

NOTICE OF INTENT

Filed under the Massachusetts Wetlands Protection Act and the
Town of Harvard Wetlands Bylaw

for the

Cleanup and Restoration of previous tree clearing, restoration and
repair of an existing pool/patio area, construction of a patio, farmers
porch, and side egress stairs, and overall drainage improvements
within the 100-Foot Buffer Zone

Located at

19 Warren Avenue, Harvard, MA

Applicant

Joseph Portuondo

Project Number 34420

Representative

Daniel B. Wolfe, P.E.

David E. Ross Associates, Inc.

Civil Engineers, Land Surveyors & Environmental Consultants

P. O. Box 795

Harvard, MA 01451

March 2024





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

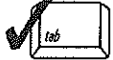
MassDEP File Number

Document Transaction Number

Harvard

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):

19 Warren Avenue

a. Street Address

Harvard

b. City/Town

01451

c. Zip Code

Latitude and Longitude:

42.49340

d. Latitude

-71.58420

e. Longitude

Map 22B

f. Assessors Map/Plat Number

Parcel 39

g. Parcel /Lot Number

2. Applicant:

Joseph

a. First Name

Portuondo

b. Last Name

c. Organization

19 Warren Avenue

d. Street Address

Harvard

e. City/Town

MA

f. State

01451

g. Zip Code

781-475-8524

h. Phone Number

i. Fax Number

josephportuondo@yahoo.com

j. Email Address

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

☐ Check if more than one owner

Joseph

a. First Name

Portuondo

b. Last Name

c. Organization

19 Warren Avenue

d. Street Address

Harvard

e. City/Town

MA

f. State

01451

g. Zip Code

781-475-8524

h. Phone Number

i. Fax Number

josephportuondo@yahoo.com

j. Email address

4. Representative (if any):

Daniel

a. First Name

Wolfe

b. Last Name

David E. Ross Associates, Inc.

c. Company

6 Lancaster County Road, P.O. Box 795

d. Street Address

Harvard

e. City/Town

MA

f. State

01451

g. Zip Code

978-772-6232

h. Phone Number

978-772-6258

i. Fax Number

dwolfe@davidross.com

j. Email address

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

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

This project is for the cleanup and restoration of previous tree clearing, restoration and repair of an existing pool/patio area, construction of a patio, farmers porch, and side egress stairs, and overall drainage improvements all within the 100-foot buffer zone.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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:

Worcester

a. County

91

c. Book

18128

b. Certificate # (if registered land)

128

d. Page Number

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

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

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



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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 | N/A | N/A |
| | 1. linear feet | 2. linear feet |
| b. <input type="checkbox"/> Bordering Vegetated Wetland | N/A | N/A |
| | 1. square feet | 2. square feet |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways | N/A | N/A |
| | 1. square feet | 2. square feet |
| | N/A | |
| | 3. cubic yards dredged | |

| Resource Area | Size of Proposed Alteration | Proposed Replacement (if any) |
|--|--|-------------------------------|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | N/A | N/A |
| | 1. square feet | 2. square feet |
| | N/A | N/A |
| | 3. cubic feet of flood storage lost | 4. cubic feet replaced |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding | N/A | |
| | 1. square feet | |
| | N/A | N/A |
| | 2. cubic feet of flood storage lost | 3. cubic feet replaced |
| f. <input type="checkbox"/> Riverfront Area | N/A | |
| | 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:

| N/A | N/A | N/A |
|----------------------|-------------------------------|--|
| a. total square feet | b. square feet within 100 ft. | c. square feet between 100 ft. and 200 ft. |

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

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

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

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



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

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

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

| <u>Resource Area</u> | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
|---|---|--|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below | |
| b. <input type="checkbox"/> Land Under the Ocean | N/A 1. square feet N/A 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 | N/A 1. square feet | N/A 2. cubic yards beach nourishment |
| e. <input type="checkbox"/> Coastal Dunes | N/A 1. square feet | N/A 2. cubic yards dune nourishment |
| | <u>Size of Proposed Alteration</u> | <u>Proposed Replacement (if any)</u> |
| f. <input type="checkbox"/> Coastal Banks | N/A 1. linear feet | |
| g. <input type="checkbox"/> Rocky Intertidal Shores | N/A 1. square feet | |
| h. <input type="checkbox"/> Salt Marshes | N/A 1. square feet | N/A 2. sq ft restoration, rehab., creation |
| i. <input type="checkbox"/> Land Under Salt Ponds | N/A 1. square feet N/A 2. cubic yards dredged | |
| j. <input type="checkbox"/> Land Containing Shellfish | N/A 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 N/A 1. cubic yards dredged | |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | N/A 1. square feet | |
| 4. <input type="checkbox"/> 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. | |
| | N/A a. square feet of BVW | N/A b. square feet of Salt Marsh |
| 5. <input type="checkbox"/> Project Involves Stream Crossings | | |
| | N/A a. number of new stream crossings | N/A b. number of replacement stream crossings |



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

MassGIS 2/24

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

(a) within wetland Resource Area

N/A

percentage/acreage

(b) outside Resource Area

N/A

percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

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

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

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



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

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

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. N/A N/A
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 - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull 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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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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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.

Site Plan designed for Joseph Portuondo

a. Plan Title

David E. Ross Associates, Inc.

Daniel B. Wolfe, P.E.

b. Prepared By

c. Signed and Stamped by

March 7, 2024

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

3742191

2. Municipal Check Number

3742192

4. State Check Number

Santander - Bank Check

6. Payor name on check: First Name

3/14/24

3. Check date

3/14/24

5. Check date

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

| | | | |
|---|--|---------|----------------|
| 1. Signature of Applicant | <u><i>David B. Wolf, AS AUTHORIZED AGENT</i></u> | 2. Date | <u>3-21-24</u> |
| 3. Signature of Property Owner (if different) | <u><i>David B. Wolf</i></u> | 4. Date | <u>3-21-24</u> |
| 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.

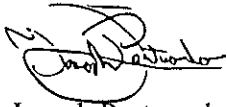
March 21, 2024

RE: 19 Warren Avenue
Harvard, MA 01451
Assessor's Map 22B, Parcel 39

To Whom It May Concern:

I hereby authorize Daniel B. Wolfe of David E. Ross Associates, Inc., to act as my Agent in matters related to the above referenced property. This authorization includes the execution of applications forms, preparation and presentation of plans, and the required communications with all necessary Boards and/or Commissions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joseph Portuondo", written over a horizontal line.

