

**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 #: 317-478  
eDEP Transaction #:1294077  
City/Town:WARE

**A.General Information**

**1. Project Location:**

a. Street Address	13 WILDFLOWER DR	c. Zip Code	01082
b. City/Town	WARE	e. Longitude	72.26011W
d. Latitude	42.25565N	g.Parcel/Lot #	23-1
f. Map/Plat #	55		

**2. Applicant:**

☒ Individual ☐ Organization

a. First Name	STEPHEN	b. Last Name	HOULE
c. Organization			
d. Mailing Address	13 WILDFLOWER DR		
e. City/Town	WARE	f. State	MA
g. Zip Code	01082		
h. Phone Number	757-748-3064	i. Fax	
j. Email	SMOULE555@YAHOO.COM		

**3. Property Owner:**

☐ more than one owner

a. First Name	STEPHEN	b. Last Name	HOULE
c. Organization			
d. Mailing Address	13 WILDFLOWER DR		
e. City/Town	WARE	f. State	MA
g. Zip Code	01082		
h. Phone Number	757-748-3064	i. Fax	
j. Email	SMOULE555@YAHOO.COM		

**4. Representative:**

a. First Name	MARYANN	b. Last Name	DIPINTO
c. Organization	THREE OAKS ENVIRONMENTAL		
d. Mailing Address	PO BOX 404		
e. City/Town	HUBBARDSTON	f. State	
g. Zip Code	01452		
h. Phone Number	978-855-3180	i. Fax	
j. Email	threeoaksenvironmental@gmail.com		

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

a. Total Fee Paid	110.00	b. State Fee Paid	42.50	c. City/Town Fee Paid	67.50
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**6. General Project Description:**

REDUCE STEEP SLOPES IN YARD BY FILLING, LOAMING AND SEEDING IN BUFFER ZONE

**7a. Project Type:**

- |   |  |
|---|--|
| 1. <input checked="" 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 type="checkbox"/> Other                                   |

**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)?**

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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:

<b>a. County:</b>	<b>b. Certificate:</b>	<b>c. Book:</b>	<b>d. Page:</b>
HAMPSHIRE		13726	338

**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)	<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?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

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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

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

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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/eca/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/eca/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

3. ☐ Separate MESA review completed.

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Bureau of Resource Protection - Wetlands

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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)

☐ 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

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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). 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.

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
WETLANDS DELINEATION REPORT	MARYANN DIPINTO	THREE OAKS ENVIRONMENTAL	7/8/21	
SITE PLAN	STEPHEN HOULE			

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.

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City/Town: WARE

**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
<i>Paid electronically</i>	<i>7/30/21</i>
4 State Check Number	5 Check date
<i>Mary Ann DiPinto</i>	<i>304KS ENV.</i>
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.

Stephen Houle	7/30/2021
1. Signature of Applicant	2. Date
Stephen Houle	7/30/2021
3. Signature of Property Owner (if different)	4. Date
MARYANN DIPINTO	7/30/2021
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 4-3, 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 #:1294077  
City/Town:WARE

**A. Applicant Information**

**1. Applicant:**

a. First Name	STEPHEN	b. Last Name	HOULE
c. Organization			
d. Mailing Address	13 WILDFLOWER DR		
e. City/Town	WARE	f. State	MA
g. Zip Code	01082		
h. Phone Number	7577483064	i. Fax	
j. Email	SMOULE555@YAHOO.COM		

**2. Property Owner: (if different)**

a. First Name	STEPHEN	b. Last Name	HOULE
c. Organization			
d. Mailing Address	13 WILDFLOWER DR		
e. City/Town	WARE	f. State	MA
g. Zip Code	01082		
h. Phone Number	7577483064	i. Fax	
j. Email	SMOULE555@YAHOO.COM		

**3. Project Location:**

a. Street Address	13 WILDFLOWER DR	b. City/Town	WARE
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Are you exempted from Fee? ☐ (YOU HAVE SELECTED NO)

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
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00

City/Town share of filing fee	State share of filing fee	Total Project Fee
\$67.50	\$42.50	\$110.00





