



ALLEN & MAJOR  
ASSOCIATES, INC.

SITE LOCUS: 1"=1,000'



**0 SCHOOL STREET**  
**Map 43, Lot 18**  
MANCHESTER BY THE SEA, MASSACHUSETTS  
**ABBREVIATED NOTICE OF  
RESOURCE AREA DELINEATION**

**DATE PREPARED:**  
SEPTEMBER 25, 2020

**APPLICANT:**  
SLV SCHOOL STREET, LLC  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

**PREPARED BY:**  
ALLEN & MAJOR ASSOCIATES, INC.  
100 COMMERCE WAY, SUITE 5  
WOBURN, MASSACHUSETTS 01801



**ALLEN & MAJOR  
ASSOCIATES, INC.**

100 Commerce Way  
P.O. Box 2118  
Woburn, MA 01888-0118  
Tel: (781) 935-6889  
Fax: (781) 935-2896

September 25, 2020

Chris Bertoni  
Conservation Administrator  
Conservation Commission  
10 Central Street  
Manchester by the Sea, MA 01944

Re: A&M Project #: 2725-01  
**ANRAD Application**  
School Street  
Assessors Map 43, Lots 18  
Manchester by the Sea, MA 01944

Ms. Bertoni,

On behalf of the applicant, SLV School Street, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) for review and approval. This ANRAD has been submitted to the Town of Manchester by the Sea Conservation Commission under the Massachusetts Wetlands Protection Act and its implementing regulations (310 CMR 10.00) as well as the Manchester by the Sea General Wetlands By-Law. The submission is to confirm the delineation of the following resources: Bordering Vegetated Wetland (BVW) and Isolated Vegetated Wetland (IVW) at the property located on School Street, Manchester by the Sea, MA (Manchester-by-the-Sea Assessors Map 43, Lot 18).

Enclosed please find and eight (8) full packages of the submittal, including WPA Form 4A, DEP BVW Data Forms, abutter information, filing fee information, wetland report, preliminary environmental analysis, IVW inspection letter, exhibits, and the stamped and signed Existing Conditions Plan by A&M showing the resource areas. Three checks are enclosed with a total amount of \$5,712.50 for the Town of Manchester by the Sea which includes a \$1,012.50 check for the Town's share of the state filing fee, a \$4,650.00 check for the By-Law Filing Fee, and \$50.00 for the Town of Manchester by the Sea to place a notice of the ANRAD's hearing in the Manchester by the Sea Cricket. A check in the amount of \$987.50 will be sent to the MA DEP for the state's share of the state filing fee.

Allen & Major Associates, Inc. looks forward to discussing the application at the next Conservation Commission public hearing on October 13, 2020. Please let us know the time of the hearing. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (781) 935-6889.

Very truly yours,

**ALLEN & MAJOR ASSOCIATES, INC.**  
Carlton M. Quinn, P.E.  
Senior Project Manager



## **Abbreviated Notice of Resource Area Delineation**

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*School Street, (Map 43; Lot 18), Manchester by the Sea, MA*

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## **SECTION 1.0 – APPLICATION**



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Manchester  
City/Town

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

0 School Street

a. Street Address

Manchester

b. City/Town

01730

c. Zip Code

Latitude and Longitude:

42°35'38.73"N

d. Latitude

70°46'4.61"W

e. Longitude

Map 43

f. Assessors Map/Plat Number

Lot 18

g. Parcel /Lot Number

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



2. Applicant:

Geoff

a. First Name

Engler

b. Last Name

SLV School Street, LLC

c. Organization

257 Hillside Avenue

d. Mailing Address

Needham

e. City/Town

MA

f. State

02494

g. Zip Code

617-405-3825

h. Phone Number

N/A

i. Fax Number

gengler@s-e-b.com

j. Email Address

3. Property owner (if different from applicant):

Andrew

a. First Name

Brown

b. Last Name

N/A

c. Organization

16 Crooked Lane

d. Mailing Address

Manchester

e. City/Town

MA

f. State

02169

g. Zip Code

N/A

h. Phone Number

N/A

i. Fax Number

N/A

j. Email Address

**Note:** Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

Carlton

a. Contact Person First Name

Quinn

b. Contact Person Last Name

Allen & Major Associates, Inc.

c. Organization

100 Commerce Way, Suite 5

d. Mailing Address

Woburn

e. City/Town

MA

f. State

01801

g. Zip Code

781-935-6889

h. Phone Number

781-935-2896

i. Fax Number

cquinn@allenmajor.com

j. Email Address

Fees will be calculated for online users.

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

\$2,000.00

a. Total Fee Paid

\$987.50

b. State Fee Paid

\$1,012.50

c. City/Town Fee Paid





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**

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

Provided by MassDEP:

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

\_\_\_\_\_  
Manchester  
City/Town

**B. Area(s) Delineated**

1. Bordering Vegetated Wetland (BVW) 4,010±  
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
  - a. ☒ MassDEP BVW Field Data Form (attached)
  - b. ☐ Other Methods for Determining the BVW boundary (attach documentation):
    1. ☐ 50% or more wetland indicator plants
    2. ☐ Saturated/inundated conditions exist
    3. ☐ Groundwater indicators
    4. ☐ Direct observation
    5. ☐ Hydric soil indicators
    6. ☐ Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

<u>Isolated Vegetated Wetland (IVW)</u>	<u>540±</u>
a. Resource Area	b. Linear Feet Delineated
_____	_____
c. Resource Area	d. Linear Feet Delineated
_____	_____

**C. Additional Information**

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ☒ ANRAD (Delineation Plans only)
2. ☒ 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.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☒ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

\_\_\_\_\_  
Manchester  
City/Town

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**D. Fees**

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

#1004

2. Municipal Check Number

9/24/2020

3. Check date

#1007

4. State Check Number

9/24/2020

5. Check date

SLV School Street, LLC

6. Payor name on check: First Name

N/A

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands**

**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Manchester  
City/Town

**E. Signatures**

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation 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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

4. Date

6. Date

**For Conservation Commission:**

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**ANRAD 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:

0 School Street  
Map 43, Lot 18

\$987.50

c. Fee amount

Manchester

b. City/Town

#

d. Check number

2. Applicant:

Geoff

a. First Name

Engler

b. Last Name

SLV School Street

c. Company

257 Hillside Avenue

d. Mailing Address

Needham

e. City/Town

MA

f. State

02494

g. Zip Code

617-276-7261

h. Phone Number

3. Property Owner (if different):

Andrew

a. First Name

Brown

b. Last Name

N/A

c. Company

16 Crooked Lane

d. Mailing Address

Manchester

e. City/Town

MA

f. State

02494

g. Zip Code

N/A

h. Phone Number

**B. Fees**

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	N/A	N/A	N/A
		a. feet of BVW	x \$2.00 =	b. Fee for BVW
2. <input checked="" type="checkbox"/>	all other projects	4,010±	\$8,020	\$2,000 (MAX)
		a. feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. <input type="checkbox"/>	single family house project	N/A	N/A	N/A
		a. linear feet	x \$2.00 =	b. Fee
4. <input checked="" type="checkbox"/>	all other projects	540± (IVW)	\$1,080	\$2,000 (MAX)
		a. linear feet	x \$2.00 =	b. Fee

Total Fee for all Resource Areas:

State share of filing fee:

City/Town share of filing fee:

\$2,000 (MAX)

Fee

\$987.50

5. 1/2 of total fee **less** \$12.50

\$1,012.50

6. 1/2 of total fee **plus** \$12.50

☐ **Online users:** check box if fee exempt.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**ANRAD Wetland Fee Transmittal Form**

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

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**C. Submittal Requirements**

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Allen & Major

Prepared by: Goddard Consulting LLC

Project location: School Street, Manchester

DEP File #: \_\_\_\_\_

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: <b>A50</b>	Transect Number: <b>Upgradient</b>	Date of Delineation: <b>23-Nov-19</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<b><u>Tree Layer</u></b>					
Red oak	<i>Quercus rubra</i>	20%	23.3%	Yes	FACU
Eastern Hemlock	<i>Tsuga canadensis</i>	20%	23.3%	Yes	OBL*
Northern white oak	<i>Quercus alba</i>	36%	41.9%	Yes	FACU
American beech	<i>Fagus grandifolia</i>	10%	11.6%	No	FACU
<b><u>Sapling Layer</u></b>					
American beech	<i>Fagus grandifolia</i>	10%	100.0%	Yes	FACU
<b><u>Shrub Layer</u></b>					
Red oak	<i>Quercus rubra</i>	10%	100.0%	Yes	FACU
<b><u>Climbing Woody Vine</u></b>					
<b><u>Ground Cover</u></b>					
Canada mayflower	<i>Maianthemum canadense</i>	10%	100.0%	Yes	FACU
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth <b>Morphological Adaptations:</b> 0 <b>Description:</b> _____ * An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
<b>Vegetation conclusion:</b> <b>Number of dominant wetland indicator plants: 1</b> <b>Number of dominant non-wetland indicator plants: 5</b> <b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no</b>					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.



Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site?

☒yes☐no

title/date: Soil Survey of Essex County, Northern Part - 1981

map number: \_\_\_\_\_

soil type mapped: Chatfield hollis rock outcrop

hydric soil inclusions: \_\_\_\_\_

Are field observations consistent with soil survey?

☒yes☐no

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
A	0-8"	10YR2/2	
B	8-18"	10YR5/4	

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Conclusion: Is soil hydric?

☐yes☒no

Other Indicators of Hydrology: (check all that apply and describe)

☐ Site inundated: \_\_\_\_\_

☐ Depth to free water in observation hole: \_\_\_\_\_

☐ Depth to soil saturation in observation hole: \_\_\_\_\_

☐ Water marks: \_\_\_\_\_

☐ Drift Lines: \_\_\_\_\_

☐ Sediment deposits: \_\_\_\_\_

☐ Drainage patterns in BVW: \_\_\_\_\_

☐ Oxidized rhizospheres: \_\_\_\_\_

☐ Water-stained leaves: \_\_\_\_\_

☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

☐ Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion for Upgradient of A50		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants ≥ number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Allen & Major

Prepared by: Goddard Consulting LLC

Project location: School Street, Manchester

DEP File #: \_\_\_\_\_

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: <b>A50</b>	Transect Number: <b>Downgradient</b>		Date of Delineation: <b>23-Nov-19</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*	
<b><u>Tree Layer</u></b>						
Red Maple	<i>Acer rubrum</i>	10%	33.3%	Yes	FAC*	
Eastern hemlock	<i>Tsuga canadensis</i>	20%	66.7%	Yes	OBL*	
<b><u>Sapling Layer</u></b>						
Eastern Hemlock	<i>Tsuga canadensis</i>	20%	100.0%	Yes	OBL*	
<b><u>Shrub Layer</u></b>						
Eastern hemlock	<i>Tsuga canadensis</i>	10%	20.0%	Yes	OBL*	
Sweet pepperbush	<i>Clethra alnifolia</i>	20%	40.0%	Yes	FAC*	
Highbush blueberry	<i>Vaccinium corymbosum</i>	20%	40.0%	Yes	FACW*	
<b><u>Climbing Woody Vine</u></b>						
<b><u>Ground Cover</u></b>						
sphagnum Moss	<i>Sphagnum L.</i>	20%	100.0%	Yes	OBL*	
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth						
<b>Morphological Adaptations:</b> 0		<b>Description:</b> _____				
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.						
<b>Vegetation conclusion:</b>						
<b>Number of dominant wetland indicator plants: 7</b>			<b>Number of dominant non-wetland indicator plants: 0</b>			
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes</b>						

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? ☒ yes ☐ no  
title/date: Soil Survey of Essex County, Northern Part - 1981  
map number: \_\_\_\_\_  
soil type mapped: Chatfield hollis rock outcrop  
hydric soil inclusions: None listed

Are field observations consistent with soil survey? ☐ yes ☒ no  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-10"	10YR2/1	
C	10-20	10YR6/1	

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Conclusion: Is soil hydric? ☒ yes ☐ no

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: \_\_\_\_\_
- ☐ Depth to free water in observation hole: \_\_\_\_\_
- ☐ Depth to soil saturation in observation hole: \_\_\_\_\_
- ☐ Water marks: \_\_\_\_\_
- ☐ Drift Lines: \_\_\_\_\_
- ☐ Sediment deposits: \_\_\_\_\_
- ☒ Drainage patterns in BVW: \_\_\_\_\_
- ☒ Oxidized rhizospheres: \_\_\_\_\_
- ☒ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion for Downgradient of A50		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants ≥ number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent



# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Allen & Major

Prepared by: Goddard Consulting LLC

Project location: School Street, Manchester

DEP File #: \_\_\_\_\_

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: <b>B26</b>	Transect Number: <b>Upgradient</b>	Date of Delineation: <b>26-Nov-19</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<b><u>Tree Layer</u></b>					
Red oak	<i>Quercus rubra</i>	36%	37.9%	Yes	FACU
Eastern Hemlock	<i>Tsuga canadensis</i>	3%	3.2%	No	OBL*
Northern white oak	<i>Quercus alba</i>	36%	37.9%	Yes	FACU
American beech	<i>Fagus grandifolia</i>	20%	21.1%	Yes	FACU
<b><u>Sapling Layer</u></b>					
Red oak	<i>Quercus rubra</i>	3%	100.0%	Yes	FACU
<b><u>Shrub Layer</u></b>					
Eastern hemlock	<i>Tsuga canadensis</i>	10%	100.0%	Yes	OBL*
<b><u>Climbing Woody Vine</u></b>					
<b><u>Ground Cover</u></b>					
Canada mayflower	<i>Maianthemum canadense</i>	10%	100.0%	Yes	FACU
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
<b>Morphological Adaptations:</b> 0		<b>Description:</b>			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
<b>Vegetation conclusion:</b>					
<b>Number of dominant wetland indicator plants: 1</b>			<b>Number of dominant non-wetland indicator plants: 5</b>		
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no</b>					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? ☒ yes ☐ no

title/date: Soil Survey of Essex County, Northern Part - 1981

map number: \_\_\_\_\_

soil type mapped: Chatfield hollis rock outcrop

hydric soil inclusions: \_\_\_\_\_

Are field observations consistent with soil survey? ☒ yes ☐ no

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
A	0-10"	10YR2/2	
B	10-18"	10YR5/4	

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Conclusion: Is soil hydric? ☐ yes ☒ no

Other Indicators of Hydrology: (check all that apply and describe)

