

1. 7:00 P.M. Conservation Commission Agenda

Documents:

[CONSERVATION COMMISSION AGENDA - 260122.PDF](#)

1.I. 7:00 PM Conservation Commission Motion Sheet

Documents:

[CONSERVATION COMMISSION MOTION SHEET - 260122.PDF](#)

1.II. 7:00 PM Conservation Commission Meeting Materials

Documents:

- [4. 61 KINSLEY LANE RDA SUBMITTAL DEC 10 2025.PDF](#)
- [4. LEGAL NOTICE 61 KINSLEY LN.PDF](#)
- [5. 54 KINSLEY LN SITE PLAN.PDF](#)
- [5. 54 KINSLEY LANE RDA SUBMITTAL.PDF](#)
- [5. 54 KINSLEY LN SURVEY.PDF](#)
- [5. LEGAL NOTICE 54 KINSLEY LN.PDF](#)
- [6. 2 NIPMUC - COLORED PLAN FOR PRESENTATION.PDF](#)
- [6. 2 NIPMUC INVASIVES SPECIES MANAGEMENT PLAN 2025_11_25.PDF](#)
- [7. 39 MILLVILLE ST COC REQUEST FORM.PDF](#)



**TOWN OF MENDON
CONSERVATION COMMISSION**

18 Main Street
Mendon, MA 01756
Phone: (508) 634-6898
Email: concom@mendonma.gov



Robert Sweet | Chair
Carl Hommel | Vice-Chair
Mike Ammendolia
Peter Coffin
Susan Cahalan
Leandra Whiting
Terrence Moore

Date of Meeting: Thursday, January 22nd, 2026

Time of Meeting: 7:00 PM

In Person	Remote Participation
Mendon Town Hall 2 nd floor Meeting Room 20 Main St, Mendon, MA	Microsoft Teams Need help? Join the meeting now Meeting ID: 293 139 202 748 97 Passcode: ei7hn95a Dial in by phone +1 347-467-1434,,540086563# United States, New York City Find a local number Phone conference ID: 540 086 563# For organizers: Meeting options Reset dial-in PIN

Agenda

1. Start recording, Call meeting to order
2. Roll Call – Attendance
3. Good & Welfare for the Public (5 Minute Limit per Individual)

Public Hearings:

4. **(7:00) Request for Determination of Applicability, 61 Kinsley Ln, #26-001**
Applicant: David Doherty
Representative: Patrick Doherty, Midpoint Engineering
Project Description: Seasonal removable aluminum dock on Lake Nipmuc.
5. **(7:20) Request for Determination of Applicability, 54 Kinsley Ln, #26-002**
Applicant: Rebecca D. Doherty Revocable Trust
Representative: Patrick Doherty, Midpoint Engineering
Project Description: Clearing, grading, and a portion of a residential driveway within the 100 ft Buffer Zone of a Bordering Vegetated Wetland, associated with a new single-family house.
6. **Notice of Intent, 2 Nipmuc Dr DEP #218-0870**
Applicant: Benny Pinto
Representative: Mike Dean, D&L Design Group Inc.
Project Description: Finish the construction of a single-family house, garage, utilities, and vegetation disturbance within the buffer zone to Lake Nipmuc. This project was previously approved under DEP #218-0837 but failed to receive an Order of Conditions. The new filing includes a garage and will require the restoration of 890 sq ft of BVW.
Continued from 10/9/2025
Enforcement Order issued 10/15/2025

Additional topics of discussion

7. 39 Millville St COC Request DEP #218-0858

Review request for a Certificate of Compliance for an Order of Conditions issued to David Kent on November 20th, 2024.

8. Town Forest – James McCarthy

Discussion on selective harvesting at Town Forest.

