

Request for Determination of Applicability (RDA)

Proposed Sunroom

1028 Bay Road
Hamilton, MA 01982

July 2, 2025

Prepared for:
Carolyn Rodio
1028 Bay Road
Hamilton, MA 01982

Design Team:

Jonathan Weaver Architect
237 Granite Street, Rockport, MA 01966

DeRosa Environmental Consulting, Inc.
150 Newburyport Turnpike, Suite C-9, Rowley MA 01969



July 2, 2025

BY ELECTRONIC MAIL AND HAND DELIVERY

Town of Hamilton Conservation Commission
Hamilton Town Hall
PO Box 429
Hamilton, MA 01936

Mr. Mark Connors, Director of Planning
Ms. Bethany Barstow, Conservation Agent
978-626-5251

mconnors@hamiltonma.gov
bbarstow@hamiltonma.gov



150 Newburyport Turnpike
Suite C-9
Rowley, MA
01969

978.948.7717 Office

derosaenvironmental.com

**RE: Request for a Determination of Applicability
Proposed Sunroom**

1028 Bay Road | Hamilton, MA 01982

Dear Mr. Connors, Ms. Barstow and Members of the Commission,

Our office has prepared the following Request for Determination of Applicability (RDA) to meet the requirements of the Massachusetts Wetlands Protection Act (MGL Ch. 131 Sec. 210) and its Regulations (310 CMR 10.00, et seq) and the Town of Hamilton Conservation Bylaw (the Bylaw). We were authorized to prepare this filing at the request of Ms. Carolyn Rodio, owner of the property located at 1028 Bay Road in Hamilton, Massachusetts, known as Assessor's Map 24, Lot 1C (the



2023 Aerial view of 1028 Bay Road from MassMapper Aerial Imagery

"Site", Figure 1). The proposed project includes the construction of a sunroom in the location of the existing patio, partially within the outer portion of buffer zone to bordering vegetated wetland (Figure 2a & 2b). Since portions of the project are located within the buffer zone, the project is under the jurisdiction of the Hamilton Conservation Commission. Accordingly, we request that a Negative Determination (No. 3) be issued by the Hamilton Conservation Commission for the proposed activities.

WPA Form 2 | Negative Determination No. 3:

3. The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to protection under the Act. Therefore, said work does not require the filing of a Notice of Intent.

Executive Summary

Site Description

The property that is the subject of this application is located at 1028 Bay Road in the Town of Hamilton and identified as Map 24 Lot 1C (the "Site", Figure 1). The Site is an approximately 5.49-acre parcel located west of Bay Road near the Ipswich and Hamilton border. The site is bordered by residential properties to the west, south and east and by a residential property and Appleton Farms to the north. Located on the most western portion of the property is an intermittent stream and associated bordering vegetated wetland and on the most eastern portion of the property is a perennial stream and bordering vegetated wetland. The Site contains an existing single-family home, driveway, pool, lawn, and horse paddocks.

Project Summary

The project proposes to construct an 18' x 15' sunroom in the location of the existing patio which is nestled in a nook within the existing building outline. The existing patio will be removed and a concrete slab will be poured in the same footprint. The proposed sunroom is 270 square feet, is proposed 91 feet from the BVW, and is only within Buffer Zone, as such the proposed work is consistent with the Hamilton Conservation Commissions guidelines for the use of an RDA for a smaller project.

"A smaller project is one where (1) all the work is no closer than 75 feet from the edge of wetlands, or (2) no more than 400 square feet of ground surface is disturbed in an area that is between 50-100 feet away from wetlands."



Photo showing the proposed location for the sunroom.

The existing patio will be removed and properly disposed of off-site. A concrete pad will be poured in the same footprint, and the proposed sunroom will be installed on the concrete pad. The structure will be constructed with minimal soil disturbance anticipated and will not require the removal of any vegetation.

The proposed sunroom will be approximately 91' from the BVW and has been designed to remain outside of the 25-foot No Disturbance Zone, and the 50-foot No-Build Zone regulated under the Hamilton Wetlands Bylaw.

Limit of Work

Heavy equipment will not be allowed to enter any wetland resource area and will be stored as far from resource areas as possible. Any excavated material that will not be used on site will be removed from the site to an appropriately licensed facility.