☐ Site inundated: \_\_\_\_\_

☐ Depth to free water in observation hole: \_\_\_\_\_

☐ Depth to soil saturation in observation hole: \_\_\_\_\_

☐ Water marks: \_\_\_\_\_

☐ Drift Lines: \_\_\_\_\_

☐ Sediment deposits: \_\_\_\_\_

☐ Drainage patterns in BVW: \_\_\_\_\_

☐ Oxidized rhizospheres: \_\_\_\_\_

☐ Water-stained leaves: \_\_\_\_\_

☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_

☐ Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion for Upgradient of B26		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants ≥ number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

# DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Allen & Major

Prepared by: Goddard Consulting LLC

Project location: School Street, Manchester

DEP File #: \_\_\_\_\_

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only  
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II  
☐ Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: <b>B26</b>	Transect Number: <b>Downgradient</b>	Date of Delineation: <b>26-Nov-19</b>	
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<b><u>Tree Layer</u></b>					
Red Maple	<i>Acer rubrum</i>	3%	13.0%	No	FAC*
Eastern hemlock	<i>Tsuga canadensis</i>	20%	87.0%	Yes	OBL*
<b><u>Sapling Layer</u></b>					
Eastern Hemlock	<i>Tsuga canadensis</i>	20%	100.0%	Yes	OBL*
<b><u>Shrub Layer</u></b>					
Eastern hemlock	<i>Tsuga canadensis</i>	3%	13.0%	No	OBL*
Highbush blueberry	<i>Vaccinium corymbosum</i>	20%	87.0%	Yes	FACW*
<b><u>Climbing Woody Vine</u></b>					
<b><u>Ground Cover</u></b>					
Eastern poison ivy	<i>Toxicodendron radicans</i>	3%	100.0%	Yes	FAC*
<b>Remarks:</b> * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth					
<b>Morphological Adaptations:</b> 0		<b>Description:</b>			
* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.					
<b>Vegetation conclusion:</b>					
<b>Number of dominant wetland indicator plants: 4</b>			<b>Number of dominant non-wetland indicator plants: 0</b>		
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes</b>					

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? ☒ yes ☐ no  
title/date: Soil Survey of Essex County, Northern Part - 1981  
map number: \_\_\_\_\_  
soil type mapped: Chatfield hollis rock outcrop  
hydric soil inclusions: None listed

Are field observations consistent with soil survey? ☐ yes ☒ no  
Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-9"	10YR2/1	
C	9-20	10YR6/1	

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Conclusion: Is soil hydric? ☒ yes ☐ no

Other Indicators of Hydrology: (check all that apply and describe)

- ☐ Site inundated: \_\_\_\_\_
- ☐ Depth to free water in observation hole: \_\_\_\_\_
- ☐ Depth to soil saturation in observation hole: \_\_\_\_\_
- ☐ Water marks: \_\_\_\_\_
- ☐ Drift Lines: \_\_\_\_\_
- ☐ Sediment deposits: \_\_\_\_\_
- ☒ Drainage patterns in BVW: \_\_\_\_\_
- ☒ Oxidized rhizospheres: \_\_\_\_\_
- ☒ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
\_\_\_\_\_
- ☐ Other: \_\_\_\_\_

Vegetation and Hydrology Conclusion for Downgradient of B26		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants ≥ number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent

---

## **Narrative**

### **Existing Conditions**

On behalf of the applicant, SLV School Street, Allen & Major Associates, Inc. (A&M) is pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) for review. This ANRAD is submitted to the Town of Manchester by the Sea's Conservation Commission under the Massachusetts Wetlands Protection Act and its implementing regulations (310 CMR 10.00) & the Manchester by the Sea Wetlands Regulation. The submission is to confirm the delineation of the following resources: Bordering Vegetated Wetlands (BVW), and Isolated Vegetated Wetlands (IVW) on the 23.72-acre lot at 0 School Street (Manchester by the Sea Assessors Map 43, Lot 18). The site is boarded by Old School Street to the north and west, School Street to the east, and Yankee Division Highway to the south. The resource areas have been delineated and described in various reports and letters by Goddard consulting. The property is undeveloped and consist of wooded areas, and wetlands.

In November of 2019, Goddard Consulting delineated the resources of BVW & IVW onsite and offsite in accordance with the MA DEP Wetlands Protection Regulations (310 CMR 10.00). Descriptions of the resource areas can be found in the wetland report by Goddard Consulting, included in this report. The resource areas were marked with blue flagging, and flag locations were picked up by instrument survey. Shown on the attached plan is the BVW 100 ft. state jurisdictional buffer zone. Additionally, BVW and IVW all show the municipal 50 ft. no build buffer zone and 30 ft. no disturb zone.

Also included in this filing are exhibits which illustrate the existing conditions of the parcel including: a USGS Map, aerial photo, FEMA FIRM Map, Priority & Estimated Habitats Map, Core Habitat Map, Critical Natural Landscape Map, MA GIS Wetlands Map, & Assessor's Tax Map. A copy of the existing conditions plan is also included in the submission.

### **Descriptions of the resources onsite:**

#### **BVW**

BVW has been delineated in three areas on the site. Wetland flags WF-A1 through WF-A72 span from the northeastern property line along School Street to the western property line in a southwestern direction. Wetland flags WF-B1 through WF-B32 are located at the southwestern corner of the site along the Yankee Division Highway. Wetland Flags WF-D1 through WF-D19 are located just north of the site.

- **Associated with the site the ANRAD is looking to confirm the BVW flags WF-A1 through WF-A72, WF-B1 through WF-B32, and WF-D1 through WF-D19.**

#### **IVW**

IVW has been delineated on the gravel path at the center of the site.

- **Associated with the site the ANRAD is looking to confirm the IVW flags WF-C1 through WF-C24.**

### **Environmental Due Diligence**

The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map was reviewed and showed no flood plains on site. Land to the north and east of the site is categorized as Zone A, with a 1% annual chance of flooding with no determined flood elevation. See Exhibit 3 and reports from Goddard Consulting for more information on the flood plain location.

A review of the most current online MassGIS OLIVER Program for NHESP Estimated Priority Habitats of Rare Species and Priority Habitats of Rare Species revealed that none are on site. The nearest priority habitats are across School Street to the northeast and across Old School Street to the northwest. There are no estimated priority habitats located near the site. MassGIS Oliver was also checked for core habitats and critical natural landscapes. No core habitats were found on site, the nearest core habitats are across School Street to the east and northeast and across Yankee Division Highway to the southeast. No critical natural landscapes were found on site, the nearest critical landscapes are located across School Street to the east and across Yankee Division Highway to the southeast. See Exhibits 4, 5, and 6 as well as reports from Goddard Consulting for more information on habitats in the surrounding area.

---

Lastly, a review of the MassGIS on-line program OLIVER indicates there is a potential vernal pool located in the southwestern corner of the property within the wetland flags WF-B1 through WF-B32. An additional potential vernal pool and certified vernal pool are located in proximity to the site across School Street, to the east. See Exhibit 7 and reports from Goddard Consulting for more information on the potential vernal pool.

November 27, 2019

Allen & Major Assoc. Inc.  
100 Commerce Way  
Woburn, MA 01801

Re: School Street, Manchester by the Sea

Dear Allen & Major Assoc.:

During the month of November, the wetland resources were delineated on land located at the above referenced site. The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.


The resources on site consist of Isolated Vegetated Wetland (IVW) and Bordering Vegetated Wetland (BVW). The isolated wetland was flagged with series C1-24 and is dominant in hemlock and highbush blueberry. Surface water was observed within this wetland. If this wetland can hold  $\frac{1}{4}$  acre foot of water at a minimum depth of 6-inches, it would qualify as the state protected resource area Isolated Land Subject to Flooding and this area would then be a protected resource. Topography, elevations and engineering calculations need to be performed to determine this.

The other wetlands located onsite are hydrologically connected via culverts to other off-site wetlands which make them Bordering Vegetated Wetlands. These state protected resource areas have a jurisdictional 100-ft buffer zone associated with them. The BVWs located on site are flagged with series A1-72 and B1-32 and are dominant in hemlock, sphagnum moss, ferns, red maple and highbush blueberry. The adjacent upland areas are vegetated with oak, white pine, witch hazel and honeysuckle. Department of Environmental Protection BVW field data forms were documented at wetland flag A50 and B26 (see attached forms). An off-site BVW was flagged with series C1-24 for buffer zone purposes.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife; however, a mapped potential vernal pools is located within flagged wetland "B". The site is not located in a jurisdictional FEMA Flood Zone or within 200-ft of a mapped perennial river.

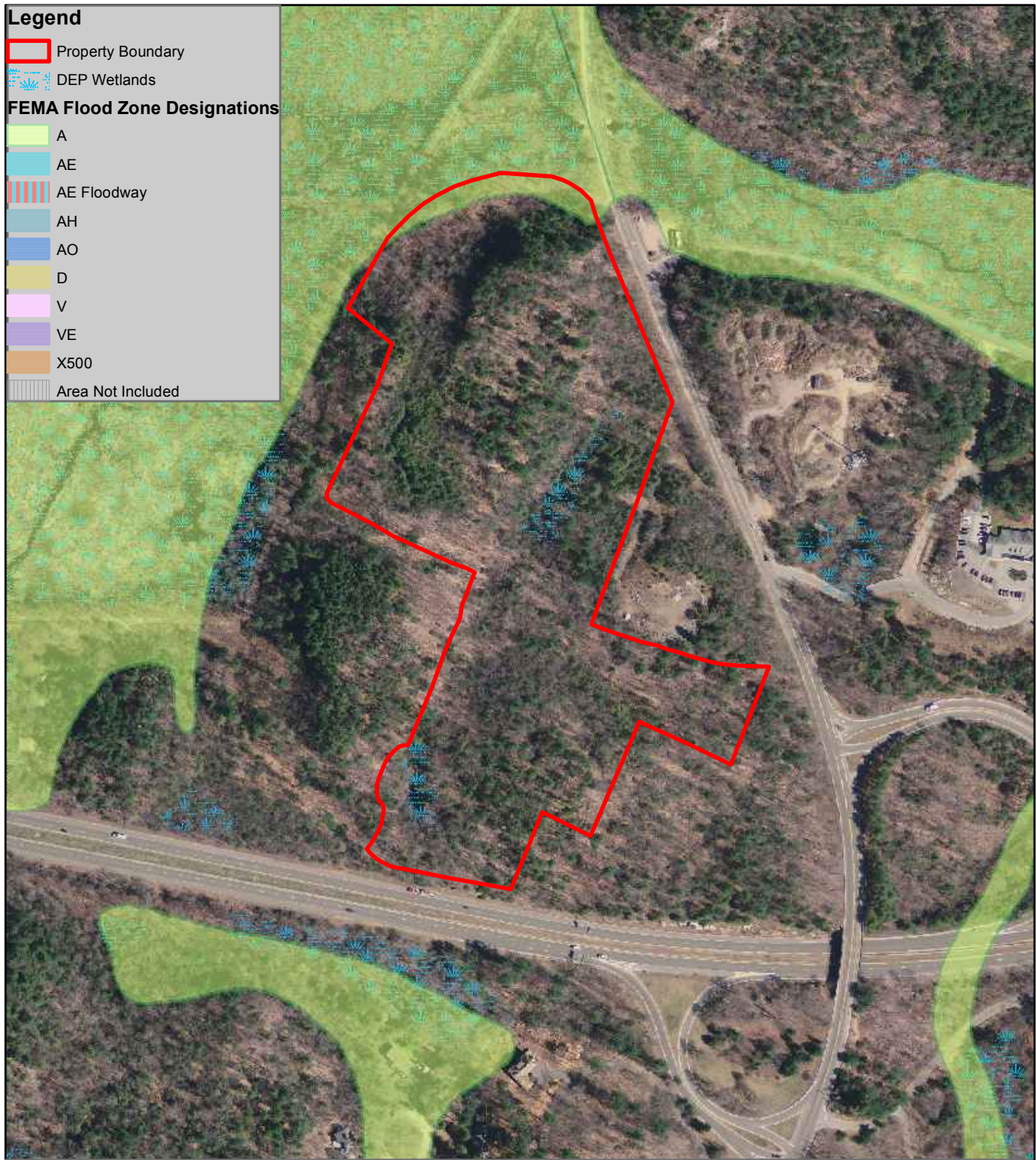
Any work within the jurisdictional resource areas and/or 100-foot buffer zone requires a Request for Determination (RDA) or Notice of Intent (NOI) be filed with the Conservation Commission. If you need further assistance with permitting, please call us we would be happy to assist.

