

NOTICE OF INTENT

FOR

NORTHERN ESSEX COMMUNITY COLLEGE
ATHLETIC FIELD RENOVATIONS

Submitted to:

City of Haverhill Conservation Commission
4 Summer St., Room 300
Haverhill, MA 01886

February 26, 2026

Prepared for:

Northern Essex Community College
100 Elliott St.
Haverhill, MA 01830

Prepared by:

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING

24 Ray Avenue, Burlington, MA 01803
Tel. 781-273-3434 Fax. 781-273-3430

TABLE OF CONTENTS

NOTICE OF INTENT FORMS

Local WPA Form 3

NOTICE OF INTENT FIGURES

Figure 1 – USGS Map

Figure 2 – Orthophoto

Figure 3 – Parcel ID Map

Figure 4 – NRCS Soils Map

Figure 5 – Official FEMA FIRM

Figure 6 – Environmental Constraints Map

NOTICE OF INTENT NARRATIVE

1. Introduction	1
2. Site Description	1
3. Work Description	2
3.1 Work in Wetland Resource Areas	2
4. Wetland Resource Area Regulatory Compliance	3
4.1 Bordering Vegetated Wetland	3
5. Mitigation Measures	4
5.1 Erosion and Sedimentation Control	4
5.2 Non-Structure Practices	4
5.3 Structure Practices	5

ATTACHMENTS

ATTACHMENT A – PROJECT PLANS

ATTACHMENT B – STORMWATER MANAGEMENT REPORT

ATTACHMENT C – WETLAND DELINEATION REPORT

ATTACHMENT D – SITE PHOTOS

NOTICE OF INTENT FORMS

Local WPA Form 3



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 Northern Essex Community College c/o Mike McCarthy
Property Owner Commonwealth of Massachusetts
Representative Brennan Consulting c/o William Cam Gosine
Location (Street Address) 100 Elliot Street
Assessor's Parcel Identification 459-2-13

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
- N/A Wetland Resource Area Impact Mitigation Plan prepared in accordance with MA Inland Wetland Replication Guidelines, if applicable
- N/A 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.)
- N/A 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

City Hall Room 300 • 4 Summer Street • Haverhill, MA 01830 • www.cityofhaverhill.org



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
 - N/A MA NHESP Estimated Habitats of Rare Wildlife and Priority Habitats of Rare Species, if applicable
 - N/A MassDEP/UMass-Amherst Habitat of Potential Regional or Statewide Importance, if applicable
 - N/A Proof of NOI filing with the MA Natural Heritage & Endangered Species Program, if applicable
 - N/A 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: N/A

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: _____ 2/24/2026
(APPLICANT) (DATE)

F. SITE ACCESS ACKNOWLEDGEMENT

I hereby grant the Haverhill Conservation Commission and its officials permission to enter upon my property at 100 Elliot Street Parcel 459-2-13 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.

DocuSigned by:
Signed: Michael McLarthy 2/23/2026
F070871060034E0 (PROPERTY OWNER) (DATE)



City of Haverhill Conservation Commission

HCC Local Application Form 3
Notice of Intent

G. AFFIDAVIT OF SERVICE FOR ABUTTER NOTIFICATION

I, William Cameron Gosine, hereby certify under the pains and penalties of perjury that on
(NAME OF PERSON MAKING AFFIDAVIT)
February 26, 2026 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
Northern Essex Community College with the Haverhill Conservation Commission on
(NAME OF APPLICANT)

February 26, 2026 for property located at 100 Elliot Street, Parcel 459-2-13
(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) 2/24/2026
(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 Northern Essex Community College c/o Mike McCarthy
2. Brief Project Description: Construction of new athletic fields to replace the existing fields. Site improvements include a new track and field, baseball field, tennis courts, bathroom facility, and associated sidewalks and utilities.
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.
4. The address of the lot where the activity is proposed is 100 Elliot Street, Parcel 459-2-13
(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 X, by calling this telephone number (781) 273-3434 between the hours of 9am and 5pm on the following days of the week Monday - 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.

Email: 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

City Hall Room 300 • 4 Summer Street • Haverhill, MA 01830 • www.cityofhaverhill.org



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
*Abbrev. Notice of Resource Area Delineation (ANRAD)			
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		
%**Notices of Intent (NOI)			
Category 1 Activity	\$100		
Category 2 Activity	\$250		
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		
Resource Area Alterations			
Buffer Zone, 75'-100' from resource area boundary	\$0.05 / square foot		
Buffer Zone, 35'-75' from resource area boundary	\$0.10 / square foot		
Buffer Zone, 0'-35' from resource area boundary	\$0.25 / square foot		
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		
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		
ADVERTISING FEE*			\$45
LOCAL ORDINANCE FEE TOTAL			
For filings resulting from enforcement action, double the Local Ordinance Fee Total			
NOTES:			
*Application is subject to an additional \$45 Local Advertising Fee payable to the City of Haverhill prior to EACH 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			

City Hall Room 300 • 4 Summer Street • Haverhill, MA 01830 • www.cityofhaverhill.org



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 #:
eDEP Transaction #:1991218
City/Town:HAVERHILL

A.General Information

1. Project Location:

a. Street Address	100 ELLIOT STREET		
b. City/Town	HAVERHILL	c. Zip Code	01830
d. Latitude	42.79453N	e. Longitude	71.04530W
f. Map/Plat #	459	g.Parcel/Lot #	459-2-13

2. Applicant:

Individual Organization

a. First Name		b.Last Name	
c. Organization	NORTHERN ESSEX COMMUNITY COLLEGE		
d. Mailing Address	100 ELLIOT STREET		
e. City/Town	HAVERHILL	f. State	MA
g. Zip Code		01830	
h. Phone Number	978-556-3918	i. Fax	
j. Email	dmargolis@necc.mass.edu		

