

# **NOTICE OF INTENT**

**MGL CH. 253**

**Town of Haverhill Wetlands Protection Bylaw**

## **PROPOSED RE-DEVELOPMENT**

**310 East Broadway (Lots 469-187-34C-1 and 469-187-34C-2)  
Haverhill, Massachusetts 01830**



344 North Main Street | Andover · MA 01810  
(978) 416-0920 | www.civildci.com



### **APPLICANT:**

**Mitchell Messer  
39 Lazarus Way  
Salem, NH 03079**

### **SUBMITTED TO:**

**Haverhill Conservation Commission  
4 Summer Street  
Room 300  
Haverhill, MA 01830**

**Mass DEP Northeast Region  
150 Presidential Way  
Woburn, MA 01801**

### **ISSUED:**

**February 5, 2026**

**CDCI FILE #: 25-10802**

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**NOTICE OF INTENT – MGL CH. 253**

**Town of Haverhill Wetlands Protection Bylaw**

**SECTION I**

**Project Narrative**  
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**Property Deed**

## **NOTICE OF INTENT**

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310 East Broadway  
Haverhill, Massachusetts

### **PROJECT DESCRIPTION**

The project consists of two lots located at 310 East Broadway (Map 469, Block 187, Lots 34C-1 and 34C-2) in Haverhill, Massachusetts. The Applicant proposes redevelopment of the two properties with one single-family residential dwelling on each lot, including paved driveways, on-site septic systems, stormwater management systems, utilities, and landscaping. Proposed site improvements are located within the buffer zones to a Bordering Vegetated Wetland (BVW) and within Bordering Land Subject to Flooding (BLSF).

### **EXISTING CONDITIONS AND RESOURCE AREA DESCRIPTION**

The project site consists of two parcels located within the Rural Residential (RR) Zoning District.

- Lot 34C-1 is an approximately 1.10-acre parcel that was previously developed with three building structures, which have since been razed. The existing impervious area calculations for this lot are based on pre-demolition conditions and total approximately 10,750- SF, consisting of building roofs and driveways.
- Lot 34C-2 is an approximately 3.38-acre undeveloped, wooded parcel.

On-site resource areas include Bordering Vegetated Wetland (BVW), Bordering Land Subject to Flooding (BFE:17.8-FT), the 100-FT Wetland Buffer Zone, the local 50-FT No Build Zone, and the 25-FT No Disturb Zone. Wetland resource areas were delineated by Norse Environmental in October 2025.

According to the Natural Resource Conservation Service Soil Survey for Middlesex County, Massachusetts, on-site soil consists of Freetown Muck(HSG-B/D) and Agawam Fine Sandy Loam (HSG-B). Test pits were conducted by this office in November of 2025 to determine soil texture and estimated seasonal high groundwater elevation. Soil logs are included on Sheet C-3 of the Site Development Plans for 310 East Broadway.

According to the Flood Insurance Rate Map (FIRM) for Middlesex County, Massachusetts Panel 25009C0094G, dated July 8, 2025, the property is located within FEMA Flood Zones AE and X, with a 100-year base flood elevation of 17.8-FT.

Project plans entitled *Site Development Plans for 310 East Broadway* have been prepared by this office and provided for your review. These plans illustrate the proposal in detail including construction details, utilities, stormwater and septic systems.

### **PROJECT PURPOSE**

#### Lot 34C-1

The purpose of the proposed work on Lot 34C-1 is to redevelop the existing property with a single-family residence with an attached accessory dwelling unit (ADU), while improving the site layout and reducing overall impervious coverage.

Total post-development impervious areas, including roofs, driveways, and walkways, is approximately 9,960-SF, representing a net reduction of ±790-SF compared to existing conditions.

Portions of the dwelling and detached garage are located within the 100-FT Wetland Buffer Zone. Minor grading is proposed within the 50-FT No-Build Zone. No work is proposed within the 25-FT No-Disturbance Zone. Following grading, all disturbed areas will be stabilized with loam and seed. Table 1 summarizes impervious area quantities within buffer zones.

## **NOTICE OF INTENT**

310 East Broadway  
Haverhill, Massachusetts

**Table 1. Lot 34C-1 Impervious Area Quantities in Buffer Zones**

Resource Area	Existing Impervious Area	Proposed Impervious Area	Net Change
0 – 25-FT No Disturb	0-SF	0-SF	0-SF
25 – 50-FT No Build	0-SF	0-SF	0-SF
50 – 100-FT Buffer Zone	578-SF	2,009-SF	+1,431-SF

### Lot 34C-2

The purpose of the proposed work on Lot 34C-2 is to develop the currently undeveloped parcel with a single-family residence and associated site improvements, including a stormwater management system and septic system.

Total post-development impervious area consists of roofs, driveways, and walkways, totaling ±1,911-SF.

The entire dwelling is located between the 50-FT No Build Zone and 100-foot Wetland Buffer Zone. Site grading is proposed within the 50-No Build Zone and the 25-FT No Disturb Zone to provide required compensatory flood storage volume. Upon completion of grading activities, all disturbed areas will be stabilized with loam and seed. Areas within the 25-FT No-Disturb Zone will be stabilized using a wetland seed mix. Table 2 summarizes impervious area quantities within buffer zones.

**Table 2. Lot 34C-2 Impervious Area Quantities in Buffer Zones**

Resource Area	Existing Impervious Area	Proposed Impervious Area	Net Change
0 – 25-FT No Disturb	0-SF	0-SF	0-SF
25 – 50-FT No Build	0-SF	0-SF	0-SF
50 – 100-FT Buffer Zone	0-SF	1,300-SF	+1,300-SF

## **COMPLIANCE WITH THE CITY OF HAVERHILL CONSERVATION COMMISSION WETLANDS PROTECTION BYLAW SECTION**

### Lot 34C-1

The proposed redevelopment includes portions of the dwelling, detached garage, and site grading activities within the 100-FT Wetland Buffer Zone, and minor grading activities within the 50-FT No-Build Zone. No construction or disturbance is proposed within the 25-FT No-Disturb Zone.

Stormwater management is provided via a roof drywell system designed to capture and infiltrate the 1/2" stormwater runoff volume from the rooftops of the dwelling and detached garage.

### Lot 34C-2

The proposed development includes the dwelling and site grading activities within the 100-FT Wetland Buffer Zone, with grading also proposed within the 50-FT No-Build Zone and 25-FT No-Disturb Zone to provide compensatory flood storage volume.

A proposed roof drywell system is proposed to capture and infiltrate the 1/2" stormwater runoff volume from the rooftop of the dwelling.

