

SUBJECT SITE

NOTICE OF INTENT

CONCORD NATURAL RESOURCE COMMISSION

Representative

Beals Associates, Inc.
2 Park Plaza, Suite 200
Boston, MA 02116

Owner / Applicant

Concord Land Conservation Trust
175 Sudbury Rd
Concord, MA 01742

1075 LOWELL ROAD – CLCT PARCEL

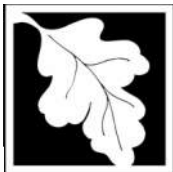
PARCEL# 5F-1613

CONCORD, MASSACHUSETTS

JANUARY 28, 2026

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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

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):

a. Street Address _____ b. City/Town _____ c. Zip Code _____

Latitude and Longitude: _____
d. Latitude _____ e. Longitude _____

f. Assessors Map/Plat Number _____ g. Parcel /Lot Number _____

2. Applicant:

a. First Name _____ b. Last Name _____

c. Organization _____

d. Street Address _____

e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email Address _____

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name _____ b. Last Name _____

c. Organization _____

d. Street Address _____

e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email address _____

4. Representative (if any):

a. First Name _____ b. Last Name _____

c. Company _____

d. Street Address _____

e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email address _____

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

a. Total Fee Paid _____ b. State Fee Paid _____ c. City/Town Fee Paid _____



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A. General Information (continued)

6. General Project Description:

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. 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 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

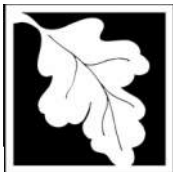
8. Property recorded at the Registry of Deeds for:

_____	_____
a. County	b. Certificate # (if registered land)
_____	_____
c. Book	d. Page Number

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

- 1. 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.
- 2. 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.



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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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 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:

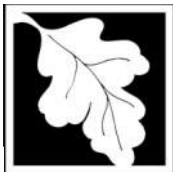
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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

- 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**

- 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*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

- Assessor's Map or right-of-way plan of site

- 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/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).



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City/Town

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

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.



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Provided by MassDEP:

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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.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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Provided by MassDEP:
MassDEP File Number
Document Transaction Number
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.

	1/27/2026
1. Signature of Applicant <i>Jane M. Halberder</i>	2. Date
3. Signature of Property Owner (if different)	4. Date
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:

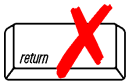
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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 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:

a. Street Address	b. City/Town
c. Check number	d. Fee amount

2. Applicant Mailing Address:

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

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

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

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.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: _____
 a. Total Fee from Step 5

State share of filing Fee: _____
 b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: _____
 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.)



2026 00008374

Bk: 85154 Pg: 124 Doc: DEED
Page: 1 of 2 01/23/2026 01:08 PM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/23/2026 01:08 PM
Ctr # 414047 28761 Doc# 00008374
Fee: \$11,400.00 Cons: \$2,500,000.00

QUITCLAIM DEED

Property Address: Parcel A, Portion of 1075 Lowell Road, Concord, MA 01742

1075 Lowell Road, LLC, a Massachusetts limited liability company, having its principal place of business c/o Hemenway & Barnes, LLP, 75 State Street, Boston, Massachusetts 02109;

For consideration paid and in full consideration of Two Million Five Hundred Thousand and 00/100 (\$2,500,000.00) Dollars,

Grants to the Trustees of the CONCORD LAND CONSERVATION TRUST, created by Declaration of Trust dated December 30, 1959 and recorded with the Middlesex South Registry of Deeds in Book 9526 Page 429, as amended by instruments recorded with said deeds at Book 9738 Page 167; Book 20231 Page 557; Book 22957 Page 499 and restated in a Certificate of Trust Amendment recorded with said Registry in Book 29633 Page 315, as amended by a Certificate recorded with said Registry in Book 84083, Page 372, with an address of P.O. Box 141, Concord, MA 01742;

With QUITCLAIM COVENANTS,

A certain parcel of land located on the westerly side of Lowell Road in Concord, Middlesex County, Massachusetts shown as "Parcel A" on a plan entitled "#1075 LOWELL ROAD, PLAN OF LAND IN CONCORD, MA (MIDDLESEX COUNTY) SCALE 1" = 80' DATE: NOVEMBER 24, 2025" Prepared by Precision Land Surveying, Inc., 30 Turnpike Road, Southborough, Massachusetts 01772, consisting of two (2) sheets, recorded as Plan No. 42 of 2026, said "Parcel A" containing 1,280,000 square feet of land, or 29.4 acres, more or less, according to said Plan.

Said "Parcel A" being a portion of Parcel 1 conveyed to the Grantor by Deed from Baker Pond, LLC dated October 24, 2022 recorded with Middlesex South District Registry of Deeds at Book 80957 Page 16.

With reference to M.G.L. ch. 62C sec. 51 and 52 the premises conveyed hereby do not constitute all or substantially all of the assets of the Grantor located in the Commonwealth of Massachusetts.

The Grantor hereunder declares under oath that there is no person entitled to an estate of homestead in the granted premises.

WITNESS my hand and seal as of the 22nd day of January, 2026.

1075 LOWELL ROAD, LLC

By: Karl Bandtel
Karl E. Bandtel, Manager and authorized
Signatory for Real Estate

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 22nd day of January, 2026, before me, the undersigned notary public, personally appeared, Karl E. Bandtel, Manager and Authorized Secretary of State Real Estate Signatory for 1075 Lowell Road, LLC, proved to me through satisfactory evidence of identification, which were Miss Davis Linn, to be the person whose name is signed on the within Deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it voluntarily for its stated purpose.

Henry J. Dane
Notary Public

My commission expires:



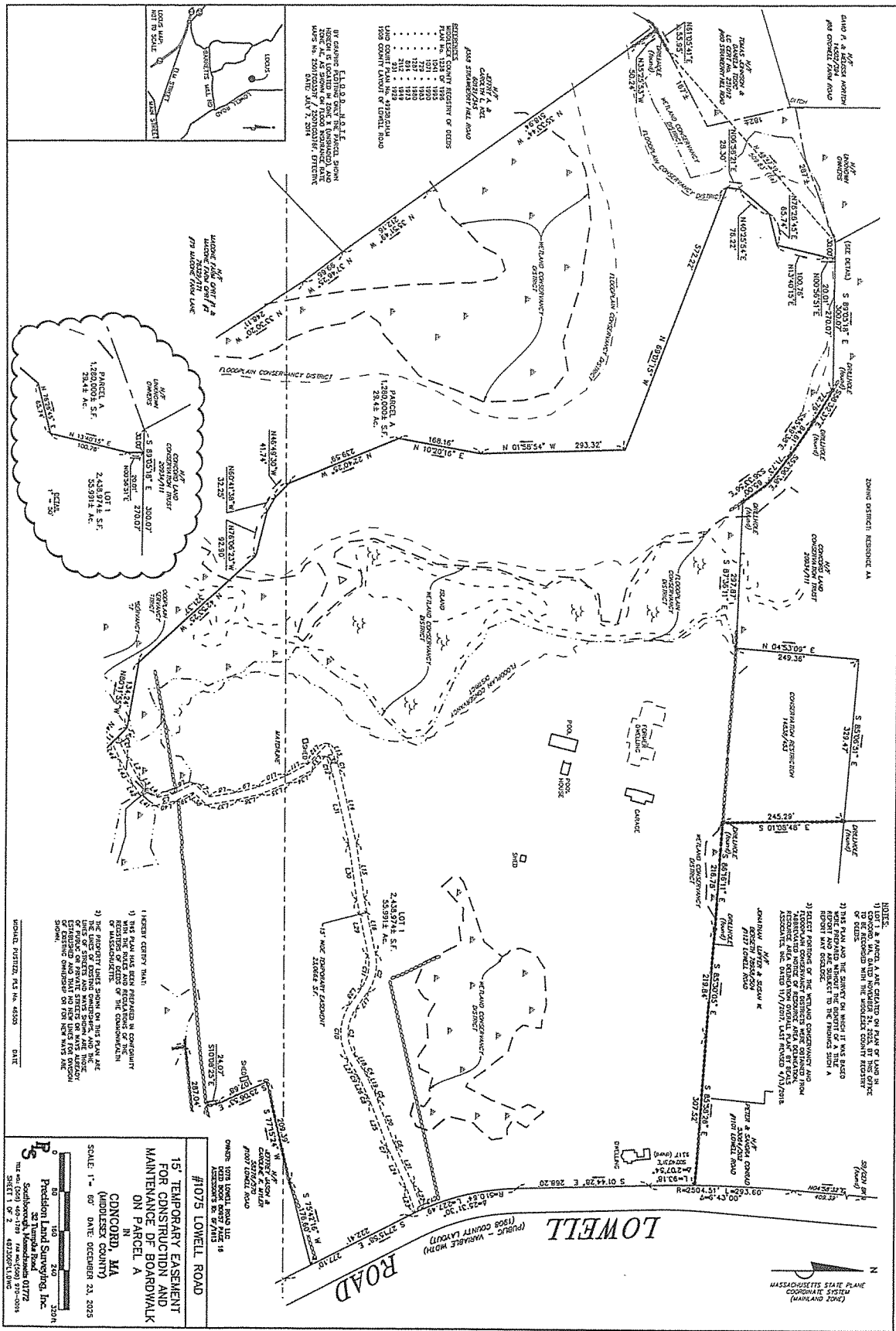
FOR INFORMATION ON THIS TITLE
PLEASE CONTACT:

DANE BRADY & HAYDON, LLP
ATTORNEYS AT LAW
37 MAIN STREET
P.O. BOX 540
CONCORD, MASSACHUSETTS 01742-0540

AREA CODE 978 369-8333
FAX 978 369-3106
e-mail: hdane@danelaw.com

cl. 14616

56929.7 / 103820.1



BY ORDER OF THE BOARD OF SUPERVISORS
 COUNTY OF HAMPDEN, MASSACHUSETTS
 DATE: MAY 2, 2017

RECORDS SECTION
 COUNTY OF HAMPDEN
 1000 COUNTY AVENUE, WESTFIELD, MA 01095

BRIDGE
 1000 COUNTY AVENUE, WESTFIELD, MA 01095

WETLAND EASEMENT
 FLOODPLAIN CONSERVATION DISTRICT

CONSERVATION EASEMENT
 1,280,000 S.F.
 28.81 AC.

CONSERVATION EASEMENT
 2,438,974 S.F.
 55.59 AC.

CONSERVATION EASEMENT
 1,138,344 S.F.
 25.94 AC.

CONSERVATION EASEMENT
 1,280,000 S.F.
 28.81 AC.

CONSERVATION EASEMENT
 2,438,974 S.F.
 55.59 AC.

NOTES:
 1) LOT 1 & PARCEL A ARE CREATED ON PLAN BY LAND IN
 2) THE PLAN AND THE SURVEY ON WHICH IT WAS PLACED
 3) FLOODPLAIN CONSERVATION DISTRICTS WERE DERIVED FROM
 4) ASSOCIATED MAP DATED 11/1/2017, LATE REVISION V13/2016

1) HENRY CERRY TRACT
 2) THIS PLAN HAS BEEN PREPARED IN CONFORMANCE
 3) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE
 4) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE
 5) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE

15' TEMPORARY EASEMENT
 FOR CONSTRUCTION AND
 MAINTENANCE OF BOARDWALK
 ON PARCEL A
 IN
 HAMPDEN COUNTY, MA
 DATE: DECEMBER 23, 2015

SCALE: 1" = 80'
 DATE: DECEMBER 23, 2015

PROFESSIONAL LAND SURVEYOR
 STATE OF MASSACHUSETTS
 No. 4179
 SHEET 1 OF 2

LOWELL ROAD
 (PUBLIC - VARIOUS WARD)
 15' WIDE TEMPORARY EASEMENT

CONSERVATION EASEMENT
 1,280,000 S.F.
 28.81 AC.

CONSERVATION EASEMENT
 2,438,974 S.F.
 55.59 AC.

CONSERVATION EASEMENT
 1,138,344 S.F.
 25.94 AC.

CONSERVATION EASEMENT
 1,280,000 S.F.
 28.81 AC.

Beals Associates, Inc.
2 Park Plaza, Suite 200
Boston, MA 02116
617-242-1120

BANK OF AMERICA, NA
5-13/110

1173

1/23/2026

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$**70.00

Seventy and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD



[Handwritten Signature]

MEMO 1075 Lowell Rd., Concord – NOI State Share



Beals Associates, Inc.			1173
Commonwealth of Massachusetts		1/23/2026	
	1075 Lowell Rd., Concord – NOI State Share		70.00

Bank of America Chec 1075 Lowell Rd., Concord – NOI State Share 70.00

Beals Associates, Inc.			1173
Commonwealth of Massachusetts		1/23/2026	
	1075 Lowell Rd., Concord – NOI State Share		70.00

PAYMENT RECORD

Bank of America Chec 1075 Lowell Rd., Concord – NOI State Share 70.00



Beals Associates, Inc.
2 Park Plaza, Suite 200
Boston, MA 02116
617-242-1120

BANK OF AMERICA, NA
5-13/110

1174

1/23/2026

PAY TO THE ORDER OF Town of Concord

\$ ****95.00**

Ninety-Five and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Town of Concord
141 Keyes Road
Concord, MA 01742



[Handwritten Signature]

MEMO 1075 Lowell Rd., Concord – NOI Local Share



Beals Associates, Inc.		1174
Town of Concord	1075 Lowell Rd., Concord – NOI Local Share	95.00
		1/23/2026

Bank of America Chec 1075 Lowell Rd., Concord – NOI Local Share 95.00

Beals Associates, Inc.		1174
Town of Concord	1075 Lowell Rd., Concord – NOI Local Share	95.00
		1/23/2026

PAYMENT RECORD

Bank of America Chec 1075 Lowell Rd., Concord – NOI Local Share 95.00



1.0 EXECUTIVE SUMMARY

On behalf of the Owner/Applicant, Concord Land Conservation Trust (“CLCT”), and in compliance with the Town of Concord Massachusetts Wetlands Bylaw, Town of Concord Wetland Bylaw Regulations, and Section 10 of the Massachusetts Wetlands Protection Act, (WPA) our office is pleased to submit this Notice of Intent application for the 1075 Lowell Road property Map 5F Parcel 1613. The subject property was recently subdivided from the overall 1075 Lowell Road property as a non-buildable lot however remains under the overall 1075 Lowell Road parcel ID number until the Town Assessors Department updates their files later in the year. Supporting checklists, forms, affidavits, etc. have been provided as Appendices following this narrative text.



*Representative Image of Boardwalk & Trail
(Not a reflection of specific site conditions)*

The applicant is filing this Notice of Intent (“NOI”) to construct a wooden pedestrian boardwalk that crosses Spencer Brook and the associated resource areas. The boardwalk will provide a pedestrian connection from CLCT’s existing trail network and land to the North (Newbury Field) and land to the South along Spencer Brook. Portions of the project are located within the Buffer Zone of Border Vegetated Wetlands (“BVW”) to Spencer Brook as well as it’s associated Riverfront Area, FEMA Floodplain and Floodway. An ORAD was issued by the Town of Concord Natural Resources Commission on May 10th, 2024 for the boundaries of the resource areas associated with the proposed project.

The proposed project use is permitted by right and dimensionally compliant with the Town’s Zoning Bylaws and is exempt from Special Permit Requirements with the Zoning Board of Appeals as confirmed with Town staff. The proposed development complies with the Wetlands Protection Act and will avoid and mitigate impacts on resource areas, as further described in the development and mitigation sections below. The applicant is requesting a waiver under Section 7.4.e.(ii) of the Concord Wetlands Bylaw to allow for earthwork within the 25-foot buffer zone to allow for the creation of compensatory flood storage area.

2.0 GENERAL SITE DESCRIPTION

The following sections describe the property as it exists today. The proposed project and its potential impacts and mitigation pertaining to the Massachusetts Wetlands Protection Act, Town of Concord Massachusetts Wetlands Bylaw, and Town of Concord Wetland Bylaw Regulations, are discussed in subsequent sections.

2.1 LOCATION

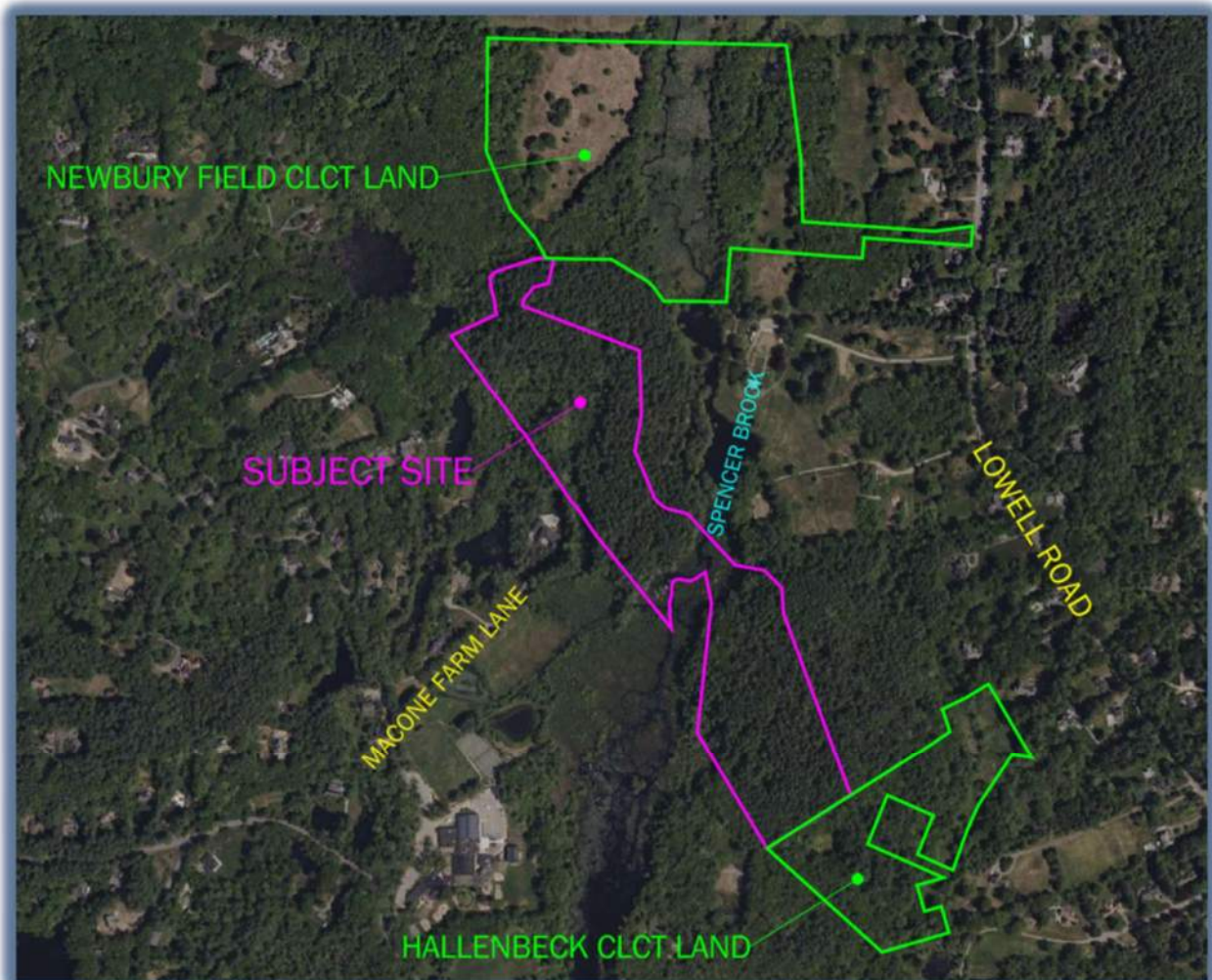
The property, currently identified as Parcel ID 5F-1613, is approximately 28.4 acres. A tax map figure has been included as Appendix F with the recent subdivision line overlaid on the current map. The prop located to the rear of the 1075 Lowell Road property is in northeast Concord. It is situated a little over a mile north of Route 2 Concord Turnpike and about a mile southwest of the Estabrook Woods. The subject property was subdivided from the 1075 Lowell Road property through the ANR process as a “non-buildable not” in December, 2025 and the transfer of the land to CLCT was completed in January, 2026. This piece of CCLT land would provide a connection the other CLLT property to the north known as the Newbury Land.