**TOWN OF WARE**  
**BOARD OF ASSESSORS**  
126 MAIN STREET, TOWN HALL, SUITE G  
WARE, MASSACHUSETTS 01082-1336  
TEL: (413) 967-9648X179 FAX: (413) 967-4227

**JULY 13, 2021**

**Conservation Commission  
126 Main Street  
Ware, MA 01082**

**Re: 13 WILDFLOWER DR.  
Map 55 Lot 1-23**

**Dear Board Members:**

**Listed on the attached sheet are the record owners of Real Property within 300' of the above-captioned property requested by STEPHEN HOULE for a request for NOI.**

**I certify the attached Abutters List to be true and complete to the best of my knowledge.**

**Respectfully,**

A handwritten signature in cursive script, reading "Deanna Lavigne".

**Deanna Lavigne  
Administrative Assistant**

**Enclosure**



Ware, MA

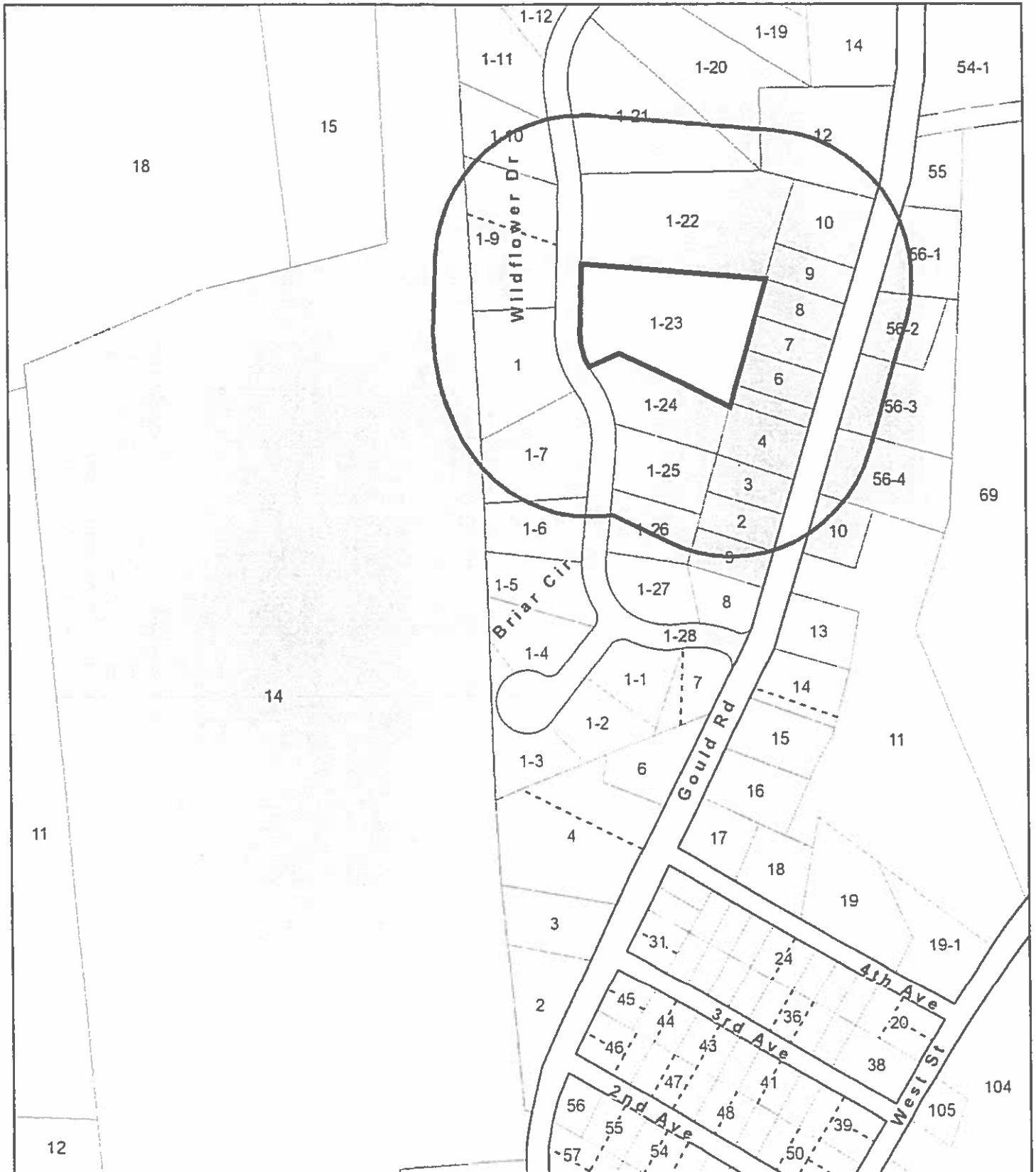
1 inch = 278 Feet



CAI Technologies

www.cai-tech.com

July 13, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 300 foot Abutters List Report

Ware, MA  
July 13, 2021

## Subject Property:

Parcel Number: 55-1-23  
CAMA Number: 55-1-23  
Property Address: 13 WILDFLOWER DR

Mailing Address: HOULE STEPHEN HOULE EMILY  
13 WILDFLOWER DR  
WARE, MA 01082

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## Abutters:

Parcel Number: 16-0-14  
CAMA Number: 16-0-14  
Property Address: 239 WEST ST

Mailing Address: WARE TOWN OF WARE HIGH SCHOOL  
126 MAIN ST  
WARE, MA 01082

Parcel Number: 16-0-14  
CAMA Number: 16-0-14-P  
Property Address: 4 GOULD RD

Mailing Address: WARE TOWN OF ELEMENTARY  
SCHOOL  
126 MAIN ST  
WARE, MA 01082

Parcel Number: 52-0-10  
CAMA Number: 52-0-10  
Property Address: 33 GOULD RD

Mailing Address: LECLAIR NORMAN E JR LECLAIR  
JENNIFER L  
33 GOULD RD  
WARE, MA 01082

Parcel Number: 52-0-9  
