A5) ☐ Loamy Mucky Mineral (F1)	☐ Thin Dark Surface (S9)	
☒ Depleted Below Dark Surface (A11) ☐ Loamy Gleyed Matrix (F2)	☐ Iron-Manganese Masses (F12)	
☐ Thick Dark Surface (A12) ☒ Depleted Matrix (F3)	☐ Mesic Spodic (A17)	
☐ Sandy Mucky Mineral (S1) ☐ Redox Dark Surface (F7)	☐ Red Parent Material (F21)	
☒ Sandy Gleyed Matrix (S4) ☐ Depleted Dark Surface (F8)	☐ Very Shallow Dark Surface (TF12)	
☐ Dark Surface (S7)	☐ Other (Include Explanation in Remarks)	

Restrictive Layer (if observed) Type: Stones Depth (inches): 12

Remarks:

Hydric Soils criterion met? Yes ☒ No ☐

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 12 Waterview Drive City/Town: Medway Sampling Date: 7/6/2021

Applicant/Owner: _____ Sampling Point or Zone: DP3 UPL

Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.13527778/71.43527778

Soil Map Unit Name: Sudbury (SuB, 260B), MWD, fsl, 2% to 8% slopes NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)

Are Vegetation No, Soil No, or Hydrology No significantly disturbed? (If yes, explain in Remarks)

Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soils criterion met?	Yes _____ No <u>X</u>	
Wetlands hydrology present?	Yes _____ No <u>X</u>	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #59</u>		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No <u>X</u>	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☐ Saturated soil ☐ Water marks ☐ Moss trim lines ☐ Presence of reduced iron ☐ Woody plants with adventitious roots ☐ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☐ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
2.Black Cherry	<i>Prunus serotina</i>	FACU	20.5	yes	no
3.Slippery Elm	<i>Ulmus rubra</i>	FACW	5.0	no	yes
4.					
5.					
6.					
7.					
8.					
9.					
			88.5 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Glossy Buckthorn	<i>Rhamnus frangula</i>	FAC	63.0	yes	yes
2. Morrow's Honeysuckle	<i>Lonicera morrowii</i>	NI	20.5	yes	no
3.White Ash	<i>Fraxinus americana</i>	FACU	20.5	yes	no
4.					
5.					
6.					
7.					
8.					
9.					
			104 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Virginia Creeper	<i>Parthenocissus quinquefolia</i>	FACU	63.0	yes	no
2. Jewelweed	<i>Impatiens capensis</i>	FACW	38.0	yes	yes
3.Glossy Buckthorn	<i>Frangula alnus</i>	FAC	63.0	yes	yes
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			164.0 = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Oriental Bittersweet	<i>Celastrus orbiculatus</i>	NA	10.5	no	no
2.					
3.					
4.					
			<u>10.5</u> = Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes _____ No <u>X</u> _____
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes _____ No _____
	8	4		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0 ? Yes _____ No _____
Wetland vegetation criterion met?		Yes <u>X</u> _____ No _____		

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub/Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0 - 9	10YR 3/3	100					gsl	
9 - 16	7.5YR 5/6	100					gsl	Refusal at 16"
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ² Location: PL=Pore Lining, M=Matrix								
Hydric Soil Indicators (Check all that apply)						Indicators for Problematic Hydric Soils		
☐ Histosol (A1)			☐ Sandy Redox (S5)			☐ 2 cm Muck (A10)		
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)			☐ 5 cm Mucky Peat or Peat (S3)		
☐ Black Histic (A3)			☐ Polyvalue Below Surface (S8)			☐ Dark Surface (S7)		
☐ Hydrogen Sulfide (A4)			☐ Thin Dark Surface (S9)			☐ Polyvalue Below Surface (S8)		
☐ Stratified Layers (A5)			☐ Loamy Mucky Mineral (F1)			☐ Thin Dark Surface (S9)		
☐ Depleted Below Dark Surface (A11)			☐ Loamy Gleyed Matrix (F2)			☐ Iron-Manganese Masses (F12)		
☐ Thick Dark Surface (A12)			☐ Depleted Matrix (F3)			☐ Mesic Spodic (A17)		
☐ Sandy Mucky Mineral (S1)			☐ Redox Dark Surface (F7)			☐ Red Parent Material (F21)		
☐ Sandy Gleyed Matrix (S4)			☐ Depleted Dark Surface (F8)			☐ Very Shallow Dark Surface (TF12)		
☐ Dark Surface (S7)			☐ Other (Include Explanation in Remarks)					
Restrictive Layer (if observed)			Type: Dense subsoil			Depth (inches): 16		
Remarks:								
Hydric Soils criterion met? Yes No X								

