

# NOTICE OF INTENT

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

## **Proposed Project:**

#161 Tahattawan Road  
Littleton, Massachusetts  
Map U32 / Parcel 7  
Middlesex County



**Date:** September 11, 2024

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

**Prepared For:** Alexandra Essman  
161 Tahattawan Road  
Littleton, MA 01460

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# NOTICE OF INTENT



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

LITTLETON

City/Town

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



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

**A. General Information**

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

161 TAHATTAWAN ROAD

a. Street Address

LITTLETON

b. City/Town

01460

c. Zip Code

Latitude and Longitude:

42.52368

d. Latitude

-71.47961

e. Longitude

U32

f. Assessors Map/Plat Number

7

g. Parcel /Lot Number

2. Applicant:

ALEXANDRA

a. First Name

ESSMAN

b. Last Name

c. Organization

161 TAHATTAWAN ROAD

d. Street Address

LITTLETON

e. City/Town

MA

f. State

01460

g. Zip Code

978-760-1339

h. Phone Number

i. Fax Number

161tahattawan@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):

JACK

a. First Name

MALONEY

b. Last Name

DILLIS & ROY CIVIL DESIGN GROUP, INC.

c. Company

1 MAIN STREET - SUITE #1

d. Street Address

LUNENBURG

e. City/Town

MA

f. State

0162

g. Zip Code

978-779-6091

h. Phone Number

978-779-0261

i. Fax Number

jmaloney@dillissandroy.com

j. Email address

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

110.00

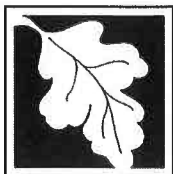
a. Total Fee Paid

42.50

b. State Fee Paid

67.50

c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

The proposed project involves the installation of a 1,500-gallon septic tank, 1,000-gallon pump chamber, leaching facility, water service connection and associated grading.

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

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

S, MIDDLES

a. County

81505

c. Book

b. Certificate # (if registered land)

352

d. Page Number

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

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

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland 2. Width of Riverfront Area (check one): <input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 200 ft. - All other projects	

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

4. Proposed alteration of the Riverfront Area:

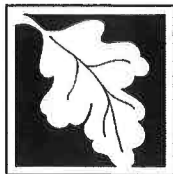
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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

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

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

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



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

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

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

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

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW \_\_\_\_\_

b. square feet of Salt Marsh \_\_\_\_\_

5. ☐ Project Involves Stream Crossings

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

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





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**C. Other Applicable Standards and Requirements**

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

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

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

a. ☐ Yes ☒ No

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

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

MASSMAPPER-  
CURRENT

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

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

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.      a. NHESP Tracking #      b. Date submitted to NHESP

3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only      b. ☒ Yes      ☐ No

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

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

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

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

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

- c. ☐ Is this an aquaculture project?      d. ☐ Yes      ☒ No

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



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

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

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

**D. Additional Information**

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

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

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

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



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

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

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

PROPOSED SEWAGE DISPOSAL SYSTEM DESIGN PLAN

a. Plan Title

DILLIS & ROY CIVIL DESIGN GROUP, INC.

GREG ROY, P.E.

b. Prepared By

c. Signed and Stamped by

9/11/2024

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

**E. Fees**

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

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

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

DILLIS & ROY CIVIL DESIGN GROUP, INC.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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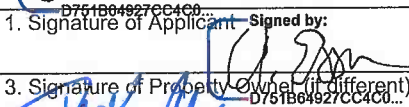
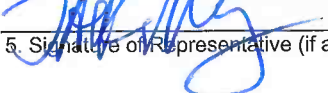
LITTLETON

City/Town

**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.

<p>Signed by:</p>  <p>1. Signature of Applicant - Signed by:</p> <p>3. Signature of Property Owner (if different)</p>  <p>5. Signature of Representative (if any)</p> 	<p>9/19/2024</p> <p>2. Date 9/19/2024</p> <p>4. Date 9/19/24</p> <p>6. Date</p>
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**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

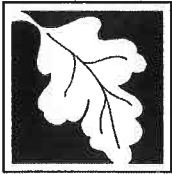
**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



## A. Applicant Information

1. Location of Project:

161 TAHATTAWAN ROAD

a. Street Address

LITTLETON

b. City/Town

42.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

ALEXANDRA

a. First Name

ESSMAN

b. Last Name

c. Organization

161 TAHATTAWAN ROAD

d. Mailing Address

LITTLETON

e. City/Town

MA

f. State

01460

g. Zip Code

978-760-1339

h. Phone Number

i. Fax Number

161TAHATTAWAN@GMAIL.COM

j. Email Address

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

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

## 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.

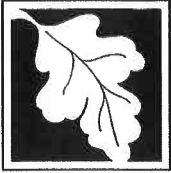
**Step 2/Number of Activities:** Identify the number of each type of activity.

