

## MATTHEW S. MARRO ENVIRONMENTAL CONSULTING

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# A Request for A Determination 34 Fletcher Lane Littleton, MA 01460

**Environmental Analysis Submitted on Behalf of Arrison Family Gift Trust**

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Environmental  
Consulting **(MEC)**  
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Sept 2025



## Table of Contents

Introduction .....	3-4
Proposed Construction and Mitigation Sequencing.....	4-6
Exhibits .....	6-10
WPA form 1.....	12-14
Abutter Notification Materials.....	15-19
Plans by Innovative Septic Design.....	20

## Introduction

### Summary

34 Fletcher Lane is a residential lot 14 acres in size. The project proposal is for the replacement of a septic tank and force main within the 100-foot buffer zone. Analysis of the lot reveals some excavation within the limits of the yard area will be necessary to accommodate the construction. No work is proposed within the limits of bordering vegetated wetland. There will be no trees to be removed in the buffer zone. This proposed scope of work within the buffer zone necessitates the filing of a Request for a Determination.

### Specifics of the lot

The lot is a 14 -acre lot with approximately 55% of the lot developed. The lot does not contain flood plain and does not contain certified vernal pools, an area of Critical Environmental Concern nor rare species habitat. The septic system and components have been optimally sited to allow for compliance with Title V. The lot contains a bordering vegetated wetland delineated by Marro Environmental Consulting. The bordering vegetated wetland on the property is located on the Northerly section of the lot. The lot does not contain riverfront as shown on the latest USGS map, nor floodplain, according to the attached FEMA FIRMet. There were no other resource areas on this property.

### Bordering Vegetated Wetland

The following outlines the mix of BVW vegetation that was noted on the site throughout the entirety of the delineated portion noted on the plan as WF 1 through WF 15. The delineation was completed on July 22, 2025:

Botanical Name	Common Name	Wetland Indicator Status <sup>i</sup>
<i>Onoclea sensibilis</i>	Sensitive Fern	FACW
<i>Osmundastrum cinnamomeum</i>	Cinnamon Fern	FACW
<i>Osmunda regalis</i>	Royal Fern	OBL
<i>Acer Rubrum</i>	Red Maple	FAC
<i>Symplocarpus foetidus</i>	Skunk Cabbage	OBL
<i>Quercus rubra</i>	Northern Red Oak	FACU
<i>Rosa Multiflora</i>	Multiflora Rose	FACU
<i>Eutrochium maculatum</i>	Spotted Jow Pye Weed	OBL
<i>Solidago rugosa</i>	Wrinkle Leafed Golden Rod	FAC

**Commencement of Construction Activities and Timelines:**

All proposed construction is estimated to be completed through stabilization in a two-week maximum construction schedule. This schedule of course, may be adjusted due to weather related conditions.

**Proposed Construction Mitigation and Sequencing**

The formal plan submitted with this Notice of Intent is entitled "Sewage Disposal System Plan. "by Innovative Septic Design, dated August 28, 2025, 1 inch = 20 feet

The plan details outline a sequence of work as follows:

- Placement of erosion controls proposed in a manner to maximize protection to the resource area. Erosion Protection will be placed at the limit of grading to ensure both erosion protection and demarcation of work limit.
- Excavate site for placement of the septic tank.
- Installation of System Components.
- Re- establishment of grading of the rear yard as outlined on the accompanying plans.
- Stabilized all disturbed areas.
- Remove erosion controls once areas are stabilized with the consent of the Conservation Commission.

**Mitigation Measures:**

The following mitigation measures are proposed and noted on the accompanying plans:

- Minimize newly disturbed areas to the limit of work area demarcated by erosion controls.
  - Maintain all structures and permanent work to ensure no further encroachment to the resource areas.
  - Erosion control installed prior to ground disturbance.
- Minimize construction duration to within two weeks as a maximum

## Conclusion.

With the considerations of a limited and minimized work area, optimally located and proposed mitigation for the protection of the resource areas, it is the opinion of Marro Environmental Consulting, the proposal protects the resource areas from further alteration. A standard Order of Conditions, adopting the construction sequence and mitigation noted on the accompanying plans is, in our opinion, sufficient to protect the interests of the resource areas and we hope the commission will agree with this assertion and, respectfully on behalf of Arrison Family Gift Trust approve a Negative Determination (#3).