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 12 Waterview Drive City/Town: Medway Sampling Date: 7/6/2021
 Applicant/Owner: _____ Sampling Point or Zone: DP4 WET
 Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.13527778/71.43527778
 Soil Map Unit Name: Rippowam (Rm, 4), PD, fsl, 0% to 1% slopes NWI or DEP Classification: PFO1/E-C
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <u>X</u> No _____	Is the Sampled Area Yes <u>X</u> No <u>Text</u> within a Wetland?
Hydric Soils criterion met?	Yes <u>X</u> No _____	
Wetlands hydrology present?	Yes <u>X</u> No _____	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #59</u>		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <u>X</u> No _____	Depth (inches) <u>18</u>
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☐ Saturated soil ☐ Water marks ☐ Moss trim lines ☐ Presence of reduced iron ☐ Woody plants with adventitious roots ☐ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☐ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Red Maple	<i>Acer rubrum</i>	FAC	63.0	yes	yes
2.Slippery Elm	<i>Ulmus rubra</i>	FACW	5.0	no	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			68.0 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Glossy Buckthorn	<i>Frangula alnus</i>	FAC	63.0	yes	yes
2. Winterberry	<i>Ilex verticillata</i>	FACW+	63.0	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			126.0 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Cinnamon Fern	<i>Osmunda cinamomea</i>	FACW	63.0	yes	yes
2. Royal Fern	<i>Osmunda regalis</i>	OBL	63.0	yes	yes
3.Virginia Creeper	<i>Parthenocissus quinquefolia</i>	FACU	63.0	yes	no
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			189.0 = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Common Greenbrier	<i>Smilax rotundifolia</i>	FAC	10.5	no	yes
2.					
3.					
4.					
			<u>10.5</u> = Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes _____ No <u>X</u> _____
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes <u>X</u> No _____
	6	5		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0 ? Yes _____ No _____
Wetland vegetation criterion met?		Yes <u>X</u> No _____		

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub/Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0 - 18"	10YR 3/2	100					sl	
18+	10YR 2/1	100					Sapric	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ² Location: PL=Pore Lining, M=Matrix								
Hydric Soil Indicators (Check all that apply)						Indicators for Problematic Hydric Soils		
☐ Histosol (A1)			☐ Sandy Redox (S5)			☐ 2 cm Muck (A10)		
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)			☐ 5 cm Mucky Peat or Peat (S3)		
☐ Black Histic (A3)			☐ Polyvalue Below Surface (S8)			☐ Dark Surface (S7)		
☐ Hydrogen Sulfide (A4)			☐ Thin Dark Surface (S9)			☐ Polyvalue Below Surface (S8)		
☐ Stratified Layers (A5)			☐ Loamy Mucky Mineral (F1)			☐ Thin Dark Surface (S9)		
☒ Depleted Below Dark Surface (A11)			☐ Loamy Gleyed Matrix (F2)			☐ Iron-Manganese Masses (F12)		
☒ Thick Dark Surface (A12)			☐ Depleted Matrix (F3)			☐ Mesic Spodic (A17)		
☐ Sandy Mucky Mineral (S1)			☐ Redox Dark Surface (F7)			☐ Red Parent Material (F21)		
☐ Sandy Gleyed Matrix (S4)			☐ Depleted Dark Surface (F8)			☐ Very Shallow Dark Surface (TF12)		
☒ Dark Surface (S7)			☐ Other (Include Explanation in Remarks)					
Restrictive Layer (if observed)			Type: _____			Depth (inches): _____		
Remarks:								
Hydric Soils criterion met? Yes ☒ No _____								