3.Property Owner:

more than one owner

a. First Name		b. Last Name	
c. Organization	COMMONWEALTH OF MASSACHUSETTS		
d. Mailing Address	100 ELLIOT STREET		
e. City/Town	HAVERHILL	f.State	MA
g. Zip Code		01830	
h. Phone Number		i. Fax	
j.Email			

4.Representative:

a. First Name	CAM	b. Last Name	GOSINE
c. Organization	BRENNAN CONSULTING		
d. Mailing Address	24 RAY AVENUE, SUITE 200		
e. City/Town	BURLINGTON	f. State	MA
g. Zip Code		01803	
h.Phone Number	603-494-6676	i.Fax	
j.Email	cgosine@brennanconsults.com		

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

a.Total Fee Paid	0.00	b.State Fee Paid	0.00	c.City/Town Fee Paid	0.00
------------------	------	------------------	------	----------------------	------

6.General Project Description:

CONSTRUCTION OF NEW ATHLETIC FIELDS FOR THE NORTHERN ESSEX COMMUNITY COLLEGE CAMPUS. INCLUDING TRACK, BASEBALL FIELD, TENNIS COURTS, BATHROOM FACILITY AND ASSOCIATED SIDEWALKS AND UTILITIES.

7a.Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input checked="" type="checkbox"/> Other |



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 #:
 eDEP Transaction #:1991218
 City/Town:HAVERHILL

7b. Is any portion of the proposed activity eligible to be treated as a 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:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
NORTHERN ESSEX		5451	264

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

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	
--	------------------------	--

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 any)	
---	------------------------------	--

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.



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 #:
 eDEP Transaction #:1991218
 City/Town:HAVERHILL

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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Beaches	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
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, crea.
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

Restoration/Replacement

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 entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

Project Involves Streams Crossings



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 #:
eDEP Transaction #:1991218
City/Town:HAVERHILL

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

b. Date submitted to NHESP



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 #:
eDEP Transaction #:1991218
City/Town:HAVERHILL

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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

- 2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?
 - a. Not applicable - project is in inland resource area only
 - b. Yes No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it 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.

- 3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

- 4. 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

- 5. 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

- 6. 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, Explain why the project is exempt:

1. Single Family Home

2. Emergency Road Repair



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 #:
eDEP Transaction #:1991218
City/Town:HAVERHILL

- 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

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 by regular mail delivery.

- 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.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

- 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.



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 #:
eDEP Transaction #:1991218
City/Town:HAVERHILL

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. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

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

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

_____	_____
1. Signature of Applicant	2. Date
_____	_____
3. Signature of Property Owner(if different)	4. Date
William Cameron Gosine	2/26/2026
_____	_____
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, 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
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1991218
 City/Town:HAVERHILL

A. Applicant Information

1. Applicant:

a. First Name				b. Last Name		
c. Organization	NORTHERN ESSEX COMMUNITY COLLEGE					
d. Mailing Address	100 ELLIOT STREET					
e. City/Town	HAVERHILL	f. State	MA	g. Zip Code	01830	
h. Phone Number	9785563918	i. Fax		j. Email	dmargolis@necc.mass.edu	

2. Property Owner:(if different)

a. First Name				b. Last Name		
c. Organization	COMMONWEALTH OF MASSACHUSETTS					
d. Mailing Address	100 ELLIOT STREET					
e. City/Town	HAVERHILL	f. State	MA	g. Zip Code	01830	
h. Phone Number		i. Fax		j. Email		

3. Project Location:

a. Street Address	100 ELLIOT STREET	b. City/Town	HAVERHILL
-------------------	-------------------	--------------	-----------

Are you exempted from Fee? (YOU HAVE SELECTED 'YES')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

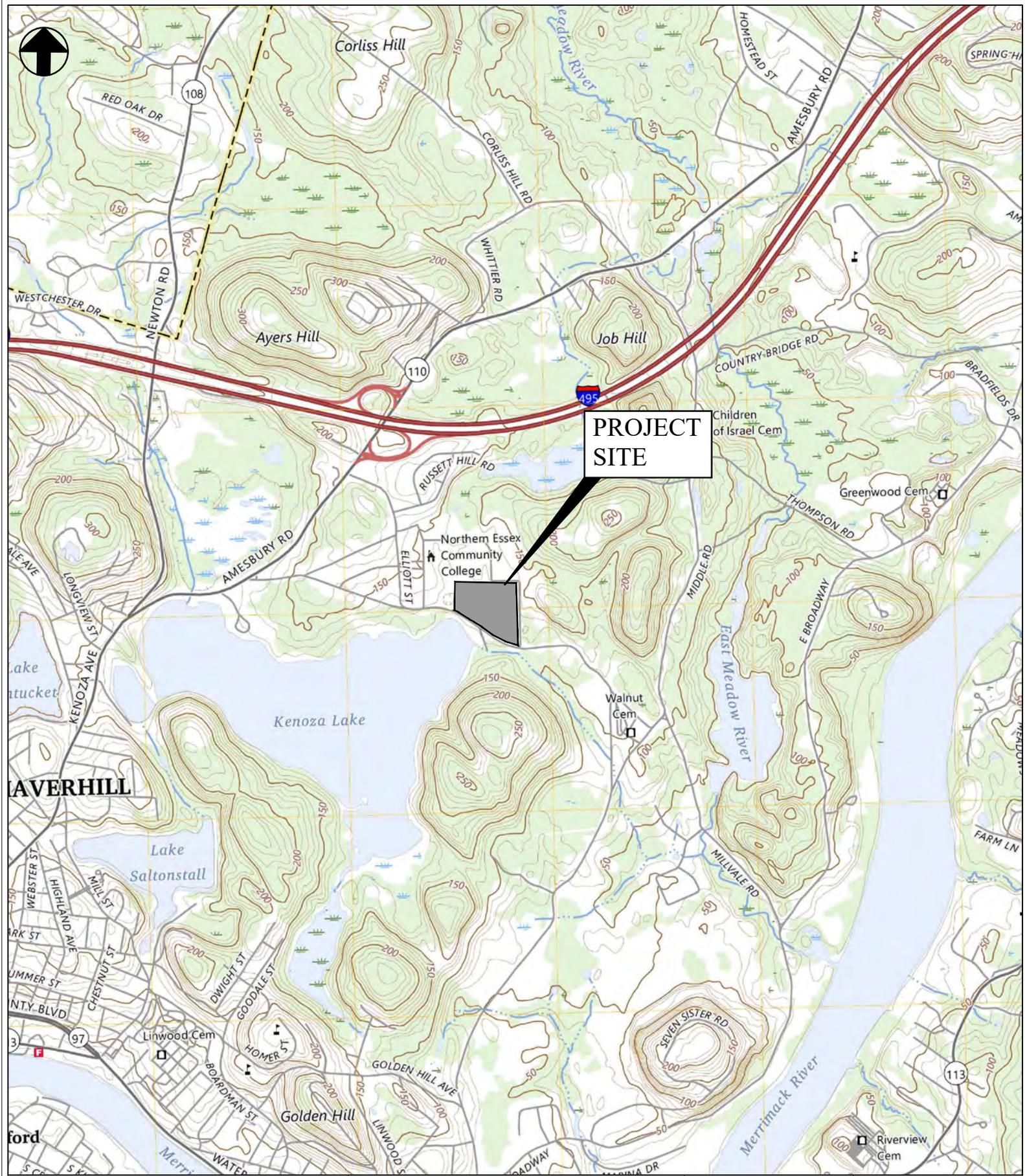
State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
	City/Town share of filing fee	\$0.00	State share of filing fee	\$0.00
			Total Project Fee	\$0.00

