

***NOTICE OF INTENT***

Adley Electric  
68 East Main St.  
Avon, MA  
JKHE Job #2021-023

**Submitted to:**

**TOWN OF AVON  
CONSERVATION COMMISSION**

Dated: October 14, 2021

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Notice of Intent (NOI)

Locus USGS

Assessor's Map

FEMA Flood Zone (Firmette)

Wetlands Report (ECR Environmental)

Filing Fee



**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

Avon

City/Town

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



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

68 East Main St.

a. Street Address

Avon

b. City/Town

02322

c. Zip Code

Latitude and Longitude:

D5

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

Lot 3

g. Parcel /Lot Number

2. Applicant:

Bernadin

a. First Name

Adley

b. Last Name

Adley Electric, LLC

c. Organization

59 Baywood Ave.

d. Street Address

Stoughton

e. City/Town

MA

f. State

02072

g. Zip Code

774-444-9328

h. Phone Number

i. Fax Number

adley77@yahoo.com

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Scott

a. First Name

Faria

b. Last Name

J. K. Holmgren Engineering

c. Company

1024 Pearl St.

d. Street Address

Brockton

e. City/Town

MA

f. State

02301

g. Zip Code

508-583-2595

h. Phone Number

i. Fax Number

sfaria@jkhholmgren.com

j. Email address

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

\$500.00

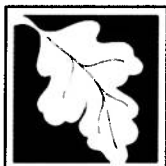
a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Construction of a three family home with septic system, driveway, grading and utilities within the 100' buffer zone.

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

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input checked="" type="checkbox"/> Other                          |   |

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

1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

24661

c. Book

b. Certificate # (if registered land)

122-3

d. Page Number

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

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

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



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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4.  Restoration/Enhancement

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

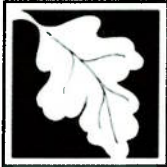
a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5.  Project Involves Stream Crossings

a. number of new stream crossings \_\_\_\_\_

b. number of replacement stream crossings \_\_\_\_\_



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### C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

6/2016

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review\*

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) — Photographs representative of the site

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

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

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



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**C. Other Applicable Standards and Requirements (cont'd)**

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking # \_\_\_\_\_

b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

a.  Not applicable – project is in inland resource area only      b.  Yes     No

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744

Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930

Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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

c.  Is this an aquaculture project?

d.  Yes     No

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





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**C. Other Applicable Standards and Requirements (cont'd)**

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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**D. Additional Information (cont'd)**

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

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

Proposed Building & Drainage Facilities Plan

a. Plan Title

J. K. Holmgren Engineering

John K. Holmgren and Scott Faria

b. Prepared By

c. Signed and Stamped by

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

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

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

2. Municipal Check Number

1127

3. Check date

10/15/21

4. State Check Number

1126

5. Check date

10/15/21

6. Payor name on check: First Name

Adhey Electric

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

# WPA Form 3 – Notice of Intent

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## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

<p>1. Signature of Applicant</p> <p>_____</p>	<p>10/15/2021</p> <p>2. Date</p>
<p>3. Signature of Property Owner (if different)</p> <p>_____</p>	<p>4. Date</p>
<p>5. Signature of Representative (if any)</p> <p>_____</p>	<p>10/30/2021</p> <p>6. Date</p>

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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



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

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



**A. Applicant Information**

1. Location of Project:

68 East Main St.

a. Street Address

Avon

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Adley

a. First Name

Bernadin

b. Last Name

Adley Electric

c. Organization

59 Baywood Ave.

d. Mailing Address

Stoughton

e. City/Town

MA

f. State

02072

g. Zip Code

774-444-9328

h. Phone Number

i. Fax Number

adley77@yahoo.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2C	1	\$500.00	\$500.00

**Step 5/Total Project Fee:** \$500.00

**Step 6/Fee Payments:**

Total Project Fee: \$500.00

a. Total Fee from Step 5

\$237.50

State share of filing Fee: b. 1/2 Total Fee less \$12.50

\$262.50

City/Town share of filing Fee: c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**ADLEY ELECTRIC LP**  
PO BOX 356  
STOUGHTON MA 02072-0356

DATE 10-15-2021

1126  
53-13/110 MA  
26956

PAY TO THE  
ORDER OF

Commonwealth of Mass.

