NOTICE OF INTENT

Massachusetts Wetlands Protection Act
M.G.L.c.131, Sect.40 &
Town of Cohasset Wetlands Bylaw

Project
100 Nichols Road
Cohasset, MA 02025
Assessor’s Parcel E2-21-81

Owner/Applicant
Jason Kulpa
100 Nichols Road
Cohasset, MA 02025

Date: July 6, 2020

Prepared by:

MORSE ENGINEERING CO., INC.

10 New Driftway, Suite 303
P.O. Box 92
Scituate, MA 02066
Tel. 781.545.0895
GMorse@Morsecoinc.com
www.MorseColnc.com

Registered Professional Engineers,
Project Managers & Environmental Consultant

www.morsecoinc.com
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**APPENDIX A**
- Cohasset Wetland Fee Schedule
- NOI Wetland Fee Transmittal Form
- Copy of Filing Checks

**APPENDIX B**
- Certified List of Abutters (Separate Cover)
- Assessors Map
- Abutter Notification
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

   100 Nichols Road
   a. Street Address

   Cohasset
   b. City/Town

   02025
   c. Zip Code

   Latitude and Longitude:
   d. Latitude

   E2-21-81
   e. Longitude

   i. Assessors Map/Plat Number

   g. Parcel/Lot Number

2. Applicant:

   Jason
   a. First Name

   Kulpa
   b. Last Name

   c. Organization

   100 Nichols Road
   d. Street Address

   Cohasset
   e. City/Town

   MA
   f. State

   02025
   g. Zip Code

   JasonKulpa09@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):

   Jeffrey M.
   a. First Name

   Hassett, P.E.
   b. Last Name

   Morse Engineering Company, Inc.
   c. Company

   PO Box 92
   d. Street Address

   Scituate
   e. City/Town

   781-545-0895
   f. Phone Number

   781-545-9895
   g. Fax Number

   JHassett@MorseCoInc.com
   j. Email address

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

   $110.00
   a. Total Fee Paid

   42.50
   b. State Fee Paid

   67.50 (+local fees)
   c. City/Town Fee Paid
A. General Information (continued)

6. General Project Description:
The property owner proposes to reconstruct a garage and driveway, remove a tennis court, and construct a barn, pool area, garden area, retaining walls, lawn and landscaping.

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

1. Single Family Home
2. Residential Subdivision
3. Commercial/Industrial
4. Dock/Pier
5. Utilities
6. Coastal engineering Structure
7. Agriculture (e.g., cranberries, forestry)
8. Transportation
9. 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:

Norfolk
a. County
b. Certificate # (if registered land)
37652
421
c. Book
d. Page Number

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

1. 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.

2. □ 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.
B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

<table>
<thead>
<tr>
<th>Resource Area</th>
<th>Size of Proposed Alteration</th>
<th>Proposed Replacement (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Bank</td>
<td>1. linear feet</td>
<td>2. linear feet</td>
</tr>
<tr>
<td>b. Bordering Vegetated Wetland</td>
<td>1. square feet</td>
<td>2. square feet</td>
</tr>
<tr>
<td>c. Land Under Waterbodies and Waterways</td>
<td>1. square feet</td>
<td>2. square feet</td>
</tr>
<tr>
<td></td>
<td>3. cubic yards dredged</td>
<td></td>
</tr>
<tr>
<td>d. Bordering Land Subject to Flooding</td>
<td>Size of Proposed Alteration</td>
<td>Proposed Replacement (if any)</td>
</tr>
<tr>
<td></td>
<td>1. square feet</td>
<td>2. square feet</td>
</tr>
<tr>
<td></td>
<td>3. cubic feet of flood storage lost</td>
<td>4. cubic feet replaced</td>
</tr>
<tr>
<td>e. Isolated Land Subject to Flooding</td>
<td>1. square feet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. cubic feet of flood storage lost</td>
<td>3. cubic feet replaced</td>
</tr>
<tr>
<td>f. Riverfront Area</td>
<td>1. Name of Waterway (if available) - specify coastal or inland</td>
<td></td>
</tr>
<tr>
<td>2. Width of Riverfront Area (check one):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ 25 ft. - Designated Densely Developed Areas only</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ 100 ft. - New agricultural projects only</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ 200 ft. - All other projects</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Total area of Riverfront Area on the site of the proposed project:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Proposed alteration of the Riverfront Area:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. total square feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. square feet within 100 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. square feet between 100 ft. and 200 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Has an alternatives analysis been done and is it attached to this NOI?</td>
<td>□ Yes □ No</td>
<td></td>
</tr>
<tr>
<td>6. Was the lot where the activity is proposed created prior to August 1, 1996?</td>
<td>□ Yes □ No</td>
<td></td>
</tr>
<tr>
<td>3. □ Coastal Resource Areas: (See 310 CMR 10.25-10.35)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