Very truly yours,



Scott Goddard,  
Principal & PWS





## Ortho View of Site

School Street, Manchester MA



0 100 200  
Feet  
1 inch = 363 feet  
Date: 11/26/19

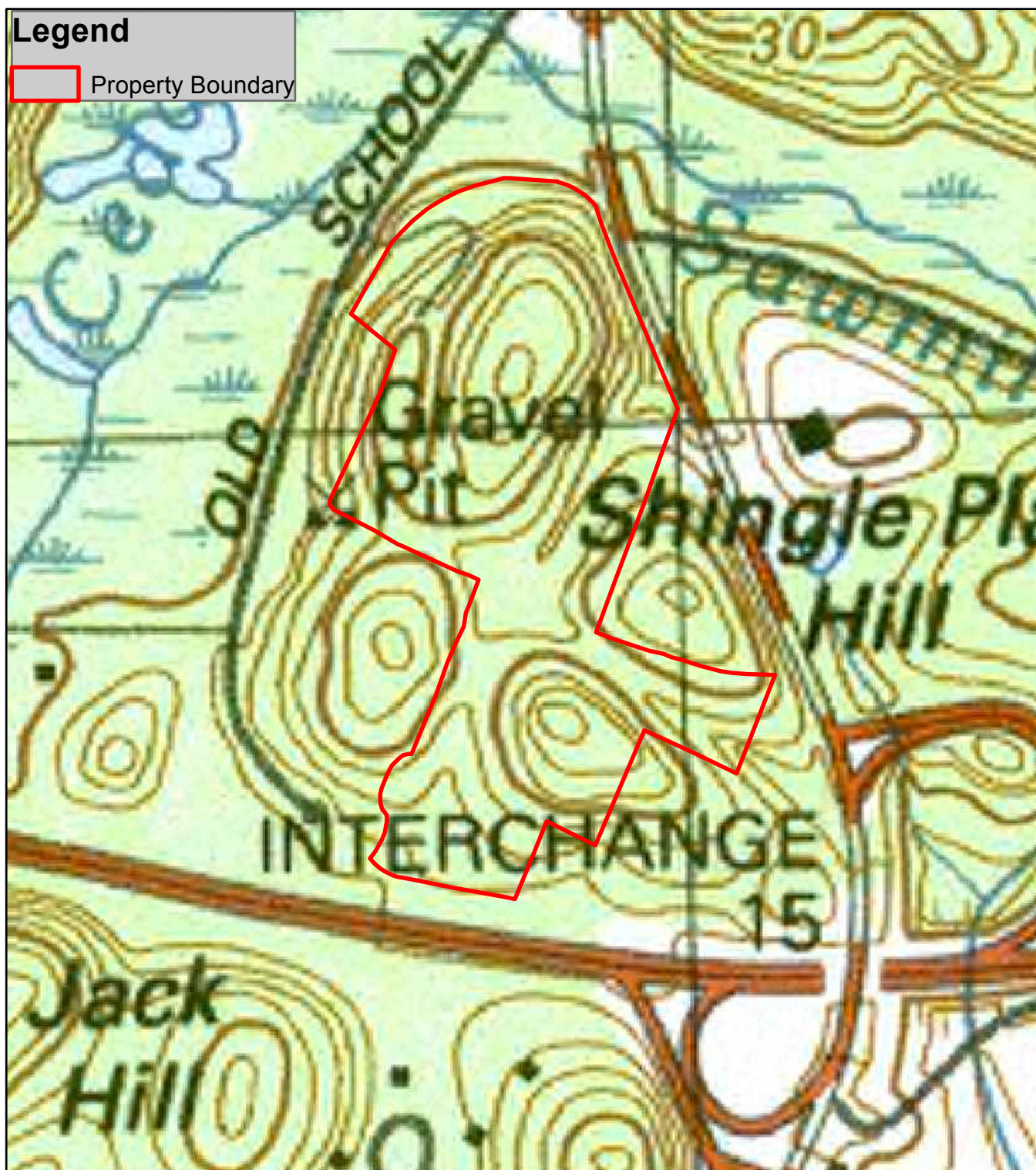
GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

GODDARD CONSULTING  
Strategic Wetland Permitting LLC



## Legend

 Property Boundary



## USGS Site Locus

School Street, Manchester MA



0 100 200  
Feet  
1 inch = 363 feet  
Date: 11/26/19

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

GODDARD CONSULTING  
Strategic Wetland Permitting LLC

August 25, 2020

SLV School Street, LLC  
C/O Geoff Engler  
257 Hillside Avenue  
Needham, MA. 02494

**Re: Preliminary Environmental Constraint Analysis  
0 School Street - Manchester-by-the-Sea, MA**

Dear Geoff,

Goddard Consulting, LLC (GC) is pleased to submit this Preliminary Environmental Constraint Analysis for the property known as 0 School Street (Map 43, Lot 18) in Manchester-by-the-Sea, MA. The Analysis was performed for the 23.7-acre property and immediate vicinity using public online GIS resources, including MassGIS OLIVER and the Town's MapGeo website.

**Certified and Potential Vernal Pools**

There is one onsite area mapped as a "potential vernal pool" by the MassGIS NHESP PVP layer in the southern portion of the property, plus one to the east of School Street (Figure 1). One Certified Vernal Pool is mapped offsite to the east.

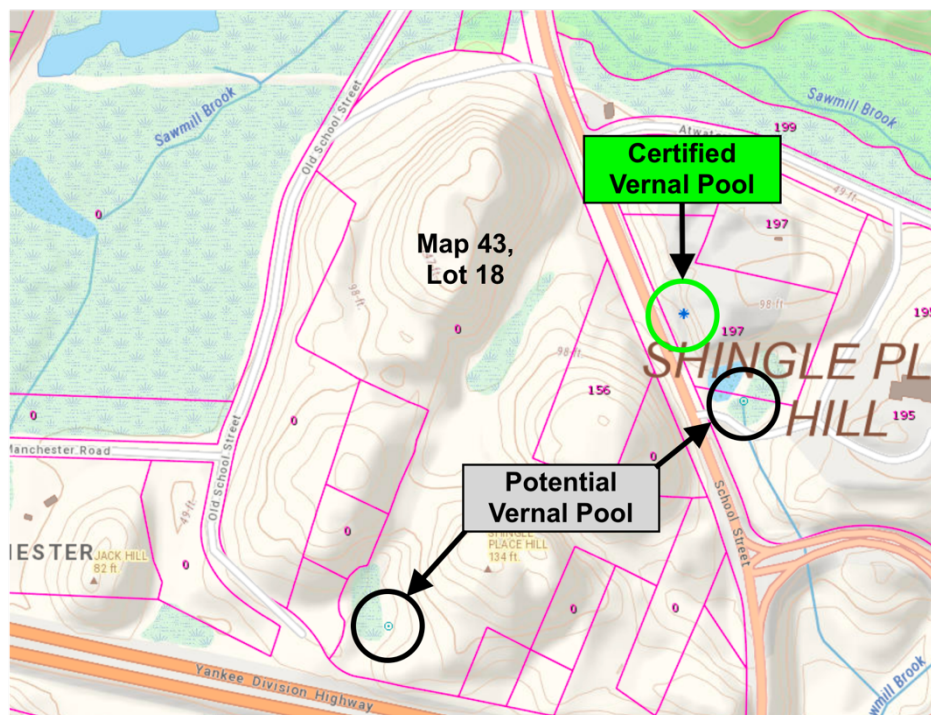


Figure 1 - Potential and Certified Vernal Pools near property.



## Endangered Species

The site is not mapped by the NHESP as “Estimated Habitats of Rare Wildlife” or “Priority Habitats of Rare Species.” This is based on the most current Natural Heritage Atlas, which was published on August 1, 2017 (Figure 2). The nearest Priority Habitats are across School Street to the northeast and across Sawmill Brook to the northwest.

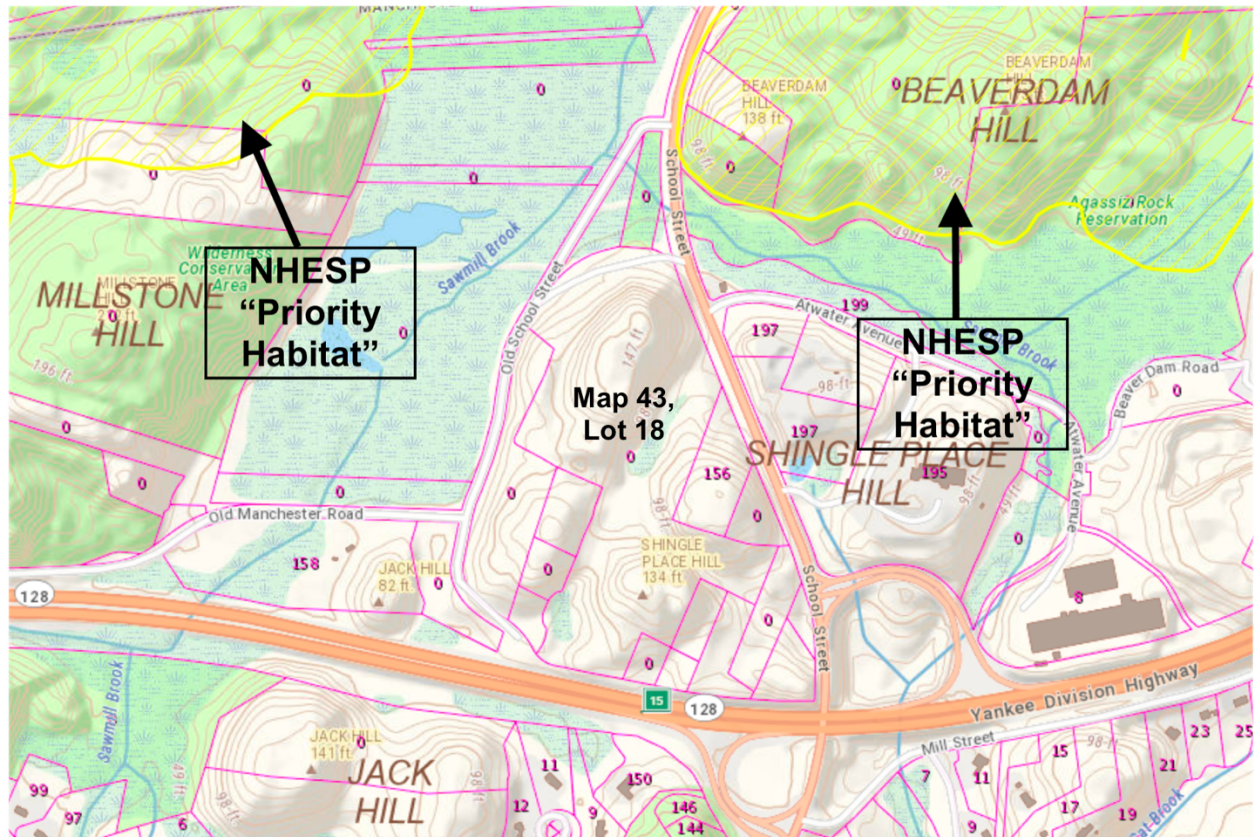


Figure 2 - NHESP Priority Habitat near property.

## BioMap2 Habitat

The MA Department of Fish & Game's Natural Heritage & Endangered Species Program (NHESP) produced a report titled "BioMap2 – Conserving the Biodiversity of Massachusetts in a Changing World" in 2010. According to the report, *"BioMap2 is designed to guide strategic biodiversity conservation in Massachusetts over the next decade by focusing land protection and stewardship on the areas that are most critical for ensuring the long-term persistence of rare and other native species and their habitats, exemplary natural communities, and a diversity of ecosystems."*

The report provides mapping of two components: Core Habitat and Critical Natural Landscape. Core Habitat consists of *"key areas that are critical for the long-term persistence of rare species and other Species of Conservation Concern, as well as a wide diversity of natural communities and intact ecosystems across the Commonwealth. Protection of Core Habitats will contribute to the conservation of specific elements of biodiversity."*

BioMap2 Core Habitat is located to the northwest, northeast and east of the property (Figure 3).

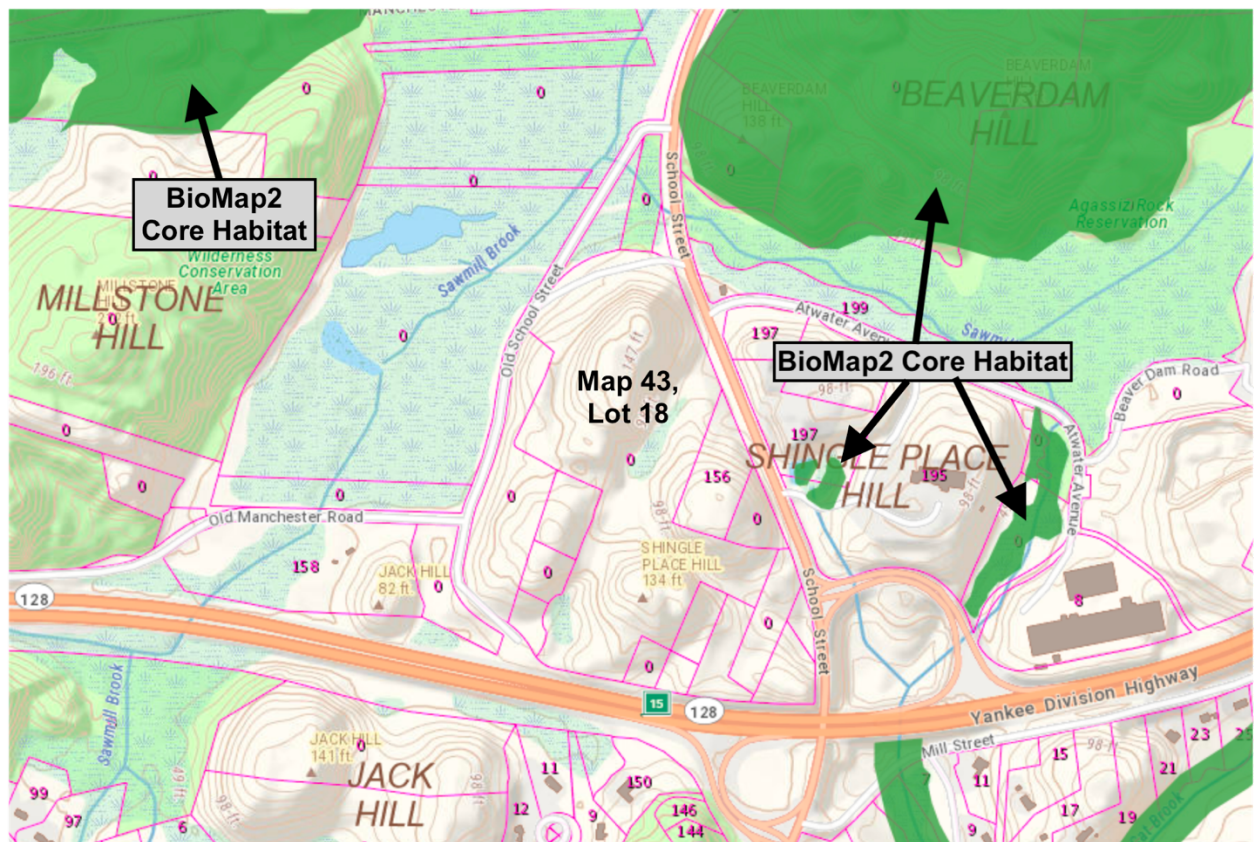


Figure 3 - BioMap2 Core Habitat near property.

Critical Natural Landscape consists of “large natural Landscape Blocks that are minimally impacted by development. If protected, these areas will provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience to natural and anthropogenic disturbances in a rapidly changing world. Areas delineated as Critical Natural Landscape also include buffering upland around wetland, coastal, and aquatic Core Habitats to help ensure their long-term integrity.”

Critical Natural Landscape is located to the northwest, northeast and east of the property (Figure 4).



