

JUNE 12, 2024

[www.bscgroup.com](http://www.bscgroup.com)

Attn: Chris Scott, Chair  
Upton Conservation Commission  
One Main Street  
Upton, MA 01568

**RE: Notice of Intent  
Warren Street Pocket Park  
Upton, Massachusetts**

Dear Chairman Scott and Members of the Upton Conservation Commission:

BSC Group, Inc. (BSC), on behalf of the Town of Upton, is pleased to submit this Notice of Intent for the creation of The Warren Street Pocket Park ("The Project") on a small parcel of land located at 0 Warren Street and 0 Church Street. This Notice of Intent is being filed under the Upton Wetlands Protection Bylaw and Regulations and the Massachusetts Wetlands Protection Act and its implementing regulations (310 CMR 10.00 *et seq.*).

This project is proposed in order to create a small walking path and benches/kiosk area near the Upton Town Hall. These improvements will provide access to the small woodland area near the Town Hall as a recreation area to enjoy nature and a nearby river with its historic stonework and associated wetlands. Additionally, the existing parking lot near the town hall will be repaired and updated to add more parking spots as part of this work.

The proposed path will be comprised of stone dust and has been designed to prevent sedimentation from the trail during storm events to protect the wetland and stream. Underground drainage is proposed under the path to direct drainage towards existing drainage in the parking lot. The path is at the highest elevation/distance from the wetlands/stream possible due to steep contours located in the southwest portion of the site. Mitigation is proposed as part of this work, including the creation of a rain garden along the trail and invasive plant management on the site.

The project is located within 200-foot Riverfront Area, Bordering Land Subject to Flooding (Zone AE, Base Flood Elevation of 298 feet), and the 100-foot Buffer Zone to Inland Bank and Bordering Vegetated Wetland, as well as within the 200-foot locally jurisdictional No Disturbance Zone to rivers (100-foot No Building Zone) and 30-foot No Disturbance Zone (50-Foot No Building Zone) to freshwater wetlands.

The project is proposed as a Limited Project according to provisions at 310 CMR 10.58(6). Due to site constraints that affect the ability to comply with the Upton Wetlands Protection Bylaw Regulations, a waiver is requested. As stated above, minimization and mitigation will be employed to the maximum extent feasible. This waiver is necessary to accommodate an overriding public interest.

We respectfully request that you place this matter on your agenda for the next available public hearing. If you have any questions regarding the enclosed information, please contact me at 617-896-4594. Thank you for your consideration in this matter.

Sincerely,  
BSC Group, Inc.



**Matt Burne**  
Senior Ecologist

# Notice of Intent

## Warren Street

## Pocket Forest

0 Warren Street and 0 Church St., Upton, MA 01568

June 12, 2024

PREPARED FOR

**Town of Upton**

One Main Street  
Upton, MA 01568

PREPARED BY

**BSC GROUP** 

One Mercantile Street, Suite 610  
Worcester, MA 01608

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# Attachment A

## Warren Street Pocket Forest

Upton, MA  
Notice of Intent

WPA Form 3  
Project Narrative



**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

Upton

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):

0 Warren Street

a. Street Address

Upton

b. City/Town

01568

c. Zip Code

Latitude and Longitude:

42.174030

d. Latitude

-71.604017

e. Longitude

201

f. Assessors Map/Plat Number

106; 098; 095

g. Parcel /Lot Number

2. Applicant:

Joseph

a. First Name

Layden

b. Last Name

Town of Upton

c. Organization

1 Main Street

d. Street Address

Upton

e. City/Town

MA

f. State

01568

g. Zip Code

508-603-0219

h. Phone Number

i. Fax Number

jlayden@uptonma.gov

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):

Matt

a. First Name

Burne

b. Last Name

BSC Group Inc.

c. Company

803 Summer Street

d. Street Address

Boston

e. City/Town

MA

f. State

02127

g. Zip Code

617-896-4594

h. Phone Number

i. Fax Number

mburne@bscgroup.com

j. Email address

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

\$N/A

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:

Creation of a pocket park, creation of a foot path, repair/replace existing parking area

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

- |   |   |
|---|---|
| 1. <input 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 checked="" 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)

310 CMR 10.53(6) construction of a footpath along riverfront areas.

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Worc

a. County

67083

c. Book

b. Certificate # (if registered land)

87

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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Bureau of Resource Protection - Wetlands

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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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	0 1. square feet 3. cubic feet of flood storage lost	0 2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Inland unnamed brook 1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

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: 50,762  
square feet

4. Proposed alteration of the Riverfront Area:

<u>16,527</u>	<u>16,331</u>	<u>196</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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

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

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

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





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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement

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

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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**C. Other Applicable Standards and Requirements**

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

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

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

a. ☐ Yes ☒ No

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

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

August 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review\*

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) ☒ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-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](mailto: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](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes    ☐ No

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



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

# **WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Upton

City/Town

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

**Online Users:**

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

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.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

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**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.

Warren Street Pocket Park

a. Plan Title

BSC Group, Inc.

b. Prepared By

07/13/2024

d. Final Revision Date

Environmental Resource Map

f. Additional Plan or Document Title

Dominic Rinaldi, P.E.

c. Signed and Stamped by

1" = 20'

e. Scale

05/30/2024

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



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

**WPA Form 3 – Notice of Intent**

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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

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

06/12/2024

6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

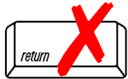
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



## A. Applicant Information

### 1. Location of Project:

0 Warren Street

a. Street Address

Upton

b. City/Town

c. Check number

d. Fee amount

### 2. Applicant Mailing Address:

Joseph

a. First Name

Layden

b. Last Name

Town of Upton

c. Organization

One Main Street

d. Mailing Address

Upton

e. City/Town

MA

f. State

01568

g. Zip Code

508-603-0219

h. Phone Number

i. Fax Number

jlayden@uptonma.gov

j. Email Address

### 3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

## B. Fees

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

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

**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.)



# 1. Introduction

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BSC Group, Inc. (BSC) is filing this Notice of Intent (NOI) on behalf the Town of Upton (*the Applicant*) for the creation of The Warren Street Pocket Park (*the Project*) located at 0 Warren Street and 0 Church Street, within 200-foot Riverfront Area, 100-foot Buffer Zone to Inland Bank, Bordering Land Subject to Flooding (Zone AE, Base Flood Elevation of 298 feet), and within the 100-foot locally jurisdictional No Disturbance Zone to rivers/streams and 30-foot No Disturbance Zone to freshwater wetlands. This Notice of Intent is being filed under the Upton Wetlands Protection Bylaw and Regulations and the Massachusetts Wetlands Protection Act and its implementing regulations (310 CMR 10.00 et seq.). The location of the proposed activities is shown on the USGS Site Locus Map in **Attachment B**.