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 12 Waterview Drive City/Town: Medway Sampling Date: 7/14/2021
 Applicant/Owner: _____ Sampling Point or Zone: DP5 UPL
 Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.13527778/71.43527778
 Soil Map Unit Name: Sudbury (SuB, 260B), MWD, fsl, 2% to 8% slopes NWI or DEP Classification: _____
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation No , Soil No , or Hydrology No significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation No , Soil No , or Hydrology No naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soils criterion met?	Yes _____ No <u>X</u>	
Wetlands hydrology present?	Yes _____ No <u>X</u>	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #102</u>		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No <u>X</u>	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☐ Saturated soil ☐ Water marks ☐ Moss trim lines ☐ Presence of reduced iron ☐ Woody plants with adventitious roots ☐ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☐ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☐ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Northern Red Oak	Quercus rubra	FACU-	10.5	no	no
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			10.5 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Multiflora Rose	Rosa multiflora	FAC	63.0	yes	no
2. Glossy Buckthorn	Frangula alnus	FACU	63.0	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			126.0 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1.Virginia Creeper	Parthenocissus quinquefolia	FACU	63.0	yes	no
2.Poison Ivy	Toxicodendron radicans	FACW	63.0	yes	yes
3.Grass sp.	Family Poaceae sp	NA	63.0	yes	no
4.Grass-Leaved Goldenrod	Euthamia graminifolia	FAC	63.0	yes	yes
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			252.0 = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Oriental Bittersweet	Celastrus orbiculatus	NA	38.0	yes	no
2.					
3.					
4.					
			<u>38.0</u> = Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes _____ No <u>X</u> _____
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes _____ No <u>X</u> _____
	7	3		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0? Yes _____ No _____
Wetland vegetation criterion met?		Yes _____ No <u>X</u> _____		

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub/Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0 - 9	2.5Y 3/1	100					fsl	
9 - 18+	10YR 5/6	100					gsl	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ² Location: PL=Pore Lining, M=Matrix								
Hydric Soil Indicators (Check all that apply)						Indicators for Problematic Hydric Soils		
☐ Histosol (A1)			☐ Sandy Redox (S5)			☐ 2 cm Muck (A10)		
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)			☐ 5 cm Mucky Peat or Peat (S3)		
☐ Black Histic (A3)			☐ Polyvalue Below Surface (S8)			☐ Dark Surface (S7)		
☐ Hydrogen Sulfide (A4)			☐ Thin Dark Surface (S9)			☐ Polyvalue Below Surface (S8)		
☐ Stratified Layers (A5)			☐ Loamy Mucky Mineral (F1)			☐ Thin Dark Surface (S9)		
☐ Depleted Below Dark Surface (A11)			☐ Loamy Gleyed Matrix (F2)			☐ Iron-Manganese Masses (F12)		
☐ Thick Dark Surface (A12)			☐ Depleted Matrix (F3)			☐ Mesic Spodic (A17)		
☐ Sandy Mucky Mineral (S1)			☐ Redox Dark Surface (F7)			☐ Red Parent Material (F21)		
☐ Sandy Gleyed Matrix (S4)			☐ Depleted Dark Surface (F8)			☐ Very Shallow Dark Surface (TF12)		
☐ Dark Surface (S7)			☐ Other (Include Explanation in Remarks)					
Restrictive Layer (if observed) Type: _____ Depth (inches): _____								
Remarks:								
Hydric Soils criterion met? Yes_____ No_ X _____								

