



16 Gleasondale Rd., Suite 1-1
Stow, Massachusetts 01775
Phone: (978) 461-2350

www.foresite1.com

NOTICE OF INTENT

**FOR DEMOLITION OF AN EXISTING DWELLING
AND CONSTRUCTION OF A NEW DWELLING AT**

**19 IPSWICH DRIVE
LITTLETON, MASSACHUSETTS**

Assessors Map U-15 Parcels 41,42 & 43



Date: September 3, 2025

Prepared for:
Crown Castle Properties, LLC
20 Main Street
Acton, Massachusetts 01720

Prepared by:
FORESITE Engineering Associates, Inc.
16 Gleasondale Road, Suite 1-1
Stow, Massachusetts 01775

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5. Wetland Delineation Report, 19 Ipswich Drive, Littleton, MA, dated 8/29/25, prepared by Caron Environmental Consulting
6. Littleton Tree Removal Filing Checklist
7. USGS Locus Map, National Map, Billerica Quadrangle, 2025
8. “Notice of Intent Plan, 19 Ipswich Drive, Littleton, MA”, prepared by FORESITE Engineering Associates, Inc. dated September 3, 2025, Scale: 1”=20’, stamped by Scott P. Hayes, PE

Tabulation of NOI Fees

Commonwealth of MA (WPA):	\$237.50
Town of Littleton (WPA):	\$262.50
Town of Littleton (WBL):	\$250.00



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

LITTLETON

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):

19 IPSWICH DRIVE

a. Street Address

Latitude and Longitude:

U-15

f. Assessors Map/Plat Number

LITTLETON

01460

b. City/Town

c. Zip Code

42-31-40 N

71-27-42 W

d. Latitude

e. Longitude

41, 42 & 43

g. Parcel /Lot Number

2. Applicant:

JOHN

a. First Name

CROWN CASTLE PROPERTIES LLC

c. Organization

20 MAIN ST

d. Street Address

ACTON

e. City/Town

(978) 897-3956

h. Phone Number

i. Fax Number

ANDERSON

b. Last Name

MA

f. State

01720

g. Zip Code

wkndseason@gmail.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

HAYES

b. Last Name

FORESITE ENGINEERING ASSOCIATES, INC

c. Company

16 GLEASONDALE RD STE 1-1

d. Street Address

STOW

MA

01775

e. City/Town

f. State

g. Zip Code

(978) 461-2350

(978) 216-7197

h. Phone Number

i. Fax Number

scott@foresite1.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:

Demolition of an existing single family dwelling and construction of a new single family dwelling, associated improvements, grading and landscaping within 100-ft of a bordering vegetated wetland.

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

1. <input checked="" 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 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:

MIDDLESEX SOUTH

a. County

84497

c. Book

b. Certificate # (if registered land)

326

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost 1. square feet	4. cubic feet replaced 2. cubic feet of flood storage lost
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	3. cubic feet replaced
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. <input type="checkbox"/> 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>		
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	
j. <input type="checkbox"/> Land Containing Shellfish	2. cubic yards dredged	
k. <input type="checkbox"/> Fish Runs	1. square feet	
Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above		
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
a. square feet of BVW	b. square feet of Salt Marsh	
5. <input type="checkbox"/> Project Involves Stream Crossings		
a. number of new stream crossings	b. number of replacement stream crossings	



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. Yes No

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

2025 MA GIS

b. Date of map

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

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

c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____ percentage/acreage

(b) outside Resource Area _____ percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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

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



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

North Shore - Plymouth to New Hampshire border:

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

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

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

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

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



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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.

"NOTICE OF INTENT PLAN, 19 IPSWICH DR, LITTLETON, MA"

a. Plan Title

FORESITE ENGINEERING ASSOC. INC

b. Prepared By

9/3/25

d. Final Revision Date

SCOTT P. HAYES, PE

c. Signed and Stamped by

1"=20'

e. Scale

WETLAND DELINEATION REPORT BY CARON ENV. CONSULTING

8/29/25

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:

1973

2. Municipal Check Number

1972

4. State Check Number

CROWN CASTLE PROPERTIES LLC

6. Payor name on check: First Name

9/3/25

3. Check date

9/3/25

5. Check date

7. Payor name on check: Last Name



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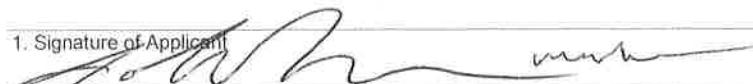
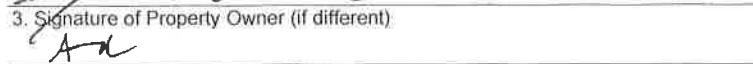
LITTLETON

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

 2. Date
 3. Signature of Property Owner (if different)

 4. Date
 5. Signature of Representative (if any)


9/3/25
 2. Date
 9/3/25
 4. Date
 9/3/25
 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.



