

2 April 2010

MESA PROJECT REVIEW DESCRIPTION
"THE HOMES AT KIMLOCH FARM"
LITTLETON, MA

I. Introduction

The following is a description of proposed work of a 40B Project known as "The Homes at Kimloch Farm," located at 116 Goldsmith Street in Littleton, MA (Assessors Map U-11 & Parcel 53-1). The 5.99 acre site is currently undeveloped open and wooded uplands and is contains a potential vernal pool and its 100-Foot Buffer (PVP #12773). A portion of the site is also now mapped as an NHESP 2008 Estimated Habitat of Rare Species. An Information Request Form was submitted and a response letter dated July 28, 2005 indicated that three species of Special Concern, wood turtle, blue-spotted salamander, and four-toed salamander, had been found within the vicinity of the site and met the criteria for the delineation of a Priority Habitat (NHESP Tracking Number: 05-18249). Since then, the four-toed salamander has been delisted. The project includes the construction of an access drive from Tajlea Street, eight proposed single family dwellings, proposed sewage disposal system, and drainage structures, with the remaining areas of the site to be conserved as open space.

The project has been designed to protect as much priority habitat of state listed species on site as possible and no work is proposed with the 100-Foot Buffer Zone of PVP #12773. The following sections review the existing conditions and its potential as habitat of the above listed state listed species, and the proposed impacts of the project.

II. Existing Conditions and Site Description

The site is currently undeveloped with areas of both open and wooded uplands. The western portion of the site surrounded by Goldsmith Street and Tajlea Street is open grassland/meadow, made up mostly of grasses and lawn areas (Photos 1-5). The northern, eastern, and southern portions of the site are wooded uplands made up of northern and central hardwoods including mixed oaks and birches (Photos 6-11). Some of these wooded areas have higher tree canopy cover while some areas have fewer trees and more shrub cover.

There are areas to the east of the site which include a potential vernal pool (PVP #12773), and a bordering vegetated wetland system associated with an intermittent stream. Areas of this wetland complex are mixed deciduous swamp and others are shrub wetlands.

There are heavily developed areas to the north, west and south of the site. These include residential areas to the north-west and south-west, the Nashoba Valley Shopping Complex to the north-east, and a horse farm and riding rink to the south of the site.

The project was designed to conserve areas that had the most potential habitat value of state listed species. These areas are found on proposed parcel B and are the most valuable and likely utilized habitats by blue spotted salamanders. An area on 3.80 acres had been conserved as open space and protected from future development as part of this project.

IV. Conclusions

The proposed 40B Project known as "The Homes at Kimloch Farm" located at 116 Goldsmith street has been designed to protect and conserve the most valuable and high priority habitat areas of the state listed species found near the site. The most valuable habitats of blue-spotted salamanders have been included in the 3.80 acre open space area of the project. For the reasons listed above we do not believe the site is likely utilized by wood turtles. Less than 25% of the 2.19 acres to be disturbed in currently forested, and less than half of that forested 0.52 acres to be cleared is composed mostly of northern hardwoods. Of the total 4.32 acres of suitable wooded blue-spotted salamander habitat, only 12% of the habitat is proposed for alteration. In this 12%, the less desirable edge habitat is included as well as an area that will be a future detention basin. The disturbance to high value areas has been avoided and minimized as much as possible and nearly four acres of high value habitat have been conserved.

It is our best professional judgment that the project as designed will not create a regulatory take of state listed rare species. If there are any questions concerning this report, please do not hesitate to contact us.

