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# Notice of Intent

*Pursuant to the Massachusetts Wetlands Protection Act MGL ch.131 sec.40 & Town of Littleton Wetlands Protection Bylaw*

## Proposed Project:

64 Beaver Brook Road – Lot 3  
Littleton, Massachusetts  
R19-18-0



**Date:** February 11<sup>th</sup>, 2025

**Prepared By:** Dillis & Roy Civil Design Group, Inc.  
1 Main Street – Suite #1  
Lunenburg, Massachusetts 01462

**Prepared For:** Michael & Hannah Gruar  
64 Beaver Brook Road  
Littleton, MA 01460

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# NOTICE OF INTENT



**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):

64 Beaver Brook Road (Lot 3)

a. Street Address

Littleton

b. City/Town

01460

c. Zip Code

Latitude and Longitude:

42.5724

d. Latitude

-71.4973

e. Longitude

R19

f. Assessors Map/Plat Number

18

g. Parcel /Lot Number

2. Applicant:

Michael & Hannah

a. First Name

Gruar

b. Last Name

c. Organization

64 Beaver Brook Road

d. Street Address

Littleton

e. City/Town

MA

f. State

01460

g. Zip Code

h. Phone Number

i. Fax Number

hannahgruar@gmail.com michaeljgruar@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):

Greg

a. First Name

Roy

b. Last Name

Dillis & Roy Civil Design Group, Inc.

c. Company

1 Main Street, Suite 1

d. Street Address

Lunenburg

e. City/Town

MA

f. State

01462

g. Zip Code

978-779-6091

h. Phone Number

978-779-0260

i. Fax Number

groy@dillisandroy.com

j. Email address

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

\$610.00

a. Total Fee Paid

\$292.50

b. State Fee Paid

\$317.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

This Notice of Intent has been specifically prepared for the proposed work located within the Buffer Zone on Lot 3 (as seen on the attached Shared Driveway Plan) which includes the associated grading for the construction of a stormwater management area and private on-site sewage disposal system to serve a single-family dwelling.

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:

South Middlesex

a. County

75736

c. Book

b. Certificate # (if registered land)

281

d. Page Number

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

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

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



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

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

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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

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

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

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

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

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





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**C. Other Applicable Standards and Requirements**

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

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

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

a. ☐ Yes ☒ No

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

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

b. Date of map \_\_\_\_\_

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

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

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

(a) within wetland Resource Area

\_\_\_\_\_ percentage/acreage

(b) outside Resource Area

\_\_\_\_\_ percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/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 - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

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

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

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

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes    ☐ No

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



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

**Online Users:**

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

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

## **D. Additional Information**

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

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

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

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



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

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

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

Shared Residential Driveway Plan

a. Plan Title

Dillis & Roy Civil Design Group, Inc.

b. Prepared By

02/11/2025

d. Final Revision Date

Gregory S. Roy, P.E.

c. Signed and Stamped by

1" = 30'

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

**E. Fees**

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

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

0154

2. Municipal Check Number

0153

4. State Check Number

Michael

6. Payor name on check: First Name

04/02/2025

3. Check date

04/02/2025

5. Check date

Gruar

7. Payor name on check: Last Name



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**F. Signatures and Submittal Requirements**

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

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

*Wendell D. Brown*

1. Signature of Applicant

04/02/2025

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

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:

64 Beaver Brook Road

a. Street Address

Littleton

b. City/Town

\$292.50 (state) + \$317.50 (local)

d. Fee amount

c. Check number

### 2. Applicant Mailing Address:

Michael & Hannah

a. First Name

Gruar

b. Last Name

c. Organization

64 Beaver Brook Road

d. Mailing Address

Littleton

e. City/Town

MA

f. State

01460

g. Zip Code

h. Phone Number

i. Fax Number

hannahgruar@gmail.com  
michaeljgruar@gmail.com

### 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)

<b>Step 1/Type of Activity</b>	<b>Step 2/Number of Activities</b>	<b>Step 3/Individual Activity Fee</b>	<b>Step 4/Subtotal Activity Fee</b>
1.a) work on single family lot; addition, pool, etc.	1	\$110.00	\$110.00
2.g) each project source (storm drain) discharge	1	\$500.00	\$500.00
<b>Step 5/Total Project Fee:</b>			<b>\$1,450.00</b>

### Step 6/Fee Payments:

Total Project Fee:	<u>\$610.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$292.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	<u>\$317.50</u>
	c. 1/2 Total Fee <b>plus</b> \$12.50

### C. Submittal Requirements

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

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

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

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

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# PROJECT NARRATIVE

## 1.0 Project Narrative

### 1.1 *Project Type*

The proposed project in its entirety involves the construction of two single-family dwellings and a shared driveway. This Notice of Intent has been specifically prepared for the proposed work located within the Buffer Zone on Lot 3 (as seen on the attached Shared Driveway Plan) which includes the associated grading for the construction of a stormwater management area and private on-site sewage disposal system to serve a single-family dwelling. The attached WPA Form 3 has been specifically prepared for the referenced work on Lot 3. The following narrative describes the subject site and proposed work in its entirety.

### 1.2 *Site Description*

The subject property is located at 64 Beaver Brook Road and contains approximately  $\pm 10.12$  acres of land. The property has been previously developed and includes an existing single-family dwelling, paved driveway, on-site private sewage disposal system & private water supply well. The parcel is located within the Residential Zoning District. Multiple Bordering Vegetated Wetland systems are found on-site behind the previous development as shown on the attached Site Plan. The largest BVW area bisects the rear of the lot from Beaver Brook Road. The USDA soil map indicated that the development area is underlain with soils belonging primarily to Hydrologic Soil Group (HSG) C. Group C soils have a slower infiltration rate when thoroughly wet. The site does not contain any stormwater infrastructure, or conveyance measures on-site. Generally, the stormwater runoff which accumulates on site sheet flows overland towards the wetland resource areas from south to north.

Site visits have been conducted to evaluate the above-mentioned site with regard to the presence of Wetland Resource Areas, as defined by the Massachusetts Wetlands Protection Act (M.G.L. c. 131 s. 40) and Regulations (310 CMR 10.00), and Littleton Wetlands Bylaw.

The existing topography of the site generally slopes from South to North towards the large Bordering Vegetated Wetland system which bisects the site.



Based on the most recently available Flood Insurance Rate map for the Town of Littleton, the project site does not have any areas subject to inundation during the 100-year frequency storm event. This information was obtained from the Federal Flood Insurance Rate (FIRM) Flood Plain Map 25017C0228E June 4, 2010.

In accordance with regulation 310 CMR 10.59, no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species. Specified habitat sites of rare species have been identified by the Massachusetts Natural Heritage and Endangered Species Program of the Division of Fisheries and Wildlife. The Massachusetts Natural Heritage Atlas 13th Edition indicates that the site does not contain areas identified as habitat sites of rare species and wildlife. There are no certified vernal pools on or near the project site.

The NRCS soil survey information indicates that all of the site is underlain by soils classified as belonging to Hydrologic Soil Groups C (Paxton fine sandy loam). Soils belonging to HSG C have a slower infiltration rate and have a high runoff potential.

### ***1.3 Proposed Project***

The proposed project involves the construction of a 16-foot-wide shared driveway ( $\pm 435$  L.F.) to provide access to two residential lots (Lot 1 & Lot 3, as seen on Plan of Land in Littleton, Massachusetts, dated October 18th, 2024, prepared by Dillis and Roy Civil Design Group, Inc.). Both single-family dwellings and their associated private driveways will be located outside of the 100-foot buffer zone. Each dwelling will be serviced by a private septic system and private water supply well. Due to the wetland system which bisects the site, the proposed shared driveway will require a wetland crossing to provide access to the upland area at the rear of the property. The proposed scope of work also includes a wetland replication area to mitigate the direct BVW disturbance. Each dwelling will require separate utility connections and their appurtenances. Two separate stormwater management areas are proposed to capture and mitigate stormwater runoff associated with the development.