**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.



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 1	1	110.00	110.00

**Step 5/Total Project Fee:** 110.00

**Step 6/Fee Payments:**

Total Project Fee:	110.00
	a. Total Fee from Step 5
State share of filing Fee:	42.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	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.)



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# PROJECT NARRATIVE

## 1.0 Project Narrative

### 1.1 *Project Type*

The proposed project is the construction of a replacement septic system.

### 1.2 *Site Description*

The property is approximately 0.59 +/- acres and is located on Tahattawan Road. No work is proposed in the resource area. The site is an existing single-family house with woods surrounding the perimeter. Soil testing has been performed on the property. The Natural Resource Conservation Service (NRCS) soil survey information indicates that the majority of the site is underlain by soils classified as belonging to Hydrologic Soil Group B, which is confirmed by soil testing on the site as well as within the neighborhood.

### 1.3 *Proposed Project*

The proposed project involves the installation of a 1,500-gallon septic tank, 1,000-gallon pump chamber, leaching facility, water service connection and associated grading.

With limited space, outside the wetlands, and no town sewer available to the property, this septic system is being proposed to accommodate a 4-bedroom dwelling.

### 1.4 *Mitigation Measures*

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

- 1.4.1 Straw wattles will be installed up gradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The straw wattles will be installed according to the



manufacturer's instructions and will be maintained throughout the construction process.

- 1.4.2 The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately half of the original installed height of the barrier. The overall condition of the silt fence and straw wattles will be inspected and maintained by the general contractor to maintain the level of sufficiency.

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

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

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

- 1.5.1 **Private and Public Water Supplies** – The on-site sewage disposal system is located outside of all the resource areas subject to protection of 310 CMR 10.00 and Littleton Bylaw.
- 1.5.2 **Groundwater Supply** - There will be no change.
- 1.5.3 **Flood Control** - The project is located outside of the 100-year flood elevation and does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a).
- 1.5.4 **Storm Damage Prevention** – Erosion control barriers will be installed and maintained down gradient to all proposed work.
- 1.5.5 **Prevention of Pollution** - There will be no impact.
- 1.5.6 **Protection of land containing shellfish** - Not applicable.
- 1.5.7 **Protection of Fisheries** - Not applicable.

### ***1.6 Protection of Wildlife Habitat***

The Massachusetts Natural Heritage Atlas (Oct. 2008 Edition) demonstrates that the site is within a Priority Habitats of Rare Species and Estimated Habitats of Rare Wildlife. A filing with NHESP is NOT required.

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# NOTIFICATION TO ABUTTERS



TOWN OF LITTLETON  
BOARD OF ASSESSORS

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

Date: September 21, 2024

Re: Certified List of Abutters Conservation Commission

Applicant: Jack Mahoney  
Name of Firm: Dillis & Roy  
Mailing Address: 1 Main Street Suite 1 Lunenburg MA 014

Subject Parcel Location: 161 Tahattawan Rd  
Subject Parcel No.: U32 7 0  
Subject Owner Name: Alexandra Essman

M.G.L. Chapter 131: Section 40 ..... "Any person filing a notice of intention with a conservation commission shall at the same time give written notification thereof, by delivery in hand or certified mail, return receipt requested, to all abutters within one hundred feet of the property line of the land where the activity is proposed, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, and in another municipality or across a body of water. When a notice of intent proposes activities on land under water bodies and waterways or on a tract of land greater than 50 acres, written notification shall be given to all abutters within 100 feet of the proposed project site. For the purposes of this action, "project site" shall mean lands where the following activities are proposed to take place: dredging, excavating, filling, grading, the erection, reconstruction or expansion of a building or structure, the driving of pilings, the construction or improvement of roads or other ways and the installation of drainage, sewerage and water systems, and "land under water bodies and waterways" shall mean the bottom of, or land under, the surface of the ocean or an estuary, creek, river stream, pond or lake. When a notice of intent proposes activity on a linear shaped project site longer than 1,000 feet in length, notification shall be given to all abutters within 1,000 feet of the proposed project site. If the linear project site takes place wholly within an easement through another person's land, notice shall also be given to the landowner. Said notification shall be at the applicant's expense, and shall state where copies of the notice of intention may be examined and obtained and where information regarding the date, time and place of the public hearing may be obtained. Proof of such notification, with a copy of the notice mailed or delivered, shall be filed with the conservation commission." .....