4. ☐ 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
C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

   a. ☐ Yes ☒ No

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

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

   b. Date of map ______________

      2020 MassGIS

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 http://www.mass.gov/eea/agencies/dfpr/dfw/natural-heritage/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.
C. Other Applicable Standards and Requirements (cont'd)

(c)  ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwle/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). 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, http://www.mass.gov/dfwle/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; 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:

Division of Marine Fisheries - Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF_EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries - North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF_EnvReview-North@state.ma.us

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. Other Applicable Standards and Requirements (cont'd)

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

<table>
<thead>
<tr>
<th>Title to Accompany Conservation Applications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Morse Engineering Company, Inc.</td>
</tr>
<tr>
<td>Prepared By:</td>
</tr>
<tr>
<td>7/6/2020</td>
</tr>
<tr>
<td>Final Revision Date:</td>
</tr>
<tr>
<td>f. Additional Plan or Document Title</td>
</tr>
</tbody>
</table>

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


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:

<table>
<thead>
<tr>
<th>7057</th>
<th>7/6/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Municipal Check Number</td>
<td>3. Check date</td>
</tr>
<tr>
<td>7049</td>
<td>7/6/2020</td>
</tr>
<tr>
<td>4. State Check Number</td>
<td>5. Check date</td>
</tr>
<tr>
<td>Morse Engineering</td>
<td></td>
</tr>
<tr>
<td>6. Payor name on check: First Name</td>
<td>7. Payor name on check: Last Name</td>
</tr>
</tbody>
</table>
F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

[Signature]

2. Date

[7-6-2020]

3. Signature of Property Owner (if different)

[Signature]

4. Date

[7-6-2020]

5. Signature of Representative (if any)

[Signature]

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.
PROJECT NARRATIVE
100 Nichols Road
Cohasset, MA

1.0 Project Summary

The project proponent proposes to reconstruct a garage and driveway, remove a tennis court, and construct a barn, pool area, garden area, retaining walls, lawn and landscaping at 100 Nichols Road, Cohasset, MA. The property is shown on the Cohasset Assessors Maps as Parcel E2-21-81 and is approximately 3.8 acres in size. The property has frontage on Nichols Road to the south, and is abutted by developed residential properties.

The project results in a reduction of impervious area. The stormwater system is comprised of a roof drywell system and stone trenches to further reduce peak rates and volumes of runoff in the post-development conditions. The system has been designed to reduce peak rates and volumes of runoff in the post-development conditions. A Stormwater Permit Application has been filed with the Conservation Commission.

The site does not contain any areas designated as estimated or priority endangered species habitat or certified vernal pools.

2.0 Wetland Resource Areas & Impacts

Bordering Vegetated Wetland

Bordering vegetated wetlands were delineated by Brad Holmes, P.W.S. of Environmental Consulting & Restoration, LLC in January 2018. Vegetation, soils and hydrologic indicators were used to establish the salt marsh boundary. Numbered sequences of flags were tied in the field to delineate the limits of on-site wetland resources.