Photo showing the location of the proposed sunroom at the rear of the house

Existing Wetland Resource Areas

The project has been designed to avoid adverse impacts to existing wetland resource areas. Portions of the work at the Site will occur within the 100-foot buffer zone to bordering vegetated wetland. Accordingly, the project that is the subject of this application requires pre-construction review and a Negative Determination of Applicability issued by the Hamilton Conservation Commission before any work may commence.

Bordering Vegetated Wetland - 310 CMR 10.55

Portions of the project are located within the 100-foot buffer zone to bordering vegetated wetland. The proposed sunroom is located within an existing disturbed patio area. All work is located outside of the 25-foot No-Disturbance Zone and the 50-foot No-Build Zone. No significant soil disturbance will take place and no vegetation will be removed for the proposed project. Accordingly, it is our professional opinion that the project will not have an adverse impact on the bordering vegetated wetland.

Riverfront Area - 310 CMR 10.58

A perennial stream is located on the eastern portion of the property. No work is proposed within the Riverfront Area.

Rare and Endangered Species Estimated Habitat

The project is not located within the boundaries of Priority or Estimated Habitats of Rare Species as determined by the Massachusetts Natural Heritage and Endangered Species Program (Figure 5-NHESP map). Accordingly, there is no requirement to forward a copy of this report to the NHESP for review.



Photo showing the Bordering Vegetated Wetland

Jurisdiction and Procedural Matters

Forms and Fees

Fee calculation sheets and photocopies of payment are attached. A single (1) copy of this application has been forwarded to the MADEP/NERO.

Request for Issuance of a Negative Determination of Applicability (No. 3)

The proposed project has been designed to avoid adverse impacts to existing wetland resource areas as defined under the Massachusetts Wetlands Protection Act (MGL CH. 131 Sec. 40, et seq.) and the Town of Hamilton Wetlands Protection Bylaw. Since the interests of the Act and Bylaw have been addressed as part of this application, we request that the Hamilton Conservation Commission issue a negative determination of applicability so that Ms. Carolyn Rodio may commence with the implementation of the proposed project.

Should you have any questions, or would like to arrange a site walk to review the project, please don't hesitate to call us at (978) 948-7717.

Respectfully submitted,

DeRosa Environmental Consulting, Inc.



Abigail Manzi
Environmental Scientist



Michael J. DeRosa, Principal
Wetland Ecologist, LSP, LEED AP, PWS



MJD/aem

cc: MADEP/NERO, Wetlands Division, 150 Presidential Way, Woburn, MA, 01801
Ms. Carolyn Rodio (by email)

Forms

[Request for a Determination of Applicability WPA Form 1](#)

[Copy of Filing Fee Check](#)



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Hamilton

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

Municipality

A. General Information

Important:

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



1. Applicant:			
Carolyn	Rodio		
First Name	Last Name		
1028 Bay Road			
Address			
Hamilton	MA	01936	
City/Town	State	Zip Code	
617-512-6317	cjrodio@comcast.net		
Phone Number	Email Address		
2. Property Owner (if different from Applicant):			
First Name	Last Name		
Address			
City/Town	State	Zip Code	
Phone Number	Email Address (if known)		
3. Representative (if any)			
Michael	DeRosa		
First Name	Last Name		
DeRosa Environmental Consulting, Inc.			
Company Name			
150 Newburyport Turnpike Suite C-9			
Address			
Rowley	MA	01969	
City/Town	State	Zip Code	
978-948-7717	michaelderosaj@gmail.com		
Phone Number	Email Address (if known)		

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):		
1028 Bay Road	Hamilton	
Street Address	City/Town	
42.64079	-70.84583	
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)	
24	1C	
Assessors' Map Number	Assessors' Lot/Parcel Number	
b. Area Description (use additional paper, if necessary):		
see attached narrative		
c. Plan and/or Map Reference(s): (use additional paper if necessary)		
Rodio Addition, 1028 Bay Road, Hamilton MA, SITE PLAN	May 6, 2025	
Title	Date	
Project Elements Plan by DeRosa Environmental Consulting, Inc.	June 26, 2025	
Title	Date	

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hamilton

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

Municipality

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

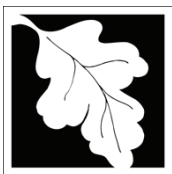
see attached narrative

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Hamilton
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

C. Determinations

1. I request the Hamilton make the following determination(s). Check any that apply:
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Hamilton

