



Massachusetts Department of Environmental Protection

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Transaction ID: **1858919**

Document: **WPA Form 3 - NOI**

Size of File: **273.40K**

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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1858919
City/Town:HAMILTON

A.General Information

1. Project Location:

a. Street Address	470 ESSEX STREET	c. Zip Code	01982
b. City/Town	HAMILTON	e. Longitude	70.82510W
d. Latitude	42.61485N	g.Parcel/Lot #	70
f. Map/Plat #	59		

2. Applicant:

☒ Individual ☐ Organization

a. First Name	ROGER	b.Last Name	LEBLANC
c. Organization			
d. Mailing Address	C/O SEASIDE LEGAL SOLUTIONS, P.C., PO BOX 1172		
e. City/Town	GLOUCESTER	f. State	MA
g. Zip Code	01931		
h. Phone Number	978-627-4500	i. Fax	
j. Email			

3.Property Owner:

☐ more than one owner

a. First Name	ROGER	b. Last Name	LEBLANC
c. Organization			
d. Mailing Address	C/O SEASIDE LEGAL SOLUTIONS, P.C., PO BOX 1172		
e. City/Town	GLOUCESTER	f.State	MA
g. Zip Code	01931		
h. Phone Number	978-627-4500	i. Fax	
j.Email			

4.Representative:

a. First Name	JOEL	b. Last Name	FAVAZZA
c. Organization	SEASIDE LEGAL SOLUTIONS, P.C.		
d. Mailing Address	PO BOX 1172		
e. City/Town	GLOUCESTER	f. State	MA
g. Zip Code	01931		
h.Phone Number	978-627-4500	i.Fax	
j.Email	contact@seasidelegal.com		

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

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

CONSTRUCTION OF SINGLE-FAMILY HOME AND ASSOCIATED AMENITIES, INCLUDING DRIVEWAY AND SEPTIC SYSTEM

7a.Project Type:

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

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



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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:
SOUTHERN ESSEX		33356	613

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

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

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

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

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

a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☐ 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)
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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



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Provided by MassDEP:
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City/Town:HAMILTON

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



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

D. Additional Information

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

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

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

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

PROJECT NARRATIVE	SEASIDE LEGAL SOLUTIONS, P.C.		January 28, 2025	
SITE DEVELOPMENT PERMIT PLAN	EASTERN LAND SURVEY ASSOCIATES, INC.	CHRISTOPHER R. MELLO	September 19, 2024	
ABUTTERS LIST	TOWN OF HAMILTON		January 30, 2025	
AERIAL MAP	CAI AXIS		January, 2025	
AFFIDAVIT OF SERVICE	JOEL FAVAZZA		February 5, 2025	

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



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Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1858919
City/Town:HAMILTON

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:

11054, 11053	02/05/2025
2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
Seaside Legal Solutions, P.C.	
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.

Roger Leblanc	2/5/2025
1. Signature of Applicant	2. Date
Roger Leblanc	2/5/2025
3. Signature of Property Owner(if different)	4. Date
Joel Favazza o/b/o SLS	2/5/2025
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 #:1858919
City/Town:HAMILTON

A. Applicant Information

1. Applicant:

a. First Name	ROGER	b. Last Name	LEBLANC
c. Organization			
d. Mailing Address	C/O SEASIDE LEGAL SOLUTIONS, P.C., PO BOX 1172		
e. City/Town	GLOUCESTER	f. State	MA
g. Zip Code	01931		
h. Phone Number	9786274500	i. Fax	
j. Email			

2. Property Owner:(if different)

a. First Name	ROGER	b. Last Name	LEBLANC
c. Organization			
d. Mailing Address	C/O SEASIDE LEGAL SOLUTIONS, P.C., PO BOX 1172		
e. City/Town	GLOUCESTER	f. State	MA
g. Zip Code	01931		
h. Phone Number	9786274500	i. Fax	
j. Email			

3. Project Location:

a. Street Address	470 ESSEX STREET	b. City/Town	HAMILTON
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Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

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

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

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

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	1	110.00		110.00

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

PROJECT NARRATIVE

Seaside Legal Solutions, P.C., represents Roger LeBlanc (the “Applicant”), in connection with a Notice of Intent (the “NOI”) filed on his behalf for the construction of a single-family home, driveway, and septic system (the “Project”) at 470 Essex Street, Hamilton (the “Locus”). The Locus consists of approximate 40,012 sf of area; about half of the lot is comprised of inland wetlands resource area, the boundaries of which were flagged and delineated by William Manuell, of Wetlands and Land Management in September of 2024. Portions of the Project are located within the 100’ Buffer Zone to the wetlands resource area, as well as within the Associated Upland Resource Area, thereby requiring an Order of Conditions from the Town of Hamilton Conservation Commission under the Commonwealth’s Wetlands Protection Act (the “WPA”) and the Town’s General Wetlands Protection/Conservation Bylaw (Chapter XVII, the “Bylaw”).