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 12 Waterview Drive City/Town: Medway Sampling Date: 7/15/2021
 Applicant/Owner: _____ Sampling Point or Zone: DP6 WET
 Investigator(s): Russell E. Waldron (AES) Latitude/Longitude: 42.13527778/71.43527778
 Soil Map Unit Name: Rippowam (Rm, 4), PD, fsl, 0% to 1% slopes NWI or DEP Classification: PFO1/E-C
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <u>X</u> No _____	Is the Sampled Area Yes <u>X</u> No _____ within a Wetland?
Hydric Soils criterion met?	Yes <u>X</u> No _____	
Wetlands hydrology present?	Yes <u>X</u> No _____	
Remarks, Photo Details, Flagging, etc.: <u>AES WL flag #102</u>		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <u>X</u> No _____	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
☐ Water-stained leaves ☐ Evidence of aquatic fauna ☐ Iron deposits ☐ Algal mats or crusts ☐ Oxidized rhizospheres/pore linings ☐ Thin muck surfaces ☐ Plants with air-filled tissue (aerenchyma) ☐ Plants with polymorphic leaves ☐ Plants with floating leaves ☐ Hydrogen sulfide odor	☐ Hydrological records ☐ Free water in a soil test hole ☒ Saturated soil ☐ Water marks ☐ Moss trim lines ☒ Presence of reduced iron ☐ Woody plants with adventitious roots ☒ Trees with shallow root systems ☐ Woody plants with enlarged lenticels	☐ Direct observation of inundation ☒ Drainage patterns ☐ Drift lines ☐ Scoured areas ☐ Sediment deposits ☐ Surface soil cracks ☐ Sparsely vegetated concave surface ☐ Microtopographic relief ☒ Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Northern Red Oak	<i>Quercus rubra</i>	FACU-	10.5	no	no
2.White Ash	<i>Fraxinus americana</i>	FACU	38.0	yes	no
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			48.5 = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Glossy Bickthorn	<i>Frangula alnus</i>	FAC	63.0	yes	yes
2. Morrow's Honeysuckle	<i>Lonicera morrowii</i>	NI	5.0	no	no
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			68.0 = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5 feet</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.Poison Ivy	<i>Toxicodendron radicans</i>	FACW	63.0	yes	yes
2.Jewelweed	<i>Impatiens capensis</i>	FACW	20.5	yes	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			83.5 = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30 feet</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Absent					
2.					
3.					
4.					
0.0 _____ = Total Cover					

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes _____ No <u>X</u> _____
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes <u>X</u> _____ No _____
	4	3		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0 ? Yes _____ No _____
Wetland vegetation criterion met?		Yes <u>X</u> _____ No _____		

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub/Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