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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:

19 IPSWICH DRIVE

a. Street Address

1972

c. Check number

LITTLETON

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

JOHN

a. First Name

CROWN CASTLE PROPERTIES, LLC

c. Organization

20 MAIN ST

d. Mailing Address

ACTON

e. City/Town

(978) 897-3956

h. Phone Number

i. Fax Number

MA

f. State

01720

g. Zip Code

wkndseason@gmail.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

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

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.



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B. Fees (continued)

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.)



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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost 1. square feet	4. cubic feet replaced 2. cubic feet of flood storage lost 3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. <input type="checkbox"/> 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>		
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	
j. <input type="checkbox"/> Land Containing Shellfish	2. cubic yards dredged	
k. <input type="checkbox"/> Fish Runs	1. square feet	
Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above		
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
a. square feet of BVW	b. square feet of Salt Marsh	
5. <input type="checkbox"/> Project Involves Stream Crossings		
a. number of new stream crossings	b. number of replacement stream crossings	



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

LITTLETON

City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. Yes No

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

2025 MA GIS

b. Date of map

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

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

c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____ percentage/acreage

(b) outside Resource Area _____ percentage/acreage

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

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

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

(b) Photographs representative of the site

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

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

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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LITTLETON

City/Town

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

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

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.

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

2. Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. Separate MESA review completed.

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

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

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

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

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

North Shore - Plymouth to New Hampshire border:

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

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

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

c. Is this an aquaculture project?

d. Yes No

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

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LITTLETON

City/Town

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a. Yes No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System.

b. No. Check why the project is exempt:

1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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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.

"NOTICE OF INTENT PLAN, 19 IPSWICH DR, LITTLETON, MA"

a. Plan Title

FORESITE ENGINEERING ASSOC. INC

b. Prepared By

9/3/25

d. Final Revision Date

WETLAND DELINEATION REPORT BY CARON ENV. CONSULTING

f. Additional Plan or Document Title

SCOTT P. HAYES, PE

c. Signed and Stamped by

1"=20'

e. Scale

8/29/25

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:

1973

2. Municipal Check Number

1972

4. State Check Number

CROWN CASTLE PROPERTIES LLC

6. Payor name on check: First Name

9/3/25

3. Check date

9/3/25

5. Check date

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection

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WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

LITTLETON

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

9/3/25

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

9/3/25

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

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

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



A. Applicant Information

1. Location of Project:

19 IPSWICH DRIVE

a. Street Address

1972

c. Check number

LITTLETON

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

JOHN

a. First Name

CROWN CASTLE PROPERTIES, LLC

c. Organization

20 MAIN ST

d. Mailing Address

ACTON

e. City/Town

(978) 897-3956

h. Phone Number

i. Fax Number

MA

f. State

01720

g. Zip Code

wkndseason@gmail.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)

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.)



**TOWN OF LITTLETON
BOARD OF ASSESSORS**

P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410
FAX: (978) 952-2321

Date: August 29, 2025

Re: Certified List of Abutters Conservation Commission

Applicant:	<u>Scott Hayes</u>
Name of Firm:	<u>Foresite Engineering</u>
Mailing Address:	<u>16 Gleasondale Rd Ste 1-1 Stow MA 01775</u>
Subject Parcel Location:	<u>19 Ipswich Drive</u>
Subject Parcel No.:	<u>U15-41-0, U15-42-0 & U15-43-0</u>
Subject Owner Name:	<u>Brian Tornell</u>