\$ 237.50

DOLLARS



**BANK OF AMERICA**

ACH R/T 011000138

FOR

Adley W. BENNETT

⑆001126⑆ ⑆011000138⑆ 004665072990⑆

**ADLEY ELECTRIC LP**  
PO BOX 356  
STOUGHTON MA 02072-0356

DATE 10-15-2021

1127  
53-13/110 MA  
26956

PAY TO THE  
ORDER OF

Town of Avon

\$ 262.50

DOLLARS



**BANK OF AMERICA**

ACH R/T 011000138

FOR

Adley W. BENNETT

⑆001127⑆ ⑆011000138⑆ 004665072990⑆

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## Abutter Information

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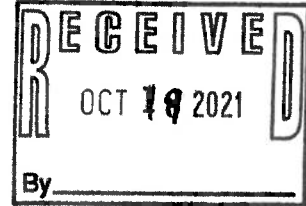
BOARD OF ASSESSORS  
Warren B. Lane, Chairman  
Cynthia A. Bernasconi, Clerk  
Jonathan D. Madore

ASSISTANT ASSESSOR  
Paul J. Sullivan, MAA 978

# Town of Avon Massachusetts



Town Offices  
Buckley Center  
65 East Main Street  
Avon, MA 02322  
(508) 588-0414  
FAX (508) 559-0209  
www.avon-ma.gov



## BOARD OF ASSESSORS

### REQUEST FOR ABUTTERS LIST

APPLICANT INFORMATION      NAME: Scott Faria, JK Holmgren  
ADDRESS: 1024 Pearl St.  
Brockton MA 02301  
PHONE #: 508-583-2595

REQUEST FOR ABUTTERS LIST OF PARCELS WITHIN 300' FEET OF PROPERTY

LOCATED AT 48 E Main St.

MAP D5 BLOCK 6 LOT 3

REASON FOR REQUEST: Notice of Intent for Cons. Commissioner

DATE OF REQUEST: 10/14/21

APPLICANT SIGNATURE: \_\_\_\_\_

AMOUNT DUE WITH APPLICATION: \$25.00

ELECTRONIC COPY (EXCEL SPREADSHEET): TO YOUR FLASH DRIVE OR EMAILED TO YOU: AN ADDITIONAL \$5.00 CHARGE.

EMAIL ADDRESS: Sfaria@jkholmgren.com

230 - # 27426



300' CERTIFIED ABUTTERS LIST  
 68 EAST MAIN ST.  
 AVON, MA (D5-6-3)