9. Updates - Chair, Conservation Agent, Lake Nipmuc Task Force, Land-use Committee

10. Review and approve Minutes for December 11th, 2025.

11. Good & Welfare for the Commission

12. Items not reasonably anticipated 48 hours in advance of the meeting

13. Adjourn meeting, stop recording

The Chair reserves the right to call items on the agenda out of order. Items listed for executive session may also be discussed in open session. The times that are listed for items are approximate times, and items may be reached earlier or later than the posted times. The listing of items is those reasonably anticipated by the Chair which may be discussed at the Meeting at least forty-eight (48) hours prior to the Meeting. All agenda items are subject to discussion and vote whether or not specifically stated. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



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Motion Sheet January 22nd, 2026

1. Start recording, Call meeting to order
2. Roll Call – Attendance
3. Good & Welfare for the Public (5 Minute Limit per Individual)

Public Hearings

4. **(7:00) Request for Determination of Applicability, 61 Kinsley Ln, #26-001**
Applicant: David Doherty
Representative: Patrick Doherty, Midpoint Engineering
Project Description: Seasonal removable aluminum dock on Lake Nipmuc.

Staff Comments:

Consider a condition that the Ch. 91 license be submitted by the applicant once acquired, within the three-year period that the determination is valid.

Draft Motions:

I move to close the public hearing for 61 Kinsley Ln.

I move to issue a Determination of Applicability with a positive 2b and negative 2 for 61 Kinsley Ln #26-001.

Detail.

A positive 2b – The boundaries of Wetland Resource Areas and Buffer Zones listed below are not confirmed by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination.

A negative 2 – The work described in the Request is within an area subject to jurisdiction under the Act, but will not remove, fill, dredge or alter that area. Therefore said work does not require the filing of a Notice of Intent.

5. **(7:20) Request for Determination of Applicability, 54 Kinsley Ln, #26-002**

Applicant: Rebecca D. Doherty Revocable Trust

Representative: Patrick Doherty, Midpoint Engineering

Project Description: Clearing, grading, and a portion of a residential driveway within the 100 ft Buffer Zone of a Bordering Vegetated Wetland, associated with a new single-family house.

Staff Comments:

Consider a condition for a preconstruction meeting to review erosion controls.

Draft Motions:

I move to close the public hearing for 54 Kinsley Ln, #26-002.

I move to issue a Determination of Applicability with a positive 2b and negative 3 for 54 Kinsley Ln, #26-001.

A positive 2b – The boundaries of Wetland Resource Areas and Buffer Zones listed below are not confirmed by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination.

A negative 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 jurisdiction under the Act. Therefore said work does not require the filing of a Notice of Intent, subject to conditions (if any).

6. Notice of Intent, 2 Nipmuc Dr DEP #218-0870

Applicant: Benny Pinto

Representative: Mike Dean, D&L Design Group Inc.

Project Description: Finish the construction of a single-family house, garage, utilities, and vegetation disturbance within the buffer zone to Lake Nipmuc. This project was previously approved under DEP #218-0837 but failed to receive an Order of Conditions. The new filing includes a garage and will require the restoration of 890 sq ft of BVW.

Continued from 10/9/2025

Enforcement Order issued 10/15/2025

DEP Comments:

The site, or portions thereof, are shown as a Zone A FEMA Flood Zone which corresponds to Bordering Land Subject to Flooding (BLSF) which is not shown on the plan. A FEMA Zone A does not have a defined Base Flood Elevation. BLSF should not be transposed from an existing FIRM and should be determined per 310 CMR 10.57(2)(a)(3). The applicant should depict BLSF on the site plan and demonstrate how the project complies with 310 CMR 10.57(4), should work be proposed within this resource area.

The NOI states that 890 sq. ft. of vegetation has recently been cleared within a Bordering Vegetated Wetland (BVW) and seeks guidance on restoration. Additionally, the NOI discusses including vista pruning with no further details. What will these activities entail and where are they proposed? Will they be within wetland resource areas?

MassDEP notes that this lot was subdivided from a larger parcel (f.k.a. 106 Uxbridge Road) in which permits were issued for direct wetland resource area alterations. MassDEP recommends that the Commission evaluate past permits and cumulative permitting thresholds which may be applicable should direct wetland alterations be proposed.