CAMA Number: 52-0-9  
Property Address: 32 GOULD RD

Mailing Address: CHOBOT BRUCE HOLMES-CHOBOT  
BRENDA  
P O BOX 823  
WARE, MA 01082

Parcel Number: 52-1-26  
CAMA Number: 52-1-26  
Property Address: 19 WILDFLOWER DR

Mailing Address: FOLEY LISA A  
19 WILDFLOWER DR  
WARE, MA 01082

Parcel Number: 52-1-6  
CAMA Number: 52-1-6  
Property Address: 24 WILDFLOWER DR

Mailing Address: CDC INVESTMENTS GROUP LLC  
430 BROCKELMAN ROAD  
LANCASTER, MA 01523

Parcel Number: 55-0-1  
CAMA Number: 55-0-1  
Property Address: 20 WILDFLOWER DR

Mailing Address: TOWN OF WARE  
126 MAIN ST  
WARE, MA 01082

Parcel Number: 55-0-10  
CAMA Number: 55-0-10  
Property Address: 48 GOULD RD

Mailing Address: MARTEL GAIL M  
48 GOULD RD  
WARE, MA 01082

Parcel Number: 55-0-12  
CAMA Number: 55-0-12  
Property Address: 52 GOULD RD

Mailing Address: NINJA MANAGEMENT LLC  
39 GOULD RD  
WARE, MA 01082

Parcel Number: 55-0-2  
CAMA Number: 55-0-2  
Property Address: 34 GOULD RD

Mailing Address: AVELLAN ALDO AVELLAN PATRICIA  
34 GOULD RD  
WARE, MA 01082



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July 13, 2021

Parcel Number: 55-0-3  
CAMA Number: 55-0-3  
Property Address: 36 GOULD RD

Mailing Address: FONTAINE ROBERT W  
183 CAROL ANN ST  
SPRINGFIELD, MA 01128

Parcel Number: 55-0-4  
CAMA Number: 55-0-4  
Property Address: 38 GOULD RD

Mailing Address: BODON JOSE A JR  
38 GOULD RD  
WARE, MA 01082

Parcel Number: 55-0-5  
CAMA Number: 55-0-5  
Property Address: GOULD RD

Mailing Address: ZHUPIKOV IVAN  
1588 N MAIN ST ATP 212  
PALMER, MA 01069-1212

Parcel Number: 55-0-6  
CAMA Number: 55-0-6  
Property Address: 40 GOULD RD

Mailing Address: GODFREY LAWRENCE C GODFREY  
BARBARA  
40 GOULD RD  
WARE, MA 01082