## **NOTICE OF INTENT**

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310 East Broadway  
Haverhill, Massachusetts

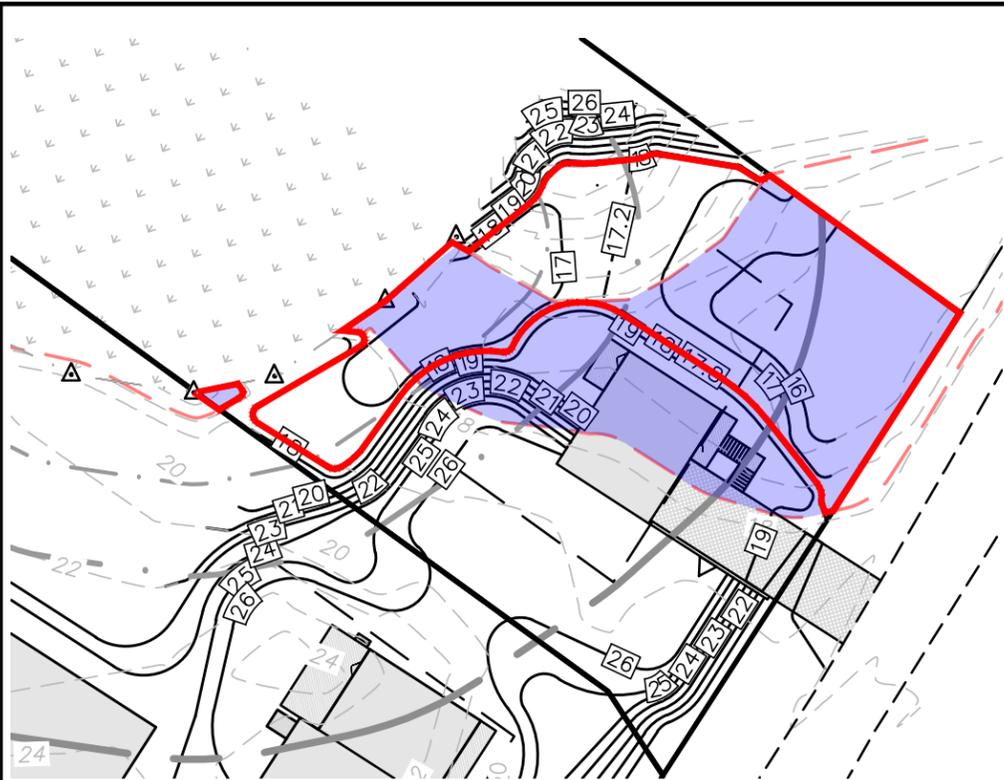
### **COMPLIANCE WITH THE MASSACHUSETTS WETLAND PROTECTION ACT 310 CMR 10.57(4) – GENERAL PERFORMANCE STANDARDS**

#### **(a) Bordering Land Subject to Flooding (BLSF)**

1. Compensatory storage has been provided for all flood storage volume lost as a result of the proposed work. The proposed grading results in a net increase of approximately 44-CF of flood storage volume over existing conditions. Supporting calculations are provided in the attached Floodplain Exhibit.
2. The proposed work will not restrict flood flows. No structures are proposed within the floodplain that would restrict the passage of flood flows.

### **MITIGATION MEASURES**

To protect resource areas during construction, erosion and sedimentation controls will be installed along the limit of work. A stabilized construction entrance will be installed to prevent sediment tracking onto public roadways. All erosion and sedimentation controls will be maintained throughout construction until all disturbed areas are permanently stabilized.



**17.8 CONTOUR AREA COMPARISON**

EXISTING: 7,812-SF  
 PROPOSED: 7,848-SF



**17 CONTOUR AREA COMPARISON**

EXISTING: 4,942-SF  
 PROPOSED: 4960-SF



**16 CONTOUR AREA COMPARISON**

EXISTING: 2,042-SF  
 PROPOSED: 2,068-SF

FLOODPLAIN STORAGE CALCULATIONS:

ELEVATION (FT)	PRE-DEVELOPMENT			POST-DEVELOPMENT			STORAGE DIFFERENCE (CF)
	SURFACE AREA (SF)	INCREMENTAL STORAGE (CF)	TOTAL STORAGE (CF)	SURFACE AREA (SF)	INCREMENTAL STORAGE (CF)	TOTAL STORAGE (CF)	
16.0	2,042	0	0	2,068	0	0	0
17.0	4,942	3,492	3,492	4,960	3,514	3,514	22
17.8	7,812	5,101	8594	7,948	5,123	8,637	22

NOTES:

1. AS ILLUSTRATED ON THIS EXHIBIT, THE PROPOSED GRADING DESIGN PROVIDES MORE CONTOUR AREA AND MORE STORAGE VOLUME AT EACH FOOT ELEVATION INCREMENT FROM ELEVATION 16 TO ELEVATION 17.8 (THE BASE FLOOD ELEVATION)

LEGEND

EXISTING FLOOD PLAIN STORAGE:



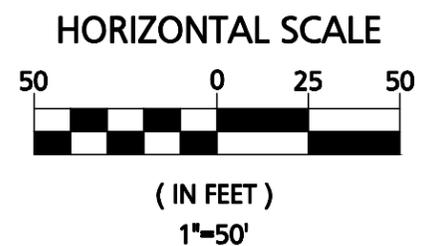
PROPOSED FLOOD PLAIN STORAGE:



EXISTING BFE: 17.8



PROPOSED BFE: 17.8



PREPARED FOR:

**MITCHELL MESSER**

39 LAZARUS WAY  
 SALEM, NH 03079

PROJECT:

**310 EAST BROADWAY**

HAVERHILL, MA 01830

DATE ISSUED: FEBRUARY 05, 2025

PROJECT #: 25-10802

PREPARED BY: KC

PREPARED BY:



344 North Main Street | Andover - MA 01810  
 (978) 416-0920 | www.civildci.com

DRAWING TITLE:

**FLOODPLAIN EXHIBIT**

DRAWING #:

**EX-1**





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

City/Town

## A. General Information (continued)

6. General Project Description:

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(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:

a. County

b. Certificate # (if registered land)

c. Book

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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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	2. square feet
	3. cubic yards dredged	

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
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# WPA Form 3 – Notice of Intent

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

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## C. Other Applicable Standards and Requirements

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

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

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

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

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

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

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

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

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

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

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

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

(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/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.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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

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

a. Plan Title

b. Prepared By

c. Signed and Stamped by

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

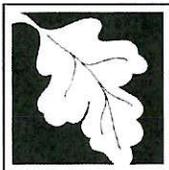
3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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**F. Signatures and Submittal Requirements**

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

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

*[Handwritten Signature]*

1. Signature of Applicant

*12/15/2025*

2. Date

3. Signature of Property Owner (if different)

*[Handwritten Signature] owners rep*

5. Signature of Representative (if any)

4. Date

*12-15-25*

6. Date

**For Conservation Commission:**

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

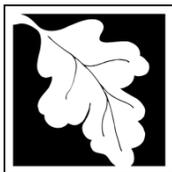
**For MassDEP:**

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

**Other:**

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

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



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**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:

a. Street Address \_\_\_\_\_ b. City/Town \_\_\_\_\_  
 c. Check number \_\_\_\_\_ d. Fee amount \_\_\_\_\_

2. Applicant Mailing Address:

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 \_\_\_\_\_

3. Property Owner (if different):

a. First Name \_\_\_\_\_ b. Last Name \_\_\_\_\_  
 c. Organization \_\_\_\_\_  
 d. Mailing Address \_\_\_\_\_  
 e. City/Town \_\_\_\_\_ f. State \_\_\_\_\_ g. Zip Code \_\_\_\_\_  
 h. Phone Number \_\_\_\_\_ i. Fax Number \_\_\_\_\_ j. Email Address \_\_\_\_\_

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

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

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

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

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee: \_\_\_\_\_  
 a. Total Fee from Step 5

State share of filing Fee: \_\_\_\_\_  
 b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: \_\_\_\_\_  
 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.)



