

NOTICE OF INTENT

186 Echo Cove Road
Hamilton, Massachusetts

June 18, 2025

Applicant:

Dan Kowalski
24 Enfield Drive
Andover, MA 01810

Owner:

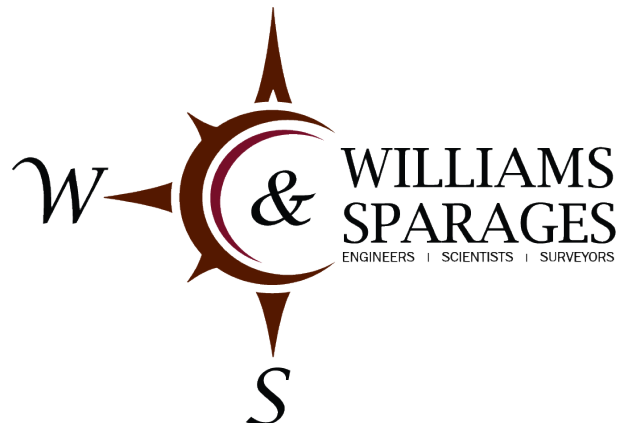
Mary Monahan
24 Enfield Drive
Andover, MA 01810

Prepared By:

Williams & Sparages LLC
189 North Main Street, Suite 101
Middleton, MA 01949
Ph: 978-539-8088
Fax: 978-539-8200
www.wsengineers.com

W&S Project No:

HAMI-0032





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Hamilton

City/Town

Important:

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

186 Echo Cove Road

a. Street Address

Hamilton

b. City/Town

01982

c. Zip Code

Latitude and Longitude:

42.616604

d. Latitude

-70.816517

e. Longitude

Map 60

f. Assessors Map/Plat Number

Lot 21

g. Parcel /Lot Number

2. Applicant:

Daniel

a. First Name

Kowalski

b. Last Name

c. Organization

24 Enfield Drive

d. Street Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

(781) 706-0837

h. Phone Number

i. Fax Number

danfromandover@gmail.com

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

Mary

a. First Name

Monahan

b. Last Name

c. Organization

24 Enfield Drive

d. Street Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Thorsen

a. First Name

Akerley

b. Last Name

Williams & Sparages LLC

c. Company

189 North Main Street, Suite 101

d. Street Address

Middleton

e. City/Town

MA

f. State

01949

g. Zip Code

978-539-8088

h. Phone Number

978-539-8200

i. Fax Number

takerley@wsengineers.com

j. Email address

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

\$500.00

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed razing of an existing single-family dwelling and constructing a new single-family dwelling, garage, and associated appurtenances within the Buffer Zone to jurisdictional wetland resource areas.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Essex South

a. County

34764

c. Book

b. Certificate # (if registered land)

391

d. Page Number

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

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

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



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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

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

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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

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

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

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

4. ☐ Restoration/Enhancement

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

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. ☐ Yes ☒ No

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

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

August 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

(b) ☐ Photographs representative of the site

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

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

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



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

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

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

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

- (d) ☐ Vegetation cover type map of site

- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

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

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

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

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

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☒ No

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

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

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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

- c. ☒ Is this an aquaculture project?

- d. ☐ Yes ☒ No

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



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

Online Users:

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.
b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
2. ☐ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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

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

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Plot Plan - 186 Echo Cove Road

a. Plan Title

Williams & Sparages LLC

Richard L. Williams, P.E.

b. Prepared By

c. Signed and Stamped by

6/10/2025

1" = 10'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

3379

6/11/2025

2. Municipal Check Number

3. Check date

3380

6/11/2025

4. State Check Number

5. Check date

Daniel H. & Kristin B.

Kowalski

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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F. Signatures and Submittal Requirements

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

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

<p><u>Mary A. Monahan</u></p> <p>1. Signature of Applicant</p>	<p><u>6-12-25</u></p> <p>2. Date</p>
<p><u>[Signature]</u></p> <p>3. Signature of Property Owner (if different)</p>	<p><u>6-12-25</u></p> <p>4. Date</p>
<p><u>Thorsen Akerley</u></p> <p>5. Signature of Representative (if any)</p>	<p><u>6-12-25</u></p> <p>6. Date</p>

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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

DANIEL H. KOWALSKI
KRISTIN B. KOWALSKI
24 ENFIELD DR.
ANDOVER, MA 01810-6026

53-179/113

3378

DATE 06/11/25

PAY TO
THE ORDER OF

TOWN OF HAMILTON \$ 500

FIVE HUNDRED

100 DOLLARS



Security features
included.
Details on Back.

Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

NO1

MEMO 186 GCHO COUS

⑆011301798⑆ 0523409752⑈ 3378

DANIEL H. KOWALSKI
KRISTIN B. KOWALSKI
24 ENFIELD DR.
ANDOVER, MA 01810-6026

53-179/113

3379

DATE 06/11/25

PAY TO
THE ORDER OF

TOWN OF HAMILTON \$ 262.50

TWO HUNDRED SIXTY TWO

50 DOLLARS



Security features
included.
Details on Back.

Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

FUNG FEE

MEMO 186 GCHO COUS RD

⑆011301798⑆ 0523409752⑈ 3379

DANIEL H. KOWALSKI
KRISTIN B. KOWALSKI
24 ENFIELD DR.
ANDOVER, MA 01810-6026

53-179/113

3380

DATE 06/11/25

PAY TO
THE ORDER OF

COMMONWEALTH OF MASS \$ 237

TWO HUNDRED THIRTY SEVEN

50 DOLLARS



Security features
included.
Details on Back.

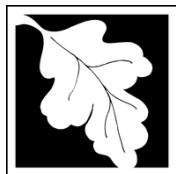
Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

NO1 186 GCHO

MEMO COUS RD HAMILTON

⑆011301798⑆ 0523409752⑈ 3380



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

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



A. Applicant Information

1. Location of Project:

186 Echo Cove Road

a. Street Address

3380

c. Check number

Hamilton

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

Daniel

a. First Name

Kowalski

b. Last Name

c. Organization

24 Enfield Drive

d. Mailing Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

(781) 706-0837

h. Phone Number

i. Fax Number

danfromandover@gmail.com

j. Email Address

3. Property Owner (if different):

Mary

a. First Name

Monahan

b. Last Name

c. Organization

24 Enfield Drive

d. Mailing Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2.a.	1	\$500.00	\$500.00
Step 5/Total Project Fee:			\$500.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$500.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$237.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$242.50</u>
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Introduction:

According to the Town of Hamilton Assessor's database, the subject property is a 0.24-acre (10,966 \pm s.f.) residential parcel located in southern Hamilton along the western shore of Chebacco Lake. The property is improved by an existing single-family ranch style dwelling, built around 1930, a stone parking area along Echo Cove Road, sheds, lawn and landscaped areas throughout most of the property ending along Lake Chebacco, and a dock at the rear of the property with access to Chebacco Lake. Topographically, the site reaches an apex along the northeast corner of the property along Echo Cove Road at elevation 55-56 (NAVD88) and gently slopes down towards Chebacco Lake to elevation 45 (NAVD88). The property is bounded by neighboring residential properties to the north and the south, Chebacco Lake to the east, and Echo Cove Road to the west. An unimproved 20' Way also exists to the north of the property, which also contains drainage infrastructure that outlets into Chebacco Lake. The property is zoned within the R-1A, Single Residential District.

According to the NRCS Web Soil Survey, soils on the subject parcel are mapped as 71B, Ridgebury Fine Sandy Loam, and 421C, Canton Fine Sandy Loam. Soil testing performed by Daniel Johnson in 2015 indicated the presence of loamy sand and gravelly sand in the subsoil. Soil testing was performed in the location of the existing soil absorption system and reserve area. The property contains no areas mapped as Priority or Estimated Habitat of Rare or Endangered Species by the Natural Heritage and Endangered Species Program (NHESP). Additionally, the subject parcel is not located within an Area of Critical Environmental Concern and the wetlands on the property are not mapped as Outstanding Resource Waters. There are not any nearby certified or potential vernal pools, as shown on MassMapper. The property is not mapped within a protected wellhead or surface water supply area, nor does the property lie within a nitrogen sensitive area.

Proposed Project:

The existing one-story home (640 \pm s.f.) is proposed to be razed. This includes removal of all seven (7) existing deck structures at the rear of the dwelling, as well as removal of a grill deck near the southern property boundary and a deck structure and kayak shed near the northern property boundary. A shed structure along the southern property boundary is proposed to be relocated slightly upgradient from the wetland resource areas. The existing septic tank and leaching field are proposed to remain with a new building sewer connection to the existing septic tank. There are currently three structures that improve access to Chebacco Lake including a floating dock connected to existing decks on the rear of the dwelling, a deck along the lake shore, and a float structure within the lake. The float structure and the deck are proposed for removal. The area underneath the existing deck is proposed to be seeded with New England WetMix (or approved equal) and planted with six (6) Highbush Blueberry shrubs. The existing town water line is proposed to be abandoned, and a new water service line and water gate proposed parallel to the northern property boundary to connect with the existing water main in Echo Cove Road.



A new, 3-bedroom dwelling with an attached garage, mudroom, porch, deck and “Great Room” are proposed upgradient of the existing dwelling structure. A kitchen extension is proposed along the south side of the new dwelling, a portion of this kitchen extension is proposed to be cantilevered off the new dwelling. While the dwelling is proposed to have a full foundation, the proposed great room would sit on piers elevated off the ground. The applicant intends to install a gravel sitting area beneath the great room at the ground level with other minor hardscaping features such as a sitting area and paver stones on top of the gravel surface. A new paved driveway is proposed to connect with the garage structure to Echo Cove Road, which is almost entirely outside of the 100’ buffer zone. Additionally, minor grading associated with the new dwelling is proposed, although because the rear of the dwelling is a walk out at the basement level, the overall grade of the property is largely unchanged, which also limits the total amount of disturbance associated with the construction of the proposed dwelling. No new structures are proposed any closer to the wetland resource areas compared to the existing conditions on the property. It is also important to note that aside from the three mature trees proposed to be removed, all work is proposed within existing maintained lawn.