Joseph Portuondo
19 Warren Avenue
Harvard, MA 01451
781-475-8524



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NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

19 Warren Avenue

a. Street Address

3742192

c. Check number

Harvard

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

Joseph

a. First Name

Portuondo

b. Last Name

c. Organization

19 Warren Avenue

d. Mailing Address

Harvard

e. City/Town

MA

f. State

01451

g. Zip Code

781-475-8524

h. Phone Number

i. Fax Number

josephportuondo@yahoo.com

j. Email Address

3. Property Owner (if different):

Same

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

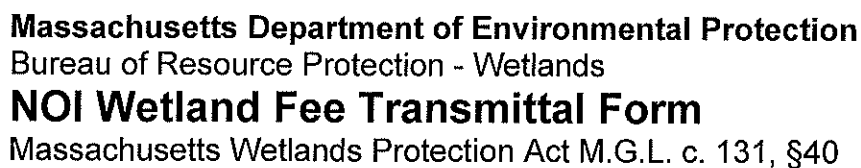
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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

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

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

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



| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|---|-----------------------------|--------------------------------|------------------------------|
| Single Family Residential Lot with no house construction (Category 1) | 1 | \$110.00 | \$110.00 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Step 5/Total Project Fee: | | | \$110.00 |

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

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.

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.

noifeetf.doc • Welland Fee Transmittal Form • rev. 10/11

WPA Attachment A.

Massachusetts Wetlands Protection Act M.G.L. c. 131 s. 40

Proposed Project Description

Project Location: 19 Warren Avenue, Harvard, MA.

Applicant: Joseph Portuondo

Project No. 34420

This project is for the cleanup and restoration of a previous tree and invasive growth clearing exercise. In addition, the applicant wishes to restore and repair an existing pool and patio area that has fallen into disrepair. The existing concrete patio has broken apart into many separate sections and is to be removed and replaced with a porous paver area while the pool itself is restored with a new liner and other various repairs and upgrades. The owner also proposes a new brick paver patio adjacent to the existing house in addition to a new farmers porch and walkway along the front of the house. The other main access, on the southerly side of the house, will also receive an improved side yard porch and stairs to replace the failing porch/stair system.

Additional work seeks to rectify a major drainage problem whereby stormwater runoff was previously diverted by a hand-dug trench to draw water away from the house and to alleviate water in the basement. This trench was dug in an area that interferes with the utility of the pool area and has created a water nuisance on the northerly portion of the property. The applicant proposes to provide an infiltration trench that will collect and infiltrate some of the water flowing across the property in addition to redirecting water around the southerly end of the house toward the existing wetland and natural stream flow to the west.

When all substantial work has been completed, the applicant wishes to resurface the existing driveway in its current location. Final tree and shrub placement is to also occur as shown on the Site Plan and any further disturbed surfaces are to be loamed and seeded for full stability.

By virtue of the surrounding wetlands, all activities proposed are within the 100-foot buffer zone. A siltation barrier is proposed to be placed between all proposed activities and the wetland areas, as shown on the site plan. All disturbed areas will be appropriately stabilized.

WPA Attachment A.

Massachusetts Wetlands Protection Act M.G.L. c. 131 s. 40

Proposed Project Description

Wetland Delineation Data:

By Brandon Ducharme, David E. Ross Associates, Inc.

Site visits were conducted on November 1, 2023 and December 14, 2023, to evaluate the above referenced site with regard to the presence of Wetland Resource Areas, as defined by the Massachusetts Wetlands Protection Act (M.G.L. c. 131 s. 40) and Regulations (310 CMR 10.00) and by the Federal Clean Water Act (Section 404) and the Town of Harvard Wetlands Protection Bylaw.

Soil observation points were taken using a hand auger and vegetation was examined in areas where “saturated or inundated” conditions were noted. From these points, transects were run perpendicular to slope until upland soils and vegetation were encountered. The information obtained from these transects was then used to determine the flag locations along the wetland boundary. Evidence of tree cutting was observed throughout the site, some areas of cutting were identified within Wetland Resource Areas.

Hydric Soil Probe OP-1 (Transect at A-Series)

| | | |
|---------|----|----------|
| 0”-16” | A | 10YR 2/2 |
| 16”-24” | Bg | 2.5Y 7/2 |

Saturated to Surface with standing water at 2”
There is a drainage pattern identified within BVW

Trees:

| | | |
|---|-----|------|
| Northern Red Maple (<i>Acer rubrum</i>) | 40% | FAC |
| White Ash (<i>Fraxinus americana</i>) | 20% | FACU |
| Eastern White Pine (<i>Pinus strobus</i>) | 20% | FACU |

Shrubs and Saplings:

| | | |
|---|-----|----------------|
| Common Winterberry (<i>Ilex verticillata</i>) | 30% | FACW+ |
| Burning Bush (<i>Euonymus alatus</i>) | 20% | Not Classified |

Ground Cover:

| | | |
|--|-----|------|
| Cinnamon Fern (<i>Osmunda cinnamomea</i>) | 40% | FACW |
| Sensitive Fern (<i>Onoclea sensibilis</i>) | 20% | FACW |
| Sedge (<i>Carex spp.</i>) | 15% | OBL |

WPA Attachment A.

Massachusetts Wetlands Protection Act M.G.L. c. 131 s. 40

Proposed Project Description

Upland Soil Probe OP-2 (Transect at A-Series)

| | | |
|---------|----|----------|
| 0" -10" | Ap | 10YR 2/2 |
| 10"-20" | Bw | 10YR 5/6 |

Saturation at 16"

No groundwater identified

Trees:

| | | |
|---|-----|------|
| Eastern White Pine (<i>Pinus strobus</i>) | 40% | FACU |
| Eastern Hemlock (<i>Tsuga canadensis</i>) | 20% | FACU |
| Sweet Birch (<i>Bitula lenta</i>) | 10% | FACU |
| White Ash (<i>Fraxinus americana</i>) | 10% | FACU |

Shrubs & Saplings:

| | | |
|-------------------------------------|-----|------|
| Sweet Birch (<i>Bitula lenta</i>) | 15% | FACU |
|-------------------------------------|-----|------|

Woody Vine:

| | | |
|--|-----|-------|
| American Bittersweet (<i>Celastrus scandens</i>) | 10% | FACU- |
|--|-----|-------|

An "A" series of wetland flags were placed along a wooded swamp located along the southerly side of the driveway and house which is associated with an intermittent stream. Surface and groundwater were observed breaking out of the side slope, collecting within the intermittent stream that continues into a culvert under Warren Avenue. There is an "in-ground" pool located behind the house that was installed adjacent to the wetland. The construction of the pool may have altered the hydrology of the site creating additional groundwater breaking out onto the ground between the pool and the house. A drainage swale was created to direct the surface water northward, around the house and along the northerly side of the property, where it deposits into a swale along the eastly side of Warren Avenue. Soil observation points taken along the northerly side of the house consist of "marginal" hydric soils demonstrating that this area is a developing wetland area. As the topography becomes more gradual, approaching Warren Avenue, the soils become hydric and the presence of wetland vegetation was identified. The table below identifies wetland flags that were placed in the field along the BVW:

WPA Attachment A.