# City of Haverhill Conservation Commission

HCC Local Application Form 3  
Notice of Intent

## A. STATUTE APPLICABILITY

This application is being filed with the Commission in accordance with the following (check all that apply):

- Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40
- Haverhill Municipal Ordinance Chapter 253

## B. GENERAL INFORMATION

Applicant Mitchell Messer

Property Owner North Shore Golf Club Holdings

Representative Civil Design Consultants, INC

Location (Street Address) 310 East Broadway

Assessor's Parcel Identification 469-187-34C-1 and 469-187-34C-2

## C. APPLICATION CHECKLIST

The Commission requires the submittal of this original, completed Form; one (1) paper copy of site plans; and one (1) paper copy of all other materials. Additionally, the Commission requires the submittal of individual PDFs of this Form and all listed application materials. If practical, related items may be combined into a single PDF. PDFs should not mix larger format sheets (e.g. site plans) with smaller sheets (e.g. letters). These submittal requirements also apply to supplemental information provided during the public hearing. The following materials shall be submitted with this form:

- Completed, current WPA Form 3, 3A, or 4 and NOI Wetland Fee Transmittal Form
- Project Narrative with description of resource areas & delineation methodology and demonstration of compliance with pertinent Performance Standards
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan
- Site Plans clearly describing the location and nature of the work, including such information as site boundaries, wetlands, topography, existing and proposed conditions, vegetation cover, soils, erosion & sedimentation controls, Title 5 compliance, flood storage calculations...(24" x 36" max. sheet size)
- MassDEP Bordering Vegetated Wetland Delineation Field Data Forms, as appropriate
- Wetland Resource Area Impact Mitigation Plan prepared in accordance with MA Inland Wetland Replication Guidelines, if applicable
- Demonstration of compliance with MA River & Stream Crossing Standards, if applicable (The HCC applies the General Standards to all resource area crossings for wildlife passage.)
- Simplified or Detailed Wildlife Habitat Evaluation (Appendix A or B), if applicable (See "MA Wildlife Habitat Protection Guidance for Inland Wetlands")
- Demonstration of compliance with MA Stormwater Management Standards, including but not limited to
  - Stormwater Report with pertinent calculations based on NOAA Atlas 14 rainfall data
  - Checklist for Stormwater Report
  - Long-Term Pollution Prevention Plan
  - Operation and Maintenance Plan
  - Illicit Discharge Compliance Statement

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# City of Haverhill Conservation Commission

HCC Local Application Form 3  
Notice of Intent

- 8½" x 11" sections of the following maps with project location clearly identified
  - USGS Quadrangle
  - MassGIS Orthophoto
  - City of Haverhill Parcel ID Map, also identifying properties within 300' of subject property
  - NRCS Soils Map and Resource Report
  - FEMA Flood Insurance Rate Map, if applicable
  - MA NHESP Estimated Habitats of Rare Wildlife and Priority Habitats of Rare Species, if applicable
  - MassDEP/UMass-Amherst Habitat of Potential Regional or Statewide Importance, if applicable
- Proof of NOI filing with the MA Natural Heritage & Endangered Species Program, if applicable
- Appropriate Filing Fees, payable to the City of Haverhill, under the Act and Ordinance
- Other: \_\_\_\_\_

## D. LOCAL PERMIT DOCUMENTATION

In accordance with 310 CMR 10.05(4)(e), list all obtainable permits, variances, and approvals required by local ordinance with respect to the proposed activity and status of same: \_\_\_\_\_  
Zoning Board Hearing for Variances is scheduled March 18, 2026

## E. APPLICATION CERTIFICATION

I have read the Department of Environmental Protection's "Instructions for Completing Application" and the City's Municipal Ordinance under Chapter 253, with all applicable regulations and policies, for the filing of this application with the Haverhill Conservation Commission and agree to its terms and conditions, as amended. I understand the submitted NOI, its plans, and all its supporting materials are public records and may be uploaded to the City's website for public review. As required by the Commission, the wetland resource area(s) are flagged, the corners of proposed structures are staked, and the centerline of proposed roadway(s) and/or driveway(s) are marked, as appropriate, to facilitate site inspections by Commissioners and Conservation Staff.

Signed:  (APPLICANT) 12/15/2025 (DATE)

## F. SITE ACCESS ACKNOWLEDGEMENT

I hereby grant the Haverhill Conservation Commission and its officials permission to enter upon my property at 310 East Broadway (469-187-34C) (STREET ADDRESS AND ASSESSOR'S PARCEL ID) to review the filed Notice of Intent and future site conditions for compliance with the issued Order of Conditions. The sole purpose of this acknowledgement is to allow the Commission and its officials to perform their duties under the Massachusetts Wetlands Protection Act and the City's wetlands protection ordinance.

Signed:  (PROPERTY OWNER) 12-15-25 (DATE)

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# City of Haverhill Conservation Commission

HCC Local Application Form 3  
Notice of Intent

## G. AFFIDAVIT OF SERVICE FOR ABUTTER NOTIFICATION

I, Sara Ellebeek, hereby certify under the pains and penalties of perjury that on

(NAME OF PERSON MAKING AFFIDAVIT)

2-5-26

(DATE)

I gave notification to all abutters pursuant to the requirements of the second

paragraph of Massachusetts General Laws Chapter 131, Section 40, the DEP Guide to Abutter Notification dated April 8, 1994, and Haverhill Municipal Ordinance Chapter 253, Section 5 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and said ordinance by

Mitchell Meser

(NAME OF APPLICANT)

with the Haverhill Conservation Commission on

310 East Broadway

Feb. 19, 2026

(DATE)

for property located at

(469-187-34C-1 and 469-187-34C-2)

(STREET ADDRESS AND ASSESSOR'S PARCEL ID)

The list of the abutters to whom the Abutter Notification Form sent, with their addresses and Assessor's parcel identification information that corresponds with the submitted map section, are attached to this application.

Signed:

Sara Ellebeek

(NAME OF PERSON MAKING AFFIDAVIT)

2-5-26

(DATE)



# City of Haverhill Conservation Commission

HCC Local Application Form 3  
Notice of Intent

## G. AFFIDAVIT OF SERVICE FOR ABUTTER NOTIFICATION

I, \_\_\_\_\_, hereby certify under the pains and penalties of perjury that on  
(NAME OF PERSON MAKING AFFIDAVIT)  
\_\_\_\_\_ I gave notification to all abutters pursuant to the requirements of the second  
(DATE)  
paragraph of Massachusetts General Laws Chapter 131, Section 40, the DEP Guide to Abutter Notification dated April 8, 1994, and Haverhill Municipal Ordinance Chapter 253, Section 5 in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and said ordinance by  
Mitchell Meser with the Haverhill Conservation Commission on  
(NAME OF APPLICANT) 310 East Broadway  
Feb. 19, 2026 for property located at (469-187-34C-1 and 469-187-34C-2)  
(DATE) (STREET ADDRESS AND ASSESSOR'S PARCEL ID)

The list of the abutters to whom the Abutter Notification Form sent, with their addresses and Assessor's parcel identification information that corresponds with the submitted map section, are attached to this application.

