

# 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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Consulting (**MEC**)  
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Sept 2025



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## 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 FIRMette. 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>
Onoclea sensibilis	Sensitive Fern	FACW
Osmundastrum cinnamomeum	Cinnamon Fern	FACW
Osmunda regalis	Royal Fern	OBL
Acer Rubrum	Red Maple	FAC
Symplocarpus foetidus	Skunk Cabbage	OBL
Quercus rubra	Northern Red Oak	FACU
Rosa Multiflora	Multiflora Rose	FACU
Eutrochium maculatum	Spotted Jow Pye Weed	OBL
Solidago rugosa	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

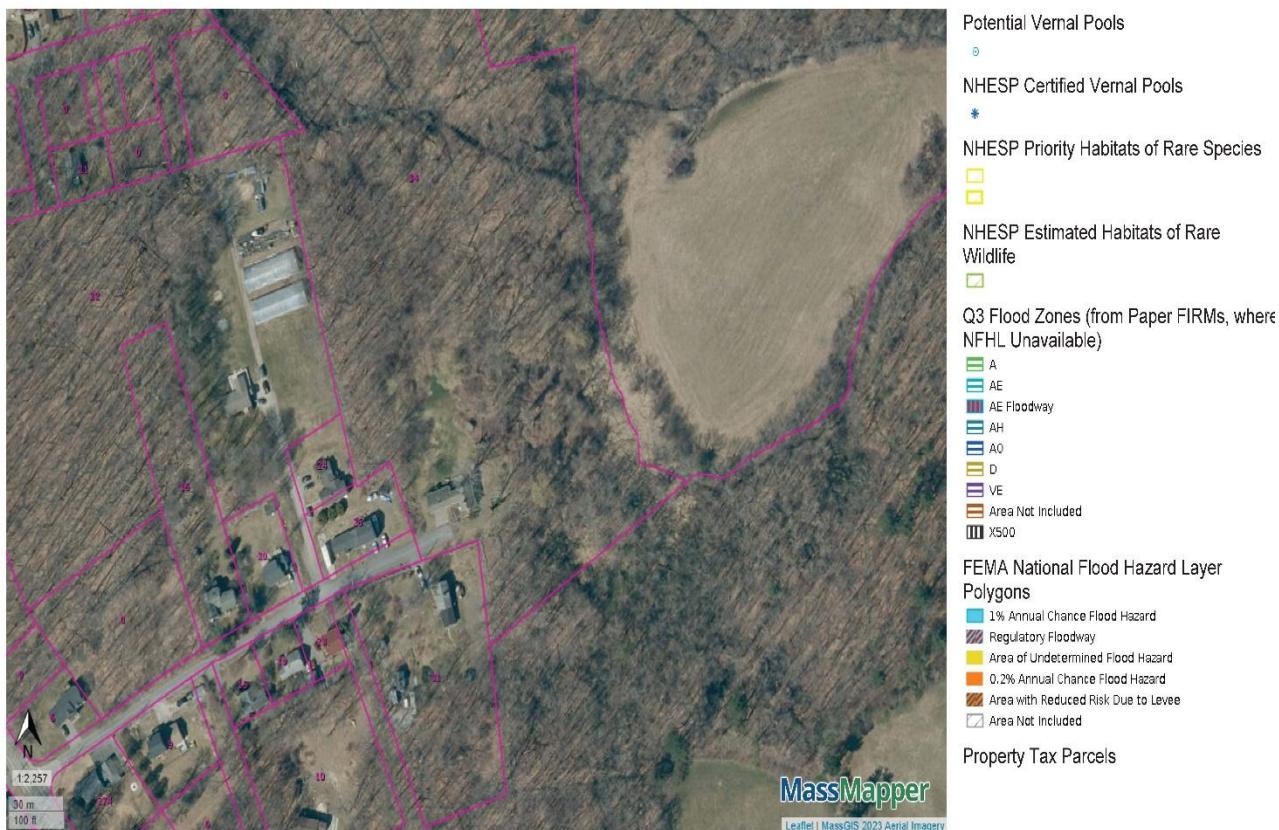
Cc: File

Client file

Mass DEP

**EXHIBITS AND WPA FORM**

## 34 Fletcher St



Printed Sep 17, 2025