All of the proposed work is outside of the 50’ buffer zone to the vegetated wetland.

Land Subject to Coastal Storm Flowage

Land subject to coastal storm flowage per section 310 CMR 10.04 is defined as “land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater.”

The property is located in a FEMA Zones X and AE as shown on the FEMA Flood Insurance Rate Map Panel 25021C 0256E dated 7/17/2012. All work is located within Zone X. Zone X is not considered a flood hazard area.

Coastal Bank

The limit of coastal bank was determined in accordance with DEP Policy 92-1. All of the proposed work is outside of the 50’ buffer zone to the coastal bank.
3.0 Construction Phase Mitigating Measures

The following are mitigating measures that will be employed to ensure that impacts to wetland interests protected under the Town of Cohasset Wetlands Protection By-Law and the Wetlands Protection Act are minimized to the extent possible.

Erosion and Sedimentation Control

The potential for temporary off-site impacts due to erosion and migration of sediments will be mitigated by adherence to basic erosion control practices. These include:

1. Install mulch sock down gradient of proposed disturbance.

2. Clearly define the limits of work in the field in order to minimize the extent of clearing and soil disturbance.

3. Regrade, loam and seed exposed soil areas immediately following construction.
ECR
Environmental Consulting & Restoration, LLC

WETLAND DELINEATION MEMO

TO:                   Morse Engineering Company
FROM:                 Brad Holmes @ ECR
DATE:                 February 8, 2018
RE:                   100 Nichols Road, Cohasset

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the property located at 100 Nichols Road in Cohasset (the Site) on January 29, 2018. The purpose of the review was to identify wetland resource areas on or near the site. The site is located to the north of Nichols Road and is surrounded by single family homes to the north, south and east and a tidal inlet/pond to the west. The site consists of a single-family home with a paved driveway, detached garage, tennis courts, maintained lawn, landscaped areas, etc. The weather on January 29th was cloudy, overcast and cold (approximately 30 degrees) with light wind and dry site conditions. Wetland resource areas are located on and near the site to the rear of the existing home throughout the northern portion of the site. ECR placed Bordering Vegetated Wetland (BVW) flags (pink/black striped) #A1 to #A52 along the southern limit of the wetland and #B1 to #B19 along the northern limit of the wetland system. The wetland is associated with an intermittent stream that flows within a portion of the wetland. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. As a result of ECR’s wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100 foot Buffer Zone to BVW
- Land Subject to Coastal Storm Flowage

Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to MaNHESP.
3. The site does not contain a U.S.G.S. mapped stream.
4. The northern portion of the site does contain Land Subject to Coastal Storm Flowage (FEMA Flood Zone AE). A topographic survey is necessary to determine whether or not Coastal Banks area located at the site in accordance with DEP’s Coastal Bank Policy (DWW 92-1).
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrhomes.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager
Town of Cohasset
250236
25021C0118E
eff. 7/17/2012

OF MINIMAL FLOOD HAZARD
Zone X

FLOOD INSURANCE RATE MAP (F.I.R.M.)
PANEL NO: 25021C 0118E
EFFECTIVE DATE: JULY 17, 2012

FEMA FLOOD MAP
100 NICHOLS ROAD
COHASSET, MASSACHUSETTS

FIGURE - 2
APPENDIX A

- Cohasset Wetland Fee Schedule
- NOI Wetland Fee Transmittal Form
- Copy of Filing Checks
Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

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

A. Applicant Information

1. Location of Project:
   
   100 Nichols Road
   a. Street Address
   7049
   c. Check number
   d. Fee amount
   Cohasset
   b. City/Town
   42.50

2. Applicant Mailing Address:

   Jason
   a. First Name
   Kulpa
   b. Last Name
   c. Organization
   100 Nichols Road
   d. Mailing Address
   Cohasset
   e. City/Town
   f. State
   g. Zip Code
   02025
   j. Email Address
   h. Phone Number
   i. Fax Number
   JasonKulpa09@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.
### B. Fees (continued)