Per the Massachusetts Stormwater Standards Handbook (Volume 1, Chapter1 Page 3), the stormwater standards do not apply to housing development projects comprised of detached single-family dwellings on four or fewer lots provided there is no discharge to critical areas. However, Section §38-14 of the Littleton Town Bylaw requires the filing of a stormwater management permit application for any disturbance over one acre. The disturbance associated with the proposed scope of work exceeds one acre.

The project has been designed to meet the Town of Littleton's local Stormwater Management requirements and the Massachusetts Stormwater Standards to the maximum extent practicable.

1. *The replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area.*

The replacement area is located in close proximity to the lost area and adjacent to the remaining area of the Bordering Vegetated Wetland.

2. *At least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plants species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods.*

Over 75% of the surface of the replacement area includes indigenous wetland plants. Additionally, the replacement area will be seeded with "New England Wet Mix" (wetland seed mix) as distributed by New England Wetland Plants.

3. *The replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00.*

The proposed replacement area has been designed to meet all applicable general performance standards in the Wetlands Protection Act.

#### **1.4 Mitigation Measures**

Erosion and sediment controls have been incorporated in the design of the layout with the objective of retaining sediment on site, filtering and reducing storm water discharge and protecting wetland and undisturbed areas. A combination of stabilization and structural practices is included to meet the objective, as described in detail below. The following is a list of common temporary and permanent structural erosion control devices, which will be applied:

- 1.4.1 Straw wattles will be installed up gradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The straw wattles will be installed according to the manufacturer's instructions and will be maintained throughout the construction process.

- 1.4.2 The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately half of the original installed height of the barrier. The overall condition of the straw wattles will be inspected and maintained by the general contractor to maintain the level of sufficiency.
- 1.4.3 A wetland replication area is proposed to mitigate the impacts of wetland disturbance. The proposed wetland replication area will be planted with species native to the area and will be located as shown on the proposed Site Plan. The replication areas have been designed to provide a minimum wetland area equal to 1x the amount of resource area disturbed during construction (1:1 ratio provided). Prior to construction, the Applicant will identify any mature trees within the replication area that can be retained.

Upon completion of construction, all disturbed areas shall be loamed and seeded (or landscaped). The erosion and sedimentation controls shall be removed only upon final stabilization of the site and/or after the Conservation Commission has issued a Certificate of Compliance for the project.

## ***1.5 WETLAND PROTECTION ACT PERFORMANCE STANDARD***

In accordance with 310 CMR 10.01(2), Dillis & Roy Civil Design Group, Inc. briefly reviewed the proposed project's compliance with the Wetland Protection Act in regard to the following interests:

- 1.5.1 **Private and Public Water Supplies** – The on-site sewage disposal system is located outside of all the resource areas subject to protection of 310 CMR 10.00 and the Townsend Wetland Bylaw. A private well will be drilled for each lot to service the proposed dwellings. Given the use of the properties (single-family residential), no impact to private or public water supplies are anticipated.
- 1.5.2 **Groundwater Supply** – Grassed swales, stormwater management areas, and the proposed culverts will ensure that stormwater runoff is routed in a manner similar to existing conditions. All disturbed areas that are not paved will be restored with loam & seed which will encourage stormwater recharge on the site.
- 1.5.3 **Flood Control** - The project is located outside of the 100-year flood elevation and does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a).

- 1.5.4 **Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work. The driveway will be superelevated to route stormwater runoff to a grassed swale along the eastern side of the proposed driveway. The overflow of one of the stormwater management areas will route stormwater towards the wetland replication area, providing saturation of the soils in the replication area. Any sediment associated with the stormwater runoff will settle out in the stormwater management area upgradient of the replication area.

## **1.6 WETLAND PROTECTION ACT PERFORMANCE STANDARD**

In accordance with 310 CMR 10.01(2), Dillis & Roy Civil Design Group, Inc. briefly reviewed the proposed project's compliance with the Wetland Protection Act regarding the following interests:

- 1.6.1 **Private and Public Water Supplies** – The proposed private wells are located outside of all resource areas subject to protection of 310 CMR 10.00 and Littleton Bylaw. There are no public water supply protection areas within the work area of the site.
- 1.6.2 **Groundwater Supply** – It is expected that the post-developed infiltration of stormwater will be similar to the pre-developed condition. The site is underlain with well-drained sands and gravel which promote infiltration. The increase in the impervious area is relatively minor and will not have a significant impact on the hydrologic conditions of the site.
- 1.6.3 **Flood Control** – The project is located outside of the 100-year flood elevation and does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a).
- 1.6.4 **Storm Damage Prevention** – Erosion control barriers are proposed along the edge of the water and downgradient from the proposed work. Given that the soils are well drained, significant erosion or washout is not expected for the proposed project.
- 1.6.5 **Prevention of Pollution** – The proposed project does not intend to use, store, or generate any potentially toxic or hazardous materials on the site. The project does not propose any underground or above ground storage for any chemicals of gasoline. As such, no toxic or hazardous materials are to be disposed of on the site. In the event that toxic materials are uncovered unexpectedly during construction, disposal of all such materials will comply with applicable rules and regulations.

1.6.6 **Protection of land containing shellfish** - Not applicable.

1.6.7 **Protection of Fisheries** – Not applicable.

***1.7 Protection of Wildlife Habitat***

The Massachusetts Natural Heritage Atlas (August 2017 Edition) demonstrates that the site is not in a Priority Habitats of Rare Species and Estimated Habitats of Rare Wildlife. A filing with NHESP is not required.

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# ABUTTER NOTIFICATION

## NOTIFICATION TO ABUTTERS

**Pick one:**

- ☒ **Notice of Intent/Abbreviated NOI**
- ☐ **Abbreviated Notice of Resource Area Delineation**
- ☐ **Request for Determination of Applicability**
- ☐ **Request to Amend an Order of Conditions (MADEP File # 204\_\_\_\_\_)**

### Modification for Virtual Meetings

*Under MA Wetlands Protection Act and Littleton Wetlands Protection ByLaw (Chapter 171), this form must be completed and mailed, certified mail return receipt requested, to all abutters at their mailing addresses shown on the most recent Town Assessor's records as well as the owner (if not applicant).*

In accordance with the MA Wetlands Protection Act and Littleton Wetlands Protection ByLaw Chapter 171-2D, you are hereby notified of a public hearing on the matter described below:

- A. The applicant has filed a permit application with the Littleton Conservation Commission for work in an area subject to protection under the Massachusetts Wetlands Protection Act and Littleton Wetlands Protection ByLaw.
- B. The name of the applicant is Michael & Hannah Gruar
- C. The address of the land where the activity is proposed is 64 Beaver Brook Road
- D. The work proposed is Construction of a shared driveway to provide access to two single family dwellings.
- E. Copies of the filing may be examined at the Conservation Commission office at 37 Shattuck Street Monday through Thursday; 9:00 – 1:00 (please call first to ensure the Conservation Agent is available and not out on site visits). The office phone number is 978-540-2428.
- F. Copies of the filing may be obtained electronically from (check one) the ☐ applicant or ☒ the applicant's representative by calling 978 - 779 - 6091 during the following times: Monday-Friday 8:00AM-4:00PM



- G. The public hearing/meeting will be held on \_\_\_\_\_. Information regarding the date and time of the public hearing/meeting may be obtained from the Littleton Conservation Commission (see contact info at the end of this notice).
- H. Notice of the public hearing/meeting, including date and time will be published at least five business days in advance in a paper of local circulation. The agenda, noting times will be posted at Town Hall and at <https://ma-littleton.civicplus.com/AgendaCenter/Search/?term=&CIDs=13,&startDate=&endDate=&dateRange=&dateSelector=> at least 48 hours in advance of the meeting. It is currently anticipated that this meeting will be held entirely remotely, pursuant to “An Act Relative to Extending Certain State of Emergency Accommodations” (July 16, 2022) and the extension of that Act through March 21, 2025. If the meeting is held remotely, instructions for remote viewing of, and participation in, the meeting will be included in the agenda and may also be obtained from the Littleton Conservation Commission.

