



Green Seal Environmental, LLC

114 State Road, Bldg. B, Sagamore Beach, MA 02562
T: 508.888.6034 F: 508.888.1506
www.gseenv.com

July 08, 2025

HARVERHILL CONSERVATION COMMISSION

Haverhill City Hall
4 Summer Street
Haverhill MA, 01830

RE: Request for Determination of Applicability (RDA)
Ground Mounter Solar array.
Northern Essex Community College
100 Elliott St
Haverhill, MA 01803

Dear Chair and Commission Members,

Green Seal Environmental LLC, on behalf of Solect Energy Development, LLC is pleased to submit the attached RDA application and Site Plan for a proposed ground mounted solar array at the Northern Essex Community College.

Jurisdictionally, the project is outside of all regulated buffers. Work in this area will include installation helical screw anchors in a grassed area, approximate eleven rows layout as shown on the site plan. The system will produce approximately 480 kw AC. The site does not fall in a flood zone, nor does it contain NHESP wildlife habitat.

For erosion and sedimentation controls the project calls for the installation o a perimeter silt fence and silt sacks to be install to all catch basins around the perimeter.

We would kindly ask the Commission to review this work and issue a negative determination. The requisite filing fee is included. We look forward to presenting the project at your next regularly scheduled meeting at which time we can address any questions or concerns the members may have.

If you have any questions or require additional information, please contact the undersigned at your earliest convenience.

Regards,

Jose Pichardo
Engineering Manager

CC: Solect Energy, Ken Lacourse



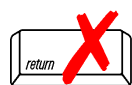
Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Haverhill
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:		
Solect Energy Development	N/A	
First Name	Last Name	
89 HAYDEN ROWE		
Address		
HOPKINTON	MA	01748
City/Town	State	Zip Code
Phone Number	Email Address	
2. Property Owner (if different from Applicant):		
COMMONWEALTH OF MASSACHUSETTS	N/A	
First Name	Last Name	
100 CAMBRIDGE ST		
Address		
BOSTON, MA 01224	MA	01224
City/Town	State	Zip Code
Phone Number	Email Address (if known)	
3. Representative (if any)		
Jose	Pichardo	
First Name	Last Name	
Green Seal Environmental, LLC		
Company Name		
114 State Road		
Address		
Sagamore Beach	MA	02562
City/Town	State	Zip Code
(508) 888 4868 Ext 25	j.pichardo@gseenv.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):

NORTHERN ESSEX COMMUNITY COLLEGE 100 ELLIOTT ST	HAVERHILL , MA 01803
Street Address	City/Town
42°47'52.04"N	71° 2'57.00"W
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)
MAP 459	PARCEL 2-13
Assessors' Map Number	Assessors' Lot/Parcel Number

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)

- b. Area Description (use additional paper, if necessary):
The Area is an open grassed field withing the Northern Essex Community College Campus as shown on the site plans
- c. Plan and/or Map Reference(s): (use additional paper if necessary)

EXISTING CONDITIONS & SITE PLAN	05/27/2025
Title	Date
Title	Date



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Haverhill

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):

The proposal includes the installation of a Ground Mounded Solar Array to produce to produce approximate 480 kW AC. The proposed work is not within any regulated buffer zone State nor local. A Negative Determination is required for the Smart Program application process.

- 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).

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 Harverhill 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.

Kenneth Lacourse

Signature of Applicant

07-09-2025

Date

Jose Pichardo

Signature of Representative (if any)

07/08/2025

Date



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 Solect Energy Development, LLC

Property Owner COMMONWEALTH OF MASSACHUSETTS

Representative GREEN SEAL ENVIRONMENTAL, LLC

Location (Street Address) NORTHERN ESSEX COMMUNITY COLLEGE -100 ELLIOTT ST

Assessor's Parcel Identification MAP 459 PARCEL 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 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 hereby certify that the Massachusetts Department of Environmental Protection and the property owner of

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City of Haverhill Conservation Commission

HCC Local Application Form 1 Request for Determination of Applicability

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: Kenneth Lacourse
(APPLICANT)

07-09-2025
(DATE)

