



EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street, Suite 110
Worcester, MA 01605-2629
508-752-9666 / www.ecotecinc.com

Holden Conservation Commission
1196 Main Street
Holden, MA 01520

Re: Notice of Intent – 0 & 2400 Main Street

Dear Commission Members:

Enclosed please find eight (8), double-sided copies of a Notice of Intent (“NOI”) and 11x17-inch site plans along with two (2) full-size site plan copies and a copy of the Stormwater Report. These documents are submitted on behalf of the Applicant/Owner: Richard Bezdegian of 122A Realty LLC. This NOI is filed under the Massachusetts Wetlands Protection Act and the Holden Wetland Bylaw for the above-referenced property. This filing comprises:

- This cover letter;
- Municipal filing fee check (\$537.50);
- eDEP Notice of Intent Form WPA 3;
- Certified Abutters Lists for Holden & Rutland;
- Form of Abutter Notice;
- Wetland Evaluation Report by EcoTec, Inc., dated June 13, 2019 (includes DEP Field Data Forms);
- Stormwater Report by M.A. Elbag Engineering, Inc. dated February 2, 2024;
- Stormwater Site Plans by M.A. Elbag Engineering, Inc., dated January 18, 2024 (13 pages).

A copy of this filing has been submitted electronically to the Central Regional Office of the Department of Environmental Protection and the Department of Conservation & Recreation – Watershed Supply Division. One copy of this filing has also been provided to the applicant.

The proposed project includes the construction of a self-storage facility with associated stormwater features and utilities. A septic system is to be designed outside of the Wetland Buffer Zone and outside Watershed Protection Zones. A portion of the stormwater system and associated site grading falls within the Buffer Zone to wetland bordering on an intermittent stream. A minimum 25-foot undisturbed Buffer Zone will be maintained between the limit of work and the wetland. A portion of the work also falls within the Watershed Protection Act “Secondary Protection Zones” associated with two watershed tributary streams.

We look forward to meeting with the Commission regarding this project. If you have any questions, please feel free to contact me at any time.

Sincerely,

Arthur Allen
Senior Environmental Scientist

AA/NOI/Holden 2400 Main NOI Cover

cc: DEP-CERO Wetlands & Waterways
DCR – Division of Watershed Protection
Richard Bezdegian, Applicant/Owner



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **ART3ALLEN**

Transaction ID: **1680495**

Document: **WPA Form 3 - NOI**

Size of File: **273.55K**

Status of Transaction: **In Process**

Date and Time Created: **2/20/2024:5:23:17 PM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.



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 #:
eDEP Transaction #:1680495
City/Town:HOLDEN

A.General Information

1. Project Location:

a. Street Address	0 & 2400 MAIN STREET	c. Zip Code	01520
b. City/Town	HOLDEN	e. Longitude	71.92178W
d. Latitude	42.37205N	g.Parcel/Lot #	17 & 27
f. Map/Plat #	82		

2. Applicant:

☐ Individual ☒ Organization

a. First Name	RICHARD	b.Last Name	BEZDEGIAN
c. Organization	122A REALTY LLC		
d. Mailing Address	274 OAK STREET		
e. City/Town	SHREWSBURY	f. State	MA
g. Zip Code	01545	j. Email	rbezdegian@yahoo.com
h. Phone Number	508-831-1515	i. Fax	

3.Property Owner:

☐ more than one owner

a. First Name	RICHARD	b. Last Name	BEZDEGIAN
c. Organization	122A REALTY LLC		
d. Mailing Address	274 OAK STREET		
e. City/Town	SHREWSBURY	f.State	MA
g. Zip Code	01545	j.Email	rbezdegian@yahoo.com
h. Phone Number	508-831-1515	i. Fax	

4.Representative:

a. First Name	ARTHUR	b. Last Name	ALLEN
c. Organization	ECOTEC, INC.		
d. Mailing Address	102 GROVE ST., SUITE 110		
e. City/Town	WORCESTER	f. State	MA
g. Zip Code	01605	j.Email	aallen@ecotecinc.com
h.Phone Number	508-752-9666	i.Fax	

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

a.Total Fee Paid	1,050.00	b.State Fee Paid	512.50	c.City/Town Fee Paid	537.50
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6.General Project Description:

CONSTRUCT A SELF-STORAGE FACILITY INCLUDING STORMWATER MANAGEMENT, UTILITIES AND DRIVEWAYS.