Within the 100’ buffer zone, the proposed improvements result in an increase in 1,172 square feet of impervious surfaces. Stormwater mitigation is being provided for the entirety of the rooftop of the proposed dwelling. A stone infiltration trench is proposed to capture all roof runoff and aid in groundwater recharge. In total, 203.5 linear feet of infiltration trench is proposed and results in 81.4 cubic feet of recharge volume provided.

In order to construct the dwelling, three mature trees within the proposed footprint would need to be removed. These trees include an 18.0” DBH maple (*Acer spp.*), a 36.0” DBH oak (*Quercus spp.*), and a 30” DBH twin oak (*Quercus spp.*) located within the 100’ Associated Upland Resource Area (AURA). Mitigation plantings are proposed within 50’ of the edge of wetlands to help offset the loss of these two mature trees, as well as restore a portion of the lakeshore impacted by the existing deck. Two (2) red maple (*Acer rubrum*) trees are proposed to be installed along the northern property boundary. Four (4) winterberry (*Ilex verticillata*) shrubs are proposed along the southern property boundary. Six (6) highbush blueberry (*Vaccinium corymbosum*) shrubs are proposed within the footprint of the existing deck along the lake shore. The 24” tree bordering the southeastern property line is proposed to have one limb removed due to its hazardous nature, however no further impact to this tree is proposed.

Jurisdictional Wetland Resource Areas:

Wetland resource areas on the subject parcel were delineated by Thorsen Akerley, PWS, on September 4, 2024. The wetland resource area on this property includes FEMA Flood Zone A, as well as a Bordering Vegetated Wetland (BVW) and the 100-Foot Associated Upland Resource Area (AURA). The approximate high-water line associated with Chebacco Lake is also shown on the proposed plan.



Bordering Vegetated Wetlands (BVW):

The Bordering Vegetated Wetland along the shore of Chebacco Lake is shown on the proposed plan with Wetland Flags A1 – A7. The BVW consists of a relatively narrow fringe of vegetation upgradient of the typical water level of the Lake. The BVW was largely dominated by Glossy Buckthorn, Sweet Pepperbush, Sensitive Fern and Cinnamon Fern.

No work is proposed within BVW.

FEMA Flood Zone A:

According to the pending FEMA Flood Insurance Rate Map #25009C0427G, dated July 8, 2025, portions of the subject property contain FEMA Flood Zone A associated with Chebacco Lake.

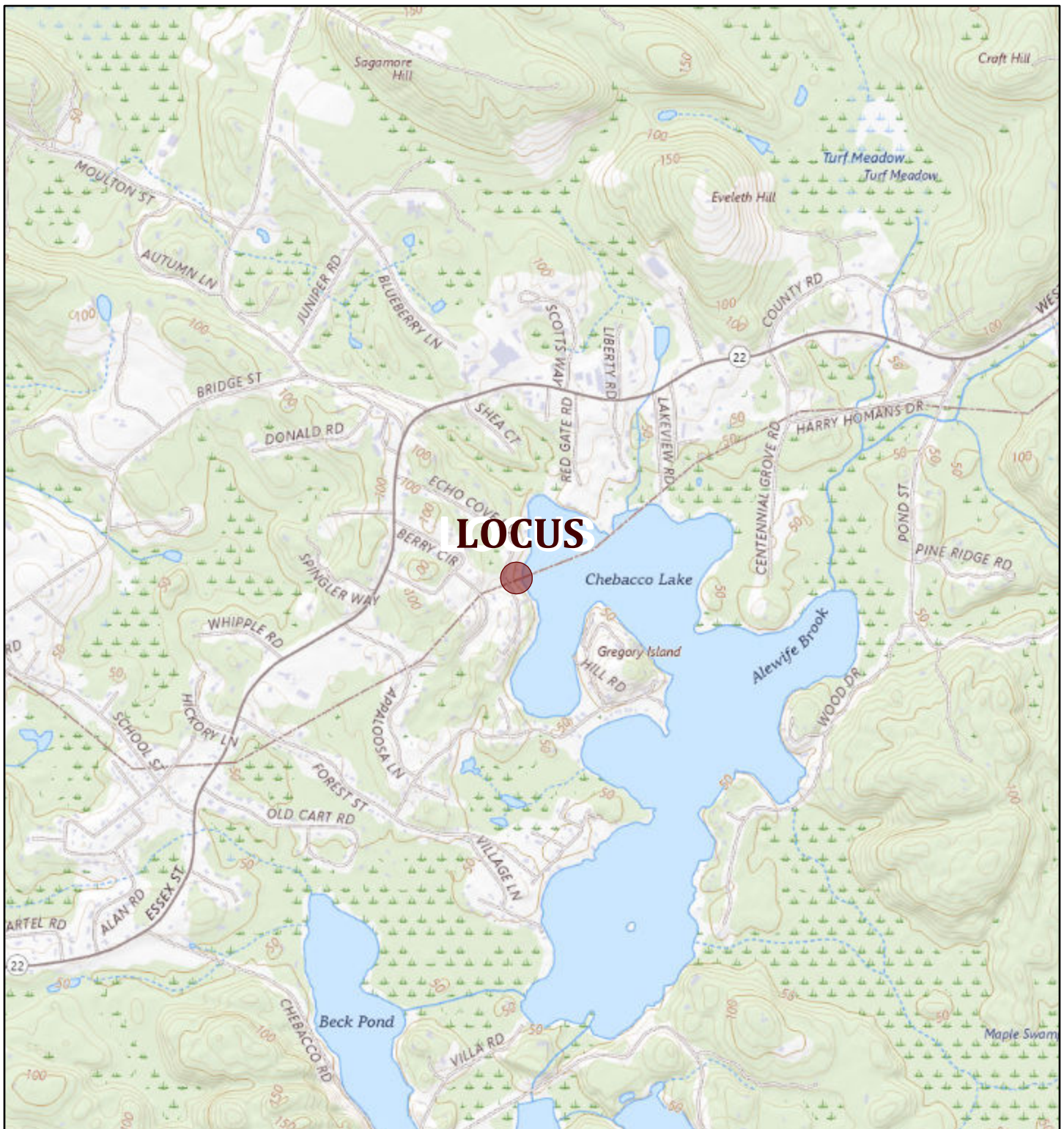
No work is proposed within the Zone A aside from the removal of existing decks and float. No change in grade is proposed in these areas.