The following sections detail the existing site conditions, proposed project activities, and design considerations taken to minimize impacts to sensitive resource areas. Please refer to Project Site Plans in **Attachment E** for additional detail.

# 2. Existing Conditions

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The Project is proposed within a 0.3-acre (approximately) wooded parcel (*the Site*) that borders Warren Street and Church Street, near where the two roads intersect North Main Street in Upton. The Site is bordered on the east by a stream that flows southeasterly with bordering vegetated wetland that bounds the stream. The stream is mapped as perennial on the current USGS Topographic Map.

## Wetland Resource Areas

BSC Wetland Scientists delineated the boundary of existing wetland resource areas on the Site in the field on July 19, 2022. Wetlands were delineated in accordance with the Regional Supplement to the Army Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, ed. J.S. Wakely, R.W. Lichvar, and C. C. Noble. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center (Version 2.0) and methodology described in the Massachusetts Department of Environmental Protection's (MassDEP) Handbook on Delineating Bordering Vegetated Wetlands (Published in March 1995).

Existing conditions, wetland resource areas, and buffer zones in relation to the proposed activities are shown in the figures and photos in **Attachment B**.

Wetland Resource Areas identified in proximity to the project are include 200-foot Riverfront Area associated with the mapped stream running through the site, Bank, Bordering Land Subject to Flooding (BLSF, Zone AE, BFE-298 feet), Bordering Vegetated Wetland (BVW), and the 100-foot Buffer Zone to Bank and BVW. Additional local bylaw resources include the 30-foot No Disturbance Zone and 50-foot No Building Zone to freshwater wetlands, the 100-foot No Disturbance Zone to rivers/streams, and the 200-foot No Build Zone to rivers/streams.

## Bordering Vegetated Wetland

The Bordering Vegetated Wetland (BVW) in proximity to the project is associated with the west bank of the stream. The BVW boundary was demarcated in the field with sequentially numbered pink survey flags labeled 'WETLAND DELINEATION.' Sugar Maple (*Acer saccharum*), American Elm (*Ulmus americana*), Skunk Cabbage (*Symplocarpus foetidus*), and Jewelweed (*Impatiens capensis*).

### Perennial Stream

A stream defines the northern/eastern boundary of the Site, entering the site from a culvert under Church Street, flowing southeasterly to a culvert under the North Main Street/Main Street/Grove Street intersection and daylighting east of Grove Street. The southern half of the stream on the Site is shown as a perennial stream on the current USGS topographic map, but it is noted that the watershed area feeding the stream is calculated as 0.27 square miles according to a StreamStats evaluation, which is nearly half the required watershed area to qualify as perennial according to the definitions section of the WPA regulations at 310 CMR 10.58(2)(a). The stream has an associated BVW, Wetland 1 on the south/west bank. The stream has defined banks and is on average 5-8 feet wide, with a rocky/sandy bottom.

### Bordering Land Subject to Flooding

A FEMA 100-year Flood Zone (Bordering Land Subject to Flooding) is located within the Project site (Zone AE, Base Flood Elevation of 298 feet).

### Other Environmental Resource Areas

BSC conducted a desktop analysis of environmental constraints using available GIS data layers (MassGIS data layers and publicly available data) including MassDEP wetlands and hydrologic connections, the most recent FEMA National Flood Hazard Mapping, Natural Heritage and Endangered Species Program Priority and Estimated Habitat, Certified and Potential Vernal Pools, Areas of Critical Environmental Concern, Zone II Wellhead Protection Areas, Surface Water Protection Zones, and MA Historic Commission Inventory Datasets (MHC Points) within proximity of the Project area.

There are no Natural Heritage and Endangered Species Program (NHESP) areas within the Project site. Additionally, there are no mapped Wellhead Protection Areas (Zone II, Zone I, IWPA), Areas of Critical Environmental Concern (ACEC), Environmental Justice Communities, Article 97 land, M.G.L. Chapter 21E sites, or AUL sites. Additionally, there is an "Upton Center Stone Lined Trench," constructed in 1850, UPT.916 on the National Register of Historic Places.

## 3. Proposed Project

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The Town of Upton is proposing to create The Warren Street Pocket Park (*the Project*) on a parcel of undeveloped land located at 0 Warren Street. This Project will create a small walking path and benches/kiosk area near the Upton Town Hall. These improvements will provide access to the small woodland area near the Town Hall as a recreation area to enjoy nature and a nearby wetland/river. Additionally, the existing parking lot near the Town Hall will be repaired and updated to improve available parking as part of this work. It is important to note that the footprint of impervious surface in the parking lot, which is located within Riverfront Area and local resource area setbacks will be reduced.

### Project Impacts

The Project will require work within Riverfront Area, buffer zones and no disturbance zones defined by the WPA and the Town of Upton Bylaw. No direct impacts to BVW are proposed as part of this project. A 5" drainage pipe is

proposed adjacent to the stone dust path. Along the path there is a proposed kiosk and some benches, as well as some native plantings.

Work is proposed within 16,527 square feet of Riverfront Area, including 16,331 sf of work in the 100-foot No Disturbance Zone to RFA. Excavation and grading to create the stone dust walking path is proposed within approximately 15,972 square feet of the 100-foot Buffer Zone to BVW. The Project proposes alteration of 13,167 sf of BLSF, with a resultant loss of 136.67 cubic feet of flood storage, which is compensated with 185.01 cu ft of storage for a net increase of 48.34 cu ft of flood storage capacity.

The proposed path has been placed as far upgradient as possible. The location of the path is proposed upslope of the wetland and stream to greatest extent practicable to minimize impacts to BVW, RFA, FEMA Flood Zone, and associated buffer zones and No Disturb Zones.

## 4. Regulatory Compliance

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### Massachusetts Wetlands Protection Bylaw Regulations (310 CMR 10.00 et seq.)

#### 310 CMR 10.54 – 10.56

The Project does not propose alteration of Bank, BVW, or Land Under Waterbodies and Waterways.

#### 310 CMR 10.57

The Project complies with Section 310 CMR 10.57 by not changing flood storage capacity of the 100-year floodplain.

#### 310 CMR 10.58

The Project cannot be designed to meet the performance standards for work in Riverfront Area at 310 CMR 10.58(4) due to physical constraints of the Site and the Project purposes. The Project does qualify as a Limited Project at 310 CMR 10.53(6); “Notwithstanding the provisions of 310 CMR 10.58, the Issuing Authority may issue an Order of Conditions permitting as a limited project the construction, rehabilitation, and maintenance of footpaths, bikepaths, and other pedestrian or nonmotorized vehicle access to or along riverfront areas but outside other resource areas, provided that adverse impacts from the work are minimized and that the design specifications are commensurate with the projected use and are compatible with the character of the riverfront area.