Signed: \_\_\_\_\_  
(NAME OF PERSON MAKING AFFIDAVIT) (DATE)



# City of Haverhill Conservation Commission

## HCC Local Application Form 3 Notice of Intent

### H. ABUTTER NOTIFICATION FORM

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 (the Wetlands Protection Act) and Haverhill Municipal Ordinance Chapter 253, Section 5, you are hereby notified of the following:

1. The name of the applicant is Mitchell Messer
2. Brief Project Description: Applicant proposes to redevelop two parcels located at 310 East Broadway with a single-family dwelling on each lot. Proposed site improvements are located within the 100-FT Wetland Buffer Zone to a Bordering Vegetated Wetland and within Bordering Land Subject to Flooding.
3. The applicant has filed a Notice of Intent (“NOI”) with the Haverhill Conservation Commission seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act and/or Haverhill Municipal Ordinance Chapter 253 and/or to perform work within the buffer zone of such an Area. 310 East Broadway
4. The address of the lot where the activity is proposed is (469-187-34C-1 and 469-187-34C-2)  
(INCLUDE ASSESSOR’S MAP/BLOCK/LOT)
5. Copies of the NOI may be examined at *the Haverhill Conservation Department Office* between the hours of *8am and 4pm* from *Monday through Friday*. Contact information is below. You may also find helpful application materials on the “Projects Under Review” section of the Commission’s website.
6. Copies of the NOI may be obtained from either (check one) the applicant  , or the applicant’s representative \_\_\_\_\_, by calling this telephone number (978) 416 - 0920 between the hours of 9AM and 4PM on the following days of the week Monday through Friday
7. Information regarding the *date, time, and place* of the public hearing may be obtained from the *Haverhill Conservation Department Office* between the hours of *8am and 4pm* from *Monday through Friday*. Contact information is below. You may also consult the “Agenda” section of the Commission’s website.

NOTE: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the *Haverhill Gazette newspaper*.

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

NOTE: You may contact the Haverhill Conservation Department for more information about this application, the Wetlands Protection Act, and Haverhill Municipal Ordinance Chapter 253. Please note the Department has only one staff person; every effort will be made to assist you in a timely manner.

Website: [http://www.cityofhaverhill.org/departments/conservation\\_commission/index.php](http://www.cityofhaverhill.org/departments/conservation_commission/index.php).

Email: [conservation@cityofhaverhill.com](mailto:conservation@cityofhaverhill.com)

Phone: 978.374.2334

NOTE: For additional information about this application and the Act, you may contact the MA Department of Environmental Protection Northeast Regional Office Service Center.

Website: <http://www.mass.gov/eea/agencies/massdep/about/contacts/northeast-region.html>

Phone: 978.694.3200

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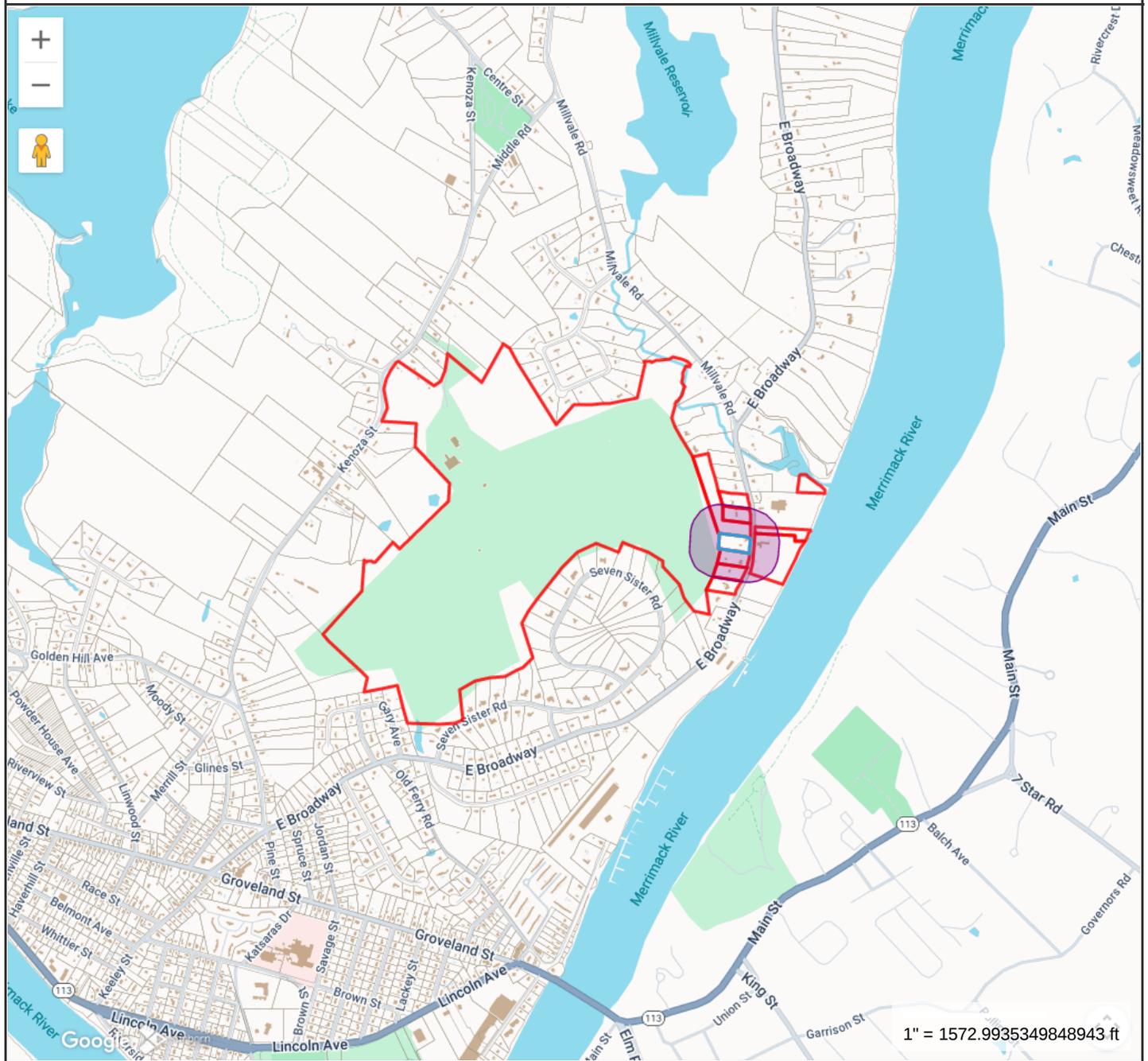
# City of Haverhill Conservation Commission