NOTICE OF INTENT FIGURES

Figure 1 – USGS Map



Project Civil Engineer
Brennan Consulting
 ENGINEERING • TRANSPORTATION • SURVEYING
BRENNAN CONSULTING, INC.
 24 Ray Avenue, Suite 203
 Burlington, MA 01803
 781.273.3434
 www.brennanconsults.com

Project Location
**NORTHERN ESSEX
 COMMUNITY COLLEGE**
 100 Elliot Street
 Haverhill, MA

SCALE: 1"=2000'
 DRAWN BY: CG
 CHECKED BY: CE
 ISSUED: 01.30.26
 REVISED:

**USGS
 MAP**

Figure 2 – Orthophoto



PROJECT
SITE

Project Civil Engineer

Brennan Consulting

ENGINEERING • TRANSPORTATION • SURVEYING

BRENNAN CONSULTING, INC.

24 Ray Avenue, Suite 203

Burlington, MA 01803

781.273.3434

www.brennanconsults.com

Project Location

**NORTHERN ESSEX
COMMUNITY COLLEGE
100 Elliot Street
Haverhill, MA**

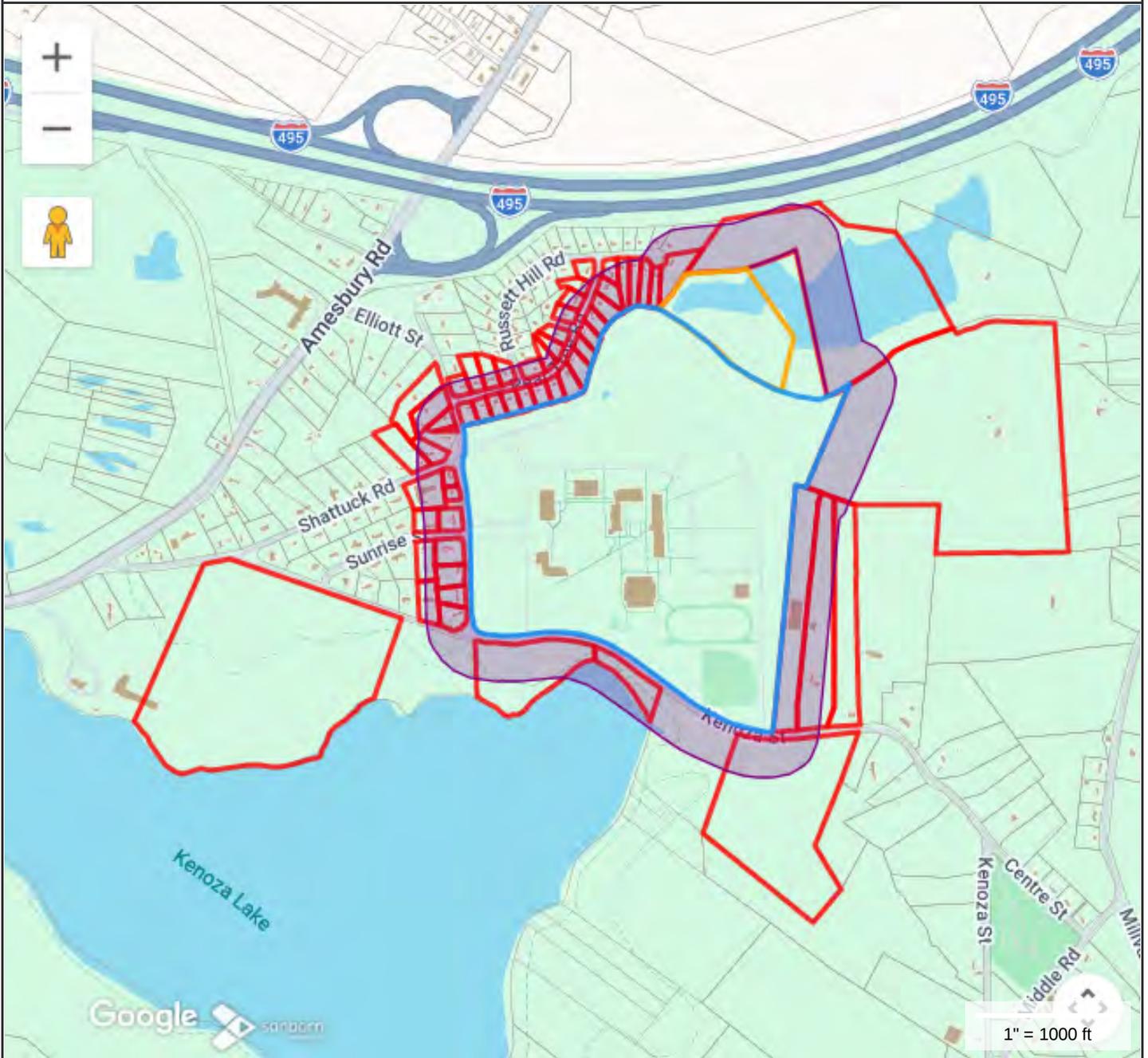
SCALE: 1"=2000'

