



SCANLAN

ENGINEERING LLC

#1206

April 22, 2025

Mr. Robert E. Moore, Jr
Conservation Agent
Haverhill Conservation Commission
4 Summer Street – Room 300
Haverhill, MA 01830

Re: Notice of Intent Application
Poirier Residence – 226 Kenoza Street, Haverhill

Dear Commission Members:

On behalf of the applicant Frances J. Poirier, Scanlan Engineering LLC is submitting this Notice of Intent application for the installation of a two-bedroom Additional Dwelling Unit (ADU) along with associated grading, and driveway. Enclosed are one original and one copy of the Notice of Intent and supporting documents, along with the required filing fees. Electronic copies of the plans and application, with supporting documents, will also be transmitted to the Commission.

The limits of the Bordering Vegetated Wetlands were delineated by Patrick Seekamp, Seekamp Environmental Consultants, January, 2025. The proposed project includes installation of an ADU, a portion of the driveway and grading within the Buffer Zone of a Bordering Vegetated Wetland.

Please schedule this matter for your earliest meeting. I plan on attending the hearing to present the project and answer any questions that you may have.

Sincerely,
SCANLAN ENGINEERING LLC

James Scanlan, P.E.
Project Engineer

Cc: Frances J. Poirier (Applicant)
File #1206
Enclosures

Project Description:

This Notice of Intent Application is for the installation of a two-bedroom Additional Dwelling Unit (ADU) at 226 Kenoza Street, Haverhill, MA. The construction of the ADU will place a portion of the structure, the driveway and grading within the 100 foot buffer zone of a Bordering Vegetated Wetland(BVW).

Existing Conditions:

The site is located at 226 Kenoza Street, Haverhill, MA. It is a neighborhood of single family residential dwellings. The property is approximately 23 acres of open fields and woods. The property has an existing four-bedroom dwelling and a couple of outbuilding/barns, which will remain in use. The site is served by town water.

The resource area on-site consists of Bordering Vegetated Wetlands. The lot is not located in the Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published on MassGIS website (see additional information).

Proposed Work:

The proposed work is for the construction of and ADU within the 100 foot buffer zone to a Bordering Vegetated Wetland. The work includes the construction of an ADU approximately 59 feet from the resource area, as well as a portion of the paved driveway, and associated grading around the dwelling. The entire proposed septic system is outside of the 100 foot buffer zone.

The proposed area of excavation within the Buffer Zone is approximately 5,500 square feet and is located in a disturbed area consisting of mowed fields. There is no proposed removal of trees.

The erosion control shall consist of siltation fence installed as shown on the plans, and hay-bales surrounding stockpiled materials during heavy rain events. The erosion control barriers shall be cleared of any accumulated siltation, as needed.

The sequence of the proposed project is as follows:

1. Placement of Erosion Control as shown on plan.
2. Construction of ADU and associated work.
3. Removal of all extra materials from site.
4. Removal of Erosion Control system.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

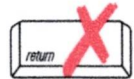
Document Transaction Number

Haverhill

City/Town

Important:

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

226 Kenoza Street

a. Street Address

Haverhill

b. City/Town

01830

c. Zip Code

Latitude and Longitude:

Map 467 Block 185

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

Lot 27

g. Parcel /Lot Number

2. Applicant:

Frances J.

a. First Name

Poirier

b. Last Name

c. Organization

226 Kenoza Street

d. Street Address

Haverhill

e. City/Town

MA

f. State

01830

g. Zip Code

978-994-7295

h. Phone Number

i. Fax Number

fpoirier1@comcast.net

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

Frances J.

a. First Name

Poirier, Trustee

b. Last Name

FRC Revocable Trust of 2024

c. Organization

226 Kenoza Street

d. Street Address

Haverhill

e. City/Town

MA

f. State

01830

g. Zip Code

978-994-7295

h. Phone Number

i. Fax Number

fpoirier1@comcast.net

j. Email address

4. Representative (if any):

James

a. First Name

Scanlan

b. Last Name

Scanlan Engineering LLC

c. Company

POBox 906

d. Street Address

Georgetown

e. City/Town

MA

f. State

01833

g. Zip Code

978-372-3440

h. Phone Number

i. Fax Number

jim@scanlanengineering.com

j. Email address

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

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:

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Haverhill

City/Town

A. General Information (continued)

6. General Project Description:

Construction of an ADU, utilities and associated grading within the 100 foot buffer zone.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Essex South

a. County

42289

c. Book

b. Certificate # (if registered land)

338

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

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Haverhill

City/Town

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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland 2. Width of Riverfront Area (check one): <input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 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. _____

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

August 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" 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

- (f) 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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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 #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

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

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

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project 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.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Haverhill

City/Town

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.
b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
2. ☐ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Haverhill

City/Town

D. Additional Information (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Subsurface Sewage Disposal System 226 Kenoza Street, Haverhill MA 01830

a. Plan Title

Scanlan Engineering LLC

James B. Scanlan

b. Prepared By

c. Signed and Stamped by

1/25/25

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2546

4/22/25

2. Municipal Check Number

3. Check date

2545

4/22/25

4. State Check Number

5. Check date

Scanlan Engineering LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



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:

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City/Town

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

Francis Poirier

2. Date

4-16-25

3. Signature of Property Owner (if different)

James Scanlon

4. Date

4/22/25

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:

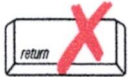
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

226 Kenoza Street

a. Street Address

2545

c. Check number

Haverhill

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

Frances J

a. First Name

Poirier

b. Last Name

FRC Revocable Trust of 2024

c. Organization

226 Kenoza Street

d. Mailing Address

Haverhill

e. City/Town

MA

f. State

01830

g. Zip Code

978-994-7295

h. Phone Number

i. Fax Number

fpoirier1@comcast.net

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
category 1 (a)	1	\$110.00	\$110.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$110.00
State share of filing Fee:	a. Total Fee from Step 5
City/Town share of filling Fee:	\$42.50
	b. 1/2 Total Fee less \$12.50
	\$67.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



City of Haverhill Conservation Commission

HCC Local Application Form 3 Notice of Intent

A. STATUTE APPLICABILITY

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

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

B. GENERAL INFORMATION

Applicant Frances J. Poirier

Property Owner Frances J. Poirier, Trustee of the FRC Revocable Trust of 2024

Representative James Scanlan, P.E.

Location (Street Address) 226 Kenoza Street, Haverhill, MA 01830

Assessor's Parcel Identification Map 467 Block 185 Lot 27

C. APPLICATION CHECKLIST

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

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

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City of Haverhill Conservation Commission

HCC Local Application Form 3
Notice of Intent

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

D. LOCAL PERMIT DOCUMENTATION

In accordance with 310 CMR 10.05(4)(e), list all obtainable permits, variances, and approvals required by local ordinance with respect to the proposed activity and status of same: SEPTIC DESIGN - IN PROGRESS
ADI PERMIT - ZBA - IN PROGRESS

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: Frances Poirier
(APPLICANT)

4-16-2025
(DATE)

F. SITE ACCESS ACKNOWLEDGEMENT

I hereby grant the Haverhill Conservation Commission and its officials permission to enter upon my property at 226 Kenoza Street, Haverhill, MA to review the filed Notice of Intent and
(STREET ADDRESS AND ASSESSOR'S PARCEL ID)
future site conditions for compliance with the issued Order of Conditions. The sole purpose of this acknowledgement is to allow the Commission and its officials to perform their duties under the Massachusetts Wetlands Protection Act and the City's wetlands protection ordinance.

Signed: Frances Poirier
(PROPERTY OWNER)

4-16-2025
(DATE)

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City of Haverhill Conservation Commission

HCC Local Application Form 3 Notice of Intent

G. AFFIDAVIT OF SERVICE FOR ABUTTER NOTIFICATION

I, James B Scanlan, hereby certify under the pains and penalties of perjury that on
(NAME OF PERSON MAKING AFFIDAVIT)
April 22, 2025 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
Frances J. Poirier with the Haverhill Conservation Commission on
(NAME OF APPLICANT)
April 22, 2025 for property located at 226 Kenoza Street, Haverhill, MA
(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:

James B Scanlan
(NAME OF PERSON MAKING AFFIDAVIT)