## HCC Local Application Form 3 Notice of Intent

### I. LOCAL ORDINANCE FEE CALCULATION FORM

ACTIVITY	LOCAL ORDINANCE FEE	# of Activities or Measurement	Subtotal
<b>*Abbrev. Notice of Resource Area Delineation (ANRAD)</b>			
Single Family House Project	\$1/linear foot, first 100'; \$0.50/lf, second 100'; \$0.10/lf, each additional foot		
All Other Projects	***\$1/linear foot, first 1000'; \$0.50/lf, second 1000'; \$0.10/lf, each additional foot		
<b>%**Notices of Intent (NOI)</b>			
Category 1 Activity	\$100		
Category 2 Activity	\$250	2	500
Category 3 Activity	\$525		
Category 4 Activity	\$725		
Category 5 Activity	\$2/foot		
Category 6 Activity - If no ANRAD was filed for the project site, then a local Cat. 6 fee must be paid in accordance with the ANRAD fee schedule	See ANRAD fee schedule	1	200
<b>Resource Area Alterations</b>			
Buffer Zone, 75'-100' from resource area boundary	\$0.05 / square foot	9,139	456.95
Buffer Zone, 35'-75' from resource area boundary	\$0.10 / square foot	9,716	971.60
Buffer Zone, 0'-35' from resource area boundary	\$0.25 / square foot	3,561	890.25
Bordering Vegetated Wetland	\$0.50 / square foot		
Bank	\$5 / linear foot		
Land Under Water	\$0.50 / square foot		
Land Subject to Flooding	\$0.05 / square foot	7,968	398.40
Riverfront Area	\$0.05 / square foot		
Riverfront Area with the watershed of a potable water supply	\$0.50 / square foot		
Land within 100' of a Certified Vernal Pool	\$0.25 / square foot		
Local-only Jurisdictional Resource Area	\$0.25 / square foot		
Land within 200' of a potable water supply	\$0.50 / square foot		
<b>ADVERTISING FEE*</b>			\$45
<b>LOCAL ORDINANCE FEE TOTAL</b>			<b>3,462.20</b>
<b>For filings resulting from enforcement action, double the Local Ordinance Fee Total</b>			<b>N.A.</b>
<b>NOTES:</b>			
*Application is subject to an additional \$45 Local Advertising Fee payable to the City of Haverhill prior to <b>EACH</b> advertising			
***Local Ordinance Fee maximum of \$100 for applications exceeding 1000'. Commission requires review by outside consultant under M.G.L. Ch. 44, sec. 53G for projects exceeding 1000'. Applicant shall post escrow in accordance with HCC Rules for Hiring Outside Consultants. Cap passed by a 5-0 vote of the Commission on March 7, 2019.			
%Local Ordinance Fees for RDA, NOI, & RMOC increase 50% when project is also proposed within a Riverfront Area			
Local Ordinance Fees passed by a 7 – 0 vote of the Commission on October 28, 2010, effective January 1, 2011			

### Lot 34C 300' Abutters



**Property Information**

Property ID 469-187-34C  
 Location 310 EAST BROADWAY  
 Owner NORTH SHORE GOLF CLUB HOLDINGS



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Haverhill, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 25, 2025  
 Data updated June 25, 2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

NORTH SHORE GOLF CLUB HOLDINGS  
377 KENOZA ST

HILL JOYCE E  
309 EAST BROADWAY

VETS MICHAEL J-ETUX VETS AMY M  
323 EAST BROADWAY

VETS MICHAEL J-ETUX VETS AMY M  
323 EAST BROADWAY

GARNER ALISON M-ETUX GARNER T SCOTT  
294 EAST BROADWAY

GUBA ROBERT D  
298 EAST BROADWAY

MAGUIRE HOLLY A  
300 EAST BROADWAY

SFORZA DIANNE ETAL RHEAUME PAUL M  
320 EAST BROADWAY

SARAH V. WEAVER 2021 REVOCABLE WEAVER  
SARAH V-TRUSTEE  
324 EAST BROADWAY

NORTH SHORE GOLF CLUB HOLDINGS  
377 KENOZA ST

Property ID	Site Address	Owner	Owner 2	Owner Address	Owner City	Owner State	Owner Zip
469-187-34C-2	EAST BROADWAY	NORTH SHORE GOLF CLUB HOLDINGS		377 KENOZA ST	HAVERHILL MA		01830
469-188-6	309 EAST BROADWAY	HILL JOYCE E		309 EAST BROADWAY	HAVERHILL MA		01830
469-188-7	EAST BROADWAY	VETS MICHAEL J-ETUX	VETS AMY M	323 EAST BROADWAY	HAVERHILL MA		01830
469-188-8	323 EAST BROADWAY	VETS MICHAEL J-ETUX	VETS AMY M	323 EAST BROADWAY	HAVERHILL MA		01830
469-34-20	294 EAST BROADWAY	GARNER ALISON M-ETUX	GARNER T SCOTT	294 EAST BROADWAY	HAVERHILL MA		01830
469-34-21	298 EAST BROADWAY	GUBA ROBERT D		298 EAST BROADWAY	HAVERHILL MA		01830
469-34-22	300 EAST BROADWAY	MAGUIRE HOLLY A		300 EAST BROADWAY	HAVERHILL MA		01830
469-34-23	320 EAST BROADWAY	SFORZA DIANNE ETAL	RHEAUME PAUL M	320 EAST BROADWAY	HAVERHILL MA		01830
469-34-24	324 EAST BROADWAY	SARAH V. WEAVER 2021 REVOCABLE	WEAVER SARAH V-TRUSTEE	324 EAST BROADWAY	HAVERHILL MA		01830
478-1-15	377 KENOZA ST	NORTH SHORE GOLF CLUB HOLDINGS		377 KENOZA ST	HAVERHILL MA		01830



**Property Information**

**Property ID** 469-187-34C-2  
**Location** EAST BROADWAY  
**Owner** NORTH SHORE GOLF CLUB HOLDINGS



**MAP FOR REFERENCE ONLY**  
**NOT A LEGAL DOCUMENT**

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Geometry updated June 25, 2025  
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Print map scale is approximate.  
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 this resource.