You may contact the Littleton Conservation Commission staff ([Conservation@littletonma.org](mailto:Conservation@littletonma.org); 978-540-2428), or the Massachusetts Department of Environmental Protection/ Central Region (508-792-7650) at 8 New Bond Street, Worcester, MA 01606) for information about this application

9-14-2023



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

Date: February 13, 2025

Re: **Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)**

Applicant: Michael & Hannah Gruar  
Name of Firm: Dillis & Roy  
Mailing Address: 1 Main St Suite 1 Lunenburg  
  
Subject Parcel Location: 64 Beaver Brook Road  
Subject Owner: Michael & Hannah Gruar  
Subject Parcel ID: R19-18-0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply." .....

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 47 including the subject parcel(s).

Certified by:

Kim Prehl, Office Assistant

NOTE: This **abutters list** will be **valid** for three (3) months from the date of signature. Please be aware that per **Massachusetts** General Law (G. L. c 66, § 10) this office has up to 10 calendar days to fulfill this request.

9 CHARLES RIDGE RD LITTLETON RIDGE ESTATES LLC 12 DAMONMILL ROAD CONCORD, MA 01742	R19 1 0 LUC: 102	2 UNIT E CHARLES RIDGE RD CAPLE BARBARA R 2 E CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 201 LUC: 102	4 UNIT C CHARLES RIDGE RD MANCUSO SUSAN 4C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 402 LUC: 102
2 UNIT D HANNAH DODGE RD CARVER BRIAN S 2D HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1001 LUC: 102	2 UNIT D CHARLES RIDGE RD TAVOULARIS FAMILY TRUST TAVOULARIS ANN DONNELLY TRUSTE 2D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 202 LUC: 102	4 UNIT B CHARLES RIDGE RD SAI AMITH K K V S THOTA SUNITHA 4B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 403 LUC: 102
2 UNIT C HANNAH DODGE RD GALLAGHER VIRGINIA M 2C HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1002 LUC: 102	2 UNIT C CHARLES RIDGE RD KANE CHRISTOPHER R 2 C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 203 LUC: 102	4 UNIT A CHARLES RIDGE RD GONSALVES MARK S 4A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 404 LUC: 102
2 UNIT B HANNAH DODGE RD LOWRY KAREN M 2B HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1003 LUC: 102	2 UNIT B CHARLES RIDGE RD PATEL ISANKUMAR PATEL ADITI 2B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 204 LUC: 102	5 UNIT D CHARLES RIDGE RD PEDDI SARAT C KANDULA SIREESHA 9 LONGMEADOW WAY ACTON, MA 01720	R19 1 501 LUC: 102
2 UNIT A HANNAH DODGE RD GURUSWAMY BALAVINODH DASARATHAN SARANYA 2A HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1004 LUC: 102	2 UNIT A CHARLES RIDGE RD BALFE NINA 2A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 205 LUC: 102	5 UNIT C CHARLES RIDGE RD NATH DILLIP KUMAR NATH PRANATI 5 UNIT C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 502 LUC: 102
1 UNIT E CHARLES RIDGE RD KONDAMAREDDY SATYA SAI R 65 LOST LAKE DRIVE GROTON, MA 01450	R19 1 101 LUC: 102	3 UNIT D CHARLES RIDGE RD PICCIRILLO MICHAEL J DEVINCENT LAUREN D 3 D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 301 LUC: 102	5 UNIT B CHARLES RIDGE RD MAW JOHN PAUL CHMURA SAMANTHA ELIZABETH 5B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 503 LUC: 102
1 UNIT D CHARLES RIDGE RD PATIL SNEHA DNYANESHWAR PATIL MAYURESH GORAKN 1D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 102 LUC: 102	3 UNIT C CHARLES RIDGE RD STEPHENS ROBERT M 3C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 302 LUC: 102	5 UNIT A CHARLES RIDGE RD COULL JAMES M 5A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 504 LUC: 102
1 UNIT C CHARLES RIDGE RD RAO REVOCABLE LIVING TRUST TRUSTEE RAO UPENDRA 197 CHERRY TREE LN GROTON, MA 01450	R19 1 103 LUC: 102	3 UNIT B CHARLES RIDGE RD JANES SUSAN H 3 B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 303 LUC: 102	6 UNIT D CHARLES RIDGE RD BATTHULA SIRISHADEVI DHULIPALA VASU BABU 6D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 601 LUC: 102
1 UNIT B CHARLES RIDGE RD SIM UNG SIK HAM JUNG SOON 1B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 104 LUC: 102	3 UNIT A CHARLES RIDGE RD ANDREWS JANE M 3 A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 304 LUC: 102	6 UNIT C CHARLES RIDGE RD RODGER REALTY TRUST RODGER BARBARA - TRUSTEE 6 C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 602 LUC: 102
1 UNIT A CHARLES RIDGE RD MILLER LISA 1A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 105 LUC: 102	4 UNIT D CHARLES RIDGE RD SANKAR GANESH SRINIVASAN LAKSHMI 4D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 401 LUC: 102	6 UNIT B CHARLES RIDGE RD SHORTEN JULIANE 6B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 603 LUC: 102

6 UNIT A CHARLES RIDGE RD	R19 1 604	1 UNIT D HANNAH DODGE RD	R19 1 902
TRACY THOMAS A	LUC: 102	PELLETIER BRENDA H	LUC: 102
TRACY MICHELLE R		1D HANNAH DODGE RD	
6A CHARLES RIDGE RD UNIT 604		LITTLETON, MA 01460	
LITTLETON, MA 01460			
7 UNIT D CHARLES RIDGE RD	R19 1 701	1 UNIT C HANNAH DODGE RD	R19 1 903
OLSON SCOTT	LUC: 102	GAIPO CLAIRE L	LUC: 102
OLSON THERESE MOAG		1C HANNAH DODGE RD	
7 D CHARLES RIDGE RD		LITTLETON, MA 01460	
LITTLETON, MA 01460			
7 UNIT C CHARLES RIDGE RD	R19 1 702	1 UNIT B HANNAH DODGE RD	R19 1 904
PANCHAGNULA ADITYA DATT	LUC: 102	TRUNDY PAULA J	LUC: 102
7C CHARLES RIDGE RD		1B HANNAH DODGE RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
7 UNIT B CHARLES RIDGE RD	R19 1 703	1 UNIT A HANNAH DODGE RD	R19 1 905
FABER STEPHANIE R	LUC: 102	CORMIER DIANE M	LUC: 102
7B CHARLES RIDGE RD UNIT 703		1A HANNAH DODGE RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
7 UNIT A CHARLES RIDGE RD	R19 1 704	68 BEAVER BROOK RD	R19 17 0
LINDMARK SUSAN M	LUC: 102	RUSTAN EDWARD A	LUC: 101
7 A CHARLES RIDGE RD		RUSTAN SARAH J	
LITTLETON, MA 01460		68 BEAVER BROOK RD	
		LITTLETON, MA 01460	
8 UNIT D CHARLES RIDGE RD	R19 1 801	591 GREAT RD	R19 8 0
MENON SHARAT SHASHI	LUC: 102	MATHESON IRVING R	LUC: 0173
DESHPANDE MADHURA ANIL		MATHESON JR FRANK W	
8D CHARLES RIDGE RD		PO BOX 697	
LITTLETON, MA 01460		LITTLETON, MA 01460	
8 UNIT C CHARLES RIDGE RD	R19 1 802	OFF GREAT RD	R19 9 0
CHOUGULE VIJAY	LUC: 102	MATHESON IRVING R	LUC: 717
CHOUGULE PRIYANKA		MATHESON JR FRANK W	
8C CHARLES RIDGE RD UNIT 802		PO BOX 697	
LITTLETON, MA 01460		LITTLETON, MA 01460	
8 UNIT B CHARLES RIDGE RD	R19 1 803		
WHIPPEN ASHLEY E	LUC: 102		
8B CHARLES RIDGE RD			
LITTLETON, MA 01460			
8 UNIT A CHARLES RIDGE RD	R19 1 804		
GONZALEZ DONNA Z	LUC: 102		
8 A CHARLES RIDGE RD			
LITTLETON, MA 01460			
1 UNIT E HANNAH DODGE RD	R19 1 901		
THE ANDREW COULL LIVING TRUST	LUC: 102		
TRUSTEE COULL ANDREW			
1E HANNAH DODGE RD			
LITTLETON, MA 01460			