M.G.L. Chapter 131: Section 40 "Any person filing a notice of intention with a conservation commission shall at the same time give written notification thereof, by delivery in hand or certified mail, return receipt requested, to all abutters within one hundred feet of the property line of the land where the activity is proposed, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, and in another municipality or across a body of water. When a notice of intent proposes activities on land under water bodies and waterways or on a tract of land greater than 50 acres, written notification shall be given to all abutters within 100 feet of the proposed project site. For the purposes of this action, "project site" shall mean lands where the following activities are proposed to take place: dredging, excavating, filling, grading, the erection, reconstruction or expansion of a building or structure, the driving of pilings, the construction or improvement of roads or other ways and the installation of drainage, sewerage and water systems, and "land under water bodies and waterways" shall mean the bottom of, or land under, the surface of the ocean or an estuary, creek, river stream, pond or lake. When a notice of intent proposes activity on a linear shaped project site longer than 1,000 feet in length, notification shall be given to all abutters within 1,000 feet of the proposed project site. If the linear project site takes place wholly within an easement through another person's land, notice shall also be given to the landowner. Said notification shall be at the applicant's expense, and shall state where copies of the notice of intention may be examined and obtained and where information regarding the date, time and place of the public hearing may be obtained. Proof of such notification, with a copy of the notice mailed or delivered, shall be filed with the conservation commission."

NOTE: This abutters list will be valid for three (3) months from the date of signature.

I hereby certify the attached list of abutter (s) as stated in the M.G.L. Chapter 131, Section 40.

Number of Abutter(s) 17 including the subject parcels 1 Applicant Requesting Abutter's

List, Certified by:

Name:

Brian Tornell

Title:

Clark / Field Listener

18 IPSWICH DR	U15 12 0	WESTCHESTER DR	U15 56 0
	LUC: 101		LUC: 132
COCHRAN KATHLEEN M		IZZO MARY D ESTATE OF	
18 IPSWICH DR		IZZO LUDOVIC, EXECUTOR	
LITTLETON, MA 01460		15 ALLEN RD	
		WALTHAM, MA 02453	
2 FOSS PL	U15 13 0	16 WESTCHESTER DR	U15 57 0
	LUC: 101		LUC: 101
ROUSSEAU BRIAN J		BANKS DWAYNE D	
ROUSSEAU STEPHANIE K		16 WESTCHESTER DR	
2 FOSS PL		LITTLETON, MA 01460	
LITTLETON, MA 01460-1997			
IPSWICH DR	U15 16 0	20 WESTCHESTER DR	U15 59 0
	LUC: 130		LUC: 101
THOMPSON DANIELLE		ANGILELLA ALEXANDER J	
32557 TURLEY LN		LALIBERTE Fallon M	
WARRENTON, OR 97146-7239		20 WESTCHESTER DR	
		LITTLETON, MA 01460	
IPSWICH DR	U15 40 0	22 WESTCHESTER DR	U15 60 0
	LUC: 936		LUC: 101
LITTLETON TOWN OF		NELSON LAWRENCE W	
P O BOX 1305		HALE NELSON ELIZABETH	
LITTLETON, MA 01460		22 WESTCHESTER DR	
		LITTLETON, MA 01460	
IPSWICH DR	U15 41 0	WESTCHESTER DR	U15 61 0
	LUC: 132		LUC: 132
TORNELL BRIAN A		BENNETT GORDON R	
19 IPSWICH DR		C/O MARK BENNETT	
LITTLETON, MA 01460		38 ROSEWELL RD	
		BEDFORD, NH 03110-4527	
19 IPSWICH DR	U15 42 0	28 WESTCHESTER DR	U15 62 0
	LUC: 101		LUC: 101
TORNELL BRIAN A		MORRIS PHILIP	
19 IPSWICH DR		28 WESTCHESTER DR	
LITTLETON, MA 01460		LITTLETON, MA 01460	
IPSWICH DR	U15 43 0	IPSWICH DR	U15 63 0
	LUC: 132		LUC: 132
TORNELL BRIAN A		PATEL HARSHAL B	
19 IPSWICH DR		1 ESSEX PL	
LITTLETON, MA 01460		LITTLETON, MA 01460	
IPSWICH DR	U15 44 0		
	LUC: 936		
LITTLETON TOWN OF			
P.O. BOX 1305			
LITTLETON, MA 01460			
IPSWICH DR	U15 45 0		
	LUC: 936		
LITTLETON TOWN OF			
P.O. BOX 1305			
LITTLETON, MA 01460			
4 WESTCHESTER DR	U15 53 0		
	LUC: 101		
HIDER NICHOLAS			
HIDER HEIDI			
4 WESTCHESTER DR			
LITTLETON, MA 01460			