Erosion Controls:

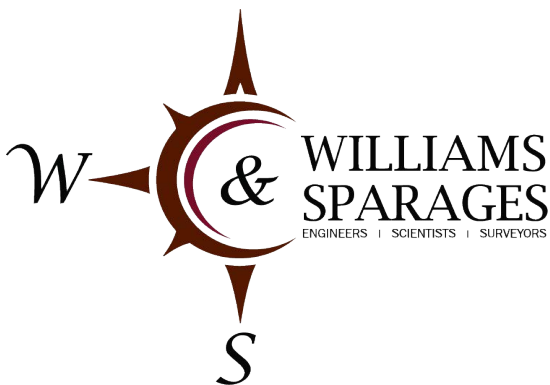
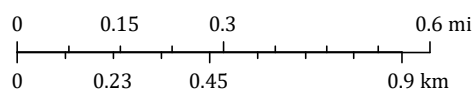
Erosion controls in the form of entrenched silt fence, backed by straw wattle are proposed to be installed between the limit of work and the wetland resource areas prior to construction. Erosion controls will remain in place until all work on site is stable and permission for removal has been granted by Hamilton Conservation Agent.



USGS Locus Map - 186 Echo Cove Road

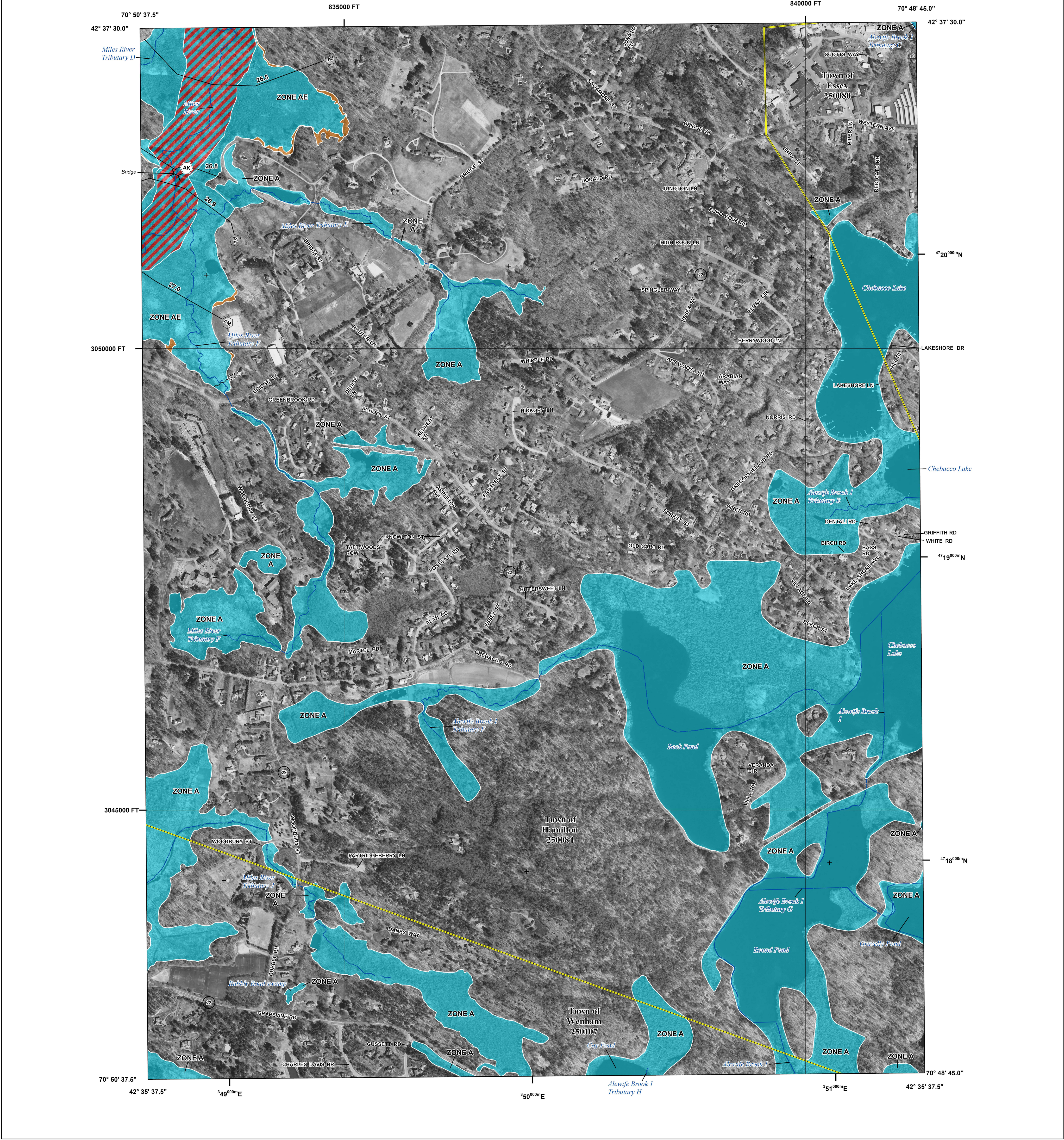


1:24,000

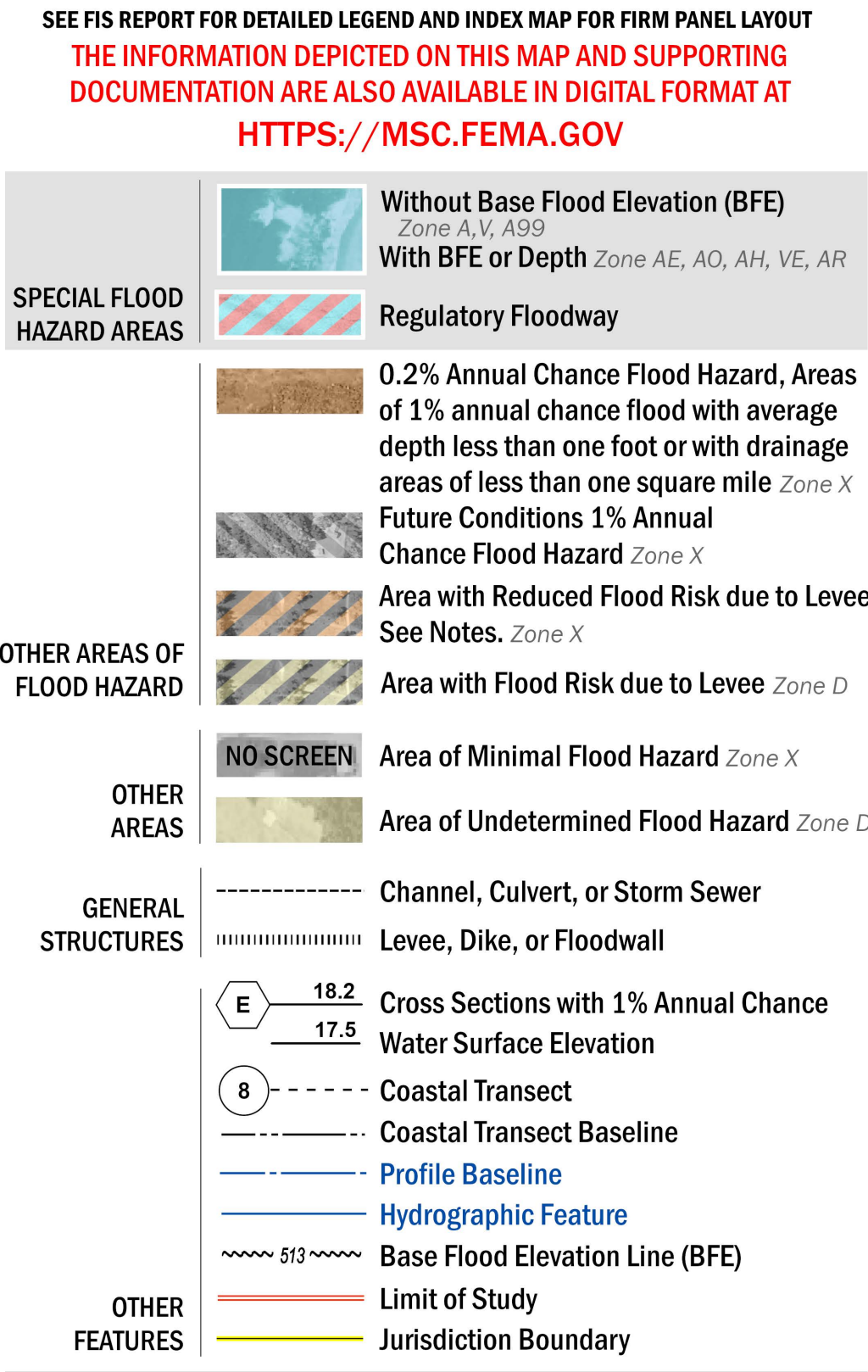


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

2025 USGS



FLOOD HAZARD INFORMATION



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

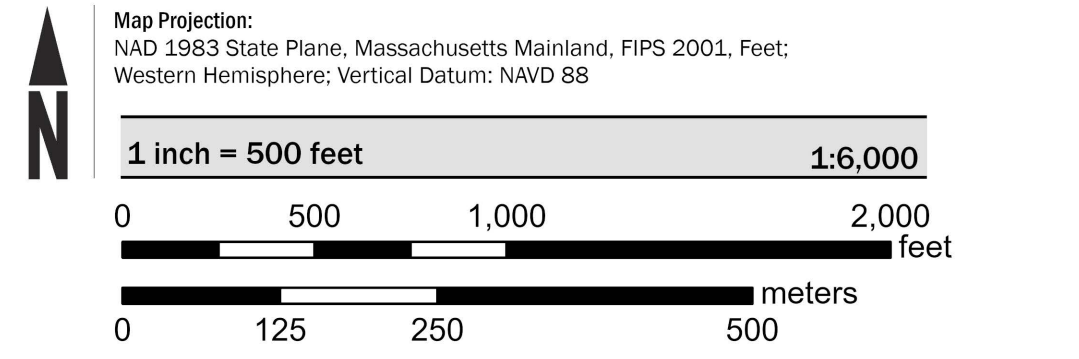