E. SITE ACCESS ACKNOWLEDGEMENT

I hereby grant the Haverhill Conservation Commission and its officials permission to enter upon my property at 100 ELLIOTT ST. / MAP 459 PARCEL 2-13 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: DocuSigned by: Michael McCarthy
(PROPERTY OWNER)

7/9/2025
(DATE)

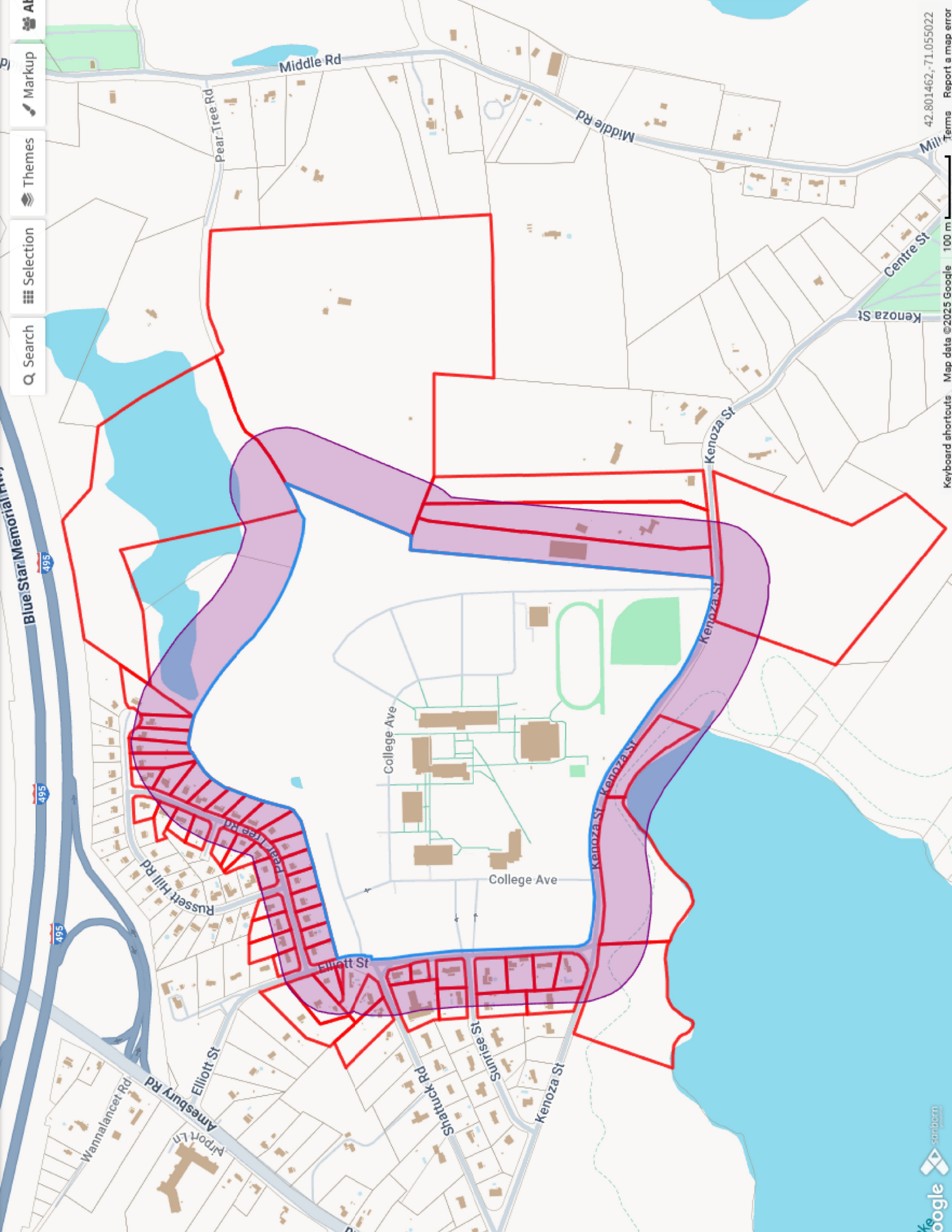
F. LOCAL FILING FEE CALCULATION

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

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

Property ID	Site Address	Owner
441-1-10F	90 SHATTUCK ST	O'MEARA JULIE E
441-1-14H	55 ELLIOTT ST	GILLIGAN MICHAEL J
441-1-14I	65 ELLIOTT ST	MCDONALD DANIEL S ETUX
441-1-15	77 ELLIOTT ST	DUDEK PAUL J-ETAL
441-1-15A	87 ELLIOTT ST	CRAFT STEPHEN J
441-1-15C	96 SHATTUCK ST	SURRETTE DONALD
441-2-1	125 ELLIOTT ST	QUATRALE KARIN
441-2-15	87 SHATTUCK ST	SHATTUCK REALTY TRUST LLC
441-2-16	115 ELLIOTT ST	JAMES R SEXTON II CHILDREN TRUST
441-2-17	107 ELLIOTT ST	SIELICKI JOHN-ETUX
441-2-2	50 SUNRISE ST	BUSQUE GHISLAIN J
441-3-1	45 SUNRISE ST	SCHMIDT FREDERICK W
441-3-2	53 SUNRISE ST	HUBERDEAU RICHARD J-ETUX
441-3-3	145 ELLIOTT ST	BELANGER GLENN R-ETUX
441-3-4	155 ELLIOTT ST	RAMSDELL BRIAN RUSSELL-ETUX
441-3-5	165 ELLIOTT ST	HOWARD JR MERTON ETUX
441-3-6	863 KENOZA ST	LAITSAS MARIA