FOR:  
 J.K. HOLMGREN ENGINEERING

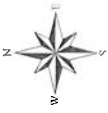
Board of Assessors

Certified Copy

*Paul J. Sullivan*

*As of 9/30/21*

Map	Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
D5	1	10	85 East Main St.	Patel, Pinakin & Oanh, B. Quach	85 East Main St.	Avon	MA 02322
D5	1	12	2 Keefe Ave.	Doucette, Winifred N.	2 Keefe Ave.	Avon	MA 02322
D5	1	14	65 East Main St.	Town of Avon	65 E. Main St.	Avon	MA 02322
D5	1	15	53 East Main St.	G and J LLC	53 East Main St.	Avon	MA 02322
D5	1	16	37 Bartlett St.	DeRienzo, Josephine, LE	37 Bartlett St.	Avon	MA 02322
D5	1	8	95 East Main St.	Nye, John	95 East Main St.	Avon	MA 02322
D5	1	9	89 East Main St.	Herman, Melinda H., Tr., Ann M. Jordan Irrevocable Trust 2019	4 Short St.	Avon	MA 02322
D5	6	1	58 East Main St.	Becker, Michael	58 East Main St.	Halifax	MA 02338
D5	6	10	120 East Main St.	Meninno-Breckner, Mary - Tr., 120 East Main Street Realty Trust	120 East Main St.	Avon	MA 02322
D5	6	2	62 East Main St.	Norian, Eleanor J. & Norian, Daniel E.	62 East Main St.	Avon	MA 02322
D5	6	4	72 East Main St.	Lightbody, Gaeton & Lightbody, Marie	72 East Main St.	Avon	MA 02322
D5	6	5	78 East Main St.	Melchionno, Tina A.	78 East Main St.	Avon	MA 02322
D5	6	6	82 East Main St.	Chacon, Henry G. & Soldevilla, Paola L.	82 East Main St.	Avon	MA 02322
D5	6	7	86 Fagan St.	Town of Avon	86 Fagan Dr.	Avon	MA 02322
D5	6	8	98 East Main St.	Phillip, Bertlinda C & Quiros, Christian	98 East Main St.	Avon	MA 02322
D5	6	9	106 East Main St.	T. L. Edwards Inc.	100 Wales Ave.	Avon	MA 02322
D6	4	4	42 Bartlett St.	Buker, Dianne D.	42 Bartlett St.	Avon	MA 02322
D6	4	5	39-43 East Main St.	Benvissuto, David J - Tr. Bears & Lambs Realty Trust	39-43 East Main St.	Avon	MA 02322
D6	6	24	57 Robbins St.	Geiss, Thomas G.	57 Robbins St.	Avon	MA 02322
D6	6	25	Robbins St.	Town of Avon	65 East Main St.	Avon	MA 02322
D6	6	26	45 Robbins St.	McIntyre, James	45 Robbins St.	Avon	MA 02322
D6	6	27	37 Robbins St.	Zager, Paul	37 Robbins St.	Avon	MA 02322
D6	6	28	27 Robbins St.	Hegarty, James M.	27 Robbins St.	Avon	MA 02322
D6	6	29	19 Robbins St.	Lane, Warren B. & Lane, Sharon A.	19 Robbins St.	Avon	MA 02322
D6	6	30	1 Robbins St.	Charlotin, Patrick L.	1 Robbins St.	Avon	MA 02322
D6	6	32	22 East Main St.	Martin, Christopher J. & Martin, Linda D.	22 East Main St.	Avon	MA 02322
D6	6	33	36 East Main St.	Martin, Christopher - Tr., Martin Realty Trust	36 East Main St.	Avon	MA 02322
D6	6	34	38 East Main St.	Martin, Christopher J. & Martin, Linda D.	38 East Main St.	Avon	MA 02322
D6	6	35	42-44 East Main St.	Mann, Linda M.	42-44 East Main St.	Avon	MA 02322
D6	6	36	50-52 East Main St.	Jaro, Eduardo D. & Jaro, Hannah G.	50-52 East Main St.	Avon	MA 02322