**TOWN OF LITTLETON  
BOARD OF ASSESSORS**

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

Date: February 13, 2025

Re: Certified List of Abutters Conservation Commission

Applicant: Michael & Hannah Gruar  
Name of Firm: Dillis & Roy  
Mailing Address: 1 Main St Suite 1 Lunenburg

Subject Parcel Location: 64 Beaver Brook Rd  
Subject Parcel No.: R19-18-0  
Subject Owner Name: Michael & Hannah Gruar

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." .....

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

Number of Abutter(s) 46 including the subject parcels + 1 Applicant Requesting Abutter's

List. Certified by:

  
\_\_\_\_\_

Name: Kim Prehl

Title: Office Assistant

9 CHARLES RIDGE RD LITTLETON RIDGE ESTATES LLC 12 DAMONMILL ROAD CONCORD, MA 01742	R19 1 0 LUC: 102	2 UNIT E CHARLES RIDGE RD CAPLE BARBARA R 2 E CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 201 LUC: 102	4 UNIT C CHARLES RIDGE RD MANCUSO SUSAN 4C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 402 LUC: 102
2 UNIT D HANNAH DODGE RD CARVER BRIAN S 2D HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1001 LUC: 102	2 UNIT D CHARLES RIDGE RD TAVOULARIS FAMILY TRUST TAVOULARIS ANN DONNELLY TRUSTE 2D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 202 LUC: 102	4 UNIT B CHARLES RIDGE RD SAI AMITH K K V S THOTA SUNITHA 4B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 403 LUC: 102
2 UNIT C HANNAH DODGE RD GALLAGHER VIRGINIA M 2C HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1002 LUC: 102	2 UNIT C CHARLES RIDGE RD KANE CHRISTOPHER R 2 C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 203 LUC: 102	4 UNIT A CHARLES RIDGE RD GONSALVES MARK S 4A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 404 LUC: 102
2 UNIT B HANNAH DODGE RD LOWRY KAREN M 2B HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1003 LUC: 102	2 UNIT B CHARLES RIDGE RD PATEL ISANKUMAR PATEL ADITI 2B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 204 LUC: 102	5 UNIT D CHARLES RIDGE RD PEDDI SARAT C KANDULA SIREESHA 9 LONGMEADOW WAY ACTON, MA 01720	R19 1 501 LUC: 102
2 UNIT A HANNAH DODGE RD GURUSWAMY BALAVINODH DASARATHAN SARANYA 2A HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1004 LUC: 102	2 UNIT A CHARLES RIDGE RD BALFE NINA 2A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 205 LUC: 102	5 UNIT C CHARLES RIDGE RD NATH DILLIP KUMAR NATH PRANATI 5 UNIT C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 502 LUC: 102
1 UNIT E CHARLES RIDGE RD KONDAMAREDDY SATYA SAI R 65 LOST LAKE DRIVE GROTON, MA 01450	R19 1 101 LUC: 102	3 UNIT D CHARLES RIDGE RD PICCIRILLO MICHAEL J DEVINCENT LAUREN D 3 D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 301 LUC: 102	5 UNIT B CHARLES RIDGE RD MAW JOHN PAUL CHMURA SAMANTHA ELIZABETH 5B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 503 LUC: 102
1 UNIT D CHARLES RIDGE RD PATIL SNEHA DNYANESHWAR PATIL MAYURESH GORAKN 1D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 102 LUC: 102	3 UNIT C CHARLES RIDGE RD STEPHENS ROBERT M 3C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 302 LUC: 102	5 UNIT A CHARLES RIDGE RD COULL JAMES M 5A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 504 LUC: 102
1 UNIT C CHARLES RIDGE RD RAO REVOCABLE LIVING TRUST TRUSTEE RAO UPENDRA 197 CHERRY TREE LN GROTON, MA 01450	R19 1 103 LUC: 102	3 UNIT B CHARLES RIDGE RD JANES SUSAN H 3 B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 303 LUC: 102	6 UNIT D CHARLES RIDGE RD BATTHULA SIRISHADEVI DHULIPALA VASU BABU 6D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 601 LUC: 102
1 UNIT B CHARLES RIDGE RD SIM UNG SIK HAM JUNG SOON 1B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 104 LUC: 102	3 UNIT A CHARLES RIDGE RD ANDREWS JANE M 3 A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 304 LUC: 102	6 UNIT C CHARLES RIDGE RD RODGER REALTY TRUST RODGER BARBARA - TRUSTEE 6 C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 602 LUC: 102
1 UNIT A CHARLES RIDGE RD MILLER LISA 1A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 105 LUC: 102	4 UNIT D CHARLES RIDGE RD SANKAR GANESH SRINIVASAN LAKSHMI 4D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 401 LUC: 102	6 UNIT B CHARLES RIDGE RD SHORTEN JULIANE 6B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 603 LUC: 102

6 UNIT A CHARLES RIDGE RD	R19 1 604	1 UNIT D HANNAH DODGE RD	R19 1 902
TRACY THOMAS A	LUC: 102	PELLETIER BRENDA H	LUC: 102
TRACY MICHELLE R		1D HANNAH DODGE RD	
6A CHARLES RIDGE RD UNIT 604		LITTLETON, MA 01460	
LITTLETON, MA 01460			
7 UNIT D CHARLES RIDGE RD	R19 1 701	1 UNIT C HANNAH DODGE RD	R19 1 903
OLSON SCOTT	LUC: 102	GAIPO CLAIRE L	LUC: 102
OLSON THERESE MOAG		1C HANNAH DODGE RD	
7 D CHARLES RIDGE RD		LITTLETON, MA 01460	
LITTLETON, MA 01460			
7 UNIT C CHARLES RIDGE RD	R19 1 702	1 UNIT B HANNAH DODGE RD	R19 1 904
PANCHAGNULA ADITYA DATT	LUC: 102	TRUNDY PAULA J	LUC: 102
7C CHARLES RIDGE RD		1B HANNAH DODGE RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
7 UNIT B CHARLES RIDGE RD	R19 1 703	1 UNIT A HANNAH DODGE RD	R19 1 905
FABER STEPHANIE R	LUC: 102	CORMIER DIANE M	LUC: 102
7B CHARLES RIDGE RD UNIT 703		1A HANNAH DODGE RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
7 UNIT A CHARLES RIDGE RD	R19 1 704	68 BEAVER BROOK RD	R19 17 0
LINDMARK SUSAN M	LUC: 102	RUSTAN EDWARD A	LUC: 101
7 A CHARLES RIDGE RD		RUSTAN SARAH J	
LITTLETON, MA 01460		68 BEAVER BROOK RD	
		LITTLETON, MA 01460	
8 UNIT D CHARLES RIDGE RD	R19 1 801	OFF GREAT RD	R19 9 0
MENON SHARAT SHASHI	LUC: 102	MATHESON IRVING R	LUC: 717
DESHPANDE MADHURA ANIL		MATHESON JR FRANK W	
8D CHARLES RIDGE RD		PO BOX 697	
LITTLETON, MA 01460		LITTLETON, MA 01460	
8 UNIT C CHARLES RIDGE RD	R19 1 802		
CHOUGULE VIJAY	LUC: 102		
CHOUGULE PRIYANKA			
8C CHARLES RIDGE RD UNIT 802			
LITTLETON, MA 01460			
8 UNIT B CHARLES RIDGE RD	R19 1 803		
WHIPPEN ASHLEY E	LUC: 102		
8B CHARLES RIDGE RD			
LITTLETON, MA 01460			
8 UNIT A CHARLES RIDGE RD	R19 1 804		
GONZALEZ DONNA Z	LUC: 102		
8 A CHARLES RIDGE RD			
LITTLETON, MA 01460			
1 UNIT E HANNAH DODGE RD	R19 1 901		
THE ANDREW COULL LIVING TRUST	LUC: 102		
TRUSTEE COULL ANDREW			
1E HANNAH DODGE RD			
LITTLETON, MA 01460			