Zoning Map of property (2022)

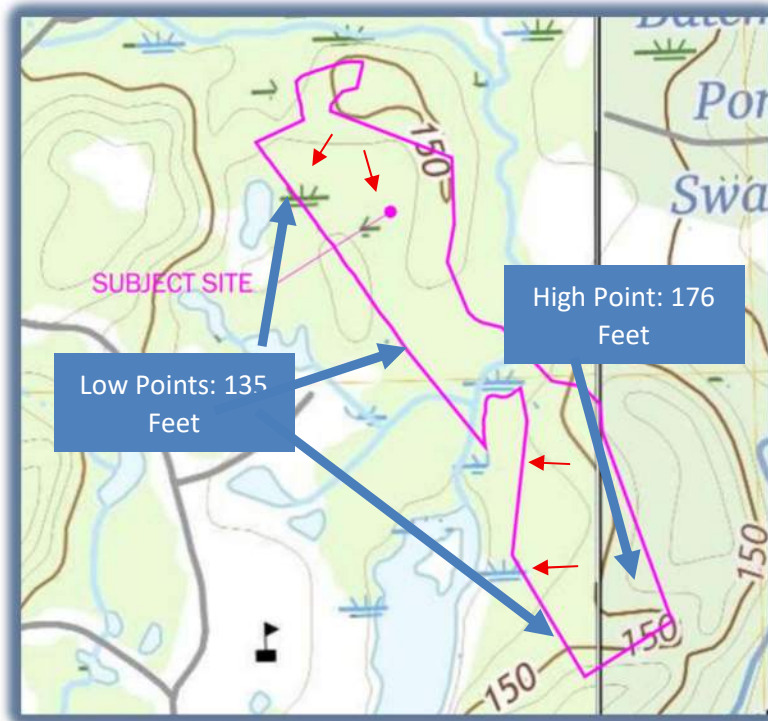
2.2 EXISTING & ADJACENT LAND USES

The property as well as the abutting properties are located within the Residence AA zoning district according to the Town of Concord Massachusetts Zoning Districts Map dated May 2022. The property is completely forested with the exception of Spencer Brook and abutting BVW. There are a number of existing trails that lead through the forests throughout the property previously maintained by the prior owners (The Tobins) and frequently used by the public which connect to the northern Newbury Land and Maconne Farme to the southwest. The property to the north of the subject parcel is currently owned by CLCT (Newbury Land) in addition to the land to the immediate south (Hallenbeck Land). The property is bound by the 1075 Lowell Rd. property to the east and residential properties to the west along Macone Farm Lane.



2.3 TOPOGRAPHY

The existing topography within the property includes small hills that slope down to Spencer Brook and the BVW. Minimum elevations are around elevation 133 to 135 which occurs along Spencer Brook and near the northwestern property edge. The highpoints of the site can be found on the hill in the southwest corner of the property at 176 feet. The hill has a flat top with steep slopes on either side. The slopes on the eastern side of the hill reach 15-25%. The image above indicates, with red arrows, how water flows on the site.



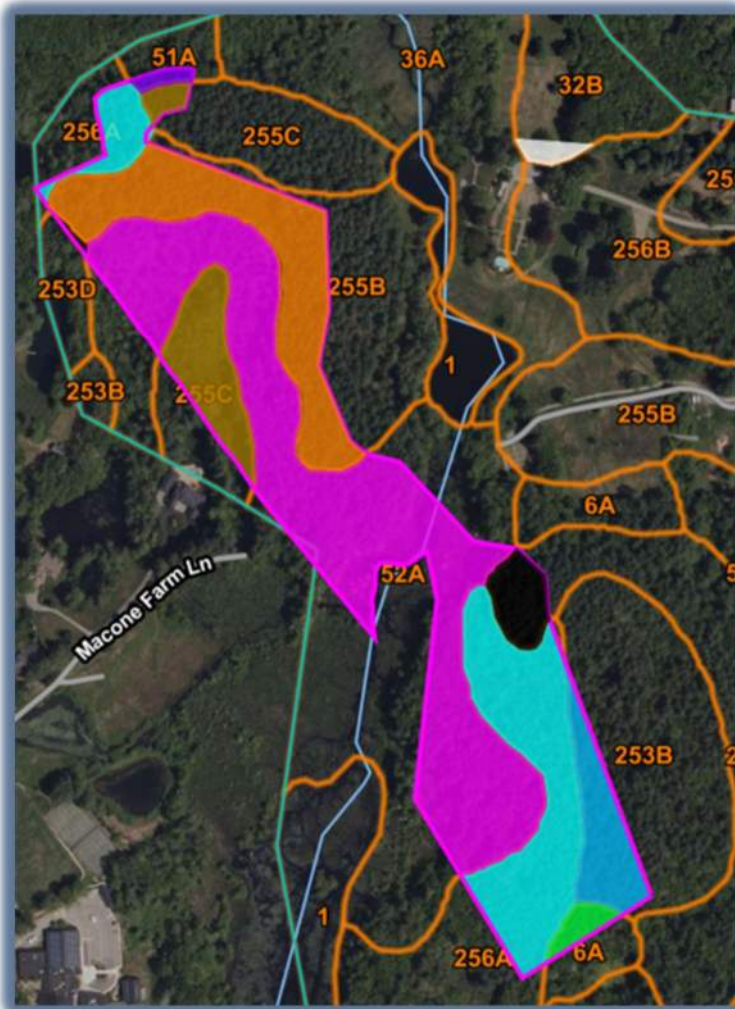
USGS map of property (2023)

2.4 SOILS

A Natural Resources Conservation Service (“NRCS”) soil resource report was obtained for the CLCT property and can be found as Appendix “G” to this document. The NRCS report contains generalized soil information which can be used for a base level understanding of the soils on the site as well as the surrounding areas.

According to the NRCS Report the property contains six (8) distinct Soil Series. Information about this soil series is listed below. Large percentages of the site fall within Freetown Muck and Windsor Loamy Sand. The wetland resource areas mostly fall within the Freetown Muck classification. The classifications have been further described in the following section.

1. **Scarboro Mucky Fine Sandy Loam (Green)**
 - a. *Symbol: 6A (0-3% slopes)*
 - b. *Hydrologic Soil Group: A/D*
2. **Swansea Muck (Purple)**
 - a. *Symbol: 51A (0-1% slopes)*
 - b. *Hydrologic Soil Group: B/D*
3. **Freetown Muck (Pink)**
 - a. *Symbol: 52A (0-1% slopes)*
 - b. *Hydrologic Soil Group: B/D*
4. **Hinckley Loamy Sand (Blue)**
 - a. *Symbol: 253B (3-8% slopes)*
 - b. *Hydrologic Soil Group: A*
5. **Hinckley Loamy Sand (Black)**
 - a. *Symbol: 253D (15-25% slopes)*
 - b. *Hydrologic Soil Group: A*
6. **Windsor Loamy Sand (Orange)**
 - a. *Symbol: 255B (3-8% slopes)*
 - b. *Hydrologic Soil Group: A*
7. **Windsor Loamy Sand (Tan)**
 - a. *Symbol: 255C (8-15%)*
 - b. *Hydrologic Soil Group: A*
8. **Deerfield Loamy Fine Sand (Light Blue)**
 - a. *Symbol: 256A (0-3%)*
 - b. *Hydrologic Soil Group: A*



NRCS Colored Coded Map

The southern section of the property includes a hill known as Temple Hill which is bound by Spencer Brook to the north and west. The Temple Hill area has been classified into three main types of soil, which include Hinckley Loamy Sand, Deerfield Loamy Fine Sand, and Scarboro Mucky Fine Sand. The area of Spencer Brook has been classified as mostly Freetown Muck.

The northern wooded area of the property has been classified as Swansea Muck, Freetown Muck, Hinckley Loamy Sand, Windsor Loamy Sand, and Deerfield Loamy Fine Sand. The wetland areas have been classified as mostly Freetown Muck and some Windsor Loamy Sand.

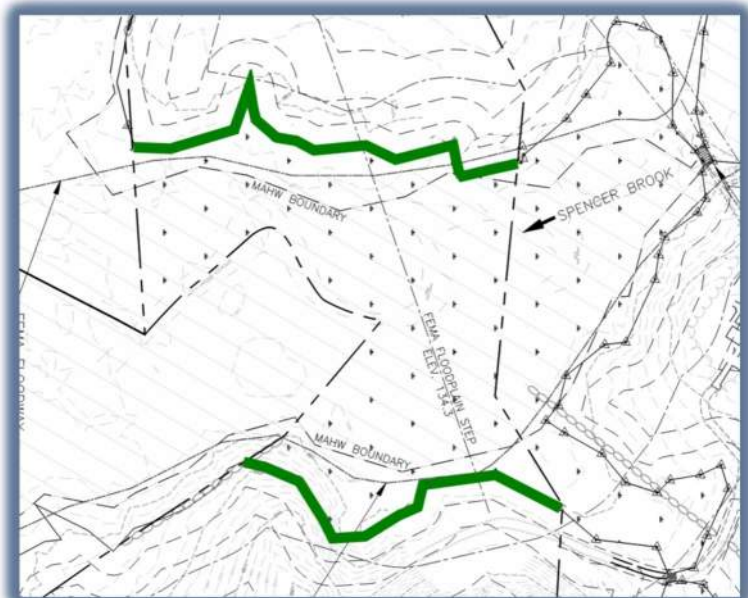
2.5 NATURAL RESOURCE AREAS

An Order of Resource Area Delineation (“ORAD”), MassDEP File #137-1671, was issued on May 10th, 2024, by the Town of Concord Natural Resources Commission for the delineation of a portion the resource within the overall 1075 Lowell Road property prior to the subdivision of the land. This ORAD was issued following the expiration of a 2018 ORAD, MassDEP File #137-1414, which delineated all of the resource areas across the property. The BVW and Mean Annual High Water boundary east of Spencer Brook was delineated and approved in the 2024 ORAD while the resource areas on the west side of Spencer Brook were delineated and approved in the 2018 ORAD and shown for visual representation in the 2024 ORAD. A copy of the 2024 ORAD has been included as Appendix “D” to this document for reference. The various resource areas have been further detailed in the sections below.

2.5.1 BORDERING VEGETATED WETLANDS - *WPA 10.02(1)(A)*

The Series “D” Bordering Vegetated Wetland (“BVW”), highlighted in green below, extends 20-80 ft from the Spencer Brook Mean Annual High-Water line in the central area of the property. The southeastern boundary was delineated by BAI staff for the 2024 ORAD and the northwestern boundary was delineated for the 2018 ORAD. The southeastern boundary of this resource area is approximately 387 feet in length, and the northern boundary is approximately 504 feet in length.

BVW are subject to a 25-foot “No Disturb” zone, a 50-foot “No Build” zone, and a 75-foot “Limited Disturbance Zone” as regulated by the Concord Wetland Bylaw and the 100-foot jurisdictional Buffer Zone as regulated by the Wetlands Protection Act, which have been shown on the permit plan set.

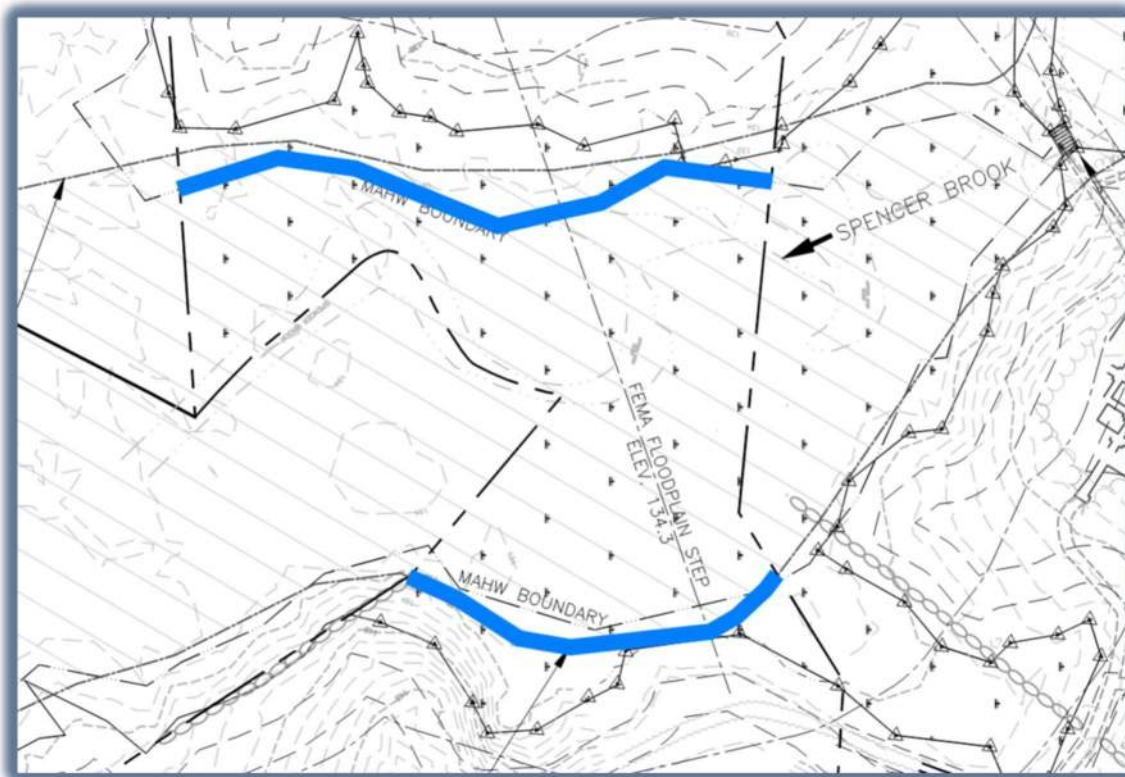


Existing Conditions – BVW Boundary

2.5.2 RIVERFRONT / MEAN ANNUAL HIGH WATER - WPA 10.58

Spencer Brook a perennial stream which flows through the property in a north to south direction. This Mean Annual High Water (“MAHW”) boundary of Spencer Brook was previously approved with the 2018 ORAD and peer reviewed by ERC in 2017. The 200-foot Riverfront area associated with Spencer Brook covers a central area of the property. The stream was delineated based on Mean Annual High-Water indicators in accordance with 310 CMR 10.58(2).

The delineation efforts were made based on observations of bankfull indicators which included changes in vegetation, stain lines, point bars, change in slopes, and bank undercuts. The river is approximately 280 feet across at its widest points. The southeastern boundary is approximately 248 ft long and that northwestern boundary is approximately 418 ft in length. The 100-foot Inner Riparian and 200-foot Riverfront Area have been noted on the ANRAD plans and are subject to regulations under the Wetlands Protection Act (10.58).



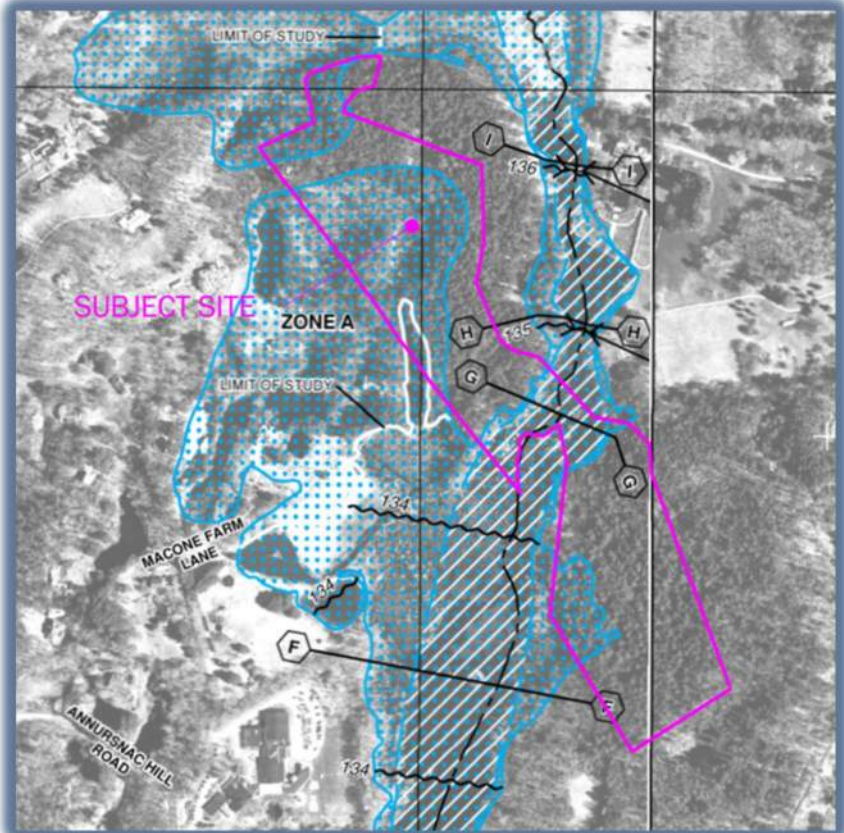
Existing Conditions – MAHW Boundary

2.5.3 LAND UNDER WATER BODIES AND WATERWAYS (UNDER ANY CREEK, RIVER, STREAM, POND OR LAKE) – WPA 10.56

Along with the Bank and Riverfront Area associated with Spencer Brook, the WPA section 10.56 regulates Land Under Water Bodies and Waterways. The land under Spencer Brook, highlighted above in pink, is subject to regulations found in this section.

2.5.4 FEMA FLOODPLAIN & FLOODWAY

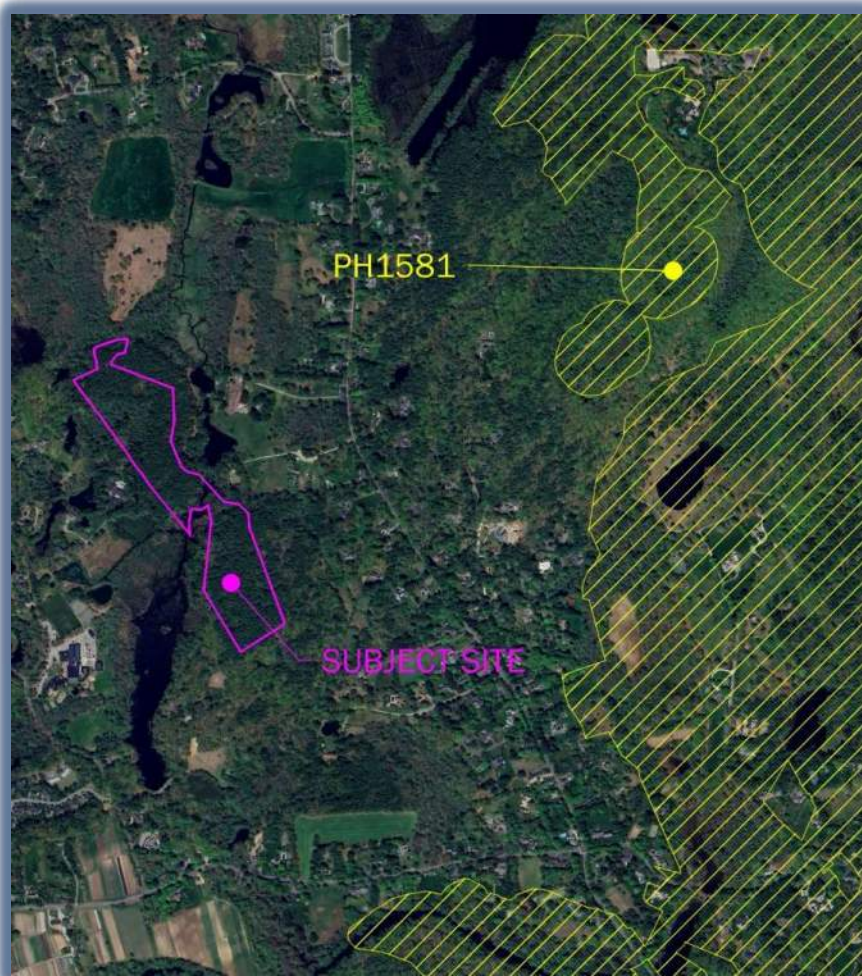
The floodplains are mapped on the ANRAD plan based on the elevations provided in the Flood Insurance Rate Maps (FIRM) for Middlesex County, Massachusetts, panels 357 and 376, Map Numbers 25017C0376F and 25017C0357F, revised through July 7, 2014. A on-the ground topography survey was conducted by Precision Land Surveying and has been utilized to determine the floodplain location on the property. The FEMA Floodplain has multiple elevation steps through Spencer Brook through the property as shown on the image below. For the purpose of depicting the floodplain and impacts to the floodplain an elevation of 134.5 has been utilized as a conservative value as a floodplain step runs through the area of the proposed boardwalk and development impacts. The site contains Regulatory Floodway as well as both Zone A and Zone AE floodplain areas associated with the ponds and Spencer Brook. Zone A Flood Hazard Area is defined as “An area inundated by 100-year flooding, for which no BFEs have been determined.”. Zone AE is defined as “An area inundated by 100-year flooding, for which BFEs have been determined.”. In addition to the ANRAD plan a figure showing this boundary has been provide as Appendix “G” to this document.