Carr Research Laboratory, Inc.

by



Scott Goddard, CWS, PWS
Senior Ecological Engineer and Project Manager



Jamie Walker
Environmental Biologist

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		GOLDSMITH ST. LITTLETON

OWNERSHIP

Owner	ON THE RAIL FARM CO INC		
Owner			
Owner			
Street	P.O. BOX 99		
Street			
Twp/City	SHIRLEY		
State/Prov	MA	Chir	Own Oc
Postal	01464		
Type			

PREVIOUS OWNER

Owner	MCNEAR JOHN W -		
Owner	-		
Street	PO BOX 61980		
TWINCROOKER CITY			
StProv	NV	Cntr	
Postal	89006		

NARRATIVE DESCRIPTION	DATE	TIME	LOCATION	OCCASION	REMARKS
<p>1. [Empty]</p> <p>2. [Empty]</p> <p>3. [Empty]</p> <p>4. [Empty]</p> <p>5. [Empty]</p> <p>6. [Empty]</p> <p>7. [Empty]</p> <p>8. [Empty]</p> <p>9. [Empty]</p> <p>10. [Empty]</p> <p>11. [Empty]</p> <p>12. [Empty]</p> <p>13. [Empty]</p> <p>14. [Empty]</p> <p>15. [Empty]</p> <p>16. [Empty]</p> <p>17. [Empty]</p> <p>18. [Empty]</p> <p>19. [Empty]</p> <p>20. [Empty]</p> <p>21. [Empty]</p> <p>22. [Empty]</p> <p>23. [Empty]</p> <p>24. [Empty]</p> <p>25. [Empty]</p> <p>26. [Empty]</p> <p>27. [Empty]</p> <p>28. [Empty]</p> <p>29. [Empty]</p> <p>30. [Empty]</p> <p>31. [Empty]</p> <p>32. [Empty]</p> <p>33. [Empty]</p> <p>34. [Empty]</p> <p>35. [Empty]</p> <p>36. [Empty]</p> <p>37. [Empty]</p> <p>38. [Empty]</p> <p>39. [Empty]</p> <p>40. [Empty]</p> <p>41. [Empty]</p> <p>42. [Empty]</p> <p>43. [Empty]</p> <p>44. [Empty]</p> <p>45. [Empty]</p> <p>46. [Empty]</p> <p>47. [Empty]</p> <p>48. [Empty]</p> <p>49. [Empty]</p> <p>50. [Empty]</p> <p>51. [Empty]</p> <p>52. [Empty]</p> <p>53. [Empty]</p> <p>54. [Empty]</p> <p>55. [Empty]</p> <p>56. [Empty]</p> <p>57. [Empty]</p> <p>58. [Empty]</p> <p>59. [Empty]</p> <p>60. [Empty]</p> <p>61. [Empty]</p> <p>62. [Empty]</p> <p>63. [Empty]</p> <p>64. [Empty]</p> <p>65. [Empty]</p> <p>66. [Empty]</p> <p>67. [Empty]</p> <p>68. [Empty]</p> <p>69. [Empty]</p> <p>70. [Empty]</p> <p>71. [Empty]</p> <p>72. [Empty]</p> <p>73. [Empty]</p> <p>74. [Empty]</p> <p>75. [Empty]</p> <p>76. [Empty]</p> <p>77. [Empty]</p> <p>78. [Empty]</p> <p>79. [Empty]</p> <p>80. [Empty]</p> <p>81. [Empty]</p> <p>82. [Empty]</p> <p>83. [Empty]</p> <p>84. [Empty]</p> <p>85. [Empty]</p> <p>86. [Empty]</p> <p>87. [Empty]</p> <p>88. [Empty]</p> <p>89. [Empty]</p> <p>90. [Empty]</p> <p>91. [Empty]</p> <p>92. [Empty]</p> <p>93. [Empty]</p> <p>94. [Empty]</p> <p>95. [Empty]</p> <p>96. [Empty]</p> <p>97. [Empty]</p> <p>98. [Empty]</p> <p>99. [Empty]</p> <p>100. [Empty]</p>					

This Parcel contains 5.99 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

[illegible]

PROPERTY FACTORS

UIC	Code	Descp	%	Item	Cod	Descp.
Z	a	a		U		
	a	a		i		
n	n	n		i		
Census:						
Food Haz:						
D	s	s		xmpt		
s	s	s		Topa		
i	i	i		Stree		
				Traffi		

AND SECTION (First 7 lines only)

Use	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land
30	LAND		43560		SQUARE SITE	
30	LAND		4.99		ACRES	
30	LAND		150		FRONT FEET	

Total AC/H	5.99000	Total SF/S	260924.39
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Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

[illegible]