Parcel Number: 55-0-7  
CAMA Number: 55-0-7  
Property Address: 42 GOULD RD

Mailing Address: GUERIN LEONARD M GUERIN LILLIAN  
K  
42 GOULD RD  
WARE, MA 01082

Parcel Number: 55-0-8  
CAMA Number: 55-0-8  
Property Address: 44 GOULD RD

Mailing Address: LARZAZS DANIEL G  
39 GOULD RD  
WARE, MA 01082

Parcel Number: 55-0-9  
CAMA Number: 55-0-9  
Property Address: 46 GOULD RD

Mailing Address: BROCKMYER DAVID BROCKMYER  
ANGELA  
46 GOULD RD  
WARE, MA 01082

Parcel Number: 55-1-10  
CAMA Number: 55-1-10  
Property Address: 14 WILDFLOWER DR

Mailing Address: LEVESQUE MICHAEL J LEVESQUE  
SIBEL  
14 WILDFLOWER DR  
WARE, MA 01082

Parcel Number: 55-1-11  
CAMA Number: 55-1-11  
Property Address: 12 WILDFLOWER DR

Mailing Address: CDC INVESTMENTS GROUP LLC  
430 BROCKELMAN RD  
LANCASTER, MA 01523

Parcel Number: 55-1-20  
CAMA Number: 55-1-20  
Property Address: 7 WILDFLOWER DR

Mailing Address: CARELLO RUSSELL D  
7 WILDFLOWER DR  
WARE, MA 01082

Parcel Number: 55-1-21  
CAMA Number: 55-1-21  
Property Address: 9 WILDFLOWER DR

Mailing Address: MARTIN THERESA  
9 WILDFLOWER DR  
WARE, MA 01082

Parcel Number: 55-1-22  
CAMA Number: 55-1-22  
Property Address: 11 WILDFLOWER DR

Mailing Address: STOCKMAL ZYGMUND TRUSTEE  
STOCKMAL JEAN TRUSTEE  
11 WILDFLOWER DRIVE  
WARE, MA 01082



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7/13/2021

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Parcel Number: 55-1-24  
CAMA Number: 55-1-24  
Property Address: 15 WILDFLOWER DR

Mailing Address: MCINTYRE REBECCA L  
17 WILDFLOWER DR  
WARE, MA 01082

Parcel Number: 55-1-25  
CAMA Number: 55-1-25  
Property Address: 17 WILDFLOWER DR

Mailing Address: DONNELLY JEREMY J  
17 WILDFLOWER DR  
WARE, MA 01082

Parcel Number: 55-1-28  
CAMA Number: 55-1-28  
Property Address: WILDFLOWER DR

Mailing Address: HAMPDEN BANK  
19 HARRISON AV  
SPRINGFIELD, MA 01103

Parcel Number: 55-1-7  
CAMA Number: 55-1-7  
Property Address: 22 WILDFLOWER DR

Mailing Address: CDC INVESTMENTS GROUP LLC  
430 BROCKELMAN ROAD  
LANCASTER, MA 01523

Parcel Number: 55-1-9  
CAMA Number: 55-1-9  
Property Address: 16 WILDFLOWER DR

Mailing Address: CIL REALTY OF MASSACHUSETTS I  
157 CHARTER OAK AVENUE  
HARTFORD, CT 06106

Parcel Number: 55-56-1  
CAMA Number: 55-56-1  
Property Address: 47 GOULD RD

Mailing Address: RUSSELL JR PAUL RUSSELL CRYSTAL  
L  
47 GOULD RD  
WARE, MA 01082