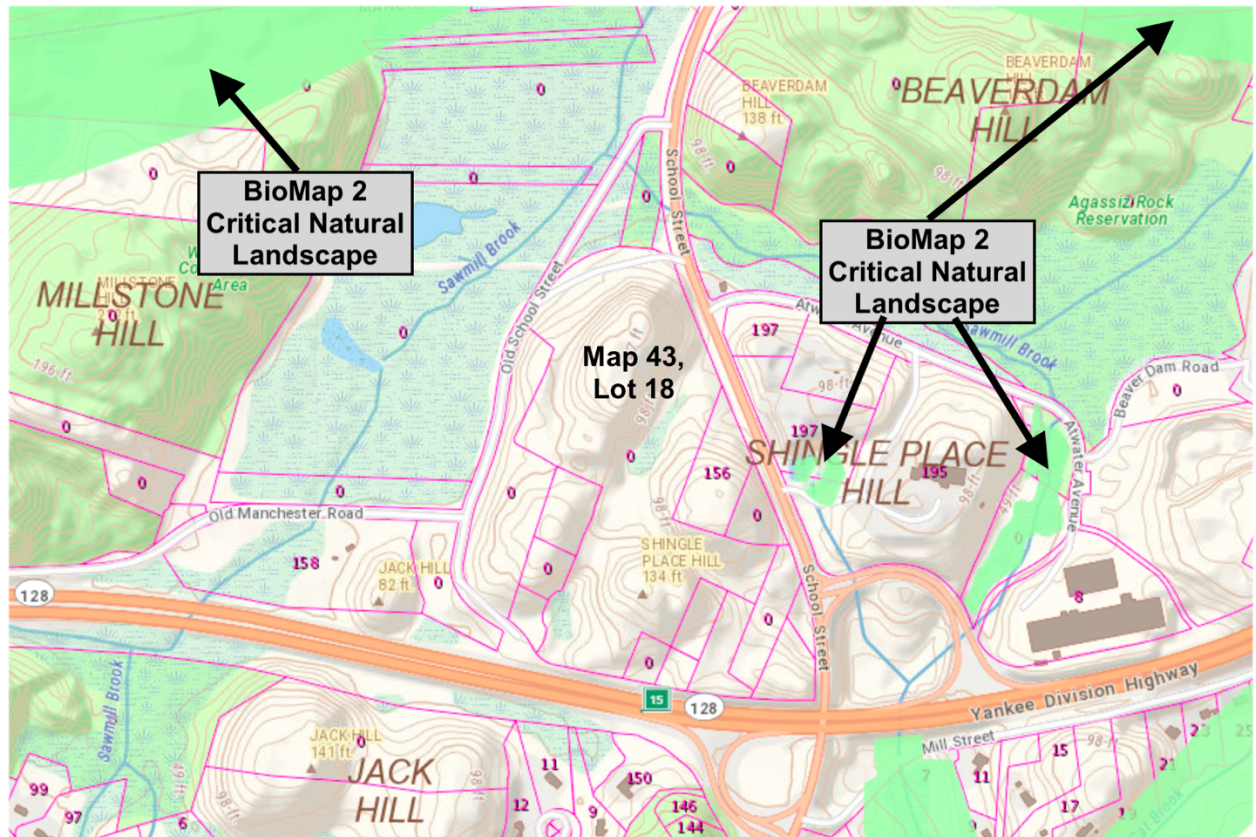


Figure 4 - BioMap2 Critical Natural Landscape near property.

## CONCLUSIONS

One Potential Vernal Pool is mapped within the southern portion of the property. There are no other GIS-based environmental resources mapped within the property. A Certified Cernal Pool, NHESP Priority Habitat and BioMap2 areas are located nearby but outside of the property boundary.

Sincerely,

by 

Dan Wells, M.S.  
Senior Wildlife Biologist & Wetland Scientist

February 18, 2020

Carlton M. Quinn, P.E.  
Allen & Major Associates, Inc.  
100 Commerce Way, Suite 5  
Woburn, MA 01801

**Re: Wetland Crossing Inspection  
School Street (Map 43, Lot 18) - Manchester, MA**

Dear Carlton:

On February 2, 2020 I inspected the C-series isolated vegetated wetland (IVW) located within the subject property off School Street in Manchester (Figure 1).

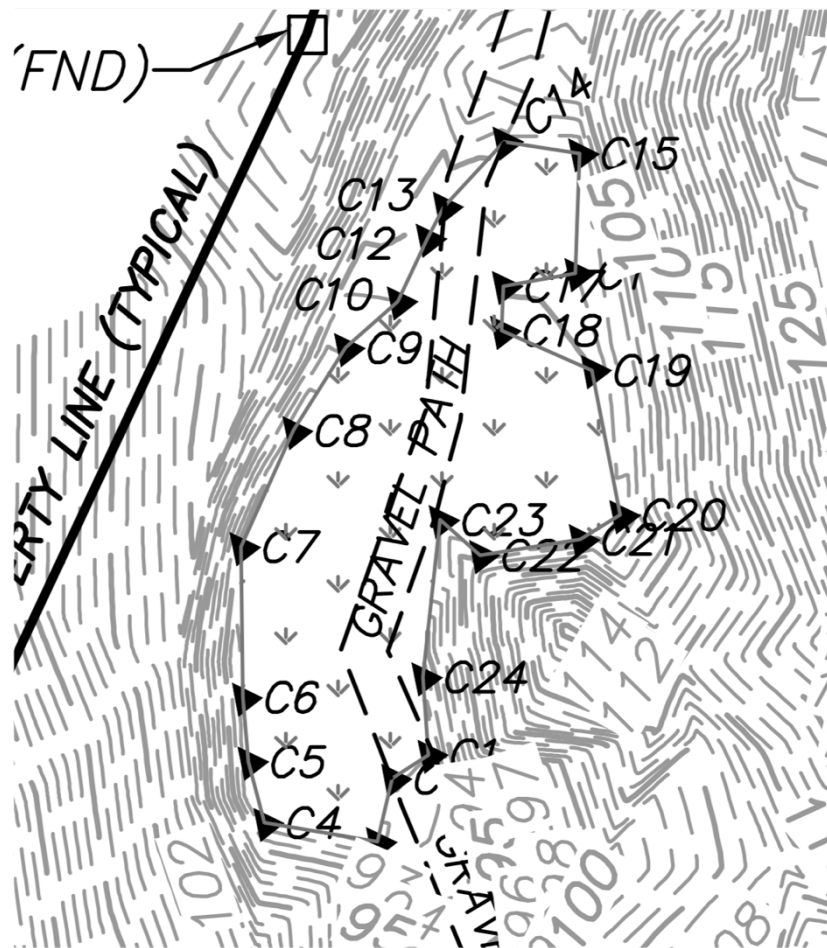


Figure 1 - Close-up view of C-series IVW.



Blue wetland flags numbered C1-C24 demarcate the IVW boundary. The wetland consists of a grove of eastern hemlock, traversed by an existing hard-packed cart path. A small area of shallow standing water was present in the northern portions of the wetland, SW of flag #C18, approximately 300 sf in extent (Photos 1 & 2).



*Photo 1 - View of standing water on cart path, facing south.*





*Photo 2 - View of standing water on cart path, facing north.*

Within the vicinity of the standing water, the vegetation consisted of a dead, standing red maple sapling, a dead shrub, upland mosses and goldthread ground cover.

The soils at three separate locations along the cart path consisted of non-hydric hard-packed sand, with 10YR 4/4 color to a depth of greater than 12 inches (Photo 3).





*Photo 3 - View of soils typical within cart path portion of IVW.*

Because the cart path is well-defined and has a very hard-packed substrate with non-hydric soils, I believe that an excavator could be driven through the wetland and cause only a minimal amount of disturbance to the IVW. No living trees or shrubs would need to be removed, and no significant wildlife habitat would be altered. I recommend that the work take place as soon as possible during the winter, when the ground is potentially frozen and there is no chance of any amphibians or aquatic invertebrates being present in the shallow standing water area.

Please feel free to contact us if you have any questions.

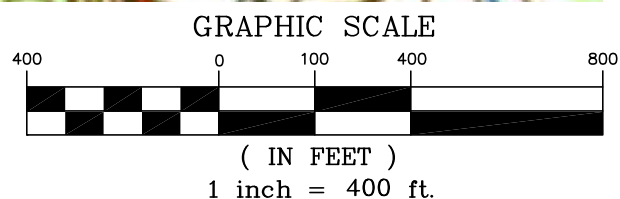
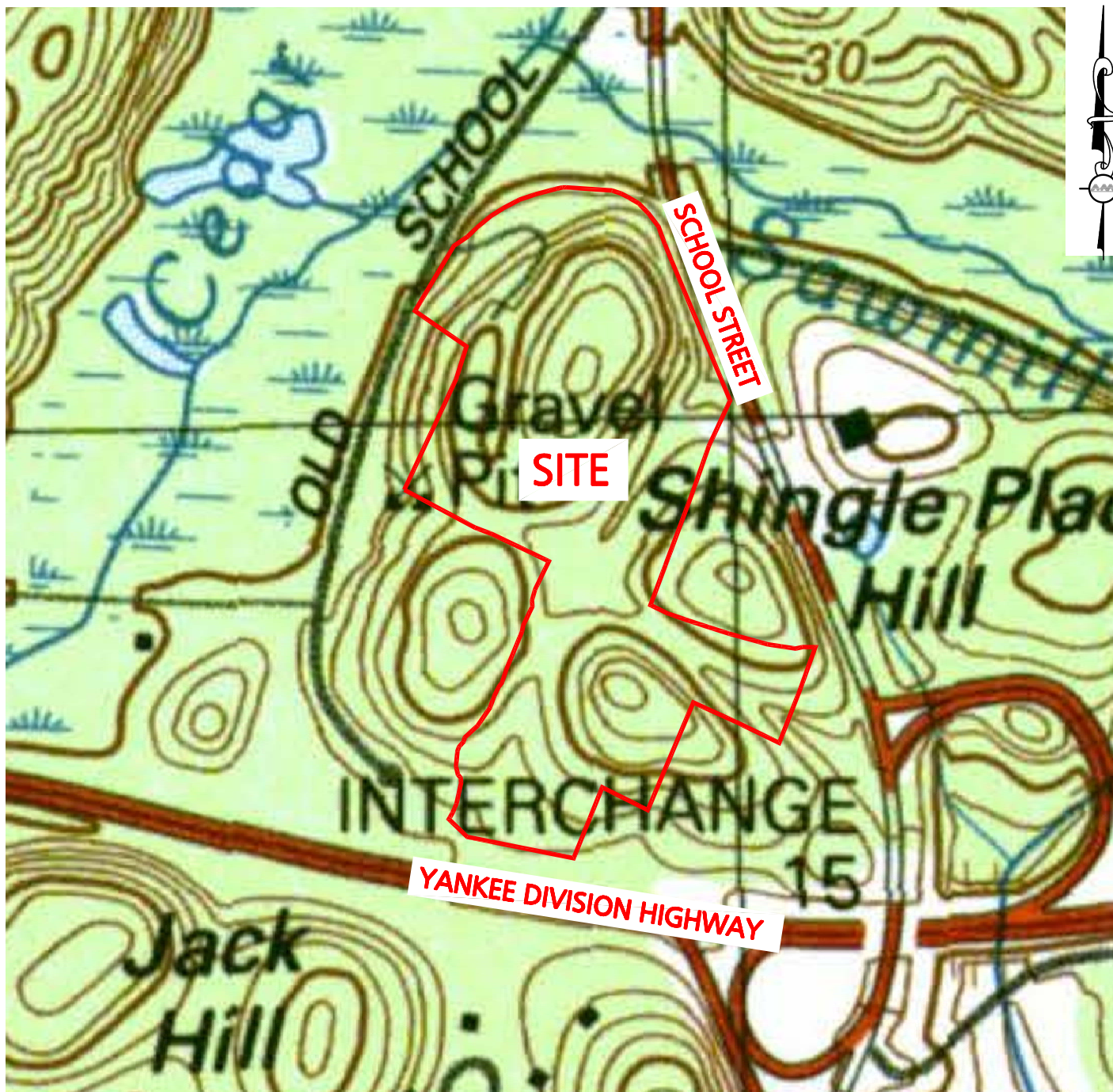
Very truly yours,

Dan Wells, M.S.  
Senior Wildlife Biologist and Wetland Scientist

---

## **SECTION 2.0 – EXHIBITS**





PREPARED BY:



**ALLEN & MAJOR  
ASSOCIATES, INC.**

civil engineering • land surveying  
environmental consulting • landscape architecture  
[www.allenmajor.com](http://www.allenmajor.com)

100 COMMERCE WAY  
WOBURN MA 01888-0118  
TEL: (781) 935-6889  
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**0 SCHOOL STREET  
(Map 43, Lots 18)**

**MANCHESTER-BY-THE-SEA, MA**

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**USGS SITE LOCUS MAP**

PROJECT NO. 2725-01 DATE: SEPTEMBER 1, 2020

SCALE: 1"=400' DWG. NAME: EXHIBITS

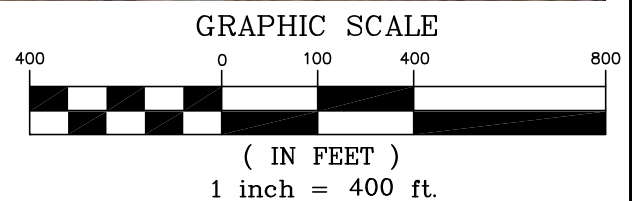
DESIGNED BY: JDS CHECKED BY: CMQ

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SHEET No.