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

CR

6/24/25

Date

Signature of Representative (if any)

Alvin Mamy

7/2/2025

Date

DEROSA ENVIRONMENTAL CONSULTING
150 NEWBURYPORT TPKE STE C9
ROWLEY, MA 01969

INSTITUTION FOR SAVINGS
NEWBURYPORT, MA 01950

11714

53-7094/2113

CHECK ARMOR
TRADE PROTECTION

6/11/2025

PAY TO THE
ORDER OF

Town of Hamilton

\$ 125.00

One hundred twenty five and 00/100

DOLLARS

MEMO

1028 Bay Rd. RDA



[Handwritten Signature]
AUTHORIZED SIGNATURE



Figures

Figure 1. USGS Locus Map

Figure 2a. Site Plan prepared by Jonathan Weaver Architect

Figure 2b. Project Elements Plan by DeRosa Environmental Consulting, Inc.

Figure 2c. Floor Plan prepared by Jonathan Weaver Architect

Figure 3. MassGIS Aerial Map

Figure 4. MassGIS Wetlands Map

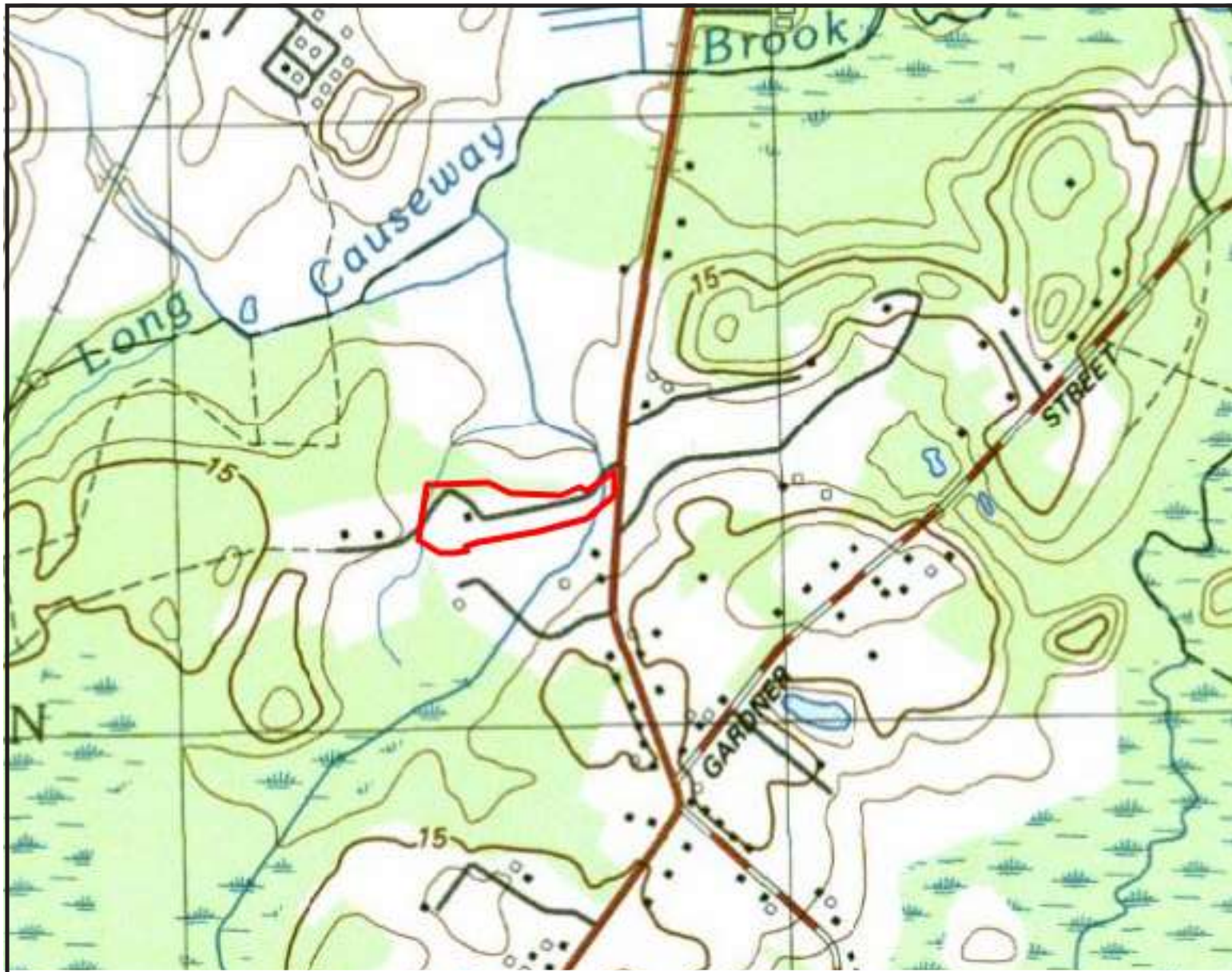
Figure 5. MassGIS NHESP Map

Figure 6. FEMA Flood Insurance Rate Map

Request for Determination of Applicability

1028 Bay Road, Hamilton, MA

Figure 1. Topographic Map



USGS Topographic Maps



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Roxbury, MA
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1028 Bay Road | Hamilton, MA

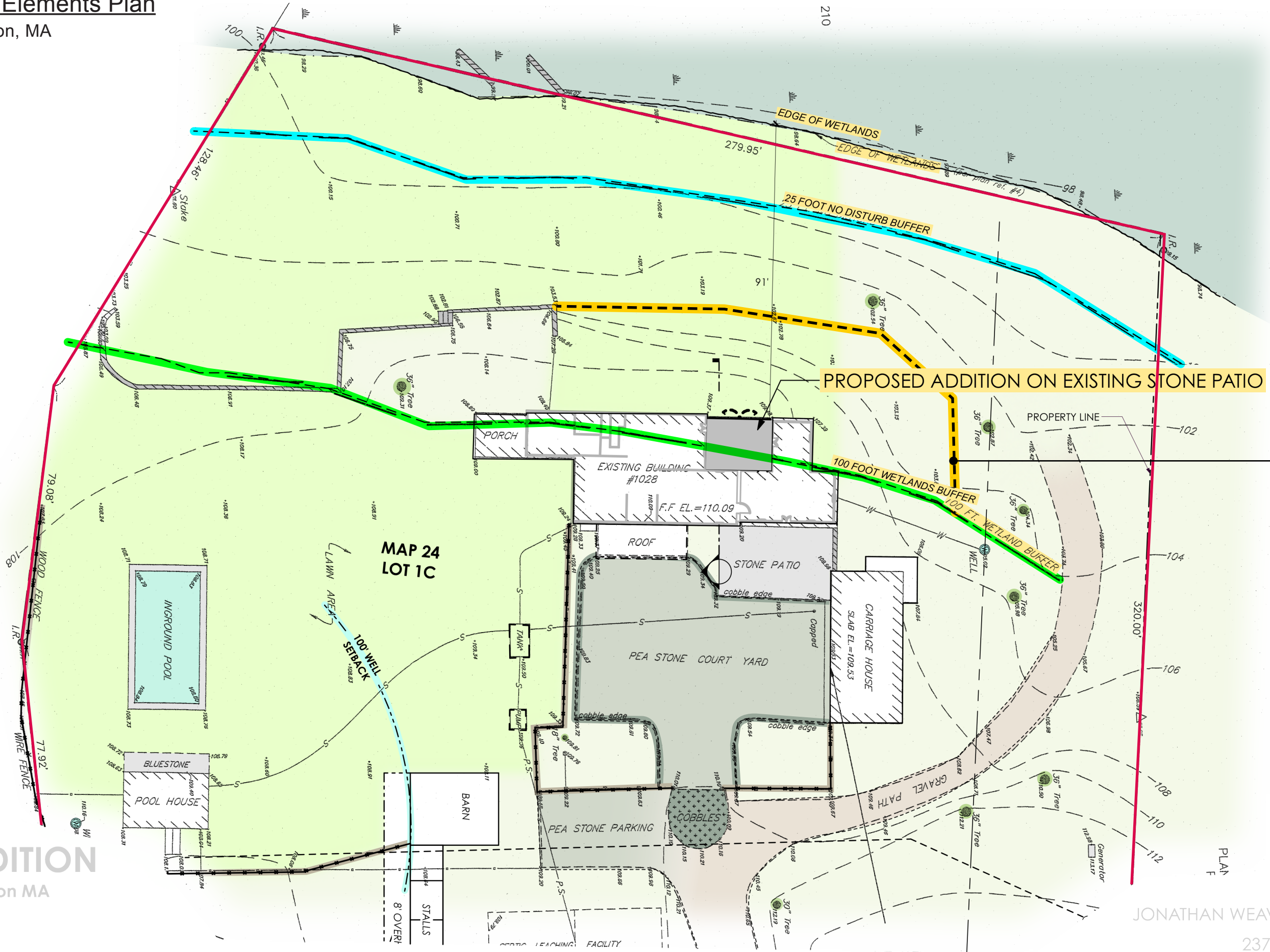


Scale: 1" = 30'