DRAWN BY: CG
CHECKED BY: CE
ISSUED: 01.30.26
REVISED:

**ORTHO
PHOTO**

Figure 3 – Parcel ID Map

Parcel ID Map



Property Information

Property ID 459-2-13
Location 100 ELLIOTT ST
Owner COMMONWEALTH OF MASS



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

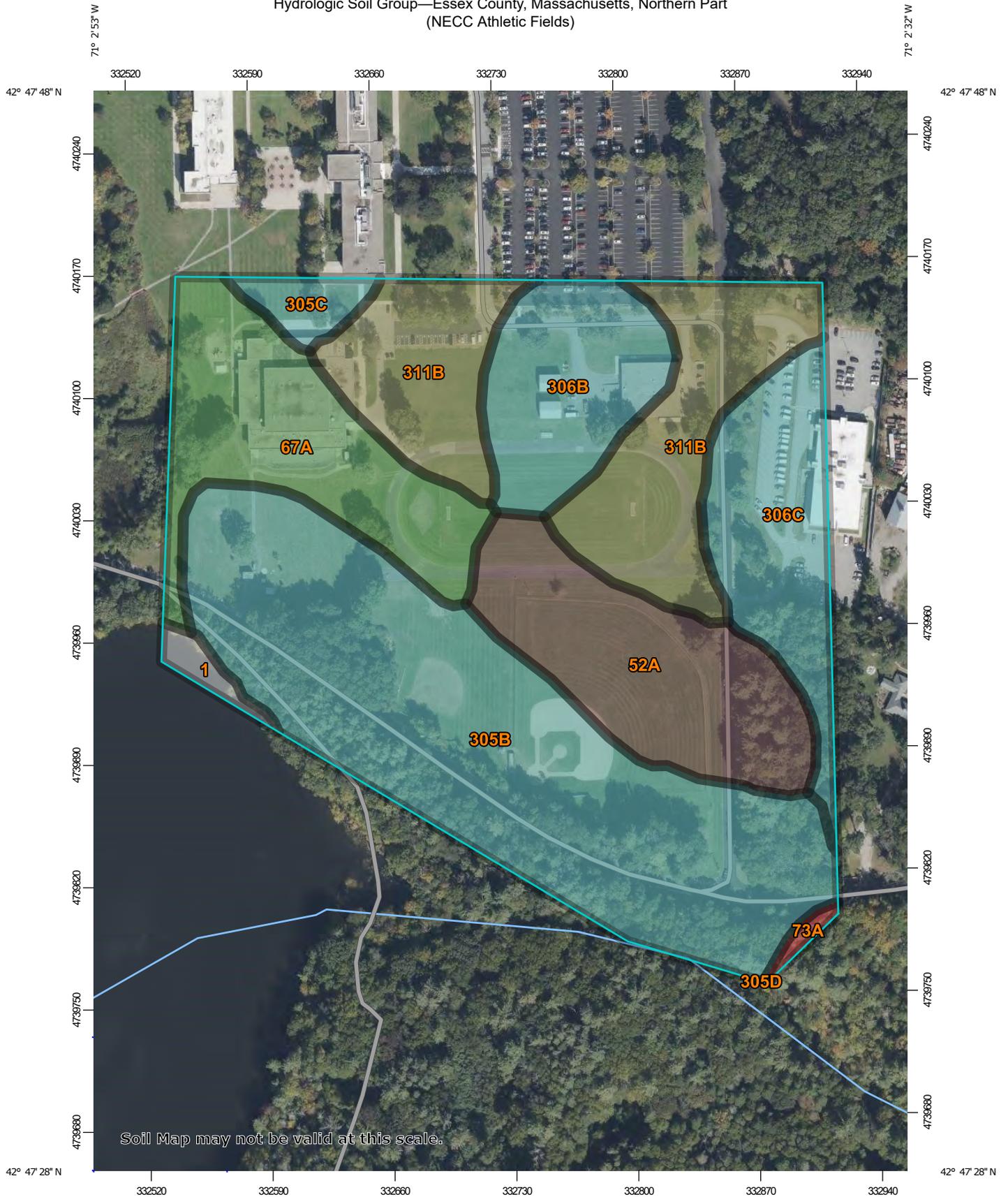
City of Haverhill, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

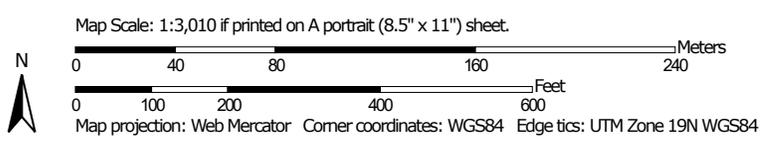
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Figure 4 – NRCS Hydrologic Soil Groups

Hydrologic Soil Group—Essex County, Massachusetts, Northern Part
(NECC Athletic Fields)



Soil Map may not be valid at this scale.