FEMA Map CLCT Land (2014)

2.5.5 NATURAL HERITAGE AREAS

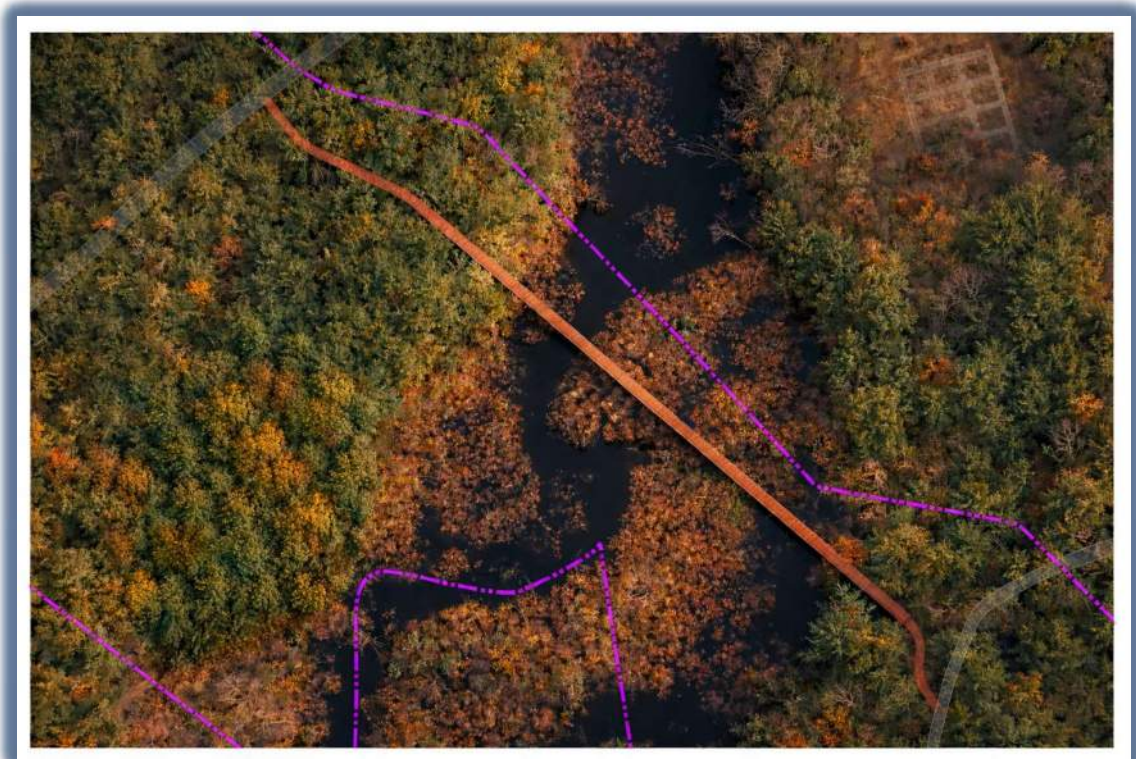
The Natural Heritage Endangered Species Program (NHESP) mapping was reviewed to determine if any areas of Priority or Estimated Habitat exist on or are adjacent to the property. Based on the mapping contained in the data packet, there are no identified Priority or Estimated Habitat areas on the subject parcel. There were no Certified or Potential Vernal Pools identified by the mapping on the property either. This was also confirmed during the ANRAD process in 2024. A figure has been provided as Appendix “G” showing the subject property and NHESP mapping located across Lowell Road.



NHESP Map – CLCT Land

3.0 PROPOSED CONSTRUCTION ACTIVITIES

The proposed project includes constructing a wooden pedestrian boardwalk across Spencer Brook, Bordering Vegetated Wetlands, and FEMA Floodplain / Floodway as well creation of a natural walking path located within the buffer zone to BVW and Riverfront Area. The boardwalk is approximately 370 feet long, 6 feet wide and includes a 5 foot by 12 foot seating / viewing area located over the open water of Spencer Brook. The proposed boardwalk will sit above the wetland and be placed on helical pile foundations limiting disturbance to the resource areas. The boardwalk will feature a wooden hand rail with vinyl coated mesh along the railing in addition to a kick plate in areas without the railing. Each end of the boardwalk will have a concrete abutment to provide structure and support consisting pre-cast concrete blocks with a stone base. In order to construct the boardwalk an 8-foot-wide temporary construction zone adjacent to the boardwalk will be utilized for construction equipment to install the helical piles and construct the wooden boardwalk. This construction zone will be restored to existing conditions upon completion of the construction. In addition to the wooden boardwalk a 5-foot-wide walking path will be created to connect to existing walking trails within the property and the overall trail network between the properties owned by CLCT. The walking path will be of natural material and has been aligned to avoid significant trees and limit vegetation removal. A small area of earthwork has been proposed north of the eastern boardwalk / trail point to provide compensatory flood storage for impacts created by the helical piles within the floodplain.



General Representation of Boardwalk & Trails

4.0 LOCAL COMPLIANCE & MITIGATION MEASURES

The Applicant intends to comply with all local regulations while preventing and mitigating impacts on resource areas. The proposed project presents an opportunity to develop the site in a way that provides a connection to additional conservation land to the public while protecting the interests of the Town of Concord Wetland Bylaw and the Town of Concord Wetland Protection Regulations. Further description of the mitigation measures and compliance with regulations have been provided in the subsections below.

4.1 PROTECTION OF BUFFER ZONES

The “Buffer Zone” is the area 100-feet outward from the boundary of any freshwater wetland, marsh, wet meadow, bog, swamp, flat, bank, or beach bordering on any reservoir, lake, pond, perennial or intermittent stream, river, brook, or creek. As defined in Section 7.4(a) of the Wetlands Bylaw; *In reviewing activities within the Buffer Zone, the Commission shall presume the Buffer Zone is important to the protection of other resource areas because activities undertaken in close proximity have a high likelihood of adverse impact, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, poor water quality, and loss of wildlife habitat.”*

The proposed project will utilize a strict limit of work and erosion control plan to prevent adverse impacts to the resource areas including erosion, siltation, loss of groundwater recharge, poor water quality, and loss of wildlife habitat. The proposed project includes a complete Erosion and Sedimentation Control Plan and notes to prevent against siltation during construction activities. The project will not reduce groundwater recharge as the boardwalk includes spacing between the boards to allow stormwater to flow through the structure and into the ground nor will the boardwalk and its associated path create any adverse effects on water quality as there minimal impervious surface of the boardwalk will not create any additional sediment or suspended solids. The height of the boardwalk above the wetland surface as well as the minimal disturbance of the helical piles will also prevent against impacts to wildlife habitat. The boardwalk will have no impact to groundwater recharge and wildlife habitat.

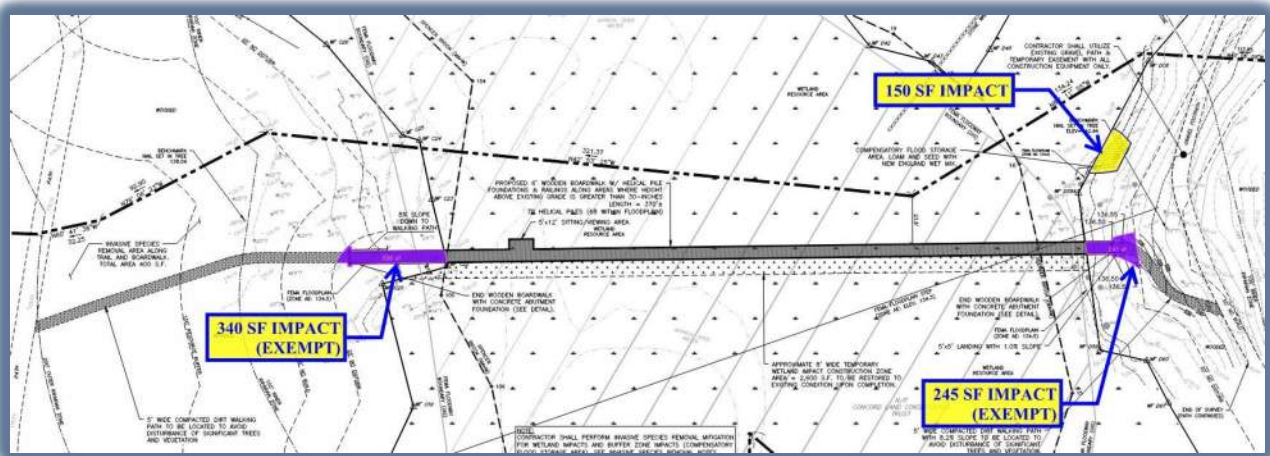
A 25-foot buffer zone impact plan has been provided as Appendix “H” to this document depicting the location and impact areas.

4.1.1 25-FOOT NO DISTURBANCE ZONE (*WETLANDS BY-LAW REGULATIONS SECTION 2.1*)

The Town of Concord Wetlands Bylaw Regulations Section 2 Protection of Buffer Zones states, “The first 25 feet of a Buffer Zone defines the Buffer Zone’s inner edge and is designated a No Disturbance Zone.”. Section 2.1.1 Presumption of Significance also states that, “the Commission shall presume that any activity or alteration within the No Disturbance Zone has a negative impact on the resource area values and thus is prohibited...Activities listed in Section 7.4.e(ii) are not subject to this presumption.”

Section 7.4.e(ii) states “The following shall not be subject to this setback presumption...the construction and maintenance of public maintained trails that restrict the use of motorized vehicles”.

The proposed walking trails and boardwalk located within 25 feet of the resource area are owned by the Concord Land Conservation Trust and are established for public use with a restriction of motorized vehicles, therefore; the work within the 25-foot buffer zone is exempt from this regulation per Section 7.4.e(ii).



Wetland Buffer Impact Plan (Appendix H)

The applicant; however, is requesting a waiver from this regulation for the proposed earthwork necessary to provide compensatory flood storage for the proposed impacts to the floodplain. Due to the 61 cubic foot impact of the 68 helical piles the project is required to provide compensatory flood storage for the FEMA floodplain. The applicant has proposed an 150 SF area of regarding in the 25-foot buffer zone to the bordering vegetated wetlands to provide 75 CF of compensatory flood storage as included in the Compensatory Flood Storage plan further described in the sections below.

The Town of Concord Wetlands Bylaw Regulations Section 4.1.1 *Waivers for 25-Foot No Disturbance Zone* reads “*The Commission may grant a waiver from these Regulations for an alteration of a 25-foot No Disturbance Zone in situations where no practicable alternative exists that provides less impact to the resource area values. The Commission may grant a waiver of a performance standard and impose such additional or substituted mitigation requirements, commensurate with the scope of the projects impacts, as it deems necessary.*”.

- (i) *There are no reasonable conditions or alternatives that would allow the proposed activity to proceed in compliance with these Regulations.*

Compensatory flood storage must be provided with a connection to the existing the floodplain. There are no areas within the property where the floodplain is located outside of the 25-foot buffer zone and there for there no alternatives that would allow the proposed activity to proceed in compliance with the regulations. In order for this area to be utilized for recreational and educational purposes, a wetland crossing must be constructed and floodplain impacts are necessary to construct the crossing and have been minimized utilizing small diameter helical piles.

- (ii) *Avoidance, minimization, and mitigation have been employed to the maximum extent feasible.*

The proposed earthwork has been minimized to the greatest extent and matches the proposed impact volume. The crossing has been carefully planned to minimize the impact area while allowing for enjoyment of the conservation land. Mitigation in the form of invasive species removal has been provided to account for these impacts.

- (iii) *The waiver is necessary to accommodate an overriding public interest or to avoid a decision that so restricts the use of the property as to constitute an unconstitutional taking without compensation.*

This waiver is needed to accommodate an overriding public interest. The boardwalk and its associated compensatory flood storage will allow for great enjoyment and education about the wetland resource area and public use.

4.1.2 LIMITED DISTURBANCE ZONE (*WETLANDS BY-LAW REGULATIONS SECTION 2.2*)

The Concord Wetlands Bylaw Regulations Section 2 defines the Limited Disturbance Zone as “*The remaining 75 feet of the Buffer Zone is designated a Limited Disturbance Zone*”. In addition, Section 2.2 Limited Disturbance Zone states that, “*the Commission shall presume the protection of the Limited Disturbance Zone is significant to preserving the resource area values protected by the Bylaw. This presumption is rebuttal and may be overcome upon a clear showing that the Buffer Zone does not play a role in the protection of those interests. In the event that the Commission*

finds that the presumption has been overcome, it shall make a written determination to this effect, stating its grounds. Alternatively, applicants can demonstrate by a preponderance of the evidence that any activity or alteration within the Limited Disturbance Zone, when considered with proposed mitigation measures, will have no adverse effect upon the resource area values identified in the bylaws.”.

The proposed project will have no adverse effect upon the resource area values identified in the bylaws. The proposed public walking trail, located within the buffer zone to the adjacent wetland resource area, has been designed to avoid and minimize impacts to buffer zone functions and values. Construction will require minimal low growth clearing and grading, use a narrow corridor following existing grade to the greatest extent practicable, and maintain natural materials to preserve natural surface hydrology and allow wildlife passage. Erosion and sediment controls will be installed and maintained during construction, and post-construction stabilization with native vegetation will restore any temporary disturbance. Given these measures including a minimal impact footprint, natural materials, protection of existing vegetation where feasible, and implementation of best management practices, the project will not have adverse effects on the buffer zone and its value of preserving the resource area protected by the by-law.

4.1.3 50-FOOT NO BUILD ZONE POLICY

The Concord 50-foot No Build Zone Policy, last revised June 2, 2021 prohibits structures in the 50-foot buffer zone except for circumstances where there are no alternatives, and where satisfactory mitigation takes place to offset any alteration.

The Natural Resources Commission will not permit structures in the NBZ unless the applicant demonstrates the following.

- 1. such activity would not adversely affect the interests identified in the Act or the Bylaw, or*
- 2. public benefits, such as health or safety, outweigh any such alteration.*

The proposed boardwalk structure is located outside of the 50' No-build Zone and therefore complies with this regulation / policy.

4.2 PROTECTION OF RIVERFRONT AREA (*WETLANDS BYLAW SECTION 7.4(B)*)

Section 7.4(b) of the Concord Wetland Bylaw presumes that the Riverfront Area is important to all the resource area values unless demonstrated otherwise. Portions of the proposed boardwalk are located with the Riverfront Area of Spencer Brook. The Applicant is required to prove the following in order conduct activities in the Riverfront:

“(1) there is no practicable alternative to the proposed project with less adverse effects”

There are no practicable alternatives to the proposed project that achieves the same goals. These alternative projects have been detailed in Section 5.5 of this document.

“(2) such activities, including proposed mitigation measures, will have no significant adverse impact on the areas or values protected by this Bylaw”

The proposed boardwalk will have no significant adverse impact on the resource areas protected by the Bylaw. The boardwalk will not impair the function of Spencer Brook, cause pollution, create loss of habitat, or loss of groundwater recharge. Furthermore, the construction process will enforce a strict Limit of Work and Erosion Control Plan to prevent impacts during the construction of the boardwalk. The protection of the interest of the Wetlands Protection Act have been further explained in Section 5.1 of this document.

4.3 RESOURCE AREA LOSS (*WETLANDS BYLAW – SECTION 7.4(C)*)

Section 7.4(c) of the Concord Wetland Bylaw states that to prevent resource area loss, the Commission shall, *“require applicants to avoid alteration wherever feasible to minimize alteration; and, where alteration is unavoidable and has been minimized, to provide full mitigation.”* The Applicant has made sure to minimize all impacts of the proposed boardwalk through material selection, placement of the boardwalk, and pollution prevention measures. All unavoidable impacts to vegetation and resource areas will be mitigated. The mitigation plan has been provided in Section 4.6 of this document.

4.4 TREE REMOVAL GUIDELINES

The Town of Concord Tree Removal Guidelines includes the following instructions for tree removal in the vicinity of wetland resources.

- **0 feet– 25 feet** - In accordance with the By-law, trees must be clearly diseased or dying and/or present a threat to legally placed structures. This is applied site wide, though it is the Commission’s only consideration within this zone.
- **25 feet- 50 feet**– The focus of the Commission’s review is comprehensive and site wide – considering such factors as the number of trees to be removed comparatively, the composition of the understory, the presence of rare or endangered species, and slope of the site.
- **50 feet – 100 feet**- The Commission’s main considerations are concerned with soil conservation and potential threats to threatened and endangered species.

The project will follow all guidelines and be sensitive to tree removal near resource area. The project will not remove any trees over 6-inches for the purposes of the boardwalk and associated

trail construction and connection to the existing trail network. Some vegetation removal will occur but will mostly include the removal of invasive species (buckthorn) on the eastern portion of the property.

4.5 REQUIRED AMOUNT OF MITIGATION (*MITIGATION POLICY*)

The Concord Mitigation Policy requires mitigation to offset impacts to wetland resources which includes planting native vegetation, removing invasive vegetation, restoring naturally vegetated buffers, or a combination of these approaches. Applicants are advised to supply a table to include square footage of proposed impacts and mitigation separated by resource area and subsection. The table and mitigation plan are as follows:

<u>Resource Area</u>	<u>Mitigation Guidelines</u>	<u>Proposed Impacts</u>	<u>Proposed Mitigation</u>
No Disturb Zone (NDZ) 0-25 feet from wetland	No alternation permitted with the exception of restorative activities	585 SF (See Notes) 150 SF	300 SF
No Build Zone (NBZ) 25-50 feet from wetland	10:1 if mitigation proposed 25-50 feet from wetlands, reduced to 5:1 for mitigation proposed in the NDZ.	0 SF	0 SF
Outer buffer zone 50-100 feet from wetland	1:1 mitigation	0 SF	0 SF
Riverfront Area	As required by 310 CMR 10.58	1,670 SF	0 SF
Bordering Land Subject to Flooding	As required by 310 CMR 10.57	41 SF	100 SF
<u>Notes:</u> (1) <i>The proposed boardwalk and walking trail are exempt from the buffer zone (setback) regulations per Section 7.4.e.(ii).</i>			

The Applicant is requesting a waiver for work in the 25-Foot No Disturbance Zone. Mitigation has been proposed in the form of invasive species removal as described in the sections above.

4.5.1 INVASIVE SPECIES REMOVAL (*MITIGATION POLICY*)

The Concord Mitigation Policy states “*invasive vegetation is highly encouraged by the Commission and can be included as mitigation on sites where invasive vegetation is present. For consideration as a mitigation activity, an invasive species removal plan must be submitted. The invasive species removal plan should be incorporated into the site plans and project narrative. The following information should be included;*

(1) Species to be removed

Areas of thick buckthorn have been observed on the western side of Spencer Brook and have noted on the Site Plan as the invasive species to be removed.

(2) Methods of removal for each species

Mechanical and chemical removal methods have been included in the invasive species removal notes on the Site Plan. This includes that all invasive species shall be either pulled out by the roots or cut and dabbed, with all removed plant material being stacked in brush piles onsite and outside of the 100’ buffer zone. The owners, Concord Land Conservation Trust actively conduct invasive species removal on their properties including volunteers to help conduct the work.

(3) Square footage of removal area

A total of 400 square feet of invasive species removal has been included. The intended location of the removal is in the area adjacent to the trail on the west side of the Spencer Brook.

(4) Details on disposal

Disposal of invasive species has been noted as removed from the resource area and stacked in brush piles outside of the 100’ buffer zone.

(5) Timing and frequency of removal efforts

The frequency of removal will be based on observations and will be monitored for a period of 2-years. The Concord Land Conservation Trust will add this site to their list of properties to be monitored.

(6) Herbicides to be used and qualifications of applicator

Triclopr (Garlon 3A) may be used by Concord Land Conservation Trust staff who are MA state licensed.

(7) Details on post-removal monitoring and follow up efforts as needed

Post-removal monitoring will be conducted for a period of 2-years.

(8) Invasive removal should be followed by native plantings to suppress future invasives and restore the area to a naturalized condition, and in some cases installation of FENO markers to delineate the mitigation area from lawn

A planting of native seed mixes has been proposed in the area to suppress future invasives.

4.5.2 PLANTING (*MITIGATION POLICY*)

The Concord Mitigation Policy states *”Mitigation planting my consist of species native to New England. When developing a planting plan, the applicant should consider the existing conditions and design for a diversity of species and cover types. Mitigation plantings are intended to enhance the wetland and buffer zone, and are not intended to be landscape features. Plants must be monitored for a minimum of two years. Planting Plans should be incorporated into the site plans and project narrative”*

The proposed project does not propose any plantings for mitigation. New England Semi-Shade Grass and Forbs Mix will be utilized for the off-grading areas along the proposed trail on the east side of Spencer Brook while a New England Wetland Seed Mix will be utilized for the disturbed area of the compensatory flood storage.

4.6 EROSION AND SEDIMENT CONTROL

The Erosion and Sediment Control Plan utilizes varying techniques to prevent erosion during site preparation and construction, and to ensure the stability of the site during the operational life of the development. During construction, these techniques include installation of sediment barriers at the limit of work, tree protection, and siltation boom within the wetland and Spencer Brook. In addition to this report the project plan includes Erosion and Sedimentation Control Plans and notes which describe the phased construction of the project and the various erosion control means and methods required throughout construction through various seasons.