# 68 East Main St.

Avon, MA

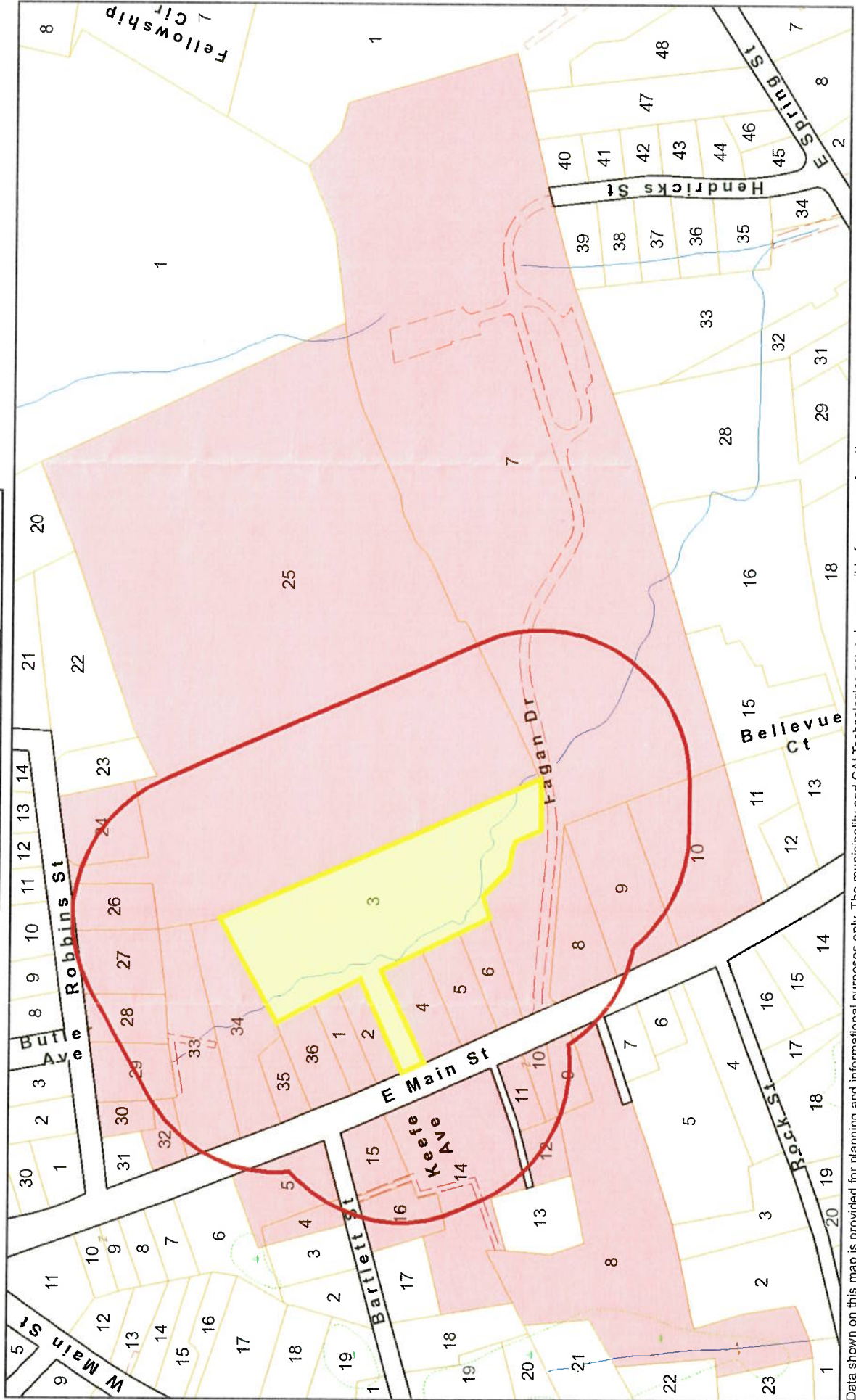


October 19, 2021

1 inch = 279 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act**

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is **Adley Electric**
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of **Avon** seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is 68 E. Main St., Avon
- D. Copies of the Notice of Intent may be examined at the **Avon Conservation Commission** during regular business hours. For more information, call
- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant \_\_, or the applicant's representative  by calling this telephone number: (508) 583-2595 between the hours of 8 a.m. and 5 p.m. on the following days of the week: Monday through Friday.
- F. Information regarding the date, time and place of the public hearing may be obtained from the Avon Conservation Commission by calling this telephone number (508) 559-0209 during regular business hours.

Check one: This is the applicant \_\_, representative \_\_, or other , (specify):  
**Issuing Authority**

NOTE: Notice of the public hearing, including its date, time and place will be published at least five (5) days in advance .

NOTE: Notice of the public hearing, including its date, time and place will be posted in the City Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact the DEP, call:

Central Region:	(508) 792-7650	Northeast Region:	(617) 935-2160
Southeast Region:	(508) 946-2800	Western Region:	(413) 784-1100

**\* ALL INTERESTED PARTIES ARE INVITED TO ATTEND, HOWEVER, IT IS NOT MANDATORY THAT YOU PARTICIPATE.**

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## AFFIDAVIT OF SERVICE

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I, Scott Faria of J.K. Holmgren Engineering, Inc., hereby certify under the pains and penalties of perjury that on Nov. 5, 2021, I gave notification to abutters in compliance with second paragraph of Massachusetts General Laws, Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Avon Conservation Commission on November 5, 2021, for property located at 68 East Main St., Avon