<table>
<thead>
<tr>
<th>Step 1/Type of Activity</th>
<th>Step 2/Number of Activities</th>
<th>Step 3/Individual Activity Fee</th>
<th>Step 4/Subtotal Activity Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category 1</td>
<td>1</td>
<td>110</td>
<td>110.00</td>
</tr>
</tbody>
</table>

Step 5/Total Project Fee: 110.00

Step 6/Fee Payments:
- Total Project Fee: 110.00
  - a. Total Fee from Step 5
  - 42.50
  - b. 1/2 Total Fee less $12.50
  - 67.50
  - c. 1/2 Total Fee plus $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.)
COHASSET CONSERVATION COMMISSION
FEE SCHEDULE EFFECTIVE APRIL 19, 2016

***AFTER-THE-FACT APPLICATION FEES ARE DOUBLED - NO EXCEPTIONS***

RDA – (REQUEST FOR DETERMINATION OF APPLICABILITY) FILING:

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION FEE</td>
<td>$150.00</td>
</tr>
<tr>
<td>AMENDED DETERMINATION</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

SWP – (STORM WATER REVIEW) FILING:

<table>
<thead>
<tr>
<th>Review Category</th>
<th>Application Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Administrative Review:</strong> Streamlined review of stormwater projects which are just below the existing threshold criteria of the stormwater regulations and bylaw. Requires engineered site plan, exact measurements, very limited drainage study, stormwater runoff mitigation, best management practices. No hearing is required.</td>
<td>$100</td>
</tr>
<tr>
<td><strong>Category 1:</strong> Streamlined review of limited small house additions or single commercial building additions, proposed small areas of new impervious areas such as new impervious surface areas. Requires engineered site plan, exact measurements, limited drainage study, stormwater runoff mitigation, best management practices. No hearing is required.</td>
<td>$750</td>
</tr>
<tr>
<td><strong>Category 2:</strong> New single family residential house. Requires engineered site plan, exact measurements, adequate drainage study &amp; calculations, stormwater runoff mitigation, best management practices. Hearing is required.</td>
<td>$1050</td>
</tr>
<tr>
<td><strong>Category 3:</strong> New single commercial building, or multi-family building with four or less units under one roof. Requires engineered site plan, exact measurements, adequate drainage study &amp; calculations, stormwater runoff mitigation, best management practices. Hearing is required.</td>
<td>$1300</td>
</tr>
<tr>
<td><strong>Category 4:</strong> Large commercial project (greater than one commercial building). Requires engineered site plan, exact measurements, complete drainage study &amp; calculations, pre-construction and post-construction analyses, watershed analyses, stormwater runoff mitigation, best management practices. A pre-filing project meeting is required. Hearing is required.</td>
<td>$1,500.00 - $2,500.00 (To be determined by Conservation Agent based upon scope of proposed work &amp; site alterations)</td>
</tr>
<tr>
<td><strong>Category 5:</strong> Any residential subdivision or multi-house project (greater than one single family residential house). Requires engineered site plan, exact measurements, complete drainage study &amp; calculations, pre-construction and post-construction analyses, watershed analyses, stormwater runoff mitigation, best management practices. A pre-filing project meeting is required. Hearing is required.</td>
<td></td>
</tr>
</tbody>
</table>

Stormwater Review Application Fees include a request for inspection and, if approved, issuance of a Certificate of Completion.

All Stormwater Permit projects require an inspection for a Certificate of Completion upon completion of the SWP project. The Conservation Agent will have 30 days to complete the inspection. This request for inspection does not guarantee a Certificate of Completion will be issued.