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

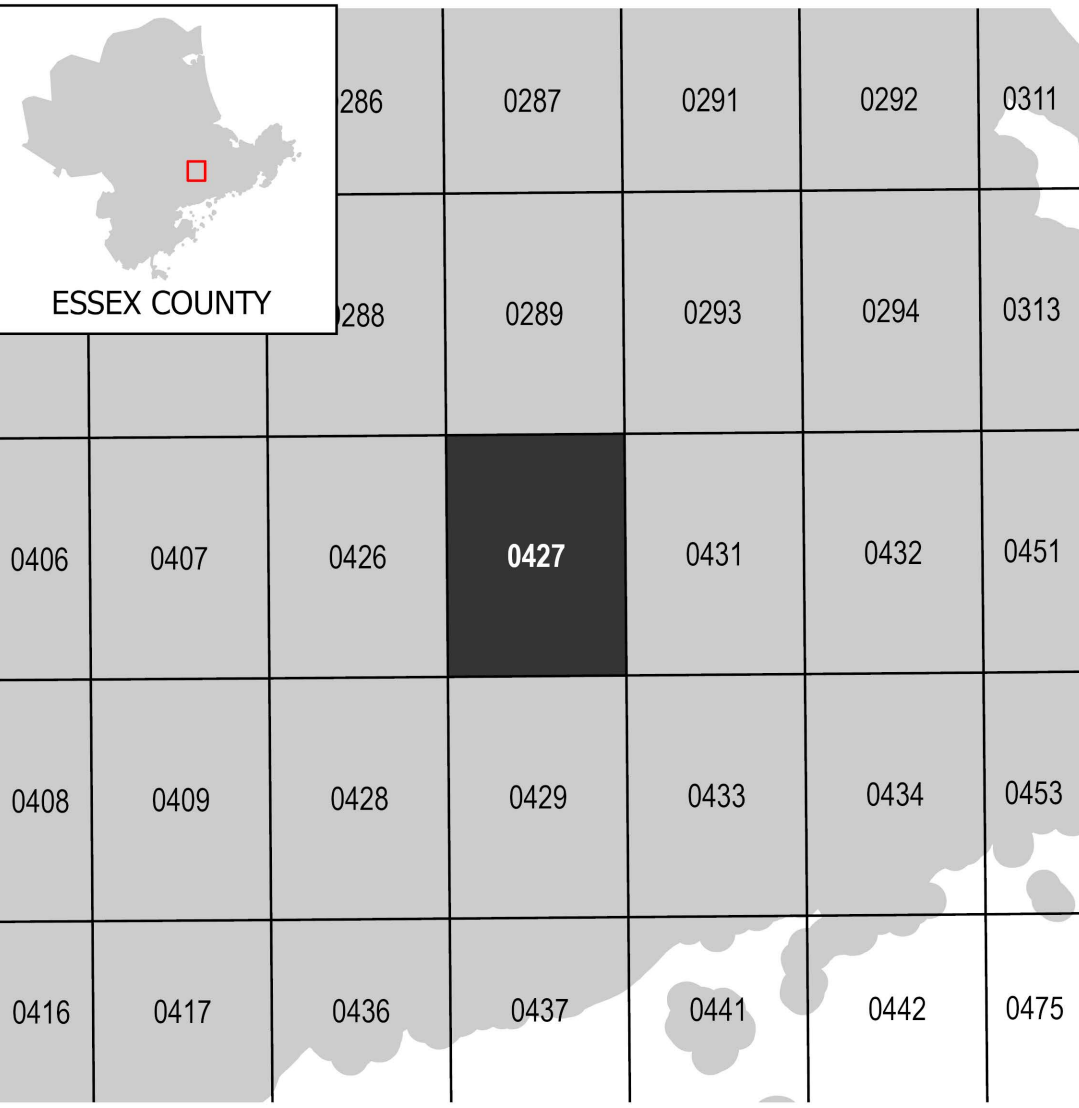
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on the FIRM uses imagery from 2019 provided by the U.S. Geological Survey at a resolution of 0.15 meter and 2016 transportation data provided by the U.S. Census Bureau with an undefined scale, and political boundaries from 2017 provided by MassGIS at a scale of 1:5,000.