Massachusetts Wetlands Protection Act M.G.L. c. 131 s. 40

Proposed Project Description

| | Flag ID | Flag Numbers |
|---------------------------|------------|----------------|
| BVW Boundary (A – Series) | Blue Flags | WF A1 – WF A22 |

Additional wetland flags were placed along the easterly side of the BVW, beginning in the rear of the property, along the swale around the pool and continue north towards the abutting property. The table below identifies wetland flags that were placed in the field along the opposite side of the BVW:

| | Flag ID | Flag Numbers |
|---------------------------|------------|---------------|
| BVW Boundary (B – Series) | Blue Flags | WF C1 – WF C9 |

This area is considered a Bordering Vegetated Wetland (BVW) as pursuant to 310 CMR 10.55(2)(a). The boundary of the wetland was delineated in the field according to regulation 10.55(2)(c) which states that:

“the boundary of Bordering Vegetated Wetlands is the line with which 50% of more of the vegetational community consists of wetland indicator plants and where saturated or inundated conditions exist.”

There is a Buffer Zone that extends 100-feet landward from either side of the Bordering Vegetated Wetlands encompassing the entirety of the property.

Upon reviewing the most recently available Flood Insurance Rate Map for the Town of Harvard, the project site does not have areas on or near the site subject to inundation during the 100-year frequency storm event, which would be considered Bordering Land Subject to Flooding. This information was obtained from the Federal Flood Insurance Rate (FIRM) Flood Plain Map 25027CO477F for Harvard, Massachusetts dated July 16, 2014.

In accordance with regulation 310 CMR 10.59, no project may be permitted which will have an adverse effect on specified habitat sites of rare vertebrate or invertebrate species. Specified habitat sites of rare species have been identified by the Massachusetts Natural Heritage and Endangered Species Program of the Division of Fisheries and Wildlife. The Massachusetts Natural Heritage Atlas 15th Edition indicates that there are no habitat sites of rare species and wildlife or certified vernal pools on or near the project site.

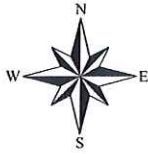
WPA Attachment A.

Massachusetts Wetlands Protection Act M.G.L. c. 131 s. 40

Proposed Project Description

Supplemental Information:

- No portion of the work is located within an NHESP Priority and Estimated Habitat Area.
- No portion of the project is located within an ACEC.
- None of the disturbances are located within the FEMA 100-year flood zone.
- There are no Outstanding Resource Waters on the site.