NORTH SHORE GOLF CLUB HOLDINGS  
377 KENOZA ST

HILL JOYCE E  
309 EAST BROADWAY

VETS MICHAEL J-ETUX VETS AMY M  
323 EAST BROADWAY

VETS MICHAEL J-ETUX VETS AMY M  
323 EAST BROADWAY

329 EAST BROADWAY REALTY TRUST THOMAS E.  
O`CONNOR-TRUSTEE  
329 EAST BROADWAY

THE HATEM HOLDING TRUST HATEM  
JONI-TRUSTEE  
360 EAST BROADWAY

MASSE ELIZABETH A ETAL BURTOFT TERESA J  
362 EAST BROADWAY

SWAJIAN ROBERT E ETUX SWAJIAN LIA J  
328 EAST BROADWAY

WOO SUE-LYNN  
332 EAST BROADWAY

VELEZ ALBERTO CABRERA CABRERA MARITZA  
MARTINEZ  
336 EAST BROADWAY

GUBA ROBERT D  
298 EAST BROADWAY

MAGUIRE HOLLY A  
300 EAST BROADWAY

SFORZA DIANNE ETAL RHEAUME PAUL M  
320 EAST BROADWAY

SARAH V. WEAVER 2021 REVOCABLE WEAVER  
SARAH V-TRUSTEE  
324 EAST BROADWAY

NORTH SHORE GOLF CLUB HOLDINGS  
377 KENOZA ST

Property ID	Site Address	Owner	Owner 2	Owner Address	Owner City	Owner State	Owner Zip
469-187-34C	310 EAST BROADWAY	NORTH SHORE GOLF CLUB HOLDINGS		377 KENOZA ST	HAVERHILL MA		01830
469-188-6	309 EAST BROADWAY	HILL JOYCE E		309 EAST BROADWAY	HAVERHILL MA		01830
469-188-7	EAST BROADWAY	VETS MICHAEL J-ETUX	VETS AMY M	323 EAST BROADWAY	HAVERHILL MA		01830
469-188-8	323 EAST BROADWAY	VETS MICHAEL J-ETUX	VETS AMY M	323 EAST BROADWAY	HAVERHILL MA		01830
469-188-8A	329 EAST BROADWAY	329 EAST BROADWAY REALTY TRUST	THOMAS E. O'CONNOR-TRUSTEE	329 EAST BROADWAY	HAVERHILL MA		01830
469-29-27B-2	360 EAST BROADWAY	THE HATEM HOLDING TRUST	HATEM JONI-TRUSTEE	360 EAST BROADWAY	HAVERHILL MA		01830
469-29-28	362 EAST BROADWAY	MASSE ELIZABETH A ETAL	BURTOFT TERESA J	362 EAST BROADWAY	HAVERHILL MA		01830
469-30-25	328 EAST BROADWAY	SWAJIAN ROBERT E ETUX	SWAJIAN LIA J	328 EAST BROADWAY	HAVERHILL MA		01830
469-30-26	332 EAST BROADWAY	WOO SUE-LYNN		332 EAST BROADWAY	HAVERHILL MA		01830
469-30-27	336 EAST BROADWAY	VELEZ ALBERTO CABRERA	CABRERA MARITZA MARTINEZ	336 EAST BROADWAY	HAVERHILL MA		01830
469-34-21	298 EAST BROADWAY	GUBA ROBERT D		298 EAST BROADWAY	HAVERHILL MA		01830
469-34-22	300 EAST BROADWAY	MAGUIRE HOLLY A		300 EAST BROADWAY	HAVERHILL MA		01830
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469-34-24	324 EAST BROADWAY	SARAH V. WEAVER 2021 REVOCABLE	WEAVER SARAH V-TRUSTEE	324 EAST BROADWAY	HAVERHILL MA		01830
478-1-15	377 KENOZA ST	NORTH SHORE GOLF CLUB HOLDINGS		377 KENOZA ST	HAVERHILL MA		01830



25-10802: 310 East Broadway - Haverhill MA: NOI Certificate of Mailing — Firm

Name and Address of Sender  Civil Design Consultants, Inc. 344 North Main Street Andover, MA 01810	TOTAL NO. of Pieces Listed by Sender  <p style="text-align: center; font-size: 2em;">6</p>	TOTAL NO. of Pieces Received at Post Office™  <p style="text-align: center; font-size: 2em;">6</p>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>  
	Postmaster, per (name of receiving employee) 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. 469-187-34C-2	NORTH SHORE GOLF CLUB HOLDINGS 377 KENOZA ST HAVERHILL MA 1830				
2. 469-188-6	HILL JOYCE E 309 EAST BROADWAY HAVERHILL MA 01830				
3. 469-188-7	VETS MICHAEL J-ETUX VETS AMY M 323 EAST BROADWAY HAVERHILL MA 01830				
4. 469-34-20	GARNER ALISON M-ETUX GARNER T SCOTT 294 EAST BROADWAY HAVERHILL MA 01830				
5. 469-34-21	GUBA ROBERT D 298 EAST BROADWAY HAVERHILL MA 01830				
6. 478-1-15	MAGUIRE HOLLY A 300 EAST BROADWAY HAVERHILL MA 01830				

Name and Address of Sender  Civil Design Consultants, Inc. 344 North Main Street Andover, MA 01810	TOTAL NO. of Pieces Listed by Sender  <span style="font-size: 2em;">2</span>	TOTAL NO. of Pieces Received at Post Office™  <span style="font-size: 2em;">2</span>	Affix Stamp Here <b>Postmark with Date of Receipt.</b>   			
Postmaster, per (name of receiving employee)  						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1. 469-34-23	SFORZA DIANNE ETAL RHEAUME PAUL M 320 EAST BROADWAY HAVERHILL MA 01830					
2. 469-34-24	SARAH V. WEAVER 2021 REVOCABLE WEAVER SARAH V-TRUSTEE 324 EAST BROADWAY HAVERHILL MA 01830					
3.						
4.						
5.						
6.						



# 25-10802: 310 East Broadway-Haverhill MA: NOI Certificate of Mailing — Firm

Name and Address of Sender  Civil Design Consultants, Inc. 344 North Main Street Andover, MA 01810	TOTAL NO. of Pieces Listed by Sender  <div style="font-size: 2em; text-align: center;">6</div>	TOTAL NO. of Pieces Received at Post Office™  <div style="font-size: 2em; text-align: center;">6</div>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>  <div style="text-align: center;">   </div>
Postmaster, per (name of receiving employee)  			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. ----- 469-188-8A	329 EAST BROADWAY REALTY TRUST THOMAS E. O'CONNOR-TRUSTEE ----- 329 EAST BROADWAY HAVERHILL MA 01830				
2. ----- 469-29-27B-2	THE HATEM HOLDING TRUST HATEM JONI-TRUSTEE ----- 360 EAST BROADWAY HAVERHILL MA 01830				
3. ----- 469-29-28	MASSE ELIZABETH A ETAL BURTOFT TERESA J ----- 362 EAST BROADWAY HAVERHILL MA 01830				
4. ----- 469-30-25	SWAJIAN ROBERT E ETUX SWAJIAN LIA J ----- 328 EAST BROADWAY HAVERHILL MA 01830				
5. ----- 469-30-26	WOO SUE-LYNN ----- 332 EAST BROADWAY HAVERHILL MA 01830				
6. ----- 469-30-27	VELEZ ALBERTO CABRERA CABRERA MARITZA MARTINEZ ----- 336 EAST BROADWAY HAVERHILL MA 01830				



# Certificate of Mailing — Firm

Name and Address of Sender  Civil Design Consultants, Inc. 344 North Main Street Andover, MA 01810	TOTAL NO. of Pieces Listed by Sender  1	TOTAL NO. of Pieces Received at Post Office™  1	Affix Stamp Here <i>Postmark with Date of Receipt.</i>			
	Postmaster, per (name of receiving employee)  		 			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. 469-34-22	MAGUIRE HOLLY A 300 EAST BROADWAY HAVERHILL MA 01830				
2.					
3.					
4.					
5.					
6.					

125  
2/2

QUITCLAIM DEED

Charles J. Housman, Trustee of Pine Banks Nominee Trust, u/d/t dated February 5, 1990, and recorded with the Middlesex County Registry of Deeds at Book 20364, Page 377, having an address of 2 Main Street, Melrose, Massachusetts 02176,

In consideration of Two Hundred Fifty Thousand and 00/100 Dollar (\$250,000.00)

grant to North Shore Golf Club Holdings, LLC, a Delaware Limited Liability Company with an address of 120 Wells Avenue, Newton, MA 02459

with QUITCLAIM COVENANTS

The land with the buildings thereon shown as Lots 34C-1 and 34C-2 (includes Lot X), as shown on a plan of entitled "Plan of Land in Haverhill, Massachusetts, Prepared for Renaissance Golf Club, LLC," dated March 14, 2003, by Merrimack Engineering Services, which Plan was recorded with the Essex South District Registry of Deeds as Plan 55, in Plan Book 368; subject to easements, restrictions and rights of way of record insofar as same may be in force and applicable.