The path has been designed to avoid BVW on the site and the footprint has been minimized to avoid additional impacts to the greatest extent possible. Stormwater is being managed on the Site and will include improvements to the drainage system of the parking lot associated with Town Hall.

### Town of Upton Wetlands Protection Bylaw and Regulations (Article XIV)

The Town of Upton’s Wetland Protection Regulations (Chapter 330) expands wetland resource area protections beyond those protected under the Wetlands Protection Act. Locally protected resource areas in proximity to the proposed project include the 30-foot No-Disturbance Zone and 50-foot No-Building Zone to wetlands and 50-foot No-Building Zone.

Below are the performance standards as outlined in the Town of Upton Wetland Protection Regulations.

## General Standards for Resource Areas IV

### IV. B. Freshwater and Isolated Wetlands

The Project proposes no alteration of freshwater or isolated wetlands.

### IV. C. Riverfront Area

- 1) There is no practicable alternative to the proposed project with less adverse effect given the size and physical arrangement of the Site and purposes of the proposed project, which are to provide access to the small pocket of forest at 0 Warren Street and 0 Church Street, with signage and access to the stream and wetlands. The existing parking lot that is located within Riverfront Area east of the Town Hall will also be improved as part of the Project.
- 2) The Project makes improvements to the existing parking area in the Riverfront Area and will manage stormwater along the proposed trail and seating area, including the creation of a rain garden to receive stormwater originating on the proposed pathway. The Project has been designed in such a way that is sensitive to the Purpose of the Town of Upton Wetland Protection Bylaw.

### IV. D. Land Subject to Flooding

The Project has been designed to avoid altering the FEMA floodplain and will therefore not result in the loss of flood storage capacity.

### IV. E. Buffer Zone

The Project as proposed will result in alteration of the Buffer Zone to Bank and to BVW on the Site. Given Site constraints and the project purposes, there is no practicable alternative to the proposed project that avoids work in the buffer zone.

## 5. Stormwater Management

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For stormwater management design, the proposed project has been divided into a new development portion and a redevelopment portion. The new development portion will consist of a stabilized stone dust walking path, a porous paver plaza, and associated landscape and grading improvements. The redevelopment portion of the project consists of the renovation of the existing parking lot.

For the new development portion, stormwater management has been designed to fully comply with the DEP's Stormwater Standards as detailed in the Wetlands Protection Act (the Act) and the Massachusetts Stormwater Handbook (the Handbook). Stormwater runoff from a portion of the stabilized stone dust walkway will be collected via a grassed swale discharging into a bioretention area that has been designed to completely provide recharge to groundwater and attenuate peak flow rates from the 2, 10, and 100-year storm events. The stabilized stone dust path and porous paver plaza will allow stormwater runoff to infiltrate through the surface to groundwater, minimizing peak flow rate increases and maintaining existing

groundwater recharge rates.

The redevelopment of the existing parking lot will result in a decrease of approximately 200-square feet of impervious surface. This decrease of impervious surface will result in a decrease to peak flow rates, an increase to groundwater recharge, and an improvement to the overall quality of stormwater runoff discharged. These renovations will generally maintain existing drainage patterns and the runoff from the parking lot will continue to enter the Town's stormwater system through the existing catch basins.

## 6. Mitigation Measures

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### Construction Best Management Practices

The Project will utilize Best Management Practices (BMPs) to reduce risks to jurisdictional resource areas during and following construction. Sedimentation barriers, such as straw wattles or compost filter tubes, will be installed at the downgradient limits of work. Sedimentation barriers will be checked on a weekly basis and following significant rainfall events. Sediment controls will remain in-place during all phases of the project and will be removed once the area is sufficiently stabilized and approved by the Commission. Please refer to **Plan Sheet X** for erosion and sedimentation control details and the proposed locations of controls.

### Construction Stockpiling Locations and Staging Areas

All stockpile locations and staging areas will be located within the existing limits of work; and while locations are to be determined by the Contractor, they will need to be approved by the Town prior to use. In the event stockpiled materials must be left on site overnight, the piles will be covered with tarps and surrounded by erosion control measures (e.g. compost filter tubes). Staging and storage areas will be outside of all jurisdictional environmental resource areas where feasible and practicable.

## 7. Conclusion

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The Applicant requests that Upton Conservation Commission find the information contained in this Notice of Intent application sufficient to describe the site, proposed work, and the effect of said work on the interests identified in the Upton Wetlands Protection Bylaw and Regulations and the Massachusetts Wetlands Protection Act and its regulations, and respectfully requests that the Upton Conservation Commission issue an Order of Conditions for work to proceed as described in this application and as shown on the project plans.