4/22/25
(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 Frances J. Poirier
2. Brief Project Description: Construction of an Additional Dwelling Unit within the 100 foot buffer Zone of a Bordering Vegetated Wetland
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 226 Kenoza Street, Haverhill, MA
(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 (978) 372 - 3440 between the hours of 9am and 3pm on the following days of the week Monday-Thursday
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

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Haverhill

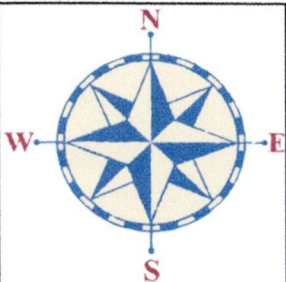
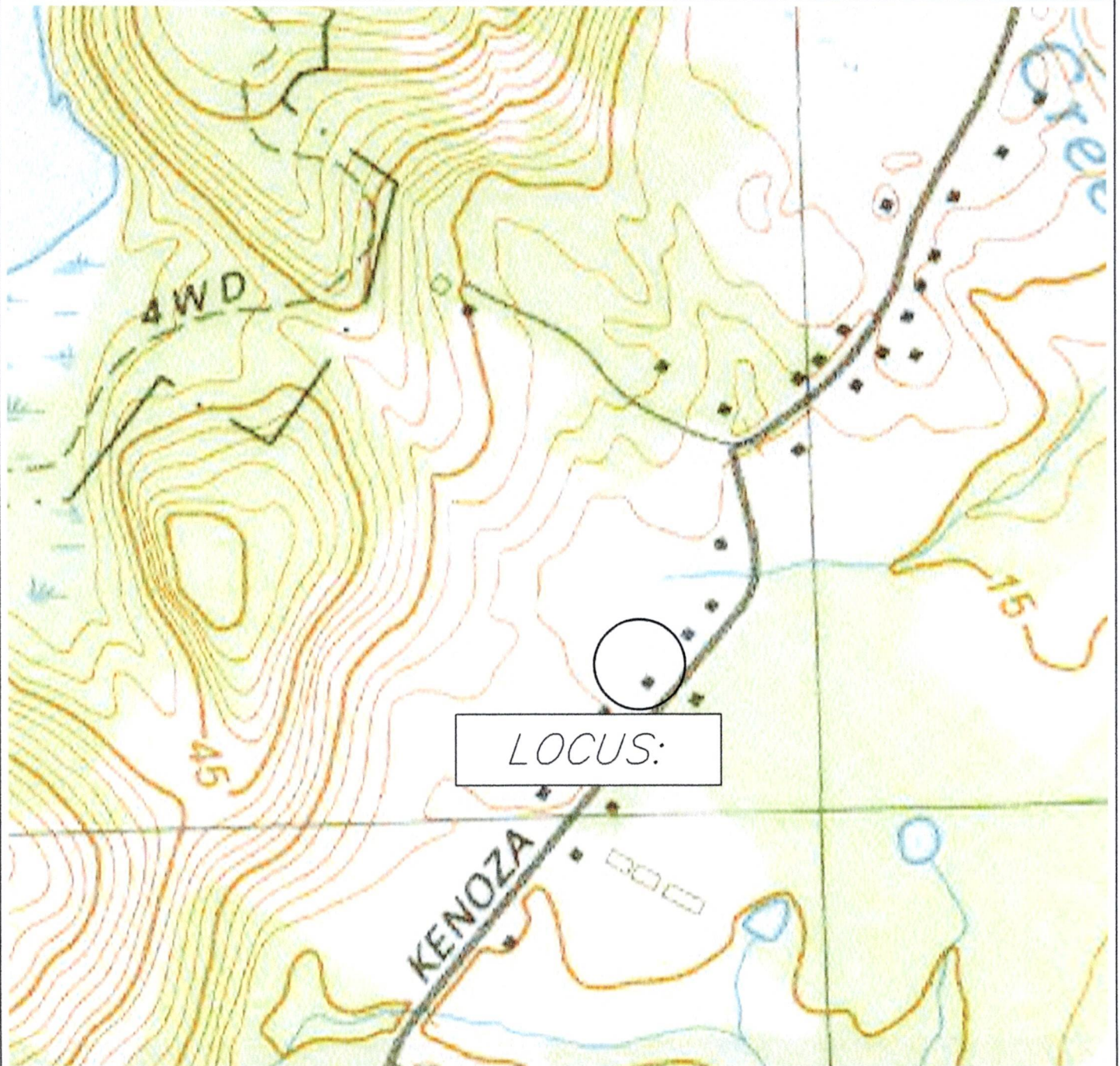
Conservation Department
 Phone: 978-374-2334 Fax: 978-374-2366
rmoore@cityofhaverhill.com
conservation@cityofhaverhill.com