An Enforcement Order was recently issued for the restoration of unpermitted alterations to BVW and the Buffer Zone on this property. What is the status of compliance with the Order? The Commission may consider keeping the hearing open until the Applicant has met all obligations with the Commission.

Staff Comments:

- Applicant must address BLSF comment from DEP
- The proposed garage does not comply with the 50' no-build wetland setback. The Commission may want to request alternatives or a revision without the garage.
- The Commission can require the applicant acquire a ZBA variance prior to considering approving the garage within the wetland setback. Per 310 CMR 10.05 (4)(e)The requirement under M.G.L. c. 131, § 40 to obtain or apply for all obtainable permits, variances and approvals required by local by-law with respect to the proposed activity shall mean only those which are feasible to obtain at the time the Notice of Intent is filed. Permits, variances, and approvals required by local by-law may include, among others, zoning variances, permits from boards of appeals, permits required under floodplain or wetland zoning by-laws and gravel removal permits.

-
- The proposed stone walls do not comply with the 50' no-build wetland setback. The Commission may want to request alternatives or a revision without the stone walls.
 - Catch basin/runoff by the stairs stabilization?
 - Consider a permanent visual barrier of the 25' no disturb area with signage or boulders?
 - Decide if the riprap by the driveway needs to be pulled back outside of the 25' no disturb zone, potentially at a 1:1 slope.

Draft Motions:

To continue the hearing: *I move to continue the public hearing for 2 Nipmuc Dr to January 8th, 2025.*

The Enforcement Order should be amended to include the time frames and checkpoints outline in the Invasives Species Management Plan. This can be done by accepting and Appendix to the Enforcement order including the ISMP, a pre-construction meeting, and a reporting deadline of October 30th of each year for three years. Review during meeting.

I move to accept the conditions in the appendix to the Enforcement Order issued October 15th, 2025.

Additional topics of discussion

7. 39 Millville St COC Request DEP #218-0858

Review request for a Certificate of Compliance for an Order of Conditions issued to David Kent on November 20th, 2024.

Draft Motions: (pending successful site visit 1/22)

I move to issue a Certificate of Compliance for 39 Millville St DEP #218-0858.

8. Town Forest – James McCarthy

Discussion on selective harvesting at Town Forest.

Appointment request from James McCarthy who is interested in selective harvesting on the town forest. James says he participated in 2002-2003 and that the forest is likely in need of harvesting again. The previous Forest Management Plan has expired and would need to be refreshed. Forest Management Plans on most of our properties have expired. There are some grant opportunities for cost sharing of the plan with DCR, and likely costs around \$5,000.

9. Updates - Chair, Conservation Agent, Lake Nipmuc Task Force, Land-use Committee

10. Review and approve Minutes for December 11th, 2025.

Draft Motion: *I move to accept the minutes for December 11th, 2025.*

11. Good & Welfare for the Commission

12. Items not reasonably anticipated 48 hours in advance of the meeting

13. Adjourn meeting, stop recording

December 10, 2025

Isabella Genova
Town of Mendon Conservation Agent
18 Main Street
Mendon, MA 01756

RE: 61 Kinsley Lane Request for Determination of Applicability

Dear Ms. Genova

MidPoint Engineering & Consulting, LLC (MidPoint), on behalf of its Client, is pleased to submit this Request for Determination of Applicability associated with installation of a seasonal dock at 16 Kinsley Lane in Mendon, Massachusetts. This application is being submitted in conjunction with a Chapter 91 Simplified License Application BRP WW 06 to the Massachusetts Department of Environmental Protection.

The project involves installation of a modular aluminum frame dock system. The dock will consist of three (3) panels each being five (5) feet. Total length of the dock is thirty-two (32) feet long. Total area of the dock when complete will be approximately 160 square feet. The layout of the modular docks will be as shown on the map enclosed within the submittal. The lake bottom area in the vicinity of the site is gravelly muck and stone. The legs of the modular dock system will have an aluminum horizontal plate that will allow a stable base. The dock will be installed seasonally with installation around May and removal in November. No excavation, fill or permanent disturbances to the ground or lake bottom are anticipated.