5.0 REGULATORY REVIEW – WETLANDS PROTECTION ACT (MGL CHAPTER 131 SECTION 40)

5.1 EIGHT INTERESTS OF THE WETLANDS PROTECTION ACT

The Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) sets forth a public review and decision-making process by which activities affecting Buffer Zones under the Act are to be regulated in order to contribute to eight (8) interests as discussed below.

5.1.1 PROTECTION OF PUBLIC AND PRIVATE WATER SUPPLIES

The proposed project will not adversely impact public or private water supplies. The boardwalk will very minorly influence runoff, and all impacts will be mitigated. Additionally, a full Erosion and Sedimentation Control Plan for each phase of construction has also been developed for the project to protect these resource areas during construction.

5.1.2 PROTECTION OF GROUNDWATER SUPPLY

The groundwater supply will be protected through environmentally sensitive site design and carefully thought-out mitigation. The proposed boardwalk, although impervious, includes gaps between the boards to allow groundwater to travel through the boardwalk and into existing grade therefore, not representing an increase in impervious surfaces affecting groundwater.

5.1.3 FLOOD CONTROL

The proposed project allows storm events to move through the site without additional restriction and flooding. The proposed changes will not increase the volume or the rate of runoff from the property and will not diminish the flood storage capacity of the property as compensatory flood storage has been provided for impacts related to the installation of helical piles in the floodplain. Therefore, there will not be any increase of flooding downstream of the proposed project.

5.1.4 STORM DAMAGE PREVENTIONS

A full erosion and sedimentation control plan and site design features will be implemented to further assist in preventing storm related damage caused by the addition of the boardwalk crossing the wetland.

5.1.5 PREVENTION OF POLLUTION

An erosion and sedimentation control report and site design features will be implemented to prevent any pollution caused by the addition of the pedestrian boardwalk crossing the wetland. It is anticipated that the pedestrian walkway will cause no pollution.

5.1.6 PROTECTION OF LAND CONTAINING SHELLFISH

None of the work areas involve land containing shellfish, and there are no known shellfish beds in close proximity to the property. It is recognized that any and all watersheds within the Commonwealth ultimately discharge to downstream areas that potentially contain shellfish, even if these upper watersheds are located a considerable distance from the shellfish beds. The proposed work is protected with erosion control so in effect, downstream land containing shellfish are protected.

5.1.7 PROTECTION OF FISHERIES

The proposed project is not located within an area that contributes direct runoff to fisheries. As with standards for protection of land containing shellfish, it is recognized that all watersheds within the Commonwealth could directly or indirectly impact areas containing fisheries, and proper erosion controls, construction period pollution prevention and stormwater management practices have been implemented with this in mind.

5.1.8 PROTECTION OF WILDLIFE HABITAT

According to NHESP mapping, there are no identified Priority or Estimated Habitat areas, Areas of Critical Environmental Concerns, nor any certified or potential vernal pools located within the overall property boundary. This has been further confirmed through the ORAD process with the issuance of said ORAD in May 2024 for the subject site.

5.2 BORDERING VEGETATED WETLANDS (310 CMR 10.55)

The Massachusetts Department of Environmental Protection Wetlands Protection Act under Section 10.55(4) regulates proposed activities involving the removing, filling, dredging or altering of Bordering Vegetated Wetlands in the Commonwealth of Massachusetts. Section 10.55(4)(b) of the regulations state *“Notwithstanding the provisions of 310 CMR 10.55(4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5,000 square feet of Bordering Vegetated Wetland when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost”*.

The proposed project represents a minor impact of 41 square feet of wetland impact created by the installation of 68 3-inch diameter helical pile foundations to support the boardwalk. The overall boardwalk will sit above the wetland resource area and will have minimal impact no impact on the function of the wetlands. Mitigation for this impact will be provided by the removal of invasive species on the property. Additionally, the creation of 150 square feet of compensatory flood

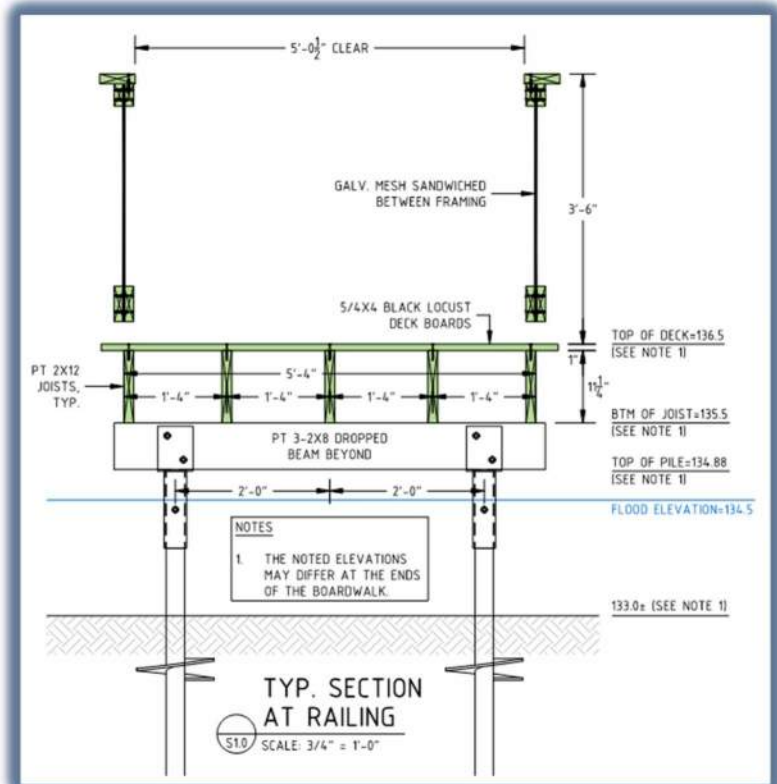
storage adjacent to the wetland boundary will likely result in the creation of an additional 150 square feet of BVW.

5.3 LAND UNDER WATER BODIES AND WATERWAYS (310 CMR 10.56)

The Massachusetts Department of Environmental Protection Wetlands Protection Act under Section 10.56(2)(a) defines Land under Water Bodies and Waterways as, “the land beneath any creek, river, stream, pond or lake.” The general performance standards for removing, filling, dredging or altering of Land under Water Bodies and Waterways in the Commonwealth of Massachusetts. Section 10.56(4)(a) are as follows. *The work may not impair the following:*

- (1) *The water carrying capacity within the defined channel, which is provided by said land in conjunction with the banks;*

The proposed project will not impact carrying capacity since the boardwalk will sit above the resource area to allow for the flow of water beneath the boardwalk. The existing grade along the BVW and Spencer Brook is in the range of elevation of 133+/- whole the top of deck of the boardwalk will be at elevation 136.5. The overall structure of the deck includes a number of joists and beams with the bottom of the 2”x8” beam (which is parallel to the flow) is at elevation 134.88 which provides 1.88 feet of free board above the wetland and Spencer Brook. The horizontal joists (perpendicular to flow) will sit on the lateral beams and provides 1.0 feet of free board above the FEMA floodplain elevation. A detail showing the proposed boardwalk structure and elevations has been provided below for reference.



(2) Ground and surface water quality;

Water quality, both ground and surface, will not be impacted by the construction of the boardwalk. The materials of the boardwalk will not increase pollution, and the boardwalk will be constructed above the flow of water so as not to impair the river. During construction, strict erosion control and sedimentation plans will be employed to prevent any pollution including the installation of floating sediment boom across the wetland and Spencer Brook.

*(3) The capacity of said land to provide breeding habitat, escape cover and food for fisheries;
and*

The boardwalk will sit above the waterway and will not impair the capacity for wildlife to travel freely in the river. The boardwalk has also been designed to provide 3 feet of separation above the wetland surface which will allow light to get below the boardwalk as well as through the spaces between the deck boards. The helical piles will minimize disturbance to ground surface below the River therefore minimizing impacts to the land under water.

(4) The capacity of said land to provide important wildlife habitat functions. A project or projects on a single lot, for which Notice(s) of intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures established under 310 CMR 10.60.

Since the project alters only 41 square feet of the Land under Waterways, it is not deemed to impair the capacity of the resource area to provide important wildlife habitat functions.

(5) Work on a stream crossing shall be presumed to meet the performance standard set forth in 310 CMR 10.56(4)(a) provided the work is performed in compliance with the Massachusetts Stream Crossing Standards by consisting of a span or embedded culvert in which, at a minimum, the bottom of a span structure or the upper surface of an embedded culvert is above the elevation of the top of the bank, and the structure spans the channel width by a minimum of 1.2 times the bankfull width. This presumption is rebuttable and may be overcome by the submittal of credible evidence from a competent source. Notwithstanding the requirements of 310 CMR 10.56(4)(a)4., the impact on Land under Water Bodies and Waterways caused by the installation of a stream crossing is exempt from the requirement to perform a habitat evaluation in accordance with the procedures established under 310 CMR 10.60.

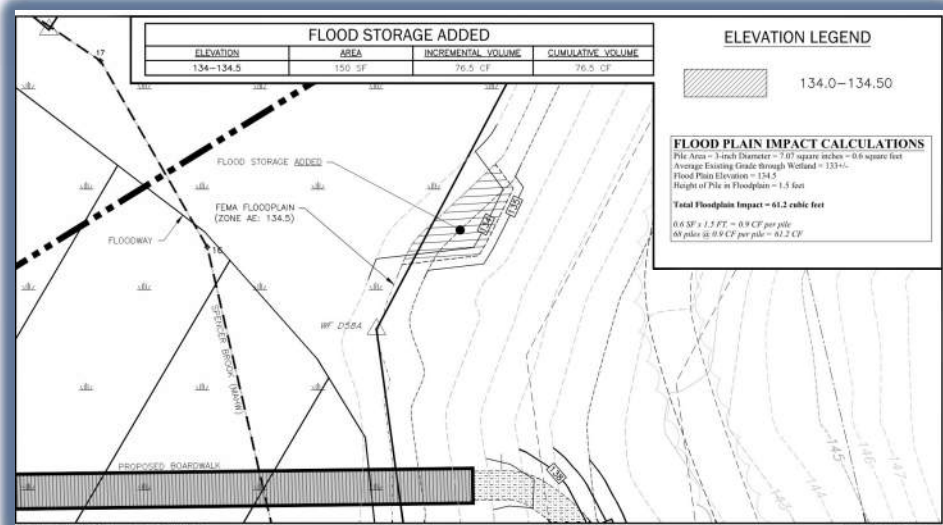
The span has been designed to have a bottom elevation above the top of bank and have a width that is greater than 1.2 times the bankfull width.

5.4 LAND SUBJECT TO FLOODING (BORDERING AND ISOLATED AREA) (310 CMR 10.57)

The Massachusetts Department of Environmental Protection Wetlands Protection Act under section 10.57(4) lists the following general performance standards to abide by when removing, filling, dredging, or altering Land Subject to Flooding.

- (1) *Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows. Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.*

Compensatory flood storage will be provided that will account for the 61.2 cubic-feet of flood storage volume lost as a result of the 68 helical piles installed within the Floodplain / Land Subject to Flooding. Appendix “G” includes a Flood Storage plan that includes calculations for the total floodplain impact and the proposed compensatory flood storage. The project results in an increase of 15.3 cubic feet of additional flood storage. The compensatory flood storage will be provided within the property and along the same reach of river as shown on the plans.



- (2) *Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.*

Work within the Bordering Land Subject to Flooding will not restrict flows as to increase flood stage or velocity as the compensatory flood storage area will be provided within the same reach of the river in an area directly adjacent to the proposed impacts. Additionally, the impact area is so minimal that impacts are highly unlikely.

- (3) *Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.*

Since the project alters only 41 square feet of the Land under Waterways, it is not deemed to impair the capacity of the resource area to provide important wildlife habitat functions.

5.5 RIVERFRONT AREA (310 CMR 10.58)

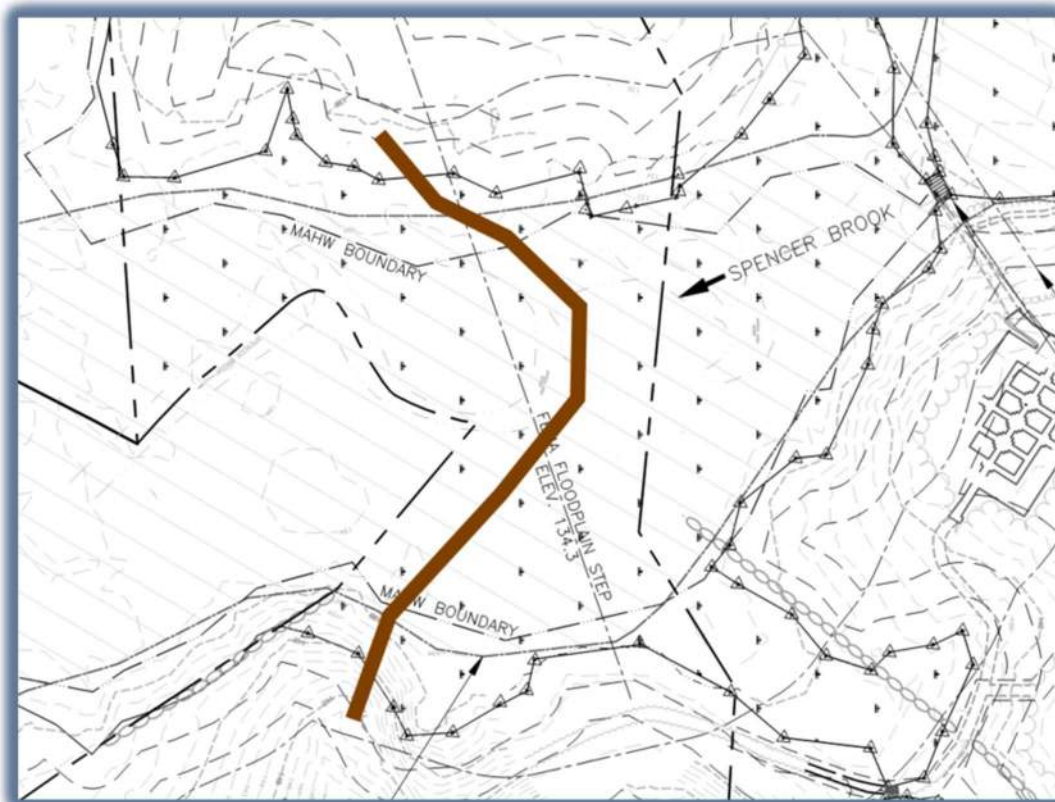
The design criteria for Riverfront Area are listed in 310 CMR 10.58 Riverfront Area. In 10.58 (3), the Act makes a presumption of significance and it states “*Where a proposed activity involves work within the riverfront area, the issuing authority shall presume that the area is significant to the protection of private or public water supply; to protect the groundwater; to provide flood control; to prevent storm damage; to prevent pollution; to protect land containing shellfish; to protect wildlife habitat; and to protect fisheries.*” Under the Act, this is a rebuttable presumption but the approach for the proposed development’s design was not to challenge the intent of the presumption but instead to develop a design that protects all of the Interests of the Wetlands Protection Act and honors the presumption of the significance of the Riverfront Area.

Riverfront impacts include roughly 1,670 square feet of impact within Riverfront area to Spencer Brook. As a result of proposed work within the Riverfront area and under the *Wetlands Protection Act (MGL Chapter 131, Section 40)* an Alternatives Analysis has been conducted to examine if there is a practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on such purposes. The WPA regulation states; *An alternative is a practicable and substantially economically equivalent if it is available and capable of being done after taking into consideration: costs, and whether such costs are reasonable or prohibitive to the owner; existing technology, the proposed use; and logistics in light of overall project purposes.*

Despite the careful and methodical planning and design efforts of the proposed project, there remains the need to perform work within the Riverfront Area that will result in about 1,670 square-foot of new disturbances including a raised boardwalk and associated trail system. The overall project includes measures to protect resource areas, mitigation measures, and invasive species removal. These proposed mitigation areas are in locations significant to the functions and values of the Riverfront. Per the Wetlands Protection Act, an alternative analysis described in subsections detailed below has been prepared which reviews potential alternatives on adjacent parcels, and alternatives that are practicable and substantially economically equivalent.

5.5.1 ALTERNATIVE LAYOUTS

Conceptual alternatives for the boardwalk layout were examined during the design process to determine if the proposed boardwalk could be designed in a manner that would minimize impacts on the resource areas while still providing access across Spencer Brook. The alternate layouts, as shown below, create larger impacts on the resource areas. The current boardwalk layout has therefore been determined to be least impactful to Spencer Brook, Riverfront Area and it's associated resource areas.



Alternate Boardwalk Plan CCLT Land

5.5.2 NO-BUILD ALTERNATIVES

The No-Build Alternative is to maintain the site in its current state. This condition includes leaving the wetland resources unaltered and prevents the connection between the abutting CLCT land. The majority of the property consists of resource areas, and a no-build option leaves the applicant with very little opportunity to develop and utilize the land. Furthermore, this option does not align with the project's goal of allowing the public to enjoy the natural resources of the town for recreation and educational purposes. This alternative was dismissed as it does not meet the Project's goals or objectives.

5.5.3 BUILD ALTERNATIVES

The site mostly consists of Spencer Brook and the associated BVW. This makes the site unusable for any other purposes. Furthermore, the property has been subdivided as an un-buildable lot as it does not have frontage. The boardwalk aligns with the CLCT mission of conserving “*the natural resources of Concord and the town's traditional landscape of woods, meadows, and fields.*” There are no other alternatives builds that are feasible with the constraints of the property and align with the mission of the CLCT.

5.5.4 PREFERRED ALTERNATIVE

The preferred alternative would be to construct the 370-foot boardwalk that spans Spencer Brook. This boardwalk allows the Land Trust to utilize the large central portion of the property and connect trails between their two abutting properties. Without this wetland crossing, a large portion of the property would be unusable for the purposes of the Land Trust.

The preferred alternative has been designed in accordance with the project goals which include the protection of the Riverfront and abutting Resource Areas to the greatest extent practicable. Mitigation measures have been incorporated into the proposed project for unavoidable impacts. Overall, the proposed project including mitigation measures, will have no significant adverse impact on the Riverfront Area or values protected by the Wetlands Protection Act and local Bylaws compared to the various alternative developments described above. Unlike the No-Build Alternative the Preferred Alternative fully meets the project goals.

5.5.5 ALTERNATE SITES

The proposed project involves constructing a 370-foot boardwalk spanning Spencer Brook and the associated BVW. The land is owned by the Concord Land Conservation Trust, and the boardwalk is being constructed for educational and recreational purposes. There are no other parcels available for the CLCT objectives at this current time.

5.5.6 CONCLUSION

Based on the analysis presented above, the layout and site selected for this project is the least environmentally impactful site that can be reasonably obtained within the municipality for this project. In addition, the configuration of the project is the least environmentally impactful option available. As this project has been shown to be the least environmentally impactful option on the site and the site is the least environmentally available site, the project meets the requirements of the Wetlands Protection Act.

APPENDIX A: NOTIFICATION TO ABUTTERS

Notification to Abutters Under the Massachusetts Wetlands Protection Act and the Concord Wetlands Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and Article 43 of the 2009 Annual Town Meeting, you are hereby notified of the following:

Applicant's Name: Concord Land Conservation Trust

The applicant has filed a Notice of Intent with the Natural Resources Commission, acting as its Conservation Commission for the municipality of Concord, seeking permission to remove, fill, dredge, or alter an area subject to protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Concord Wetlands Bylaw.

Address where activity is proposed: 1075 Lowell Rd., Concord - Parcel A - CLCT Land

Brief description of proposed project: The project involves the construction of a wooden pedestrian boardwalk crossing the bordering wetland resource area and Spencer Brook in the central area of the property as well as the construction of walking trails to connect to existing walking trails owned by CLCT.

The Notice of Intent and project plans may be viewed on the Natural Resources Commission's webpage under Current Meeting Documents at <https://concordma.gov/2254/Current-Meeting-Documents>. Plans may also be viewed at the Natural Resources Division office at 141 Keyes Road Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Friday between 8:00 a.m. and 12:00 p.m., or by appointment. You may also email nr@concordma.gov for more information or to obtain copies of the Notice of Intent.

A public hearing will be held on February 18, 2026. The hearing will be a hybrid in-person/Zoom meeting with a quorum of the Commission physically present at 141 Keyes Road, 1st Floor Conference Room. The public is invited to attend in person or via Zoom. Information on how to participate via Zoom will be provided on the agenda at <https://concordma.gov/AgendaCenter/Natural-Resources-Commission-25>.