Parcel Number: 55-56-2  
CAMA Number: 55-56-2  
Property Address: 41 GOULD RD

Mailing Address: MCCLAIN SHAWN  
41 GOULD RD  
WARE, MA 01082

Parcel Number: 55-56-3  
CAMA Number: 55-56-3  
Property Address: 39 GOULD RD

Mailing Address: LARZAZS GLENN A LARZAZS LAURIE B  
39 GOULD RD  
WARE, MA 01082

Parcel Number: 55-56-4  
CAMA Number: 55-56-4  
Property Address: 37 GOULD RD

Mailing Address: LARZAZS LAURIE BERYL  
39 GOULD RD  
WARE, MA 01082



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

## NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLAND PROTECTION ACT AND OF WARE WETLAND BYLAW REGULATIONS

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Ware Wetland Bylaws, you are hereby notified of the following permit application for work within a wetland resource area and/or with the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Steven Houle
- B. The address of the lot(s) where the activity is proposed is: 13 Wild Flower Dr  
WARE, MA
- C. The applicant has filed a ☒ Notice of Intent or a ☐ Request for Determination seeking permission to remove, fill, dredge, or alter an Area Subject to Protection under the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Ware Wetland Bylaws.
- D. Copies of the application may be examined at the office of the Ware Conservation Commission, located within the Building Department, Town Hall, 126 Main Street, Ware, MA between the hours of 8:00 am to 4:00 pm on Monday through Friday or by calling telephone number (413) 967-9648.
- E. Copies of the application may be obtained from either ☒ the Applicant, or ☒ the Applicant's representative, by calling telephone number 757/748-3064 between the hours of            to            on the following days of the week 5moule555@yahoo.com <sup>or email:</sup>  
OR 978-855-3180 OR threearksenvironmental@gmail.com
- F. Information regarding the date, time and place of the public hearing may be obtained from the Conservation Commission, telephone number (413) 967-9648. If available from the Applicant, check here ☐ and see information available in E.  
See town website for virtual zoom hearing instructions

NOTE: The notice of the public hearing, including the date, time and place will be posted in the Town Hall not less than forty-eight (48) hours in advance and Town of Ware website [www.townofware.com](http://www.townofware.com).

NOTE: You may contact the Ware Conservation Commission Office or the Department of Environmental Protection Western Regional Office at (413) 784-1100 with questions in regards to the Notice of Intent application process or the Wetland Protection Act.

## Three Oaks Environmental

P.O. Box 404 Hubbardston, MA 01452  
(978) 855-3180

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July 9, 2021

Steve Moule  
[smoule555@yahoo.com](mailto:smoule555@yahoo.com)

Re: Wetlands Delineation for work in  
the Buffer Zone, 13 Wildflower Dr. Ware

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I delineated the wetland resource areas at the above-referenced property after several days of rain (over 4 inches). It is my understanding that this is in preparation for extending the lawn area to reduce the existing steep side slopes and make mowing easier. I began upgradient of the driveway crossing with pink flag W1 at the property line.



This photo was taken downstream looking towards the existing driveway crossing

I based my delineation primarily on the vegetation present, keeping the raspberry, multiflora rose, asian bittersweet and tatarian honeysuckle on the upland side of the line. The brook flows through the front yard, parallel to the street before turning and flowing along the swale on the southern property line towards Gould Rd.



Lawn and Buffer Zone where stream turns east along southern property line

It appears that catch basins in Wildflower Drive are directing stormwater runoff into this swale, increasing the volume and intensity of stormwater flows. There is a larger gap between flag W12 and W13 due to the dense growth of rose and black raspberry bushes in the upland next to the swale (photo below). Additionally the topographic break in slope is generally consistent with the wetland boundary. I ended with flag W15 where the stream leaves the property.





Vegetation observed within the wetland includes: jewelweed, northern arrowwood, red maple, skunk cabbage, american elm, sensitive fern, an unknown sedge and glossy buckthorn.

Vegetation observed within the upland includes: pokeweed, asian bittersweet, lady's thumb smartweed, japanese barberry, garlic mustard, oxeye daisy, mullein, black cherry, dandelion, wild lettuce, forsythia, hayscented fern, wood sorrel, virginia creeper, euonymus, and staghorn sumac.

I would recommend that the fair number of invasive species present in the buffer zone be removed as part of the plan to extend the lawn and that native upland and wetland shrub and wildflower species be planted to replace them.



Area where trees were previously cleared, note asian bittersweet vines on trees at the woodline.