Adopted: April 7, 2016
**NOTICE OF INTENT (NOI) FILING FEES:**

<table>
<thead>
<tr>
<th>ACTIVITY:</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FILING (APPLICATION) FEE</td>
<td>Based upon project activities(s). Typically calculated by project engineer following Massachusetts Department of Environmental Protection Wetland Protection Act Form 3 to determine total fee and portion of fee to be paid to State and to Town. <em>See directions below and worksheet on Page 4.</em></td>
</tr>
<tr>
<td>(Town Portion of WPA Fee)*</td>
<td></td>
</tr>
<tr>
<td>BYLAW FEE*</td>
<td>Based upon project activities(s). Typically calculated by project engineer following Massachusetts Department of Environmental Protection Wetland Protection Act Form 3.</td>
</tr>
<tr>
<td>TOWN ADMINISTRATION FEE *</td>
<td>$ 250.00</td>
</tr>
<tr>
<td>REQUEST FOR INSPECTION FOR CERTIFICATE</td>
<td>$ 150.00</td>
</tr>
<tr>
<td>OF COMPLIANCE*</td>
<td></td>
</tr>
<tr>
<td>AMENDED ORDER OF CONDITIONS</td>
<td>$ 150.00</td>
</tr>
<tr>
<td>EXTENSION PERMITS</td>
<td>$ 150.00</td>
</tr>
</tbody>
</table>

(* Required fee at time of application)

APPLICATION FEE (based on WPA Form #3 Instructions):
The wetland filing fee should be calculated using the following steps based on a hypothetical project involving two driveway crossings through a Riverfront Area and Bordering Vegetated Wetland and six single family houses in Riverfront Area only.

**Step 1/Type of Activity:** Review plans and narrative to identify each activity in wetland resource areas and their applicable Buffer Zones. Example: driveway crossing and construction of a single family house.

**Step 2/Number of Activities:** Determine the number of each activity associated with the project. Example: driveway crossings and 6 single family homes. *See activities below.*

**Step 3/Individual Activity Fee:** List the fee amount for each category of activity (see Category Activities and Fee, below) Example: Driveway crossing is a Category 2(f.) activity and is $500 each. Construction of a single family house is a Category 2(a.) activity and is $500 each.

**Step 4/Subtotal Activity Fee:** Determine the subtotal fee for each type of activity by multiplying the fee for the activity (Step 3) by the number of activities (Step 2). If the activity is within the Riverfront Area as well as another resource area or its Buffer Zone, add 50% to total fee (e.g., multiply the fee by 1.5). If the activity is located in a Riverfront Area only, apply the fee amount for the category without the additional 50%. Example: 2 (driveway crossings in BVW) x $500 x 1.5 (for riverfront area) = $1,500; 6 (single family homes) x $500 = $3,000.

**Step 5/Total Project Fee:** Add all the subtotals identified in Step 4 to determine the total fee. Example: $1,500 + $3,000 = $4,500.

**Step 6/ Fee Payments:** The state share of the fee is 50% of any filing fee in excess of $25 (i.e., the state share can be determined by dividing the total fee in half and subtracting $12.50); the remaining portion of the fee shall be made to the city or town (i.e., the City/Town share can be determined by dividing the total fee in half and adding $12.50). Example: City/Town share: $2,262.50; state share: $2,237.50.

Adopted: April 7, 2016
CATEGORY ACTIVITIES & FEES (Circle all categories & activities within each category that apply):

Category 1 (Fee for each activity is $110):
  a.) work on single family lot; addition, pool, etc.;
  b.) site work without a house;
  c.) control vegetation;
  d.) resource improvement;
  e.) work on septic system separate from house;
  f.) monitoring well activities minus roadway;
  g.) new agricultural or aquaculture projects.

Category 2 (Fee for each activity is $500)
  a.) construction of single family house;
  b.) parking lot;
  c.) beach nourishment;
  d.) electric generating facility activities;
  e.) inland limited projects minus road crossings and agriculture;
  f.) each crossing for driveway to single family house;
  g.) each project source (storm drain) discharge;
  h.) control vegetation in development;
  i.) water level variations;
  j.) any other activity not in Category 1, 3, 4, 5 or 6;
  k.) water supply exploration.