Notice of this public hearing will also be published at least five (5) days in advance of the meeting in the Concord Bridge and posted at the Town House not less than forty-eight (48) hours in advance of the meeting.

You may also contact the Department of Environmental Protection, Northeast Region for more information, at (978) 694-3200.

APPENDIX B: CERTIFIED ABUTTERS LIST



Town of Concord
Board of Assessors
24 Court Lane
Concord, Massachusetts 01742
Tel: (978) 318-3070
www.concordma.gov

ABUTTERS LIST

PROPERTY : 1075 Lowell Rd.
Concord, MA 01742

PARCEL: 1613

As per Massachusetts General Laws Chapter 131, Section 40 whereas the “abutters” included shall be:

Any person filing a notice of intention with a conservation commission shall at the same time give written notification thereof, by delivery in hand or certified mail, return receipt requested, to all abutters within one hundred feet of the property line of the land where the activity is proposed, at the mailing addresses shown on the most recent applicable tax list of the assessors, including, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, and in another municipality or across a body of water.

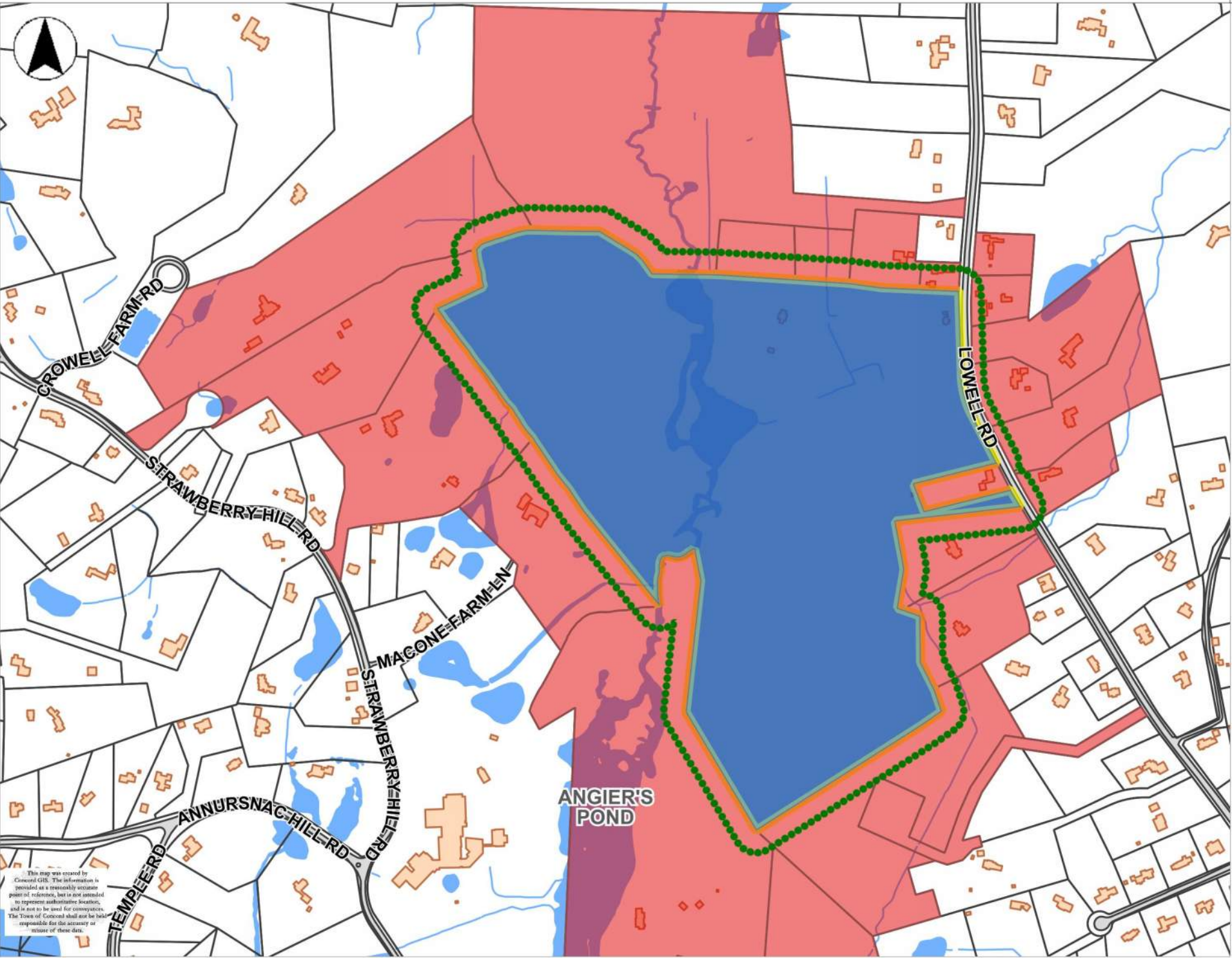
The Board of Assessors hereby certifies that the attached list contains the record owners as of January 1, 2025, recorded on the current tax rolls. In addition, the Board certifies that the list includes owners, as per recorded deeds as received up to September 30, 2025.

Carolyn Dee
Office Administrator

October 30, 2025



- Town Boundary - State Su
- Address Numbers
- Tax Map Parcel ID Labels
- Buildings (ft)
- Parcel Polygons
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - MBTA Commuter Rail Stati
- Railroad
- Streams
- Streets Area
- Rivers & Ponds



This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative locations, and is not to be used for conveyances. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.

0 800 1600 ft

Printed on 10/30/2025 at 12:25 PM

1075 LOWELL RD

Parcel#	Owner	Co-Owner	Mailing Address
1962-2	JOHNSON TOMAS		460 STRAWBERRY HILL RD
1963-5	NORTON TR MELISSA E	NORTON TR JENNIFER I	80 CROWELL FARM RD
1984-2	KIEL JEFFREY A		368 STRAWBERRY HILL RD
1499	HOWERTON BETSY B		994 LOWELL RD
1500	DOOLITTLE ANDREW		1048 LOWELL RD
1501	MACONE JAMES JOSEPH		1084 LOWELL RD
1502	CASH JONATHAN GERALD		1114 LOWELL RD
1610	LUPFER JONATHAN	BERSETH SUSAN W	1127 LOWELL RD
1612	CONRAD PETER		1101 LOWELL RD
1613	1075 LOWELL ROAD LLC		17 HIGHLAND ST
1614	MYLER JEFFREY JASON		1007 LOWELL RD
1615	HU MINWEI		987 LOWELL RD
1616	WETZEL ANDREW B		963 LOWELL RD
1631-4	INDIAN SPRING COMM LND TR		165 INDIAN SPRING RD
1956	CONCORD ROD & GUN CLUB INC.		PO BOX 271
1609-1-3	CONCORD LAND CONSERVATION TR		PO BOX 141
1609-1-5	1075 LOWELL ROAD LLC		17 HIGHLAND ST
1609-1-4	LUPFER JONATHAN	BERSETH SUSAN W	1127 LOWELL RD
1619-2	CONCORD LAND CONSERVATION TR		PO BOX 141
1619-3	CONCORD LAND CONSERVATION TR		PO BOX 141
1984-6-4	SUBSICK TR BRYAN S		79 MACONE FARM LN
1500-1	GORDON LAWRENCE M		1014 LOWELL RD
1500-2	DOLBEN TR MARTHA P		1060 LOWELL RD

City	State	Zip	Property Address
CONCORD	MA	01742	460 STRAWBERRY HILL RD
CONCORD	MA	01742	80 CROWELL FARM RD
CONCORD	MA	01742	368 STRAWBERRY HILL RD
CONCORD	MA	01742	994 LOWELL RD
CONCORD	MA	01742	1048 LOWELL RD
CONCORD	MA	01742	1084 LOWELL RD
CONCORD	MA	01742	1114 LOWELL RD
CONCORD	MA	01742	1127 LOWELL RD
CONCORD	MA	01742	1101 LOWELL RD
CAMBRIDGE	MA	02138	1075 LOWELL RD
CONCORD	MA	01742	1007 LOWELL RD
CONCORD	MA	01742	987 LOWELL RD
CONCORD	MA	01742	963 LOWELL RD
CONCORD	MA	01742	8X INDIAN SPRING RD
CONCORD	MA	01742	74 STRAWBERRY HILL RD
CONCORD	MA	01742	115X LOWELL RD
CAMBRIDGE	MA	02138	114X LOWELL RD
CONCORD	MA	01742	114R LOWELL RD
CONCORD	MA	01742	88A LOWELL RD
CONCORD	MA	01742	89X LOWELL RD
CONCORD	MA	01742	79 MACONE FARM LN
CONCORD	MA	01742	1014 LOWELL RD
CONCORD	MA	01742	1060 LOWELL RD

APPENDIX C: AFFIDAVIT OF SERVICE FORM - ABUTTER

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection
and the Conservation Commission when filing a Notice of Intent)

I, Matthew Costa, hereby certify under the
(Name of person making the Affidavit)

pains and penalties of perjury that on January 28, 2026 I gave notification to abutters
(Date)

in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section
40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the
following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by

Beals Associates, Inc with the Concord
(Name of Applicant) (Name of Municipality)

Conservation Commission on January 28, 2026 for property located at
(Date)

1075 Lowell Road
(Address of land where work is proposed)

The form of the notification and a list of the abutters to whom it was given and their addresses,
are attached to this Affidavit of Service.


(Name)

January 28, 2026
(Date)

APPENDIX D: ORDER OF RESOURCE AREA DELINEATION (ORAD)



TOWN OF CONCORD
NATURAL RESOURCES COMMISSION
141 KEYES ROAD, CONCORD, MASSACHUSETTS 01742
TEL. (978) 318-3285 FAX (978) 318-3291

May 10, 2024

CERTIFIED MAIL

Karl Bandtel
1075 Lowell Road LLC
1075 Lowell Road
Concord, MA 01742

Dear Mr. Bandtel:

Enclosed please find an original copy of the Order of Resource Area Delineation for the property located at 1075 Lowell Road (DEP File #137-1671) approved by the Natural Resources Commission on May 8, 2024.

Please note that because this is an Order for Resource Area Delineation only, there is no requirement to record this document at the Registry of Deeds.

Please note there is a ten (10) business-day appeal period that allows the opportunity to appeal the project to the Department of Environmental Protection (DEP).

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Karen Bockoven
Office Coordinator

cc: Larry Beals, Beals Associates (copy via email)
Matthew Costa, Beals Associates (copy via email)



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4B - Order of Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
 MassDEP File #:137-1671
 eDEP Transaction #:1719529
 City/Town:CONCORD

A. General Information

1. Conservation Commission CONCORD

2. This Issuance is for (Check one):

- a. Order of Resource Area Delineation
- b. Amended Order of Resource Area Delineation

3. Applicant Details

a. First Name	KARL	b. Last Name	BANDTEL	
c. Organization	1075 LOWELL ROAD LLC			
d. Mailing Address	1075 LOWELL ROAD			
e. City/Town	CONCORD	f. State	MA	g. ZIP 01742

4. Property Owner (if different from applicant):

a. First Name		b. Last Name		
c. Organization	1075 LOWELL ROAD LLC			
d. Mailing Address	1075 LOWELL ROAD			
e. City/Town	CONCORD	f. State	MA	g. ZIP 01742

5. Project Location

a. Street Address	1075 LOWELL ROAD		
b. City/Town	CONCORD	c. Zip	01742
d. Assessors Map/Plat#	5F	e. Parcel/Lot#	1613
f. Latitude	42.48277N	g. Longitude	71.37419W

6. Dates

a. Date ANRAD Filed	4/10/2024	b. Date Public Hearing Closed	5/8/2024	c. Date Of Issuance	5/10/2024
---------------------	-----------	-------------------------------	----------	---------------------	-----------

7. Final Approved Plans and Other Documents

Plan Title	Plan Prepared By	Plan Signed By	Plan Final Date	Plan Scale
ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION PLAN	BEALS ASSOCIATES	TODD P. MOREY, P.E.	APRIL 22, 2024	AS SHOWN

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable)

a. **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

- 1. Bordering Vegetated Wetlands
- 2. Other resource area(s), specifically
 - a. BORDERING LAND SUBJECT TO FLOODING, RIVERFRONT AREA, MEAN ANNUAL HIGH WATER OF SPENCER BROOK DELINEATIONS, AND BORDERING LAND SUBJECT TO FLOODING ELEVATION.

b. **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

- 1. Bordering Vegetated Wetlands



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B - Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
MassDEP File #:137-1671
eDEP Transaction #:1719529
City/Town:CONCORD

2. Other resource area(s), specifically
 - a.
- c. **Inaccurate::** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):
 1. Bordering Vegetated Wetlands
 2. Other resource area(s), specifically
 - a.
 3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, S 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation. This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination. The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, S 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

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

Provided by MassDEP:

137-1671

MassDEP File Number

eDEP Transaction Number

Concord

City/Town

E. Signatures

5/10/2024



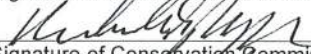

Date of Issuance

4

1. Number of Signers

Please indicate the number of members who will sign this form.

Signatures

	Edward Nardi
Signature of Conservation Commission Member	Printed Name
	Sarah Grimwood
Signature of Conservation Commission Member	Printed Name
	Nicholas Pappas
Signature of Conservation Commission Member	Printed Name
	William Kemeza
Signature of Conservation Commission Member	Printed Name
Signature of Conservation Commission Member	Printed Name
Signature of Conservation Commission Member	Printed Name
Signature of Conservation Commission Member	Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on _____ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. By hand delivery on

3. By certified mail, return receipt requested on

a. Date

5/10/2024

a. Date

FINDINGS
1075 Lowell Road, DEP File #137-1671
Applicant: 1075 Lowell Road LLC.
ORAD Issued May 10, 2024

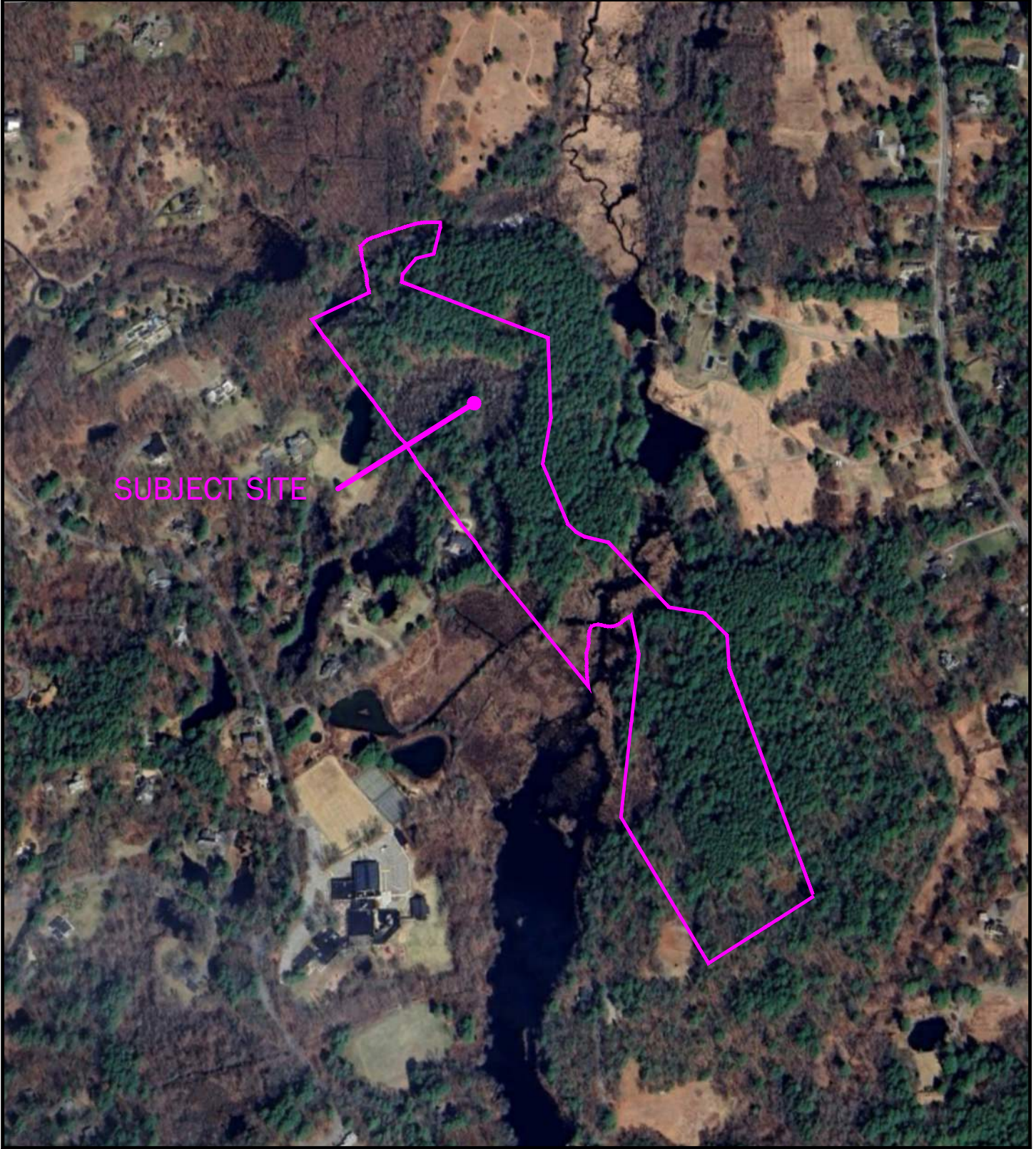
Findings:

1. The Natural Resources Commission (the Commission) has verified the following resource area boundaries as shown on the Abbreviated Notice of Resource Area Delineation sheets 1-4 prepared by Beals Associates, Inc. with a final revision date of April 22, 2024.
 - Bordering Vegetated Wetland flag numbers:
 - D24-D66
 - E1-E40
 - FF5-FF1
 - F1-F37
 - Mean Annual High Water flag numbers:
 - 1-15
 - Bordering Land Subject to Flooding at elevations ranging between 134.3 and 135.6 feet.

Note that there may be other resource areas present on the site which the Commission was not asked to verify. In addition, the Commission was unable to verify resource area boundary flags other than the ones approved in this ORAD. For this reason, the Commission reserves the right to review any future proposal for work on site to determine if there is a resource area or portion thereof not verified in this ORAD that may trigger the Commission's jurisdiction.

APPENDIX E: SUPPORTING FIGURES

REFERENCES: PARCEL BOUNDARIES ACQUIRED FROM PARCEL BOUNDARY DELINEATION DETERMINED BY PRECISION LAND SURVEYING. AERIAL IMAGERY ACQUIRED FROM GOOGLE IMAGERY



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**1075 Lowell Rd. CLCT
Land**

Aerial Map

**Concord
Massachusetts**

Figure 1

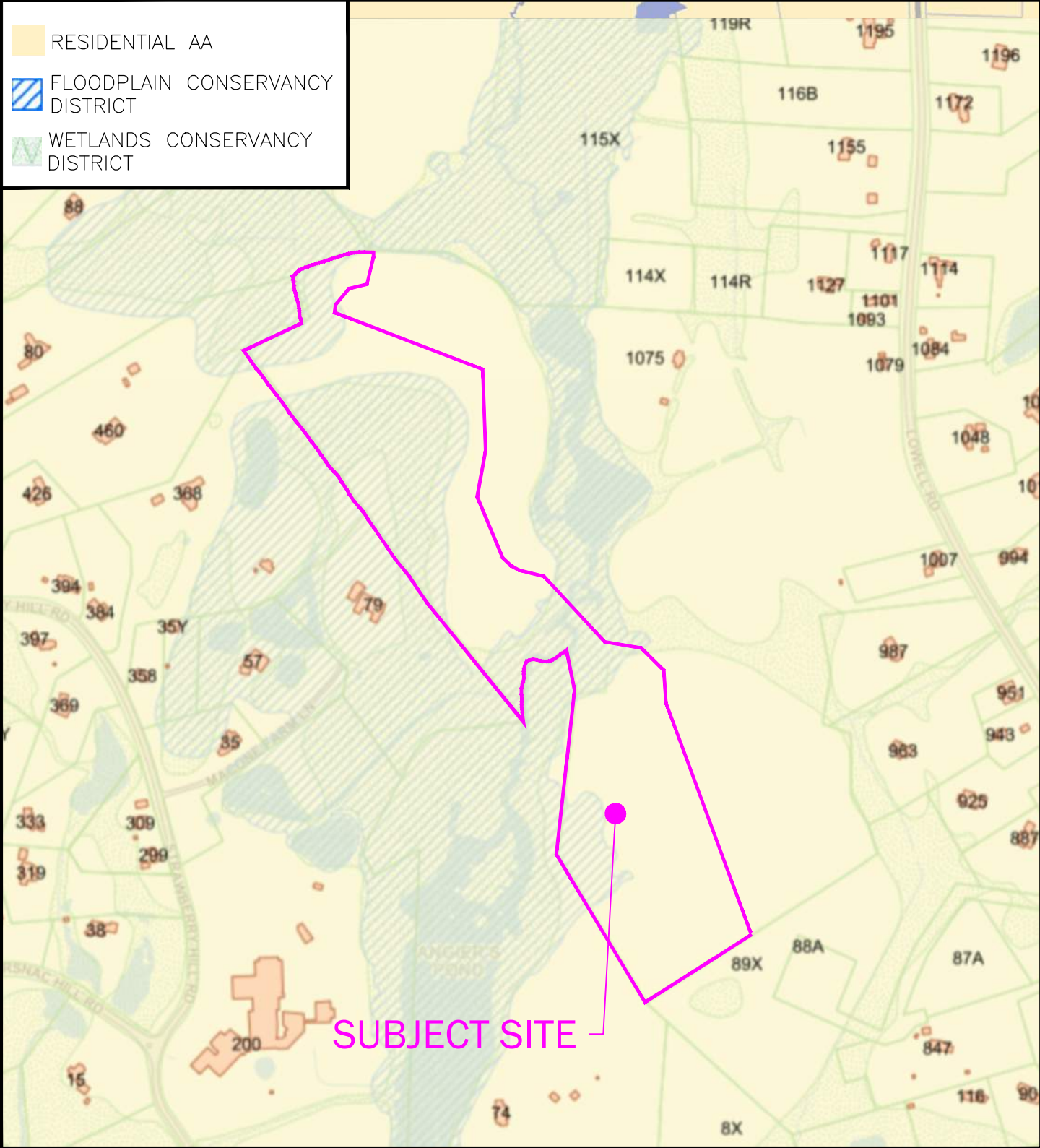
Date: January, 2026

NTS



REFERENCES: PARCEL BOUNDARIES ACQUIRED FROM PARCEL BOUNDARY DELINEATION DETERMINED BY PRECISION LAND SURVEYING. ZONING MAP ACQUIRED FROM TOWN OF CONCORD GIS ON 3/27/2024 AND TOWN OF CONCORD ZONING MAP DATED MAY 2022.