# Attachment B

## Warren Street Pocket Forest

Upton, MA  
Notice of Intent

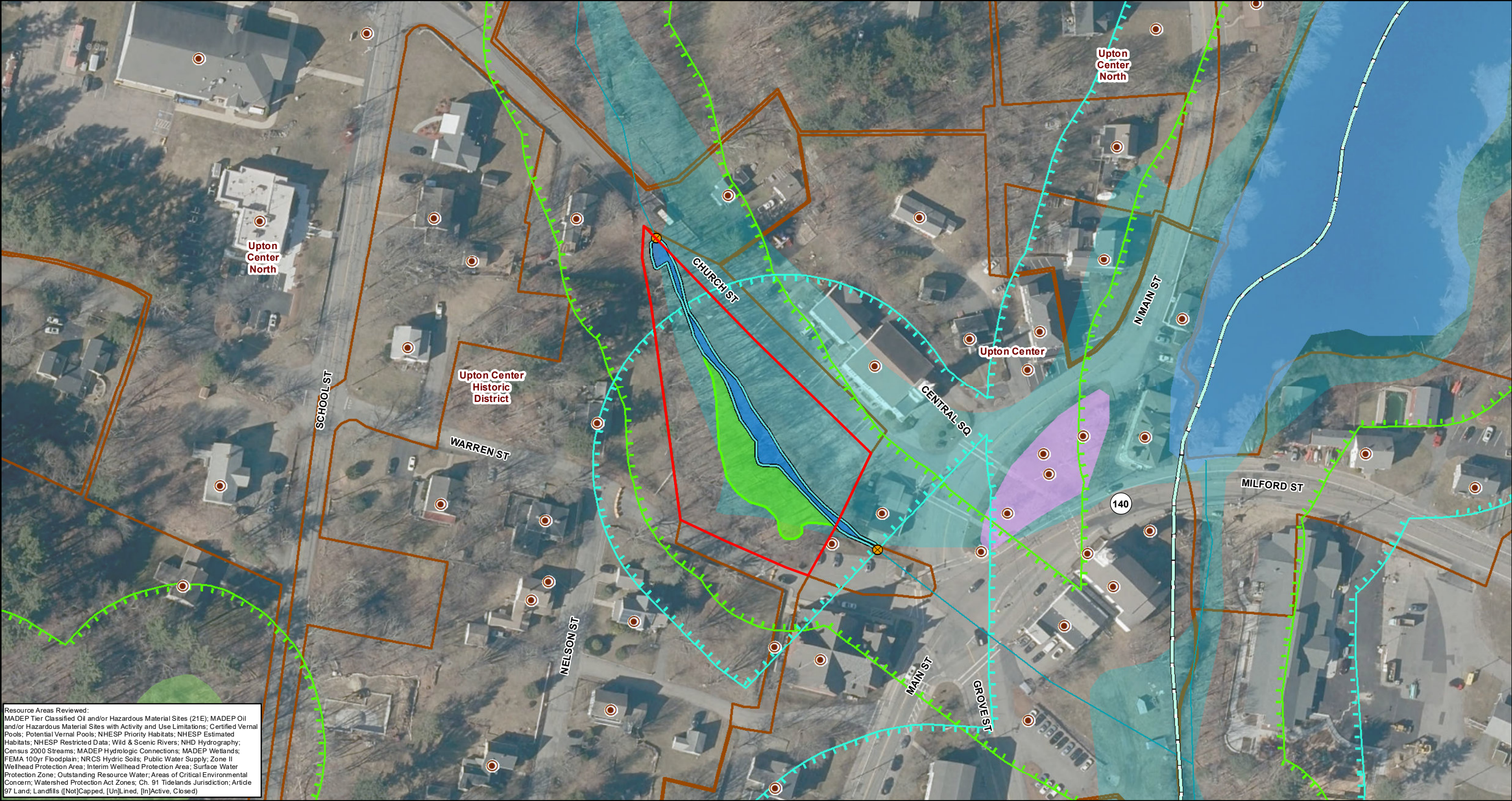
USGS Locus Map  
Environmental Resources Map  
FEMA FIRM Map  
Photo Pages



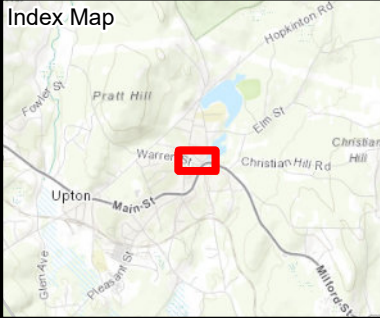
Town of Upton  
Warren Street Pocket Park  
0 Warren Street  
USGS Topographic Map







Resource Areas Reviewed:  
MADEP Tier Classified Oil and/or Hazardous Material Sites (21E); MADEP Oil and/or Hazardous Material Sites with Activity and Use Limitations; Certified Vernal Pools; Potential Vernal Pools; NHESP Priority Habitats; NHESP Estimated Habitats; NHESP Restricted Data; Wild & Scenic Rivers; NHD Hydrography; Census 2000 Streams; MADEP Hydrologic Connections; MADEP Wetlands; FEMA 100yr Floodplain; NRCS Hydric Soils; Public Water Supply; Zone II Wellhead Protection Area; Interim Wellhead Protection Area; Surface Water Protection Zone; Outstanding Resource Water; Areas of Critical Environmental Concern; Watershed Protection Act Zones; Ch. 91 Tidelands Jurisdiction; Article 97 Land; Landfills ([Not]Capped, [Un]Lined, [In]Active, Closed)



**Legend**

Park Location	MADEP Wetlands*	Culvert
Field Delineated Stream Bank	MADEP Open Water*	<b>Article 97 Lands</b>
Field Delineated Stream Area*	100ft Buffer to Wetlands and Streams	Municipal
Field Delineated Wetland Line	200ft Riverfront Area	
Field Delineated Wetland*	FEMA 100yr Floodplain*	
MADEP Hydrologic Connections	MHC Historic Point	
Coldwater Fisheries Resources	MHC Historic Area*	