## TOWN OF WESTFORD

55 Main Street  
WESTFORD, MA 01886  
978.692.5504

BOARD OF ASSESSORS  
*Titus Palmer, Chair*  
*Diane Holmes, Member*  
*David J. Flanagan, Member*

### REQUEST FOR CERTIFIED LIST OF ABUTTERS

DATE OF REQUEST: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

PROPERTY LOCATION: \_\_\_\_\_

PARCEL ID: map \_\_\_\_\_ parcel \_\_\_\_\_ lot \_\_\_\_\_  
(if multiple PARCELS, PLEASE CALL ASSESSING DEPT FIRST)

RADIUS IN FEET: \_\_\_\_\_

REQUESTING BOARD/DEPT: ☐ \*Planning Board ☐ \*Zoning Board of Appeals  
☐ Health Dept. ☐ Conservation Comm.  
☐ Liquor License (immediate & across street)  
☐ Scenic Road (100' of proposed action)  
\*per MGL Chapter 40A s.11

❖ Planning Board is typically 300', Conservation Comm. is typically 100'  
**HOWEVER, PLEASE CHECK WITH BOARD or DEPT FOR SPECIFIED RADIUS IN FEET, BEFORE PLACING REQUEST**

### APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

- FEE: \$35 per list paid at time of request
- Pay online at <https://epay.cityhallsystems.com/selection>, OR
- Pay by check or cash. [additional fee may apply if non-standard list or multi-parcels]

**THIS LIST IS VALID FOR 90 DAYS FROM CERTIFICATION DATE. DEPARTMENT RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS.**

TOWN OF LITTLETON

REQUEST FOR CERTIFIED LIST OF ABUTTERS

25 FEB 14  
TOWN OF SESTFORD

THE FEE FOR PREPARING THE LIST IS AS FOLLOWS:

Within 300 feet: \$25.00	updated list up to 6 mo.: \$10.00
Within 100 feet: \$10.00	- updated list up to 6 mo: \$5.00
Direct & across the street: \$5.00	- updated list up to 6 mo: no charge

THE FEE MUST BE PAID AT THE TIME THE REQUEST IS MADE

Applicant: Michael & Hannah Guas Name of Firm: Dill's & Roy  
Address: 1 Main St Suite 1 Lunenburg  
Contact Phone #: (978) 779-6091

Request abutters list for:

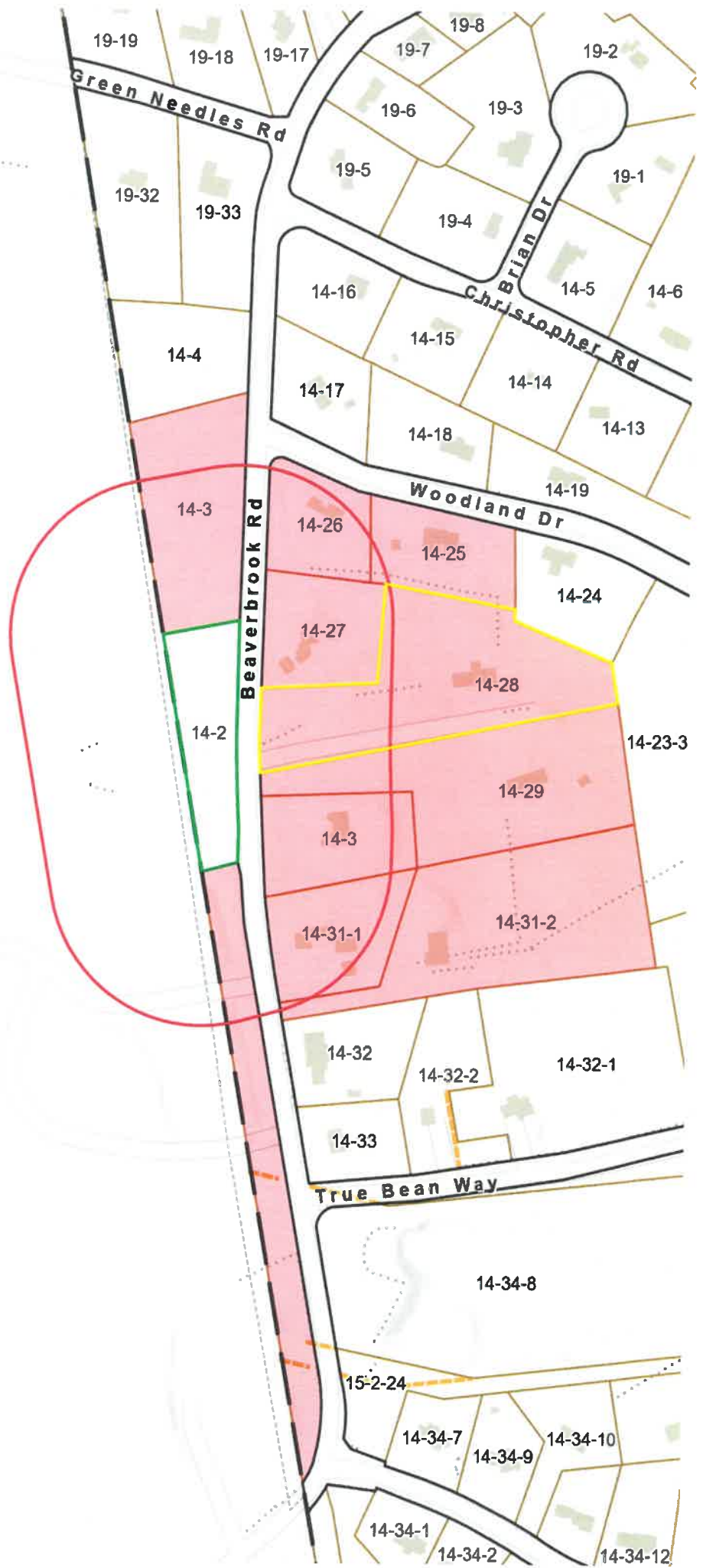
Owner Name: Same  
Property Location: 104 Beaver Brook Road  
Parcel ID: R19-18-0  
Date you need the list by: \_\_\_\_\_

The Assessors' Office will generate & certify the requested abutters list, for the appropriate boards. Please check the appropriate departments.