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Valu	Total Valu	Asseted Valu	Notes	Date
2009	130	FV		0	5.98	245,500	245,500	245,500		1/27/2008
2008	130	FV		0	5.99	275,900	275,900	275,900		1/2/2008
2007	130	FV		0	5.99	282,500	282,500	282,500	year and	1/23/2007
PRINT										
Date										Time
03/08/1										09:04:3
LAST R										
Date										Time
09/25/0										08:26:0

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Signs

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
ASR Map	
Fact Dist.	
Revet Dis	
Year	
Land Reas	
Bid Reason	

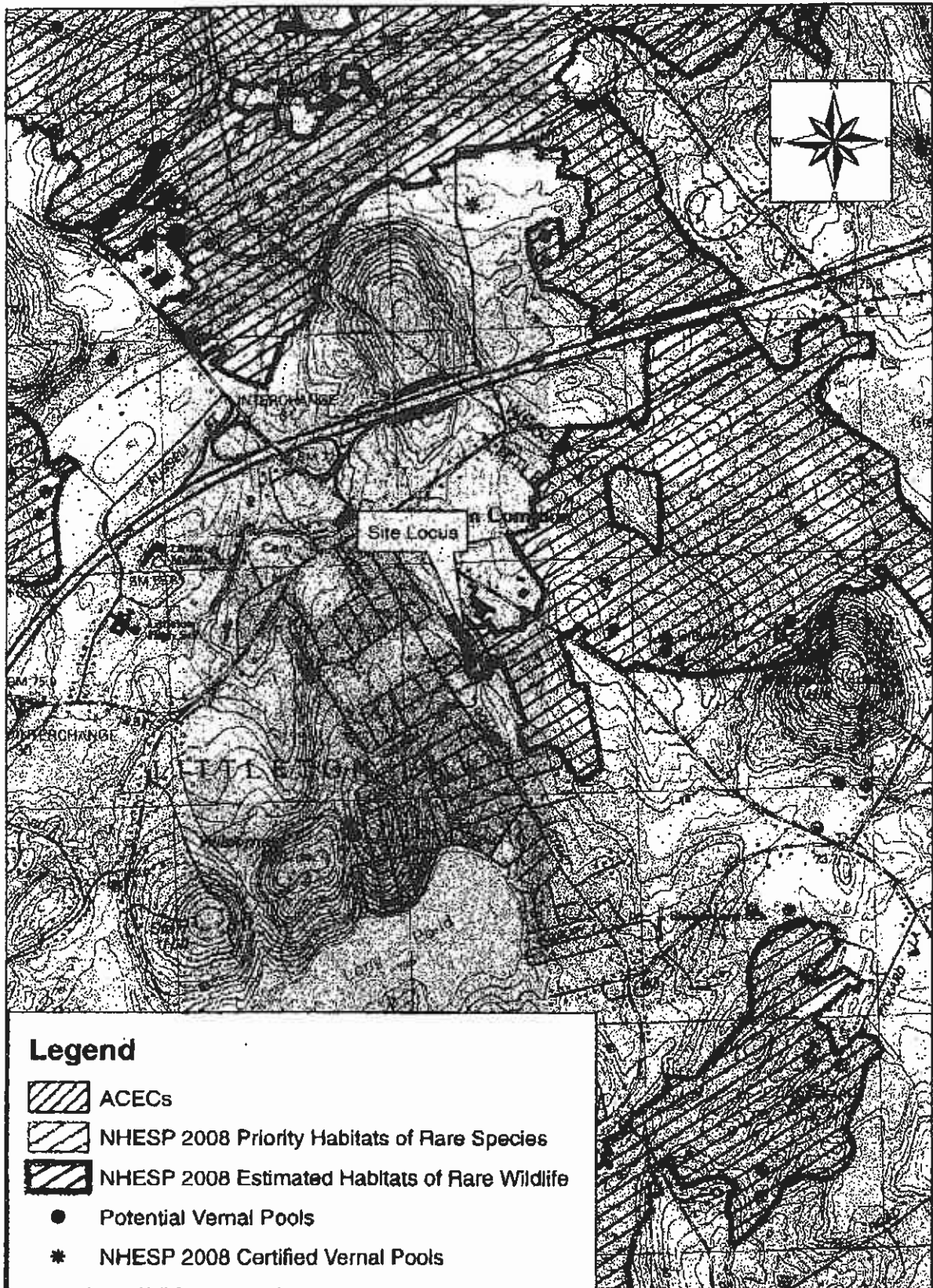




Photo 11. Looking east-southeast toward southern edge of PVP #12773 and the existing horse riding rink.