SCALE



PANEL LOCATOR



* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

ESSEX COUNTY, MASSACHUSETTS
(All Jurisdictions)

PANEL 0427 of 0600

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ESSEX, TOWN OF	250080	0427	G
HAMILTON, TOWN OF	250084	0427	G
WENHAM, TOWN OF	250107	0427	G

VERSION NUMBER
2.6.3.6

MAP NUMBER
25009C0427G

MAP REVISED
July 8, 2025

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act & The Town of Hamilton
Conservation Bylaw and Regulations

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

I, Thorsen A. Akerley, hereby certify under the pains and penalties of perjury
that on June 18, 2025, I gave notification to abutters in compliance with the
second paragraph of Massachusetts General Law Chapter 131, Section 40 and the
DEP Guide to Abutter Notification dated April 8, 1994, in connection with the
following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act
and Hamilton Wetlands Protection Bylaw by the applicant, Dan Kowalski, with
the Town of Hamilton Conservation Commission on June 18, 2025, for property
located at 186 Echo Cove Road, Hamilton, MA 01982.

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

Thorsen Akerley
Name

6/18/2025
Date



Notification to Abutters under the Massachusetts Wetlands Protection Act & The Town of
Hamilton Conservation Bylaw & Regulations

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 Daniel Kowalski.
- B. The applicant has filed a Notice of Intent application with the Conservation Commission for the Town of Hamilton, MA seeking permission to conduct work within jurisdictional areas of the Massachusetts Wetlands Protection Act & the Hamilton Wetland Protection Bylaw & Regulations. More specifically, for the proposed razing of an existing single-family dwelling and construction of a new dwelling and associated appurtenances within the Buffer Zone to jurisdictional wetland resource areas.
- C. The location of the project is 186 Echo Cove Road, Hamilton, MA 01982.
- D. Copies of the Notice of Intent, (NOI), may be examined at the offices of Williams & Sparages LLC, between the hours of 8:00am and 4:00pm on the following days of the week: Monday through Friday. For more information, call: (978) 539-8088. This is the applicant's representative.
- E. Copies of the NOI may be obtained from the Hamilton Conservation Commission by calling (978) 626-5247 between the hours of 8:00am and 4:30pm on the following days of the week: Monday & Wednesday.
- F. Information regarding the date, time and place of the public hearing may be obtained from the Hamilton Conservation Commission by calling this telephone number (978) 626-5247 between the hours of 8:00am and 4:30pm on the following days of the week: Monday & Wednesday.

Note: Notice of the Public Hearing, including its date, time and place will be published at least five (5) days in advance in the local newspaper.

Note: Notice of the Public Hearing, including its 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:
Northeast Region: 978-694-3200



TOWN OF HAMILTON
BOARD OF ASSESSORS
P.O. Box 429
Hamilton, MA 01936
Phone: 978-468-5574 Fax: 978-468-2682

REQUEST FOR CERTIFICATION OF ABUTTER'S LIST
FEE: \$15.00

To be submitted to:

- ☐ Board of Health
☒ Conservation Commission
☐ Planning Board
☐ Zoning Board of Appeals
☐ Other _____

Type of List:

- ☐ Abutters 100'
☐ Owners of land directly opposite on any public or private way
☒ Owners of land within 300' of the property line

Property owner of record: Mary Monahan

Address of Property: 186 Echo Cove Rd

Parcel ID: 60-0021

Name of Applicant: Victoria Sparages

Applicant's Phone #: (978) 539-8088

CERTIFIED LIST WILL BE PROVIDED WITHIN SEVEN TO TEN WORKING
DAYS.

**TOWN OF HAMILTON
CONSERVATION COMMISSION
CERTIFICATE OF PARTIES IN INTEREST**

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters 100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

186 Echo Cove Road

So. Hamilton

Dated ***May 29, 2025***

Prepared by Assessor's Office of the Town of Hamilton.