**EXH-1**





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WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

PROJECT:

**0 SCHOOL STREET  
(Map 43, Lots 18)  
MANCHESTER-BY-THE-SEA, MA**

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**AERIAL PHOTO**

PROJECT NO.	2725-01	DATE:	SEPTEMBER 1, 2020
SCALE:	1" = 400'	DWG. NAME:	EXHIBITS
DESIGNED BY:	JDS	CHECKED BY:	CMQ

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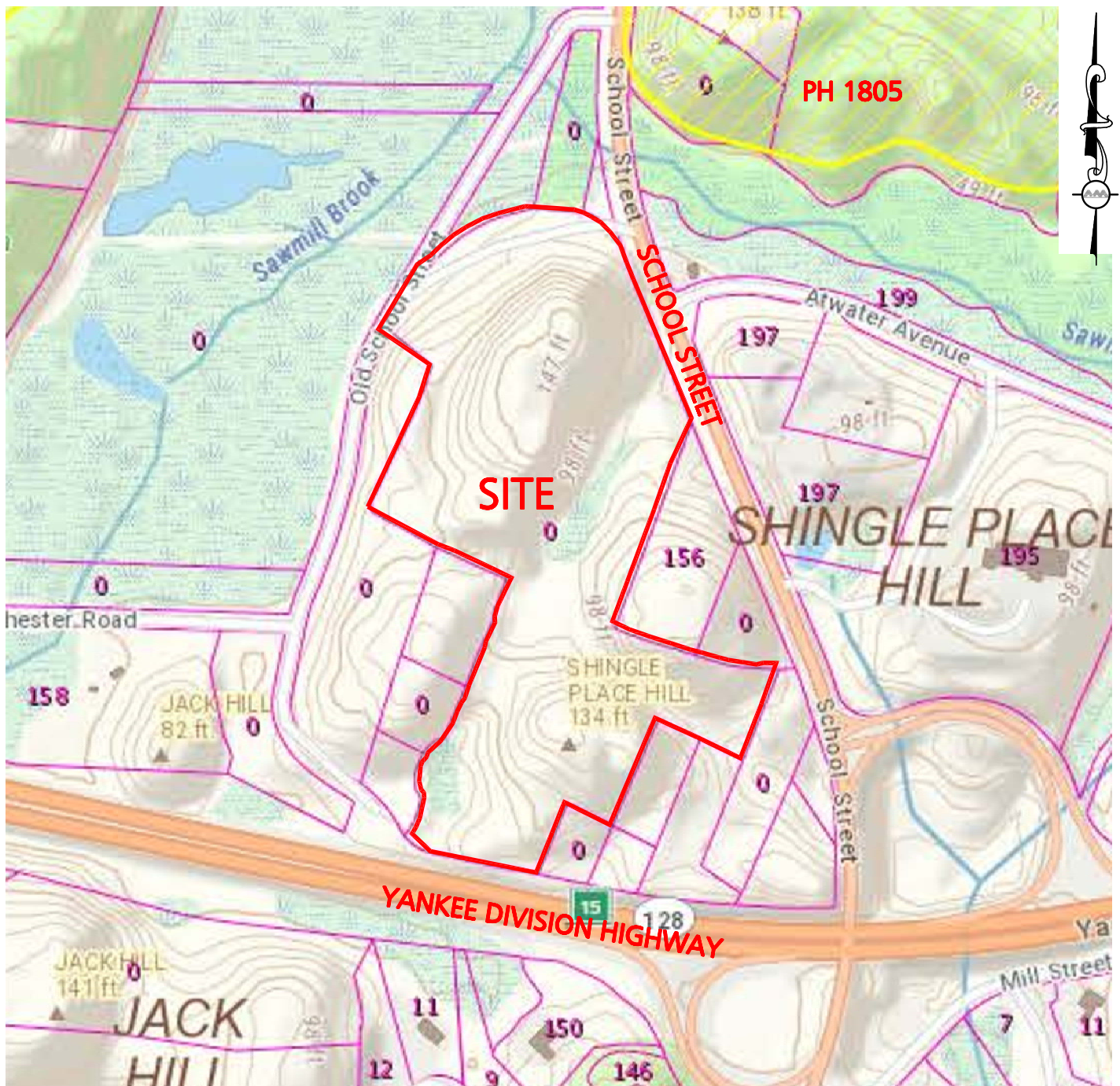
SHEET No.

**EXH-2**









## LEGEND

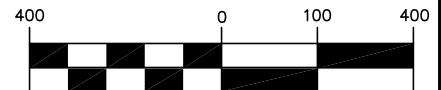
NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife

## MA GIS NHESP 2008 PRIORITY & ESTIMATED HABITATS (PROPERTY IS LOCATED NEAR A PH 1805 PRIORITY HABITAT)

## GRAPHIC SCALE



( IN FEET )

1 inch = 400 ft.

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PROJECT:

**0 SCHOOL STREET  
(Map 43, Lots 18)  
MANCHESTER-BY-THE-SEA, MA**

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## PRIORITY & ESTIMATED HABITAT

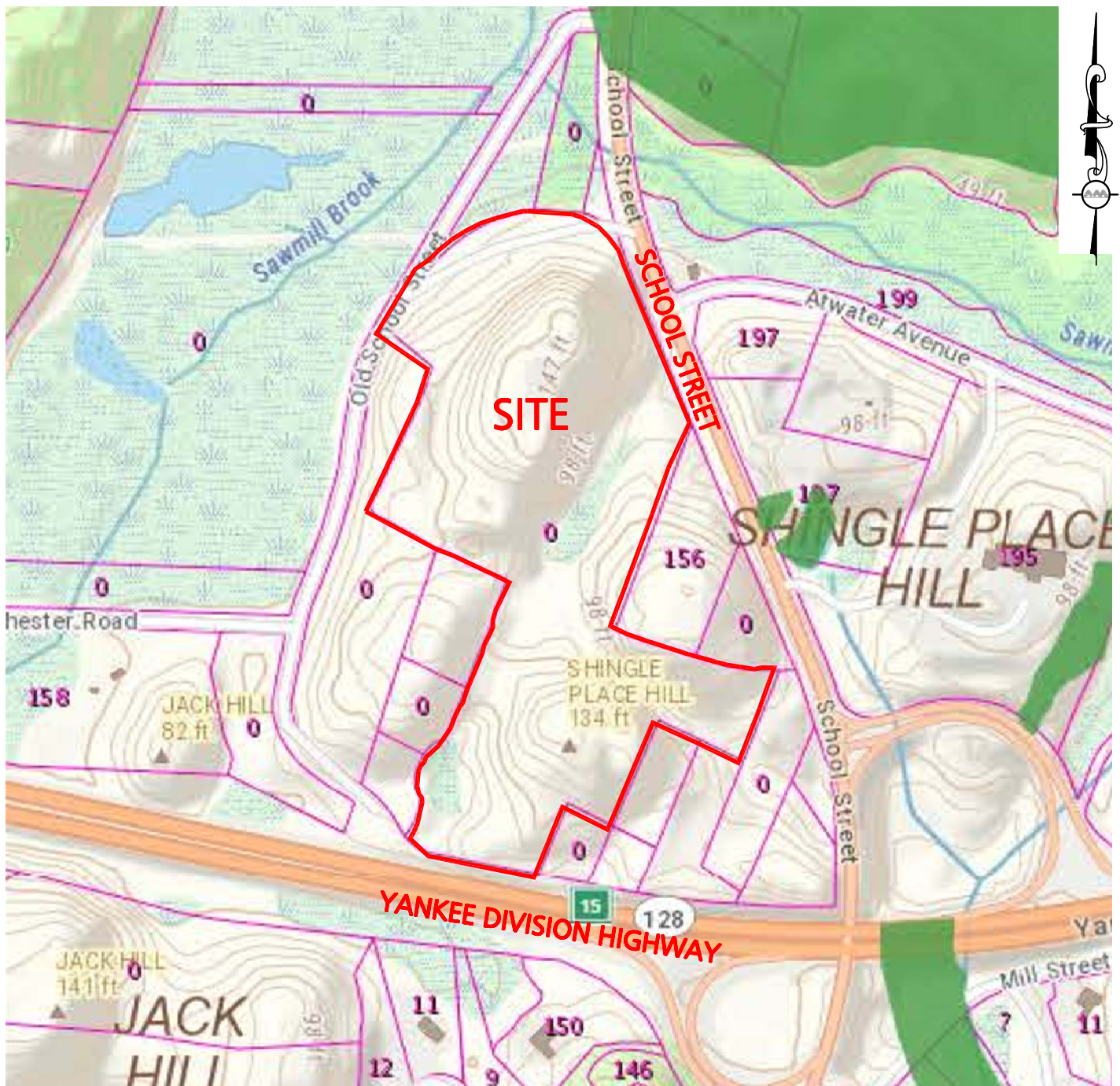
PROJECT NO.	2725-01	DATE:	SEPTEMBER 1, 2020
SCALE:	1"=400'	DWG. NAME:	EXHIBITS
DESIGNED BY:	JDS	CHECKED BY:	CMQ

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SHEET No.

**EXH-4**



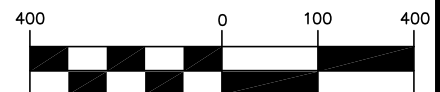


## LEGEND

BioMap2 Core Habitat



## GRAPHIC SCALE



( IN FEET )

1 inch = 400 ft.

PREPARED BY:



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PROJECT:

**0 SCHOOL STREET  
(Map 43, Lots 18)  
MANCHESTER-BY-THE-SEA, MA**

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## CORE HABITAT

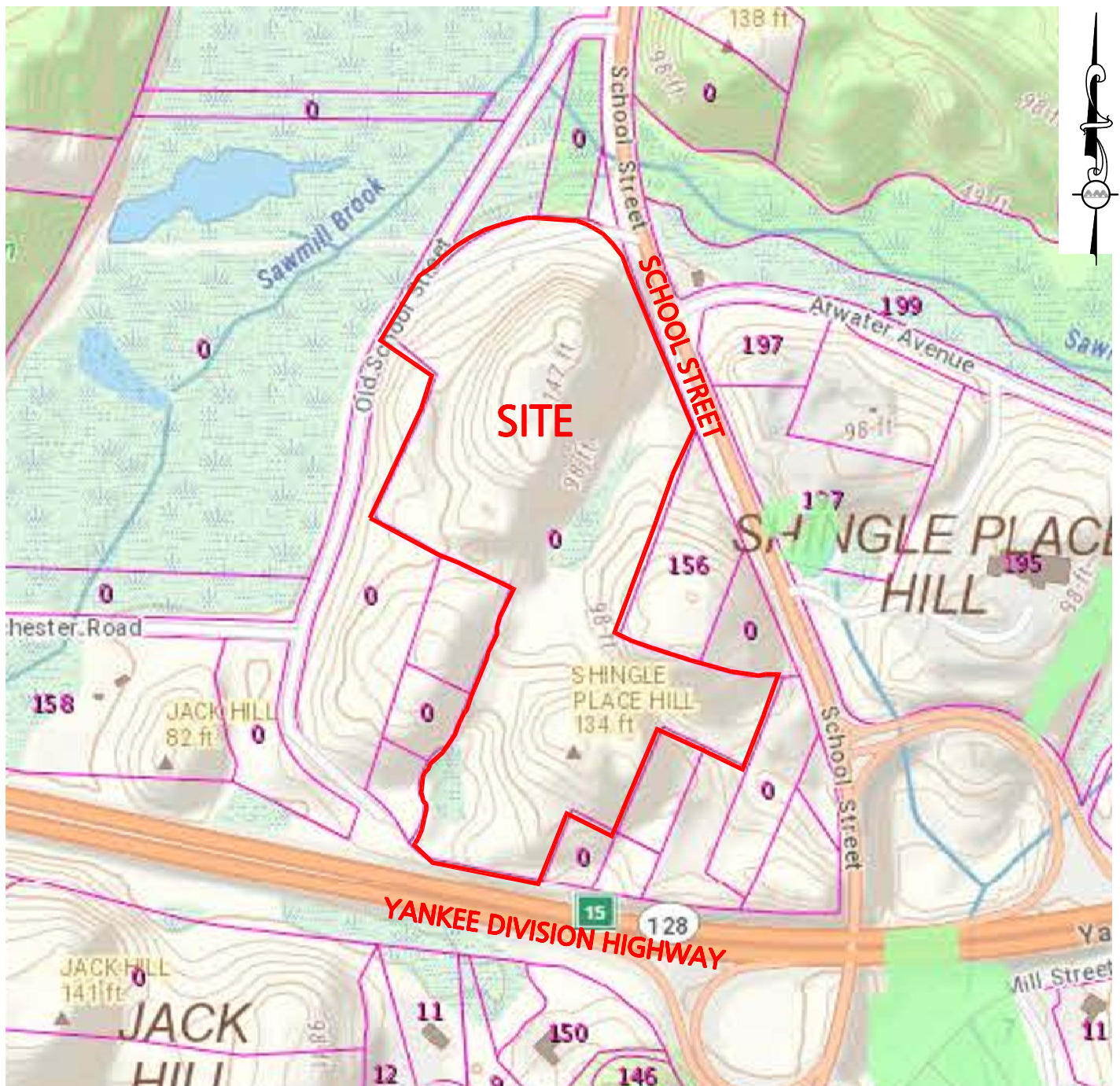
PROJECT NO.	2725-01	DATE:	SEPTEMBER 1, 2020
SCALE:	1"=400'	DWG. NAME:	EXHIBITS
DESIGNED BY:	JDS	CHECKED BY:	CMQ

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No.

**EXH-5**

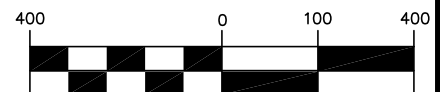




## LEGEND

BioMap2 Critical Natural Landscape

## GRAPHIC SCALE



( IN FEET )

1 inch = 400 ft.