Thank you for your consideration of this Request for a Determination.

Respectfully Submitted,

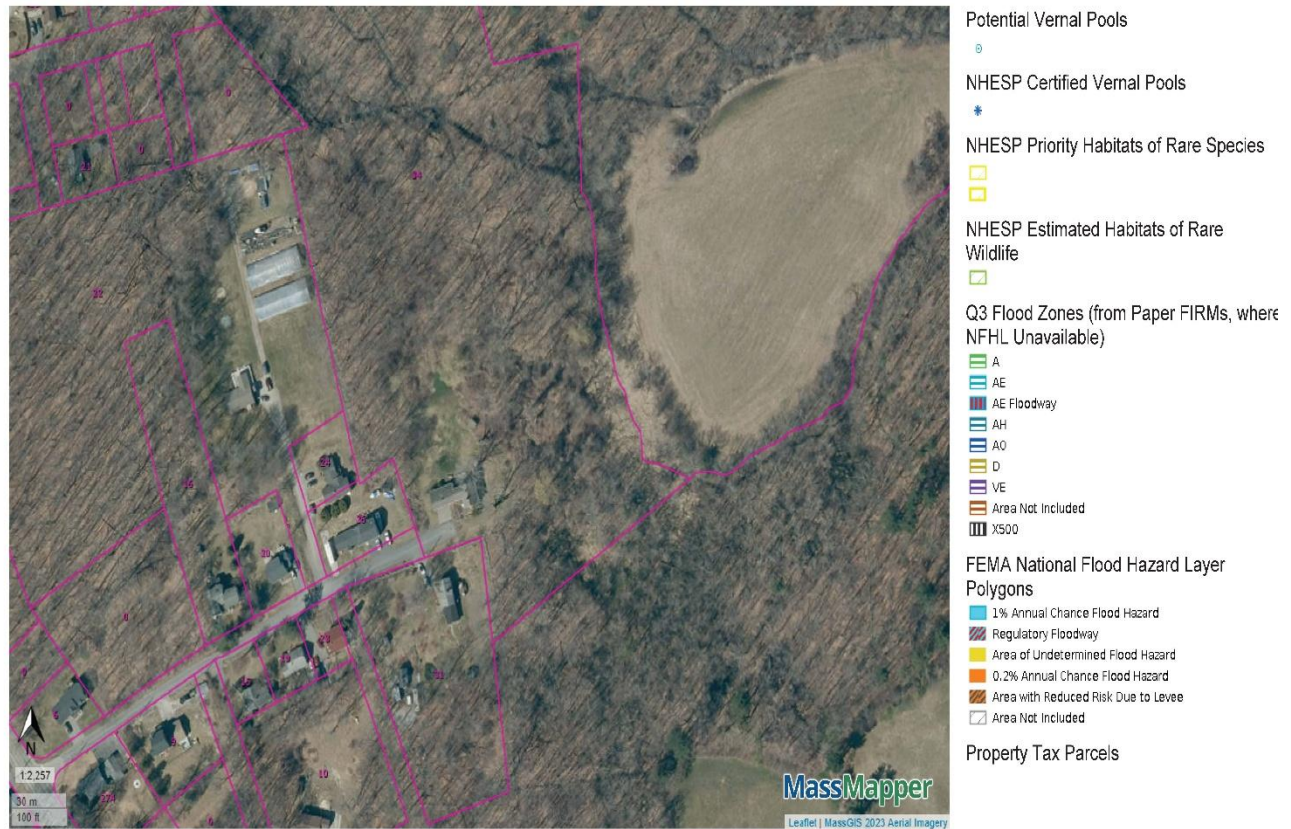


Matthew S. Marro PWS, PWTPO, CSI  
Consulting Agent/Principal

Cc: File  
Client file  
Mass DEP

EXHIBITS AND WPA FORM

## 34 Fletcher St



Printed Sep 17, 2025

USGS MAP

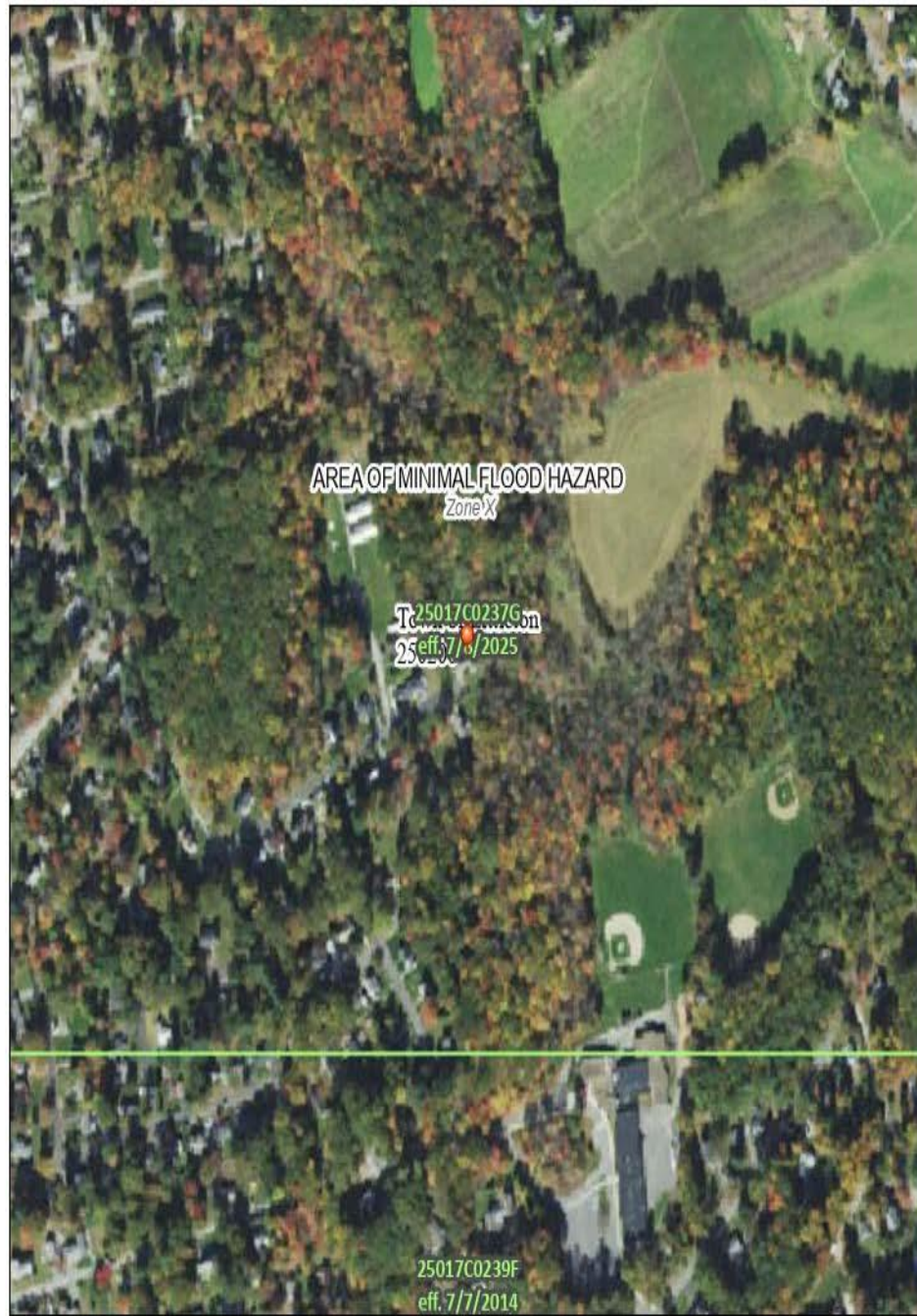




## National Flood Hazard Layer FIRMette



71°27'54"W 42°32'14"N

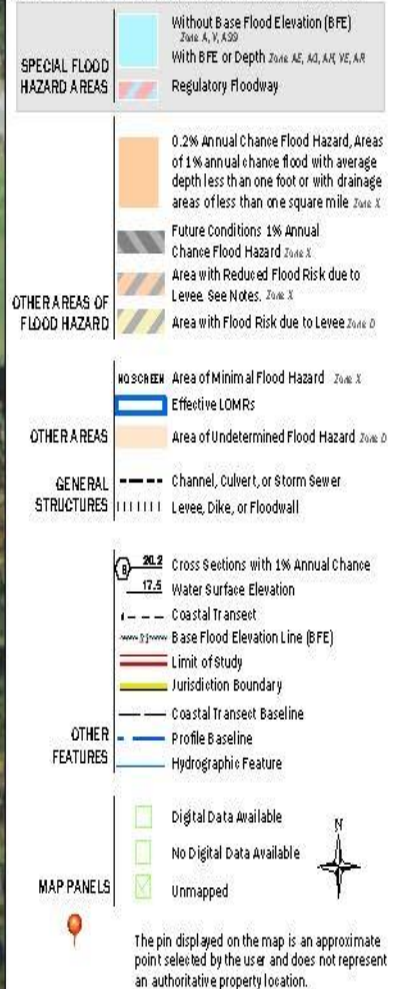


0 250 500 1,000 1,500 2,000 Feet 1:6,000

Base map Imagery Source: USGS National Map 2.023

## Legend

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



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2025 at 9:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





34 Fletcher Lane



September 17, 2025

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

## WPA FORM 1



**Massachusetts Department of Environmental Protection**  
Bureau of Water Resources - Wetlands

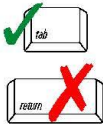
**WPA Form 1- Request for Determination of Applicability**

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