All of the above-described activities and their proximity to the resource area(s) are shown on the “Site Development Permit Plan” prepared by Eastern Land Survey Association, Inc., for Roger LeBlanc, dated September 19, 2024. The following regulatory citations and commentary address jurisdictional thresholds and performance standards.¹

310 CMR 10.53(1) Buffer Zone Work

Under the WPA, all of the proposed work is located in the 100’ Buffer Zone; no work will directly impact or alter any Resource Area(s). The entirety of the proposed dwelling and almost the entirety of the septic system is located within the Buffer Zone. Most of the driveway is outside of the Buffer Zone, with only a portion of the proposed walkway located within it.

310 CMR 10.53(1) outlines the general requirements for work in a Buffer Zone. It provides that the Commission shall impose conditions to protect the interests identified by M.G.L. c. 131 § 40 for the adjacent Resource Areas. The Commission “may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the Resource Area and/or other measures commensurate with the scope and location of the work within the Buffer Zone to protect the interests of M.G.L. c. 131, § 40.”

The plans submitted herewith outline significant proposed erosion control measures during construction, including erosion control barriers (silt socks, silt fences, straw bales, temporary construction entrance / washout space) around the work area, upland of the resource area itself. The limit of work is clearly defined, and will include post-construction “no

¹ 310 CMR 10.51 through 10.60 pertain to inland wetlands. Bylaw Chapter XVII pertains to wetlands protection and conservation.

cut” marker posts to meet Bylaw requirements. These posts will serve an alternate purpose in permanently delineating any future scope of work.

310 CMR 10.53(1) also provides that this Commission may impose conditions that “include limitations on the scope and location of work in the Buffer Zone as necessary to avoid alteration of Resource Areas.” As stated above, the layout of the Locus was intentionally designed to locate the proposed work as far from the resource area as practical within the confines of the property itself, while still abiding by other controls such as zoning and Title V. In sum, the Project meets the WPA requirements for Buffer Zone work.

Bylaw Requirements

Section 2(2) of the Bylaw defines the Associated Upland Resource Area (“AURA”) as land extending 100’ horizontally outward from the boundary of a freshwater wetland. The AURA is considered a resource area under the Bylaw. *Id.* The burden of proof is on the applicant to prove that work proposed within the AURA will not have an unacceptable significant and/or cumulative effect upon the wetland values protected by the Bylaw. *Id.* at Section 2(3).

In furtherance of the above requirement related to unacceptable significant and/or cumulative effects, the Bylaw outlines certain standards which a particular project must meet:

Under Bylaw Section 7(B), projects are required to minimize alteration to resource area, where feasible, and to provide full mitigation where alteration is unavoidable and has been minimized. Bylaw Section 7(C) authorizes the Commission to establish safeguards for the AURA. These are effectuated in Section 7(D), which creates a 50’ no disturbance zone and a 75’ no build zone, measured from the edge of the resource area.

Importantly, Section 7(C) provides that the AURA may be disturbed notwithstanding the above requirements where the Applicant proves that the work will not harm the values protected under the Bylaw. Additionally Section 7(G) allows the Commission to waive certain performance standards upon a finding that no reasonable conditions or alternatives would allow a project in compliance with the regulations; that avoidance, mitigation, and minimization have been employed to the maximum extent feasible; and that a waiver is necessary to accommodate an overriding public interest or to avoid a decision that so restricts the use of the property as to constitute an unconstitutional taking without compensation.

Here, the Project will not have an unacceptable significant and/or cumulative effect upon the wetlands values protected by the Bylaw. First, the Project is located as far away from the delineated wetlands boundaries as possible while complying with setback requirements under the zoning bylaw and/or Title V. Locating the Project outside of the AURA is not feasible, as only a small sliver of the front of the lot is outside of the AURA. That said, during construction, the Applicant will surround the work area with erosion control to mitigate any adverse impacts to the surrounding wetland resource area itself. While 360 sf of the proposed dwelling and 420 sf of the proposed septic system will be located within the required no build

area, again, the Applicant will effectively mitigate these impacts by (i) installing the aforementioned erosion control during construction; (ii) respecting the 50' no disturb zone in perpetuity; and (iii) dedicating an additional 850 sf within the no build zone as area of no cut, which will be adequately marked by posts to inform present and future owners of the Locus (see Site Plan for additional detail). As such, while the Project cannot meet the strict requirements of the Bylaw, the Applicant proposes to minimize and avoid AURA alteration to the extent feasible, and mitigate alteration where not feasible. There are no reasonable alternatives to develop the Locus for residential use, and strict enforcement of the Bylaw as relates to the AURA requirements would so restrict the use of the Locus as to constitute a taking.