PREPARED BY:



**ALLEN & MAJOR  
ASSOCIATES, INC.**

civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

100 COMMERCE WAY  
WOBURN MA 01888-0118  
TEL: (781) 935-6889  
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

PROJECT:

**0 SCHOOL STREET  
(Map 43, Lots 18)  
MANCHESTER-BY-THE-SEA, MA**

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## CRITICAL NATURAL LANDSCAPE

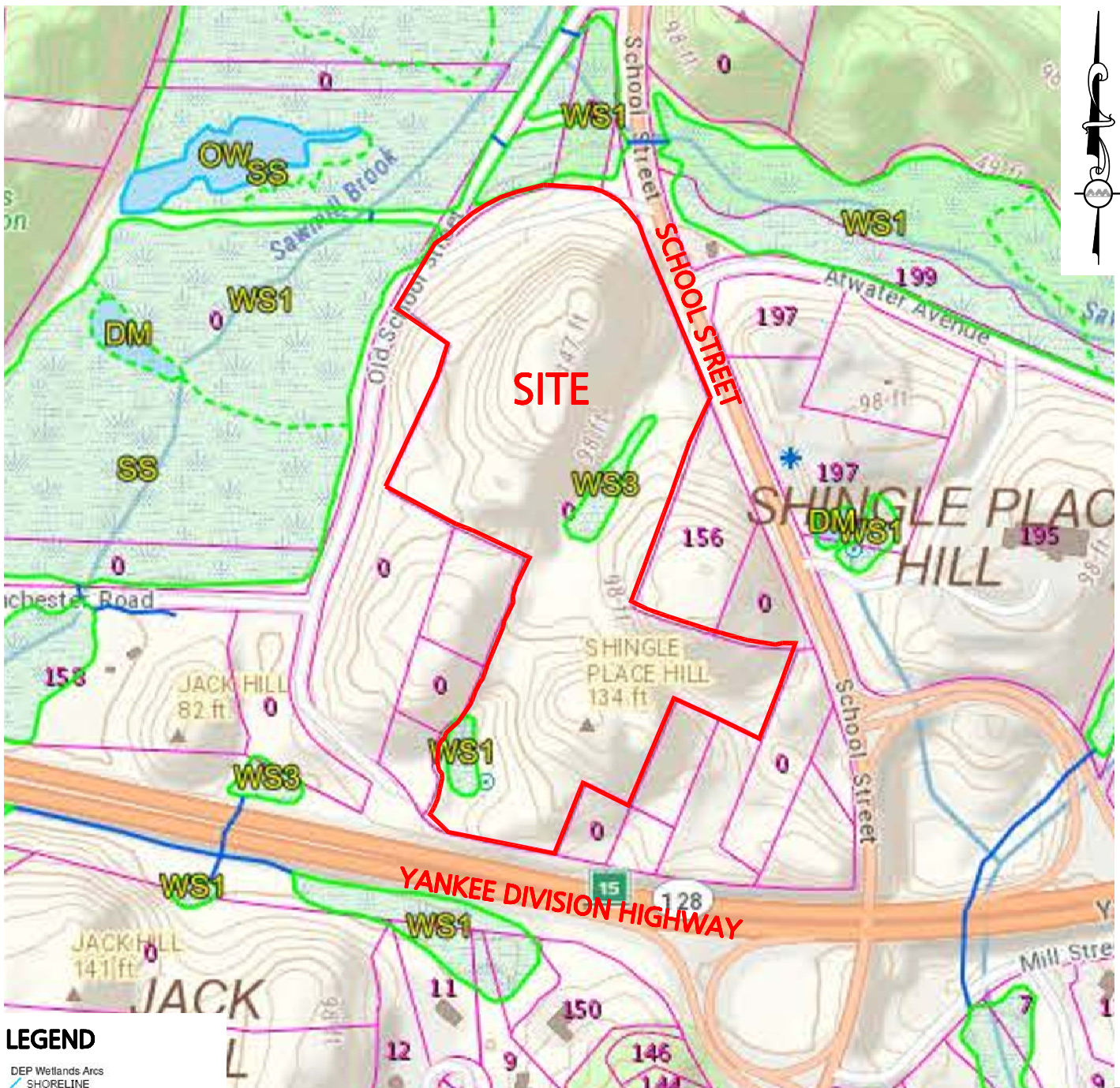
PROJECT NO.	2725-01	DATE:	SEPTEMBER 1, 2020
SCALE:	1"=400'	DWG. NAME:	EXHIBITS
DESIGNED BY:	JDS	CHECKED BY:	CMQ

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No.

**EXH-6**

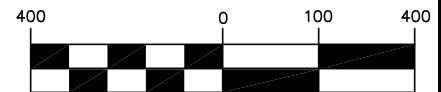




## LEGEND

- DEP Wetlands Arcs
- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA
- Potential Vernal Pools
- NHESP Certified Vernal Pools

## GRAPHIC SCALE



( IN FEET )

1 inch = 400 ft.

PREPARED BY:



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PROJECT:

**0 SCHOOL STREET  
(Map 43, Lots 18)  
MANCHESTER-BY-THE-SEA, MA**

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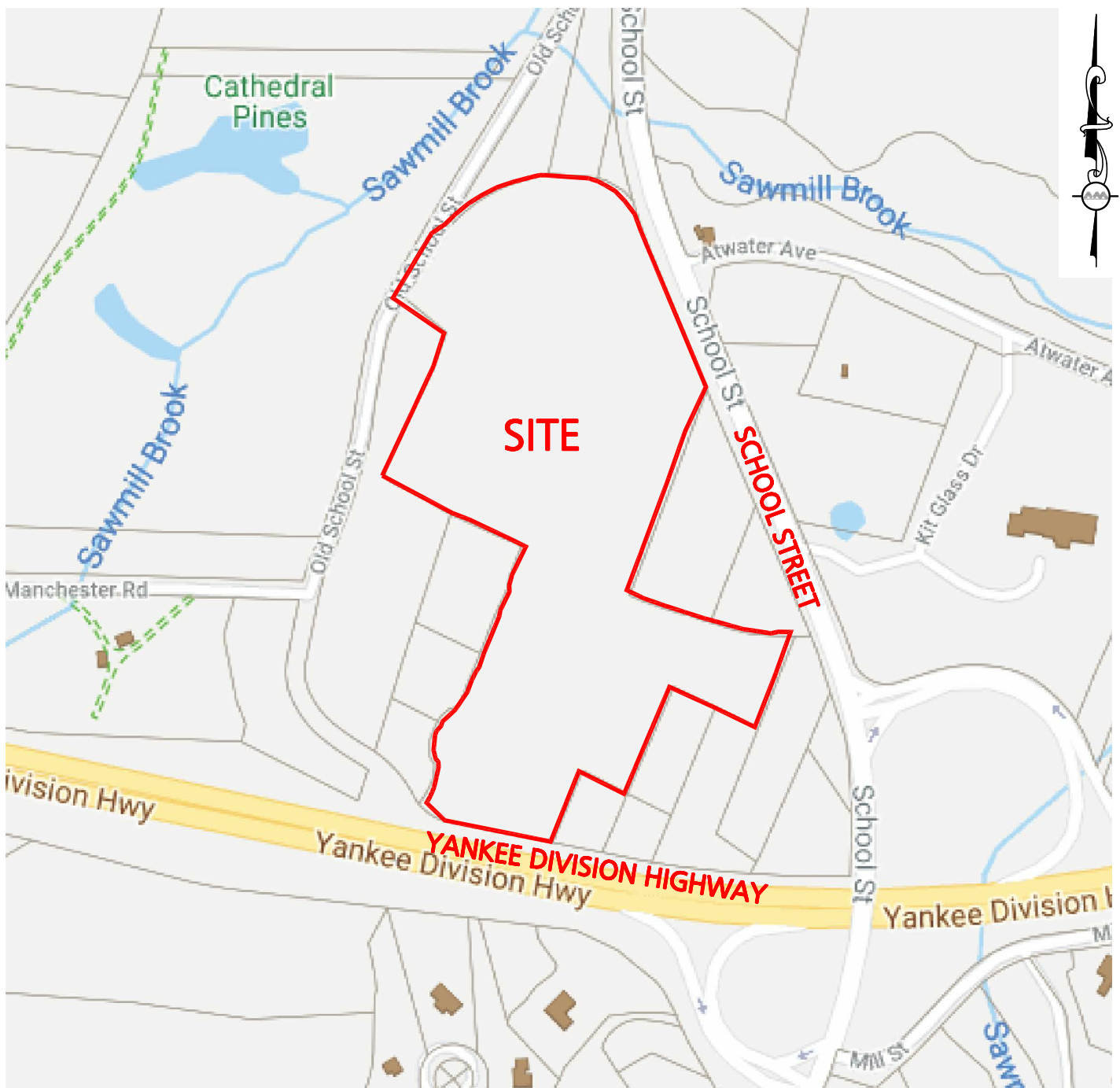
## MA GIS WETLANDS MAP

PROJECT NO.	2725-01	DATE:	SEPTEMBER 1, 2020
SCALE:	1"=400'	DWG. NAME:	EXHIBITS
DESIGNED BY:	JDS	CHECKED BY:	CMQ

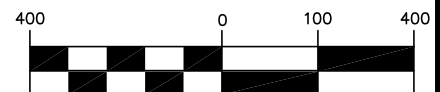
THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORITY ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No.

**EXH-7**



GRAPHIC SCALE



( IN FEET )

1 inch = 400 ft.

**NOTE: TAX MAP BASE TAKEN FROM  
TOWN OF MANCHESTER-BY-THE-SEA'S  
ONLINE GIS PROGRAM**

PREPARED BY:



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100 COMMERCE WAY  
WOBURN MA 01888-0118  
TEL: (781) 935-6889  
FAX: (781) 935-2896

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

PROJECT:

**0 SCHOOL STREET  
(Map 43, Lots 18)  
MANCHESTER-BY-THE-SEA, MA**

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**ASSESSORS TAX MAP**

PROJECT NO. 2725-01 DATE: SEPTEMBER 1, 2020

SCALE: 1"=400' DWG. NAME: EXHIBITS

DESIGNED BY: JDS CHECKED BY: CMQ

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. CLIENT/CLIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

SHEET No.

**EXH-8**

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## **SECTION 3.0 – ABUTTERS INFORMATION**



### AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Manchester General Wetlands By-Law

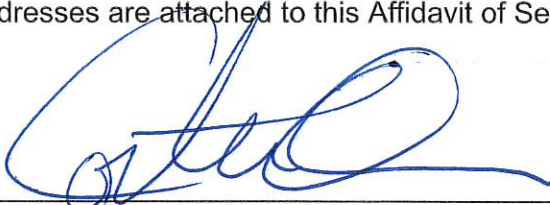
To be submitted to the Massachusetts Department of Environmental Protection and the Manchester-by-the-Sea Conservation Commission when filing a Notice of Intent, a Request to Amend an Order of Conditions, or Abbreviated Notice of Resource Area Delineation.

I, Carlton Quinn, hereby certify under the pains and penalties of perjury that on \_\_\_\_\_ I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Manchester-by-the-Sea General Wetlands By-Law.


A Notice of Intent \_\_\_\_\_, a Request to Amend an existing Order of Conditions \_\_\_\_\_, or an Abbreviated Notice of Resource Area Delineation X was filed under the Massachusetts Wetlands Protection Act and the Manchester General Wetlands By-Law by SLV School Street, LLC with the Town of Manchester on \_\_\_\_\_ for property located at:

0 School Street, Assessor's Map 43, Lot 18

The form of the notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.



Signature



Date

**Notification to Abutters under the Massachusetts Wetlands Protection Act and the  
Manchester-by-the-Sea General Wetlands By-Law**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the Town of Manchester's Wetlands By-Law, you are hereby notified of the following public hearing on the matter described below.

A. The name of the applicant is SLV School Street, LLC

B. The address of the lot where the activity is proposed is:

0 School Street (Assessors Map 43, Lot 18)

C. The work proposed is in the jurisdiction of the Wetlands Protection Act and/or Manchester Wetlands By-Law is as follows:

The applicant requests confirmation of resources including Bordering Vegetated Wetlands and Isolated Vegetated Wetlands (Assessor's Map 43, Lot 18).

D. Copies of the Notice of Intent or the Request to Amend an Existing Order of Conditions may be examined at Manchester Town Hall in the Conservation Commission office between the hours of 2:00pm and 5:00pm Monday through Thursday.

E. Copies of the Notice of Intent or the Request to Amend an Existing Order of Conditions may be obtained from either (check one) the applicant \_\_\_\_\_ or the applicant's representative X, by calling this telephone number (781) 935-6889 between the hours of 8:30 AM and 5:00 PM, on the following days of the week: Monday through Friday.

F. The Public Hearing will be held on October 13, 2020 at 6:30 pm at Manchester Town Hall, located at 10 Central Street.

---

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Manchester Cricket or the Gloucester Times.

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

NOTE: You also may contact the Manchester Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application. To contact the Manchester Conservation Commission, please call the Conservation Administrator at 978-526-4397.

# Town of ManchesterByTheSea

## Abutters List

**Subject Parcel ID:**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
43 0 14	SCHOOL ST	TRUSTEES OF RESERVATIONS		572 ESSEX STREET	BEVERLY	MA	01915
43 0 15	OLD SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
43 0 16	SCHOOL ST	TRUSTEES OF RESERVATIONS		572 ESSEX STREET	BEVERLY	MA	01915
43 0 17	199 SCHOOL ST	BRADY JAMES + TIMOTHY TRS	MACDONALD REALTY TRU	1 BEAVER DAM RD	MANCHESTER	MA	01944
43 0 18	SCHOOL ST	BROWN ANDREW	BROWN FAMILY TRUST TR	16 CROOKED LN	MANCHESTER	MA	01944
43 0 21	197 SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
43 0 21A	197 A SCHOOL ST	SPRINT PCS	PROPERTY TAX DEPT	PO BOX 8430 (BS03XC066)	KANSAS CITY	MO	64114-8430
43 0 22	197 SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
43 0 24	156 SCHOOL ST	VISTA DE LOMAS, LLC		15 OAK ST	BEVERLY	MA	01915
43 0 25	197 SCHOOL ST	MANCHESTER INHABITANTS	C/O TOWN HALL	10 CENTRAL ST	MANCHESTER	MA	01944
43 0 26	SCHOOL ST	CONNOLLY BROS INC	REAL ESTATE TRUST	152 CONANT STREET	BEVERLY	MA	01915
43 0 28	195 SCHOOL ST	NORTHEAST HOSPITAL CORPOR		85 HERRICK ST	BEVERLY	MA	01915
43 0 28A	195 A SCHOOL ST	JOHN MARK REALTY, LLC		2 TUCKS POINT RD	MANCHESTER	MA	01944
43 0 28B	195 B SCHOOL ST	GURLEY 195, LLC		195B SCHOOL ST	MANCHESTER	MA	01944
43 0 28C	195 C SCHOOL ST	GURLEY 195, LLC		195B SCHOOL ST	MANCHESTER	MA	01944
43 0 28D	195 D SCHOOL ST	WILHELM JR JOHN O	DUNNE JAMES TRS.	85 HERRICK ST	BEVERLY	MA	01915
43 0 30	OLD SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
43 0 31	OLD SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
43 0 32	OLD SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
43 0 33	OFF SCHOOL ST	BISHOP DIANA G.	DEBORAH MORRISON, TR K	6 STONE HILL DR	IPSWICH	MA	01938
43 0 34	OFF SCHOOL ST	MAGUIRE-HURLEY CYNTHIA	C/O MICHAEL MAGUIRE	48 WATERMAN AVE	RUMSON	NJ	07760
43 0 37	RTE 128	COMMONWEALTH OF MASS	DEPT OF PUBLIC WORKS	RTE 128	MANCHESTER	MA	01944
43 0 38	SCHOOL ST	WINER BENJAMIN	c/o STEPHEN J. HANNA	10 CENTRAL ST	MANCHESTER	MA	01944
43 0 39	SCHOOL ST	GORTON GEORGE W HEIRS OF		TOWN HALL	MANCHESTER	MA	01944
43 0 40	SCHOOL ST	MANCHESTER TOWN OF	BURNHAM ARTHUR W	10 CENTRAL ST	MANCHESTER	MA	01944
43 0 41	SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
43 0 42	SCHOOL ST	JAMISON RUTH HEIRS OF	TOWN HALL	#	MANCHESTER	MA	01944
43 0 43	SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
43 0 44	SCHOOL ST	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
59 0 17	12 HIDDEN LEDGE RD	SALLY M CURRY REVOCABLE LI		12 HIDDEN LEDGE ROAD	MANCHESTER	MA	01944
59 0 18	11 HIDDEN LEDGE RD	LODGE CHARLES DAVIS	WOLCOTT CORNELIA APP	11 HIDDEN LEDGE RD	MANCHESTER	MA	01944
59 0 19	9 HIDDEN LEDGE RD	NESBIT JOAN S		PO BOX 426	MANCHESTER	MA	01944
59 0 8	RTE 128	COMMONWEALTH OF MASS	DEPT OF PUBLIC WORKS	RTE 128	MANCHESTER	MA	01944
59 0 9	150 SCHOOL ST	FORSYTH GRETCHEN E S	FORSYTH KIRK H	150 SCHOOL ST	MANCHESTER	MA	01944
61 0 11	ROAD TO ESSEX	WEST HEIRS OF		TOWN HALL	MANCHESTER	MA	01944
61 0 18	CEDAR SWAMP	MANCHESTER TOWN OF	FLATLEY	CEDAR SWAMP	MANCHESTER	MA	01944
61 0 21	ROAD TO ESSEX	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944
61 0 3	WOODLAND	MANCHESTER TOWN OF		10 CENTRAL ST	MANCHESTER	MA	01944