1 inch = 100 feet  
0 50 100  
Feet  
*\*Indicates Layers Set to Transparency*

**WARREN STREET POCKET PARK**

**Environmental Resources Map**  
Wetland resources are approximate. Refer to Project Plans.

Upton, MA

MassGIS  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

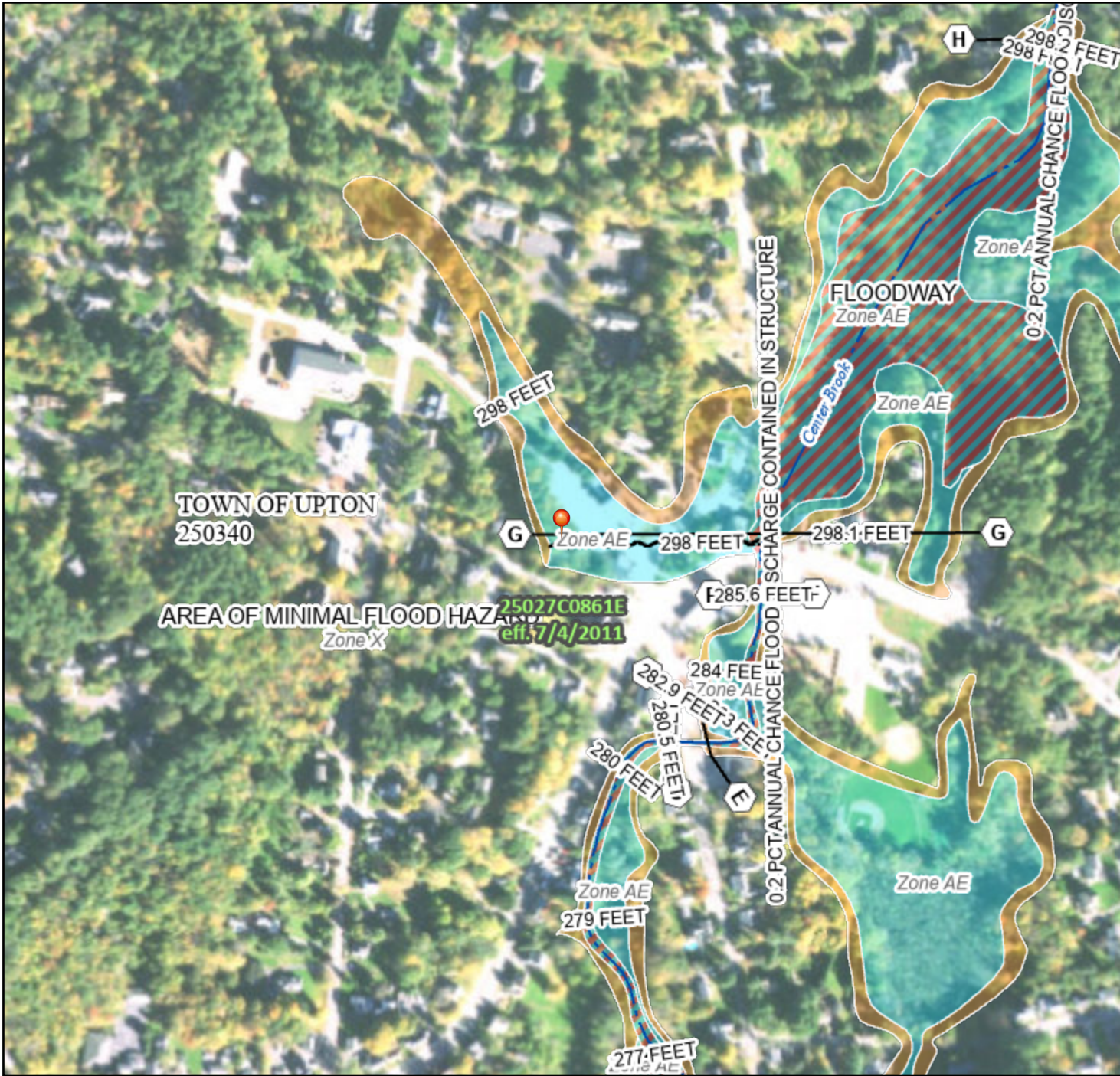




# National Flood Hazard Layer FIRMette



71°36'33"W 42°10'41"N



Basemap Imagery Source: USGS National Map 2023

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		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
OTHER AREAS		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
GENERAL STRUCTURES		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
OTHER AREAS		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
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		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 5/22/2024 at 11:56 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.