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
1	Water		0.3	0.9%
52A	Freetown muck, 0 to 1 percent slopes	B/D	4.0	13.0%
67A	Leicester fine sandy loam, 0 to 3 percent slopes	A/D	4.0	12.8%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	D	0.1	0.4%
305B	Paxton fine sandy loam, 3 to 8 percent slopes	C	10.8	35.0%
305C	Paxton fine sandy loam, 8 to 15 percent slopes	C	0.5	1.7%
305D	Paxton fine sandy loam, 15 to 25 percent slopes	C	0.0	0.0%
306B	Paxton fine sandy loam, 0 to 8 percent slopes, very stony	C	2.7	8.7%
306C	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	C	2.9	9.5%
311B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	C/D	5.5	18.0%
Totals for Area of Interest			30.9	100.0%

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

Figure 5 – Official FEMA FIRM

National Flood Hazard Layer FIRMMette



71°3'9"W 42°47'59"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°2'31"W 42°47'33"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



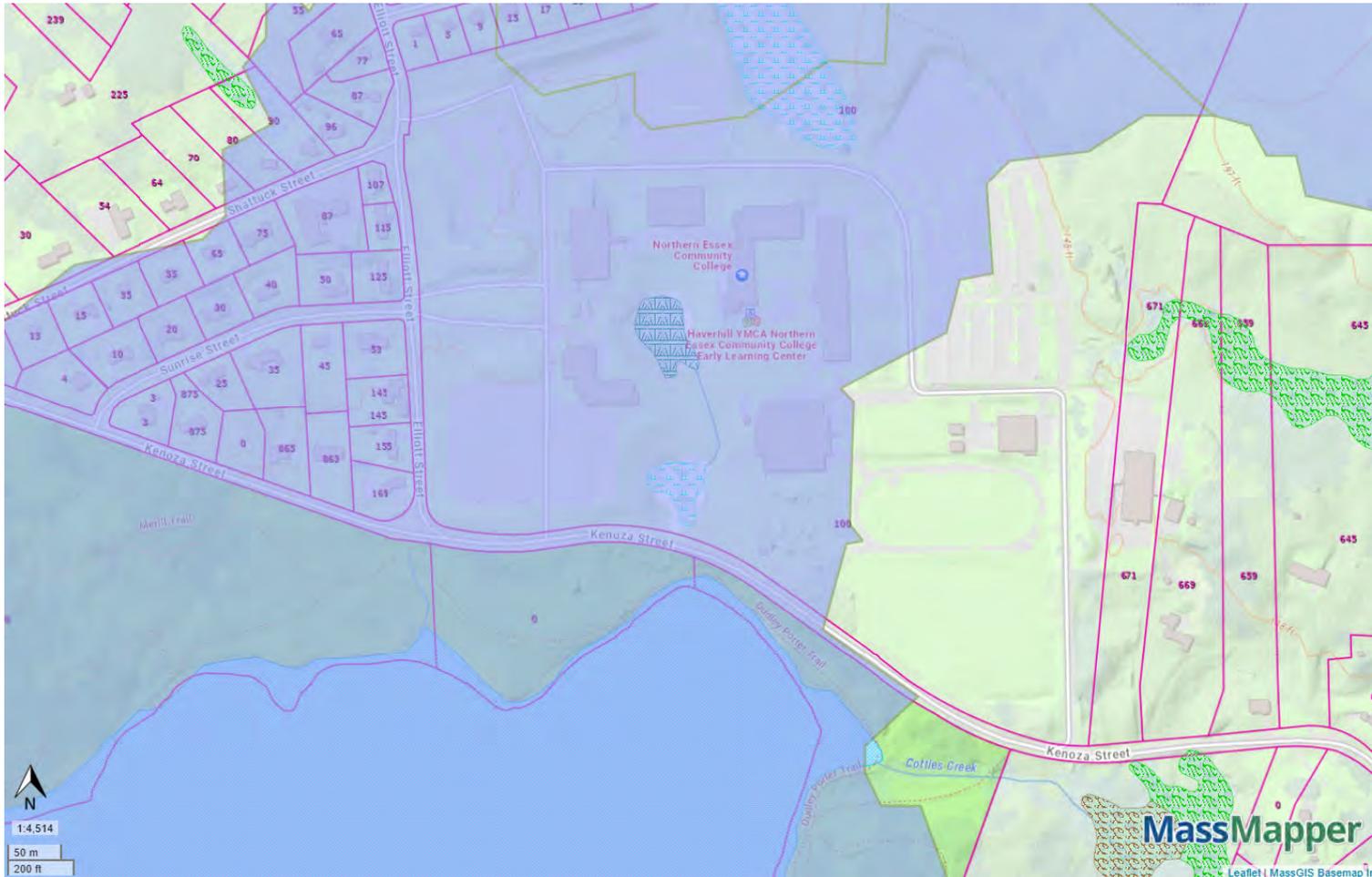
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/28/2026 at 4:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 6 – Environmental Constraints Map

Environmental Constraints Map



Outstanding Resource Waters

- ACEC
- Cape Cod National Seashore
- Protected Shoreline
- Public Water Supply Watershed
- Retired Public Water Supply
- Scenic/Protected River
- Wildlife Refuge

NHESP Certified Vernal Pools



Areas of Critical Environmental Concern ACECs



NHESP Estimated Habitats of Rare Wildlife



DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

Property Tax Parcels

NOTICE OF INTENT NARRATIVE

NOTICE OF INTENT NARRATIVE

This Notice of Intent (NOI) for the proposed NECC Athletic Fields Renovation Project is filed pursuant to the Massachusetts Wetlands Protection Act (WPA) (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00).

1. Introduction

Northern Essex Community College is proposing the construction of new athletic fields for the campus located at 100 Elliot Street in Haverhill. The new track and fields will replace the existing athletic fields. Site improvements include the new track and fields, tennis courts, bathroom facility, and associated sidewalks and utilities.