16 Gleasondale Rd., Suite 1-1
Stow, Massachusetts 01775
Phone: (978) 461-2350

www.foresite1.com

19 IPSWICH DRIVE, LITTLETON PROJECT NARRATIVE & IMPACT MITIGATION

The project site at 19 Ipswich Drive in Littleton, Massachusetts (Assessors Map U-15, Parcels 41, 42 & 43) is an existing single-family residential property consisting of a dwelling with associated accessory uses, including a driveway, yard/lawn areas, and two small sheds. The site is zoned Residential (R) and totals approximately 22,000 sq.ft. (0.5 acres). The site is level to gently rolling with bordering vegetated wetlands located to the east and west of the currently developed site.

The proposed project involves the demolition of the existing dwelling and the construction of a new single-family dwelling, a new bituminous asphalt driveway, utility services, site grading, and landscaping. Virtually all of the proposed work will occur within the 100-foot Buffer Zone to wetland resource areas, however, there will be no alterations to the resource areas themselves or any work within the Town of Littleton Wetland Bylaw 50-foot no-disturbance buffer zone.

To mitigate potential impacts and protect the interests of the Wetlands Protection Act and Littleton Wetlands Protection Bylaw, the following mitigating measures have been incorporated: installation of temporary staked fiber roll erosion control barriers surrounding the limit of work; limited tree removal, with only three (3) trees proposed to be removed within the 100-foot Buffer Zone with replacement native species over-story trees proposed consisting of six (6) 1.5-inch caliper sugar maple trees; designation of a strategically located temporary stockpile area to minimize overall site disturbance and protect down-gradient resources areas during construction. The proposed mitigating measures will ensure that the redevelopment project at 19 Ipswich Drive will have no adverse impacts on the interests of the Wetlands Protection Act or the Town of Littleton Wetland Bylaw.



Caron Environmental Consulting

Wetlands • Forestry • Permitting • Habitat Studies

August 29, 2025

Mr. Scott Hayes
Foresite Engineering
16 Gleasondale Road, Suite 1-1
Stow, MA 01775

Re: Wetland Delineation
19 Ipswich Drive/Littleton

Dear Mr. Hayes:

As requested, we have delineated the wetlands on the above-referenced site. The delineation was conducted on August 21, 2025. The delineation was based on observations of the soils, the plant communities and hydrology.

The edges of a Bordering Vegetated Wetlands were delineated with blue flagging labeled A1 to A5 and B1 to B4. The wetland areas are wooded. The upland area contains a maintained lawn, house and shed.

Species which were observed to be dominant primarily in the wetlands include American Elm, Silver Maple, Northern Arrowwood, Phragmites, Purple Loosestrife, New York Fern and Sensitive Fern. Several species are common in both the wetlands and uplands including Red Maple, Multiflora Rose, Bittersweet, Fox Grape, Poison Ivy, Canada Goldenrod, Giant Goldenrod and Jewelweed. Species abundant primarily in the uplands include Creeping Buttercup, Common Plantain, Woodsorrel and grass species. The attached Bordering Vegetated Wetland Determination Forms provide greater detail on the vegetation, soil conditions and hydrological indicators.

The MassGIS MassMapper does not show any Estimated/Priority Habitat Areas or Certified Vernal Pools on the site.

The delineation was based on features visually apparent and the regulations in place at the time. As you are aware the interpretation of the boundaries of wetlands can vary depending on many factors including the time of year, growth phase of vegetation, groundwater levels, soil conditions, weather, and other factors. As a result, no delineation can be considered definitive until it has been reviewed and verified by all of the relevant approving authorities.

If you have any questions in regards to this matter, please feel free to contact us.

Very truly yours,
CARON ENVIRONMENTAL CONSULTING

By:

Charles E. Caron

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 19 Ipswich Drive City/Town: Littleton Sampling Date: 08/21/2025

Applicant/Owner: Foresite Engineering Sampling Point or Zone: B1/B2-W

Investigator(s): Amber Cardwell Latitude/Longitude: 42.5281N/71.4613W

Soil Map Unit Name: Paxton-Urban Land Complex NWI or DEP Classification: PFO1

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.: Paired plots B1/2 & A3.		