459-2-13A	KENOZA ST	CITY OF HAVERHILL
459-2-15	380 MIDDLE RD	DAVID F. BUTT TRUST
459-2-5	BEAVER POND LN	CITY OF HAVERHILL
459-5-2	2 PEAR TREE RD	FAHY DONAL
459-5-25	77 RUSSETT HILL RD	HUSSEY MARK J-ETUX
459-5-26	73 RUSSETT HILL RD	HAVENS RICHARD B JR-ETUX
459-5-27	71 RUSSETT HILL RD	SHORE TERRY-ETUX
459-5-28	67 RUSSETT HILL RD	MUNOZ RAFAEL-ETUX
459-5-29	63 RUSSETT HILL RD	CASEY KEVIN J ETUX
459-5-3	6 PEAR TREE RD	REYNOLDS CHRISTY A ETUX
459-5-30	57 PEAR TREE RD	COSTA DALILA
459-5-31	56 PEAR TREE RD	KERIAZIS VICKY
459-5-4	10 PEAR TREE RD	BECKER DANNY L ETUX
459-5-40	22 PEAR TREE RD	ALEMZADEH ARGHAVAN
459-5-41	26 PEAR TREE RD	SCARELLI DANIEL P ETUX
459-5-42	30 PEAR TREE RD	J & A HORIZONS TRUST
459-5-43	2 CORTLAND RD	HIRO JOSEPH-ETAL
459-5-46	1 CORTLAND RD	GILBERT JAMES M-ETUX
459-5-47	46 PEAR TREE RD	PARENT DAVID W ETUX
459-5-48	50 PEAR TREE RD	MINARIK CRAIG J-ETAL
459-5-49	53 PEAR TREE RD	LEBLANC EUGENE R ETUX
459-5-5	2 RUSSETT HILL RD	NJERU MARY I
459-5-50	49 PEAR TREE RD	MONIGLE GLEN E ETUX
459-5-51	45 PEAR TREE RD	ALSHAWABKEH IBRAHIM
459-5-52	41 PEAR TREE RD	SUNWAH LLC
459-5-53	37 PEAR TREE RD	SCARABELLI FERNANDA L
459-5-54	33 PEAR TREE RD	MCANDREWS PATRICK F ETUX
459-5-55	29 PEAR TREE RD	MENEADES ANTHONY J ETUX