The parcel includes Bordering Vegetated Wetland (BVW) that is subject to the jurisdiction of the WPA. The proposed development will not impact the BVW, but there will be impacts within the 100ft buffer. The activities detailed in this NOI will also require that the contractor develop a Stormwater Pollution Prevention Plan (SWPPP) under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit.

2. Site Description

The campus is located just north of Kenoza Lake at the intersection of Elliott Street and Kenoza Street, and contains 109 acres of land. The proposed work is limited to a 12.1 acre area located in the southern portion of the lot. Much of the site is developed as the existing campus with buildings, parking lots, roadways, walkways, and athletic fields. There are two wetland areas on the campus near the areas of proposed improvements, one to the west of the Sports and Fitness Center and one to the southeast across the access drive. Both wetlands tributary to Cottles Creek, downstream of Kenoza Lake. Much of the campus including the center wetland and most of the areas proposed for pavement and accessibility improvements is drained by an existing closed drainage system which outfalls to Cottles Creek. A small portion of the proposed improvements is located within the wetland resource area buffer zone.

The existing site has a 23ft grade change and generally slopes from the north to south towards wetlands located to the west and southeast of the proposed work, with an elevation of 136 in the north portion of the site to 113 in the wetlands to the south.

According to Federal Emergency Management Agency (FEMA) flood insurance rate maps (FIRM), the project area is designated as a Zone A. The project site can be found on the City of Haverhill, Massachusetts, Essex County, Community No. 250085, Panel No. 91 of 552, Map Number 25009C0091F, Effective Date July 3, 2012 (see **Figure 5**).

Existing soil conditions within the limits of the project were taken from the Essex County, Massachusetts soils maps published by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) in cooperation with the Massachusetts Agriculture Experiment Station (See **Figure 4**).

The following soil groups have been identified at the site:

52A: Freetown muck, 0 to 1 percent slopes. Hydrologic Soil Group B/D

67A: Leicester fine sandy loam, 0 to 3 percent slopes. Hydrologic Soil Group A/D

- 73A: Whitman fine sandy loam, 0 to 3 percent slopes. Hydrologic Soil Group D
- 305B: Paxton fine sandy loam, 3 to 8 percent slopes. Hydrologic Soil Group C
- 305C: Paxton fine sandy loam, 8 to 15 percent slopes. Hydrologic Soil Group C
- 305D: Paxton fine sandy loam, 15 to 25 percent slopes. Hydrologic Soil Group C
- 306B: Paxton fine sandy loam, 0 to 8 percent slopes, very stoney. Hydrologic Soil Group C
- 306C: Paxton fine sandy loam, 8 to 15 percent slopes, very stoney. Hydrologic Soil Group C
- 311B: Woodbridge fine sandy loam, 0 to 8 percent slopes, very stoney. Hydrologic Soil Group C/D

Geotechnical investigations were performed by GeoEngineers in July 2025 and February 2026. Six test pits were excavated in July 2025. A soil textural analysis was performed by licensed soil evaluator in locations where infiltration is proposed. Based on the analysis, infiltration rates of 0.27 in/hr were used based on Rawls rates per MassDEP. Copies of these documents are included in the Appendix.

3. Work Description

Northern Essex Community College is proposing the construction of new athletic fields for the campus located at 100 Elliot Street in Haverhill. The new track and fields will replace the existing athletic fields. Site improvements include the new track and fields, tennis courts, bathroom facility, and associated sidewalks and utilities.

3.1 Work in Wetland Resource Areas

The project will have impacts to Bordering Vegetated Wetland 100ft buffer. These wetlands were delineated by Environmental Consulting & Restoration, LLC on June 24, 2021 (see **Attachment C**). Table 1 summarizes these impacts.

Table 1: Proposed Impacts to Resource Areas

Resource Area	Proposed Permanent Impact	Proposed Temporary Impact
Bordering Vegetated Wetland	0 SF	0 SF
Bordering Vegetated Wetland 100' Buffer	12,921 SF	0 SF

3.1.1 Work in Bordering Vegetated Wetland 100' Buffer

Approximately 12,921 square feet of alteration will occur to the Bordering Vegetated Wetland 100' Buffer Area.

4. Wetland Resource Area Regulatory Compliance

There are no certified or potential vernal pools located within the project site. No portion of the project site is located within an Area of Critical Environmental Concern (ACEC). According to DEP, a portion of the project site is located in an area designated as a Wildlife Refuge Outstanding Resource Water. The project site is not located within a Zone II Interim Wellhead Protection area or within the water resource protection overlay district (**Figure 6**).

State-regulated wetland resource areas identified on and/or near the proposed Project include:

- **Bordering Vegetated Wetland**

This resource area can be seen in **Figure 6** and is further defined below:

4.1 Bordering Vegetated Wetland (310 CMR 10.55)

Definition

Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants.

WPA Performance Standards

- a.) Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.
- b.) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost:
 1. said portion has a surface area less than 500 square feet;
 2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and
 3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.
- c.) Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of a portion of Bordering Vegetated Wetland when;
 1. said portion has a surface area less than 500 square feet;
 2. said portion extends in a distinct linear configuration ("finger-like") into adjacent uplands; and
 3. in the judgment of the issuing authority it is not reasonable to scale down, redesign or otherwise change the proposed work so that it could be completed without loss of said wetland.
- d.) Notwithstanding the provisions of 310 CMR 10.55(4)(a),(b) and (c), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.

- e.) Any proposed work shall not destroy or otherwise impair any portion of a Bordering Vegetated Wetland that is within an Area of Critical Environmental Concern designated by the Secretary of Energy and Environmental Affairs under M.G.L. c. 21A, § 2(7) and 301 CMR 12.00: Areas of Critical Environmental Concern.