Planning Board	<input checked="" type="checkbox"/>	Ch 40A Sec 11 (300 feet)
" "	<input type="checkbox"/>	Ch 41 Sec 81T (anr) (applicant & abutters)
" "	<input type="checkbox"/>	RMD Special Permit 300 feet & 1500 feet
Board of Appeals	<input type="checkbox"/>	Ch 40A Sec 11 (300 feet)
Conservation Comm	<input checked="" type="checkbox"/>	Ch 131 Sec 40 (100 feet) or (1000 feet)
Board of Selectmen	<input type="checkbox"/>	Ch 138 Sec 12, 15A (abutters & 500 ft if Within school, church or hosp)
Board of Health	<input type="checkbox"/>	310 CMR 15.000 (direct & across the street)
Other	<input type="checkbox"/>	Specify

Mailing labels can be provided for you at an additional charge of \$2.50 per sheet (14 labels per sheet) \_\_\_\_ Please check here if you would like the labels with this list.

LITTLETON



LITTLETON

BEAVER BROOK RD

1.15 AC.  
74

14-3  
1.88 AC  
68

14-2  
1.13 AC  
64

14-1  
1.72 AC

14-17  
0.951 AC  
2

14-18  
0.943 AC  
4

14-26  
0.922 AC  
1

14-25  
0.974 AC  
3

14-27  
1.08 AC.  
58

14-28  
3.040 AC  
60

14-30  
1.208 AC  
66

14-31-1  
1.20 AC  
70

14-32  
1.0018 AC.  
76

14-32-2  
1.0828 AC



# 300 feet Abutters List Report

Westford, MA  
February 14, 2025

THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF WESTFORD. WE CERTIFY  
THAT ALL THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS ARE ACCURATE TO  
THE BEST OF OUR KNOWLEDGE.

*Nicole King 2-13-25*  
Office of the Board of Assessors Date



## Subject Property:

Parcel Number: 014-0002-0000  
CAMA Number: 014-0002-0000  
Property Address: 64 BEAVER BROOK RD

Mailing Address: GRUAR MICHAEL JAMES GRUAR  
HANNAH G  
64 BEAVER BROOK RD  
LITTLETON, MA 01460

## Abutters:

Parcel Number: 014-0002-0000  
CAMA Number: 014-0002-0000  
Property Address: 64 BEAVER BROOK RD

Mailing Address: GRUAR MICHAEL JAMES GRUAR  
HANNAH G  
64 BEAVER BROOK RD  
LITTLETON, MA 01460

Parcel Number: 014-0003-0000  
CAMA Number: 014-0003-0000  
Property Address: 68 BEAVER BROOK RD

Mailing Address: RUSTAN EDWARD A RUSTAN SARAH J  
68 BEAVER BROOK RD  
LITTLETON, MA 01886

Parcel Number: 014-0025-0000  
CAMA Number: 014-0025-0000  
Property Address: 3 WOODLAND DR

Mailing Address: JOY RICHARD T JOY KATHLEEN  
3 WOODLAND DR  
WESTFORD, MA 01886

Parcel Number: 014-0026-0000  
CAMA Number: 014-0026-0000  
Property Address: 1 WOODLAND DR

Mailing Address: NEPHEW JOHN D NEPHEW MARIA L  
1 WOODLAND DR  
WESTFORD, MA 01886

Parcel Number: 014-0027-0000  
CAMA Number: 014-0027-0000  
Property Address: 58 BEAVER BROOK RD

Mailing Address: BURNS BRUCE G BURNS DEBORAH A  
58 BEAVER BROOK RD  
WESTFORD, MA 01886

Parcel Number: 014-0028-0000  
CAMA Number: 014-0028-0000  
Property Address: 60 BEAVER BROOK RD

Mailing Address: HAYDEN JONATHAN E HAYDEN  
MICHELLE L  
60 BEAVER BROOK RD  
WESTFORD, MA 01886

Parcel Number: 014-0029-0000  
CAMA Number: 014-0029-0000  
Property Address: 62 BEAVER BROOK RD

Mailing Address: KOHLI ANKUSH TRIVEDI RUTU  
62 BEAVER BROOK RD  
WESTFORD, MA 01886

Parcel Number: 014-0030-0000  
CAMA Number: 014-0030-0000  
Property Address: 66 BEAVER BROOK RD

Mailing Address: SILVA NORMAN SILVA JEAN E  
66 BEAVER BROOK RD  
WESTFORD, MA 01886

Parcel Number: 014-0031-0001  
CAMA Number: 014-0031-0001  
Property Address: 70 A B C BEAVER BROOK RD

Mailing Address: SILVA JEAN E SILVA NORMAN G  
66 BEAVER BROOK RD  
WESTFORD, MA 01886

Parcel Number: 014-0031-0002  
CAMA Number: 014-0031-0002  
Property Address: 72 BEAVER BROOK RD

Mailing Address: SEHGAL SONU SEHGAL MANJU  
72 BEAVER BROOK RD  
WESTFORD, MA 01886



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

2/14/2025

Page 1 of 1

Abutters List Report - Westford, MA

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# RECORD DEED

Middlesex South Registry of Deeds  
Electronically Recorded Document

This is the first page of the document - Do not remove

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Recording Information

Document Number	: 172718
Document Type	: DEED
Recorded Date	: September 28, 2020
Recorded Time	: 04:19:14 PM
Recorded Book and Page	: 75736 / 281
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2527307
Recording Fee (including excise)	: \$3,438.20

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 09/28/2020 04:19 PM  
Ctrl# 325551 16340 Doc# 00172718  
Fee: \$3,283.20 Cons: \$720,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)



## MASSACHUSETTS QUITCLAIM DEED

We, **Michael A. Freeman and Nancy E. Grossman**, a married couple, of 64 Beaver Brook Road, Littleton, Massachusetts, for full consideration paid of SEVEN HUNDRED TWENTY THOUSAND AND 00/100 (\$720,000.00) Dollars, **grant to Michael J. Gruar and Hannah G. Gruar**, a married couple, as tenants by the entirety, now of 64 Beaver Brook Road, Littleton, Massachusetts *with quitclaim covenants*

A certain parcel of land with the buildings thereon in Littleton and in Westford, Middlesex County, Commonwealth of Massachusetts, situate on the westerly side of Beaver Brook Road, being known and numbered 64 Beaver Brook Road, Littleton, and being shown as Lots numbered 34A and 34B on a Plan entitled "Land in Littleton & Westford, Mass., Surveyed for Nashoba Woodlands Development Corporation. Scale: 1" = 100', Charles A. Perkins Co., Inc., Civil Engineers & Surveyors", dated December, 1977, and recorded with Middlesex County South District Registry of Deeds as Plan number 88 of 1978 in Record Book 13382, Page 35; and recorded with Middlesex County North District Registry of Deeds in Plan Book 125, Plan 122. being together more particularly bounded and described as follows:

EASTERLY by Beaver Brook Road, as shown on said Plan(s), on two courses, a total distance of Four hundred sixty and 00/100 (460.00) feet;;

SOUTHERLY by land now or formerly of Thomas, Charles & Samuel Koulas, as shown on said Plan(s), on two courses, measuring respectively, Seventy-three and 96/100 (73.96) feet, and Nine hundred fifty and 46/100 (950.46) feet;

WESTERLY by land now or formerly of Frank W. & Eunice Matheson, as shown on said Plan(s), Four hundred sixty and 00/100 (460.00) feet; and

NORTHERLY by Lot numbered 33-A, as shown on said Plan(s), Nine hundred seventy-five and 88/100 (975.88) feet; and by Lot numbered 33-B, as shown on said Plan(s), One hundred fifty-one and 70/100 (151.70) feet.