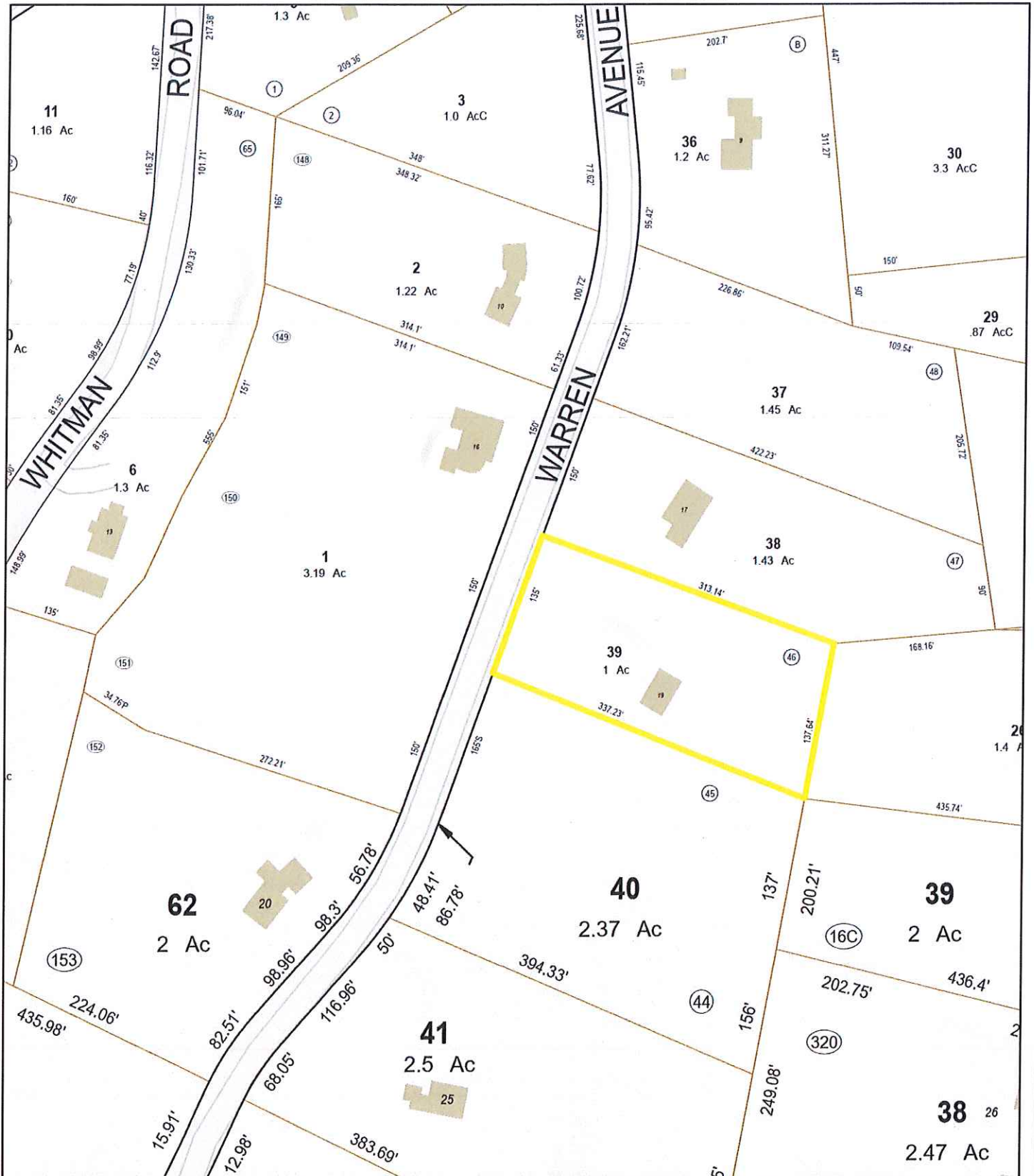
Town of Harvard, MA

1 inch = 139 Feet



www.cai-tech.com

March 7, 2024



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

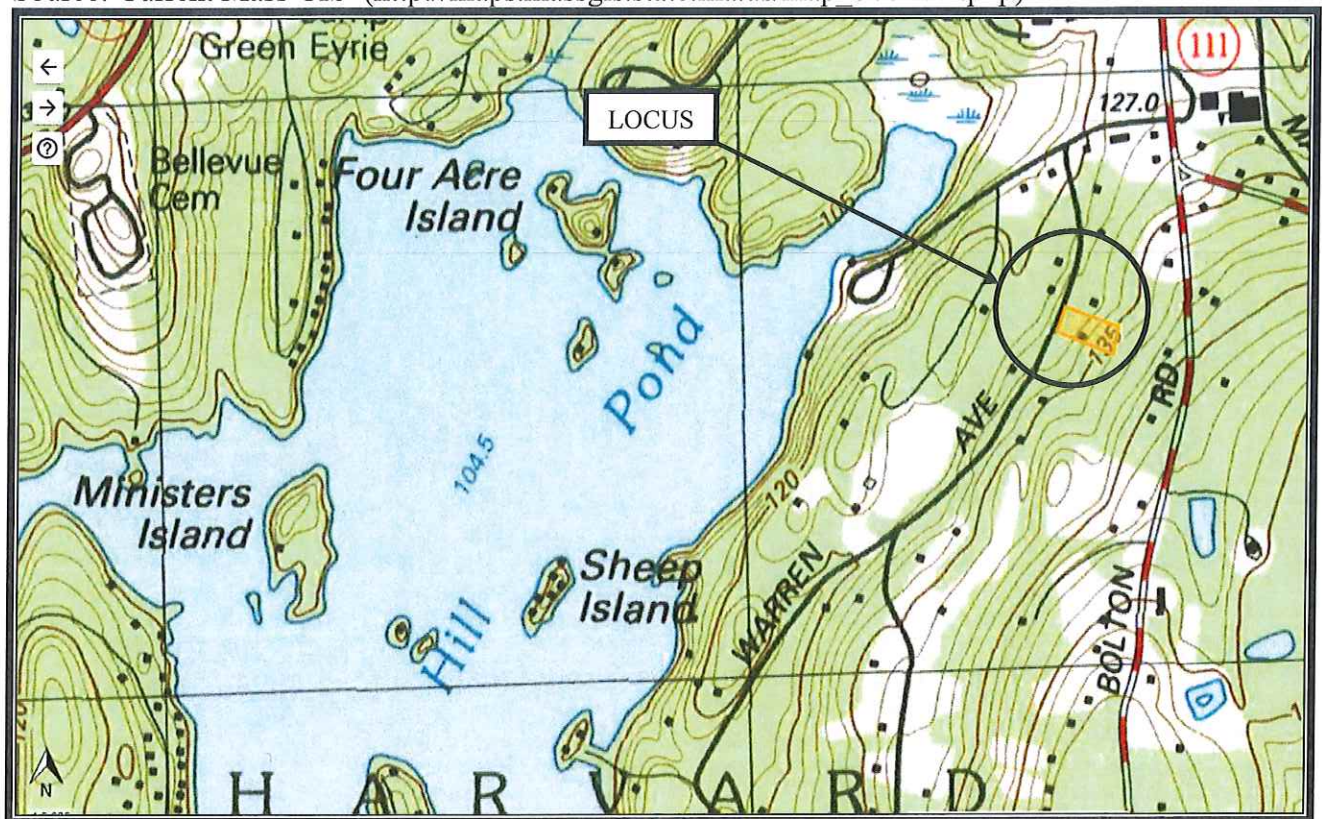
DAVID E. ROSS ASSOCIATES, INC.

Civil Engineers, Land Surveyors, Environmental Consultants

USGS

Site: #10 Houghton Lane – Harvard, MA 01451
(Map 12 – Parcel 68)

Source: Current Mass GIS (http://maps.massgis.state.ma.us/map_ol/oliver.php)



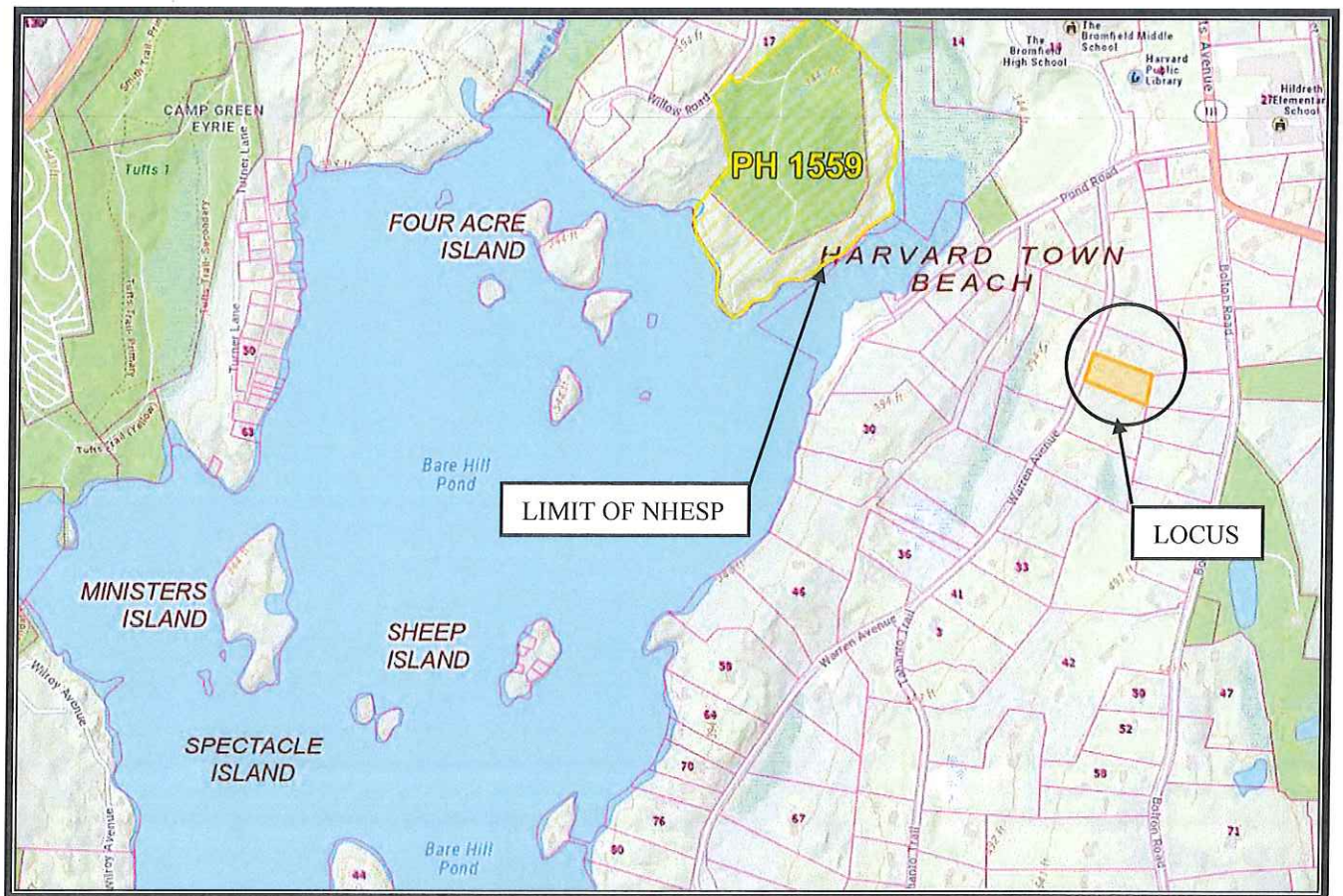
DAVID E. ROSS ASSOCIATES, INC.