Standard a – There is no work proposed within the Bordering Vegetated Wetland

Standard b – There is no work proposed within the Bordering Vegetated Wetland

Standard c – The proposed work will not result in the loss of a portion of Bordering Vegetated Wetland

Standard d – The Project is not located within a significant wildlife habitat area nor in the vicinity of a vernal pool. (see **Figure 6**).

Standard e – The Project is not located within an Area of Critical Environmental Concern. (see **Figure 6**).

5. Mitigation Measures

Through construction sequencing, erosion and sediment controls and a SWPPP, the proposed development will minimize additional impacts to sensitive resource areas.

5.1 Erosion and Sediment Control

During construction, the Applicant will implement an erosion and sediment control program to minimize off-site transportation of sediment during the construction phase of the Project. The program incorporates Best Management Practices (BMPs) specified in guidelines developed by the DEP and the U.S Environmental Protection Agency (EPA), as indicated on the Project Plans in Attachment A. Proper implementation of the erosion and sediment control program will:

- Minimize exposed soil areas through sequencing and temporary stabilization;
- Place structures to manage stormwater runoff and erosion; and
- Establish a permanent vegetative cover or other forms of stabilization as soon as practicable.

The following sections describe the controls that will be used and practices that will be followed during construction. These practices comply with criteria contained in the NPDES General Permit for Discharges from Large and Small Construction Activities issued by the EPA and will be included in the Project's NPDES SWPPP.

5.2 Non-Structural Practices

Non-structural practices to be used during construction may include temporary stabilization, temporary seeding, permanent seeding, pavement sweeping, and dust control. These practices will be initiated as soon as practicable in appropriate areas of the project site.

Temporary Stabilization

Areas of exposed soil or stockpiles that will remain inactive for more than 14 days will be covered with straw mulch. Steeper slopes (greater than 10 percent) will be covered with a bonded fiber matrix according to the recommendations provided by the manufacturer.

Temporary Seeding

If conditions allow, a temporary vegetative cover will be established on areas of exposed soils (including stockpiles) that remain disturbed for more than 60 days. The seeded surfaces will be covered with straw mulch or bonded fiber matrix. The seed mix shall include a blend of rapid-germinating grasses that are indigenous to Massachusetts.

Permanent Seeding

Upon completion of final grading, any areas not covered by pavement will be seeded with a natural seed mix appropriate to the region. The mix will be applied at a rate as specified by the manufacturer and will be covered with mulch or bonded fiber matrix.

Pavement Sweeping

During construction, paved areas within and adjacent to the project site will be swept as needed. The sweeping program will remove sediment and other contaminants directly from paved surfaces before their release into stormwater runoff. Pavement sweeping is an effective treatment for reducing pollutant loading into stormwater systems. Once construction has been completed, sweeping at the project site will occur as required.

Dust Control

The erosion and sediment control program includes provisions to minimize the generation of dust during dry and windy conditions. If necessary, larger areas of exposed soil will be wetted to prevent wind-borne transportation of fine-grained sediment. Enough water shall be applied to wet the upper half an inch of soil. The water will be applied as a fine spray in order to prevent erosion. A water truck will be kept on the property (or at a nearby location) to facilitate this practice.

5.3 Structural Practices

Structural erosion and sedimentation controls to be used on the project site include barriers, a stabilized construction exit, temporary sediment basins, temporary diversion swales, temporary check dams, catch basin inlet protection and dewatering filters.

Erosion Control Barriers

Prior to any ground disturbance, an approved erosion control barrier will be installed along the limits of work. As construction progresses, additional barriers may be installed around the base of stockpiles and other erosion prone areas. The barriers will be entrenched into the substrate to prevent underflow. If sediment has accumulated to a depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope. Sediment will then be reused at the project site. Any damaged sections of the barrier will be repaired or replaced immediately upon discovery.

Catch Basin Inlet Protection

The inlets of existing and proposed catch basins in close proximity to the project site will be protected from sediment inflow during the work period by surrounding them with a barrier of staked straw bales or by installing Silt Sacks®. If straw bales are used, a layer of non-woven filter fabric shall be placed beneath the grate of each basin. If sediment has collected behind the barrier or in the Silt Sack® to a point where it impairs proper functioning, it will be removed and reused at the project site. Stabilized Construction Entrances Stone anti-tracking pads will be installed at each access point to the work area to prevent the offsite transport of sediment by construction vehicles. The stabilized construction entrances will consist of a layer of crushed stone. The stone will be placed over a layer of non-woven filter fabric. The anti-tracking pads will remain in place until a binder coat of pavement has been established on paved surfaces.

Temporary Sediment Basins

Temporary sediment basins will be designed either as excavations or bermed structures (depending on grading) that will retain runoff for a sufficient period of time to allow suspended soil particles to settle out prior to discharge. These temporary basins will be located at the low points on the project site (upgradient of the perimeter barrier) and will receive runoff from the temporary diversion swales. Discharge from the basin will be controlled by a perforated riser surrounded by a crushed stone filter. Points of discharge from sediment basins will be stabilized with riprap to minimize erosion.

Once constructed, the basins will be temporarily stabilized by covering them with bonded fiber matrix. If sediment has accumulated to a depth which impairs proper functioning of the basin, it will be removed and will be reused on the project site. Any eroded or damaged areas will be repaired immediately upon discovery.

Diversions Filters

Dewatering will be directed to either a straw bale basin or a dewatering filter bag. The straw bale basins will consist of a ring of staked straw bales overlain by nonwoven geotextile filter fabric and crushed stone. Discharge water will be pumped into the basin and allowed to drain through the fabric onto relatively flat stabilized surfaces.

Dewatering filter bags may be used in place of straw bale basins. The bags will be placed on relatively flat terrain, free of brush and stumps, to avoid ruptures and punctures. A maximum of one six-inch discharge hose will be allowed per filter bag. To help prevent punctures, geotextile fabric will be placed beneath the filter bag when used in wooded locations. Unattended filter bags will be encircled with a straw bale and silt fence barrier.