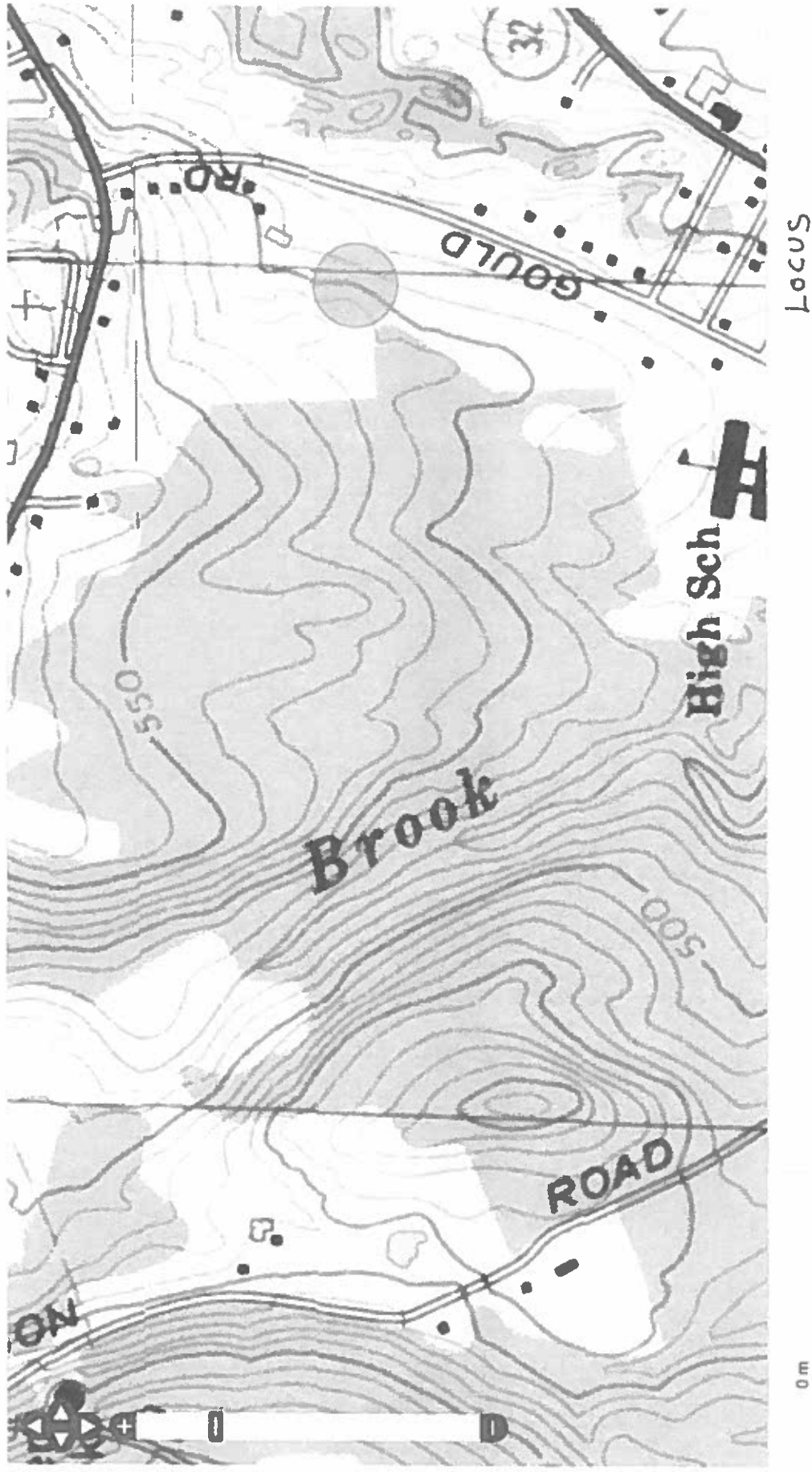
The attached copy of the NRCS soil mapping indicates that the site has only upland units of Hinckley loamy sand and Scituate fine sandy loam soils. Ridgebury hydric soils are often found as a minor component of Scituate soil, which appears to be the case in this location.