Date: May 6, 2025

Figure 2b. Project Elements Plan

1028 Bay Road | Hamilton, MA



Notes:

- 1. Base plan by Jonathan Weaver Architect dated May 6, 2025.
- 2. Notes and color added by DeRosa Environmental Consulting, Inc. on June 26, 2025.

Michael J. DeRosa

Michael J. DeRosa
PWS No. 2250

MJD/am/ldr
June 26, 2025



RODIO ADDITION
1028 Bay Road Hamilton MA
SITE PLAN

Scale: 1" = 30'
Date: May 6, 2025

Erosion control
12-inch
Groundscapes
Filtermitt or
equal

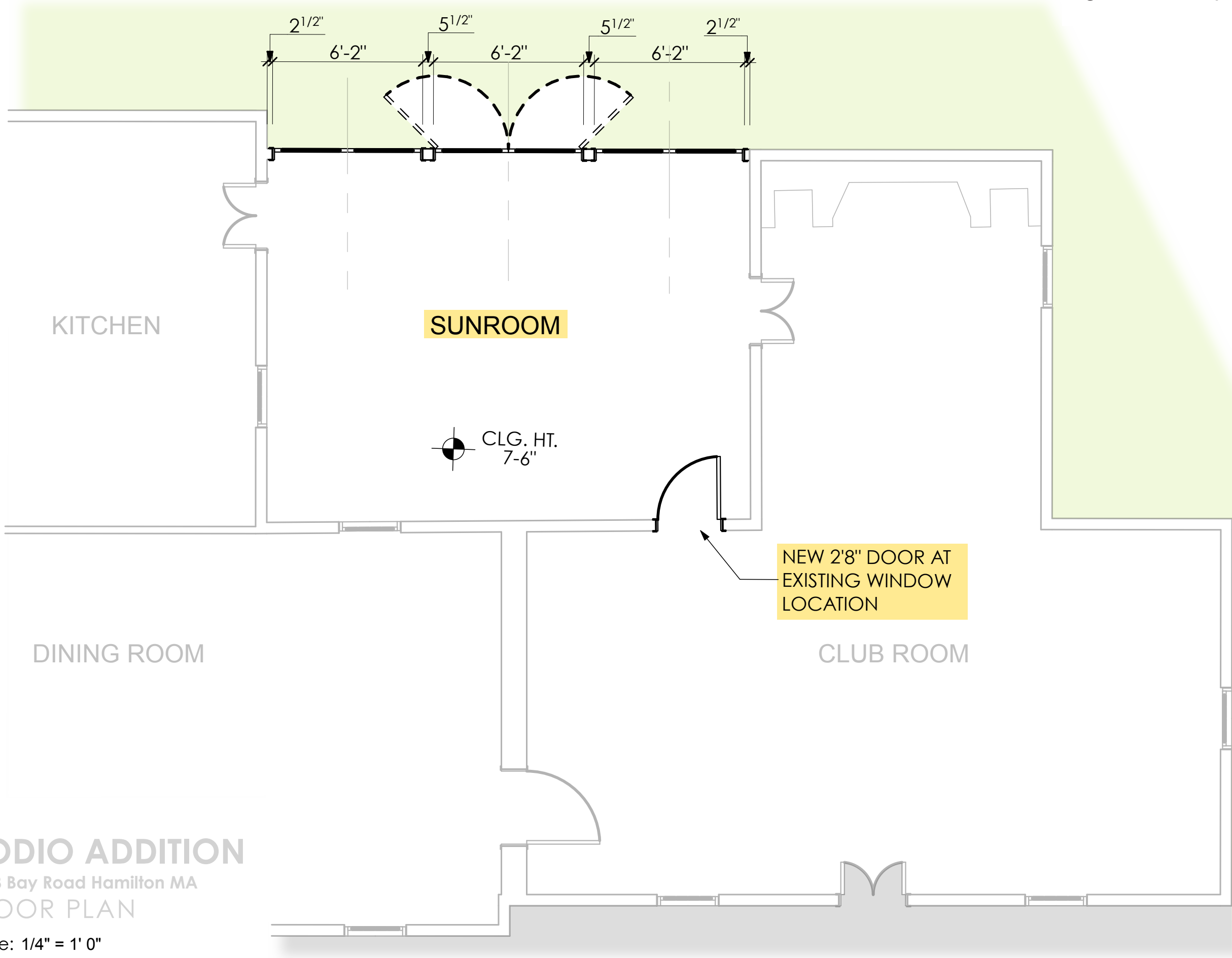


JONATHAN WEAVER ARCHITECT

237 Granite Street
Rockport, MA 01966
(978) 836-6670 T

Figure 2c. Proposed Screen Room Floor Plan

1028 Bay Road | Hamilton, MA



- Notes:**
1. Base plan by Jonathan Weaver Architect dated May 6, 2025.
 2. Notes and color added by DeRosa Environmental Consulting, Inc. on June 26, 2025.



Michael J. DeRosa
PWS No. 2250

MJD/am/ledr
June 26, 2025



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Environmental
CONSULTING, INC.

150 Newburyport Turnpike
Suite C-9