Conclusion

The proposed construction of a single-family home, a septic system, and a driveway and walkway located within the Buffer Zone can be sufficiently conditioned to protect the interests of the WPA. The Applicant proposes significant erosion control and the site plan shows a clear delineation of work. The Project may also be approved under the Bylaw, despite proposing alteration to the AURA and within the no build zone because there is no reasonable alternative to develop the Locus for residential use, and the Applicant has proposed sufficient mitigation to meet the Bylaw requirements.



Town of Hamilton, MA

470 ESSEX ST



Layers

79

0004 SF

80

40000 SF

81

40007 SF

70

40012 SF

74

40006 SF

73

40019 SF

71

40003 SF

72



100 ft

22

x:-70.827770, y:42.615696



AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the City of Gloucester Wetlands Ordinance

I, Joel Favazza, hereby certify under the pains and penalties of perjury that on February 5, 2025, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Town of Hamilton Wetlands Bylaw, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Roger LeBlanc, with the Hamilton Conservation Commission on February 5, 2025, for property located at 470 Essex Street, Hamilton, MA 01982.

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

/s/ Joel Favazza
Signature & Title

February 5, 2025
Date

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Hamilton Conservation Commission on February 5, 2025, seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:
 - Construction of a single-family home and associated amenities, including driveway and septic system.
- B. The name of the applicant is: Roger LeBlanc
- C. The address of the land where the activity is proposed is: 470 Essex Street, Hamilton, Massachusetts, 01982.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Hamilton Conservation Commission, located at 650 Asbury Street, Hamilton, MA 01982. The regular business hours of the Commission are Monday to Thursday from 8:30 am to 12:30 pm, and the Commission may be reached at 978-626-5251.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling Seaside Legal Solutions, P.C. at 978-627-4500. An administrative fee may be applied for providing copies of the Notice of Intent and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Hamilton Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Salem News.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.



300 feet Abutters List Report

Hamilton, MA
January 30, 2025

Subject Property:

Parcel Number: 59-0070
CAMA Number: 59-000-0070
Property Address: 470 ESSEX ST

Mailing Address: LEBLANC ROGER
14 MILL RD
IPSWICH, MA 01938

Abutters:

Parcel Number: 59-0039
CAMA Number: 59-000-0039
Property Address: 494 ESSEX ST

Mailing Address: MARMION JAMES POPE COURTNEY
494 ESSEX ST
SOUTH HAMILTON, MA 01982

Parcel Number: 59-0040
CAMA Number: 59-000-0040
Property Address: 453 ESSEX ST

Mailing Address: JOHNSON PAUL B PATRICIA A
453 ESSEX ST
SOUTH HAMILTON, MA 01982

Parcel Number: 59-0071
CAMA Number: 59-000-0071
Property Address: 1 WHIPPLE RD

Mailing Address: DENTON JAMES W JR CELINE
1 WHIPPLE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 59-0072
CAMA Number: 59-000-0072
Property Address: 2 WHIPPLE RD

Mailing Address: LAFOUNTAIN PHILIP N JENNIFER L
2 WHIPPLE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 59-0073
CAMA Number: 59-000-0073
Property Address: 4 WHIPPLE RD

Mailing Address: ERIC R EATON LIVING TRUST BRITT
M.C. EATON LIVING TRUST
4 WHIPPLE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 59-0080
CAMA Number: 59-000-0080
Property Address: 5 WHIPPLE RD

Mailing Address: GRIMSHAW ANTHONY GRACE M
BELFIORE
5 WHIPPLE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 59-0081
CAMA Number: 59-000-0081
Property Address: 3 WHIPPLE RD

Mailing Address: MEIBAUM WALTER C III REVOC TRU
MEIBAUM WALTER C III TRUSTEE
3 WHIPPLE RD
S HAMILTON, MA 01982

Parcel Number: 59-0098
CAMA Number: 59-000-0098
Property Address: 3 SPINGLER DR

Mailing Address: CULLEN ERIN
2 SPINGLER DRIVE
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0103
CAMA Number: 60-000-0103
Property Address: 1 APPALOOSA LN

Mailing Address: CROWLEY ADAM C ERIN M
1 APPALOOSA LN
SOUTH HAMILTON, MA 01982



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1/30/2025

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