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

Number of Abutter(s) 10 including the subject parcels + 1 Applicant Requesting Abutter's

List. Certified by:

Name: Kim Prehl

Title: Office Assistant / Field Lister

152 TAHATTAWAN RD

U32 11 0

LUC: 101

COCHRAN STEPHEN J

152 TAHATTAWAN RD

LITTLETON, MA 01460

160 TAHATTAWAN RD

U32 12 0

LUC: 101

NELSON MATTHEW

160 TAHATTAWAN RD

LITTLETON, MA 01460

168 TAHATTAWAN RD

U32 13 0

LUC: 101

FORBES DEBORAH

168 TAHATTAWAN RD

LITTLETON, MA 01460

268 HARWOOD AV

U32 2 B

LUC: 101

BERGER KARL E

BERGER BERNADETTE DELOURDES

268 HARWOOD AVE

LITTLETON, MA 01460

272 HARWOOD AV

U32 2A 2

LUC: 101

RASSIAS MICHAEL

RASSIAS TIMALYN

272 HARWOOD AVE

LITTLETON, MA 01460

TAHATTAWAN RD

U32 5 0

LUC: 132

LALIBERTE KATHLEEN T

ERN ELLIOT M

169 TAHATTAWAN RD

LITTLETON, MA 01460

165 TAHATTAWAN RD

U32 6 0

LUC: 101

LUCAS DEBORAH

165 TAHATTAWAN RD

LITTLETON, MA 01460

161 TAHATTAWAN RD

U32 7 0

LUC: 101

ESSMAN ALEXANDRA

161TAHATTAWAN RD

LITTLETON, MA 01460

157 TAHATTAWAN RD

U32 8 0

LUC: 101

ESSMAN STEPHEN C

ESSMAN ANN H

157 TAHATTAWAN RD

LITTLETON, MA 01460

119 TAHATTAWAN RD

U33 2 0

LUC: 932

TOWN OF LITTLETON

CONSERVATION COMMISSION

119 TAHATTAWAN RD

LITTLETON, MA 01460

## Notification to Abutters Under the Massachusetts Wetlands Protection Act

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 Alexandra Essman.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Littleton seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40)
- C. The address of the lot where the activity is proposed is #161 Tahattawan Road, Littleton MA
- D. Copies of the Notice of Intent may be examined at Dillis & Roy Civil Design Group  
1 Main Street, Suite #1, Lunenburg, MA 01462  
between the hours of 8:00 am and 4:00 pm on the following days of the week: Monday – Friday  
For more information, call: (978) 779 – 6091.
- Check One: This is the applicant ☐, representative ☒, or other ☐ (specify) \_\_\_\_\_
- E. Copies of the Notice of Intent may be obtained (for a fee) from either (check one) the applicant ☐, or the applicant's representative ☒, by calling this telephone number (978)-779-6091 between the hours of 9:30 am and 2:30 pm on the following days of the week: Monday – Thursday
- F. The public hearing will be held on **October 8, 2024**. A site walk may be scheduled at that time. If you have any questions regarding this information you may call the  
Littleton Conservation Commission by calling **(978)- 540-2429**.

NOTE: Notice of the public hearing, including its date time and place, will be published in advance in the Littleton Independent, newspaper.

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:

Central Region: 508-792-7650  
Southeast Region: 508-946-2800

Northeast Region: 781-661-7600  
Western Region: 413-784-1100

AFFIDAVIT OF SERVICE

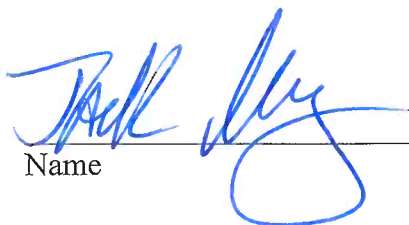
Under the Massachusetts Wetlands Protection Act


(To be submitted to the Massachusetts Department of  
Environmental Protection and the Conservation Commission  
when filing a Notice of Intent)

I, Jack Maloney, hereby certify under the pains of penalties of perjury that on **September 20, 2024** I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** dated March 22, 1995, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Alexandra Essman with the Littleton Conservation Commission **September 20, 2024** for the property located at 161 Tahattawan Road in Littleton, Massachusetts.

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.