Together with an Easement over Lots numbered 33A and 26, as shown on said Plan(s), as appurtenant to said land, as more particularly set forth in an Instrument recorded with Middlesex County South District Registry of Deeds in Record Book 13596, Page 642, across said Lots 33A and 26, to a Right of way over Lot 25, as shown on said Plan, all as set forth in a Deed from



Howard J. Hall to Max M. Curtis, etal, Trustees, dated December 1, 1980, recorded with Middlesex County South District Registry of Deeds in Record Book 14151, Page 578.


For title, see deed from Gary V. Fletcher and Jane J. Fletcher, dated May 29, 1987 and recorded on June 1, 1987 with the Middlesex South Registry of Deeds in Book 18175, Page 369, and recorded with the Middlesex North Registry of Deeds on May 29, 1987 at Book 4080, Page 323.

We, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there is no other person entitled to such rights.

**\*\*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK\*\***

Witness our hands and seals on this 14<sup>th</sup> day of September, 2020

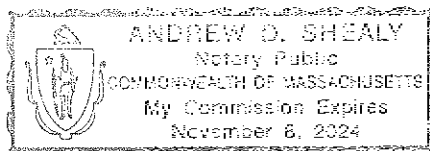
  
Michael A. Freeman

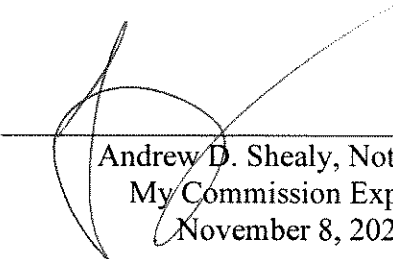
  
Nancy E. Grossman

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss

On this 14 day of September, 2020, before me, the undersigned notary public, personally appeared Michael A. Freeman and Nancy E. Grossman, proved to me through satisfactory evidence of identification, which were passports and/or drivers' licenses, to be the persons whose names are signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.



  
Andrew D. Shealy, Notary Public  
My Commission Expires:  
November 8, 2024

---

# PLANS & DETAILS



# FIGURE 1 - LOCUS MAP

1"=1,000'

Prepared By: Dillis & Roy Civil Design Goup, Inc.  
1 Main Street, Suite #1  
Lunenburg, Massachusetts

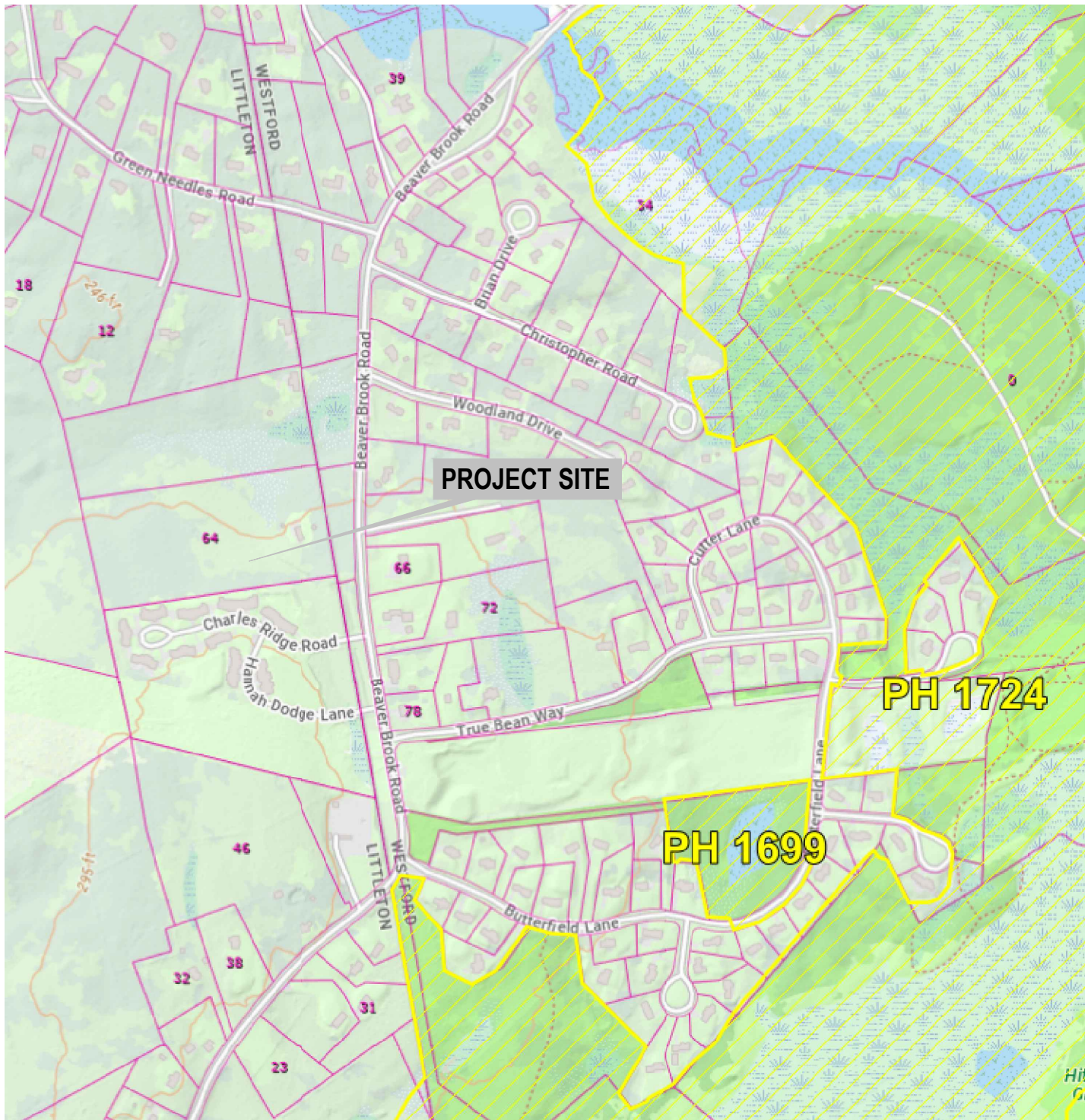
**DILLIS & ROY**  
CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1  
LUNENBURG, MA 01462  
PHONE: (978) 779-6091  
www.dillissandroy.com

References: 1988 USGS Massachusetts  
Topographic Map

Prepared For: Michael & Hannah Gruar  
64 Beaver Brook Road  
Littleton, Massachusetts 01460





## FIGURE 2 - NHESP MAP

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Goup, Inc.  
1 Main Street, Suite #1  
Lunenburg, Massachusetts