09/03/2020  
6:44:54PM

**Town of ManchesterByTheSea  
Abutters List**

Page 2 of 2

**Subject Parcel ID:**

**Subject Property Location:**

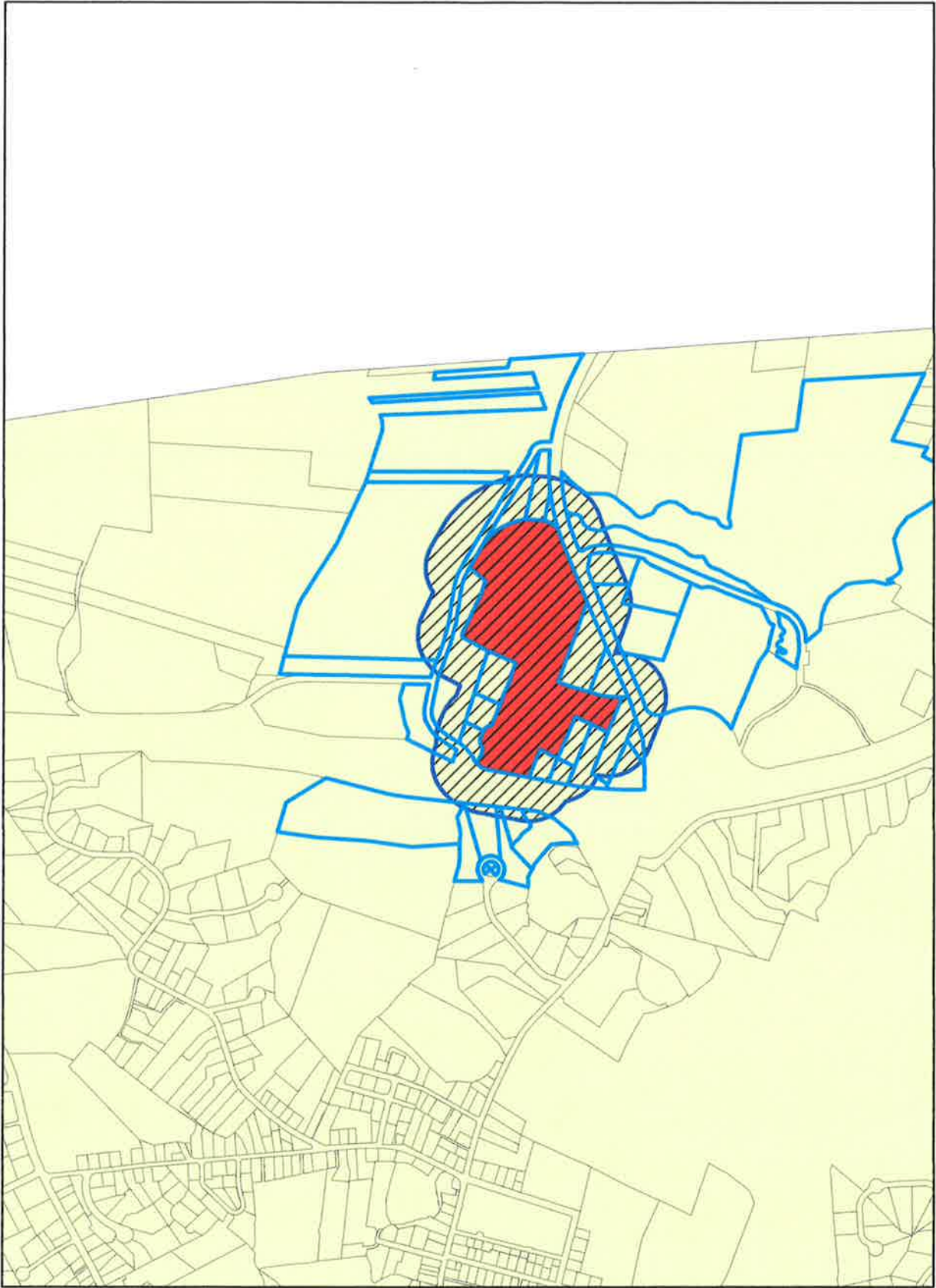
ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
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Parcel Count: 38

**End of Report**

Certified Abutters and Abutters  
to Abutters with in 300' of  
43 0 18, as of September 3, 2020,  
for Conservation Commission.

Virginia M. Thye, MAA  
Principal Assessor





---

## **SECTION 4.0 – APPENDIX**



Enter your transmittal number

X286689

Transmittal Number

Your unique Transmittal Number can be accessed online:

<http://www.mass.gov/eea/agencies/massdep/service/approvals/transmittal-form-for-payment.html>

Massachusetts Department of Environmental Protection

## Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

**Copy 1 - the original** must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP  
P.O. Box 4062  
Boston, MA  
02211

**\* Note:**  
For BWSC Permits, enter the LSP.

### A. Permit Information

WPA-4A

Wetlands

1. Permit Code: 4 to 7 character code from permit instructions

2. Name of Permit Category

Abbreviated Notice of Resource Area Delineation

3. Type of Project or Activity

### B. Applicant Information – Firm or Individual

SLV School Street, LLC

1. Name of Firm - Or, if party needing this approval is an individual enter name below:

Engler

Geoff

N/A

2. Last Name of Individual

3. First Name of Individual

4. MI

257 Hillside Avenue

5. Street Address

Needham

MA

02494

617-405-3828

N/A

6. City/Town

7. State

8. Zip Code

9. Telephone #

10. Ext. #

Geoff Engler

gengler@s-e-b.com

11. Contact Person

12. e-mail address

### C. Facility, Site or Individual Requiring Approval

1. Name of Facility, Site Or Individual

0 School Street; Map 43, Lot 18

2. Street Address

Manchester

MA

01730

N/A

N/A

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

N/A

N/A

N/A

N/A

8. DEP Facility Number (if Known)

9. Federal I.D. Number (if Known)

10. BWSC Tracking # (if Known)

### D. Application Prepared by (if different from Section B)\*

Allen & Major Associates, Inc.

1. Name of Firm Or Individual

100 Commerce Way, Suite 5

2. Address

Woburn

MA

01801

781-935-6889

N/A

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

Carlton Quinn

N/A

8. Contact Person

9. LSP Number (BWSC Permits only)

### E. Permit - Project Coordination

1. Is this project subject to MEPA review? ☐ yes ☒ no

If yes, enter the project's EOEA file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

N/A

EOEA File Number

### F. Amount Due

#### Special Provisions:

1. ☐ Fee Exempt (city, town or municipal housing authority)(state agency if fee is \$100 or less).

There are no fee exemptions for BWSC permits, regardless of applicant status.

2. ☐ Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).

3. ☐ Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).

4. ☐ Homeowner (according to 310 CMR 4.02).

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

1007

\$987.50

9/24/2020

Check Number

Dollar Amount

Date

1006

SLV SCHOOL STREET LLC  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

DATE 9/24/2020

5-7017/2110

PAY TO THE ORDER OF Town of Manchester By the SEB \$ 50.00  
FIFTY DOLLARS & <sup>00</sup>/<sub>100</sub> DOLLARS

FOR Advertising Fee ANRAD  
Citizens Bank®

⑈001006⑈ ⑆211070175⑆ 1401538719⑈

1004

SLV SCHOOL STREET LLC  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

DATE 9/24/2020

5-7017/2110

PAY TO THE ORDER OF Town of Manchester - By the SEB \$ 1,012.50  
one thousand twelve dollars & <sup>50</sup>/<sub>100</sub> DOLLARS

FOR STATE Filing Fee - ANRAD  
Citizens Bank®

⑈001004⑈ ⑆211070175⑆ 1401538719⑈

1005

SLV SCHOOL STREET LLC  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

DATE 9/24/2020

5-7017/2110

PAY TO THE ORDER OF Town of Manchester - By the SEB \$ 4,650.00  
Four thousand six hundred fifty & <sup>00</sup>/<sub>100</sub> DOLLARS

FOR Local Filing Fee - ANRAD  
Citizens Bank®

⑈001005⑈ ⑆211070175⑆ 1401538719⑈

1007

SLV SCHOOL STREET LLC  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

DATE 9/24/2020

5-7017/2110

PAY TO THE ORDER OF Commonwealth of Massachusetts \$ 987.50  
Nine hundred eighty seven dollars & <sup>50</sup>/<sub>100</sub> DOLLARS

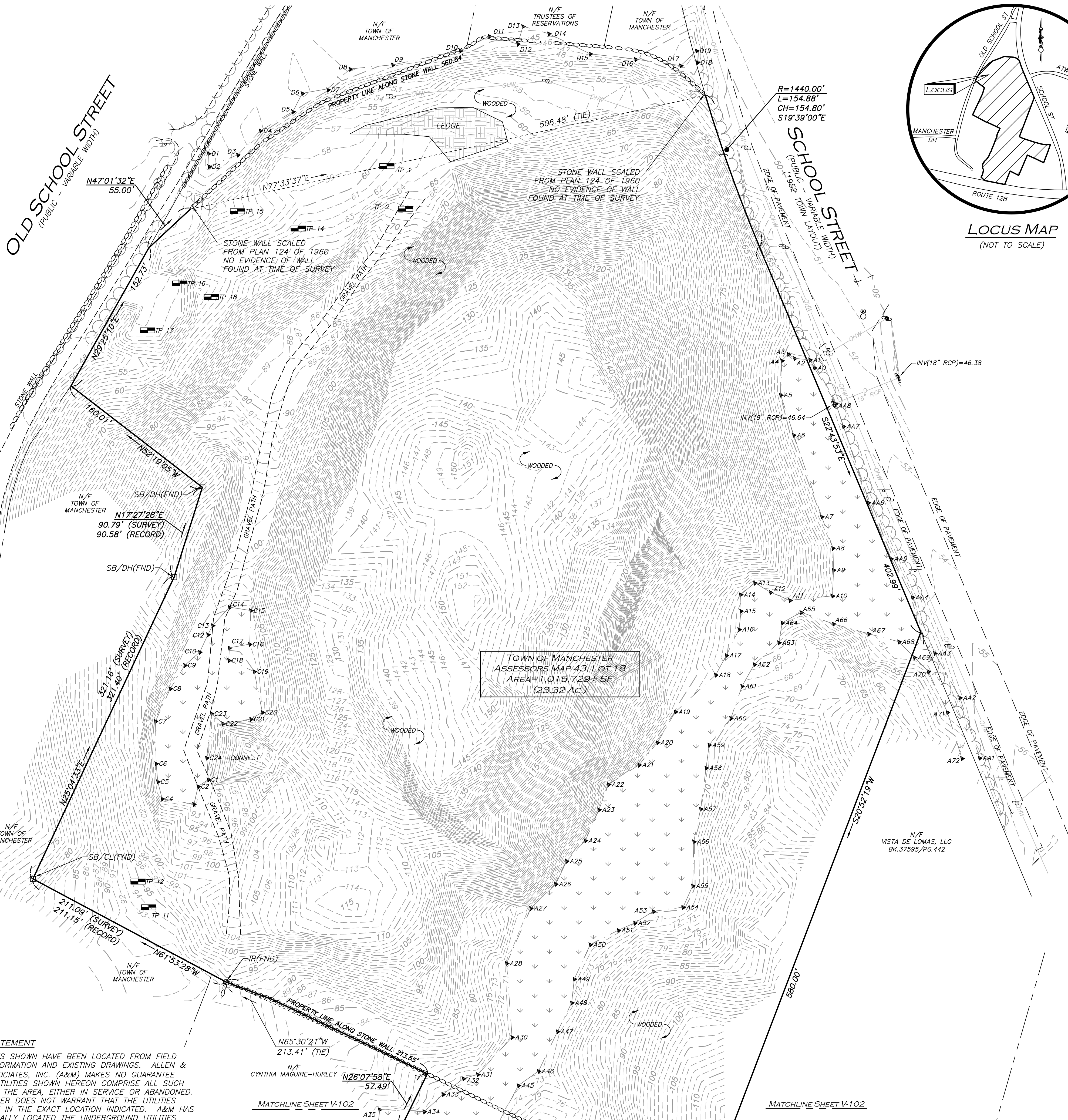
Citizens Bank®

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## **SECTION 5.0 – STAMPED PLANS**

