



# City of Haverhill Conservation Commission

HCC Local Application Form 1  
Request for Determination of Applicability

## 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 Paul A. Bergman, PE  
Property Owner Despina Yannakoureas  
Representative Paul A. Bergman, PE  
Location (Street Address) 95 Eudora St.  
Assessor's Parcel Identification 528-17-20

## 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 1
- ☒ Project Narrative with a description of resource areas & delineation methodology, a demonstration of compliance with pertinent Performance Standards, and a Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan
- ☒ Site Plans or Sketch 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)
- ☒ 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
- ☒ Local Filing Fee, payable to the City of Haverhill
- ☐ Other: \_\_\_\_\_

## D. 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 under 310 CMR 10.05(3)a.3, I

City Hall Room 300 • 4 Summer Street • Haverhill, MA 01830 • [www.cityofhaverhill.org](http://www.cityofhaverhill.org)



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hereby certify that the Massachusetts Department of Environmental Protection and the property owner of the area subject to this request (if not also the applicant) have been notified that this determination is being requested under M.G.L. c. 131, § 40 and/or Haverhill Municipal Ordinance Chapter 253. 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)

26 AUG 25  
(DATE)

## E. SITE ACCESS ACKNOWLEDGEMENT

I hereby grant the Haverhill Conservation Commission and its officials permission to enter upon my property at 95 Eudora, 528-17-20 to review the filed Request for  
(STREET ADDRESS AND ASSESSOR'S PARCEL ID)

Determination of Applicability and future site conditions for compliance with the issued Determination of Applicability. 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)

8-26-25  
(DATE)

## F. LOCAL FILING FEE CALCULATION

Request for Determination of Applicability Local Application Fee:	\$100.00*
Advertising Fee:	\$ 45.00
Total Fee Due (checks payable to "City of Haverhill"):	<b>\$145.00</b>

\*Local Application Fee increases to \$150.00 when project is also proposed within a Riverfront Area





Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability**

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

Municipality \_\_\_\_\_

**A. General Information**

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



1. Applicant:		
Paul	Bergman	
First Name	Last Name	
20 Washington St.		
Address		
Haverhill	MA	01832
City/Town	State	Zip Code
978-200-1700	pbergman@bergmanassociates.com	
Phone Number	Email Address	
2. Property Owner (if different from Applicant):		
Despina		Yannakoureas
First Name		Last Name
46 Bailey Ct.		
Address		
Haverhill	MA	01832
City/Town	State	Zip Code
603-591-5840	despina.yannakoureas@yahoo.com	
Phone Number	Email Address (if known)	
3. Representative (if any)		
Paul		Bergman
First Name		Last Name
Bergman & Associates, Inc.		
Company Name		
20 Washington St.		
Address		
Haverhill	MA	01832
City/Town	State	Zip Code
978-200-1700	pbergman@bergmanassociates.com	
Phone Number	Email Address (if known)	

**B. Project Description**

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):	
95 Eudora St.	Haverhill
Street Address	City/Town
42.79421	-71.10090
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
518	20
Assessors' Map Number	Assessors' Lot/Parcel Number
b. Area Description (use additional paper, if necessary):	
Dead end street in high density residential area. Rear of existing home is approx. 100 ft from BVW.	
c. Plan and/or Map Reference(s): (use additional paper if necessary)	
RDA Plan by Bergman & Associates, Inc.	8/26/25
Title	Date
	Date

How to find Latitude  
and Longitude

and how to convert  
to decimal degrees



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

Municipality \_\_\_\_\_

**B. Project Description (cont.)**

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Owner would like to build an ADU behind her existing single family home and outside of the 50 ft no build and 25 ft no disturb zones.  
See attached narrative, RDA plan, and area maps.

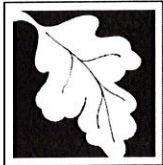
- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Project is not in resource area. No removing, dredging, filling, or altering of wetlands.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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Municipality \_\_\_\_\_

**C. Determinations**

1. I request the Haverhill make the following determination(s). Check any that apply:

Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☐ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

\_\_\_\_\_  
Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).
- \_\_\_\_\_

**D. Signatures and Submittal Requirements**

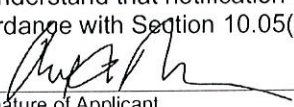
I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

  
Signature of Applicant

8/26/25  
Date

\_\_\_\_\_  
Signature of Representative (if any)

\_\_\_\_\_  
Date



**Bergman & Associates, Inc.**

Engineers



20 Washington Street  
Haverhill, MA 01832-5524  
Tel. (978) 200-1700

August 26, 2025

MassDEP – Northeast Regional Office  
150 Presidential Way  
Woburn, MA 01801

City of Haverhill Conservation Commission  
4 Summer St. #300  
Haverhill, MA 01830

**Reference: 95 Eudora St., Haverhill – Project Narrative**  
**Parcel ID: 528-17-20, 0.78 ac**

The owner of 95 Eudora St. in Haverhill would like to build an accessory dwelling unit (ADU) in the rear of her property for her sister and brother-in-law when they visit. According to Massachusetts law, the ADU will be approximately half the size of the existing single-family home.