I researched MassGIS data layers further and determined that there are no rare species, priority habitats, certified or potential vernal pools on the site or within 100-feet. The wetland is not considered to be an Outstanding Resource Water or an Area of Critical Environmental Concern. There is no 100-year floodplain depicted on the site according to the MassGIS FEMA data layer map attached.

Please feel free to contact me if you have any questions regarding this report.

Respectfully submitted,  
MaryAnn DiPinto, PWS #0227  
[threeoaksenvironmental@gmail.com](mailto:threeoaksenvironmental@gmail.com)

*MaryAnn DiPinto* 7/9/21







# OLIVER: MassGIS's Online Mapping Tool

13 Wildflower Dr Wana

Zoom to a town



## Available Data Lay

Search data layers

DEP 2016 i

DEP Tier C

DEP 2016 i

## Active Data Layer:

Check all Uncheck

☒ Q3 Flood

☒ Q3 Flood

## Legend

Q3 Flood Zones (fro

☐ A

☐ AE

☐ AE Floodway

☐ AH

☐ AO

☐ D

☐ VE

☐ Area Not Incl

☐ X500

DEP Wetlands

DEP Wetlands Arcs

☐ SHORELINE

☐ HYDROLOGIC

☐ MEAN WATER

☐ APPARENT WI

☐ CLOSURE LINE

☐ EDGE OF INTE

Basemaps

0 m

50 m  
100 ft  
Scale = 1:4,514  
137,296.37m 889,672.68m  
2019 Color Orthos (USGS)





# OLIVER: MassGIS's Online Mapping Tool

13 Wildflower Dr Ware

Zoom to a town



## Available Data Layers

Search data layers

RinMan?