459-5-56	25 PEAR TREE RD	DeZENZO THOMAS M-ETUX
459-5-57	21 PEAR TREE RD	CANNATA DOMINIC F-ETUX
459-5-58	17 PEAR TREE RD	FORMAN MITCHELL A ETUX
459-5-59	15 PEAR TREE RD	WIMALASURIA MAHES K-ETUX
459-5-60	9 PEAR TREE RD	ST HILAIRE BRIAN D ETUX
459-5-61	5 PEAR TREE RD	DIBIASO ADAM R-ETUX
459-5-62	1 PEAR TREE RD	SCOVOTTI BAINBRIDGE M JR ETUX
466-185-14	KENOZA ST	CITY OF HAVERHILL
466-185-16	KENOZA ST	CITY OF HAVERHILL
466-185-18B-1	KENOZA ST	HAGNICOLAS STEVEN
466-195-18	669 KENOZA ST	GRAHAM JAMES H
466-195-18-1	671 KENOZA ST	OPPORTUNITY WORKS, INC
466-195-18-3	659 KENOZA ST	KOZLOWSKI FAMILY LIVING TRUST





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

NHESP Priority Habitats of Rare Species

-
-

Property Tax Parcels

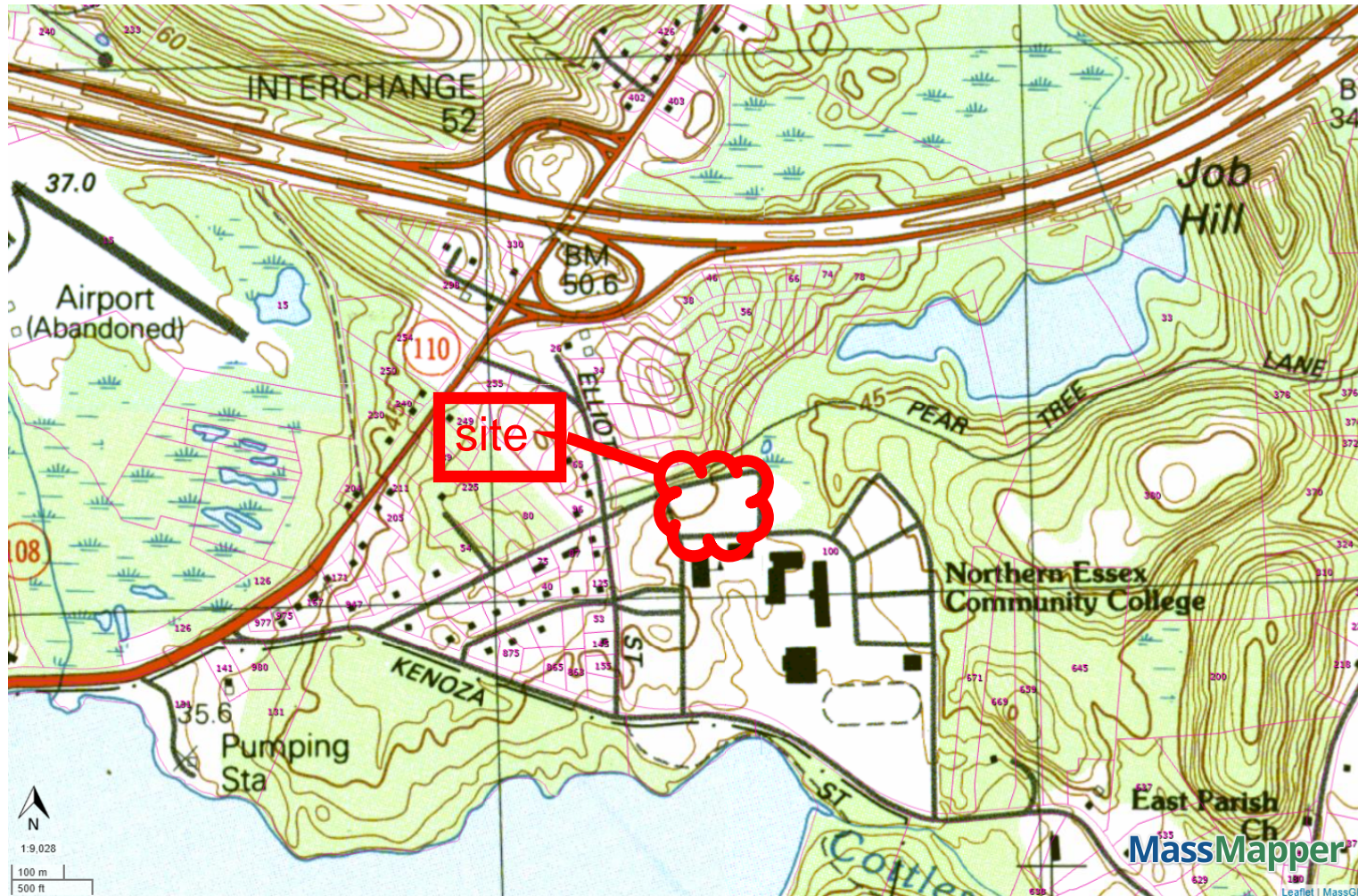
FEMA National Flood Hazard Layer

2023 Aerial Imagery

MassMapper

Leaflet | MassGIS

USGS Quadrant



Property Tax Parcels
USGS Topographic Maps

Locus Map



MassGIS-MassDOT Roads Street Names

Property Tax Parcels
2023 Aerial Imagery





CITY OF HAVERHILL CONSERVATION COMMISSION 2025 MEETING SCHEDULE



APPENDIX P2000-01A: Year 2025 Schedule

Submittal Date 12/12/24
Meeting Date 1/2/25
Postponement Date 1/9/25

Submittal Date 5/15
Meeting Date 5/29
Postponement Date 6/5

Submittal Date 10/16
Meeting Date 10/30
Postponement Date 11/6

Submittal Date 1/9
Meeting Date 1/23
Postponement Date 1/30

Submittal Date 6/12
Meeting Date 6/26
Postponement Date 7/3

Submittal Date 11/6
Meeting Date 11/20
Postponement Date 11/25

Submittal Date 1/30
Meeting Date 2/13
Postponement Date 2/20

Submittal Date 7/3
Meeting Date 7/17
Postponement Date 7/24

Submittal Date 11/25
Meeting Date 12/11
Postponement Date 12/18

Submittal Date 2/20
Meeting Date 3/6
Postponement Date 3/13

Submittal Date 7/24
Meeting Date 8/7
Postponement Date 8/14

Submittal Date 12/18