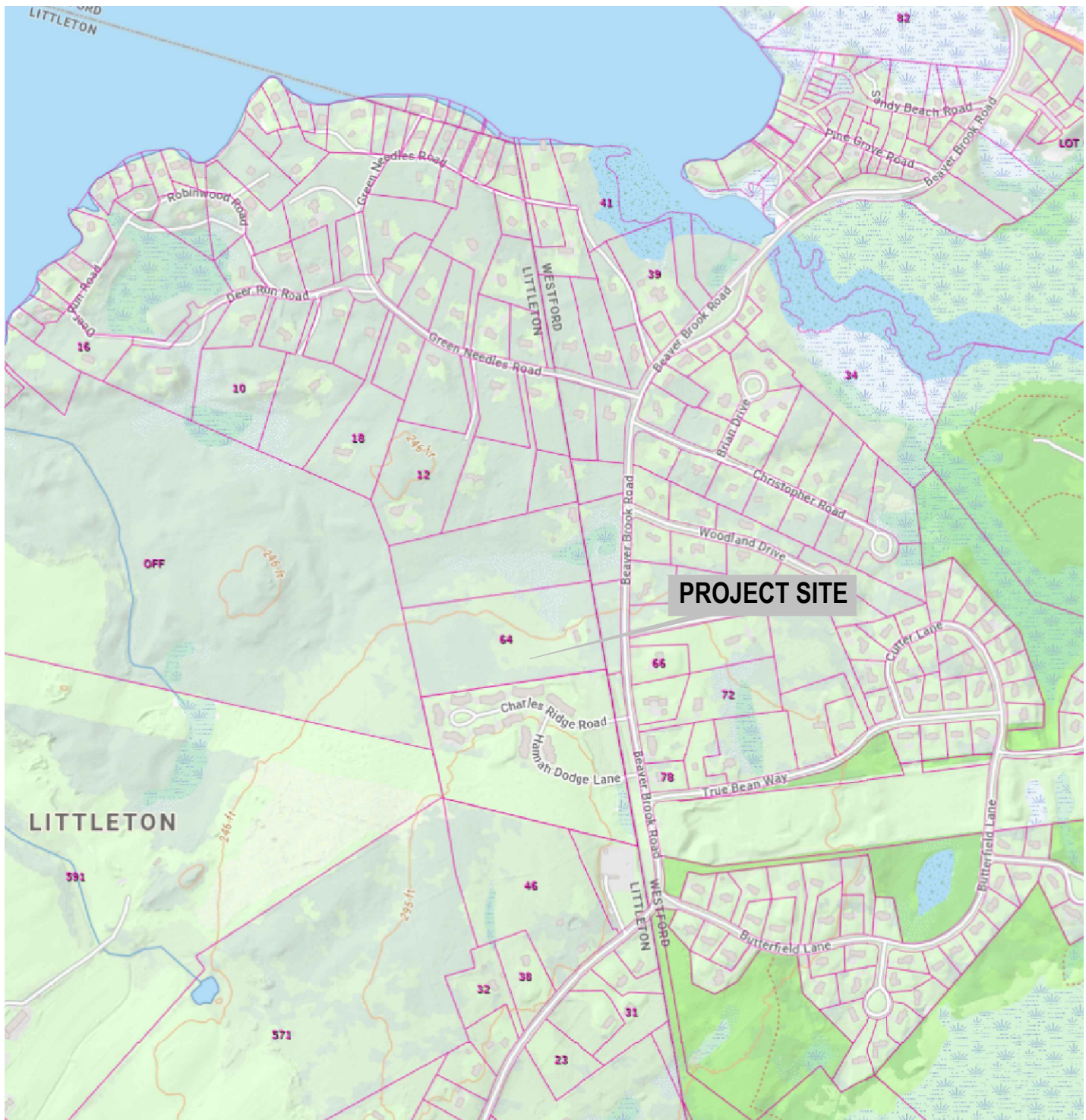


CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1  
LUNENBURG, MA 01462  
PHONE: (978) 779-6091  
www.dillisoroy.com

References: National Heritage Atlas - 15th Edition  
Effective August 1, 2021

Prepared For: Michael & Hannah Guar  
64 Beaver Brook Road  
Littleton, Massachusetts 01460





## FIGURE 3 - ACEC

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Goup, Inc.  
1 Main Street, Suite #1  
Lunenburg, Massachusetts

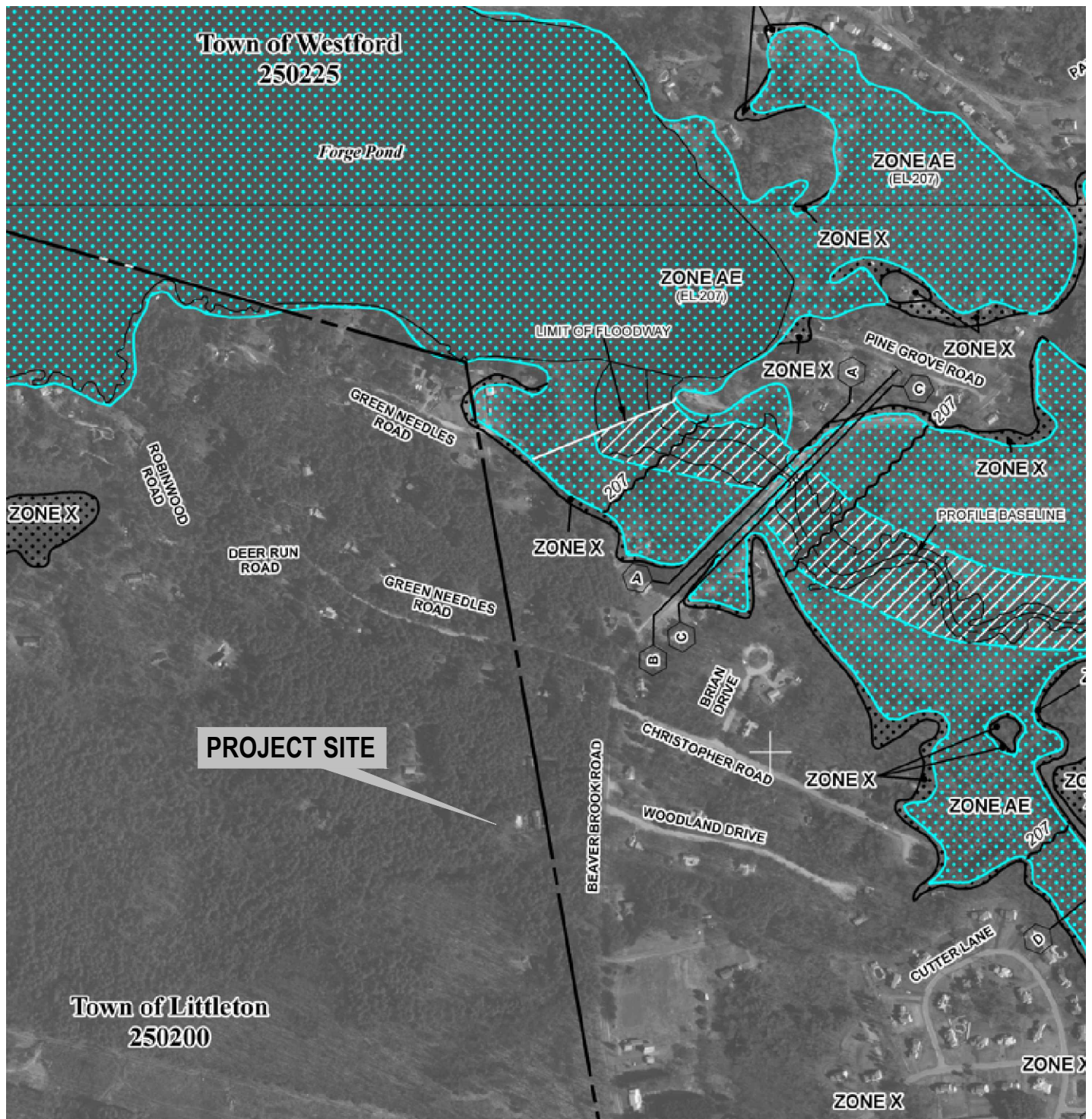


CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1 PHONE: (978) 779-6091  
LUNENBURG, MA 01462 www.dillisanroy.com

References: MassGIS Data: Areas of Critical  
Environmental Concern  
Effective April, 2009

Prepared For: Michael & Hannah Gruar  
64 Beaver Brook Road  
Littleton, Massachusetts 01460





## FIGURE 4 - FLOOD MAP

NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Goup, Inc.  
1 Main Street, Suite #1  
Lunenburg, Massachusetts



CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS  
1 MAIN STREET, SUITE 1  
LUNENBURG, MA 01462  
PHONE: (978) 779-6091  
www.dillisanroy.com

References: Flood Insurance Rate Map  
Map Number 25017C0228E - 06/04/10

Prepared For: Michael & Hannah Guar  
64 Beaver Brook Road  
Littleton, Massachusetts 01460