Photo 9. Looking east from Parcel B toward PVP #12773.



Photo 10. Looking north-northeast at upgradient areas above PVP #12773 on Parcel B.

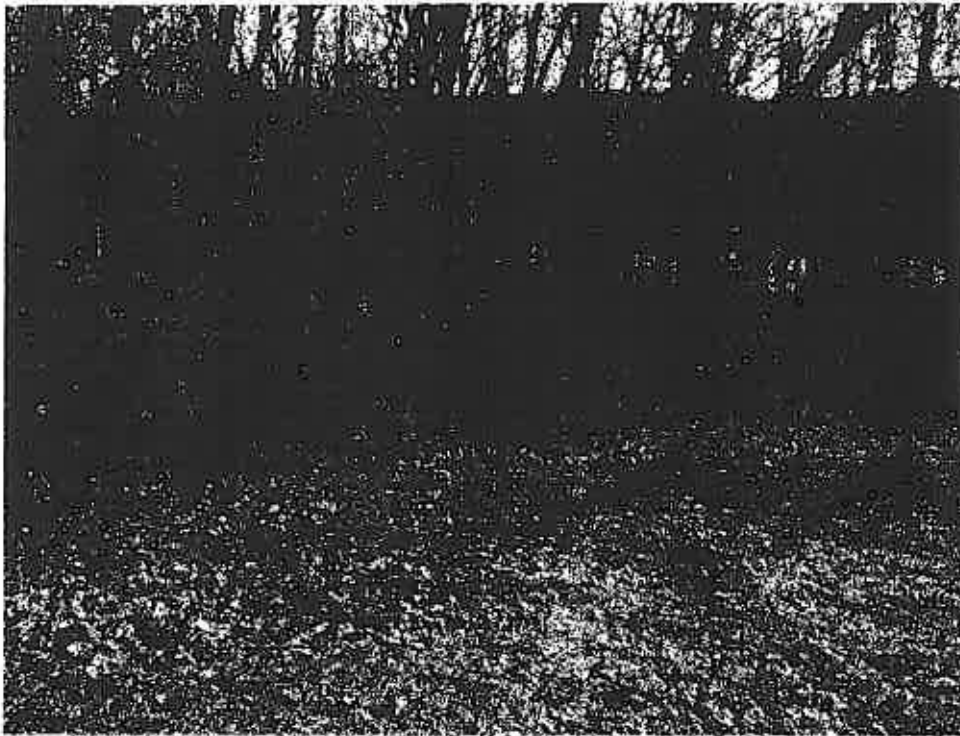


Photo 5. Looking east at scrubby wooded areas on proposed lots 6 & 7.



Photo 6. Looking east from northern side of the stone wall on southern property boundary of Parcel B showing a more natural vegetative condition. Note VP in background.


~~~~~ADDITIONAL INFORMATION~~~~~

1. Will this project require a filing with the Conservation Commission and/or DEP? ☒ No ☐ Yes
2. Will this project meet any threshold for a MA Environmental Policy Act (MEPA) filing (excluding rare species, 301 CMR 11.03 (2))? ☒ No ☐ Yes
3. Has this project previously been issued a NHESP Tracking Number (either by previous NOI Submittal or MESA Information Request Form)? ☐ No ☒ Yes

If Yes - Tracking No. 05-18249

~~~~~PROJECT DESCRIPTION (attach separate sheet, as needed)~~~~~

Please note, certain projects or activities are exempt from review, see 321 CMR 10.14. The MESA does not allow project segmentation. Your filing must reflect all anticipated work associated with the proposed project (CMR 321 10.16).