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
<u>X</u> Water-stained leaves <u> </u> Evidence of aquatic fauna <u> </u> Iron deposits <u> </u> Algal mats or crusts <u> </u> Oxidized rhizospheres/pore linings <u> </u> Thin muck surfaces <u> </u> Plants with air-filled tissue (aerenchyma) <u> </u> Plants with polymorphic leaves <u> </u> Plants with floating leaves <u> </u> Hydrogen sulfide odor	<u> </u> Hydrological records <u> </u> Free water in a soil test hole <u> </u> Saturated soil <u>X</u> Water marks <u> </u> Moss trim lines <u> </u> Presence of reduced iron <u> </u> Woody plants with adventitious roots <u> </u> Trees with shallow root systems <u> </u> Woody plants with enlarged lenticels	<u> </u> Direct observation of inundation <u> </u> Drainage patterns <u> </u> Drift lines <u> </u> Scoured areas <u> </u> Sediment deposits <u> </u> Surface soil cracks <u> </u> Sparsely vegetated concave surface <u>X</u> Microtopographic relief <u> </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>r=30'</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	
1. Red Maple	<i>Acer rubrum</i>	FAC*	63.0	Yes	Yes	
2. Green Ash	<i>Fraxinus pennsylvanica</i>	FACW*	3.0	No	Yes	
3. American Elm	<i>Ulmus americana</i>	FACW*	3.0	No	Yes	
4. Pussy Willow	<i>Salix discolor</i>	FACW*	3.0	No	Yes	
5. Silver Maple	<i>Acer saccharinum</i>	FACW*	3.0	No	Yes	
6.						
7.						
8.						
9.						
						<u>75.0</u> = Total Cover
<u>Shrub/Sapling Stratum</u>		Plot size <u>r=15'</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	
1. Arrowwood	<i>Viburnum dentatum</i>	FAC*	10.5	Yes	Yes	
2. Multiflora Rose	<i>Rosa multiflora</i>	FACU	3.0	Yes	No	
3. Winterberry	<i>Ilex verticillata</i>	FACW*	3.0	Yes	Yes	
4. Swamp Dogwood	<i>Cornus amomum</i>	FACW*	3.0	Yes	Yes	
5. Pussy Willow	<i>Salix discolor</i>	FACW*	3.0	Yes	Yes	
6. Red Maple	<i>Acer rubrum</i>	FAC*	3.0	Yes	Yes	
7. American Elm	<i>Ulmus americana</i>	FACW*	3.0	Yes	Yes	
8. Bittersweet	<i>Celastrus orbiculatus</i>	FACU	3.0	Yes	No	
9. Morrow's Honeysuckle	<i>Lonicera morrowii</i>	FACU	3.0	Yes	No	
						<u>34.5</u> = Total Cover
<u>Herb Stratum</u>		Plot size <u>r=6'</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	
1. Sensitive fern	<i>Onoclea sensibilis</i>	FACW*	63.0	Yes	Yes	
2. Poison Ivy	<i>Toxicodendron radicans</i>	FAC*	10.5	No	Yes	
3. Giant Goldenrod	<i>Solidago gigantea</i>	FACW*	10.5	No	Yes	
4. Canada Goldenrod	<i>Solidago canadensis</i>	FACU	3.0	No	No	
5. Purple Loosestrife	<i>Lythrum salicaria</i>	OBL*	3.0	No	Yes	
6. Ground Ivy	<i>Glechoma hederacea</i>	FACU	3.0	No	No	
7. Enchanter's Nightshade	<i>Circaeae lutiana</i>	FAC*	3.0	No	Yes	
8. Tussock Sedge	<i>Carex stricta</i>	FACW*	3.0	No	Yes	
9.						
10.						
11.						
12.						
						<u>98.0</u> = Total Cover

VEGETATION – continued.