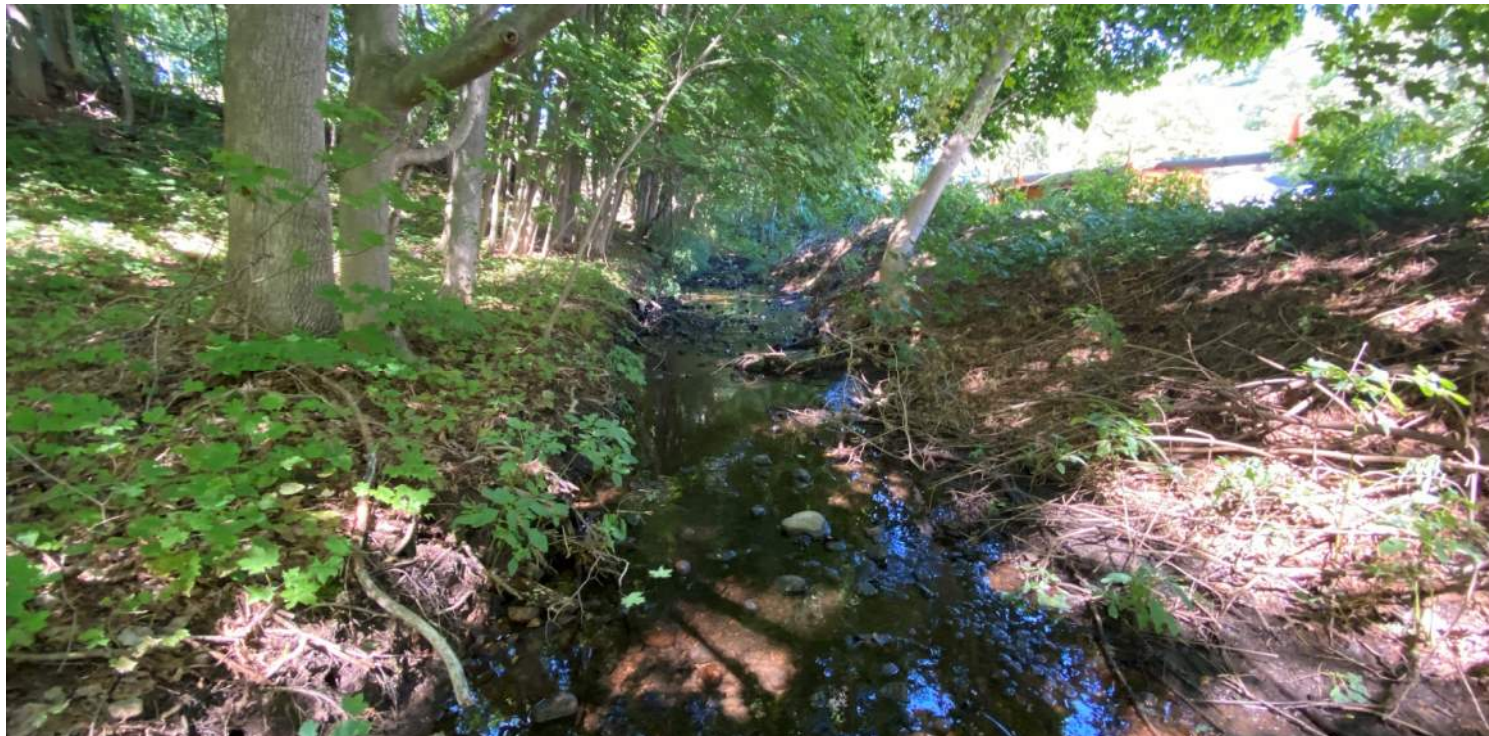


**Photo 1:** View of the stream located adjacent to the existing parking lot. *Facing east.*



**Photo 2:** View of the upland area upgradient of the wetland edge near the stream. *Facing southwest.*





**Photo 3:** View of the stream near the proposed pocket forest site (UP-SB1). *Facing northwest.*



**Photo 4:** Riverfront Area in the vicinity of the existing parking lot to be rebuilt. *Facing east.*



# Attachment C

## Warren Street Pocket Forest

Upton, MA  
Notice of Intent

Certified List of Abutters  
Abutters Notification Letter

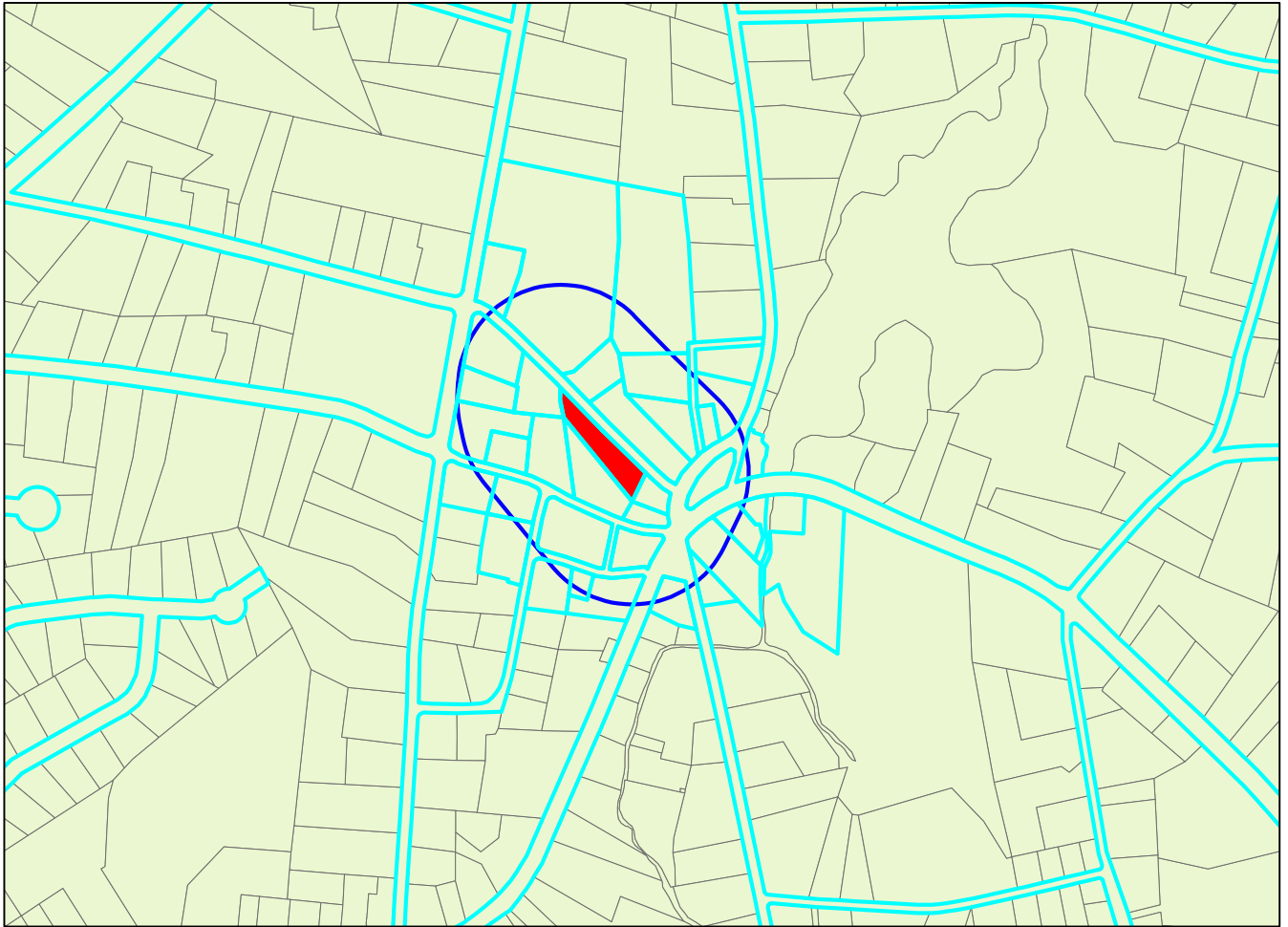
Parcel ID	Location	Owner	Mailing Address	City	ST	Zip
201-035	13 CHURCH ST	CERNIGLIA KRISTIN M & CERNIGLIA MARY A	74 COX ST, Unit 13	HUDSON	MA	01749
201-036	0 FIELDSTONE DR	FIELDSTONE CONDOMINIUM TRUST	0 FIELDSTONE DR	UPTON	MA	01568
201-036.01	0 FIELDSTONE DR	FIELDSTONE CONDOMINIUM TRUST	0 FIELDSTONE DR	UPTON	MA	01568
201-036.1C09	9 FIELDSTONE DR	COFFEY STEVEN	9 FIELDSTON DR	UPTON	MA	01568
201-036.1C10	10 FIELDSTONE DR	SNELLMAN RAYMOND TRUSTEE	43 OLD GRAFTON RD	UPTON	MA	01568
201-036.1C11	11 FIELDSTONE DR	MELANSON LINDA A TRUSTEE	11 FIELDSTONE	UPTON	MA	01568
201-036.1C12	12 FIELDSTONE DR	LEAVITT CHRISTINE LIFE ESTATE	12 FIELDSTONE DR	UPTON	MA	01568
201-036.1D13	13 FIELDSTONE DR	CORMIER SUZANNE	13 FIELDSTONE DR	UPTON	MA	01568
201-036.1D14	14 FIELDSTONE DR	HILLS RICHARD W & NICOLE A	14 FIELDSTONE, UNIT 14	UPTON	MA	01568
201-036.1E15	15 FIELDSTONE DR	RAYMOND BEAUREGARD JR, TR	15 FIELDSTONE DR	UPTON	MA	01568
201-036.1E16	16 FIELDSTONE DR	COTTON ROBERT J TR	16 FIELDSTONE DR	UPTON	MA	01568
201-036.1E17	17 FIELDSTONE DR	FARBER SUSANNE R	17 FIELDSTONE DR UNIT 17	UPTON	MA	01568
201-036.1E18	18 FIELDSTONE DR	THODE LAWRENCE W & SUSAN C	18 FIELDSTONE	UPTON	MA	01568
201-036.A01	1 FIELDSTONE DR	MCCARTHY MATTHEW G	1 FIELDSTONE DR	UPTON	MA	01568
201-036.A02	2 FIELDSTONE DR	NEMERGUT MICHAEL T III TRUSTEE	2 FIELDSTONE DR	UPTON	MA	01568
201-036.A03	3 FIELDSTONE DR	ROFRANO JOSEPH	UNIT 3 FIELDSTONE	UPTON	MA	01568
201-036.A04	4 FIELDSTONE DR	SINGLETON MERIDITH TR	UNIT 4 FIELDSTONE	UPTON	MA	01568
201-036.B05	5 FIELDSTONE DR	PECCI KATHLEEN M (LIFE ESTATE)	5 FIELDSTONE DR	UPTON	MA	01568
201-036.B06	6 FIELDSTONE DR	NGUYEN TRUE	6 FIELDSTONE ST	UPTON	MA	01568
201-036.B07	7 FIELDSTONE DR	FRAGOZA DEBORAH & FURPHY EDNA TR	7 FIELDSTONE	UPTON	MA	01568
201-036.B08	8 FIELDSTONE DR	DELL' AQUILA BRENT LEE BRENT LEE	8 FIELDSTONE DR	UPTON	MA	01568