LOCAL ORDINANCE FEE CALCULATION FORM

APPLICATION NAME / ACTIVITY	LOCAL ORDINANCE FEE	# of Activities or Measurement	Subtotal
%*Request for a Determination of Applicability (RDA)	\$100		
*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	1	\$100.00
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		
%*Request for a Modification to an OOC (RMOC)	\$100		
Resource Area Alterations (for NOI & RMOC)			
Buffer Zone, 75'-100' from resource area boundary	\$0.05 / square foot	3250	\$162.50
Buffer Zone, 35'-75' from resource area boundary	\$0.10 / square foot	2250	\$225.00
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		
Extension Permit	\$250		
Certificate of Compliance	Partial: \$100 / Complete: \$100 - individual house lot project; \$250 - all other projects / Invalid: \$100		
ADVERTISING FEE (if applicable*)			\$45.00
LOCAL ORDINANCE FEE TOTAL			\$532.50
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			

USGS TOPOGRAPHIC PLAN

from MassGIS Website



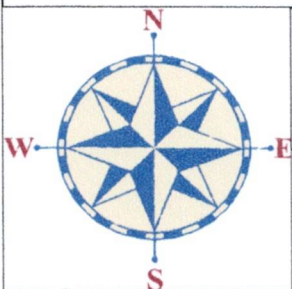
Locus

226 Kenoza Street
Haverhill, MA

Scale: 1"=500'
4/22/2025

AERIAL VIEW

from MassGIS Website



LOCUS PLAN

226 Kenoza Street
Haverhill, MA

Scale: 1"=500'
4/22/2025

NHESP-Estimated Habitats

- Property Tax Parcels
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife



Unofficial Property Record Card - Haverhill, MA

General Property Data

Parcel ID 467-185-27
Prior Parcel ID 0 --
Property Owner FRC REVOCABLE TRUST OF 2024
POIRIER FRANCES J-TRUSTEE
Mailing Address 226 KENOZA ST

Account Number 467-185-27
Property Location 226 KENOZA ST
Property Use RES/CHAPT
Most Recent Sale Date 8/23/2024
Legal Reference 42289-338
Grantor POIRIER RONALD J,
Sale Price 100
Land Area 23.000 acres

City HAVERHILL
Mailing State MA Zip 01830
ParcelZoning

Current Property Assessment

Card 1 Value Building Value 419,000 Xtra Features Value 36,200 Land Value 233,291 Total Value 688,491

Building Description

Building Style COLONIAL
of Living Units 1
Year Built 1890
Building Grade AVG. (+)
Building Condition Very Good
Finished Area (SF) 2112.75
Number Rooms 7
of 3/4 Baths 0

Foundation Type BRICKSTONE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT
Siding CLAPBOARD
Interior Walls PLASTER
of Bedrooms 4
of 1/2 Baths 0