All dewatering structures will be placed as far away from wetland resources as possible. Filter bags used during construction will be bundled and removed for proper disposal.

Soils Stockpile Area

If stockpiles are required, the stockpile will be lined, covered and a berm installed around it to prevent erosion of loose material.

Stormwater Management

Refer to the Stormwater Management Report, prepared under separate cover for compliance with the MassDEP Stormwater Management Standards.

ATTACHEMENTS

Attachment A – Project Plans (Under a Separate Cover)

Attachment B – Stormwater Management Report
(Under a Separate Cover)

Attachment C – Wetland Delineation Report

BASBANES WETLAND CONSULTING

39 Hardy St.
Dunstable, MA 01827

Delineation Report

February 20 2026

The following is a report on the delineation of the wetland resource areas at 100 Elliot St Haverhill, MA. The delineations were done June 26 2025 and January 14 2026. The wetland resource area(s) jurisdictional under MA Wetland Protection Act, present on site may include(s): 310 10.54 Bank, 310 CMR 10.55 Bordering Vegetated Wetland.

Delineation Method

A wetland delineation is done by visual survey of topography, evidence of hydrology, and identification of plant species. A determination is made for each plant species as to their indicator status as referenced in the "National List of Plant Species that Occur in Wetlands", published by the Fish and Wildlife Service. The boundary of the wetland is then determined to be where 50% or more of the vegetation community consists of wetland indicator species with a status of FAC or wetter and where there is evidence of hydrology. i.e. water-stained leaves, drainage patterns, morphological adaptations, and hydric soils. Typically, hydric soils are determined by digging or augering a pit 20" deep and observing the horizons for color, texture and features. Determinations are made referencing "Field Indicators for Identifying Hydric Soils in New England" and color matched to the Munsell Soil Color Charts.

The Bank or Mean Annual High-Water Line is determined by the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. This is typically the first observable break in slope. However, in some river reaches, characterized by features such as a low gradient, meanders, oxbows, histosols, a low-flow channel, or poorly-defined or nonexistent banks, the MAHW line will be evidenced by some combination of the bankfull field indicators i.e. changes in vegetation (usually changes in vegetative community), stain lines, top of point bars (depositional features), changes in slope, changes in bank material, and bank undercuts.

Flagging Series

The wetland resource area on the property is delineated by the flagging series 1A-14A. This wetland borders on an intermittent stream that flows from another wetland area to the north.

The bank of the lake across Kenoza Street is delineated by flags B1-B8. The top of bank is very well defined with some areas of significant erosion. There is no BVW associated with this bank along this section of the lake.

The bank of a stream on the southeast corner of the property is delineated by the flags T1-T4. These flags do not flag the entirety of the stream, only that which is on the property. This stream is not shown on the USGS map therefore considered intermittent. It flows southerly under Kenoza St in to Cottles Creek. The bank is very steep and well defined with no associated BVW in this location.

Vegetation

The vegetation along the delineated area consists of the following dominant species:

Birch, River <i>Betula nigra</i>	FACW
Cottonwood <i>Populus deltoides</i>	FAC

Hornbeam/Ironwood <i>Carpinus caroliniana</i>	FAC
Withe-rod <i>Viburnum cassinoides</i>	FACW
Cattail, Common <i>Typha latifolia</i>	OBL
Creeping Buttercup <i>Ranunculus repens</i>	FAC
Fern Sensitive <i>Onoclea sensibilis</i>	FACW
Fern Royal <i>Osmunda regalis</i>	OBL
Goldenrod, Roughstem <i>Solidago rugosa</i>	FAC
Jewellweed <i>Impatiens capensis</i>	FACW
Soft Rush <i>Juncus effusus</i>	FACW
Bittersweet <i>Celastrus orbiculata</i>	UPL
Multiflora Rose <i>Rosa multiflora</i>	FACU
Poison Ivy <i>Toxicodendron radicans</i>	FAC

Soils

As referenced to the NRCS Soil Survey, the soils in the area of the delineation are the Leicester series which consist of very deep, poorly drained loamy soils.

The typical soil profiles observed were:

<u>SP upland</u>		<u>SP hydric</u>	
O	<1"	O	<1"
A	0" - 12" 10YR 2/2	A	0" - 12" 10YR 2/1
B	12" - 18" 10YR 4/3 fsl	B	12" - 18" 10YR 4/2 fsl redox present

Indicators of hydrology

Along with the presence of hydric soil conditions other indicators of hydrology were observed. Those indicators include: water-stained leaves, drainage patterns, areas void of vegetation.

Rare Species

Under MESA and 310 CMR 10:59 Estimated Habitats of Rare Wildlife, any work proposed, regardless of wetlands, within an Estimated or Priority habitat shall be reviewed by the NHESP as well as the Conservation Commission. The site is not located within an Estimated or Priority Habitat

Vernal Pools

There are no NHESP Certified Vernal Pools on the property per the most recent NHESP map.

FEMA

As referenced to the FEMA flood data maps, the property is not located within a regulatory flood zone.

DEP Wetland Status

The A series wetland area is shown as being a Shallow Marsh Meadow per the DEP.

If you have any questions, please do not hesitate to contact me at lbasbanes@gmail.com. Thank you.

Sincerely,



Leah D. Basbanes, M.A.

Wetland Consultant/Biologist

The wetland resource areas were delineated/reviewed in the keeping with the Massachusetts Wetland Protection Act and were done so to the best of our abilities. Considering all the variables (seasonal growth form of vegetation, soils conditions, topography, weather, etc.) involved in such an effort, please be advised that despite the best effort, no wetland delineation is considered definitive until verified and approved by the final issuing authority.

Attachment D – Site Photos



Existing Baseball Field – Facing East



Existing Track – Facing North



Rain Garden at Fitness Center – Facing West



Access Drive – Facing North



Existing Swale – Facing West



Parking Lot North of Project – Facing East