Rowley, MA
01969

978.948.7717 Office
derosaenvironmental.com



RODIO ADDITION
 1028 Bay Road Hamilton MA
 FLOOR PLAN

Scale: 1/4" = 1' 0"
 Date: May 6, 2025

JONATHAN WEAVER ARCHITECT
 237 Granite Street
 Rockport, MA 01966
 (978) 836-6670 T

Request for Determination of Applicability

1028 Bay Road, Hamilton, MA



Figure 3. Aerial Photograph

MassMapper
Aerial Imagery 2023

Request for Determination of Applicability

1028 Bay Road, Hamilton, MA

Figure 4.
Wetlands Map



DEP Wetlands Detailed

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

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Request for Determination of Applicability

1028 Bay Road, Hamilton, MA

Figure 5.
NHESP Map



Areas of Critical Environmental Concern ACECs



Potential Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



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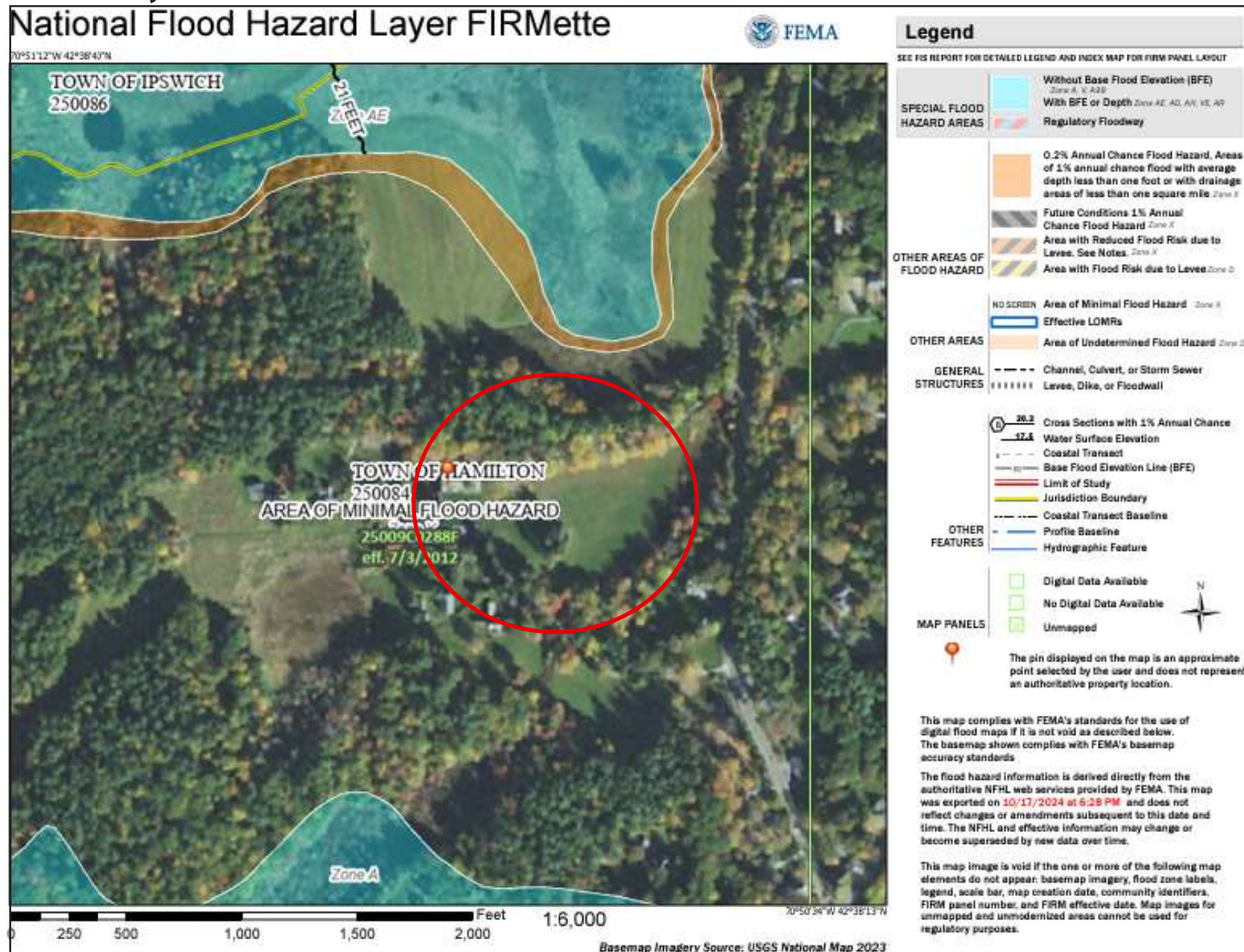
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Request for Determination of Applicability