Acton  
Municipality

**A. General Information**

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



1. Applicant:	
Michelle	Romaniello
First Name	Last Name
34 Fletcher Lane	
Address	
Littleton	MA 01460
City/Town	State Zip Code
(203) 948-5419	romaniellomom@gmail.com
Phone Number	Email Address
2. Property Owner (if different from Applicant):	
Michelle	Romaniello
First Name	Last Name
Arrison Family Gift Trust	
Address	
34 Fletcher Lane	Littleton 01460
City/Town	State Zip Code
(203) 948-5419	romaniellomom@gmail.com
Phone Number	Email Address (if known)
3. Representative (if any)	
Matthew S	Marro
First Name	Last Name
Matthew S. Marro Environmental Consulting	
Company Name	
45 Lisa Drive	
Address	
Leominster	MA 01453
City/Town	State Zip Code
978-314-7858	matt@marro-consulting.com
Phone Number	Email Address (if known)

**B. Project Description**

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):	
34 Fletcher Lane	Littleton
Street Address	City/Town
42.53382	-71.45995
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
U16	80-0
Assessors' Map Number	Assessors' Lot/Parcel Number
b. Area Description (use additional paper, if necessary):	
c. Plan and/or Map Reference(s): (use additional paper if necessary)	
Sewage Disposal System Plan	8/28/25
Title	Date
Title	Date



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability** Acton

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

Municipality

**B. Project Description (cont.)**

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Refer to narrative

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

N/A

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

N/A

34 Fletcher Lane

September 2025



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

### WPA Form 1- Request for Determination of Applicability Acton

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

Municipality

#### C. Determinations

1. I request the Littleton make the following determination(s). Check any that apply:  
Conservation Commission

☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.

☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.

☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.

☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Town of Littleton

Name of Municipality

☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

#### D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

Signature of Representative (if any)

9/18/2025

9/17/2025

Date

Matthew S. Marro Environmental Consulting

14

## ASSESSOR RECORD







TOWN OF LITTLETON  
BOARD OF ASSESSORS

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

Date: September 5, 2025

Re: Certified List of Abutters Conservation Commission

Applicant: Matthew Marro  
Name of Firm: Marrow Env. Consulting  
Mailing Address: 45 Lisa Dr Leominster MA 01453

Subject Parcel Location: 34 Fletcher Lane  
Subject Parcel No.: U16-80-0  
Subject Owner Name: ARRISON FAMILY GIFT TRUST

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) 18 including the subject parcels 1 Applicant Requesting Abutter's

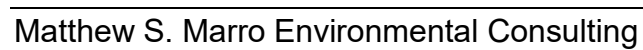
List. Certified by:

A handwritten signature in blue ink, appearing to read "Kim Prehl", written over a horizontal line.

Name: Kim Prehl

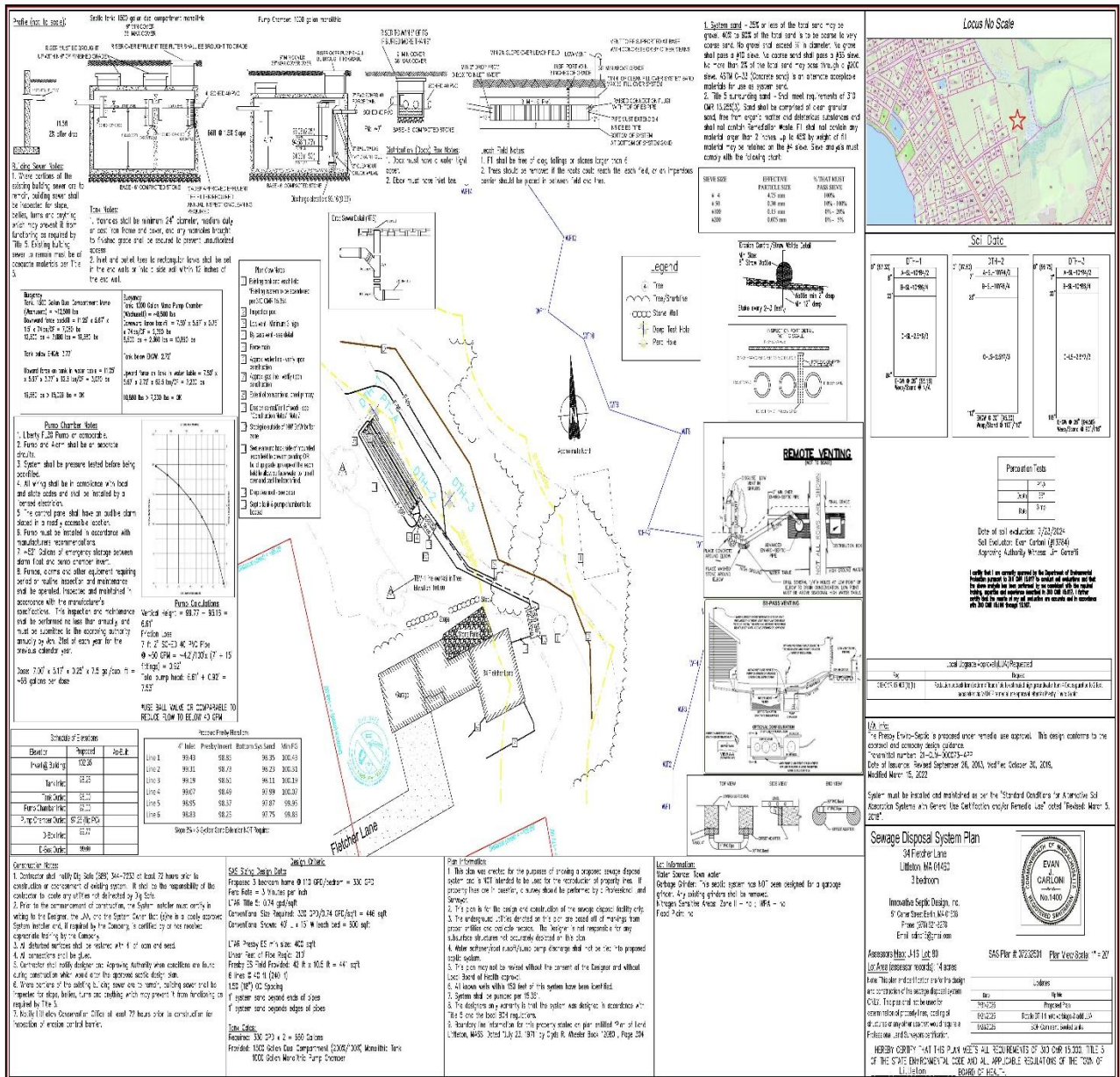
Title: Office Clerk/Field Lister

COUPER FARM LN	U05 5 18	HAWTHORNE RD	U12 86 0
LITTLETON TOWN OF	LUC: 930	LITTLETON TOWN OF	LUC: 936
PO BOX 1305		P.O. BOX 1305	
LITTLETON, MA 01460		LITTLETON, MA 01460	
25 NARCISSUS RD	U12 108 0	35 SHAKER LN	U13 1 0
DORAN EVELYN	LUC: 101	LITTLETON TOWN OF	LUC: 934
PO BOX 1314		SCHOOL DEPARTMENT	
LITTLETON, MA 01460-4314		PO BOX 1305	
		LITTLETON, MA 01460	
22 OAK RD	U12 127 0	GREAT RD	U13 7 0
