



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

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April 27, 2026

Adam & Kara Sotirakopoulos
483 East Broadway
Haverhill, Massachusetts NA

Haverhill Conservation Commission
City Hall Room 210
4 Summer St
Haverhill, MA 01830

RE: Applicant: Adam & Kara Sotirakopoulos
 Project Location: 483 East Broadway
 Project Description: Install seasonal dock, not larger than 600 square feet total; Improve existing access pathway

DEP Wetlands File No.: 033-1588

NHESP File No.: 26-20278

Heritage Hub Form ID: RC-98710

Dear Commissioners and Applicant:

The Natural Heritage & Endangered Species Program of the Massachusetts Division of Fisheries & Wildlife (the "Division") received a Notice of Intent in compliance with the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.59). The Division also received the MESA Review Checklist and supporting documentation for review pursuant to the MA Endangered Species Act Regulations (321 CMR 10.18).

The Division has determined that this Project, as currently proposed, will occur **within** the actual habitat of the following species:

<u>Scientific Name</u>	<u>Common Name</u>	<u>Taxonomic Group</u>	<u>State Status</u>
<i>Acipenser brevirostrum</i>	Shortnose Sturgeon	Fish	Endangered
<i>Acipenser oxyrinchus</i>	Atlantic Sturgeon	Fish	Endangered

These species and their habitats are protected in accordance with the rare species provisions of the WPA and the MESA.

The purpose of the Division's review of the proposed project under the WPA regulations is to determine whether

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the project will have any adverse effects on the Resource Areas Habitats of state-listed species. The purpose of the Division's review under the MESA regulations is to determine whether a Take of state-listed species will result from the proposed project.

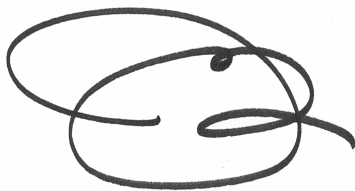
Based on the information provided and the information contained in our database, it is the opinion of the Division that this project, as currently proposed, **must be conditioned in order to avoid adverse effects to the Resource Area Habitats of state-listed wildlife species (310 CMR 10.37, 10.58(4)(b), 10.59) and must be conditioned in order to avoid a prohibited Take of state-listed species (321 CMR 10.18(2)(a)). To avoid adverse effects to the Resource Area Habitats and to avoid a prohibited Take of state-listed species, the conditions attached to this letter must be met.**

Provided these conditions are included in any approving Orders of Conditions issued by the Conservation Commission, and the applicant complies with all the above noted conditions, the project will not result in an adverse impact to the resource area habitats of state-listed wildlife species pursuant to the WPA and will not result in a prohibited Take pursuant to the MESA. A copy of the final Order of Conditions shall be sent to the NHESP simultaneously with the applicant as stated in the Procedures section of the WPA (310 CMR 10.05(6)(e)).

This determination is a final decision of the Division of Fisheries and Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Misty-Anne Marold, Senior Endangered Species Review Biologist, at misty-anne.marold@mass.gov.

Sincerely,



Jesse Leddick
Assistant Director

cc:

Attachment: List of Conditions

List of Conditions

Applicant: Adam & Kara Sotirakopoulos
Project Location: 483 East Broadway
Project Description: Install seasonal dock, not larger than 600 square feet total; Improve existing access pathway
NHESP File No.: 26-20278
Heritage Hub Form ID: RC-98710
Approved Plan: Conservation Plan
Plan date: February 27, 2026, no revisions; prepared by Winter GEC, LLC, sheet 1 of 1

To avoid adverse effects to the Resource Area Habitats and to avoid a prohibited Take of state-listed species, the following condition(s) must be met:

1. **Authorization Duration:** This authorization is valid for 5 years from the date of issuance. Work may be completed at any time during this 5-year period in compliance with the conditions herein. Thereafter, the Applicant must re-file pursuant to the MESA.
2. **Flexible, Low Impact Mooring & Anchor:** This approval authorizes the installation of the dock as shown in the plan; however, mooring system components must be replaced with a flexible, low-impact mooring system. Specifically, the use of helical anchors with a rope system that will ensure that the mooring ropes or chains do not contact the bottom of the river during all water elevations. Replacement of these systems with a conventional anchorage (e.g., concrete block, mushroom anchor) or rode system (e.g., chain or non-buoyant rope) is not permitted without written authorization from the Division regarding impacts to Resource Area habitats of state-listed wildlife and the MA Endangered Species Act.
3. **Mooring System, fixed attachments if necessary.** If bedrock is encountered during installation and confirmed by the Conservation Commission, an alternative fixed anchor system can be used (e.g., Eye-bolt, Manta, Plate Anchor), but rodes from those points shall still be flexible/conservation systems. If driven elements are needed for the anchors, they need to be installed between November 2 and March 14 to protect sturgeon.
4. **Use of Native Species:** Unless otherwise approved in writing by the Division, all seed and plantings not thereafter maintained as lawn shall be native to the county of the project as provided in current version of the The Vascular Plants of Massachusetts: A County Checklist (see <https://www.mass.gov/doc/the-vascular-plants-of-massachusetts-a-county-checklist/download>).