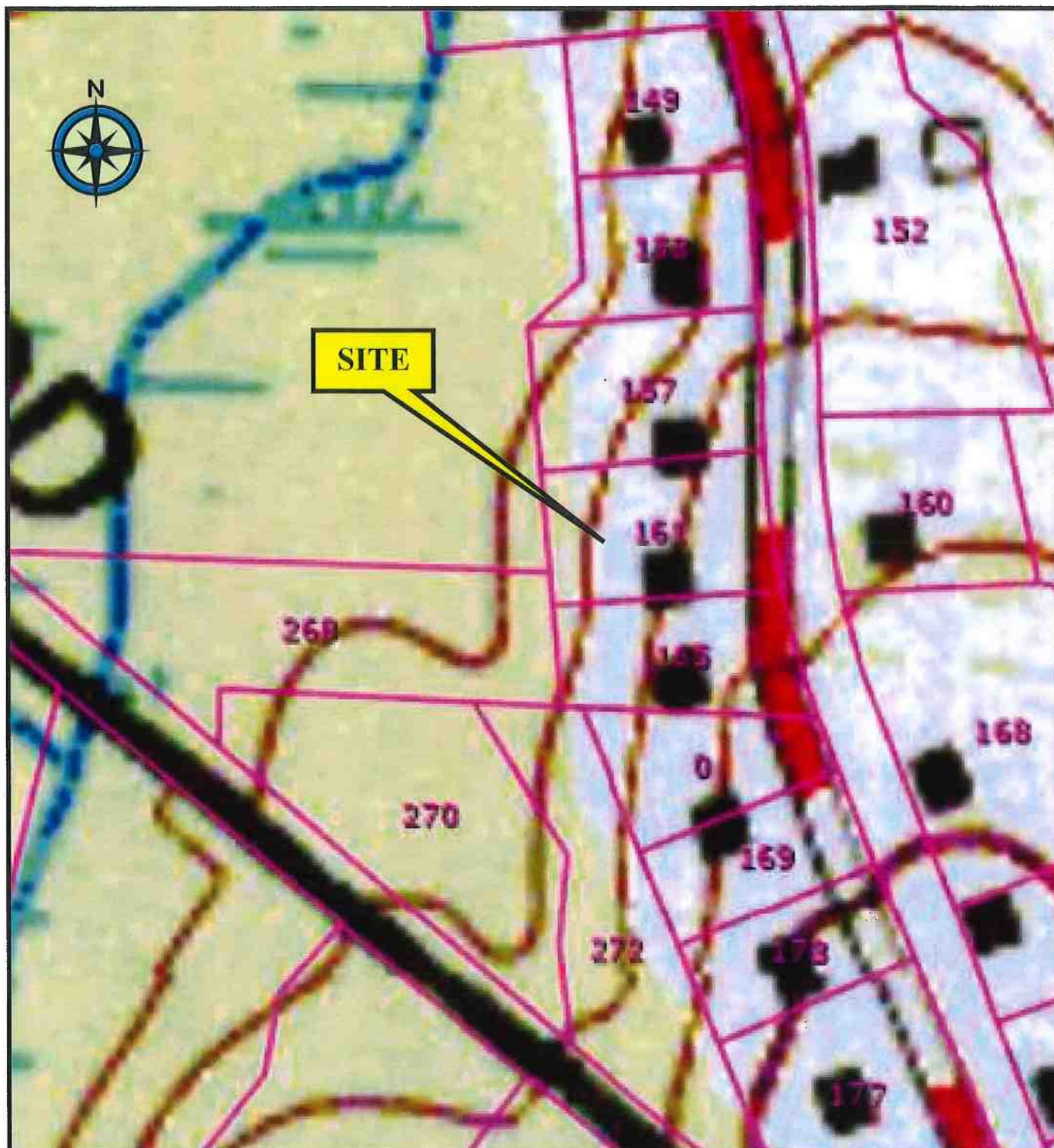
  
Name

  
Date



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## PLANS & DETAILS

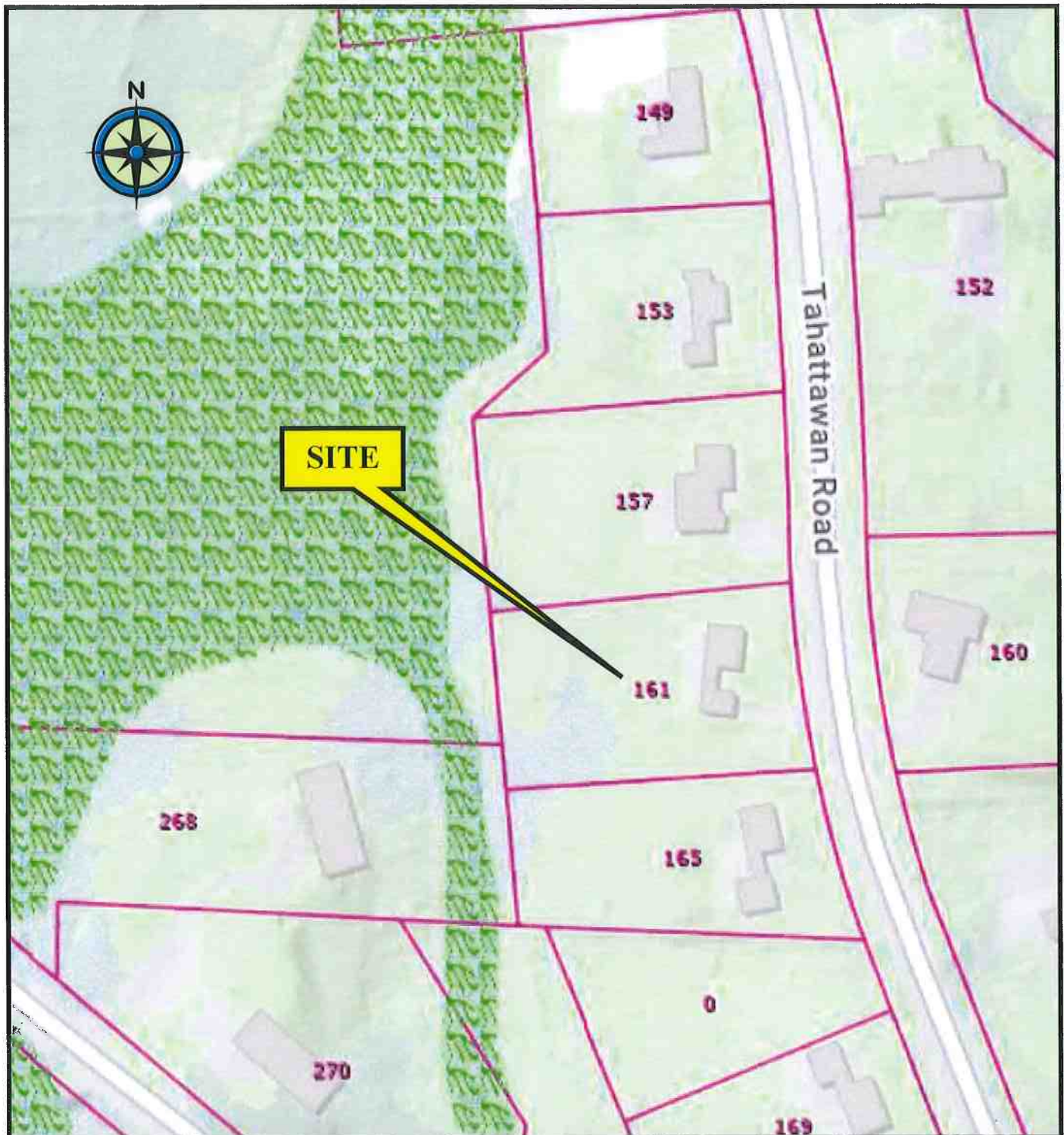


**FIGURE 1 – LOCUS MAP**  
NOT TO SCALE

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

**Prepared For:** Alexandra Essman  
161 Tahattawan Road  
Littleton, MA 01460





**FIGURE 2 – NHESP**  
NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.  
1 Main Street-Suite #1  
Lunenburg, MA 01462