Please see attached narrative.

~~~~~INCLUDE THE FOLLOWING INFORMATION~~~~~

*The NHESP will notify the applicant within 30 days if the materials submitted do not satisfy requirements for a filing and request submission of any missing materials (321 CMR 10.18(1)).*

**ALL Applicants must submit:**

- ☒ USGS map (1:24,000 or 1:25,000) with property boundary clearly outlined
- ☒ Project plans for entire site (including wetland Resource Areas, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work)
- ☒ Assessor's map or right-of-way plan of site
- ☒ Project description
- ☒ Statement/proof that applicant is the Record Owner or that applicant is a person authorized in writing by the record owner to submit this filing
- ☒ Photographs representative of the site

**Projects altering\* 10 or more acres, must also submit:**

- ☐ A vegetation cover type map of the site
- ☐ Project plans showing Priority Habitat boundaries

The NHESP may request additional information, such as, but not limited to, species and habitat surveys, wetland reports, soil map and reports, and stormwater management reports (321 CMR 10.16).

\*Alteration: Any physical alteration of land, soils, drainage or destruction of plant life, see "Project or Activity" (321 CMR 10.02).



# *Carr Research Laboratory, Inc.*

**Environmental Science, Engineering, & Resource Management**

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(508) 651-7027

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carr@carr-research-lab.com

www.carr-research-lab.com

5 April 2010

## Regulatory Review

Natural Heritage & Endangered Species Program

1 Rabbit Hill Road

Westborough, MA 01581

We are pleased to submit this MESA Project Review on behalf on the applicant William Chisholm of On the Rail Farm Co., Inc. for a proposed 40B Project located at 116 Goldsmith Street in Littleton, MA. Proposed work includes the construction of an access drive, eight proposed single family dwellings, proposed sewage disposal system, and drainage structures, with the remaining areas of the site to be conserved as open space. The site has been mapped as a NHESP Estimated Habitat of Rare Species and a Potential Vernal Pool (PVP #12773) and its 100-Foot Buffer Zone occur on site. No work takes place within the 100-Foot Buffer Zone of the PVP, and the project has been designed to protect and conserve as much priority habitat of state listed rare species as possible.

Please find the following documents attached:

- MESA Project Review Checklist
- Copy of Filing Fee
- MESA Project Review Description
- USGS Map showing site locus
- Littleton Assessor's Map U-11
- Property Card showing proof of ownership
- "The Homes at Kimloch Farms" Site Plan by Foresite Engineering, Inc., dated December 12, 2009

Please do not hesitate to contact us with any questions regarding this filing.

*Carr Research Laboratory, Inc.*

by



Scott Goddard, CWS, PWS

Senior Ecological Engineer and Project Manager



Jamie Walker

Environmental Biologist

CC: William Chisholm, On the Rail Farm Co., Inc.  
Steve Marsh, Westchester Corp.