7a.Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input checked="" type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310



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CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project:
2. Limited Project

8. Property recorded at the Registry of Deeds for:

a.County:	b.Certificate:	c.Book:	d.Page:
WORCESTER		68337	99

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☒ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
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b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
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c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
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	3. cubic yards dredged	
--	------------------------	--

d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
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	3. cubic feet of flood storage lost	4. cubic feet replaced
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e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
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	2. cubic feet of flood storage lost	3. cubic feet replaced
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f. ☐ Riverfront Area

1. Name of Waterway (if any)

2. Width of Riverfront Area (check one)

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project

square feet

4. Proposed Alteration of the Riverfront Area:

a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.



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5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☐ Yes ☐ No

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
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b. ☐ Land Under the Ocean

1. square feet

2. cubic yards dredged

c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
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d. ☐ Coastal Beaches

1. square feet

2. cubic yards beach nourishment

e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
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f. ☐ Coastal Banks

1. linear feet

g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
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h. ☐ Salt Marshes

1. square feet

2. sq ft restoration, rehab, crea.

i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
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1. square feet

2. cubic yards dredged

j. ☐ 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	
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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. ☐ Land Subject to Coastal Storm Flowage

1. square feet

4.Restoration/Enhancement

☐ Restoration/Replacement

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

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

☐ Project Involves Streams Crossings



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

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☒ No

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

Natural Heritage and Endangered Species

Program

Division of Fisheries and Wildlife

1 Rabbit Hill Road

Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. ☐ Photographs representative of the site

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

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

d. ☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:
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City/Town:HOLDEN

3. ☐ Separate MESA review completed.

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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office.

For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☒ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☒ Yes ☐ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☒ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook

☐ Vol.2, Chapter 3)

2. A portion of the site constitutes redevelopment

☐

3. Proprietary BMPs are included in the Stormwater Management System

☐

b. ☐ No, Explain why the project is exempt:

1. Single Family Home

☐

2. Emergency Road Repair

☐



Massachusetts Department of Environmental Protection

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3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).
4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

ECOTEC WETLAND
RESOURCE
EVALUATION W/ DEP PWS
DATA FORMS

SCOTT MORRISON,

June 13, 2019

STORMWATER SITE
PLAN

MARK A. ELBAG JR.,
PE

January 18, 2024

STORMWATER
REPORT

MARK A. ELBAG JR.,
PE

February 2, 2024

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.



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 #:
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City/Town:HOLDEN

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. Payer name on check: First Name

7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner(if different)

4. Date

Arthur Allen

2/20/2024

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal Form

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1680495
City/Town:HOLDEN

A. Applicant Information

1. Applicant:

a. First Name	RICHARD	b. Last Name	BEZDEGIAN
c. Organization	122A REALTY LLC		
d. Mailing Address	274 OAK STREET		
e. City/Town	SHREWSBURY	f. State	MA
g. Zip Code	01545		
h. Phone Number	5088311515	i. Fax	
j. Email	rbezdegian@yahoo.com		

2. Property Owner:(if different)

a. First Name	RICHARD	b. Last Name	BEZDEGIAN
c. Organization	122A REALTY LLC		
d. Mailing Address	274 OAK STREET		
e. City/Town	SHREWSBURY	f. State	MA
g. Zip Code	01545		
h. Phone Number	5088311515	i. Fax	
j. Email	rbezdegian@yahoo.com		

3. Project Location:

a. Street Address	0 & 2400 MAIN STREET	b. City/Town	HOLDEN
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Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) EACH BUILDING (FOR DEVELOPMENT) INCLUDING SITE;	1	1050.00		1050.00