Prepared For: Alexandra Essman  
161 Tahattawan Road  
Littleton, MA 01460



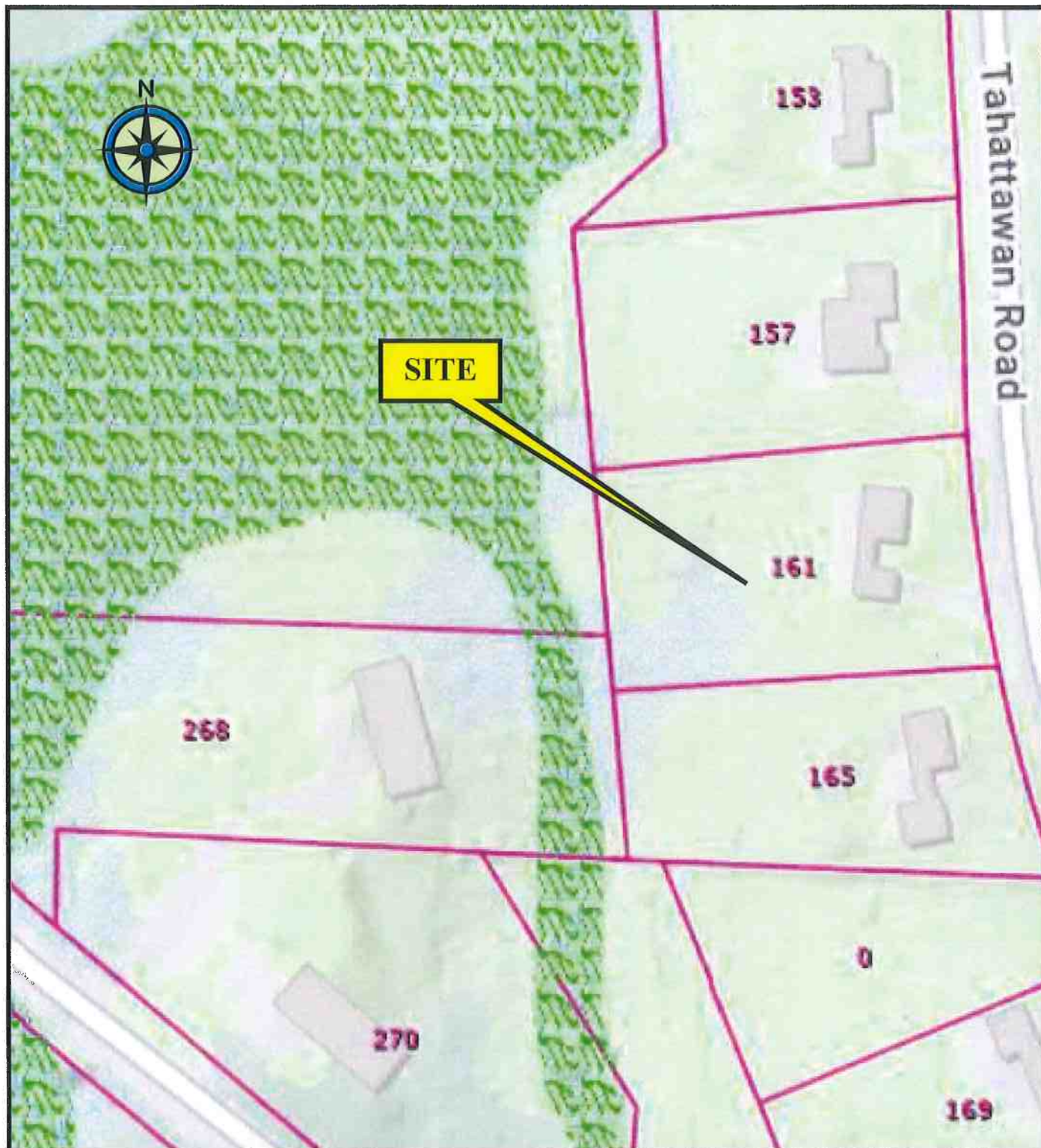


**FIGURE 3 – ACEC**  
NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.  
1 Main Street-Suite #1  
Lunenburg, MA 01462