Woody Vine Stratum	Plot size _____	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)
Common name	Scientific name				
1.					
2.					
3.					
4.					
_____					= 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?	
	11	8		Yes <u>X</u> No _____	
Prevalence Index:	OBL species FACW species FAC species FACU species UPL species	Total % Cover (all strata)	Multiply by:	Result	
			X 1	=	
			X 2	=	
			X 3	=	
			X 4	=	
	Column Totals	(A)	X 5	=	(B)
Prevalence Index B/A =			Is the Prevalence Index \leq 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

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
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (F21)
X <input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
X <input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)
Restrictive Layer (if observed)	Type: _____	Depth (inches): _____
Remarks:		
Hydric Soils criterion met?		Yes <input checked="" type="checkbox"/> No _____

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 19 Ipswich Drive City/Town: Littleton Sampling Date: 08/21/2025

Applicant/Owner: Foresite Engineering Sampling Point or Zone: B1/B2-U

Investigator(s): Amber Cardwell Latitude/Longitude: 42.5281N/71.4613W

Soil Map Unit Name: Paxton-Urban Land Complex NWI or DEP Classification: Upland

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 Yes _____ No <u>X</u> _____ within a Wetland?
Hydric Soils criterion met?	Yes _____ No <u>X</u> _____	
Wetlands hydrology present?	Yes _____ No <u>X</u> _____	
Remarks, Photo Details, Flagging, etc.: Paired plots B1/2 & A3.		

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	_____ Hydrological records	_____ Direct observation of inundation
_____ Evidence of aquatic fauna	_____ Free water in a soil test hole	_____ Drainage patterns
_____ Iron deposits	_____ Saturated soil	_____ Drift lines
_____ Algal mats or crusts	_____ Water marks	_____ Scoured areas
_____ Oxidized rhizospheres/pore linings	_____ Moss trim lines	_____ Sediment deposits
_____ Thin muck surfaces	_____ Presence of reduced iron	_____ Surface soil cracks
_____ Plants with air-filled tissue (aerenchyma)	_____ Woody plants with adventitious roots	_____ Sparsely vegetated concave surface
_____ Plants with polymorphic leaves	_____ Trees with shallow root systems	_____ Microtopographic relief
_____ Plants with floating leaves	_____ Woody plants with enlarged lenticels	_____ 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.

Tree Stratum		Plot size <u>r=30'</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	
1. Red Maple	<i>Acer rubrum</i>	FAC*	63.0	Yes	Yes	
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
						<u>63.0</u> = Total Cover
Shrub/Sapling Stratum		Plot size <u>r=15'</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	
1. Multiflora Rose	<i>Rosa multiflora</i>	FACU	10.5	Yes	No	
2. Staghorn Sumac	<i>Rhus typhina</i>	UPL	3.0	Yes	No	
3.						
4.						
5.						
6.						
						<u>13.5</u> = Total Cover
Herb Stratum		Plot size <u>r=6'</u>				
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	
1. Perennial Ryegrass	<i>Lolium perenne</i>	FACU	20.5	Yes	No	
2. Jewelweed	<i>Impatiens capensis</i>	FACW*	10.5	Yes	Yes	
3. Common Cinquefoil	<i>Potentilla simplex</i>	FACU	10.5	Yes	No	
4. Northern Lady Fern	<i>Athyrium angustum</i>	FAC*	10.5	Yes	Yes	
5. Canada Goldenrod	<i>Solidago canadensis</i>	FACU	10.5	Yes	No	
6. Multiflora Rose	<i>Rosa multiflora</i>	FACU	3.0	No	No	
7. Woodsorrel	<i>Oxalis dillenii</i>	FACU	3.0	No	No	
8. Common Plantain	<i>Plantago Major</i>	FACU	3.0	No	No	
9. Enchanter's Nightshade	<i>Circaea lutiana</i>	----	3.0	No	----	
10. Creeping Buttercup	<i>Ranunculus repens</i>	FAC*	3.0	No	Yes	
11. Rough Stemmed Goldenrod	<i>Solidago rugosa</i>	FAC*	3.0	No	Yes	
12. New York Fern	<i>Thelypteris noveboracensis</i>	FAC*	3.0	No	Yes	
13. Poison Ivy	<i>Toxicodendron radicans</i>	FAC*	3.0	No	Yes	
14. Sensitive Fern	<i>Onoclea sensibilis</i>	FACW*	3.0	No	Yes	
15. American Bugleweed	<i>Lycopus americanus</i>	OBL*	3.0	No	Yes	
						<u>92.5</u> = Total Cover

VEGETATION – continued.