City/Town share of filing fee	State share of filing fee	Total Project Fee
\$537.50	\$512.50	\$1,050.00



REQUEST FOR CERTIFIED LIST OF ABUTTERS

PLEASE ALLOW 3-5 BUSINESS DAYS TO PROCESS

FEE: \$25

RECEIVED
2024 FEB 15 A 8:45
BOARD OF ASSESSORS
TOWN OF HOLDEN, MA

Please print and complete the form below and mail to Board of Assessors, 1204 Main Street, Holden, MA 01520 or fax to 508/829-0227.

PROJECT NAME & STREET LOCATION: 0 & 2400 Main Street (see attached locus map)
OWNER: 122A Realty LLC
MAP & PARCEL NUMBERS: 82-17 & 82-27
VARIANCE _____ SPECIAL PERMIT _____ PRELIMINARY PLAN _____
DEFINITIVE PLAN _____ OTHER (SPECIFY) Conservation - Notice of Intent

PHONE # 508-328-6639; aallen@ecotecinc.com

PLEASE REFER TO EACH BOARD'S REQUIREMENTS

FOR OFFICE USE ONLY

The Board of Assessors makes the following amendments to the above list:

This is to certify this is a List of Abutters to Map 82, Parcel 17 & 27 or as cited above but not necessarily in its entirety.

Date February 16, 2024

Board of Assessors

Town of Holden-Board of Assessors-Certified List of Abutters
 122 A Realty LLC-82-17 & 82-27
 2/16/2024

M/P	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip Code
94-11	VENTURE COMMUNITY SERVICES, INC		1 PICKER RD	STURBRIDGE	MA	01566
94-12	FLYNN, EDWARD A, JR TRUSTEE	C/O RONALD HOWE	165 PLEASANTDALE RD	RUTLAND	MA	01543
82-3	HARTLEY, TODD A	HARTLEY, LINDSI D	2370 MAIN ST	JEFFERSON	MA	01522
82-27	122A REALTY LLC		274 OAK STREET	SHREWSBURY	MA	01545
82-20	BRANDES, ALAN	BRANDES, BARBARA	88 CENTRAL TREE RD	RUTLAND	MA	01543
82-17	122A REALTY LLC		274 OAK STREET	SHREWSBURY	MA	01545
82-28	LEAHY, EDWARD R		1399 WACHUSETT ST	JEFFERSON	MA	01522
94-8	J & K VENTURES, LLC		153 EAST HILL RD	OAKHAM	MA	01068
94-5	FLYNN, EDWARD A JR, TRUSTEE	C/O RONALD HOWE	165 PLEASANTDALE RD	RUTLAND	MA	01543
82-25	DIX, GARY J	DIX, MARA M	2381 MAIN ST	JEFFERSON	MA	01522
94-13	J & K VENTURES, LLC		153 EAST HILL RD	OAKHAM	MA	01068
94-14	LILAC HEDGE REALTY, LLC		32 WALNUT ST	BERLIN	MA	01503
82-26	PETERSON, ROBERT A	PETERSON, KATHLEEN M	2382 MAIN ST	JEFFERSON	MA	01522
82-22	MAYNARD, ELLEN M TRUSTEE OF	ELLEN M MAYNARD TRUST (THE)	17 LOVELL RD	HOLDEN	MA	01520
82-19	MAYNARD, ELLEN M TRUSTEE OF	ELLEN M MAYNARD TRUST (THE)	17 LOVELL RD	HOLDEN	MA	01520

Board of Assessors

James R. Quinn



100 foot Abutters List Report

Rutland, MA
February 20, 2024

Subject Property:

Parcel Number: 060-H-6
CAMA Number: 060-H-6
Property Address: 82 CENTRAL TREE RD

Mailing Address: MATISO LIVING TRUST
82 CENTRAL TREE RD
RUTLAND, MA 01543

Abutters:

Parcel Number: 060-E-3
CAMA Number: 060-E-3
Property Address: 75 CENTRAL TREE RD

Mailing Address: SANTELLA MICHAEL J
75 CENTRAL TREE RD
RUTLAND, MA 01543

Parcel Number: 060-E-5
CAMA Number: 060-E-5
Property Address: 81 CENTRAL TREE RD

Mailing Address: KALIL GENE & YAMILET
81 CENTRAL TREE RD
RUTLAND, MA 01543

Parcel Number: 060-E-6
CAMA Number: 060-E-6
Property Address: 83 CENTRAL TREE RD

Mailing Address: CORNELIUS CHRISTOPHER & KRISTY
83 CENTRAL TREE RD
RUTLAND, MA 01543

Parcel Number: 060-E-7
CAMA Number: 060-E-7
Property Address: 85 CENTRAL TREE RD

Mailing Address: CARLSON DAVID L & JOHNN A
TRUSTEES
85 CENTRAL TREE RD
RUTLAND, MA 01543

Parcel Number: 060-H-21
CAMA Number: 060-H-21
Property Address: MAIN ST

Mailing Address: BEZDEGIAN RICHARD J
274 OAK ST
SHREWSBURY, MA 01545

Parcel Number: 060-H-4
CAMA Number: 060-H-4
Property Address: 86 CENTRAL TREE RD

Mailing Address: GRENIER PAUL A
86 CENTRAL TREE RD
RUTLAND, MA 01543

Parcel Number: 060-H-5
CAMA Number: 060-H-5
Property Address: CENTRAL TREE RD

Mailing Address: BEZDEGIAN RICHARD J
274 OAK ST
SHREWSBURY, MA 01545

Parcel Number: 060-H-7
CAMA Number: 060-H-7
Property Address: 78 CENTRAL TREE RD

Mailing Address: SWEENEY ELIZABETH A
78 CENTRAL TREE RD
RUTLAND, MA 01543

Certified Abutters list
2/20/2024
Board of Assessors



www.cai-tech.com

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

**Notification of Abutters Under the
Massachusetts Wetlands Protection Act &
The Town of Holden Wetland Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is 122A Realty LLC.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Holden seeking permission to construct a new, self-storage facility within 100 feet of a wetland Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Holden Wetland Bylaw.
- C. The address where the planned activity will take place is) 0 & 2400 Main Street, Holden (at the Rutland Town Line).
- D. Copies of the Notice of Intent may be examined and obtained at EcoTec, Inc., 102 Grove Street, Worcester, MA, during regular business hours.

For more information call Arthur Allen at (508) 752-9666, ext. 24. or email him at aallen@ecotecinc.com

This is the applicant's representative.

- E. Information regarding the date, time and place of the public hearing may be obtained from EcoTec, Inc., by calling this telephone number: (508) 752-9666 during regular business hours.

NOTE: Notice of the public hearing, including the date, time and place will be published at least five (5) days in advance in The Landmark newspaper.

NOTE: Notice of the public hearing, including the date, time and place will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: 508-792-7650

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

June 13, 2019

Richard Bezdegian
274 Oak Street
Shrewsbury, MA 01545

RE: Wetland Resource Evaluation, Main Street, Holden, Massachusetts

Dear Mr. Bezdegian:

On May 31, 2019, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 *et seq.*; the “Regulations”); (2) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands); and (3) Town of Holden Wetlands Protection Bylaw. Scott M. Morrison, PWS conducted the inspection.