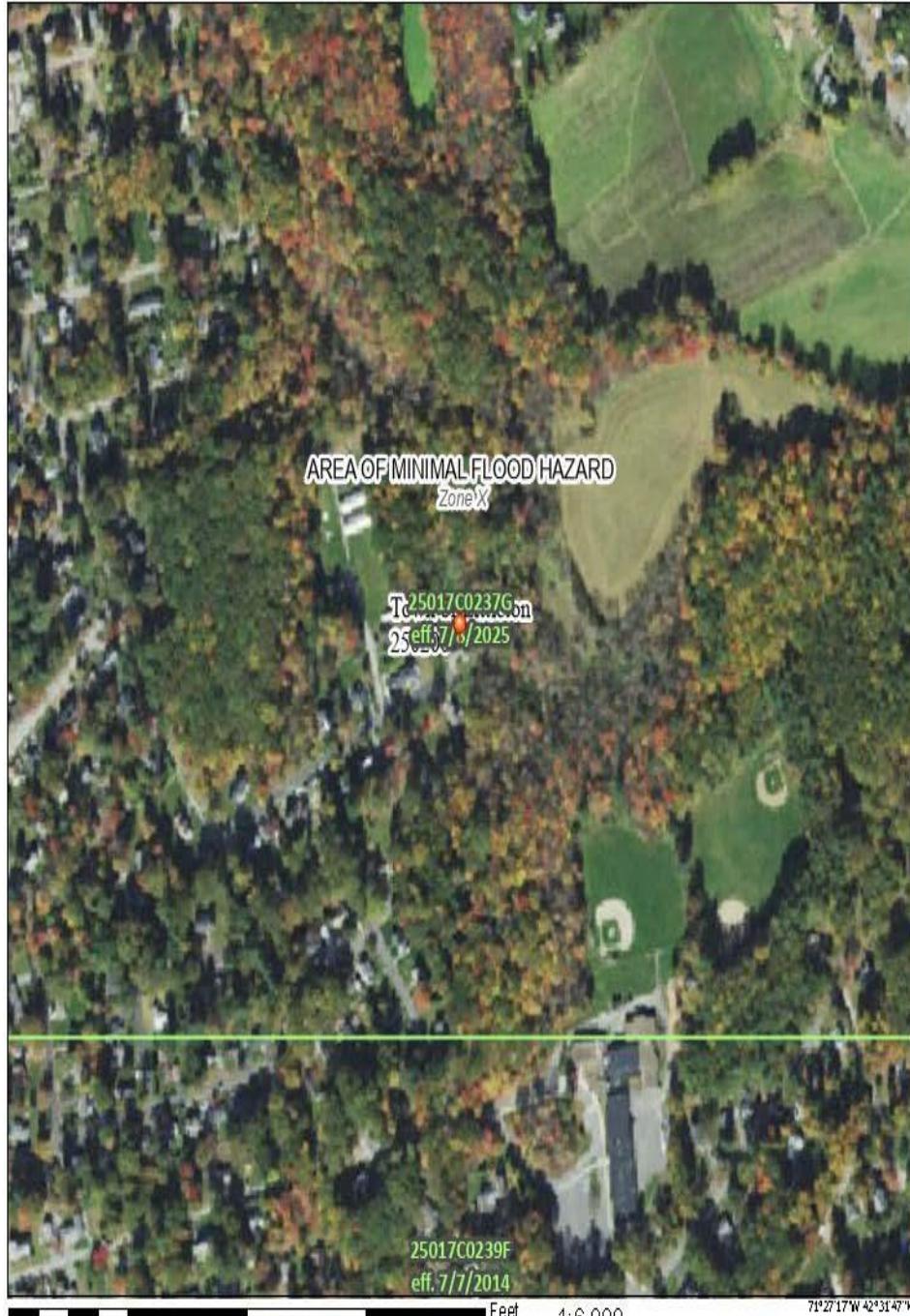
USGS MAP



## National Flood Hazard Layer FIRMette



71°27.54'W 42°32.14'N



## Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AD, A9, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	WOSCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRS
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	— Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> <li>20.2 Cross Sections with 1% Annual Chance</li> <li>17.5 Water Surface Elevation</li> <li>— Coastal Transect</li> <li>— Base Flood Elevation Line (BFE)</li> <li>— Limit of Study</li> <li>— Jurisdiction Boundary</li> <li>— Coastal Transect Baseline</li> <li>— Profile Baseline</li> <li>— Hydrographic Feature</li> </ul>
MAP PANELS	<ul style="list-style-type: none"> <li>— Digital Data Available</li> <li>— No Digital Data Available</li> <li>— Unmapped</li> </ul>