~~~~ FILING FEES ~~~~

See Fee Schedule below

a. Total MESA Fee Paid \$300 b. Acreage of Disturbance* 2.19 c. Total Site Acreage 5.99

~~~~ REQUIRED SIGNATURES ~~~~

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

*William D. Chisholm*  
Signature of Property Owner/Record Owner of Property

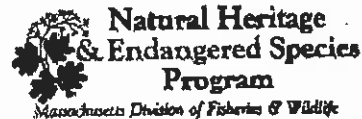
3-10-2010  
Date

\_\_\_\_\_  
Signature of Applicant (required, if different from Owner)

\_\_\_\_\_  
Date

**Please send form, required information, and filing fee (payable to "Comm. of MA - NHESP") to:**

Regulatory Review  
Natural Heritage & Endangered Species Program  
1 Rabbit Hill Road  
Westborough, MA 01581



**Questions regarding this form should be directed according to the county that the property is located:**

Berkshire, Essex, Franklin, Hampshire, Hampden, Middlesex & Worcester Counties call: 508-389-6361  
Barnstable, Bristol, Dukes, Nantucket, Norfolk, Plymouth & Suffolk Counties call: 508-389-6364

| PROJECT REVIEWS<br>321 CMR 10.18 |                                                                          |                                                |                                               |
|----------------------------------|--------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------|
| Project Definition               | Project Criteria                                                         | Fee                                            | Response Time                                 |
| Simple                           | Less than 5 acres of disturbance*                                        | \$ 300.00                                      | 60 days from determination of complete filing |
| Intermediate<br>(Moderate)       | 5 to 20 acres of disturbance*                                            | \$ 1800.00                                     | 60 days from determination of complete filing |
| Complex                          | More than 20 acres of disturbance* or project requires wetlands variance | \$ 4000.00                                     | 60 days from determination of complete filing |
| Linear                           | Projects greater than 1 mile in length.                                  | \$ 4000.00<br>per Priority Habitat intersected | 60 days from determination of complete filing |

\* Disturbance means direct physical disturbance of the land surface or waterbody, soil and/or vegetation. If only a portion of the project site is located within Priority Habitat, indicate total area of disturbance for site as a whole



# MESA PROJECT REVIEW CHECKLIST

Massachusetts Endangered Species Act M.G.L. c. 131A and Regulations 131 CMR 10.001

Massachusetts Division of Fisheries & Wildlife  
Natural Heritage & Endangered Species Program

## CONTACT INFORMATION

If you already completed your Notice of Intent- Form 3, you can send page 1 of the NOI in place of questions 1 through 4 in this section

1. **Project Location:**  
116 Goldsmith Street Littleton 01460  
Street Address/Location City/Town Zip Code  
U-11 53-1  
Assessor's Map/Plot number Parcel/Lot Number
2. **Applicant:**  
William Crisholm On the Rail Farm Co., Inc  
First Name Last Name Company  
PO Box 99  
Mailing Address  
Shirley MA 01464  
City/Town State Zip Code  
978-582-0000  
Phone Number Fax Number Email address
3. **Property owner (if different from applicant):**  
First Name Last Name Company  
Mailing Address  
City/Town State Zip Code  
Phone Number Fax Number Email address
4. **Representative (if any):**  
Carr Research Laboratory  
Company  
Scott Goddard  
Contact Person First Name Contact Person Last Name  
251 West Central Street, Suite D-30  
Mailing Address  
Natick MA 01760  
City/Town State Zip Code  
508-651-7027 508-647-4737 scott@carr-research-lab.com  
Phone Number Fax Number Email address

# EXTERIOR INFORMATION

| Spec       | Value   | Notes |
|------------|---------|-------|
| Foundation | 1.2 Bat |       |
| Frame      | 1.2 Bat |       |
| Frame Wall | 1.2 Bat |       |
| Sec Wall   | 1.2 Bat |       |
| Pool/Cov   | 1.2 Bat |       |
| Color      | 1.2 Bat |       |