201-037	7 CHURCH ST	NOWLAN SUSAN M & MARI DERHOHARRNESIAN	7 CHURCH ST	UPTON	MA	01568
201-038	1 CHURCH ST	FIRST CONGREGATIONAL CHURCH	1 CHURCH ST	UPTON	MA	01568
201-039	2 CENTRAL SQ	ALFRED JASON MICAH	2 CENTRAL SQ	UPTON	MA	01568
201-040	3 CENTRAL SQ	OTT GARRETT & ALYSSA	4 MAPLE AVE., UNIT B	UPTON	MA	01568
201-041	8 NORTH MAIN ST	EIGHT NORTH HOLDING PROPERTIES LLC	8 NORTH MAIN ST	UPTON	MA	01568
201-042	10 NORTH MAIN ST	JOESPH A BAUER IV TR	1018 PLEASANT ST	FRAMINGHAM	MA	01701
201-051	6 MILFORD ST	PROVIDENCE ROAD LLC C/O MAKRAM SALIB	8 CHIPPER HILL DR	S GRAFTON	MA	01560
201-054	9 MILFORD ST	UPTON TOWN OF	1 MAIN ST	UPTON	MA	01568
201-055	3 MILFORD ST	UPTON TOWN OF	1 MAIN ST	UPTON	MA	01568
201-056	1 MILFORD ST	THOMPSON GEORGE A & THOMPSON, BRENDA A	PO BOX 238 AVE	UPTON	MA	01568
201-057	2 GROVE ST	UPTON TOWN OF	1 MAIN ST BOX 1	UPTON	MA	01568
201-058	0 GROVE ST	UPTON TOWN OF	1 MAIN ST	UPTON	MA	01568
201-073	2 MAIN ST	UPTON TOWN OF KNOWLTON RESTINE BLDG	1 MAIN ST	UPTON	MA	01568
201-074	6 MAIN ST	UPTON TOWN OF	1 MAIN ST	UPTON	MA	01568
201-092	5 MAIN ST	BROWN KENNETH R	18 JAMIE LANE	HOPKINTON	MA	01748
201-093	0 MAIN ST	BROWN KENNETH	18 JAMIE LANE	HOPKINTON	MA	01748
201-094	1 MAIN ST	UPTON TOWN OF	1 MAIN ST	UPTON	MA	01568
201-096	1 MAIN ST	UPTON TOWN OF	1 MAIN ST	UPTON	MA	01568
201-097	1 NORTH MAIN ST	M & H REALTY ASSOCIATES INC	P O BOX 824	UPTON	MA	01568
201-099	10 CHURCH ST	FULLUM JEREMY	10 CHURCH ST	UPTON	MA	01568
201-100	33 SCHOOL ST	ALURI KRISHNA CHAITANYA & GUNDLAPALLY PRATHYUSHA	33 SCHOOL ST	UPTON	MA	01568
201-101	29 SCHOOL ST	HEERDE JACQULINE C	29 SCHOOL ST	UPTON	MA	01568
201-102	27 SCHOOL ST	MCDONNELL GEORGE & NANCY LIFE ESTATE ESTATE	27 SCHOOL ST	UPTON	MA	01568
201-105	7 WARREN ST	TOWNE ELIZABETH A & MURPHY, CHRISTOPHER K	7 WARREN ST	UPTON	MA	01568
201-107	2 NELSON ST	NEVES HEIDI MARIE MESSON	2 NELSON ST	UPTON	MA	01568
201-108	1 NELSON ST	TIMOTHY J HANLON	2388 AUBURN ST	NEWTON	MA	02466
201-108-A	1 NELSON ST, Unit A	KINZ KYLE & BRITTANY	1 NELSON ST, Unit A	UPTON	MA	01586
201-108-B	1 NELSON ST, Unit B	NICOLL ROBERT&DAVIS JENNIFER J	1 NELSON STREET UNIT B	UPTON	MA	01568
201-108-C	1 NELSON ST, Unit C	PAUL CADENHEAD	1 C NELSON ST	UPTON	MA	01568
201-109	10 WARREN ST	ROSE JONATHAN M	10 WARREN ST	UPTON	MA	01568
201-110	0 SCHOOL ST	GRANT HARVEY	5 LANDERS DR	BEVERLY	MA	01915
201-116	7 NELSON ST	LAURIE S WODIN	7 NELSON ST	UPTON	MA	01568
201-117	3 NELSON ST	WOOD RUSSELL W & PATRICIA R	3 NELSON ST	UPTON	MA	01568
201-118	4 NELSON ST	DUGAS LOUISE A IRRVC TRUST	4 NELSON ST	UPTON	MA	01568