BEHR SHANNON C	LUC: 101	PICKARD DANIEL H	LUC: 713
BEHR ALEXANDER M		155 GREAT RD	
22 OAK RD		LITTLETON, MA 01460	
LITTLETON, MA 01460			
OAK RD	U12 128 0	22 FLETCHER LN	U16 77 0
BEHR SHANNON C	LUC: 132	SEVEN ACRES TRUST	LUC: 101
BEHR ALEXANDER M		BOUGAS JACQUELINE GEILFUSS- TR	
22 OAK RD		22 FLETCHER LN	
LITTLETON, MA 01460		LITTLETON, MA 01460	
OAK RD	U12 130 0	24 FLETCHER LN	U16 78 0
BEAN JONATHAN C	LUC: 132	GRAHAM JEAN L	LUC: 101
BEAN CAROLYN A		24 FLETCHER LN	
27 OAK RD		LITTLETON, MA 01460	
LITTLETON, MA 01460			
27 OAK RD	U12 130 A	26 FLETCHER LN	U16 79 0
BEAN JONATHAN C	LUC: 101	LEUNG WONG FAMILY 2024 LIVING	LUC: 101
BEAN CAROLYN A		LEUNG LOUIS K- TRUSTEE	
27 OAK RD		26 FLETCHER LN	
LITTLETON, MA 01460		LITTLETON, MA 01460	
PINE RD	U12 150 0	34 FLETCHER LN	U16 80 0
FITZSIMMONS KEVIN	LUC: 132	ARRISON MARGARET M L/E	LUC: 101
FITZSIMMONS MELINDA		ARRISON FAMILY GIFT TRUST	
22 PINE RD		34 FLETCHER LANE	
LITTLETON, MA 01460		LITTLETON, MA 01460	
PINE RD	U12 151 0	31 FLETCHER LN	U16 81 0
LITTLETON TOWN OF	LUC: 936	STEWART E ALEXANDRIA	LUC: 101
PO BOX 1305		190 BALDWIN RD	
LITTLETON, MA 01460		BEDFORD CORNERS, NY 10549	
PINE RD	U12 152 0		
LITTLETON TOWN OF	LUC: 936		
PO BOX 1305			
LITTLETON, MA 01460			
PINE RD	U12 154 0		
LITTLETON TOWN OF	LUC: 936		
PO BOX 1305			
LITTLETON, MA 01460			



## SITE PLAN

(Reduced version for reference purposes – please consult full version for more specific details)



Notes for the reader:

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