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

Name: Scott Faria  
Scott Faria, RPLS

Date: November 5, 2021

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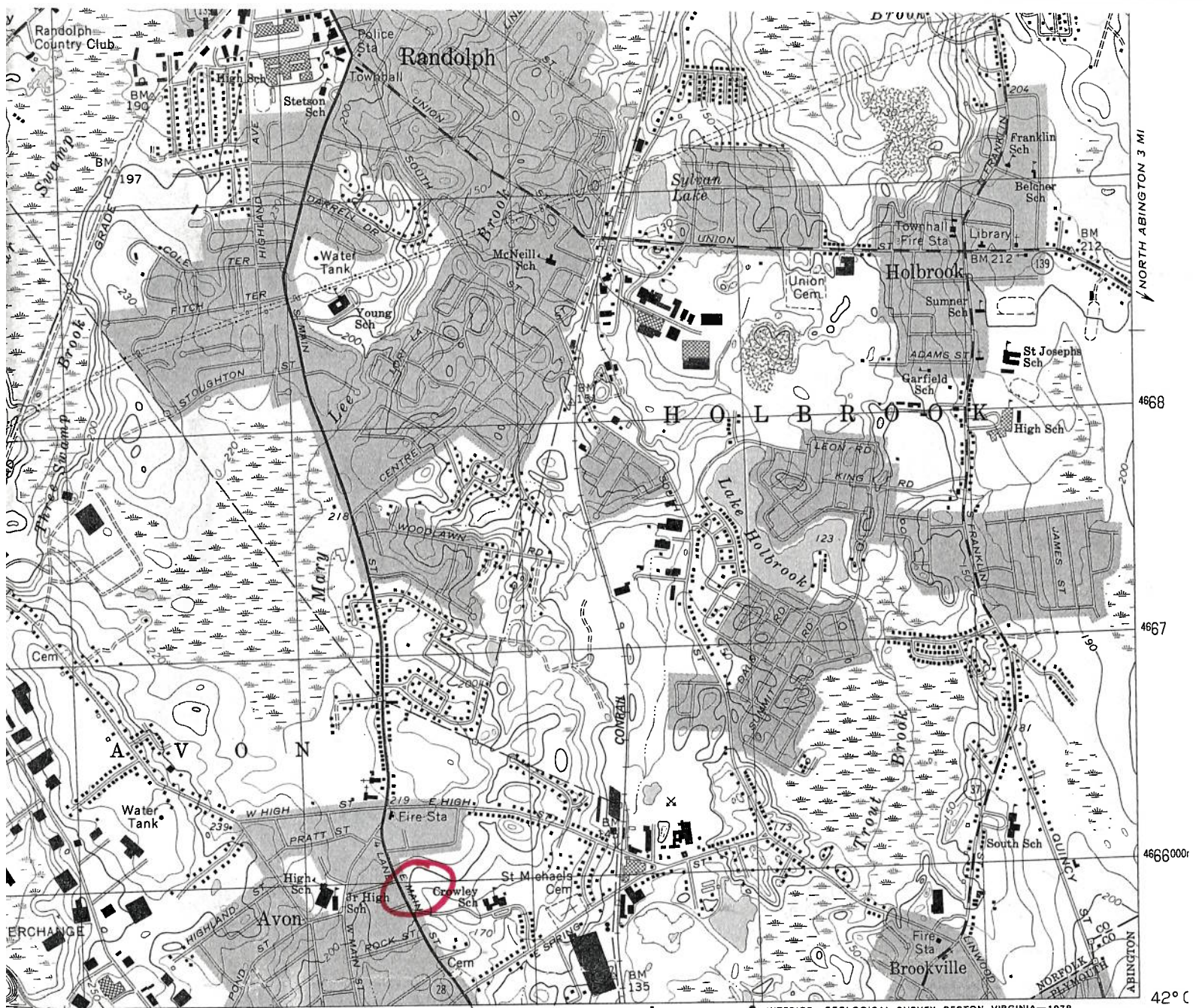
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**LOCUS USGS**

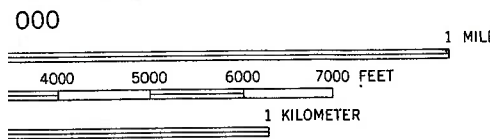
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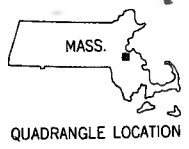




WICKTON 2.2 MI. L RIVER 30 MI. 331 2'30" BROCKTON 3 MI. INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1979 334000m E 71° 00' 42° 00' NORTH ABINGTON 3 MI. 4668 4667 4666000 4665000



VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

**ROAD CLASSIFICATION**

Primary highway hard surface.....	Light-duty road, hard or improved surface.....
Secondary highway hard surface.....	Unimproved road.....
○ Interstate Route	◻ U. S. Route
○ State Route	

**BLUE HILLS, MASS.**  
N4207.5—W7100/7.5

1971  
PHOTOREVISED 1979  
AMS 6768 II NE -SERIES V814

MAP ACCURACY STANDARDS  
GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
ADDITIONAL SYMBOLS IS AVAILABLE ON REQUEST

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**ASSESSOR'S MAP**

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MMV  
 6' ft.  
 50' near  
 10' wide



NOT AN OFFICIAL COPY  
NOT AN OFFICIAL COPY  
Massachusetts Quitclaim Deed

We, Michael J. Meninno and Janice A. Meninno, tenants in common with equal shares, grant for one dollar (\$1) to Michael J. Meninno and Janice A. Meninno, serving trustees of the Thompson Manor Realty Trust II, with quitclaim covenants,

A certain parcel of land situated in Avon on the easterly side of East Main Street, bounded and described as follows; viz:

Beginning on said East Main Street at the southwest corner of land now or formerly of one Nolan and running thence north 77 05' east by land of said Nolan 206.45 feet; thence north 11 08' west by land of said Nolan 108.50 feet; thence north 15 14' west by land now or formerly of Hunt 82.50 feet; thence north 76 58' east 236.36 feet to the corner of a wall; thence southerly by land of one Berwick about 708 feet to the northerly side of a Lane Way; thence north 78 31' west by said Lane Way 22.61 feet; thence north 78 02' west by said Lane Way 67.68 feet to the corner of a wall; thence north 10 32' west 61.38 feet; thence North 44 24' west 44.98 feet; thence north 24 49' west 44.31 feet; thence north 26 34' west 148.10 feet; thence north 20 02' west 111.92 feet; thence south 77 05' west by land now or formerly of one Whitten 206 Feet to said East Main Street; thence north 10 27' west by said East Main Street 50 feet to point of beginning.

For title see deed of grantors recorded at Norfolk County Registry of Deeds herewith.

WITNESS our hand and seal this 27 day of February, 2007.

*Michael J. Meninno*  
Michael J. Meninno

*Janice A. Meninno*  
Janice A. Meninno

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA  
CERTIFY  
William P. O'Donnell  
WILLIAM P. O'DONNELL, REGISTER

Consider Grantors: 576 W. Main St, Avon  
Property Deeds - 68 E. Main St, Avon

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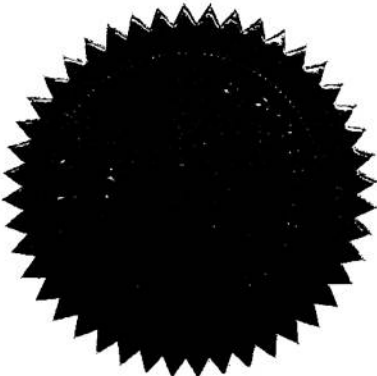
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OFFICIAL  
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COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

February 27, 2007

Then personally appeared the above named Michael J. Meninno and Janice A. Meninno and acknowledged the foregoing instrument to be their free act and deed, before me



Roger Levine, Notary Public

My commission expires February 4, 2011

CURRENT OWNER		TOPO.	UTILITIES	STRT. ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value
THOMPSON MANOR REALTY TRUS MICHAEL J & JANICE A MENINNO I 576 WEST MAIN STREET						COM LAND	3910	136,300	136,300
AVON, MA 02322 Additional Owners:		SUPPLEMENTAL DATA							
Other ID: 0D5006003		ASSOC PID#							
GIS ID: F 781556 2872603		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE V.C.	Total: 136,300		
THOMPSON MANOR REALTY TRUST II		24661/122-3	03/29/2007	U	1	1	PREVIOUS ASSESSMENTS (HISTORY)		
MENINNO MICHAEL J & JANICE A		24661/120-1	03/29/2007	U	1	1	Yr. Code	Assessed Value	Yr. Code
THOMPSON MANOR REALTY TRUST		6642/ 182	04/11/1985	U	1	1	2020 3910	136,300	2018 3910
Total:		Total:		Total:		Total:		136,300	136,300

**RECORD OF OWNERSHIP**

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total: 0			

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 0  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 136,300  
 Special Land Value 0  
 Total Appraised Parcel Value 136,300  
 Valuation Method: C  
 Adjustment: 0

**BUILDING DEMOLISHED 6/4/2013**  
**VACANT LOT**

**NET TOTAL APPRAISED PARCEL VALUE** 136,300

**VISIT/CHANGE HISTORY**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
77-13	05/28/2013	DE	Demolish	5,000	06/04/2013	100	06/04/2013		09/01/2020			JH	20	Field Review
75-06/06	08/29/2006	CO	CO ISSUED	0		100		STRIP & REROOF REH02/23/2016	04/26/2016			JLH	20	Field Review
75-06	06/15/2006	RF	Roofing	2,500		100		OCC PERMIT BOOK S06/04/2013				PS	14	Review
10/94	10/01/1994	CO	CO ISSUED	0		100			04/04/2007	02		DW	14	Review
												GM	02	Measur+2Visit - Info Car