1028 Bay Road, Hamilton, MA

Figure 6. FIRMette Map



Appendix A

Professional Qualifications

Abigail Manzi

Michael J. DeRosa



Abigail Manzi, BA

Environmental Scientist

Abby graduated with a bachelor's degree in Environmental Studies and Biology from Guilford College in Greensboro, North Carolina. Her studies focused on sustainable practices and ecology with courses including Sustainable Business, Animal Behavior, Rainforest Ecology and Environmental Policy.

Abby joined DeRosa Environmental Consulting in the fall of 2015. She is currently working at DeRosa Environmental as an Environmental Scientist.

While in college Abby spent a semester abroad in the rainforest in Australia studying Rainforest Ecology, Forestry Management and Socioeconomics. She also spent a month of her time there researching Lumholtz's Tree Kangaroos.

Prior to working at DeRosa Environmental Abby traveled to Hawaii to work on farms and learn about organic farming practices through World Wide Opportunities on Organic Farms (WWOOF).

Abby grew up with a love for the wildlife and nature taking trips every spring out to the vernal pools with her mom to check out the amphibians and camping every summer. She loves anything outdoors including hiking, diving, snowboarding and swimming. She travels as much as possible, especially to new places with animals she has never seen.

EDUCATION

BA, Biology and Environmental Studies | 2014

Guilford College, Greensboro, NC

PROFESSIONAL EXPERIENCE

Environmental Scientist | 2015 – Present

DeRosa Environmental Consulting Inc

Intern | Summer 2013

Ipswich River Watershed Association

Student Researcher | August-December 2012

Center for Rainforest Studies, Queensland, Australia

PROFESSIONAL MEMBERSHIPS/AFFILIATIONS

AMWS | Association of Massachusetts Wetland Scientists

CERTIFICATION

40 Hour Hazardous Waste Site Worker (OSHA)

PADI Open Water Diver | 2015

Adult First Aid/CPR/AED | Exp. 8/7/2020

LICENSE

Unmanned Aircraft License | FAA | Exp. 2/19/2021

REPRESENTATIVE PROJECTS

Private Residence | Dune Grass Restoration

Manchester, MA

Commercial Property | Wetland Restoration

Rowley, MA

Willowdale State Forest | Culvert Repair

Ipswich, MA

Saint Joseph's School | Well Monitoring

Salem, MA

Private Residence | Reconstruction of a Single Family Home

Ipswich, MA

Ipswich River Watershed Association | River Culvert Survey

North Shore, MA

Invasive Plant Management | Restoration Project

Ipswich, MA

Sally's Pond | Trail Restoration Grant

Ipswich, MA



Michael J. DeRosa

Principal, LSP, LEED AP BC&D

Michael J. DeRosa, Principal and project manager specializing in habitat restoration and wetland restoration projects. He has more than 24 years experience working with ecological systems focused on restoration and rehabilitation of damaged landscapes. Ecological principles inform his design and restoration practices.