For title see Foreclosure Deed recorded in the Essex Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_.

Property Address: 310 East Broadway, Lots 34C-1 and 34C-2, Haverhill, Essex County, MA.

WITNESS my hand and seal this 18th day of April, 2008.

Pine Banks Nominee Trust

*Charles J. Housman*  
Charles J. Housman, Trustee

COMMONWEALTH OF MASSACHUSETTS

*Stephen A. Rose*, ss.

April 18th, 2008

On this 18th day of April, 2008, before me, the undersigned notary public, personally appeared Charles J. Housman, Trustee and proved to me through satisfactory evidence of identification, which were *James (Rose)*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



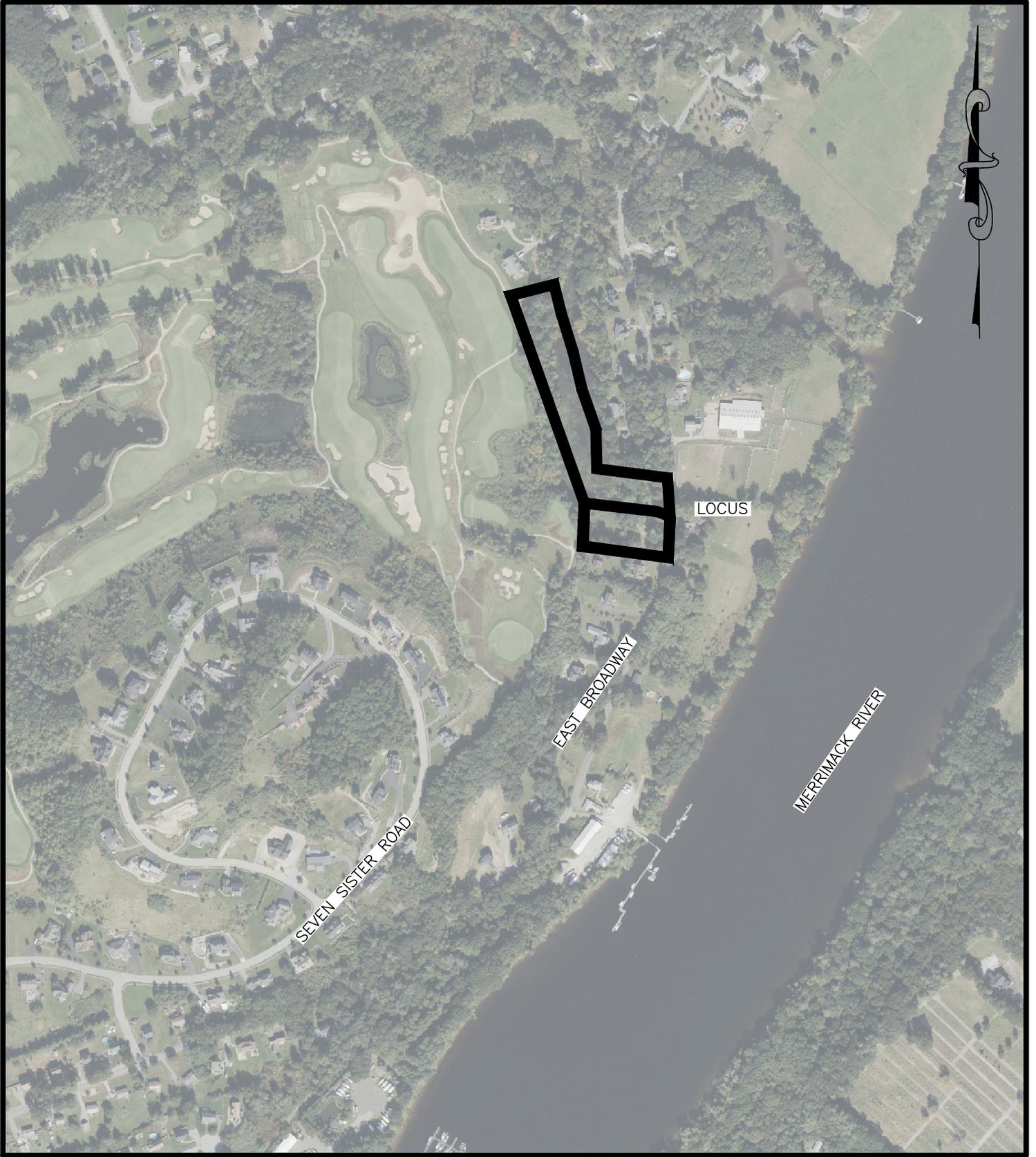
*Stephen A. Rose*  
Notary Public  
My Commission Expires: \_\_\_\_\_

**NOTICE OF INTENT – CH. 253**

**Town of Haverhill Wetlands Protection Bylaw**

**SECTION II**

**Locus Orthophoto  
USGS Topographic Map  
FEMA Flood Map  
NRCS Soils Map**



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(978) 416-0920 | www.civildci.com