Please contact me should you have any questions regarding this submittal or require any additional information.

Sincerely,

MidPoint Engineering & Consulting, LLC



Principal

Cc: David Doherty, Trustee – 61 Kinsley Lane Realty Trust



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

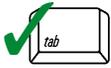
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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:

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

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)

First Name _____ Last Name _____

Company Name _____

Address _____

City/Town _____ State _____ Zip Code _____

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):

Street Address _____ City/Town _____

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) _____

Assessors' Map Number _____ Assessors' Lot/Parcel Number _____

b. Area Description (use additional paper, if necessary):

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title _____ Date _____

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

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):

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.)



WPA Form 1- Request for Determination of Applicability

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

Municipality _____

C. Determinations

1. I request the _____ 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:

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.

Patrick Doherty

Signature of Applicant

Date

Signature of Representative (if any)

Date

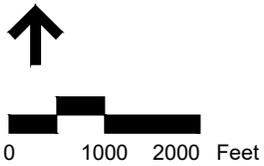
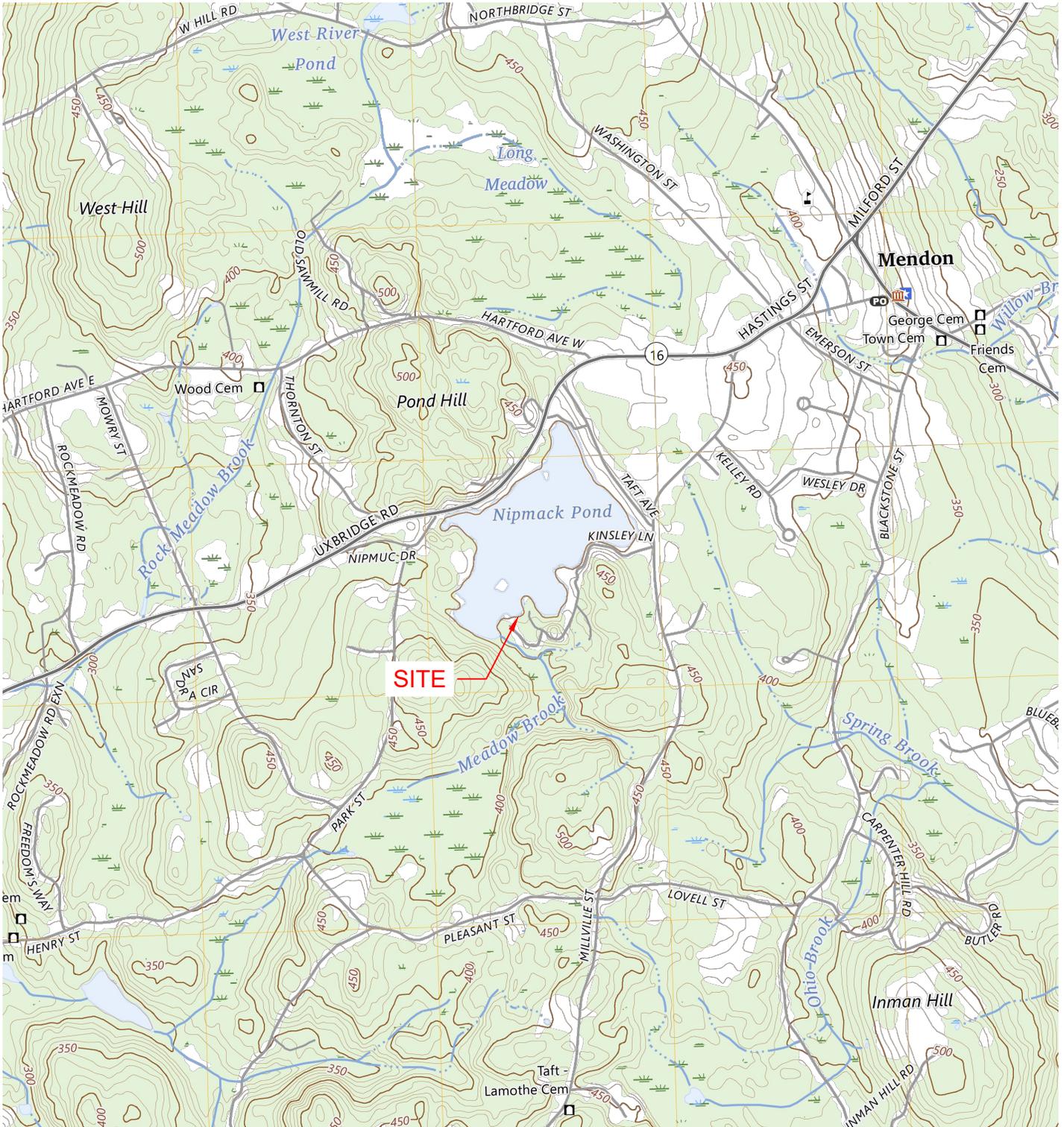