Jane Dooley

Director of Assessing



300 feet Abutters List Report

Hamilton, MA

May 29, 2025

Subject Property:

Parcel Number: 60-0021
CAMA Number: 60-000-0021
Property Address: 186 ECHO COVE RD

Mailing Address: MONAHAN MARY M
24 ENFIELD DR
ANDOVER, MA 01810

Abutters:

Parcel Number: 52-0023
CAMA Number: 52-000-0023
Property Address: 142 ECHO COVE RD

Mailing Address: CHEVOOR AMY B CHEVOOR STEVEN C
2 TARA ROAD
PEABODY, MA 01960

Parcel Number: 52-0024
CAMA Number: 52-000-0024
Property Address: 150 ECHO COVE RD

Mailing Address: WUCHERPFENNIG KAI & ANNE
67 HIGHLAND RD
BROOKLINE, MA 02445

Parcel Number: 52-0030
CAMA Number: 52-000-0030
Property Address: 127 ECHO COVE RD

Mailing Address: CHADDERDON J NELSON INDIV
127 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 52-0046
CAMA Number: 52-000-0046
Property Address: 55 BERRY CIR

Mailing Address: LARA JOHN A LARA PAMELA C
55 BERRY CIR
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0015
CAMA Number: 60-000-0015
Property Address: 231 ECHO COVE RD

Mailing Address: JAMESON EMILY & CHARLES
231 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0017
CAMA Number: 60-000-0017
Property Address: 209 ECHO COVE RD

Mailing Address: NINA LYNN FARAGHER TRUST NINA
LYNN FARAGHER TRUSTEE
209 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0018
CAMA Number: 60-000-0018
Property Address: 187 ECHO COVE RD

Mailing Address: MICHALSKI LEONARD W ZULLO
GERALD
187 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0019
CAMA Number: 60-000-0019
Property Address: 164 ECHO COVE RD

Mailing Address: CHISHOLM ROBERT E HEIDI J R
164 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0020
CAMA Number: 60-000-0020
Property Address: 174 ECHO COVE RD

Mailing Address: HUTCHINSON HELENE INDIV
174 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0022
CAMA Number: 60-000-0022
Property Address: 198 ECHO COVE RD

Mailing Address: THERIAULT VICTOR J-ANN M
198 ECHO COVE RD
SOUTH HAMILTON, MA 01982



www.cai-tech.com

5/29/2025

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.

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Abutters List Report - Hamilton, MA



300 feet Abutters List Report

Hamilton, MA

May 29, 2025

Parcel Number: 60-0023
CAMA Number: 60-000-0023
Property Address: 210 ECHO COVE RD

Mailing Address: LAUBER MICHAEL
210 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0024
CAMA Number: 60-000-0024
Property Address: 214 ECHO COVE RD

Mailing Address: WATSON WILLIAM S TRUSTEE WILLIAM
S WATSON LVNG TRST
214 ECHO COVE ROAD
S. HAMILTON, MA 01982

Parcel Number: 60-0025
CAMA Number: 60-000-0025
Property Address: 224 ECHO COVE RD

Mailing Address: SPEAR JUNE N TRUSTEE LVNG TRST
224 ECHO COVE ROAD
S. HAMILTON, MA 01982

Parcel Number: 60-0077
CAMA Number: 60-000-0077
Property Address: 175 ECHO COVE RD

Mailing Address: MICHEL MELISSA FAULKNER KELLY
175 ECHO COVE ROAD
HAMILTON, MA 01982

Parcel Number: 60-0078
CAMA Number: 60-000-0078
Property Address: 167 ECHO COVE RD

Mailing Address: MACDONALD WILLIAM A HEATHER
167 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0083
CAMA Number: 60-000-0083
Property Address: 47 BERRY CIR

Mailing Address: GREGG MATTHEW W KELLY A
47 BERRY CIR
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0084
CAMA Number: 60-000-0084
Property Address: 8 BERRYWOOD LN

Mailing Address: CHIQUOINE ANDREW BLOOM ABBIE
8 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0090
CAMA Number: 60-000-0090
Property Address: 18 BERRYWOOD LN

Mailing Address: MARIANNE SKELLET REALTY TRUST
MARIANNE SKELLET TRUSTEE
18 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0091
CAMA Number: 60-000-0091
Property Address: 24 BERRYWOOD LN

Mailing Address: FURNARI TATUM GROSS WILLIAM
24 BERRYWOOD LN
SOUTH HAMILTON, MA 01982



www.cai-tech.com

5/29/2025

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Page 2 of 2

Abutters List Report - Hamilton, MA

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SOUTH HAMILTON, MA 01982

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SOUTH HAMILTON, MA 01982

CHEVOOR AMY B
CHEVOOR STEVEN C
2 TARA ROAD
PEABODY, MA 01960

MARIANNE SKELLET REALTY T
MARIANNE SKELLET TRUSTEE
18 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

CHIQUEINE ANDREW
BLOOM ABBIE
8 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

MICHALSKI LEONARD W
ZULLO GERALD
187 ECHO COVE RD
SOUTH HAMILTON, MA 01982

CHISHOLM ROBERT E
HEIDI J R
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SOUTH HAMILTON, MA 01982

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