**PROJECT:**

**310 EAST BROADWAY**

**HAVERHILL, MA 01830**

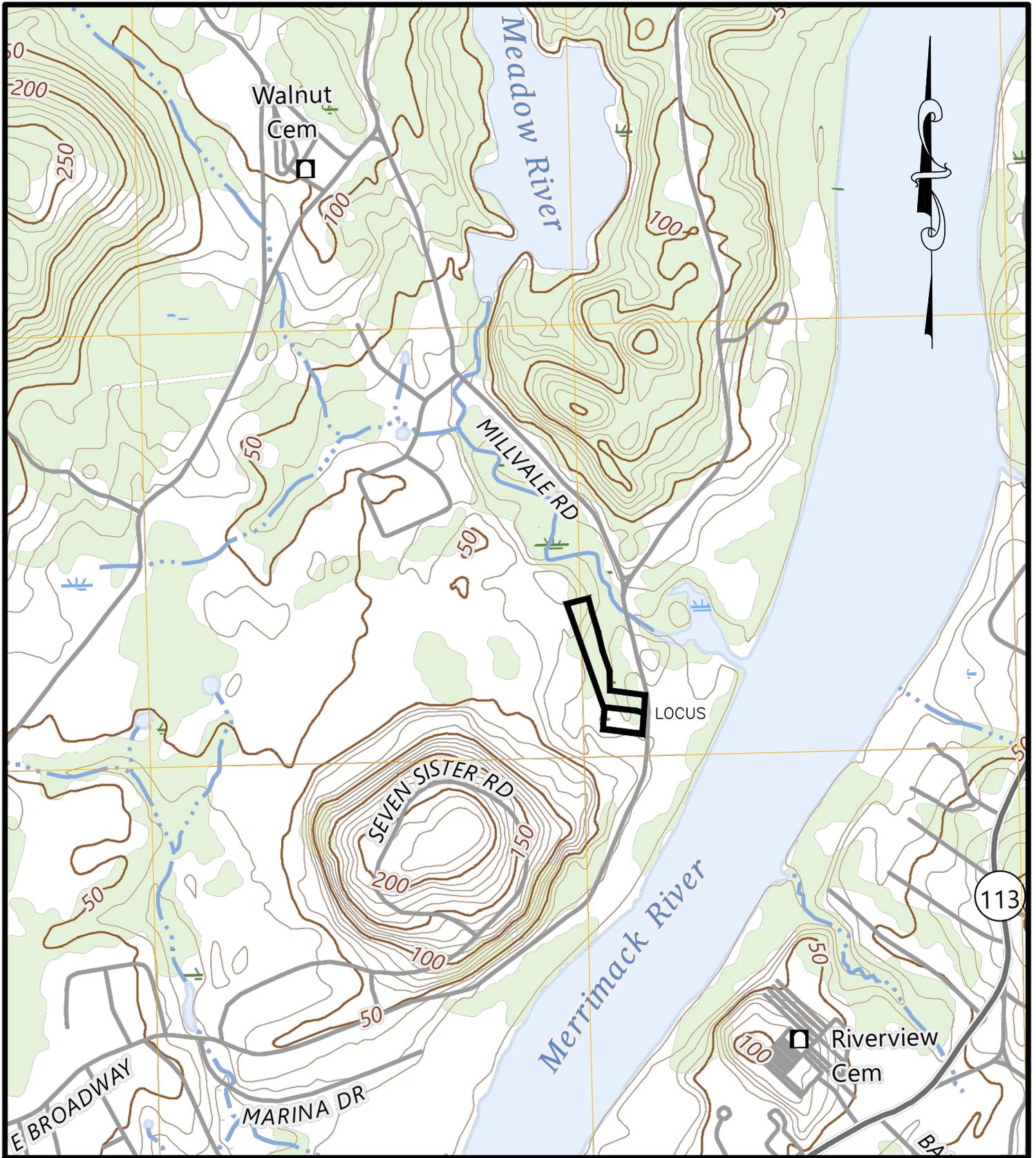
**PREPARED FOR:**

**MITCHELL MESSER**

**39 LAZARUS WAY  
SALEM, NH 03079**

**FIGURE 3:  
MassGIS**

PREPARED BY: KC
SCALE: 1"=500'
CDCI FILE #: 25-10802
DATE: JANUARY 2026



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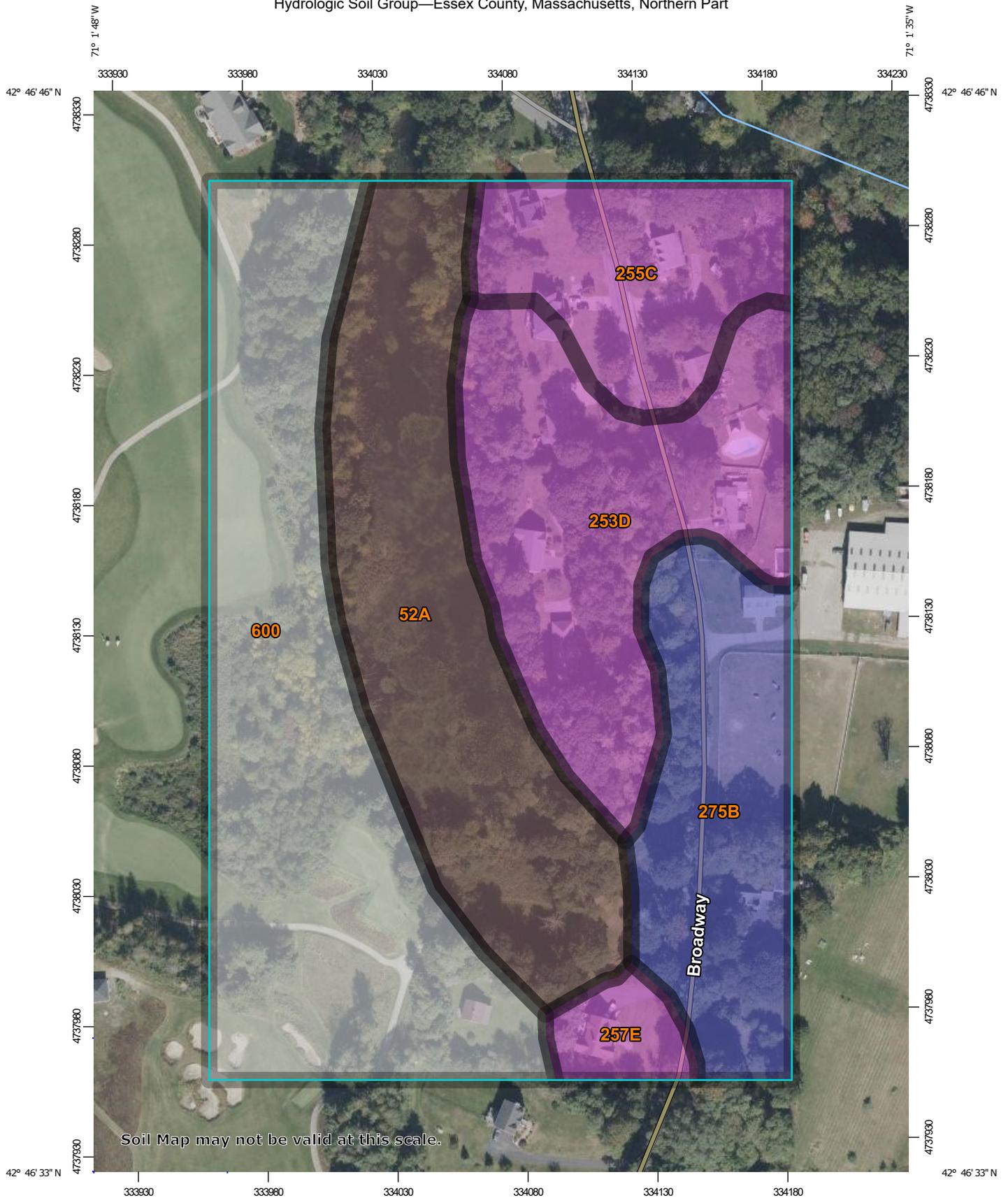
**39 LAZARUS WAY  
SALEM, NH 03079**

**FIGURE 1:  
USGS**

PREPARED BY: KC
SCALE: 1"=1000'
CDCI FILE #: 25-10802
DATE: JANUARY 2026



Hydrologic Soil Group—Essex County, Massachusetts, Northern Part



Map Scale: 1:2,020 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Northern Part  
 Survey Area Data: Version 21, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
52A	Freetown muck, 0 to 1 percent slopes	B/D	4.5	23.3%
253D	Hinckley loamy sand, 15 to 25 percent slopes	A	3.7	19.5%
255C	Windsor loamy sand, 8 to 15 percent slopes	A	2.0	10.4%
257E	Hinckley and Windsor soils, 25 to 35 percent slopes	A	0.5	2.4%
275B	Agawam fine sandy loam, 3 to 8 percent slopes	B	2.7	14.0%
600	Pits, gravel		5.8	30.4%
<b>Totals for Area of Interest</b>			<b>19.2</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