Eudora Street is a quiet, dead-end road in a residential area surrounded by woods. The existing lot consists of a single-family home with a large, detached garage. Removing the existing garage will be necessary not only to fit the ADU but to reduce the impervious area on the lot.

There are bordering vegetated wetlands (BVW) at the rear of the lot that have been flagged by a wetland scientist. The proposed ADU will be several feet outside of the 25 ft No Disturb and 50 ft No Build Zones. No removing, dredging, filling, or altering of wetlands will take place. Erosion control will be used during construction.

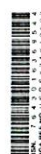
See the attached RDA plan and area maps.

Regards,

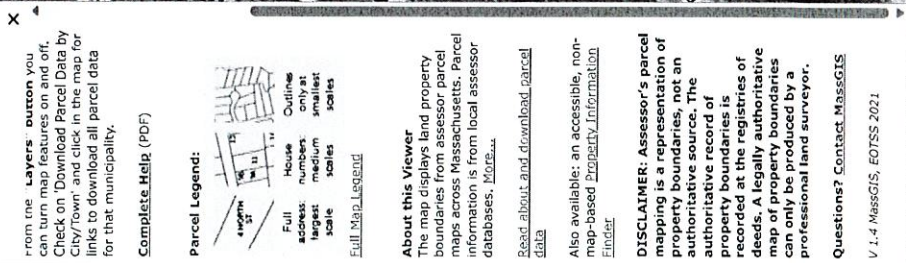
Taylor Moylan-Hajj, PE

Paul. A Bergman, PE











Blue Star Memorial Hwy

Little River

529-1-237

529-1-239

529-1-238

529-1-240

529-2-246

529-2-252

529-25-16

529-25-16-3

529-25-16-2

529-25-16-1

529-25-14

529-3-288

529-25-12A

529-25-14B

529-25-12

529-25-13

529-24-10A

529-24-10

529-24-10B

529-24-6

528-17-21

528-17-19

528-17-18

528-17-16A

528-17-20

528-17-16A

528-17-14

528-17-13

528-17-11

528-17-9

528-17-7

528-17-3A

528-15-20

528-15-18

528-15-14

528-15-14A

528-15-13

528-15-11

528-15-10

528-13-65

528-13-64

528-13-63

528-13-62

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528-13-97

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528-14-110

528-14-117

528-14-114

528-14-41

528-14-43

528-14-45

528-14-47

528-14-48

528-14-30A

528-16-33

528-16-32

528-16-28B

528-16-28

528-16-26

528-16-25

528-16-16A

528-16-30

528-16-38

528-16-37

528-16-36

528-11-122

528-11-123

528-11-124

528-11-125

528-11-126

528-11-130

528-11-133

528-11-134

528-11-136

528-11-172

528-11-174

528-11-178

528-11-180

528-11-182

528-11-187

528-11-179

1" = 200 ft

Property ID	528-17-20
Location	95 EUDORA ST
Owner	DY EUDORA STREET TRUST



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.

**Receipt**

[Forms](#) [Attach Files](#) [Signature](#) [Receipt](#)

**Summary/Receipt**

[print receipt](#) [Exit](#)

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

DEP Transaction ID: 1911395  
Date and Time Submitted: 8/26/2025 4:39:00 PM  
Other Email :

**Form Name:** Submittal Platform for WPA Form 1 - RDA

Project Location  
City/Town Name: HAVERHILL  
Location: 95 EUDORA ST  
Project Description: BUILD ADDITION IN REAR OF EXISTING HOME

Applicant Information  
Name: PAUL BERGMAN  
Company: BERGMAN & ASSOCIATES, INC.  
Address: 20 WASHINGTON ST., HAVERHILL, MA, 01832

**Ancillary Document Uploaded/Mailed**

MassGIS Map  
Project Narrative  
Proposed Site Plan  
USGS Map  
WPA Form 1

[My eDEP](#)