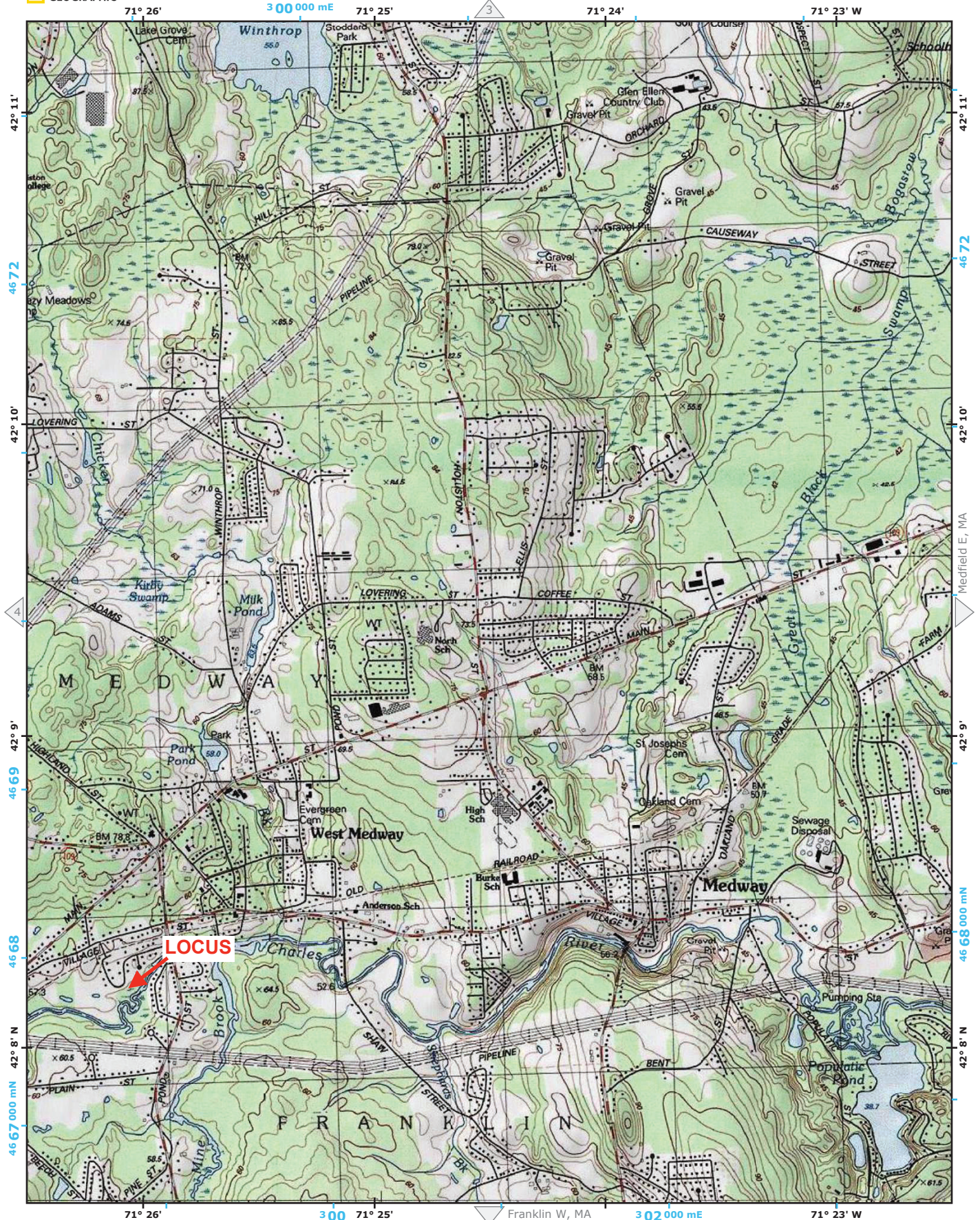
Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0 - 12	2.5Y 4/1	100					fsl	
12 - 18+	2.5Y 7/2	100	2.5Y 7/1	100	R	M	gsl	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains						² Location: PL=Pore Lining, M=Matrix		
Hydric Soil Indicators (Check all that apply)						Indicators for Problematic Hydric Soils		
☐ Histosol (A1)			☐ Sandy Redox (S5)			☐ 2 cm Muck (A10)		
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)			☐ 5 cm Mucky Peat or Peat (S3)		
☐ Black Histic (A3)			☐ Polyvalue Below Surface (S8)			☐ Dark Surface (S7)		
☐ Hydrogen Sulfide (A4)			☐ Thin Dark Surface (S9)			☐ Polyvalue Below Surface (S8)		
☐ Stratified Layers (A5)			☐ Loamy Mucky Mineral (F1)			☐ Thin Dark Surface (S9)		
☐ Depleted Below Dark Surface (A11)			☐ Loamy Gleyed Matrix (F2)			☐ Iron-Manganese Masses (F12)		
☐ Thick Dark Surface (A12)			☒ Depleted Matrix (F3)			☐ Mesic Spodic (A17)		
☐ Sandy Mucky Mineral (S1)			☐ Redox Dark Surface (F7)			☐ Red Parent Material (F21)		
☐ Sandy Gleyed Matrix (S4)			☐ Depleted Dark Surface (F8)			☐ Very Shallow Dark Surface (TF12)		
☐ Dark Surface (S7)						☐ Other (Include Explanation in Remarks)		
Restrictive Layer (if observed)		Type:				Depth (inches):		
Remarks: 								
Hydric Soils criterion met?			Yes ☒ No ☐					

Appendix B
U.S.G.S. Topographic Map
FEMA Map
NHESP Map



National Flood Hazard Layer FIRMette



71°26'29"W 42°8'26"N

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

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 OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

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

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

N

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 **6/23/2021 at 11:22 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.