Category 3 (Fee for each activity is $1,050)
  a.) site preparation (for development) beyond Notice of Intent scope;
  b.) each building (for development) including site;
  c.) road construction not crossing or driveway;
  d.) hazardous cleanup;
  e.) water supply development.

Category 4 (Fee for each activity is $1,450):
  a.) each crossing for development or commercial road;
  b.) dam, sluiceway, tidegate (safety) work;
  c.) landfills operation/closures;
  d.) sand and gravel operations;
  e.) railroad line construction;
  f.) bridge;
  g.) hazardous waste alterations to resource areas;
  h.) dredging;
  i.) package treatment plant and discharge;
  j.) airport tree clearing;
  k.) oil and/or hazardous material release response actions.

Category 5 (Fee is $4 per linear foot; total fee not less than $100 or more than $2,000):
  a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

Category 6 (Fee is $2 per linear foot for each resource area): For each resource area delineation, the fee shall not exceed $200 for activities associated with a single family house or $2,000 for all other activities).
## NOI FEE CALCULATION WORKSHEET:

<table>
<thead>
<tr>
<th>A. Applicable Category</th>
<th>B. Applicable Activity (letters circled above)</th>
<th>C. No. of Category Activities</th>
<th>D. Fee per Category Activity</th>
<th>E. Total Fee for each Category (C x D)</th>
<th>F. Total of Column E Categories 1-6</th>
<th>G. Fee Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td>$110</td>
<td></td>
<td>110</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td>$500</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td>$1050</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td>$1,450</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td>$4.00/linear ft. ($100 Min.; $1000 Max.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td>$2.00/linear foot</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Town Portion of WPA FEE = Total of Column F #1 – 6 (Category Fee) / 2 + $12.50 (Required) → 67.50

Byllaw Fee (Required) Total of Column F # 1 - 6 → 110

Town Administration Fee (Required) $250 → $250.00

Request for Inspection and Certificate of Compliance (Required) $150 → $150.00

TOTAL FILING FEE (Total of Column G) → 577.50

---

*All projects with an Order of Conditions require an inspection and, if approved, a Certificate of Compliance upon completion of an NOI project. The Conservation Agent will have 21 days to complete the inspection. This request for inspection does not guarantee a Certificate of Compliance will be issued.*

*All fees above must be submitted in one check. Check AND worksheet must be submitted at time of application.*

*Fees reviewed and approved by Conservation Agent: ________________

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Adopted: April 7, 2016
APPENDIX B
- Certified List of Abutters
- Assessors Map
- Abutter Notification
Notification to Abutters Under the
Massachusetts Wetlands Protection Act and
the Cohasset Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

A. The name of the applicant is Jason Kulpa

B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Cohasset under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Cohasset Wetlands Bylaw.

C. The address of the lot where the activity is proposed is 100 Nichols Road and is shown as Assessor's Parcel E2-21-81.

D. Copies of the Notice of Intent may be examined at the Cohasset Conservation Commission, (781-383-4100) – Cohasset Town Offices, 41 Highland Avenue between the hours of: 8:30 AM - 4:30 PM – Monday - Thursday, 8:30 AM - 1:00 PM – Friday, or by appointment by contacting the Commission at the phone number above.

E. Copies of the Notice of Intent may be obtained from the applicant’s representative, Jeffrey M. Hassett, P.E., Morse Engineering Company, Inc. by calling 781-545-0895 between the hours of 8am and 4pm Monday through Friday.

F. Information regarding the date, time and place of the public hearing may be obtained from the Conservation Commission by calling the Conservation Commission Office at 781-383-4100.

Note: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in a newspaper of general circulation in the Town of Cohasset.

Note: Notice of the public hearing, including its date, time and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

Note: You may also contact your local Conservation Commission or the nearest: Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

DEP – Southeast: 508-946-2700
20 Riverside Drive
Lakeville, Ma 02347