Prepared For: Alexandra Essman  
161 Tahattawan Road  
Littleton, MA 01460



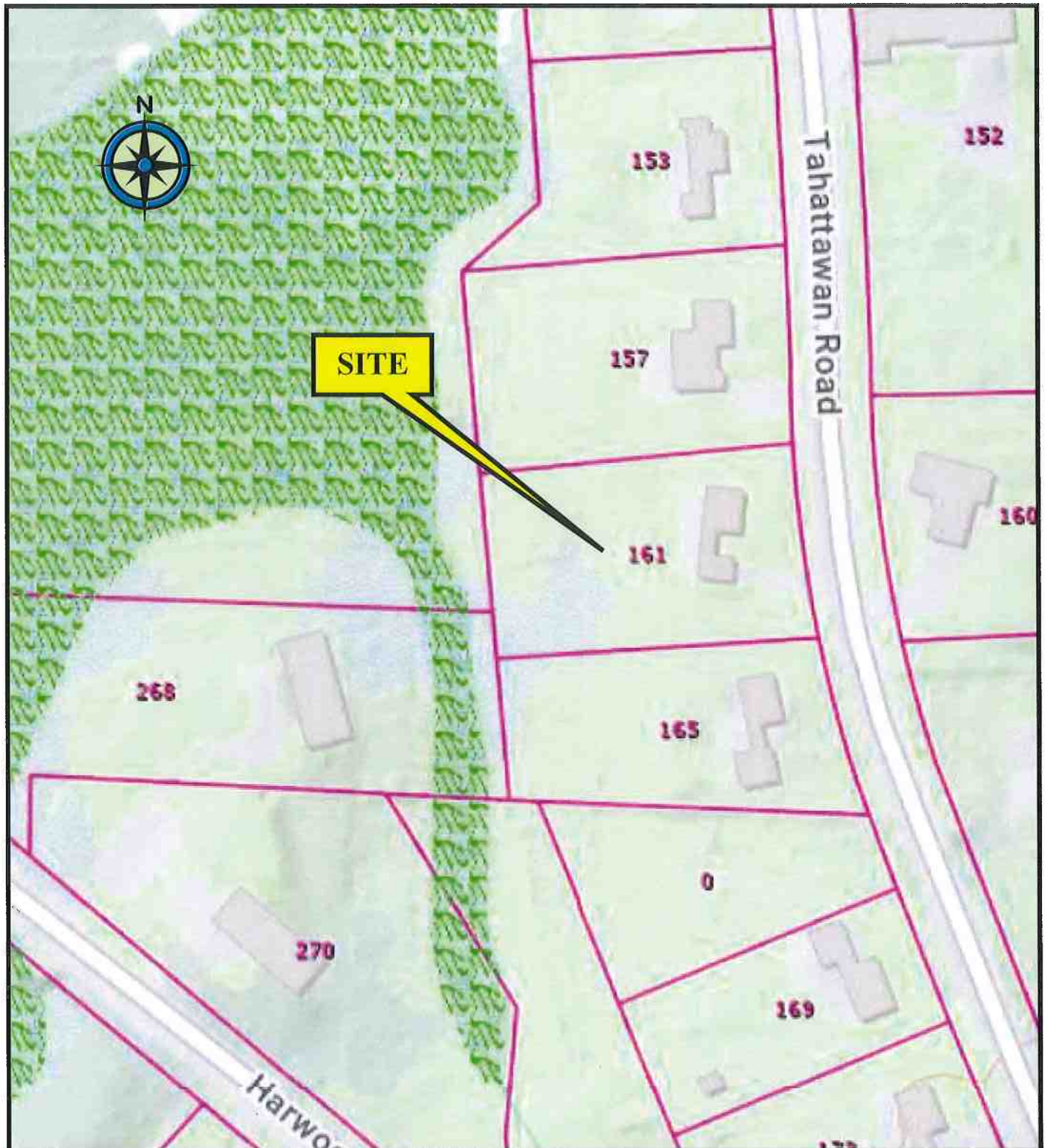


**FIGURE 4 – WETLANDS**  
NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.  
1 Main Street-Suite #1  
Lunenburg, MA 01462

Prepared For: Alexandra Essman  
161 Tahattawan Road  
Littleton, MA 01460





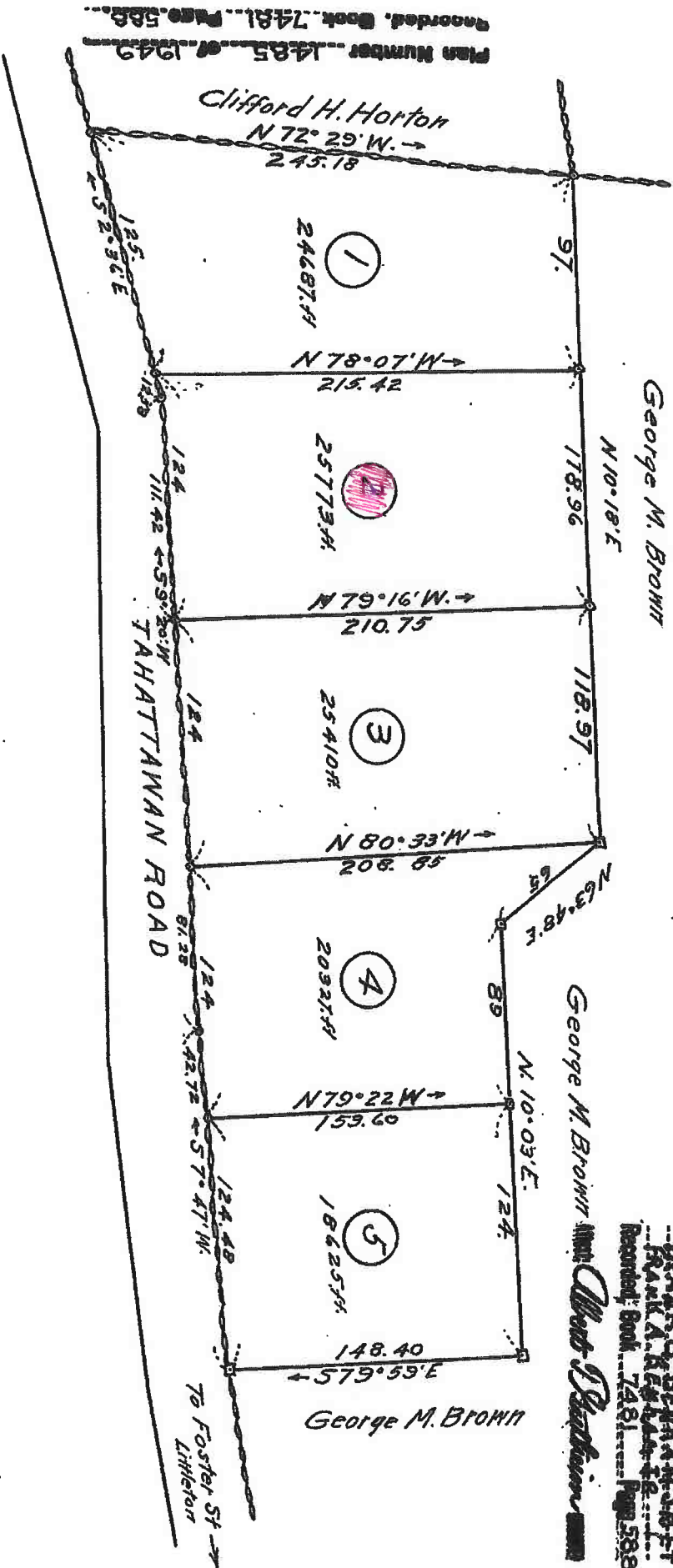
**FIGURE 5 – FLOOD PLAIN**  
NOT TO SCALE