Figure 1 12/9/2025

SITE LOCUS
61 KINSLEY LANE
MENDON, MA 01756

National Flood Hazard Layer FIRMette

71°34'34"W 42°55'48"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

OTHER AREAS OF FLOOD HAZARD

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- 8
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study

OTHER FEATURES

- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/10/2025 at 1:43 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



61 Kinsley

Property Tax Parcels





Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs

Department of Environmental Protection

100 Cambridge Street, Suite 900, Boston, MA 02114 • 617-292-5500

Maura T. Healey
Governor

Kimberley Driscoll
Lieutenant Governor

Rebecca L. Tepper
Secretary

Bonnie Heiple
Commissioner

Waterways Pre-Application for WW06 and WW24

Application Submitter Information

Name: PATRICK DOHERTY
Phone: (774) 287-7937
Address: 37 SUTTON ROAD
WEBSTER, MA 01570

General Information

Is the structure either for non-commercial use accessory to a residential property or a non-commercial community docking structure?	Yes
Is the combined area of all structures/fill that are part of the project to be authorized less than 600 square feet?	Yes
Will the structures extend a maximum of 1/4 of the width of the waterbody?	Yes

Structure Information

How many structures and/or fill areas at the project site will be included in this Chapter 91 application?	1
--	---

Ww24 Information-1

Is the structure for water-dependent use?	Yes
Is the structure limited to pile-supported structure and associated ramps and floats?	No
Does the fixed pile-supported structure measure a maximum width of 4 feet?	No
Is there safe berthing depth?	Yes

Ww06 Information

Will the float(s) maintain 24 inches of clearance off the bottom at extreme low tide? (If the waterway is non-tidal select "yes" and if there are no proposed floats select "yes")

Yes

Pre-1984

Post-1984

Yes

Pre and Post 1984

Post-1984 Information-1

Does the structure serve 10 or more vessels?

No

Does the project involve fill?

No

Is the project water dependent?

Yes

Is the project site in an ACEC?

No

Application Status

Application Status Message

You are eligible for WW06.
Please continue to submit the application, you will receive an email from the system of your next steps.

PUBLIC NOTICE

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of Simplified License Application pursuant to M.G.L. Chapter 91
25-WW-PRE-0117-APP**

NOTIFICATION DATE: December 16, 2025

PERMITTEE: Patrick Doherty

PROJECT SITE ADDRESS: 61 Kinsley Lane, Mendon, MA

Public notice is hereby given of the application for a Chapter 91 Simplified License by Patrick Doherty to construct/maintain a Seasonal Dock in the waters of Nipmuc Pond at 61 Kinsley Lane, Mendon, Massachusetts; Worcester County

The Department will consider all written comments on this Chapter 91 application received by within 30 days of the “Notification Date”. Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five citizens who are residents of the municipality in which the proposed project is located.