| View       | 1.2 Bat |       |

## GENERAL INFORMATION

| Grade        | Value   | Notes |
|--------------|---------|-------|
| Year Bld     | 1.2 Bat |       |
| AR LCO       | 1.2 Bat |       |
| Justified    | 1.2 Bat |       |
| Const Mod    | 1.2 Bat |       |
| Lump Sum Adj | 1.2 Bat |       |

## INTERIOR INFORMATION

| Area       | Value   | Notes |
|------------|---------|-------|
| Agg HbFL   | 1.2 Bat |       |
| Prim Int   | 1.2 Bat |       |
| Sec Int W  | 1.2 Bat |       |
| Partion    | 1.2 Bat |       |
| Prim Floor | 1.2 Bat |       |
| Sec Floor  | 1.2 Bat |       |
| Bsmnt Flr  | 1.2 Bat |       |
| Bsmnt Ce   | 1.2 Bat |       |
| Electric   | 1.2 Bat |       |
| Insulation | 1.2 Bat |       |
| Int vs Ext | 1.2 Bat |       |
| Heat Fuel  | 1.2 Bat |       |
| Heat Typ   | 1.2 Bat |       |
| # Heat Sy  | 1.2 Bat |       |
| % Heated   | 1.2 Bat |       |
| Solar HbV  | 1.2 Bat |       |
| % Conn     | 1.2 Bat |       |

## DEPRECIATION

| Category | Value   | Notes |
|----------|---------|-------|
| Phys Cor | 1.2 Bat |       |
| Function | 1.2 Bat |       |
| Economic | 1.2 Bat |       |
| Special  | 1.2 Bat |       |
| Overide  | 1.2 Bat |       |
| Total    | 1.2 Bat |       |

## CALC SUMMARY

| Category       | Value   | Notes |
|----------------|---------|-------|
| Base 37 SQ     | 1.2 Bat |       |
| Size Adj       | 1.2 Bat |       |
| Const Adj      | 1.2 Bat |       |
| Adj \$ SQ      | 1.2 Bat |       |
| Other Features | 1.2 Bat |       |
| Grade Factor   | 1.2 Bat |       |
| Neighborhood   | 1.2 Bat |       |
| LUC Factor     | 1.2 Bat |       |
| Ad Total       | 1.2 Bat |       |
| Depreciation   | 1.2 Bat |       |
| Depreciated To | 1.2 Bat |       |

## SPEC FEATURES/YARD ITEMS

| Code | Description | Value | Notes |
|------|-------------|-------|-------|
| None |             |       |       |

# COMMENTS

CHICKEN TRAIL LANE DASTER M...  
 2006 PLAN SPLITTING PROPERTY  
 THIS PARCEL BLOOMING CO...

## RESIDENTIAL GRID

| Category        | Value   | Notes |
|-----------------|---------|-------|
| 1st Res Gt Des  | 1.2 Bat |       |
| 2nd Res Gt Des  | 1.2 Bat |       |
| 3rd Res Gt Des  | 1.2 Bat |       |
| 4th Res Gt Des  | 1.2 Bat |       |
| 5th Res Gt Des  | 1.2 Bat |       |
| 6th Res Gt Des  | 1.2 Bat |       |
| 7th Res Gt Des  | 1.2 Bat |       |
| 8th Res Gt Des  | 1.2 Bat |       |
| 9th Res Gt Des  | 1.2 Bat |       |
| 10th Res Gt Des | 1.2 Bat |       |

## REMODELING RES BREAKDOWN

| Category | Value   | Notes |
|----------|---------|-------|
| NEUR RMS | 1.2 Bat |       |
| BRS FL   | 1.2 Bat |       |
| Interior | 1.2 Bat |       |
| Exterior | 1.2 Bat |       |
| Adoption | 1.2 Bat |       |
| Fitcher  | 1.2 Bat |       |
| Baths    | 1.2 Bat |       |
| Flaming  | 1.2 Bat |       |
| Electric | 1.2 Bat |       |
| Heating  | 1.2 Bat |       |
| General  | 1.2 Bat |       |
| Totals   | 1.2 Bat |       |

## COMPARABLE SALES

| Category        | Value   | Notes |
|-----------------|---------|-------|
| Rate            | 1.2 Bat |       |
| Parcel ID       | 1.2 Bat |       |
| Date            | 1.2 Bat |       |
| Sale Price      | 1.2 Bat |       |
| WVA \$ S        | 1.2 Bat |       |
| AVRat           | 1.2 Bat |       |
| Juris Factor    | 1.2 Bat |       |
| Special Feature | 1.2 Bat |       |
| Final Total     | 1.2 Bat |       |

## PARCEL ID

| Category  | Value   | Notes |
|-----------|---------|-------|
| Parcel ID | 1.2 Bat |       |
| App Value | 1.2 Bat |       |
| App Value | 1.2 Bat |       |
| App Value | 1.2 Bat |       |
| App Value | 1.2 Bat |       |
| App Value | 1.2 Bat |       |
| App Value | 1.2 Bat |       |
| App Value | 1.2 Bat |       |
| App Value | 1.2 Bat |       |
| App Value | 1.2 Bat |       |

## IMAGE

## SUB AREA

| Category | Value   | Notes |
|----------|---------|-------|
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |

## SUB AREA DETAIL

| Category | Value   | Notes |
|----------|---------|-------|
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |
| Sub Area | 1.2 Bat |       |

## SKETCH

AssessPro Patriot Properties, Inc