## Active Data Layers

Check all Uncheck all

☒ NHESP Eslin

## Legend

NHESP Estimated Habita



NHESP Priority Habitats



NHESP Certified Vernal P



Potential Vernal Pools



DEP Wetlands

DEP Wetlands Arcs

SHORELINE

HYDROLOGIC CO

MEAN WATER LIN

APPARENT WETU

CLOSURE LINE

EDGE OF INTERP

Tax Parcels for Query

Basemaps



13 Wildflower Dr Ware

Zoom to a town

Available Data Layers

Search data layers

Outstanding Resource Waters

Active Data Layers

Check all    Uncheck all

☒ Outstanding Resource Waters

Legend

Outstanding Resource Waters

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

DEP Wetlands Arcs

- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA
- Tax Parcels for Query



0 m

Basemaps

# Soil Map—Hampden and Hampshire Counties, Massachusetts, Eastern Part (13 Wildflower Dr Wain)

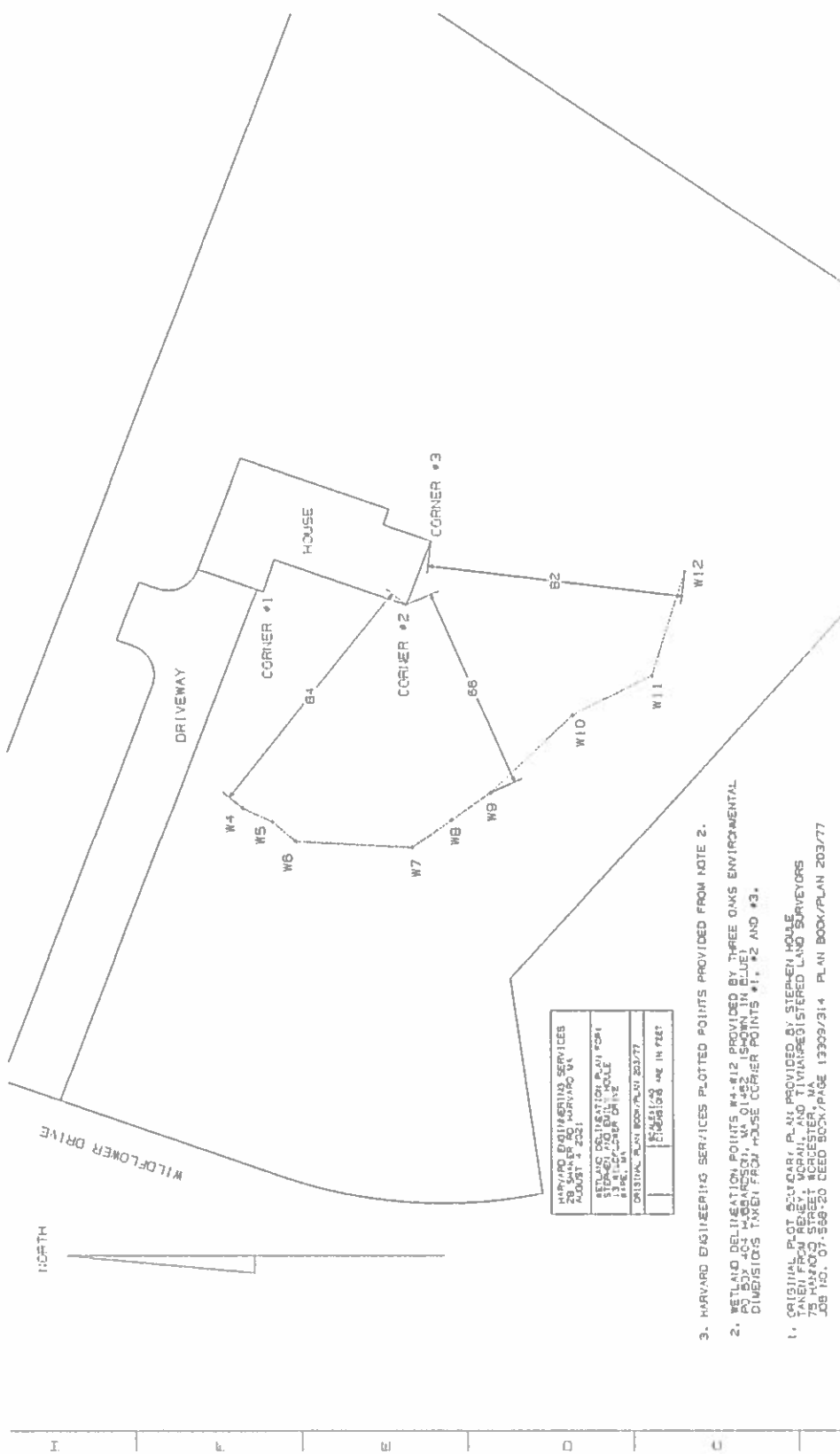




## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
253B	Hinckley loamy sand, 3 to 8 percent slopes	4.7	43.7%
253D	Hinckley loamy sand, 15 to 25 percent slopes	0.4	4.0%
317B	Scituate fine sandy loam, 3 to 8 percent slopes, extremely stony	5.6	52.2%
Totals for Area of Interest		10.7	100.0%





13 wildflower dr ware ma 010



6 LOWER



20 WILDFLOWER DR

11 WILDFLOWER DR

48 GOULD

46 GOULD RD

44 GOULD RD

42 GOULD RD

40 GOULD RD

10 m 50'

Scale =

137,319.24m 889.7'

MassGIS Topographic Features Be

Measurement Point #1



13

WILDFLOWER DR Measurement Point #3

Measurement Point #2

W4.P4

W5.P5

W6.P6

W7.P7

W8.P8

W9.P9

W10.P10

W11.P11

W12.P12

Wildflower Drive

<b>Wetland Flag (Blue)</b>	<b>Distance from House (ft.)</b>	<b>Measurement Point</b>
W4	70 ft.	1
W5	72 ft.	1
W6	81 ft.	1
W7	95 ft.	1
W8	76 ft.	2
W9	66 ft.	2
W10	64 ft.	2
W11	82 ft.	2
W12	90 ft.	2
W4	84 ft.	2
W5	78 ft.	2
W6	84 ft.	2
W7	78 ft.	2
W8	97 ft.	1
W9	83 ft.	3
W10	72 ft.	3
W11	83 ft.	3
W12	82 ft.	3

<b>Proposed Edge of Lawn Flag (Pink)</b>	<b>Distance from House (ft.)</b>	<b>Measurement Point</b>
P4	60 ft.	1
P5	62 ft.	1
P6	76 ft.	1
P7	85 ft.	1
P8	66 ft.	2
P9	56 ft.	2
P10	54 ft.	2
P11	72 ft.	2
P12	80 ft.	2