Meeting Date 1/8/26
Postponement Date 1/15/26

Submittal Date 3/13
Meeting Date 3/27
Postponement Date 4/3

Submittal Date 8/14
Meeting Date 8/28
Postponement Date 9/4

Submittal Date 4/3
Meeting Date 4/17
Postponement Date 4/24

Submittal Date 9/4
Meeting Date 9/18
Postponement Date 9/25

Submittal Date 4/24
Meeting Date 5/8
Postponement Date 5/15

Submittal Date 9/25
Meeting Date 10/9
Postponement Date 10/16

Submittal by 7/24

Postponement Date: In case of Meeting Date postponement, the meeting will be held the next week, but the Submittal Date remains the same.

Submittal Date: Complete application materials and requested additional information (or information on the occurrence of a previously specified action, e.g. the filing of an application with the Board of Appeals) shall be submitted to the Commission by **11:00am** on this date for new applications and continued items, respectively, to be placed on the Meeting Date agenda. All submittals associated with previously continued Requests for Determination of Applicability, Notices of Intent, Abbreviated Notices of Intent, Abbreviated Notices of Resource Area Delineation, and Requests for a Modification to an Order of Conditions shall be accompanied by the payment of a \$45 re-advertising fee, which must be submitted for each return to the agenda.

Haverhill Conservation Department • City Hall Room 300 • 4 Summer Street • Haverhill, MA 01830
P: 978-374-2334 • F: 978-374-2366 • conservation@cityofhaverhill.com • www.ci.haverhill.ma.us

Approved by HCC 10.24.24, 4-0-3

National Flood Hazard Layer FIRMMette



71°3'9"W 42°47'59"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) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		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 6/17/2025 at 9:07 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.