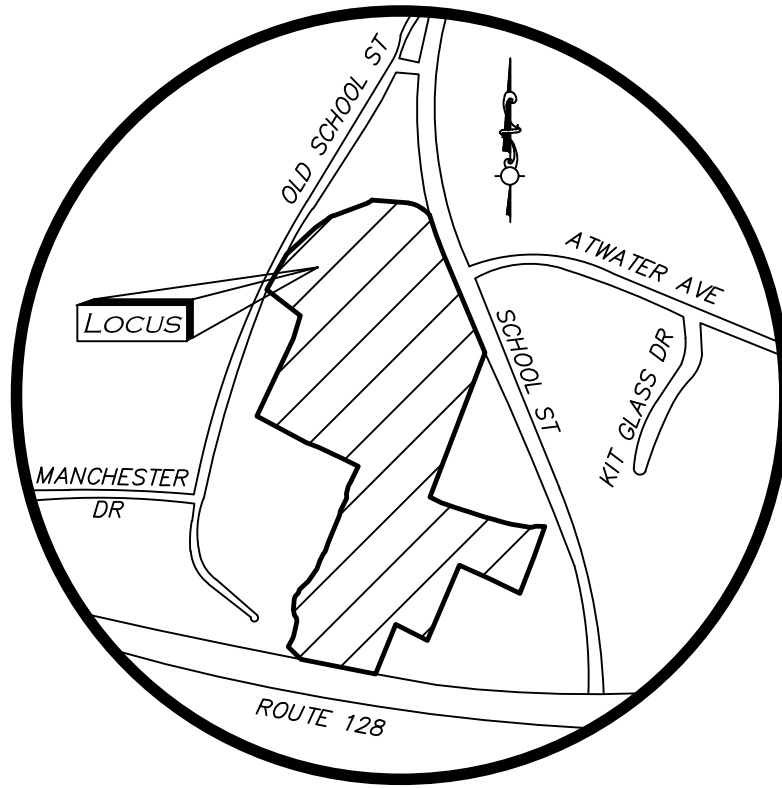
**(SEPARATE ATTACHED PLAN SET)**





**UTILITY STATEMENT**

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



**LOCUS MAP**  
(NOT TO SCALE)

**LEGEND**

DRILL HOLE (DH)	○
STONE BOUND (SB)	□
IRON ROD (IR)	○
UTILITY POLE	⊙
UTILITY POLE W/ RISER	⊙
UTILITY POLE W/ LIGHT	⊙
GUY WIRE	—
GAS GATE	—
INVERT (INV)	—
FLARED END SECTION	—
TEST PIT LOCATION	—
WETLAND FLAG	—
WETLAND AREA	—
WETLAND	—
1' CONTOUR	—
5' CONTOUR	—
PROPERTY LINE	—
ABUTTERS LINE	—
STONE WALL	—
TREE LINE	—
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
OVERHEAD WIRES	—
BITUMINOUS	BIT.
STONE BOUND W/ DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

**LOCUS REFERENCES**

- TOWN OF MANCHESTER ASSESSORS MAP 43, LOT 18
- DEED BOOK 37672, PAGE 565
- PLAN 124 OF 1960
- OWNER OF RECORD: ANDREW BROWN, TRUSTEE OF THE BROWN FAMILY IRREVOCABLE TRUST OF 2012

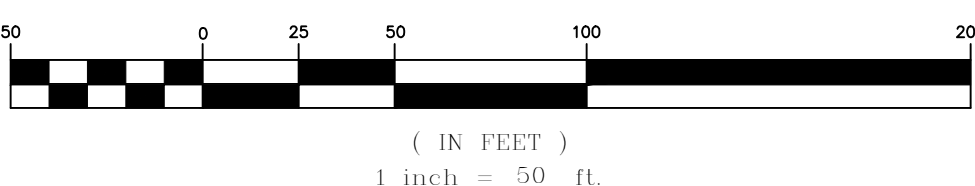
**PLAN REFERENCES**

- STATE HIGHWAY LAYOUT 3970
- STATE HIGHWAY LAYOUT 3992
- PLAN BOOK 229, PLAN 6

**NOTES**

- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
- BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM ESSEX (SOUTH) REGISTRY OF DEEDS IN SALEM, MA.
- VERTICAL DATUM IS NAVD 88.
- CONTOUR INTERVAL IS ONE FOOT (1').
- WETLAND FLAGS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.
- TEST PIT LOCATIONS SHOWN HEREON PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC. BY ONSITE ENGINEERING, INC.

**GRAPHIC SCALE**



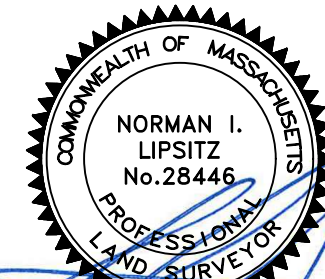
N:\PROJECTS\2725-01\SURVEY\DRAWINGS\CURRENT\S-2725-01-EC.DWG  
FB# 1736 PG. 109

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN NOVEMBER 21, 2019 AND JANUARY 3, 2020.  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.  
ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.  
THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF MANCHESTER ASSESSOR'S INFORMATION.  
THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Sept. 21, 2020  
PROFESSIONAL LAND SURVEYOR FOR  
ALLEN & MAJOR ASSOCIATES, INC.



REV DATE DESCRIPTION

APPLICANT/OWNER:

SLV SCHOOL STREET, LLC  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

PROJECT:

ASSESSORS MAP 43, LOT 18  
SCHOOL STREET  
MANCHESTER BY THE SEA, MA

PROJECT NO. 2725-01 DATE: 09/21/2020

SCALE: 1" = 50' DWG. NAME: S-2725-01-EC

DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
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100 COMMERCE WAY, SUITE 5  
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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE:

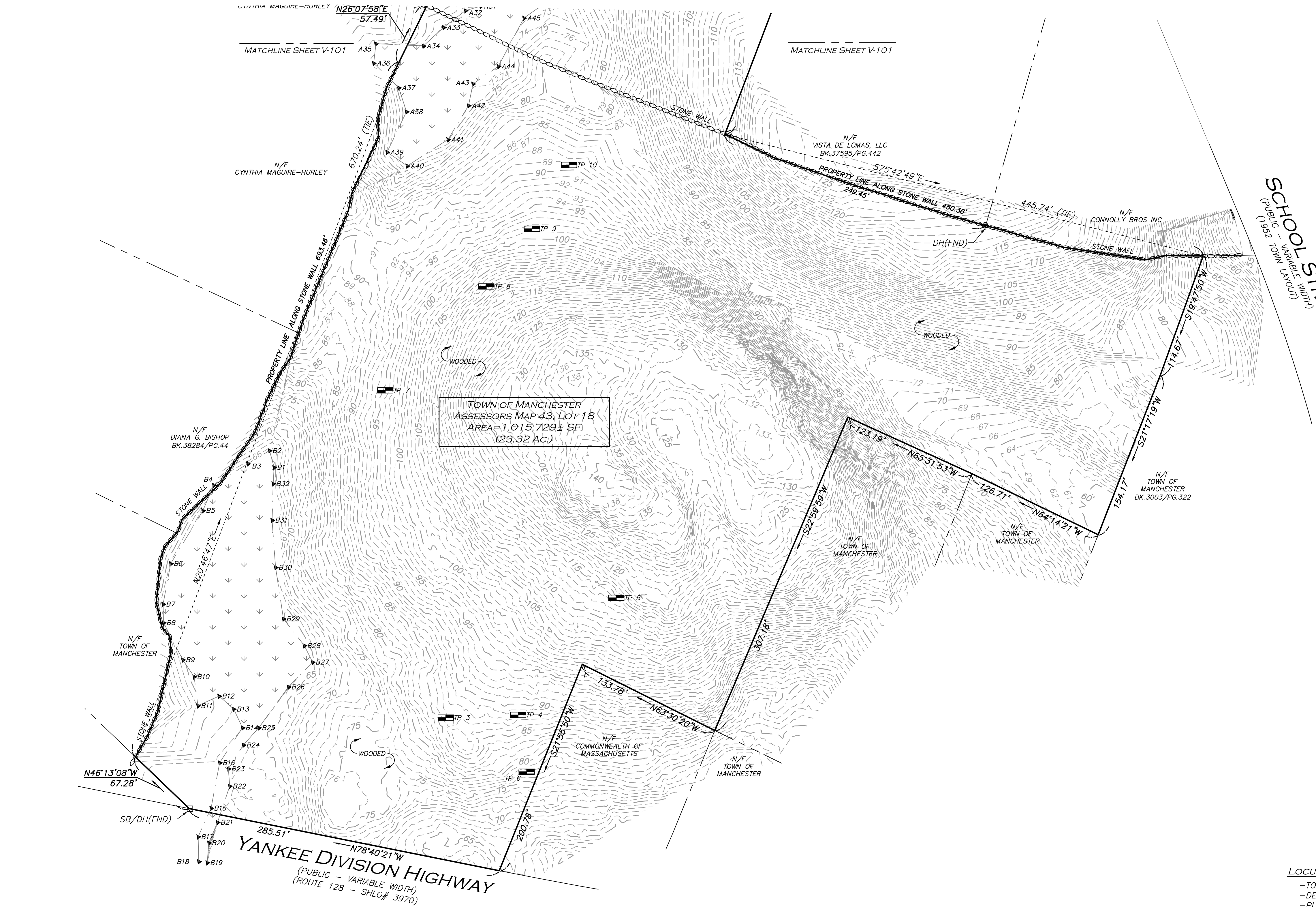
EXISTING CONDITIONS

SHEET NO.

V-101

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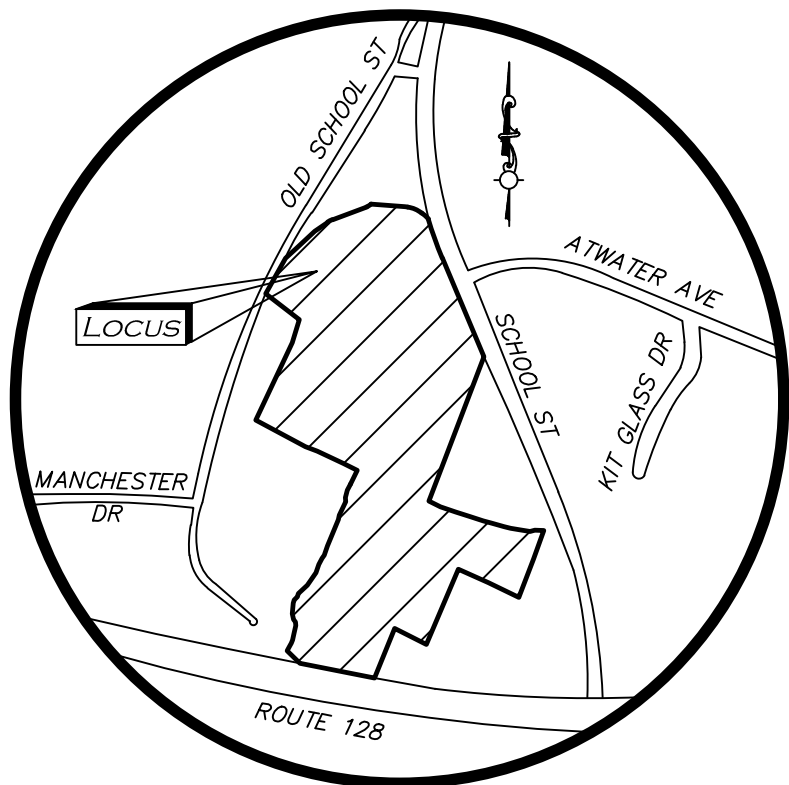


LEGEND	
DRILL HOLE (DH)	●
STONE BOUND (SB)	□
IRON ROD (IR)	○
UTILITY POLE	⊙
UTILITY POLE W/ RISER	⊙
UTILITY POLE W/ LIGHT	⊙
GUY WIRE	—
GAS GATE	—
INVERT (INV)	—
FLARED END SECTION	—
TEST PIT LOCATION	—
WETLAND FLAG	—
WETLAND AREA	—
WETLAND	—
1' CONTOUR	—53—
5' CONTOUR	—55—
PROPERTY LINE	—
ABUTTERS LINE	—
STONE WALL	—
TREE LINE	—
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
OVERHEAD WIRES	—
BITUMINOUS	—
STONE BOUND W/ DRILL HOLE	SB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

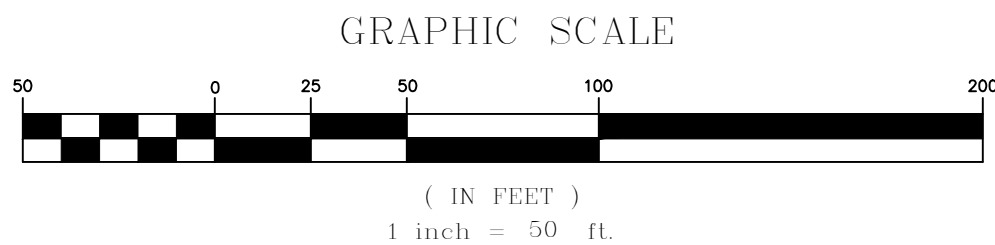
- LOCUS REFERENCES**
- TOWN OF MANCHESTER ASSESSORS MAP 43, LOT 18
  - DEED BOOK 37672, PAGE 565
  - PLAN 124 OF 1960
  - OWNER OF RECORD: ANDREW BROWN, TRUSTEE OF THE BROWN FAMILY IRREVOCABLE TRUST OF 2012

- PLAN REFERENCES**
- STATE HIGHWAY LAYOUT 3970
  - STATE HIGHWAY LAYOUT 3992
  - PLAN BOOK 229, PLAN 6

- NOTES**
1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
  2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM ESSEX (SOUTH) REGISTRY OF DEEDS IN SALEM, MA.
  3. VERTICAL DATUM IS NAVD 88.
  4. CONTOUR INTERVAL IS ONE FOOT (1').
  5. WETLAND FLAGS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.
  6. TEST PIT LOCATIONS SHOWN HEREON PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC BY ONSITE ENGINEERING, INC.



LOCUS MAP  
(NOT TO SCALE)



N:\PROJECTS\2725-01\SURVEY\DRAWINGS\CURRENT\S-2725-01-EC.DWG  
FB# 1736 PG. 109

**UTILITY STATEMENT**

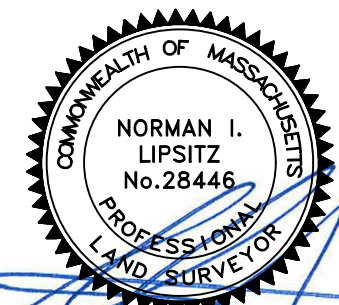
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN NOVEMBER 21, 2019 AND JANUARY 3, 2020.  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.  
ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.  
THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF MANCHESTER ASSESSOR'S INFORMATION.  
THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Sept. 21, 2020  
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
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APPLICANT/OWNER:

SLV SCHOOL STREET, LLC  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

PROJECT:

ASSESSORS MAP 43, LOT 18  
SCHOOL STREET  
MANCHESTER BY THE SEA, MA

PROJECT NO. 2725-01 DATE: 09/21/2020

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EXISTING CONDITIONS V-102

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