Civil Engineers, Land Surveyors, Environmental Consultants

NHESP

Site: #19 Warren Avenue – Harvard, MA 01451
(Map 22B – Parcel 39)

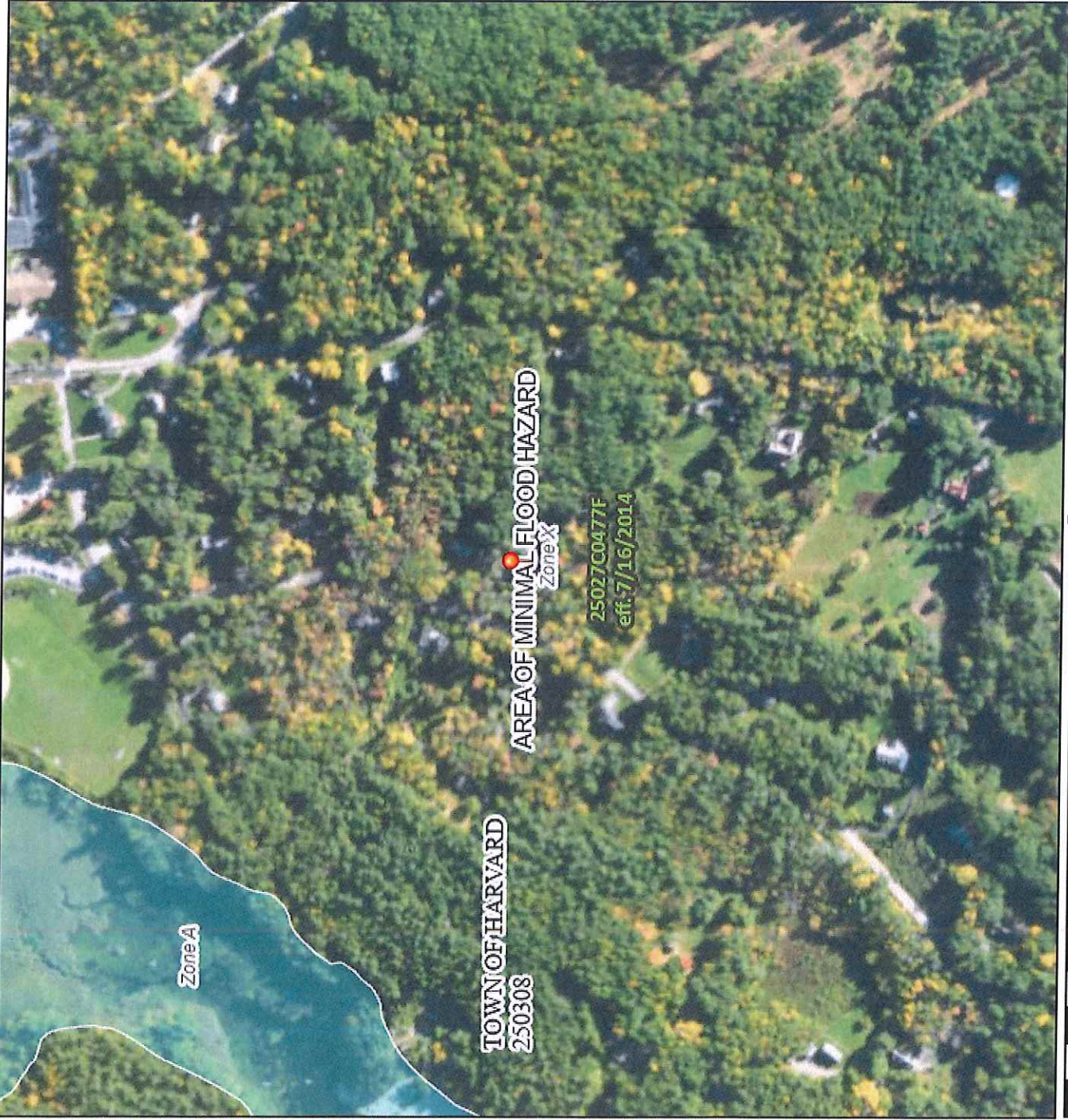
Source: Current Mass GIS (http://maps.massgis.state.ma.us/map_ol/oliver.php)



National Flood Hazard Layer FIRMette



71°35'22"W 42°29'45"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°34'44\"/>

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| SPECIAL FLOOD HAZARD AREAS | |
|-----------------------------|--|
| | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | |
| | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | |
| | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | Effective LOMRS Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | |
| | Channel, Culvert, or Storm Sewer |
| | Levee, Dike, or Floodwall |
| OTHER FEATURES | |
| | Cross Sections with 1% Annual Chance |
| | Water Surface Elevation |
| | Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |
| MAP PANELS | |
| | Digital Data Available |
| | No Digital Data Available |
| | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/7/2024 at 7:13 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FORM A
NOTICE OF FILING

DATE: March 21, 2024 RE: Property located at: 19 Warren Avenue
FROM: Joseph Portuondo
(applicant)