RESIDENTIAL AA
 FLOODPLAIN CONSERVANCY DISTRICT
 WETLANDS CONSERVANCY DISTRICT



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**1075 Lowell Rd. CCLT
 Land**

Zoning Map

**Concord
 Massachusetts**

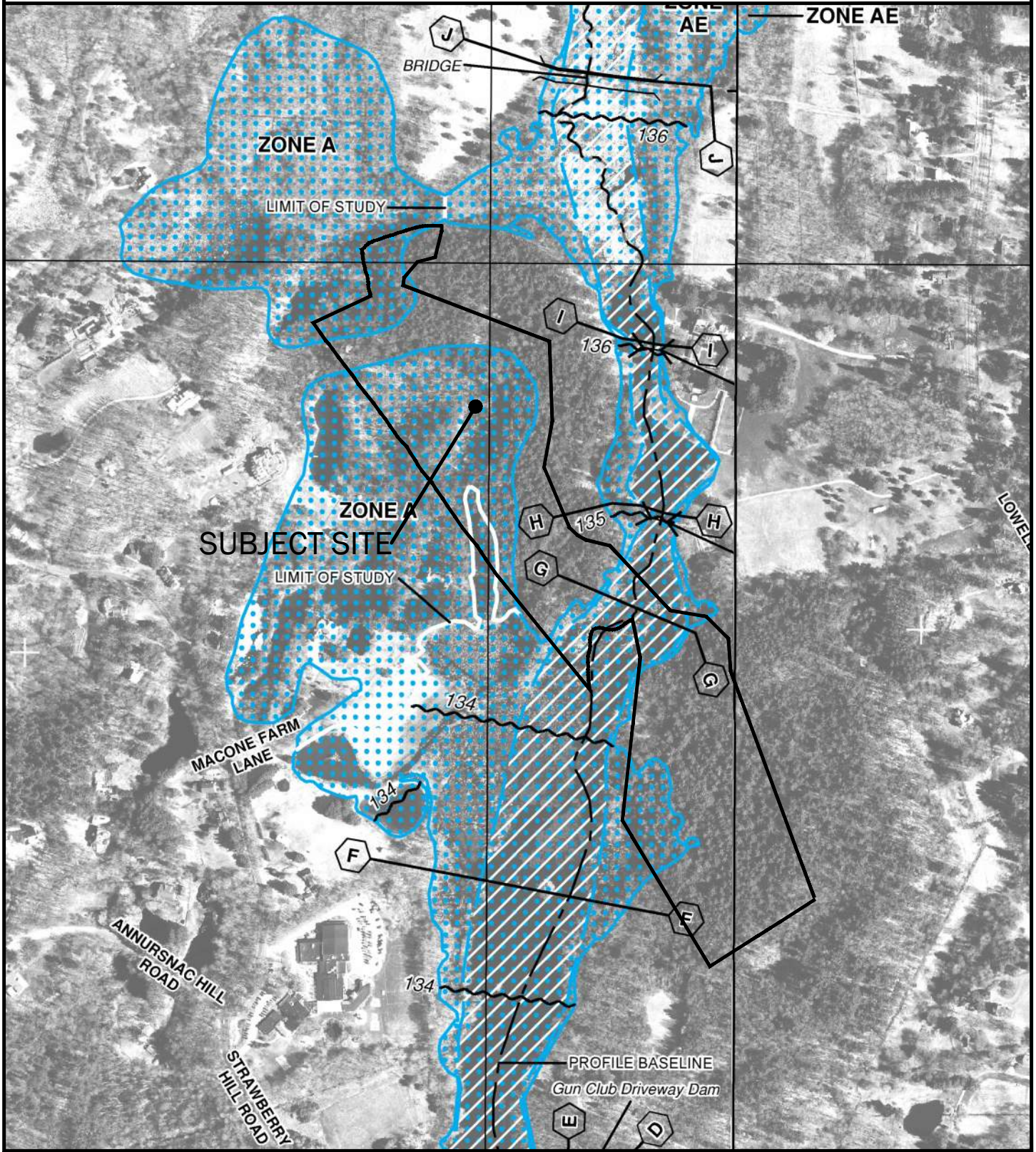
Figure 2

Date: January, 2026

NTS



REFERENCES: PARCEL BOUNDARIES ACQUIRED FROM PARCEL BOUNDARY DELINEATION DETERMINED BY PRECISION LAND SURVEYING. AERIAL IMAGERY ACQUIRED FROM GOOGLE IMAGERY



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1075 Lowell Rd. CLCT
Land

FEMA Map

Concord
Massachusetts

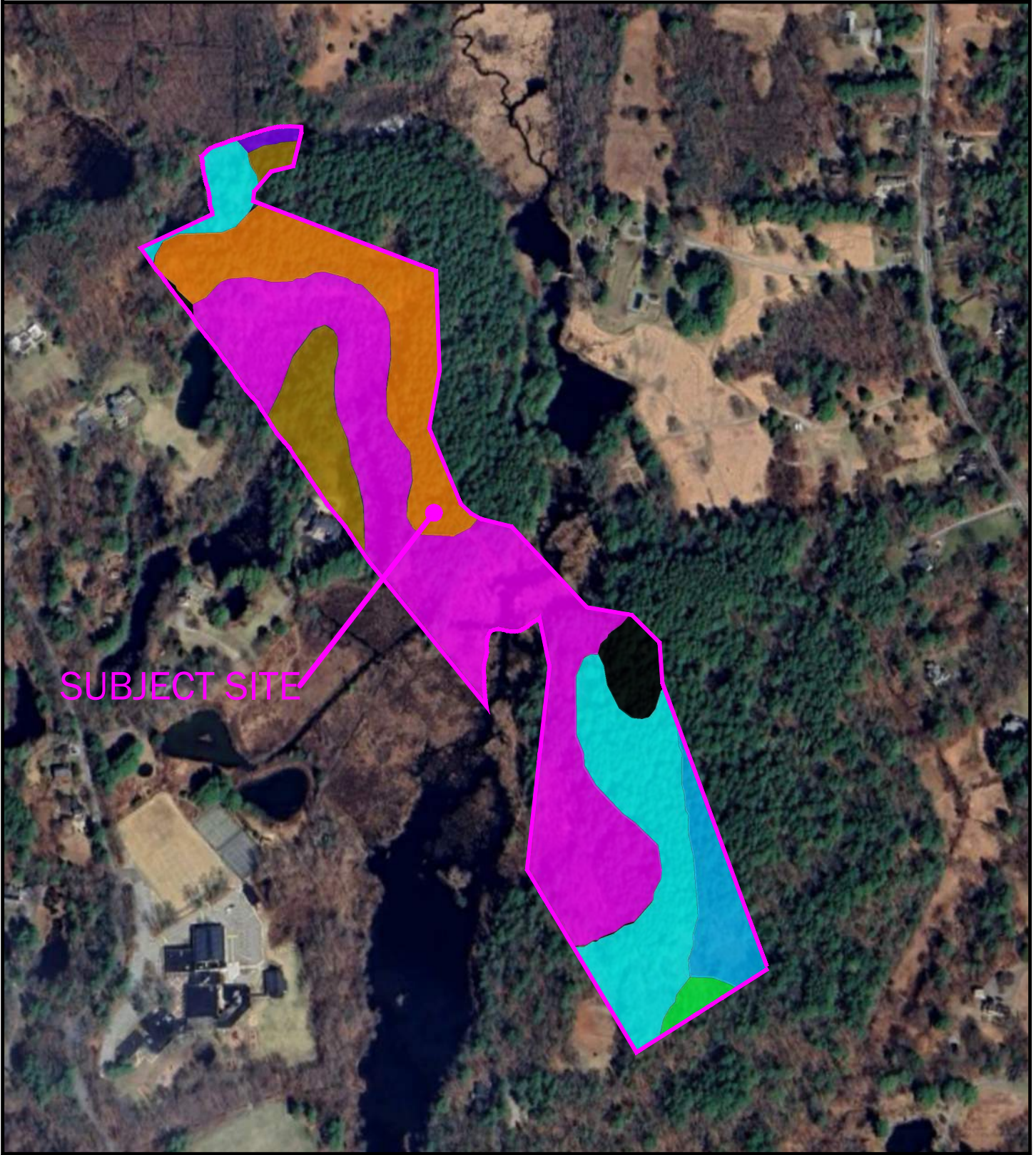
Figure 3

Date: January, 2026

NTS



REFERENCES: PROPERTY LINE INFORMATION WAS OBTAINED FROM A PRECISION LAND SURVEYING PROPERTY LINE SURVEY. SOIL MAP AND MAP UNITS WERE OBTAINED FROM NRCS WEB SOIL SURVEY



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**1075 Lowell Rd. CLCT
Land**

NRCS Soils Map

**Concord
Massachusetts**







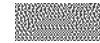

Figure 4

Date: January, 2026

NTS



REFERENCES: PROPERTY LINE INFORMATION WAS OBTAINED FROM A PRECISION LAND SURVEYING PROPERTY LINE SURVEY. SOIL MAP AND MAP UNITS WERE OBTAINED FROM NRCS WEB SOIL SURVEY

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	13.9	4.4%
6A 	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	28.3	9.0%
32B	Wareham loamy fine sand, 0 to 5 percent slopes	18.8	6.0%
36A	Saco mucky silt loam, frequently ponded, 0 to 1 percent slopes, frequently flooded	6.2	2.0%
51A 	Swansea muck, 0 to 1 percent slopes	15.2	4.8%
52A 	Freetown muck, 0 to 1 percent slopes	37.1	11.8%
73B	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	0.2	0.1%
103B	Charlton-Hollis-Rock outcrop complex, 3 to 8 percent slopes	2.2	0.7%
103C	Charlton-Hollis-Rock outcrop complex, 8 to 15 percent slopes	13.2	4.2%
104C	Hollis-Rock outcrop-Charlton complex, 0 to 15 percent slopes	2.4	0.8%
253A	Hinckley loamy sand, 0 to 3 percent slopes	5.0	1.6%
253B 	Hinckley loamy sand, 3 to 8 percent slopes	33.8	10.7%
253C	Hinckley loamy sand, 8 to 15 percent slopes	12.0	3.8%
253D 	Hinckley loamy sand, 15 to 25 percent slopes	17.3	5.5%
253E	Hinckley loamy sand, 25 to 35 percent slopes	2.8	0.9%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	6.3	2.0%
255A	Windsor loamy sand, 0 to 3 percent slopes	2.6	0.8%
255B 	Windsor loamy sand, 3 to 8 percent slopes	20.4	6.5%
255C 	Windsor loamy sand, 8 to 15 percent slopes	12.3	3.9%
256A 	Deerfield loamy fine sand, 0 to 3 percent slopes	34.6	11.0%

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1075 Lowell Rd. CLCT
 Land

NRCS Soils Map Legend

Concord
 Massachusetts

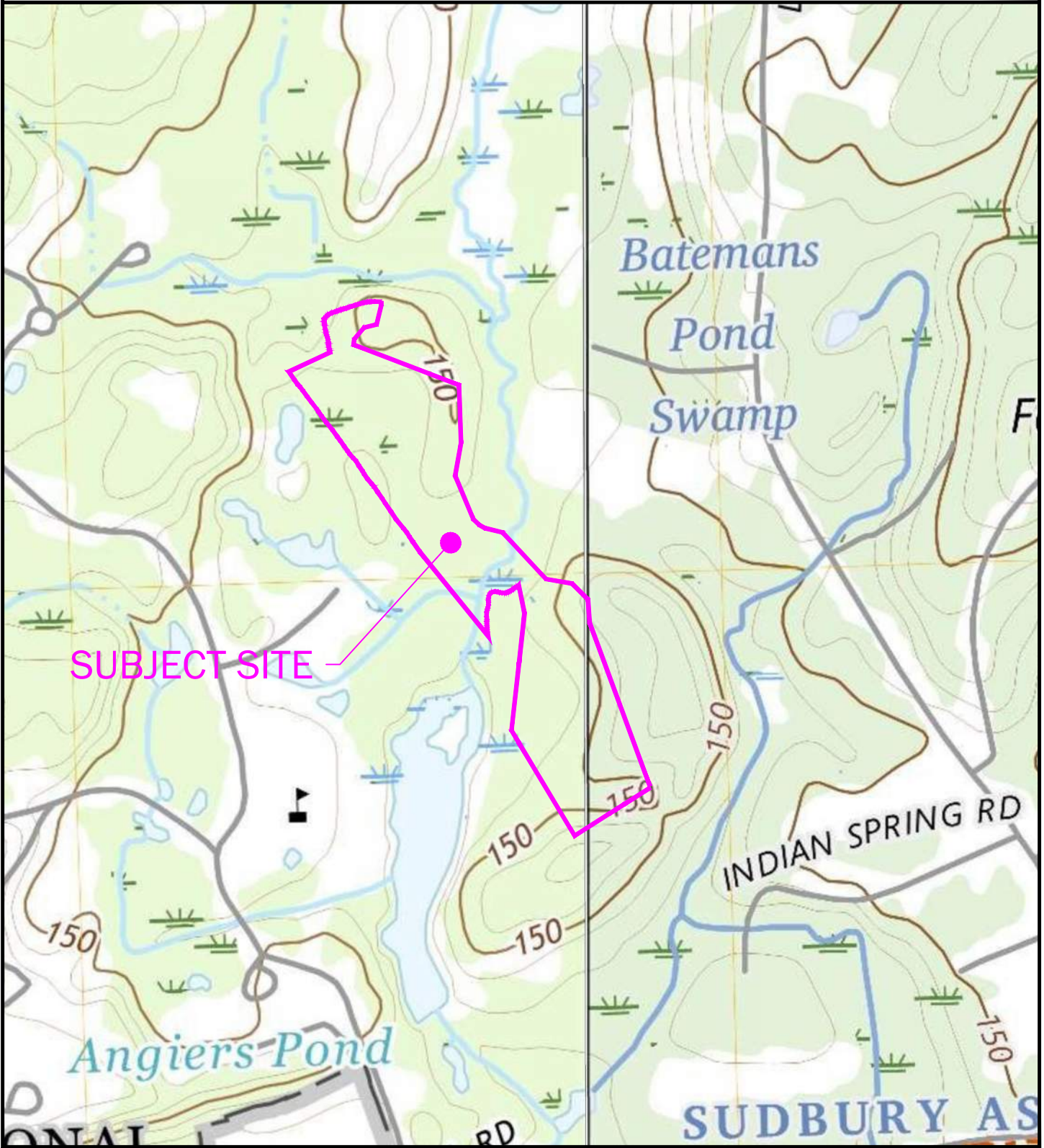
Figure 4A

Date: January, 2026

NTS



REFERENCES: PARCEL BOUNDARIES ACQUIRED FROM PARCEL BOUNDARY DELINEATION DETERMINED BY PRECISION LAND SURVEYING. USGS MAP OBTAINED FROM USGS CONCORD QUADRANGLE MASSACHUSETTS - MIDDLESEX COUNTY NGA REF NO. USGSX24K28148 AND USGS MAYNARD QUADRANGLE MASSACHUSETTS - MIDDLESEX COUNTY NGA REF NO.USGSX24K28148



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1075 Lowell Rd CLCT
Land

USGS Map

Concord
Massachusetts

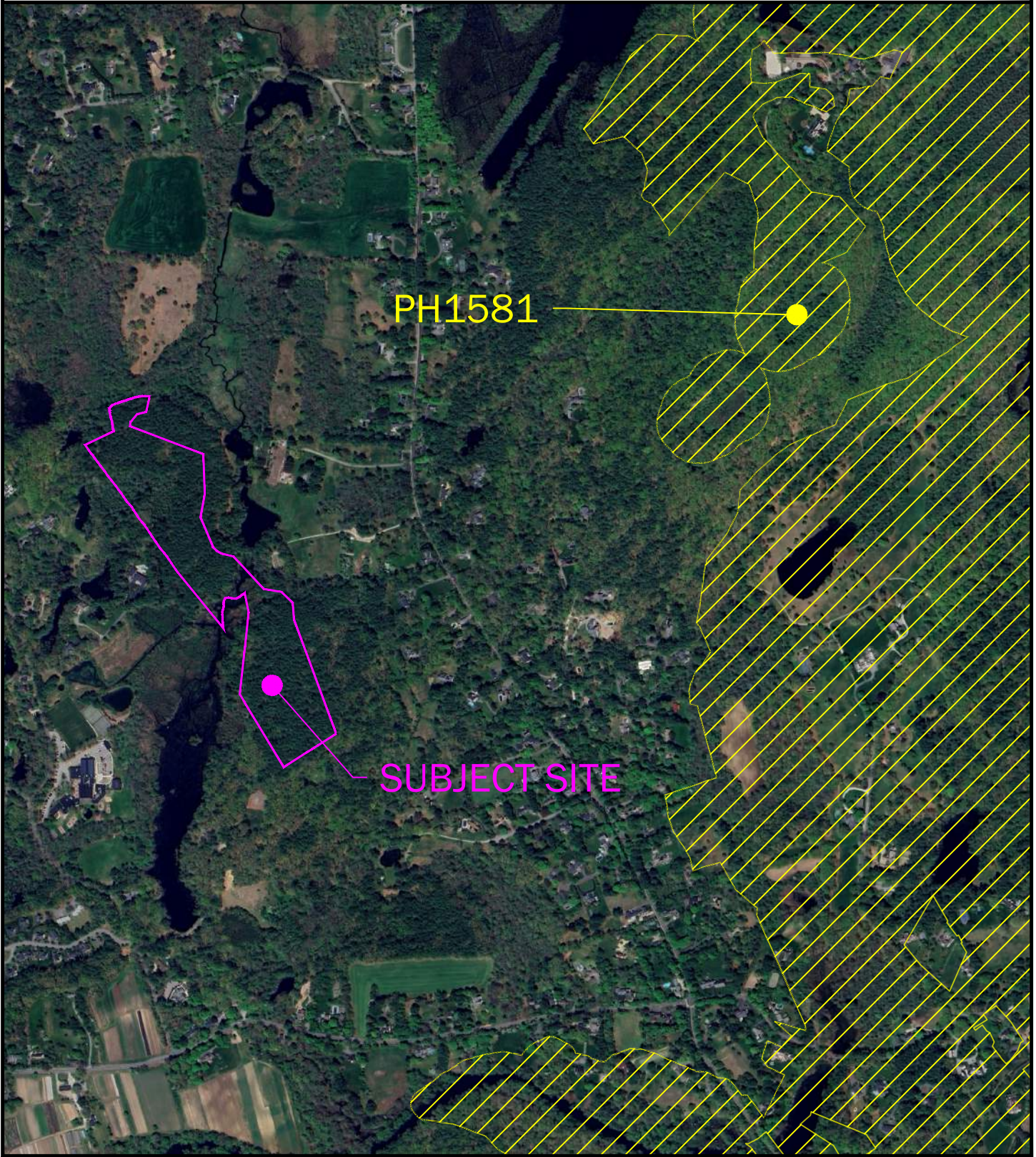
Figure 5

Date: January, 2026

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REFERENCES: PARCEL BOUNDARIES ACQUIRED FROM PARCEL BOUNDARY DELINEATION DETERMINED BY PRECISION LAND SURVEYING. NHESP DATA ACQUIRED FROM MASSACHUSETTS GIS.