Woody Vine Stratum		Plot size <u>r=15'</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. None							
2.							
3.							
4.							
							<u>= Total Cover</u>

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?			Yes <u> </u> 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?	
		8	3	Yes <u> X </u> No <u> X </u>	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result	
	OBL species	3.0	X 1	= 3.0	
	FACW species	13.5	X 2	= 27.0	
	FAC species	85.5	X 3	= 256.5	
	FACU species	64.5	X 4	= 258.0	
	UPL species	3.0	X 5	= 15.0	
Column Totals	(A) 166.0		(B) 559.5		
Prevalence Index	B/A = 3.37		Is the Prevalence Index \leq 3.0?		
			Yes <u> </u> No <u> X </u>		
Wetland vegetation criterion met? Yes <u> </u> No <u> X </u>					

Definitions of Vegetation Strata

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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

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Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
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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)

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
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox depressions (F8)	
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)

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

Remarks:

Hydric Soils criterion met? Yes No



Littleton Conservation Commission

37 Shattuck Street / Room B100

Phone: (978) 540-2428

Tree Removal Filing Checklist Submit this checklist with application (rev February 27, 2025)

Tree Removal Checklist to accompany application for Notice of Intent (NOI) or Request for Determination of Applicability (RDA). This is a form to aid you in submitting complete and appropriate information in your application. The following information is suggested/expected to be provided.

If you are not sure whether your proposed work requires an NOI or RDA, contact the Conservation Agent for a recommendation. The Conservation Agent can also suggest their opinion on if a tree health/hazard assessment should be included within the application. The Conservation Commission reserves the right to require a health/hazard assessment in cases where the Conservation Agent does not suggest including one in the application.

1. Filing an NOI X RDA _____
2. To meet the waiver requirements, trees proposed to be removed within the 50' No-Disturbance Area (NDA) require a hazardous designation. Does the application include a tree health/hazard assessment from a certified arborist? Yes No X (NA) _____
3. Are the trees being removed to accommodate other work such as single-family home accessory work, septic, etc? Yes X No _____
4. Total Number of Trees Proposed to be Removed 3
 - a. Number of Trees Within the 0'- 50' No-Disturbance Area (NDA) 0 _____
 - b. Number of Trees Within the 50'- 100' Buffer 3 _____
 - c. Number of Trees Within the 100'- 200' Riverfront Area 0 _____
 - d. Number of Trees Within Natural Heritage Endangered Species Program (NHESP) areas 0 _____
5. Tree Table (Attach additional information as needed)

Tree Designation # (to be shown on plan)	Tree Species	Tree DBH (Diameter at Breast Height)	Distance From Wetland Resource Area	Is the tree within existing lawn or a naturalized area? (Circle One)
1	Maple	14 inches	feet	<input checked="" type="checkbox"/> <input type="checkbox"/> Naturalized
2	Maple	16 inches	feet	<input checked="" type="checkbox"/> <input type="checkbox"/> Naturalized
3	Maple	12 inches	feet	<input checked="" type="checkbox"/> <input type="checkbox"/> Naturalized
4		inches	feet	Lawn <input type="checkbox"/> Naturalized
5		inches	feet	Lawn <input type="checkbox"/> Naturalized
6		inches	feet	Lawn <input type="checkbox"/> Naturalized

6. Total Number of Proposed Plantings 6

- a. Tree Plantings 6
- b. Shrub Plantings 0

7. Planting Table (Attach additional information as needed)

Tree/Shrub Species	# of Plantings	Size of Plantings (DBH)	# Within 0'-50' NDA	# Within 50'-100' Buffer	# Within 100'-200' Riverfront Area
Sugar Maple	6	1.5" cal.	6	0	0