Address: 19 Warren Avenue, Harvard, MA 01451

Telephone: 781-475-8524

- A. Pursuant to the requirements of M.G.L. Chapter 131 §. 40 and /or the Harvard Wetlands Bylaw I am submitting herewith a complete copy of a Request for Determination of Applicability or an Application for a Harvard Wetland Permit. Copies of this complete application have been submitted as required under subsection 147-14 Notice to Town Boards by certified mail or hand delivery as follows:

| | Date of Submittal |
|---|-------------------|
| Conservation Commission (10 copies) | <u>3/21/24</u> |
| Department of Environmental Protection (2 copies) | <u>3/21/24</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

(add boards as specified at time of filing)

- B. Have the abutters to the property on which the work is proposed, been notified about the filing of this application, on Form B? ☒ Yes (attach a certified list of abutters) ☐ No
- C. If the owner of the land is other than the Applicant, the owner must either sign this application in the space provided or provide written authorization for the Applicant to apply.

Owner's Signature _____ Date: _____

- D. Please check the appropriate box(s):

- ☐ Request for Determination of Applicability
☒ Notice of Intent
☐ Abbreviated Notice of Intent
☐ Abbreviated Notice of Resource Area Delineation
☐ Amendment of the Order of Conditions

- E. Have the appropriate Town filing fees been included? ☒ Yes ☐ No

26 Bolton Road
Harvard, MA 01451

March 18, 2024

Harvard Conservation Commission
15 Elm Street
Harvard, MA 01451


Re: Notice of Intent for 19 Warren Ave., Harvard, MA

Dear Commission Members,

We are writing to let you know that we have been notified by Joseph Portuondo, owner of 19 Warren Ave. in Harvard, MA that some tree removal work was inadvertently performed on our property. We are also aware that Mr. Portuondo will soon put in some new plantings, as mitigation for work he had completed within the wetland area. We have reviewed the proposed site plan and agree to the mitigation work intended to be performed on our property, as shown on the attached plan, which will be limited to planting five (5) trees at our property at Parcel Number 41 (a/k/a 022-040-000-000).

Thank you for your oversight of this work.

Sincerely,



Fred D. Alach



Carol Maxime

FORM B
NOTIFICATION TO ABUTTERS
MASSACHUSETTS WETLAND PROTECTION ACT
AND HARVARD WETLANDS PROTECTION BYLAW

DATE: March 21, 2024 Certified Mail # _____

or Date of Hand Delivery: _____

TO: _____
(abutter) (address)

FROM: Joseph Portuondo, 19 Warren Avenue, Harvard, MA 01451 781-475-8524
(applicant) (address) (Telephone No.)

RE: Property identified on Harvard Assessors Map # 22B Parcel 39
The address of the lot where the activity is proposed is:
19 Warren Avenue, Harvard, MA

Pursuant to the requirements of the Harvard Wetlands Protection Bylaw and the second paragraph of Massachusetts General Laws Chapter 131 §40, you are hereby notified that the following forms have been filed with the Harvard Conservation Commission:

- ☒ A Notice of Intent or Abbreviated Notice of Intent seeking permission to conduct one or more of the following, remove, fill, dredge, or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, §40) and the Harvard Wetlands Protection Bylaw (Chapter 119 of the Code of the Town of Harvard).
- _____ An Abbreviated Notice of Resource Area Delineation for confirmation of the delineation of a Bordering Vegetated Wetland (BVW) for projects in the buffer zone under the Wetlands Protection Act (General Law Chapter 131, § 40) and the Harvard Wetlands Protection Bylaw (Chapter 119 of the Code of the Town of Harvard).
- _____ A Request for Determination of Applicability of the Harvard Wetlands Protection Bylaw (Chapter 119 of the Code of the Town of Harvard) and the State Wetlands Protection Act (General Laws Chapter 131, §40)
- _____ Amendment to the Order of Conditions under the Harvard Wetland Bylaw (Chapter 119 of the Code of the Town of Harvard)

The Harvard Wetlands Protection Bylaw defines abutters as those persons whose property is within 300 feet of the boundary of the property or whose property lies across a traveled way or railroad bed from the property identified above. Notices shall be sent to the most recent owner of the property according to the most recent Assessors record. The list of abutters shall be certified by the Board of Assessors.

The Harvard Conservation Commission will hold a public hearing on the filing within twenty-one (21) days upon receipt of the complete application. Notice of this public hearing will be given at least five (5) days prior to the hearing, in a local newspaper, as well as appear on the Town of Harvard website at www.harvard.ma.us.

Plans for this project and a copy of the application are on file with the Land Use Board Office. Copies may be obtained from the Applicant's Representative by calling the following telephone number 978-772-6232 between the hours of 8 am and 4 pm on the following days of the week Monday - Friday.

The hearing can be subsequently continued to a later date by the Commission with the agreement of the Applicant.

To contact the Central Region DEP office call 508-792-7650.

FORM C

REQUEST FOR WAIVER

HARVARD WETLANDS PROTECTION BYLAW

Date: March 21, 2024

To: Harvard Conservation Commission

From: Joseph Portuondo
(name of petitioner)

19 Warren Avenue, Harvard, MA 01451
(address of petitioner)

RE: Harvard Wetlands Rules and Regulations

Request for Waiver

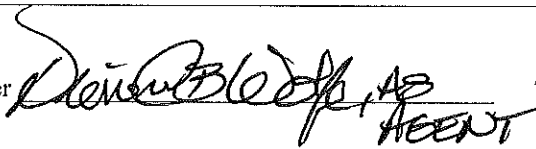
Pursuant to the provisions of §147-3 of the Regulations for the administration of The Harvard Wetlands Protection Bylaw, I hereby request a waiver from the Commission for compliance with the following section of the regulations:

147-12 SETBACKS - See Attached Narrative dated March 21, 2024.

The waiver is requested for the following reason(s):

See Attached Narrative dated March 21, 2024.

Signature of petitioner



Telephone # 781-475-8524

DAVID E. ROSS ASSOCIATES, INC.

Civil Engineers, Land Surveyors, Environmental Consultants

March 21, 2024

Harvard Conservation Commission
15 Elm Street
Harvard, MA 01451

Re: 19 Warren Avenue, Harvard
Site Plan No. L-14724
Project No.34420

Dear Commission Members:

On behalf of our client, Mr. Joseph Portuondo, we want to present our proposed project to you along with our justification of the waivers that we are requesting to your local Wetland Bylaws.