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**1075 Lowell Rd CLCT
Land**

NHESP Map

**Concord
Massachusetts**

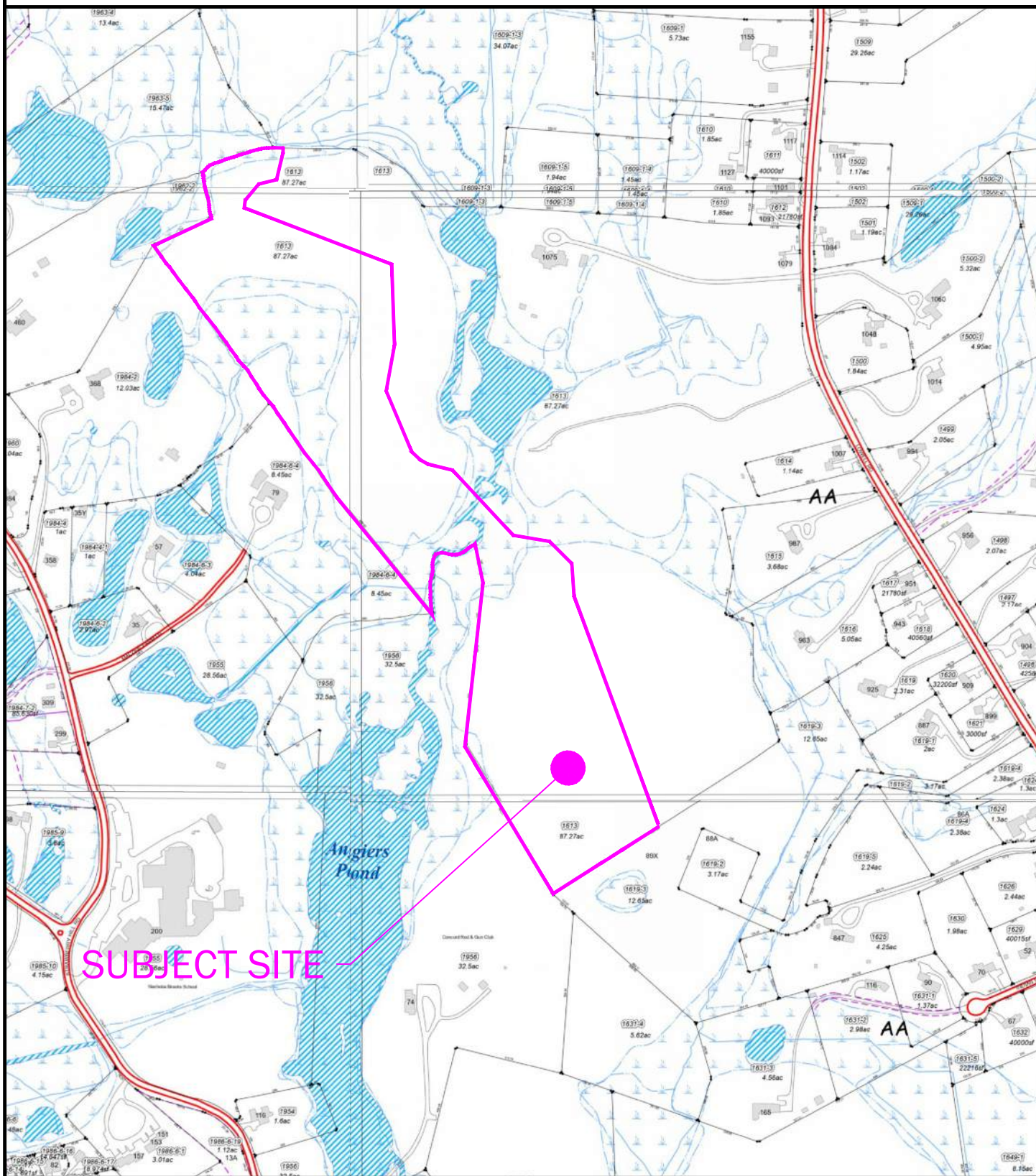
Figure 6

Date: January, 2026

NTS



REFERENCES: TAX MAP WAS ACQUIRED FROM TOWN OF CONCORD ASSESSOR'S DATABASE; DATA AS OF JANUARY 2026. PARCEL BOUNDARIES OBTAINED FROM PARCEL BOUNDARY SURVEY CONDUCTED BY PRECISION LAND SURVEYING.



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**1075 Lowell Rd CLCT
 Land**

Tax Map

**Concord
 Massachusetts**

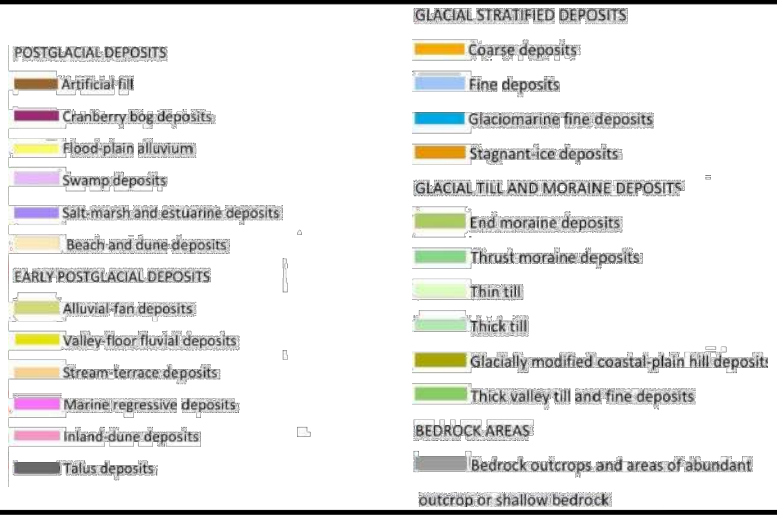
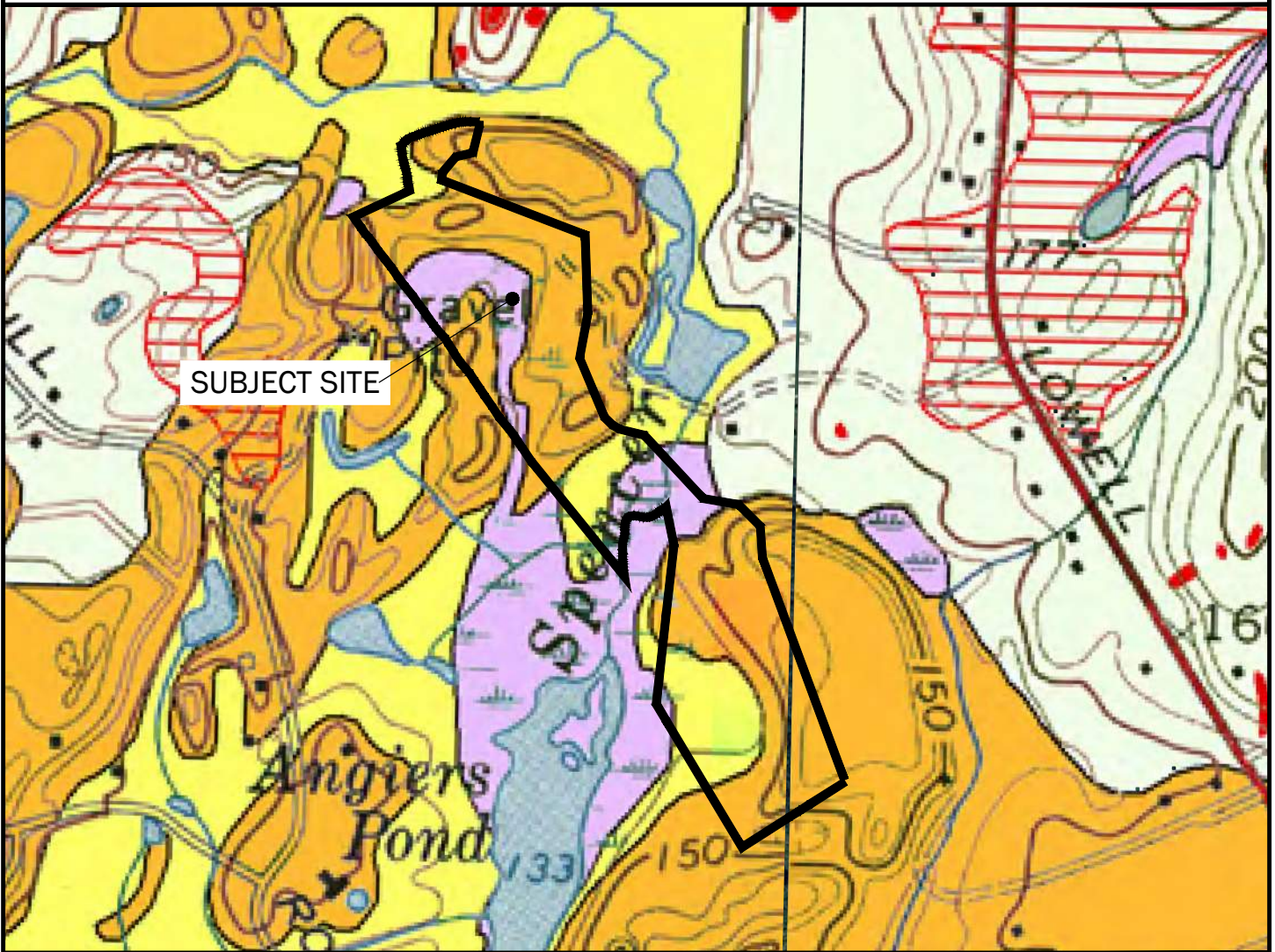
Figure 7

Date: January, 2026

NTS



REFERENCES: PARCEL BOUNDARIES ACQUIRED FROM PARCEL BOUNDARY DELINEATION DETERMINED BY PRECISION LAND SURVEYING. SURFICIAL GEOLOGY INFORMATION WAS OBTAINED FROM SCIENTIFIC INVESTIGATIONS MAP 3402 QUADRANGLE 104 - CONCORD AND QUADRANGLE 97 - MAYNARD.



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1075 Lowell Rd CLCT
 Land

Surficial Geology

Concord
 Massachusetts

Figure 8

Date: January, 2026

NTS



APPENDIX F: NRCS SOILS REPORT



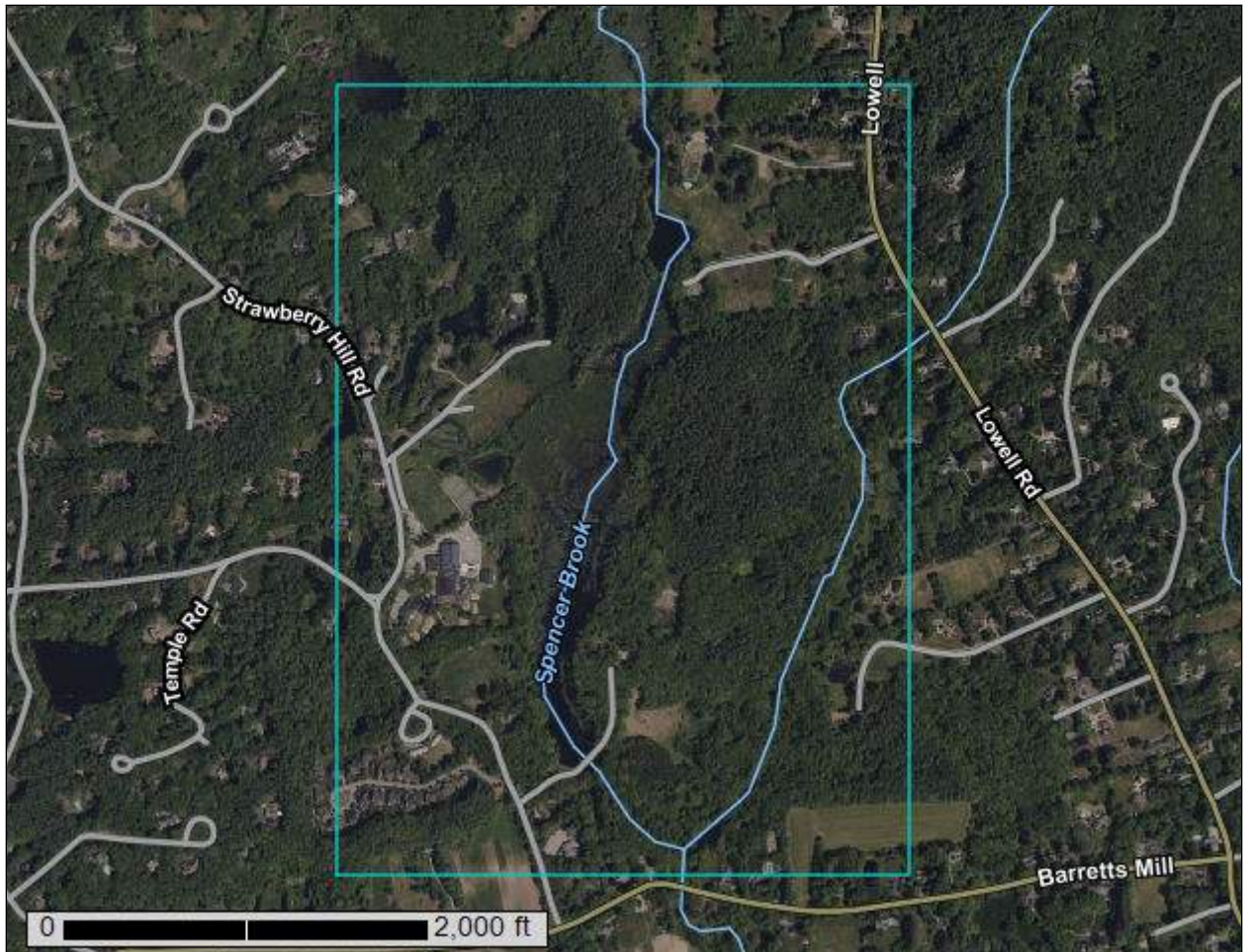
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Middlesex County, Massachusetts



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

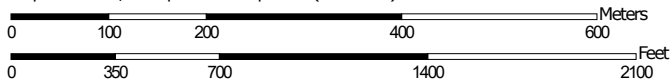
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

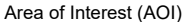





































Map Scale: 1:7,740 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 -  Soil Map Unit Polygons
 -  Soil Map Unit Lines
 -  Soil Map Unit Points
- Special Point Features**
 -  Blowout
 -  Borrow Pit
 -  Clay Spot
 -  Closed Depression
 -  Gravel Pit
 -  Gravelly Spot
 -  Landfill
 -  Lava Flow
 -  Marsh or swamp
 -  Mine or Quarry
 -  Miscellaneous Water
 -  Perennial Water
 -  Rock Outcrop
 -  Saline Spot
 -  Sandy Spot
 -  Severely Eroded Spot
 -  Sinkhole
 -  Slide or Slip
 -  Sodic Spot
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Other Features**
 -  Spoil Area
 -  Stony Spot
 -  Very Stony Spot
 -  Wet Spot
 -  Other
 -  Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 25, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	13.9	4.4%
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	28.3	9.0%
32B	Wareham loamy fine sand, 0 to 5 percent slopes	18.8	6.0%
36A	Saco mucky silt loam, frequently ponded, 0 to 1 percent slopes, frequently flooded	6.2	2.0%
51A	Swansea muck, 0 to 1 percent slopes	15.2	4.8%
52A	Freetown muck, 0 to 1 percent slopes	37.1	11.8%
73B	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	0.2	0.1%
103B	Charlton-Hollis-Rock outcrop complex, 3 to 8 percent slopes	2.2	0.7%
103C	Charlton-Hollis-Rock outcrop complex, 8 to 15 percent slopes	13.2	4.2%
104C	Hollis-Rock outcrop-Charlton complex, 0 to 15 percent slopes	2.4	0.8%
253A	Hinckley loamy sand, 0 to 3 percent slopes	5.0	1.6%
253B	Hinckley loamy sand, 3 to 8 percent slopes	33.8	10.7%
253C	Hinckley loamy sand, 8 to 15 percent slopes	12.0	3.8%
253D	Hinckley loamy sand, 15 to 25 percent slopes	17.3	5.5%
253E	Hinckley loamy sand, 25 to 35 percent slopes	2.8	0.9%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	6.3	2.0%
255A	Windsor loamy sand, 0 to 3 percent slopes	2.6	0.8%
255B	Windsor loamy sand, 3 to 8 percent slopes	20.4	6.5%
255C	Windsor loamy sand, 8 to 15 percent slopes	12.3	3.9%
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	34.6	11.0%

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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
256B	Deerfield loamy fine sand, 3 to 8 percent slopes	11.3	3.6%
260B	Sudbury fine sandy loam, 3 to 8 percent slopes	0.2	0.1%
420C	Canton fine sandy loam, 8 to 15 percent slopes	0.0	0.0%
653	Udorthents, sandy	6.8	2.2%
655	Udorthents, wet substratum	12.0	3.8%
Totals for Area of Interest		315.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

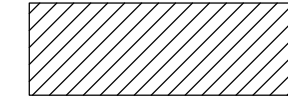
Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

APPENDIX G: FLOOD STORAGE PLAN

FLOOD STORAGE ADDED

ELEVATION	AREA	INCREMENTAL VOLUME	CUMULATIVE VOLUME
134-134.5	150 SF	76.5 CF	76.5 CF

ELEVATION LEGEND



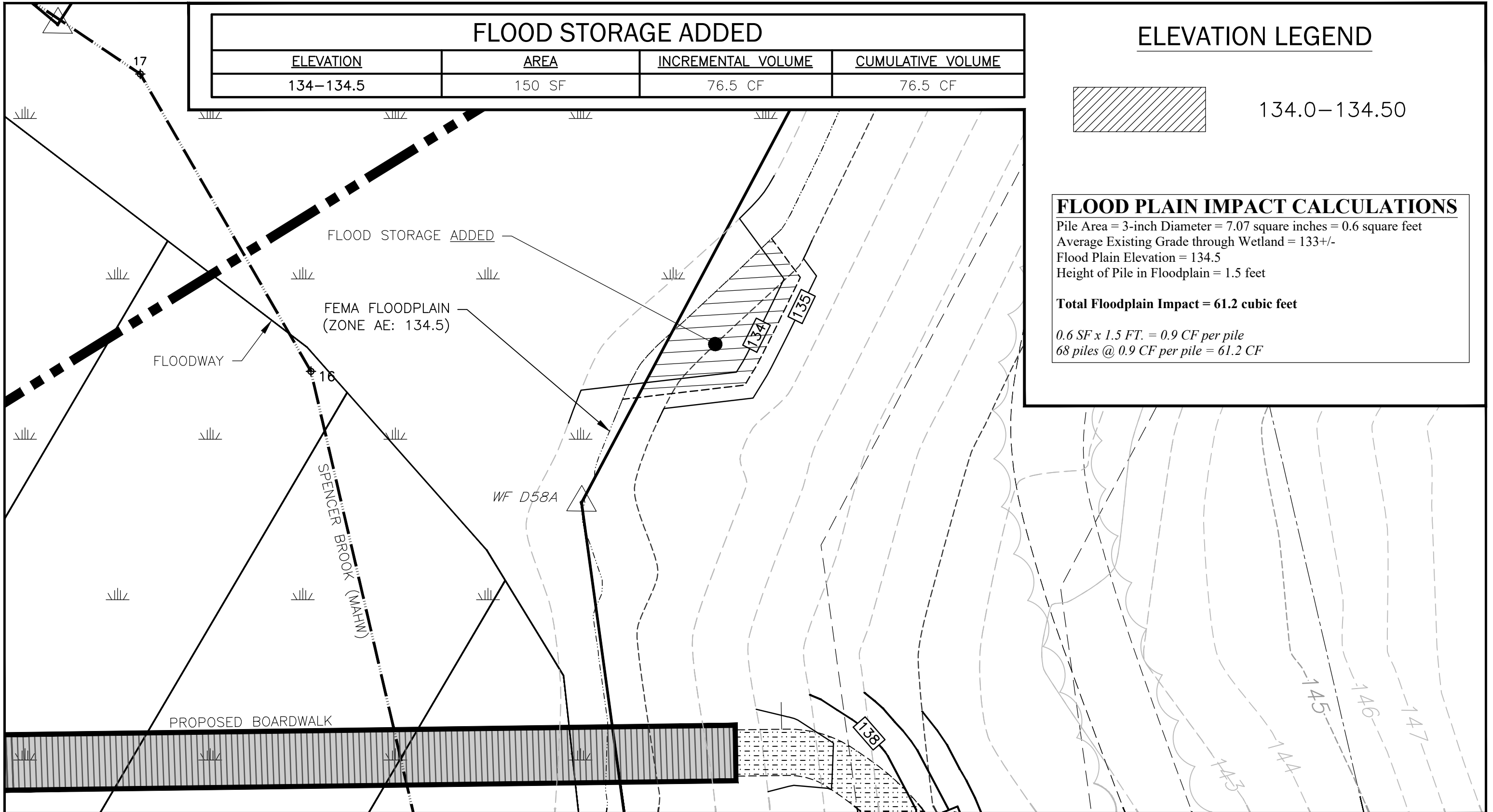
134.0-134.50

FLOOD PLAIN IMPACT CALCULATIONS

Pile Area = 3-inch Diameter = 7.07 square inches = 0.6 square feet
 Average Existing Grade through Wetland = 133+/-
 Flood Plain Elevation = 134.5
 Height of Pile in Floodplain = 1.5 feet