The subject site consists of a 6.75-acre parcel located to the north of Main Street at the Holden/Rutland Town line. The upland portions of the site consist of undeveloped forest. Plant species observed include northern red oak (*Quercus rubra*), white oak (*Quercus alba*), eastern white pine (*Pinus strobus*), black cherry (*Prunus serotina*), red maple (*Acer rubrum*), sugar maple (*Acer saccharum*), American beech (*Fagus grandifolia*), white ash (*Fraxinus americana*), and black birch (*Betula lenta*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) and Virginia creeper (*Parthenocissus quinquefolia*) climbing woody vines; American witch-hazel (*Hamamelis virginiana*), highbush blueberry (*Vaccinium corymbosum*), and maple-leaf viburnum (*Viburnum acerifolium*) shrubs; and sheep-laurel (*Kalmia angustifolia*), lowbush blueberry (*Vaccinium angustifolium*), wild sarsaparilla (*Aralia nudicaulis*), tree clubmoss (*Lycopodium obscurum*), trailing clubmoss (*Lycopodium complanatum*), bracken fern (*Pteridium aquilinum*), hayscented fern (*Dennstaedtia punctilobula*), teaberry (*Gaultheria procumbens*), partridge-berry (*Mitchella repens*), and wild-lily-of-the-valley (*Maianthemum canadense*) ground cover. The wetland resources observed on the site are described below.

Methodology

The site was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands or, in the absence of Bordering Vegetated Wetlands, Bank was delineated in the field in accordance with the definitions set forth in the regulations at 310 CMR 10.55(2)(c) and 310 CMR 10.54(2). Section 10.55(2)(c) states that “The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated

conditions exist.” Section 10.54(2)(c) states that “The upper boundary of Bank is the first observable break in the slope or the mean annual flood level, whichever is lower.” The methodology used to delineate Bordering Vegetated Wetlands is further described in: (1) the BVW Policy “*BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology*,” issued March 1, 1995; and (2) “*Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook*,” produced by the Massachusetts Department of Environmental Protection, dated March 1995. The plant taxonomy used in this report is based on the *National List of Plant Species that Occur in Wetlands: Massachusetts* (Fish and Wildlife Service, U.S. Department of the Interior, 1988). Federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands and Bank. One set of DEP Bordering Vegetated Wetland Delineation Field Data Forms completed for observation plots located in the wetlands and uplands near flag A-14 is attached. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A32 (A32 connect to culvert)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the western portion of the site that is associated with an intermittent stream.
Start B1 to B6 (B6 connect to culvert)	Red Flags	Bank of the mapped intermittent stream located in the western portion of the site. (DCR Tributary)
Start C1 to C9 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the western portion of the site that is associated with an intermittent stream.

Findings

Wetland A and B (i.e., flags A1 to A32 & C1 to C9) consists of a forested swamp located in the western portion of the site that is associated with an intermittent stream. The northern and eastern Bank of mapped intermittent stream was delineated by flags B1 through B6 to establish jurisdiction under the Watershed Protection Act (WsPA). Plant species observed include red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), gray birch (*Betula populifolia*), and American elm (*Ulmus americana*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) climbing woody vines; highbush blueberry (*Vaccinium corymbosum*), common winterberry (*Ilex verticillata*), arrow-wood (*Viburnum dentatum*), withe-rod (*Viburnum cassinoides*), northern spicebush (*Lindera benzoin*), speckled alder (*Alnus rugosa*), silky dogwood (*Cornus amomum*), and American elderberry (*Sambucus canadensis*) shrubs; and sheep-laurel (*Kalmia angustifolia*), bristly blackberry (*Rubus hispidus*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), spotted touch-me-not (*Impatiens capensis*), shining clubmoss (*Lycopodium lucidulum*), and sphagnum moss (*Sphagnum sp.*) ground cover. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils, and evidence of flooding, was observed within the delineated wetland. This vegetated wetland borders an intermittent stream; accordingly, the vegetated wetlands would