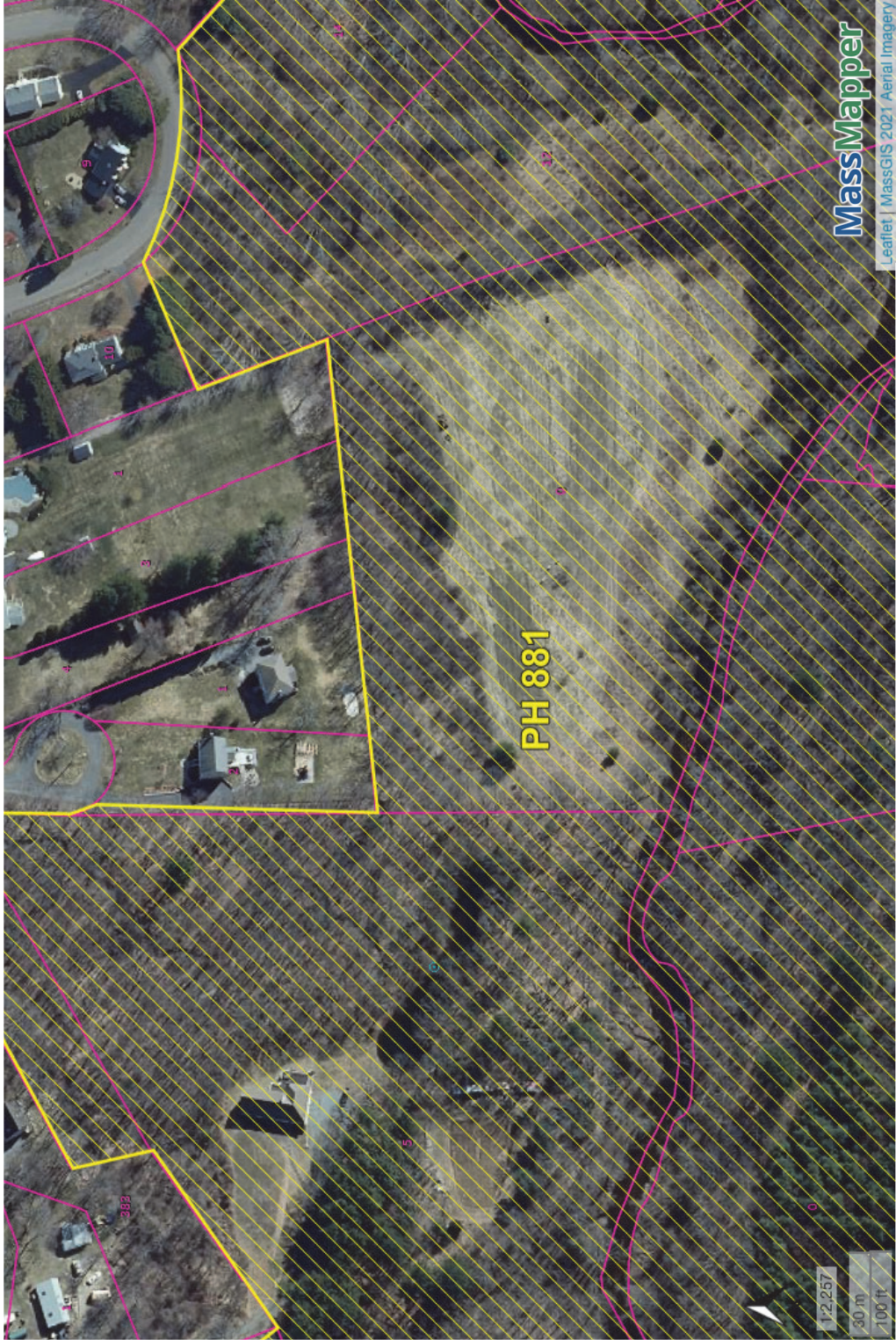
71°25'52"W 42°8'N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

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

12/0 Waterview Dr, Medway NHESP Map



- NHESP Priority Habitats of Rare Species
- Potential Vernal Pools
- NHESP Certified Vernal Pools
- Property Tax Parcels

APPENDIX H: SITE PHOTOS

Aerial View

12 Waterview Drive, Medway, MA

Legend

12 Waterview Dr



Google Earth

Image © 2026 Airbus

400 ft

View From Street Frontage

12 Waterview Drive, Medway, MA

Legend

 12 Waterview Dr



Google Earth

© 2026 Google

5.41 ft