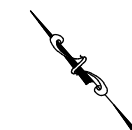
Total Floodplain Impact = 61.2 cubic feet

0.6 SF x 1.5 FT. = 0.9 CF per pile
68 piles @ 0.9 CF per pile = 61.2 CF



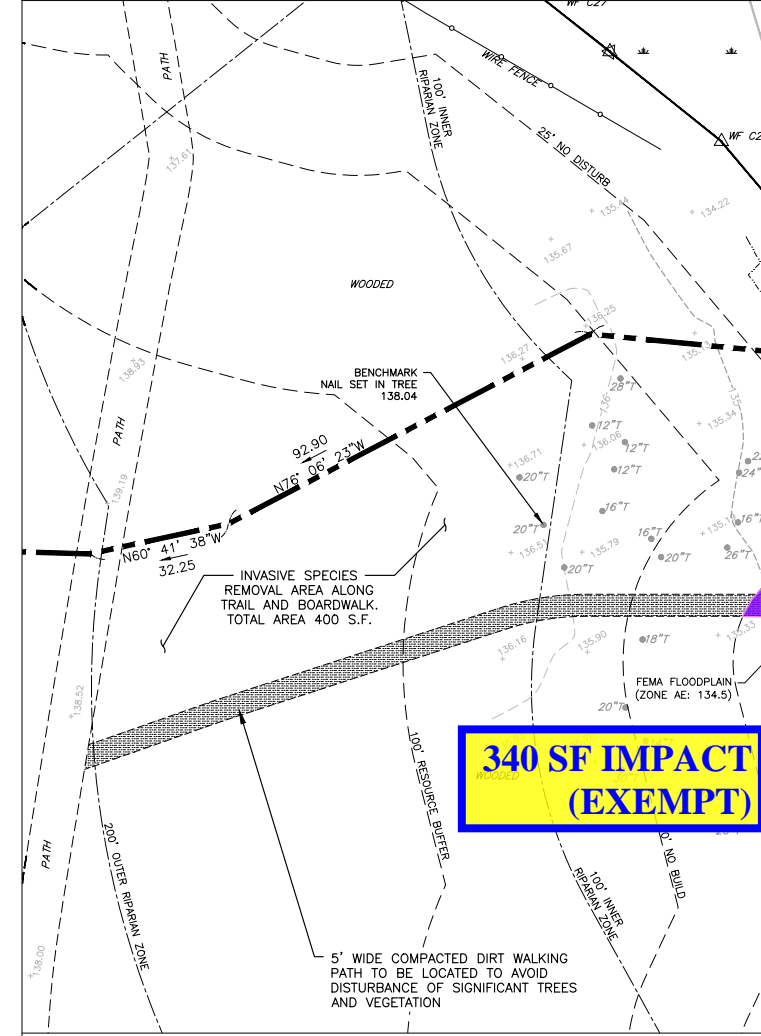
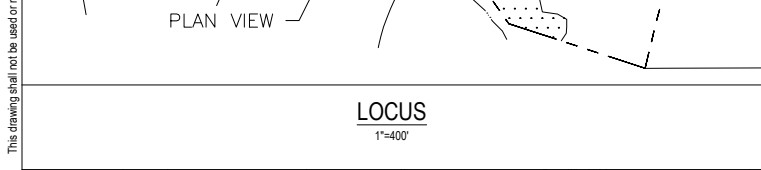
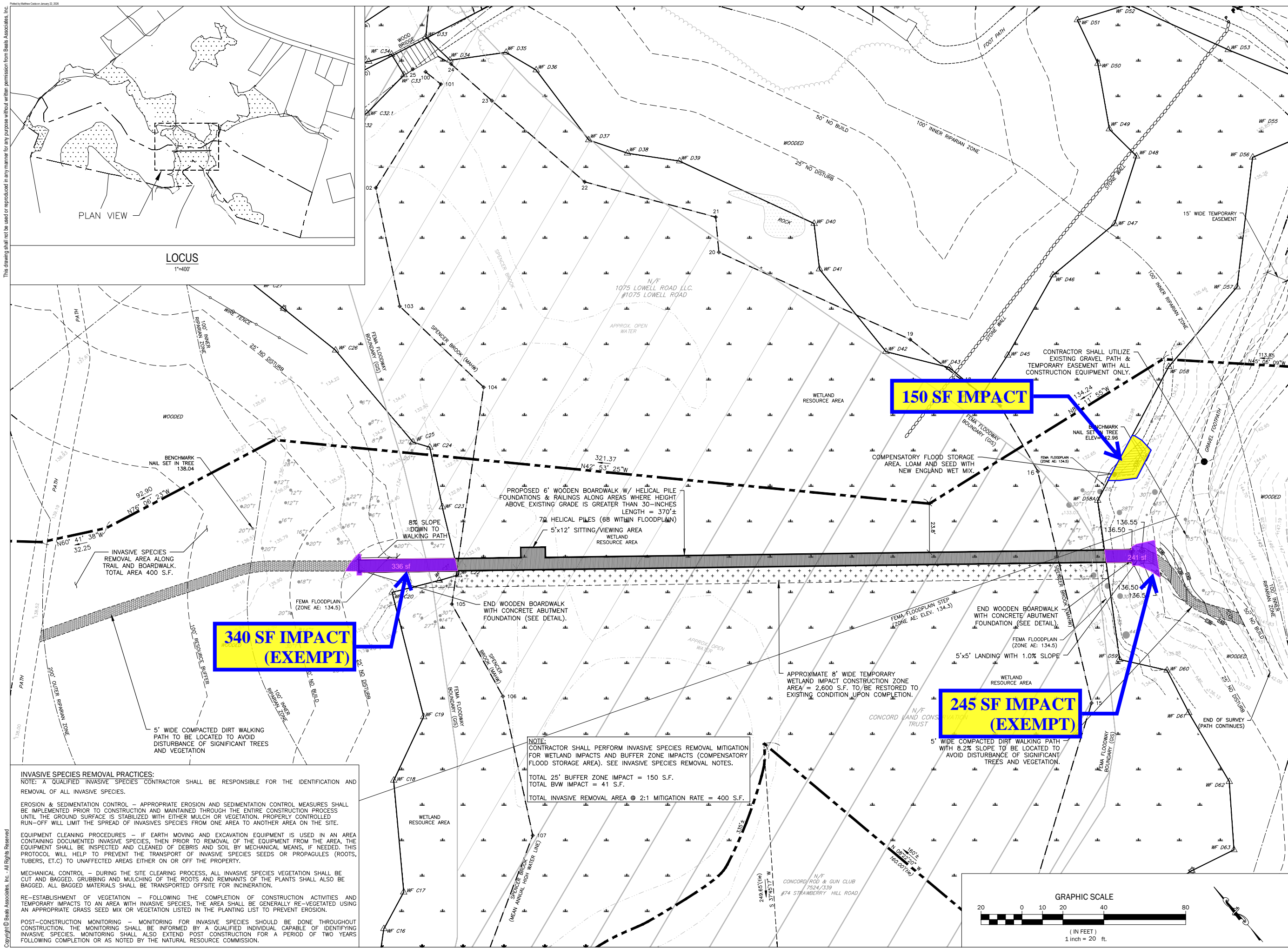
PATH:H:\C-956.06 Concord - CCLT\Autocad\2026.01.28_Plans to Accompany Permit Documents_RO\Site & Grading Plan.dwg

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APPENDIX H: WETLAND BUFFER IMPACT PLAN

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INVASIVE SPECIES REMOVAL PRACTICES:
 NOTE: A QUALIFIED INVASIVE SPECIES CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND REMOVAL OF ALL INVASIVE SPECIES.

EROSION & SEDIMENTATION CONTROL - APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND MAINTAINED THROUGH THE ENTIRE CONSTRUCTION PROCESS UNTIL THE GROUND SURFACE IS STABILIZED WITH EITHER MULCH OR VEGETATION. PROPERLY CONTROLLED RUN-OFF WILL LIMIT THE SPREAD OF INVASIVES SPECIES FROM ONE AREA TO ANOTHER AREA ON THE SITE.

EQUIPMENT CLEANING PROCEDURES - IF EARTH MOVING AND EXCAVATION EQUIPMENT IS USED IN AN AREA CONTAINING DOCUMENTED INVASIVE SPECIES, THEN PRIOR TO REMOVAL OF THE EQUIPMENT FROM THE AREA, THE EQUIPMENT SHALL BE INSPECTED AND CLEANED OF DEBRIS AND SOIL BY MECHANICAL MEANS, IF NEEDED. THIS PROTOCOL WILL HELP TO PREVENT THE TRANSPORT OF INVASIVE SPECIES SEEDS OR PROPAGULES (ROOTS, TUBERS, ETC) TO UNAFFECTED AREAS EITHER ON OR OFF THE PROPERTY.

MECHANICAL CONTROL - DURING THE SITE CLEARING PROCESS, ALL INVASIVE SPECIES VEGETATION SHALL BE CUT AND BAGGED. GRUBBING AND MULCHING OF THE ROOTS AND REMNANTS OF THE PLANTS SHALL ALSO BE BAGGED. ALL BAGGED MATERIALS SHALL BE TRANSPORTED OFFSITE FOR INCINERATION.

RE-ESTABLISHMENT OF VEGETATION - FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES AND TEMPORARY IMPACTS TO AN AREA WITH INVASIVE SPECIES, THE AREA SHALL BE GENERALLY RE-VEGETATED USING AN APPROPRIATE GRASS SEED MIX OR VEGETATION LISTED IN THE PLANTING LIST TO PREVENT EROSION.

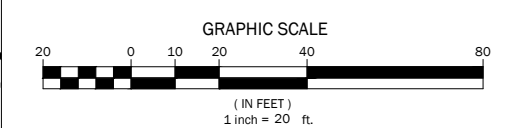
POST-CONSTRUCTION MONITORING - MONITORING FOR INVASIVE SPECIES SHOULD BE DONE THROUGHOUT CONSTRUCTION. THE MONITORING SHALL BE INFORMED BY A QUALIFIED INDIVIDUAL CAPABLE OF IDENTIFYING INVASIVE SPECIES. MONITORING SHALL ALSO EXTEND POST CONSTRUCTION FOR A PERIOD OF TWO YEARS FOLLOWING COMPLETION OR AS NOTED BY THE NATURAL RESOURCE COMMISSION.

NOTE:
 CONTRACTOR SHALL PERFORM INVASIVE SPECIES REMOVAL MITIGATION FOR WETLAND IMPACTS AND BUFFER ZONE IMPACTS (COMPENSATORY FLOOD STORAGE AREA). SEE INVASIVE SPECIES REMOVAL NOTES.
 TOTAL 25' BUFFER ZONE IMPACT = 150 S.F.
 TOTAL BW IMPACT = 41 S.F.
 TOTAL INVASIVE REMOVAL AREA @ 2:1 MITIGATION RATE = 400 S.F.

150 SF IMPACT

340 SF IMPACT (EXEMPT)

245 SF IMPACT (EXEMPT)

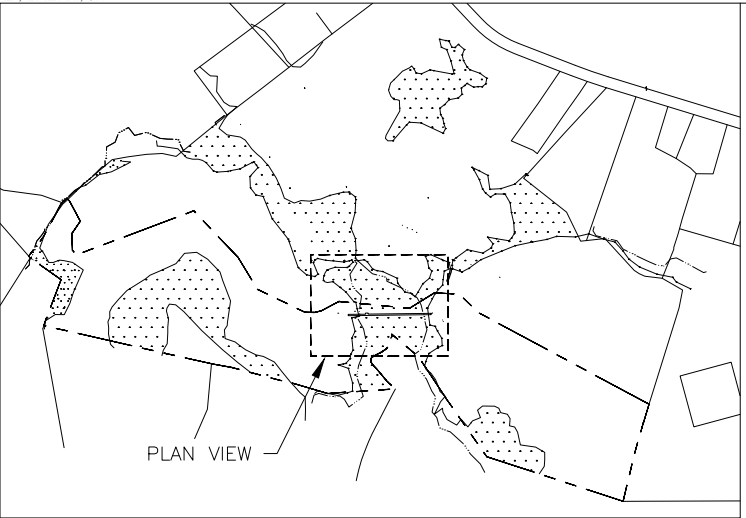
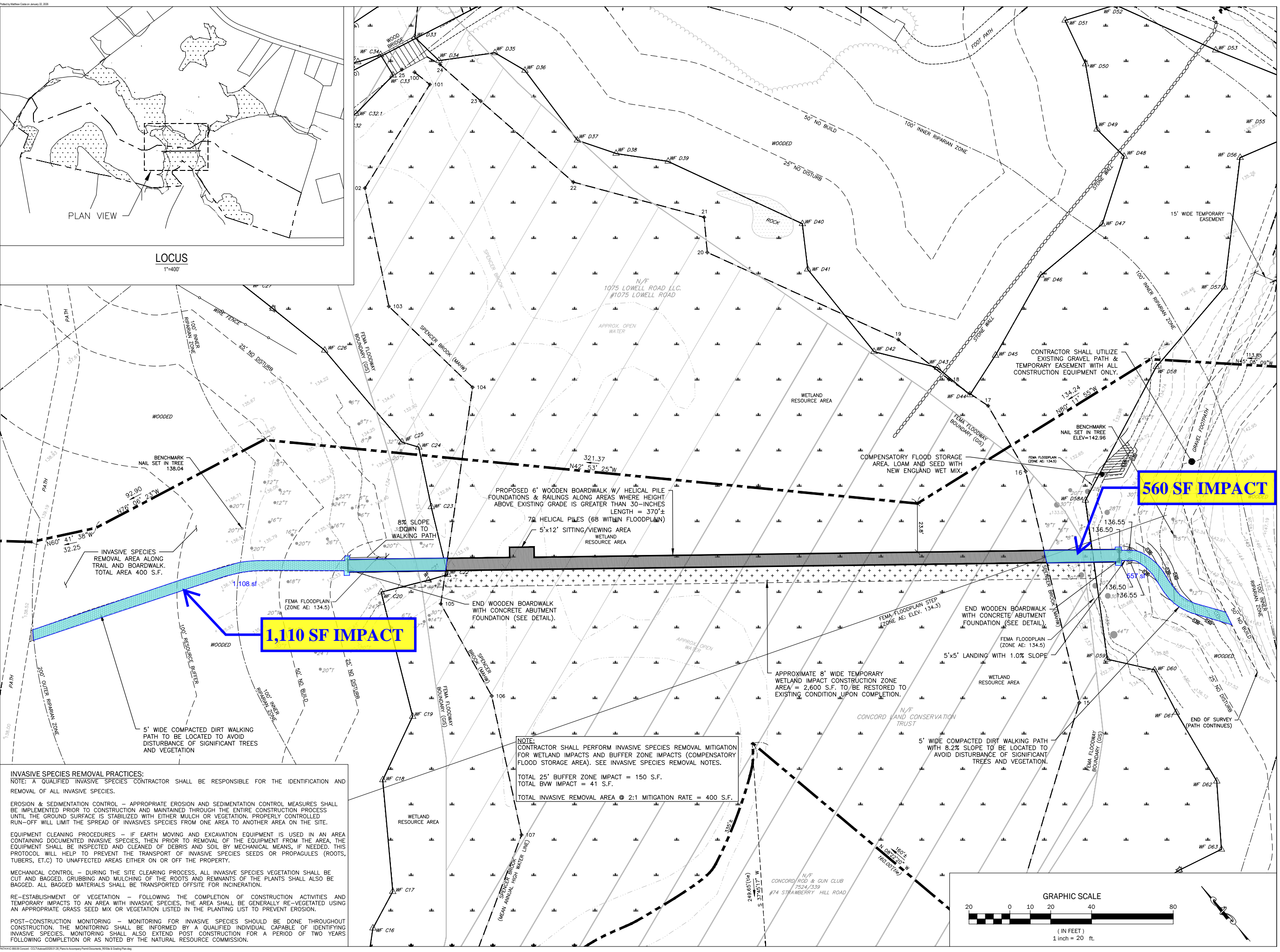


No.	Revision	Date

Not for Construction

APPENDIX I: RIVERFRONT IMPACT PLAN

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LOCUS
1"=400'

INVASIVE SPECIES REMOVAL PRACTICES:
NOTE: A QUALIFIED INVASIVE SPECIES CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND REMOVAL OF ALL INVASIVE SPECIES.

EROSION & SEDIMENTATION CONTROL - APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS UNTIL THE GROUND SURFACE IS STABILIZED WITH EITHER MULCH OR VEGETATION. PROPERLY CONTROLLED RUN-OFF WILL LIMIT THE SPREAD OF INVASIVE SPECIES FROM ONE AREA TO ANOTHER AREA ON THE SITE.

EQUIPMENT CLEANING PROCEDURES - IF EARTH MOVING AND EXCAVATION EQUIPMENT IS USED IN AN AREA CONTAINING DOCUMENTED INVASIVE SPECIES, THEN PRIOR TO REMOVAL OF THE EQUIPMENT FROM THE AREA, THE EQUIPMENT SHALL BE INSPECTED AND CLEANED OF DEBRIS AND SOIL BY MECHANICAL MEANS, IF NEEDED, THIS PROTOCOL WILL HELP TO PREVENT THE TRANSPORT OF INVASIVE SPECIES SEEDS OR PROPAGULES (ROOTS, TUBERS, ET.C) TO UNAFFECTED AREAS EITHER ON OR OFF THE PROPERTY.

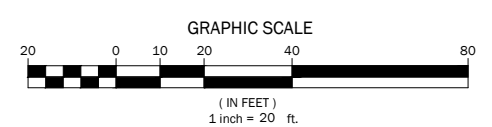
MECHANICAL CONTROL - DURING THE SITE CLEARING PROCESS, ALL INVASIVE SPECIES VEGETATION SHALL BE CUT AND BAGGED. GRUBBING AND MULCHING OF THE ROOTS AND REMNANTS OF THE PLANTS SHALL ALSO BE BAGGED. ALL BAGGED MATERIALS SHALL BE TRANSPORTED OFFSITE FOR INCINERATION.

RE-ESTABLISHMENT OF VEGETATION - FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES AND TEMPORARY IMPACTS TO AN AREA WITH INVASIVE SPECIES, THE AREA SHALL BE GENERALLY RE-VEGETATED USING AN APPROPRIATE GRASS SEED MIX OR VEGETATION LISTED IN THE PLANTING LIST TO PREVENT EROSION.

POST-CONSTRUCTION MONITORING - MONITORING FOR INVASIVE SPECIES SHOULD BE DONE THROUGHOUT CONSTRUCTION. THE MONITORING SHALL BE INFORMED BY A QUALIFIED INDIVIDUAL CAPABLE OF IDENTIFYING INVASIVE SPECIES. MONITORING SHALL ALSO EXTEND POST CONSTRUCTION FOR A PERIOD OF TWO YEARS FOLLOWING COMPLETION OR AS NOTED BY THE NATURAL RESOURCE COMMISSION.

NOTE:
CONTRACTOR SHALL PERFORM INVASIVE SPECIES REMOVAL MITIGATION FOR WETLAND IMPACTS AND BUFFER ZONE IMPACTS (COMPENSATORY FLOOD STORAGE AREA). SEE INVASIVE SPECIES REMOVAL NOTES.

TOTAL 25' BUFFER ZONE IMPACT = 150 S.F.
TOTAL BVW IMPACT = 41 S.F.
TOTAL INVASIVE REMOVAL AREA @ 2:1 MITIGATION RATE = 400 S.F.



No.	Reason	Date

Not for Construction

APPENDIX J: PLANS TO ACCOMPANY PERMIT DOCUMENTS

(UNDER SEPARATE COVER)