be regulated as Bordering Vegetated Wetlands and the intermittent stream would be regulated as Bank under the Act and Bylaw. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands and Bank under the Act and Bylaw.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm." Based upon a review of the Flood Insurance Rate Map, Community Panel 250309 0005 B, Effective Date July 2, 1981, the site is mapped as Zone X, which is defined as areas of minimal flooding / areas located outside of the 0.2% annual chance flood (i.e., outside the 500-year floodplain). The project engineer should evaluate the most recent National Flood Insurance Program flood profile data to determine if Bordering Land Subject to Flooding occurs on the site. Bordering Land Subject to Flooding would occur in areas where the 100-year flood elevation is located outside of or upgradient of the delineated Bordering Vegetated Wetlands or Bank boundary. Bordering Land Subject to Flooding does not have a Buffer Zone under the Act.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (i.e., Worcester North Quadrangle, dated 1983, attached) and observations made during the site inspection, a stream that is shown as intermittent on the USGS Map is located in the western portion of the site. The watershed area for this stream at the site was determined to be 0.055 square miles, which is less than 0.5 square miles (see attached watershed calculations). As such, the stream would be designated intermittent under the Massachusetts Wetlands Protection Act regulations. Based upon the review of the USGS and site it appears that Worcester Brook is located across the street and more than 200-feet from the site. Furthermore, based upon a review of the current USGS Map and observations made during the site inspection, there are no other mapped or unmapped streams located within 200 feet of the site. Accordingly, Riverfront Area would not occur on the site. Riverfront Area does not have a Buffer Zone under the Act.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 14th edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2017, and Certified Vernal Pools from MassGIS, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified Vernal Pools on or in the immediate vicinity of the site. A copy of this map is attached.

Main Street, Holden

June 13, 2019

Page 4.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. A brief description of my experience and qualifications is attached. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.



Scott M. Morrison, PWS
Senior Environmental Scientist

Attachments (7, 9 pages)

17/E/HoldenMainStReport

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

Scott M. Morrison, PWS, RPSS, SE **Senior Environmental Scientist**

Scott Morrison is a Senior Environmental Scientist with EcoTec, Inc. Since joining EcoTec in 2000, Mr. Morrison's project experience include wetland resource evaluation, delineation, and permitting at the local, state, and federal levels; wildlife habitat evaluation; pond and stream evaluation; vernal pool evaluation, monitoring, and certification; wetland replacement, replication, and restoration area design, construction, and monitoring; soil evaluations to determine infiltration rates and seasonal high groundwater elevations for detention basin construction; environmental sampling and analysis tasks, including soil and groundwater sample collection and handling; and expert testimony preparation. He has conducted rare species habitat assessments for the eastern box turtle, wood turtle, Blanding's turtle, spotted turtle, and marbled salamander. He has participated in rare species studies for rare species including the marbled salamander, piping plover, eastern box turtle, and northern diamondback terrapin and developed mitigation strategies for the marbled salamander, spotted turtle, eastern box turtle and wood turtle. He has participated in visual preconstruction sweeps for the wood turtle and both preconstruction and research projects for the eastern box turtle. He has served as a consultant to municipalities, conservation commissions, engineering and survey firms. He has completed numerous wetland related projects including environmental impact assessments for proposed development, erosion control and environmental monitoring for subdivisions, commercial developments, golf courses and landfills. He has prepared Massachusetts Environmental Policy Act (MEPA) documentation, including Environmental Notification Forms (ENFs), Notice of Project Changes (NPCs), and Draft and Final Environmental Impact Reports (EIRs) including Green House Gas Assessments for various projects including subdivisions, commercial buildings, and dredging projects. Prior to joining EcoTec, Inc. Mr. Morrison worked for the Massachusetts Department of Environmental Management (currently the Department of Conservation and Recreation) where he was involved with the monitoring and protection of endangered species and rare old growth forest. He was an active member of the Spencer Conservation Commission from 1998 to 2000 where he provided oversight of proposed wetland replication projects and review of projects submitted for wetland permitting. His educational background includes courses in forestry, ecology, chemistry, soils, and natural resource policy. His prior research experience includes research on forest succession and field research on nesting piping plovers, an endangered coastal shore bird.