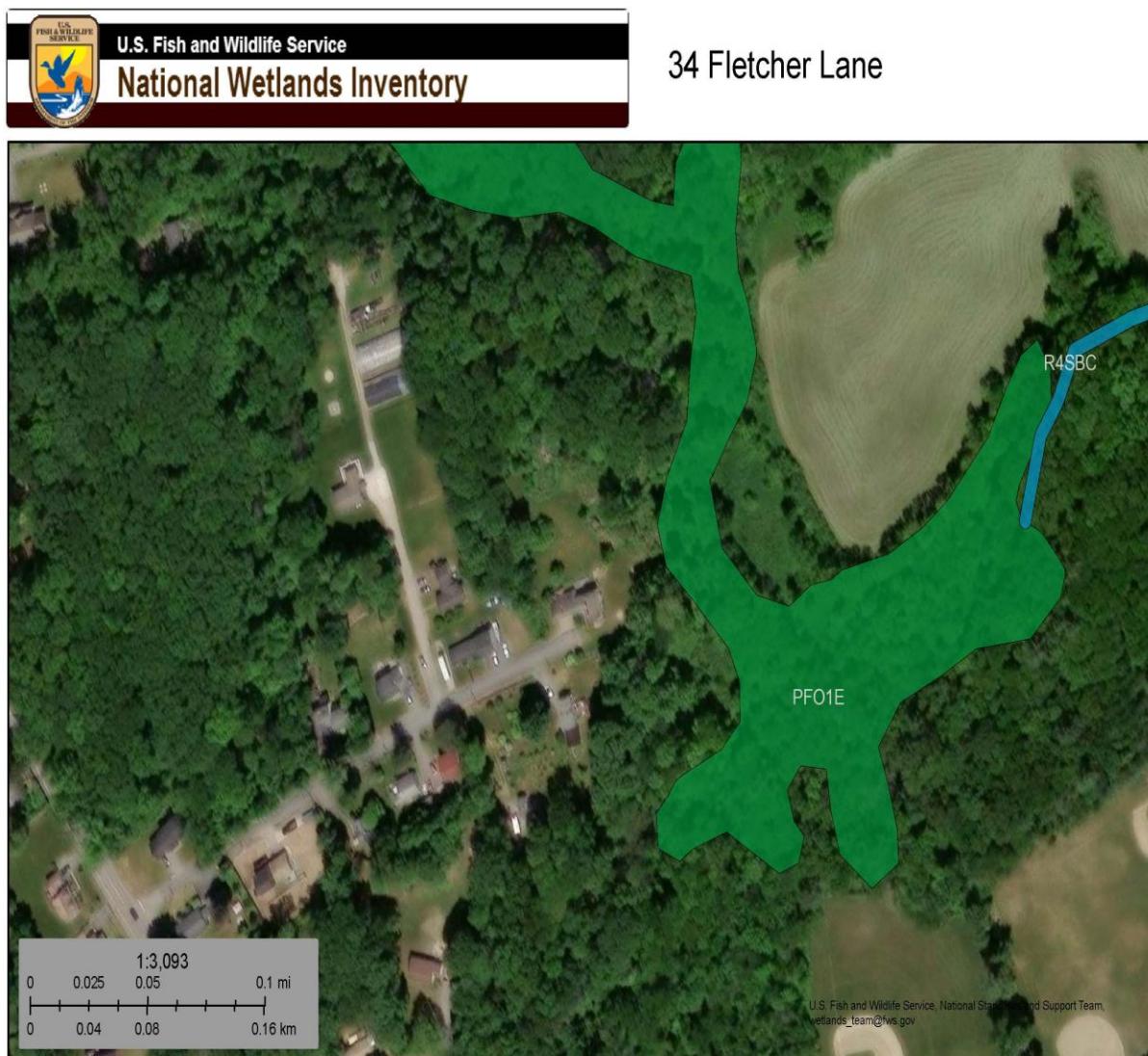
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 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.

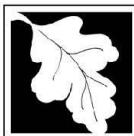
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



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**

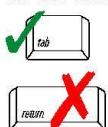


**Massachusetts Department of Environmental Protection**  
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability** Acton  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 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	MA	01453
Address	State	Zip Code
Leominster	matt@marro-consulting.com	
City/Town		
978-314-7858	Email Address (if known)	
Phone Number		

**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

How to find Latitude  
and Longitude

and how to convert  
to decimal degrees

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**

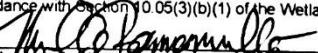
I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

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.