Prepared By: Dillis & Roy Civil Design Group, Inc.  
1 Main Street-Suite #1  
Lunenburg, MA 01462

Prepared For: Alexandra Essman  
161 Tahattawan Road  
Littleton, MA 01460

**DILLIS & ROY**  
CIVIL DESIGN GROUP  
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

Date: 9/11/2024  
DDCDG #: 7645





Middlesex South Registry of Deeds  
Electronically Recorded Document

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

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Recording Information

Document Number	: 46629
Document Type	: DEED
Recorded Date	: May 08, 2023
Recorded Time	: 08:20:15 AM
Recorded Book and Page	: 81505 / 352
Number of Pages(including cover sheet)	: 3
Receipt Number	: 2908763
Recording Fee (including excise)	: \$2,261.72

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 05/08/2023 08:20 AM  
Ctrl# 374405 18827 Doc# 00046629  
Fee: \$2,106.72 Cons: \$462,000.00  
\*\*\*\*\*

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

**FIDUCIARY DEED**

I, RICHARD T. SHELDON, as Trustee of the BARBARA P. SHELDON 2009 TRUST, u/d/t dated July 28<sup>th</sup>, 2009, which trust has a mailing address of PO Box 334, Deer Isle, Maine 04627 for which a Trustee's Certificate was recorded in Book 53434, Page 477 of the Middlesex South Registry of Deeds,

for consideration paid of four hundred sixty-two hundred dollars (\$462,000.00)

grant to ALEXANDRA ESSMAN, of Stoneham, Massachusetts, an unmarried person, individually,

*with fiduciary covenants*

a certain parcel of land, with the buildings there on, situated in Littleton, Middlesex County, Massachusetts, bounded and 2 described as follows:

Northerly	by Lot 3, shown on the plan first herein below referred to, two hundred ten and 75/100 (210.75) feet;
Easterly	by Tahattawan Road, shown on said plan, one hundred twenty-four (124) feet;
Southerly	by Lot 1, shown on said plan, two hundred fifteen and 42/100 (215.42) feet; and
Westerly	by land now or formerly of George M. Brown, shown on said plan, one hundred eighteen and 96/100 (118.96) feet;

containing 25773 square feet of land, be said area and any or all of said measurements more or less.

Said parcel is shown as Lot 2 on a plan entitled "Land in Littleton surveyed for Frank A. Benham by Horace F. Tuttle", dated September 12, 1949, and recorded with Middlesex South District Deeds, Book 7481 at Page 588, with deed from Frank A. Benham and Daisy N. Benham to Frank A. Benham, Jr., et. ux., dated September 12, 1949, and is a portion of the land shown as Lot A1 on a plan entitled "Land in Littleton owned by George N. Brown", made by Horace F. Tuttle, C.E., dated May 25, 1929, and recorded with said deeds, book 7438 at Page 152, with deed from George N. Brown to said Frank A. Benham and Daisy N. Benham, dated June 4, 1949.

Being the same premises conveyed to the Barbara P. Shelton 2009 Trust on July 28, 2009 and recorded in Middlesex South Registry of Deeds in Book 53434, Page 479.

Witness my hand and seal this 26<sup>th</sup> day of April, 2023.

Richard T. Sheldon, Trustee  
Richard T. Sheldon, Trustee

**STATE OF MAINE**

Hancock County

On this 26<sup>th</sup> day of April 2023, before me, the undersigned notary public, personally appeared Richard T. Sheldon,

☐ personally known to me or

☒ proved to me on the basis of satisfactory evidence, which was

Maine Driver's License

to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the Barbara P. Sheldon 2009 Trust.

Abigail B. Moody  
Notary Public  
My Commission Expires: September 22, 2024  
Abigail B. Moody  
Notary Public, State of Maine  
My Commission Expires September 22, 2024