Education:

Graduate Soil Science Certificate Program
University of Massachusetts at Amherst, 2006
Bachelor of Science: Natural Resource Studies
University of Massachusetts at Amherst, 1998
Associate of Science: Business Administration
Quinsigamond Community College, 1996

Professional Affiliations:

Registered Professional Soil Scientist, Society of Soil Scientists of
Southern New England (SSSSNE)
Massachusetts Association of Conservation Commissioners
Association of Massachusetts Wetland Scientists
Society of Wetland Scientists

Certifications:

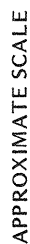
Society of Wetlands Scientists Professional Wetland Scientist,
Certification Number 2583
Massachusetts Department of Environmental Protection Soil Evaluator,
Certification Number SE 13766

OSHA Health and Safety Training, 40-Hour, 29 CFR 1910.120



Natural Heritage Atlas Online Data Viewer Output 6.13.19





NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

**TOWN OF
HOLDEN,
MASSACHUSETTS
WORCESTER COUNTY**

PANEL 5 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
250309 0005 B

EFFECTIVE DATE:
JULY 2, 1981



federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes to the map or amendments which may have been made subsequent to the date on the information title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

StreamStats Report

Region ID:

Workspace ID:

Clicked Point (Latitude, Longitude):

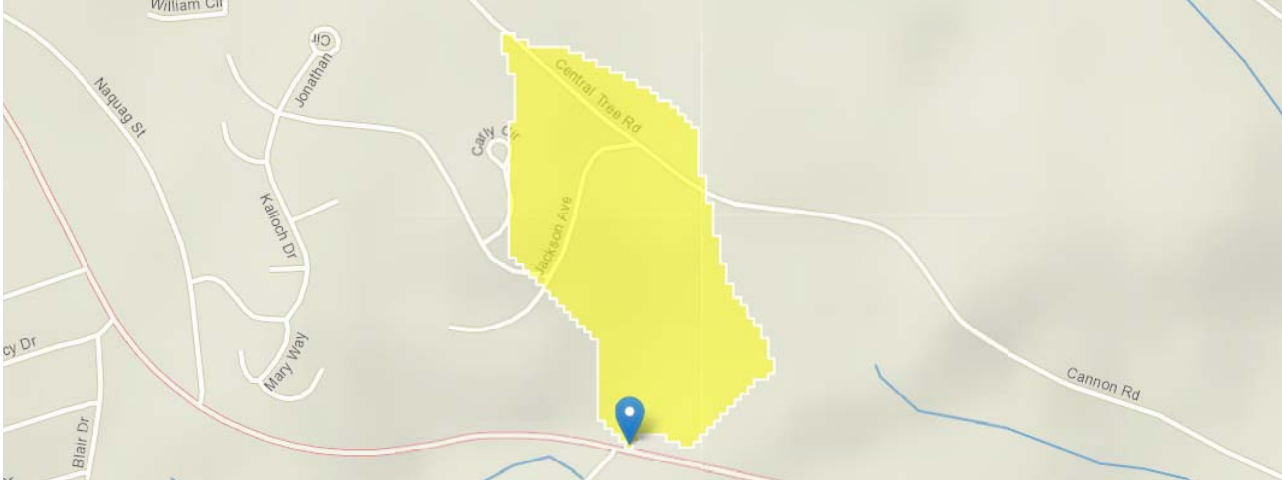
Time:

MA

MA20190613140009785000

42.37172, -71.92333

2019-06-13 10:00:41 -0400



Basin Characteristics			
Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.0552	square miles

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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Application Version: 4.3.1

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant

Prepared by: EcoTec, Inc

Project Location: Main St. Holden

DEP File #

Section I. Vegetation

Number: TP-Up

Transect # A-14

Date of Delin: 5.31.19

A. Sample layer and plant species (Enter largest to smallest % cover by layer)				Wetland Indicator Category	
Tree	green ash	Fraxinus pennsylvanica	30	37.5 YES	FACW *
	shagbark hickory	Carya ovata	30	37.5 YES	FACU-
	red oak	Quercus rubra	20	25.0 YES	FACU-
Sapling					
Shrub	witch hazel	Hamamelis virginiana	40	66.7 YES	FAC-
	black cherry	Prunus serotina	20	33.3 YES	FACU
Ground	hay-scented fern	Dennstaedtia punctilobula	60	60.0 YES	NL
	canada mayflower	Maianthemum canadense	40	40.0 YES	FAC-
Vine					

Vegetation Conclusions

1

6

Number of dominant wetland indicator plants

Is the number of dominant wetland plants equal or greater than the number of dominant non-wetland plants?