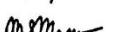
Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

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

9/18/2025  
Date

  
Signature of Representative (if any)

9/17/2025  
Date

## **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.**

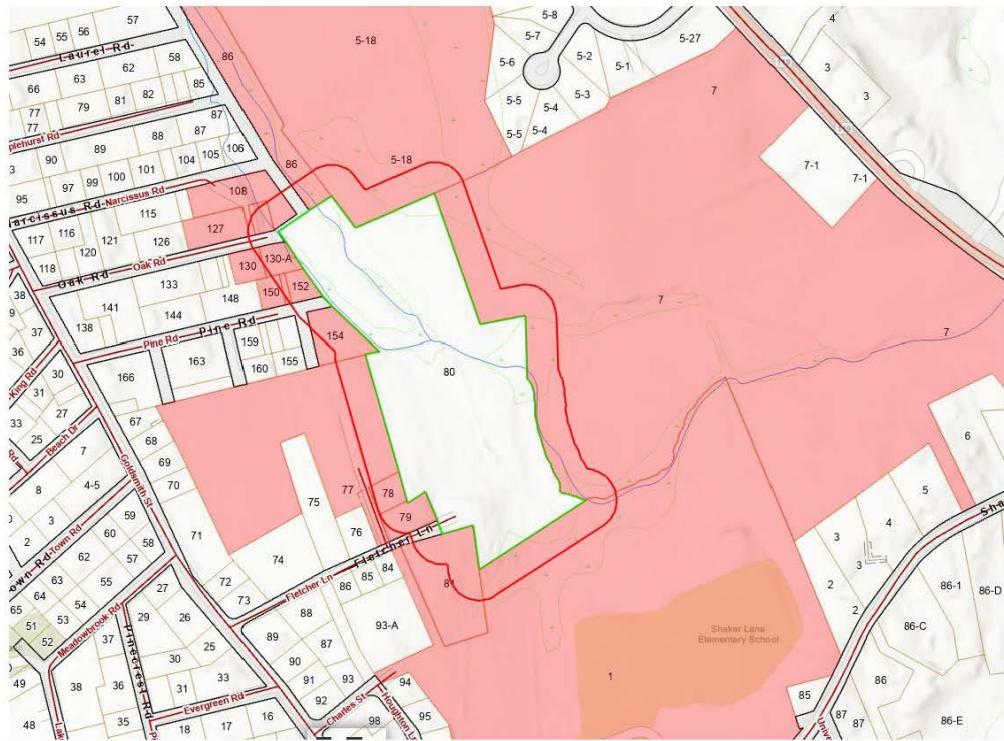
**I hereby certify the attached list of abutter (s) as stated in the M.G.L. Chapter 131, Section 40.**

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

List. Certified by:

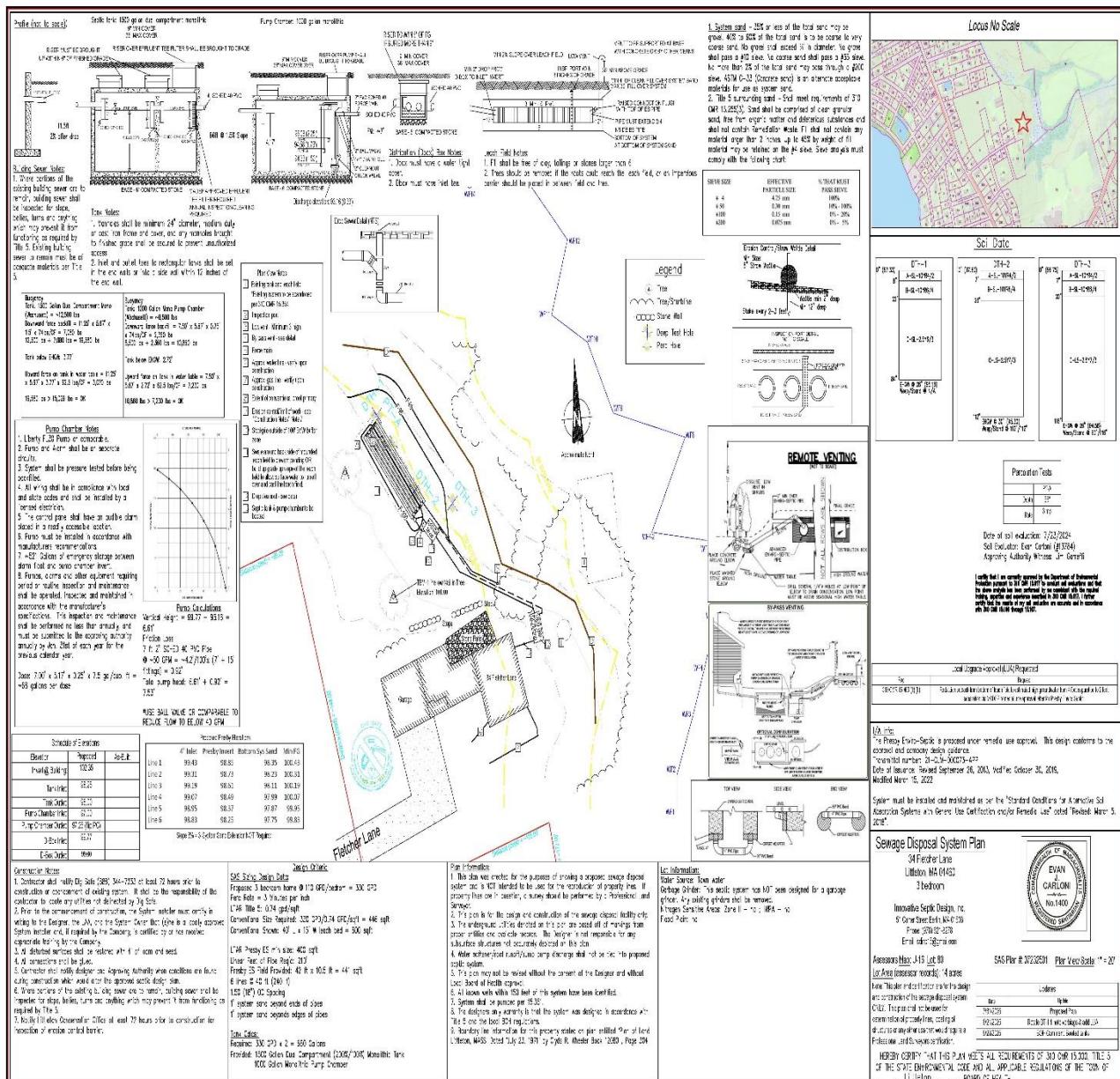
Name: Kim Prehl  
Title: Office Clerk/Field Lister