Mike was the principal wetland permitting leader for the Turner Hill Resort Center in Ipswich Massachusetts. He has consulted with the Archdiocese of Boston since 1989 in all environmental areas. His firm is known for their expertise in wetland and wildlife habitat restoration and rehabilitation and invasive species control and management.

Mike incorporated DeRosa Environmental Consulting, Inc., in May 1994 after spending 8 years working in the environmental consulting industry as technical director and project manager. Prior to his consulting career he was a researcher at the Harvard School of Tropical Public Health working with infectious diseases and tick transmitted Lyme disease, in particular.

Mike has been involved with many projects associated with MGL Ch. 21e and Massachusetts Contingency Plan (MCP) projects. He received his Licensed Site Professional (LSP Lic. 3452) registration in 1993. Mike is uniquely credentialed in hazardous waste site assessment and remediation and has over 24 years experience in wetland permitting, habitat restoration and mitigation. Mike has permitted projects with all federal, state and local environmental agencies. Mike is on the Practice Faculty at The Boston Architectural College. His new passion is the incorporation of urban agriculture and food justice initiatives in mixed use community based projects.

EDUCATION

MA, Boston University, 1993
North Carolina State University, 1986
Harvard University, 1985
BA, University of Denver, 1982

REPRESENTATIVE PROJECTS

Ipswich River Watershed Association
Ipswich MA

Miles River Task Force |
Watershed Restoration
Beverly Wenham Hamilton Ipswich MA

Paumier Residence |
Dune Restoration
Manchester MA

Matignon High School Athletic Fields |
Landfill Cap Remediation
Cambridge/Somerville MA

Turner Hill Golf Course |
Wetland Mitigation & Pond Design
Ipswich MA

Saint Aidan's Church |
UST Remediation
Brookline MA

Saint Kevin's School |
AST Remediation
Dorchester MA

Saint Joseph's School |
UST Remediation
Salem MA

Ipswich Country Club |
Wetland Restoration
Ipswich MA

Ould Newbury Golf Club |
LID Runoff Design
Newbury MA

Ferncroft Country Club |
Pond Restoration
Topsfield/Middleton MA

PROFESSIONAL EXPERIENCES

Principal, LSP, LEED AP BC&D

DeRosa Environmental Consulting, Inc. | 1994-Present
Technical director, Environmental Engineering Division

Web Engineering Associates, Inc. | 1990-1994

Project manager/Environmental Scientist,
Dennison Environmental, Inc. | 1988-1989

Population Ecologist & Wetlands Specialist,
Lelito Environmental Consultants, LLC | 1987-1988

Research Assistant,
North Carolina State University | 1985-1987

Air Pollution Analyst
Entropy Environmentalists, Inc. | 1985-1987

Senior Research Assistant
Harvard University | 1983-1985

Naturalist
The Trustees of Reservations | 1983-1985

PROFESSIONAL MEMBERSHIPS/AFFILIATIONS

New England Wildflower Society

USGBC | United States Green Building Council

NGWA | National Ground Water Association

AMWS | Association of Massachusetts Wetland Scientists

LSPA | Licensed Site Professional Association

SWS | Society of Wetland Scientists

MACC | Massachusetts Association of Conversation Commissioners

CERTIFICATIONS AND SPECIAL TRAINING

Licensed Site Professional (LSP), Lic. No. 3452

Professional Wetland Scientist (PWS)

LEED Accredited Professional | 10342989

Certified Ecologist, The Ecological Society of America |
June 2002 – May 2007

CERCLA 40 Hour Hazardous Materials Safety Training |
OSHA 29 CFR 1910.120

Confined Space Entry Training | OSHA 29 CFR 1910.146

Management Training Workshop | Dun and Bradstreet

Hazardous Materials Chemistry Seminar | University of Toledo

Unmanned Aircraft License | FAA | Exp. 2/28/2019