NO

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant	Prepared by: EcoTec, Inc	Project Location: Main St. Holden	DEP File #
Section II. Indicators of Hydrology		Transect # A-14	Date of Delin: 5.31.19

1. Soil Survey

Is there a published soil survey for this site?

title/date

map number

soil type mapped

hydric soil inclusions

Are field observations consistent with soil survey?

Remarks:

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-6	10YR2/3	
Bw	6-12+	10YR4/6	

Remarks fine sandy loam

3. Other

Conclusion: Is the soil hydric?

No

Other Indicators of hydrology (check all that apply):

- ☐ Site Inundated
- ☐ Depth to free water in observation hole
- ☐ Depth to soil saturation in observation hole
- ☐ Water marks
- ☐ Drift lines
- ☐ Sediment Deposits
- ☐ Drainage patterns in BVWs
- ☐ Oxidized rhizospheres
- ☐ Water stained leaves
- ☐ Recorded data (stream, lake, or tidal gauge; aerial photo; other):
- ☐ Other:

Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present:		
Hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample Location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant		Prepared by: EcoTec, Inc		Project Location: Main st Holden		DEP File #			
Section I. Vegetation		Number: TP-Wet		Transect # A-14		Date of Delin: 5.31.19			
A. Sample layer and plant species (Enter largest to smallest % cover by layer)		Percent Cover (or basal area)		Percent Dominance		Dominant Plant?		Wetland Indicator Category	
Tree	green ash	Fraxinus pennsylvanica	40		50.0	YES	FACW	*	
	red oak	Quercus rubra	20		25.0	YES	FACU-		
	yellow birch	Betula alleghaniensis	20		25.0	YES	FAC	*	
Sapling									
Shrub	witch hazel	Hamamelis virginiana	40		100.0	YES	FAC-		
Ground	cinnamon fern	Osmunda cinnamomea	40		66.7	YES	FACW	*	
	royal fern	Osmunda regalis	20		33.3	YES	OBL	*	
Vine									
Vegetation Conclusions									
Number of dominant wetland indicator plants			4		Number of dominant non-wetland indicator plants			2	
Is the number of dominant wetland plants equal or greater than the number of dominant non-wetland plants?					YES				

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Form

Applicant	Prepared by: EcoTec, Inc	Project Location: Main st Holden	DEP File #
Section II. Indicators of Hydrology		Transect # A-14	Date of Delin: 5.31.19

1. Soil Survey

Is there a published soil survey for this site?

title/date	
map number	
soil type mapped	
hydric soil inclusions	

Are field observations consistent with soil survey?

Remarks:

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
O	4-0		
A	0-12	10YR2/1	
Bg	12-14	10YR4/1	

Remarks silty loam

3. Other

Conclusion: Is the soil hydric?

Yes

Other Indicators of hydrology (check all that apply):

<input type="checkbox"/>	Site Inundated
<input type="checkbox"/>	Depth to free water in observation hole
<input type="checkbox"/>	Depth to soil saturation in observation hole
<input type="checkbox"/>	Water marks
<input type="checkbox"/>	Drift lines
<input type="checkbox"/>	Sediment Deposits
<input type="checkbox"/>	Drainage patterns in BVW/s
<input type="checkbox"/>	Oxidized rhizospheres
<input checked="" type="checkbox"/>	Water stained leaves
<input type="checkbox"/>	Recorded data (stream, lake, or tidal gauge; aerial photo; other):
<input type="checkbox"/>	Other:

Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:		
Hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample Location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>