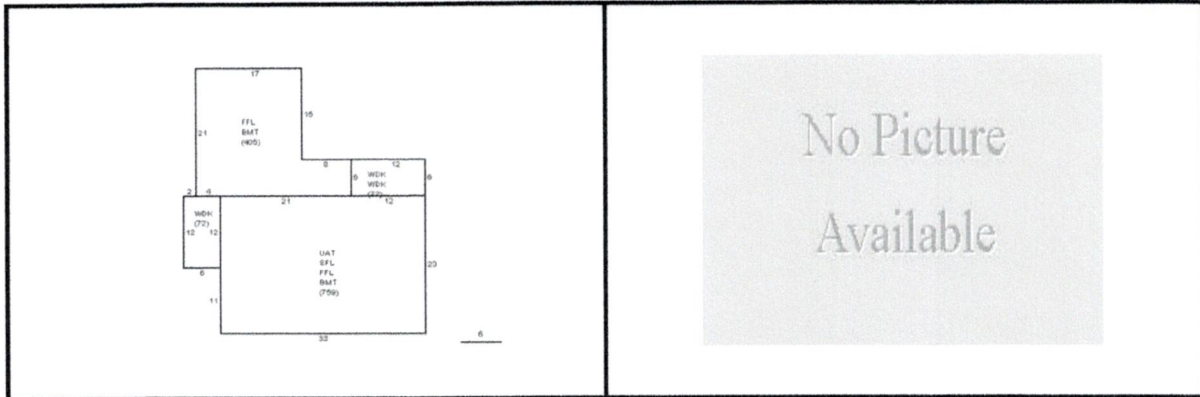
Flooring Type CARPET
Basement Floor N/A
Heating Type FORCED H/W
Heating Fuel GAS
Air Conditioning 0%
of Bsmt Garages 0
of Full Baths 3
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 23.000 acres of land mainly classified as RES/CHAPT with a(n) COLONIAL style building, built about 1890 , having CLAPBOARD exterior and ASPHALT roof cover, with 1 unit(s), 7 room(s), 4 bedroom(s), 3 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