8. Photos of trees proposed to be removed are helpful and recommended to be included in an application.

9. Checklist of tree details to be shown on plan (In addition to standard plan requirements):

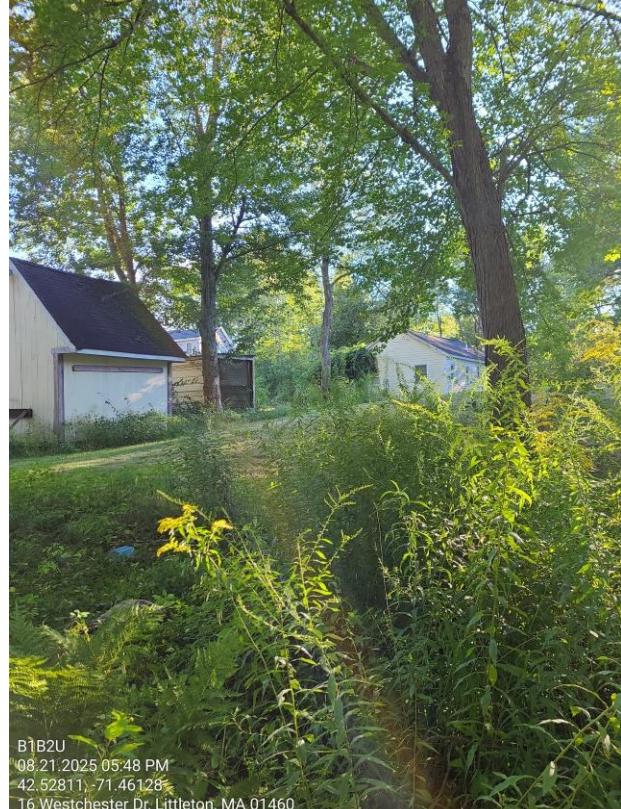
- Trees proposed to be removed
 - Tree Designation Number
 - Size (6"+ DBH)
 - Species
 - Location
 - Distance between each tree and the closest wetland/resource area
 - Distance between each tree and existing structures
- Trees to remain
 - Size (6+ DBH)
 - Species
 - Location
- Plantings
 - Species
 - Location

10. Provide additional information as may be applicable.



B1B2W
08.21.2025 05:48 PM
42.52811, -71.46126
16 Westchester Dr, Littleton, MA 01460

Wetland at Plot B1/B2-W



B1B2U
08.21.2025 05:48 PM
42.52811, -71.46126
16 Westchester Dr, Littleton, MA 01460

Upland at Plot B1/B2-U



Soil at Plot B1/B2-W

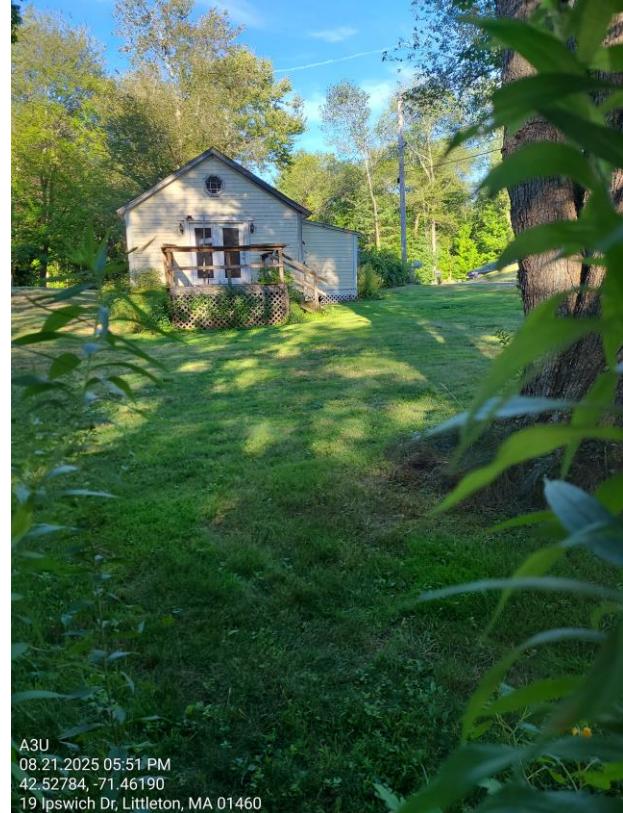


Soil at Plot B1/B2-U



A3W
08.21.2025 05:51 PM
42.52783, -71.46185
19 Ipswich Dr, Littleton, MA 01460

Wetland at Plot A3-W



A3U
08.21.2025 05:51 PM
42.52784, -71.46190
19 Ipswich Dr, Littleton, MA 01460

Upland at Plot A3-U

USGS - BILLERICA QUAD 9-3-25