This proposed project is partially a cleanup and restoration project for tree removal that was performed within and adjacent to the wetland areas identified on the property. Other site improvements are also proposed to upgrade/fix the existing pool area, rectify a runoff issue that was created by a previous owner, as well as building improvements that the homeowners wish to undertake. During our evaluations, we have found that most all of this 1.0-acre property is either wetlands, or within 50 feet of a defined wetland area. As such, any work performed for the construction or improvement of any structure, as well as any ground disturbances will be within 50 feet of a bordering vegetated wetland.

Due to these existing circumstances and the desired home improvements defined, we are asking for your consideration in granting the following waivers, relative to 147-12 (Setbacks):

1. No Structures within 75 feet of the Resource Area. This proposal seeks to construct a new porch on the front and side of the existing house. The house is already completely within the 75-foot buffer zone and obviously any of these proposed improvements would also be necessary within the 75-foot "no structure" zone.
2. No Disturbances within 50 feet of the Resource Area. As described above, various upgrades are being done to the existing pool area, creation of a patio area, improvements to the drainage and infiltration systems of the property, and plantings/remediation of the yard spaces are all within the 50-foot "no disturb" area of the property. None of these proposed actions can take place beyond 50 feet from the wetlands, as no such areas beyond 50 feet are available within the property boundaries.

Thank you for your consideration of these waivers and we look forward to discussing this in more detail at our upcoming public hearing.

Very truly yours,
DAVID E. ROSS ASSOCIATES, INC.

By:



Daniel B. Wolfe, P.E.

FORM D
PERMISSION FOR ACCESS

TO: Harvard Conservation Commission
13 Ayer Road
Harvard, MA 01451

From: Joseph Portuondo

19 Warren Avenue

Harvard, MA 01451

Pursuant to §147-6.D. or §147-11.D. of the Wetlands Protection Bylaw Rules, I do hereby grant the Harvard Conservation Commission and/or its consultants access to the project site under consideration for a Determination of Applicability, Notice of Intent, Abbreviated Notice of Intent, Abbreviated Notice of a Resource Area Delineation or an Amendment to the Order of Conditions any time from the receipt of such notice through the issuance of a Certificate of Compliance, Negative Determination, expiration of a Positive Determination and/or an Order of Resource Area Delineation.

Signed:


Owner or Authorized Applicant from Form A part C

Date

3-21-24

FORM E

PERMISSION TO BILL APPLICANT DIRECTLY FOR LEGAL NOTICE

TO: Harvard Conservation Commission
13 Ayer Road
Harvard, MA 01451

FROM: Joseph Portuondo

19 Warren Avenue

Harvard, MA 01451

I hereby authorize Harvard Press to bill me directly for the legal notice published for a public hearing with the Harvard Conservation Commission.

Signed:

Daniel B Wolfe, AS AGENT Date 3-21-24

Owner or Authorized Applicant from Form A part C

FORM F

Wetland filing fees calculation worksheet for work in resource areas

Notice of Intent Fees

1) *Single family*

Septic Repair or Upgrade (Enter Fee & Skip to Total Fee)

\$200.00

New Construction or alteration involving 500sf or less of total construction

\$300.00

New Construction or alteration involving 501sf to 1499sf of total construction

\$600.00

New Construction or alteration involving 1500 sf or more of total construction

\$900.00

\$900

2) *Subdivision/mini Subdivision*

Roads and Utilities only

\$1,500.00

Multifamily/Condominium Structures construction

\$1,500.00

3) *Commercial or Industrial Projects*

\$1,500.00

Additional charges under a Notice of Intent for disturbance within the buffer zone

1) Disturbance within the buffer zone

3,106 sf

x 0.25 =

\$776.50

2) Confirmation delineated wetland line

790 linear ft

x 0.50 =

\$395.00

3) Alteration or replication of wetlands

 sf

x 1.00 =

TOTAL FILING FEE

\$2,071.50

Fee doubled if Notice of Intent is filed after work began or an Enforcement Order was issued

Other fees

Request for an amendment to an Order of Conditions

\$200.00

Request for an extension to an Order of Conditions

\$125.00

Request for a reissued Certificate of Compliance

\$100.00

Request for an Emergency Certificate of Compliance

\$200.00

Request for an Emergency Certification Form

\$200.00

Request for Certificate of Compliance with Expired OOC or Partial Certificate of Compliance

\$125.00

Request for Determination of Applicability (RDA)

\$100.00

Abbreviated Notice of Resource Area Delineation (ANRAD) (Minimum \$100.00, Maximum \$1,500.00)

 linear ft

x \$1.50=

Note: These fees are in addition to recording and advertising fees, and to the State Wetlands Program Fees charged under MGL. Ch. 131 Sec.40 and 310 CMR 4.10(8)(n).

TOTAL FEE PAYABLE TO THE TOWN OF HARVARD

\$2,071.50

AFFIDAVIT OF SERVICE

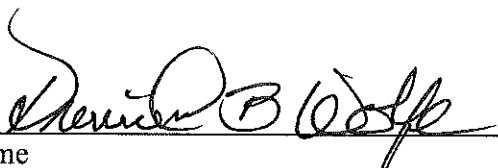
Under the Massachusetts Wetlands Protection Act

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

I, **Daniel B. Wolfe**, hereby certify under the pains and penalties of perjury that on **March 21, 2024**, I gave notification to abutters 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 was filed under the Massachusetts Wetlands Protection Act by **Joseph Portuondo** with the Harvard Conservation Commission for property located at **19 Warren Avenue.**

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


Name

3-21-24
Date



Abutters List Report

Town of Harvard, MA

Date: February 27, 2024

Parcel Number: 22B-039-000-000

Property Address: 19 Warren Ave

Abutters To: 300ft

The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

Signed: _____

Date: _____

2/27/24

Carol Dearborn
Assistant Assessor
(978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR

13 Ayer Road, Harvard, Massachusetts 01451-1458

www.harvard-ma.gov



19 WARREN AVE

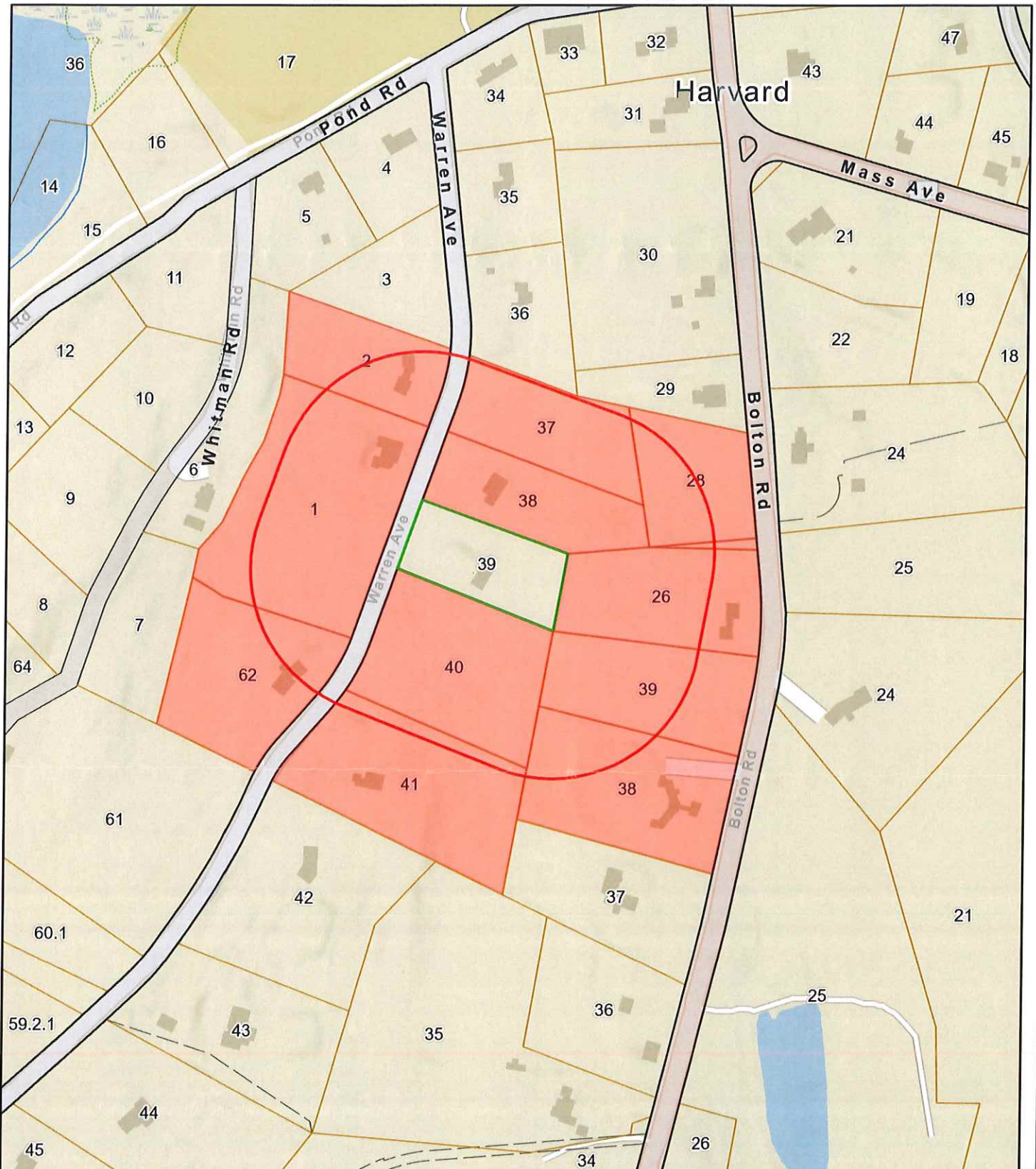
Town of Harvard, MA

1 inch = 278 Feet



www.cai-tech.com

February 27, 2024



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300 feet Abutters List Report

Harvard, MA
February 27, 2024

Subject Property:

Parcel Number: 22B-039-000-000
CAMA Number: 22B-039-000-000
Property Address: 19 WARREN AV

Mailing Address: PORTUONDO, JOSEPH AND SARAH
19 WARREN AV
HARVARD, MA 01451

Abutters:

Parcel Number: 022-038-000-000
CAMA Number: 022-038-000-000
Property Address: 26 BOLTON RD

Mailing Address: MAXIME, CAROL & ALACH, FRED D
26 BOLTON RD
HARVARD, MA 01451

Parcel Number: 022-039-000-000
CAMA Number: 022-039-000-000
Property Address: 24 BOLTON RD

Mailing Address: DEMPSEY, MICHAEL KENT
40 RICHARDSON RD
BOXBOROUGH, MA 01719

Parcel Number: 022-040-000-000
CAMA Number: 022-040-000-000
Property Address: WARREN AV

Mailing Address: MAXIME, CAROL & ALACH, FRED
26 BOLTON RD
HARVARD, MA 01451

Parcel Number: 022-041-000-000
CAMA Number: 022-041-000-000
Property Address: 25 WARREN AV

Mailing Address: BUNI, NICHOLAS
25 WARREN AV
HARVARD, MA 01451

Parcel Number: 022-062-000-000
CAMA Number: 022-062-000-000
Property Address: 20 WARREN AV

Mailing Address: BALA, RAJA & ELIZABETH
20 WARREN AV
HARVARD, MA 01451

Parcel Number: 22A-001-000-000
CAMA Number: 22A-001-000-000
Property Address: 16 WARREN AV

Mailing Address: CROYLE, JAMES L & J MARCIA
PO BOX 706
HARVARD, MA 01451

Parcel Number: 22A-002-000-000
CAMA Number: 22A-002-000-000
Property Address: 10 WARREN AV

Mailing Address: MAGAN, DARREN J & WENDY C
10 WARREN AV
HARVARD, MA 01451

Parcel Number: 22B-026-000-000
CAMA Number: 22B-026-000-000
Property Address: 20 BOLTON RD

Mailing Address: HAZEL, NANCY J.
150 AYER RD
HARVARD, MA 01451

Parcel Number: 22B-027-000-000
CAMA Number: 22B-027-000-000
Property Address: BOLTON RD

Mailing Address: MACLENNAN, ALEXANDER G JR
PO BOX 55 236 CEDAR HILL DR
WINDSOR, VT 05089

Parcel Number: 22B-028-000-000
CAMA Number: 22B-028-000-000
Property Address: BOLTON RD

Mailing Address: MACLENNAN, ALEXANDER G JR
PO BOX 336
HARVARD, MA 01451



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2/27/2024

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300 feet Abutters List Report

Harvard, MA
February 27, 2024

Parcel Number: 22B-037-000-000
CAMA Number: 22B-037-000-000
Property Address: WARREN AV

Mailing Address: MACLENNAN IRREVOCABLE TR
PO BOX 336
HARVARD, MA 01451

Parcel Number: 22B-038-000-000
CAMA Number: 22B-038-000-000
Property Address: 17 WARREN AV

Mailing Address: CREGAR, ROYALL D.
17 WARREN AVE
HARVARD, MA 01451



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