1206CC
MASON DONALD SIDNEY
25 BARBERRY LANE
HAVERHILL MA 01830

1206CC
WEINER ROBERT S
26 BARBERRY LN
HAVERHILL MA 01830

1206CC
NAJUCH BRIAN J
296 KENOZA ST
HAVERHILL MA 01830

1206CC
BURNS MARK C ETUX
BURNS STELLA
268 KENOZA ST
HAVERHILL MA 01830

1206CC
CITY OF HAVERHILL
WATER WORKS DEPT
4 SUMMER ST
HAVERHILL MA 01830

1206CC
FITZGERALD CATHERINE, LIFE EST
FITZGERALD BRIAN
420 KENOZA ST
HAVERHILL MA 01830

1206CC
FETTY KEVIN P-ETUX
FETTY DEANNA
227 KENOZA STREET
HAVERHILL MA 01830

1206CC
SOUSA JEAN
237 KENOZA ST
HAVERHILL MA 01830

SOUSA JEAN
237 KENOZA ST
HAVERHILL MA 01830

1206CC
BARRAZA MARIO ETUX
BARRAZA JERYL
48 BARBERRY LANE
HAVERHILL MA 01830

1206CC
STRATTON DARREN B-ETUX
STRATTON ELIZABETH
2 BARBERRY LN
HAVERHILL MA 01830

1206CC
ROGERS SEAN J-ETUX
ROGERS JACQUELINE BUIA
272 KENOZA STREET
HAVERHILL MA 01830

1206CC
JABLONSKI ZACHARY J-ETAL
ROYER ASHLEIGH
206 KENOZA ST
HAVERHILL MA 01830

1206CC
BUTLER HOWARD
C/O MICHAEL FITZGERALD
420 KENOZA ST
HAVERHILL MA 01830

1206CC
BARIL PHILIP A
207 KENOZA STREET
HAVERHILL MA 01830

1206CC
EVERETT MURRAY REALTY TRUST
HEWEY MURRAY L-TRUSTEE
411 KENOZA STREET
HAVERHILL MA 01830

1206CC
WEINER NOMINEE TRUST
WEINER ROBERT S ETUX TRUSTEES
26 BARBERRY LANE
HAVERHILL MA 01830

1206CC
HERNANDEZ SCARLETT Y
3226 KIRKBRIDE DR
DANVERS MA 01923

1206CC
FITZGERALD PAUL A JR ETAL
FITZGERALD KATHRYN H
420 KENOZA ST
HAVERHILL MA 01830

1206CC
PREDIA MARIA
9934 WESTWANDA DR
BEVERLY HILLS CA 90210

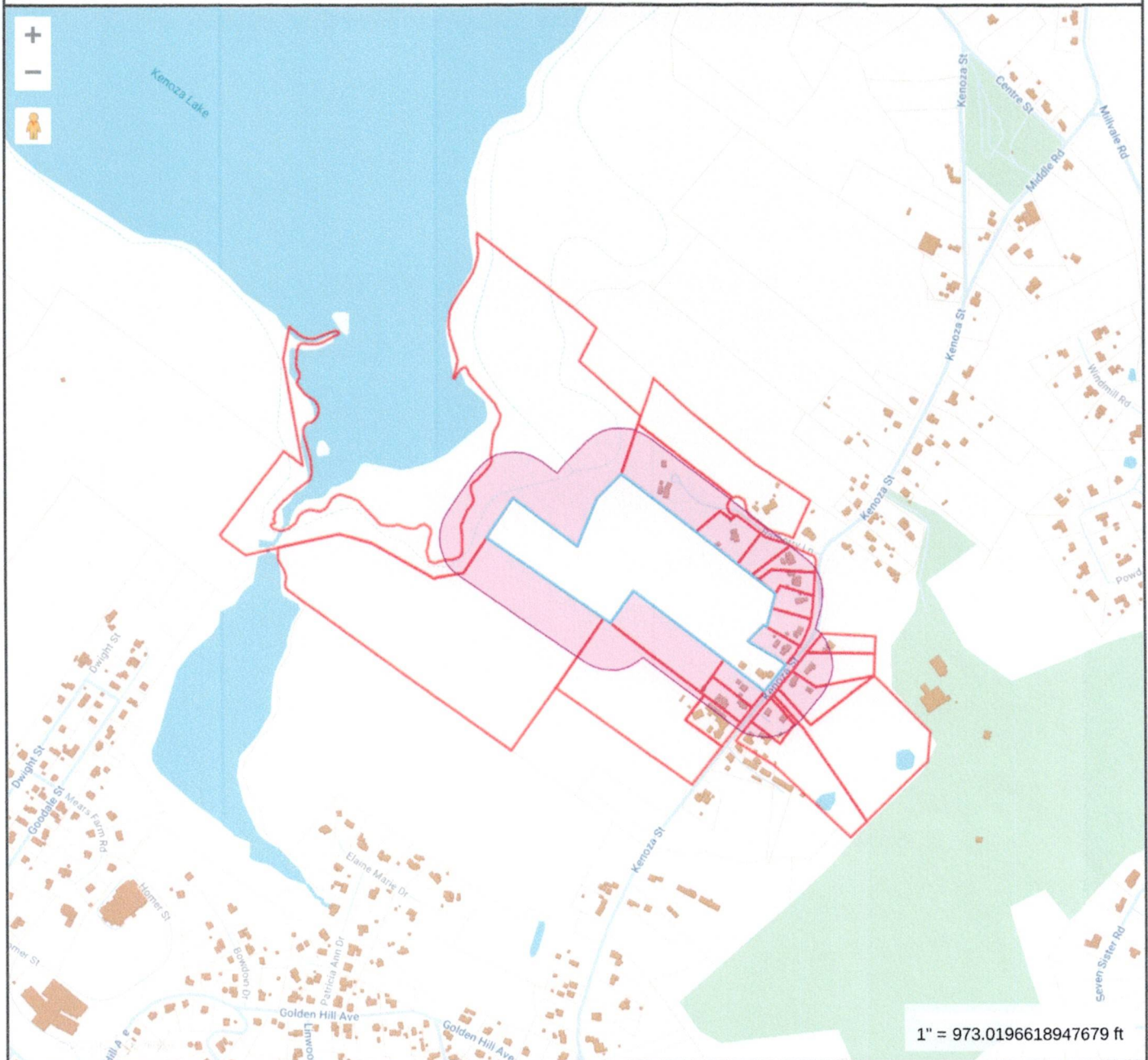
1206CC
FITZGERALD PAUL A JR ETAL
FITZGERALD KATHRYN H
420 KENOZA ST
HAVERHILL MA 01830