**LAND LINE VALUATION SECTION**

B Use #	Use Description	Zone	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre	C. ST. Idx	Notes- Adj	Special Pricing	S Adj	Land Value
1	3910 POT DEVEL	MUL		43,560 SF	3.53	1.0000	C	1.0000	1.00	H	0.85	COM SITE	130,700
1	3910 POT DEVEL	MUL		2.20 AC	4,000.00	1.0000	S	1.0000	0.75	H	0.85	RES EXS - TOPO	5,600
Total Card Land Units: 3.20 AC												Parcel Total Land Area: 3.2 AC	
Total Land Value:												136,300	

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Description	Element	Description							
00	Vacant									
		<b>MIXED USE</b>								
Code	Description	Code	Percentage							
3910	POT DEVEL		100							
		<b>COST/MARKET VALUATION</b>								
Adj. Base Rate:			0.00							
Net Other Adj:			0							
Replace Cost			0.00							
AYB			0							
EYB			0							
Dep Code										
Remodel Rating										
Year Remodeled										
Dep %										
Functional Obsinc										
External Obsinc										
Cost Trend Factor										
Condition										
% Complete										
Overall % Cond										
Apprais Val										
Dep % Ovr			0							
Misc Imp Ovr			0							
Misc Imp Ovr Comment			0							
Cost to Cure Ovr			0							
Cost to Cure Ovr Comment										
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>										
Code	Description	Sub	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value				



02/23/2016

# 68 EAST MAIN ST

**Location** 68 EAST MAIN ST

**Mblu** D5/ 6/ 3/ 1

**Acct#** 0D5006003

**Owner** THOMPSON MANOR REALTY TRUST II

**Assessment** \$136,300

**Appraisal** \$136,300

**PID** 102038

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$136,300	\$136,300

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$136,300	\$136,300

## Owner of Record

**Owner** THOMPSON MANOR REALTY TRUST II      **Sale Price** \$1  
**Co-Owner** MICHAEL J & JANICE A MENINNO TRUSTEES      **Certificate**  
**Address** 576 WEST MAIN STREET      **Book & Page** 24661/122-3  
AVON, MA 02322      **Sale Date** 03/29/2007

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
THOMPSON MANOR REALTY TRUST II	\$1		24661/122-3	03/29/2007
MENINNO MICHAEL J & JANICE A	\$1		24661/120-1	03/29/2007
THOMPSON MANOR REALTY TRUST	\$0		6642/ 182	04/11/1985

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**



**Replacement Cost**

Less Depreciation: \$0

**Building Photo**

(<http://images.vgsi.com/photos/AvonMAPhotos/\00\00\25\22.jpg>)

**Building Layout**

([http://images.vgsi.com/photos/AvonMAPhotos/Sketches/102038\\_1870.jpg](http://images.vgsi.com/photos/AvonMAPhotos/Sketches/102038_1870.jpg))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land****Land Use**

**Use Code** 3910  
**Description** POT DEVEL  
**Zone** MUL  
**Neighborhood** H  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 3.2  
**Frontage**  
**Depth**  
**Assessed Value** \$136,300  
**Appraised Value** \$136,300