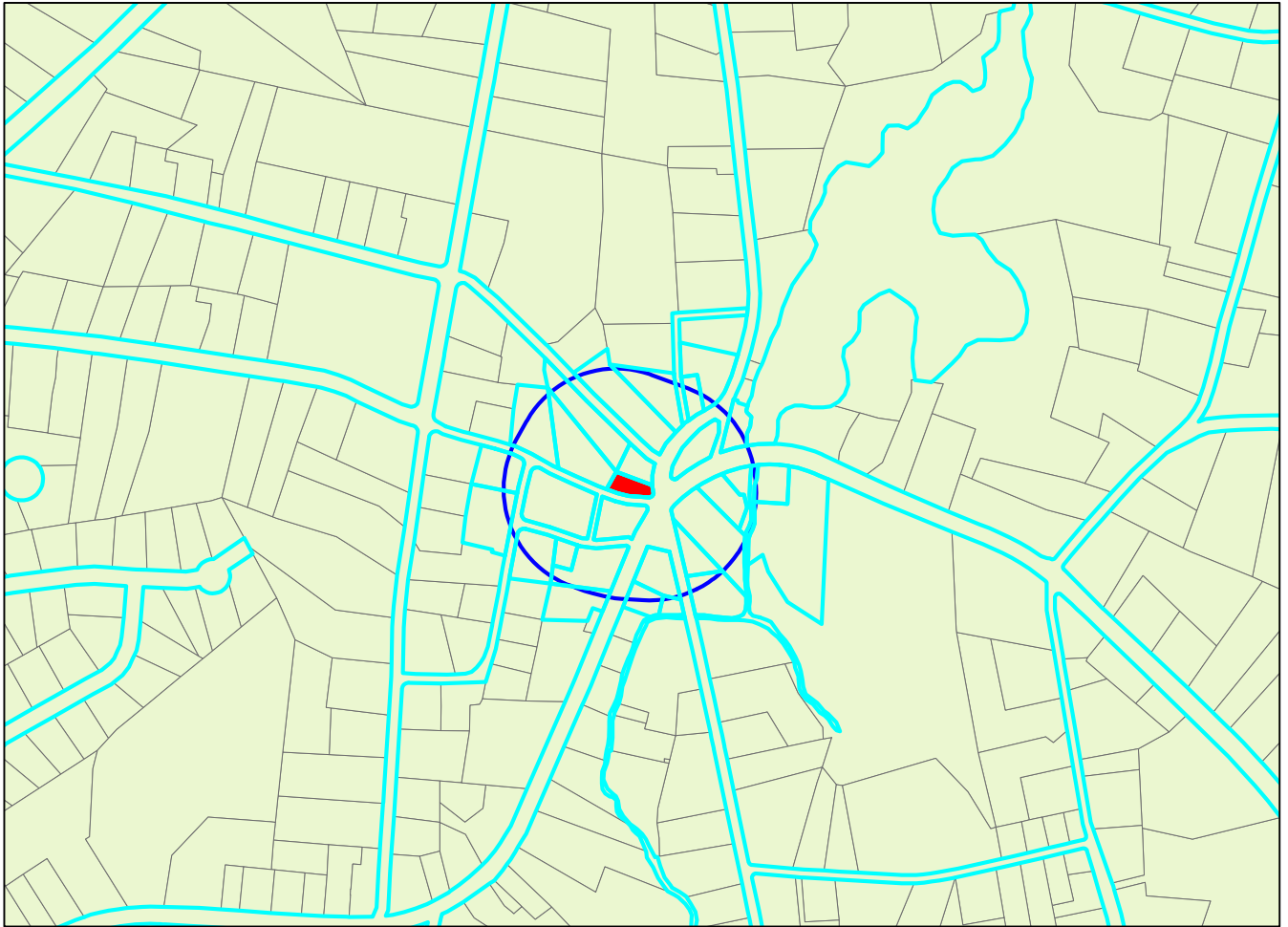
5/23/2024

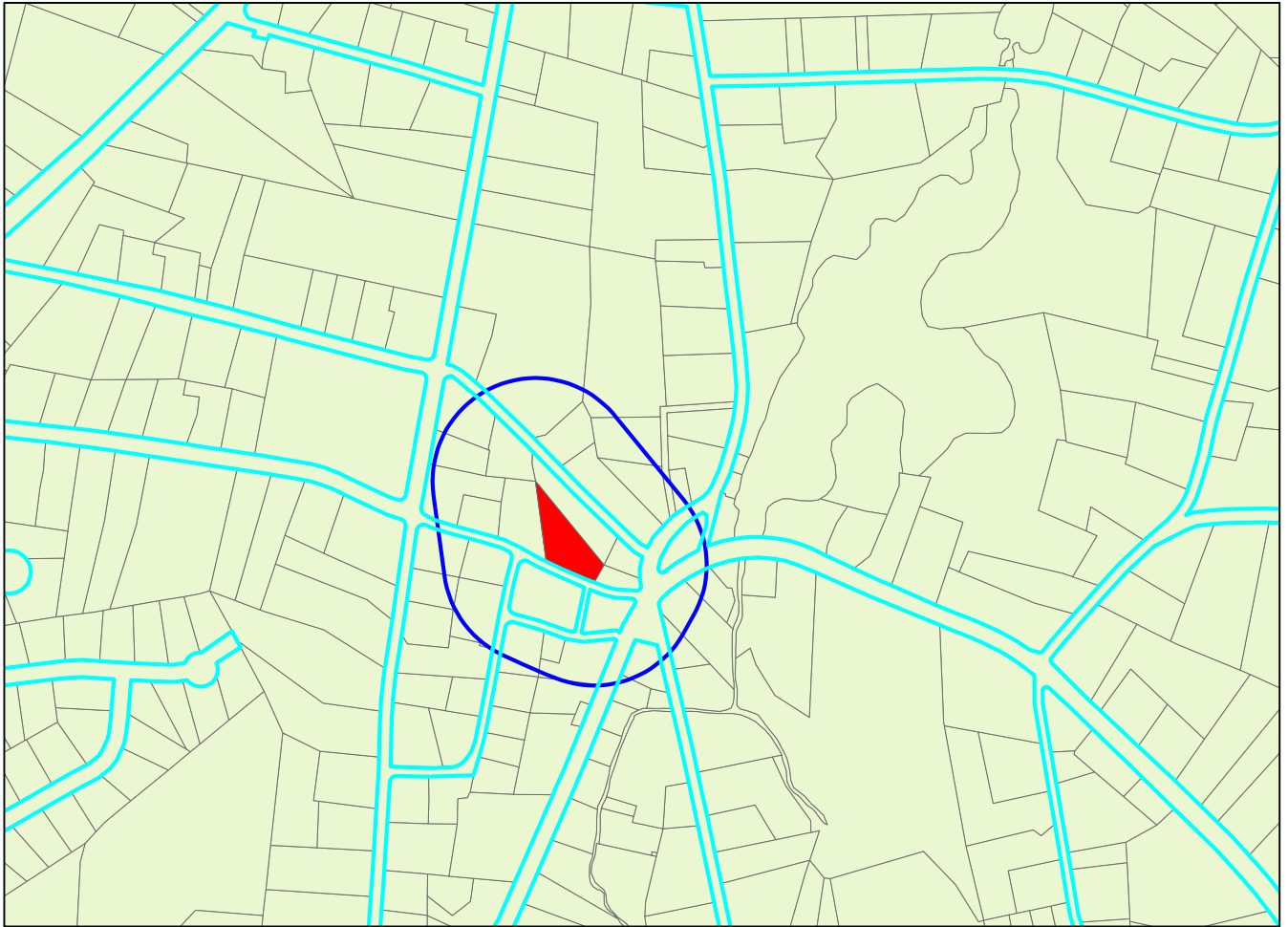
PIDs 201.095, 201.098 and 201.106 Abutters List 300 Feet

Valerie Leonardo  
Principal Assessor  
Board of Assessors











# Attachment D

## Warren Street Pocket Forest

Upton, MA  
Notice of Intent

### Stormwater Management Report

UNDER SEPARATE COVER

# Attachment E

## Warren Street Pocket Forest

Upton, MA  
Notice of Intent

### Project Plans

UNDER SEPARATE COVER