1206CC
MURRY L. HEWEY TRUST
HEWEY MURRY L-TRUSTEE
205 KENOZA STREET
HAVERHILL MA 01830

1206CC
FRANZ DEREK T-ETUX
FRANZ ASHLEY R
257 KENOZA ST
HAVERHILL MA 01830

Property ID	Site Address	Owner	Owner 2	Owner Address	Owner City	Owner St	Owner Zip
467-185-24A	25 BARBERRY LN	MASON DONALD SIDNEY		25 BARBERRY LANE	HAVERHILL	MA	01830
467-185-25	48 BARBERRY LN	BARRAZA MARIO ETUX	BARRAZA JERYL	48 BARBERRY LANE	HAVERHILL	MA	01830
467-185-25A	26 BARBERRY LN	WEINER NOMINEE TRUST	WEINER ROBERT S ETUX	26 BARBERRY LANE	HAVERHILL	MA	01830
467-185-25B	BARBERRY LN	WEINER ROBERT S		26 BARBERRY LN	HAVERHILL	MA	01830
467-185-25C	2 BARBERRY LN	STRATTON DARREN B-ETUX	STRATTON ELIZABETH	2 BARBERRY LN	HAVERHILL	MA	01830
467-185-25D	300 KENOZA ST	HERNANDEZ SCARLETT Y		3226 KIRKBRIDE DR	DANVERS	MA	01923
467-185-27A	296 KENOZA ST	NAJUICH BRIAN J		296 KENOZA ST	HAVERHILL	MA	01830
467-185-27B	272 KENOZA ST	ROGERS SEAN J-ETUX	ROGERS JACQUELINE BUJA	272 KENOZA STREET	HAVERHILL	MA	01830
467-185-29A	KENOZA ST	FITZGERALD PAUL A JR ETAL	FITZGERALD KATHRYN H	420 KENOZA ST	HAVERHILL	MA	01830
467-185-29B	268 KENOZA ST	BURNS MARK C ETUX	BURNS STELLA	268 KENOZA ST	HAVERHILL	MA	01830
467-185-29C	206 KENOZA ST	JABLONSKI ZACHARY J-ETAL	ROYER ASHLEIGH	206 KENOZA ST	HAVERHILL	MA	01830
467-185-29D	208 KENOZA ST	PREDIA MARIA		9934 WESTWANDA DR	BEVERLY HILLS	CA	90210
467-185-30	KENOZA ST	CITY OF HAVERHILL	WATER WORKS DEPT	4 SUMMER ST	HAVERHILL	MA	01830
467-185-31	KENOZA ST	BUTLER HOWARD	C/O MICHAEL FITZGERALD	420 KENOZA ST	HAVERHILL	MA	01830
467-185-32	KENOZA ST	FITZGERALD PAUL A JR ETAL	FITZGERALD KATHRYN H	420 KENOZA ST	HAVERHILL	MA	01830
467-185-32D	200 KENOZA ST	FITZGERALD CATHERINE, LIFE ES	FITZGERALD BRIAN	420 KENOZA ST	HAVERHILL	MA	01830
470-187-14	207 KENOZA ST	BARIL PHILIP A		207 KENOZA STREET	HAVERHILL	MA	01830
470-187-14B	205 KENOZA ST	MURRY L. HEWEY TRUST	HEWEY MURRY L-TRUSTEE	205 KENOZA STREET	HAVERHILL	MA	01830
470-187-15	227 KENOZA ST	FETTY KEVIN P-ETUX	FETTY DEANNA	227 KENOZA STREET	HAVERHILL	MA	01830
470-187-15A	KENOZA ST	EVERETT MURRAY REALTY TRUST	HEWEY MURRAY L-TRUSTEE	411 KENOZA STREET	HAVERHILL	MA	01830
470-187-15D2	257 KENOZA ST	FRANZ DEREK T-ETUX	FRANZ ASHLEY R	257 KENOZA ST	HAVERHILL	MA	01830
470-187-15D3	237 KENOZA ST	SOUSA JEAN		237 KENOZA ST	HAVERHILL	MA	01830

ABUTTERS - 226 Kenoza Street Haverhill MA



Property Information

Property ID 467-185-27
Location 226 KENOZA ST
Owner POIRIER RONALD J



**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 February 5, 2019
Data updated February 4, 2019

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