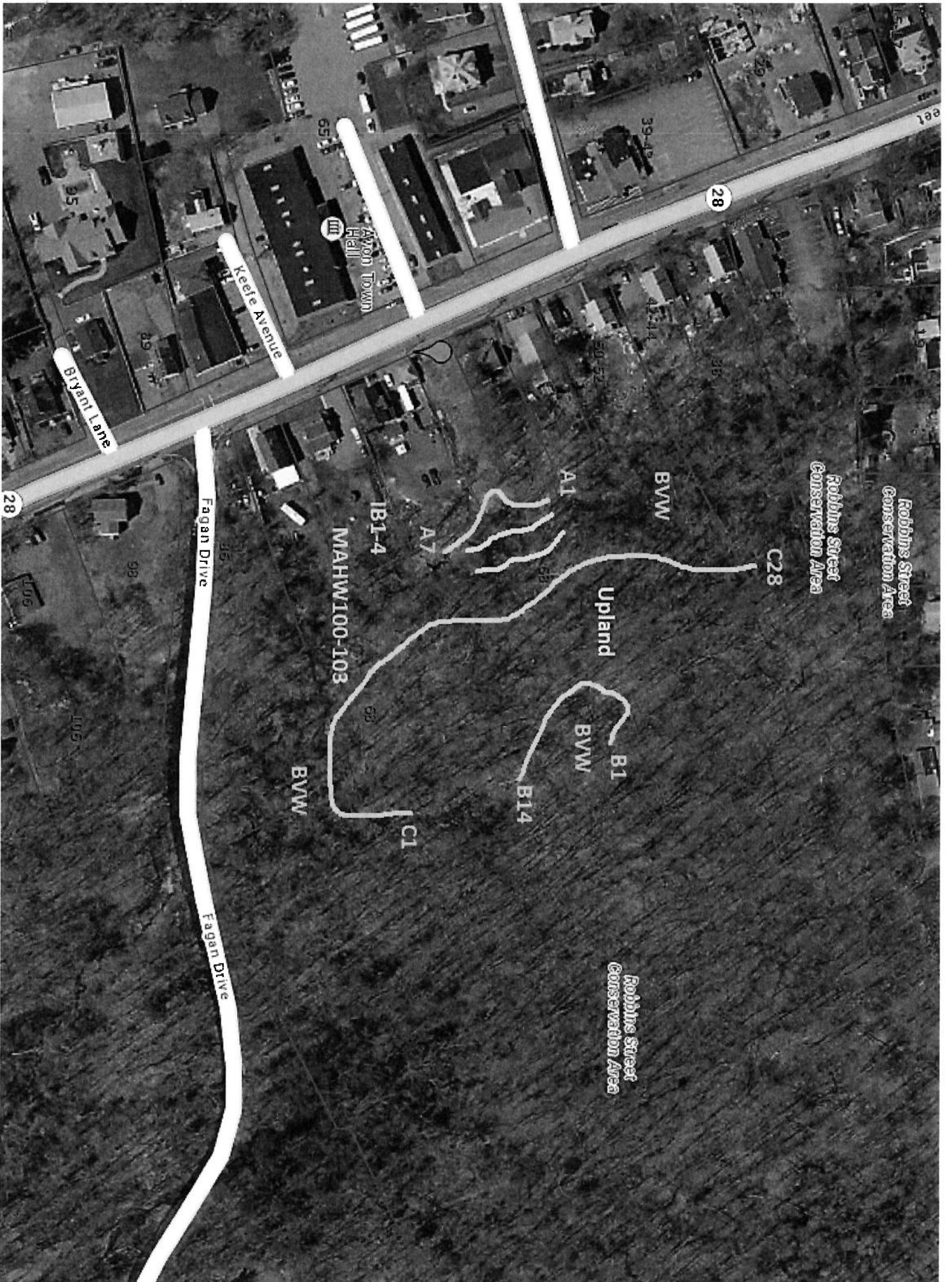
**Outbuildings**

<b>Outbuildings</b>	<b><u>Legend</u></b>
No Data for Outbuildings	

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2020	\$0	\$136,300	\$136,300
2019	\$0	\$136,300	\$136,300
2018	\$0	\$136,300	\$136,300

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2020	\$0	\$136,300	\$136,300
2019	\$0	\$136,300	\$136,300
2018	\$0	\$136,300	\$136,300





# ECR

Environmental Consulting & Restoration, LLC



## WETLAND DELINEATION MEMO

**TO:** J.K. Holmgren Engineering  
**FROM:** Brad Holmes  
**DATE:** March 15, 2021  
**RE:** 68 East Main Street, Avon

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 68 East Main Street in Avon (the site) on March 2, 2021. The purpose of the review was to identify wetland resource areas on and near the site. The site is located along the east side of East Main Street and consists of a narrow accessway from East Main Street leading to a large undeveloped forested lot. The weather on March 2<sup>nd</sup> was sunny, clear, and cold (approximately 20 degrees) with light wind and dry site conditions. Wetland resource areas are located on and near the site. ECR placed wetland flags (pink/black striped) along the limits of the wetlands as follows:

- BVW #A1 to #A7 – wetland facing East Main Street.
- BVW #B1 to #B14 – offsite BVW to the east of the site.
- BVW #C1 to #C28 – wetland that surrounds the upland area at the site. C1 connects to the B series BVW offsite.

The vegetated wetlands were delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The wetlands contain hydric soils, saturated soils and dominant wetland indicator plants. As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot Buffer Zone to BVW

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream. ECR placed blue ribbons at the limit of the Inland Banks of an intermittent stream located within the BVW at the site. This stream is confirmed as intermittent via the Streamstats Program since it has a watershed area less than 0.5 sq. miles.
4. The site does not contain areas mapped as Land Subject to Flooding (FEMA flood zones).
5. The site is not located within an Area of Critical Environmental Concern.

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

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