COUPER FARM LN	U05 5 18	HAWTHORNE RD	U12 88 0
LITTLETON TOWN OF PO BOX 1305 LITTLETON, MA 01460	LUC: 930	LITTLETON TOWN OF P.O. BOX 1305 LITTLETON, MA 01460	LUC: 936
25 NARCISSUS RD	U12 108 0	35 SHAKER LN	U13 1 0
DORAN EVELYN PO BOX 1314 LITTLETON, MA 01460-4314	LUC: 101	LITTLETON TOWN OF SCHOOL DEPARTMENT PO BOX 1305 LITTLETON, MA 01460	LUC: 934
22 OAK RD	U12 127 0	GREAT RD	U13 7 0
BEHR SHANNON C BEHR ALEXANDER M 22 OAK RD LITTLETON, MA 01460	LUC: 101	PICKARD DANIEL H 155 GREAT RD LITTLETON, MA 01460	LUC: 713
OAK RD	U12 129 0	22 FLETCHER LN	U16 77 0
BEHR SHANNON C BEHR ALEXANDER M 22 OAK RD LITTLETON, MA 01460	LUC: 132	SEVEN ACRES TRUST BOUGAS JACQUELINE GEILFUSS- TR 22 FLETCHER LN LITTLETON, MA 01460	LUC: 101
OAK RD	U12 130 0	24 FLETCHER LN	U16 78 0
BEAN JONATHAN C BEAN CAROLYN A 27 OAK RD LITTLETON, MA 01460	LUC: 132	GRAHAM JEAN L 24 FLETCHER LN LITTLETON, MA 01460	LUC: 101
27 OAK RD	U12 130 A	26 FLETCHER LN	U16 79 0
BEAN JONATHAN C BEAN CAROLYN A 27 OAK RD LITTLETON, MA 01460	LUC: 101	LEUNG WONG FAMILY 2024 LIVING LEUNG LOUIS K- TRUSTEE 26 FLETCHER LN LITTLETON, MA 01460	LUC: 101
PINE RD	U12 150 0	34 FLETCHER LN	U16 80 0
FITZSIMMONS KEVIN FITZSIMMONS MELINDA 22 PINE RD LITTLETON, MA 01460	LUC: 132	ARRISON MARGARET M L/E ARRISON FAMILY GIFT TRUST 34 FLETCHER LANE LITTLETON, MA 01460	LUC: 101
PINE RD	U12 151 0	31 FLETCHER LN	U16 81 0
LITTLETON TOWN OF PO BOX 1305 LITTLETON, MA 01460	LUC: 936	STEWART E ALEXANDRIA 190 BALDWIN RD BEDFORD CORNERS, NY 10549	LUC: 101
PINE RD	U12 152 0		
LITTLETON TOWN OF PO BOX 1305 LITTLETON, MA 01460	LUC: 936		
PINE RD	U12 154 0		
LITTLETON TOWN OF PO BOX 1305 LITTLETON, MA 01460	LUC: 936		



## **SITE PLAN**

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



**Notes for the reader:**

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