Project plans for this Chapter 91 application are on file for public viewing electronically, by request to dep.waterways@mass.gov. If you do not have access to email, please leave a voicemail at (617) 292-5929 and you will be contacted with information on alternative options.

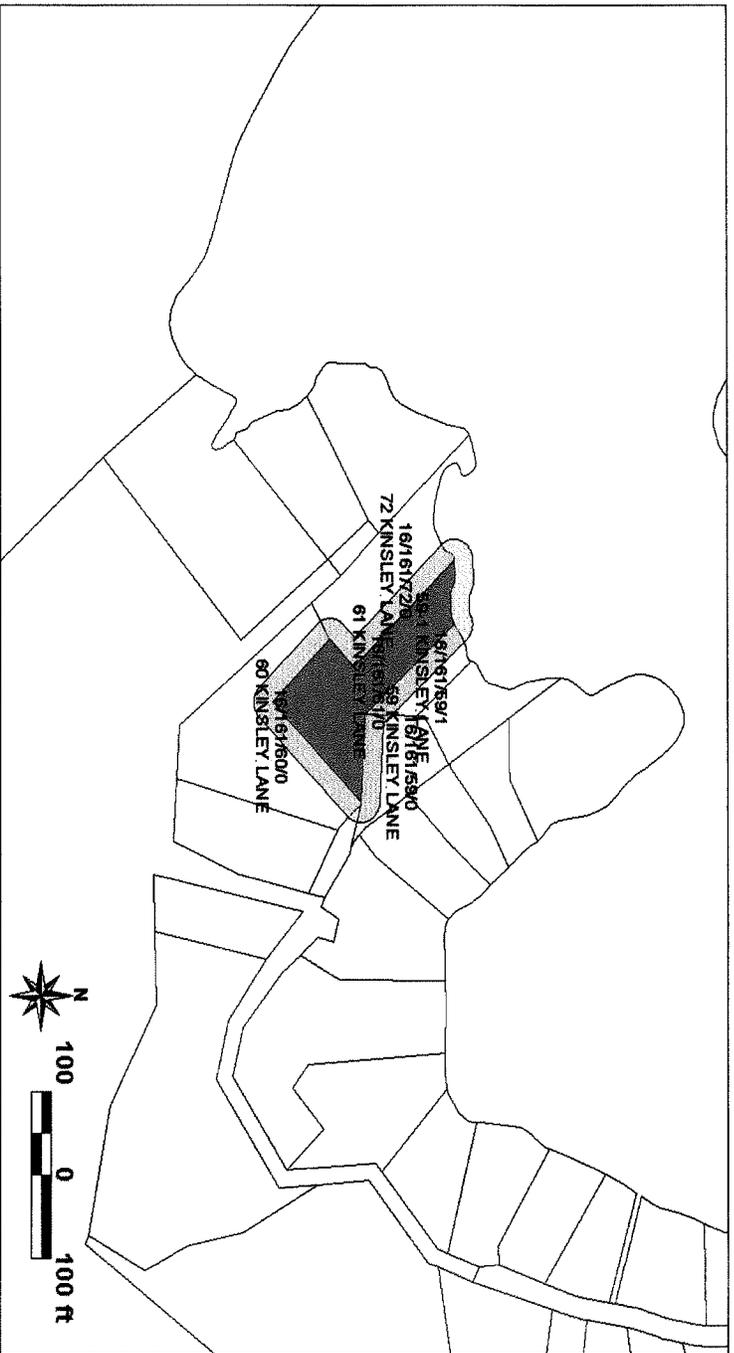
It is recommended that public comments be filed electronically with dep.waterways@mass.gov when possible. Alternatively, comments may be mailed to the Waterways Regulation Program at: 100 Cambridge St, Suite 900, Boston, MA 02114.



BRP WW 06 Simplified License Application
Instructions and Supporting Materials

	<p>License No.</p> <p>Approved by Department of Environmental Protection Date: _____</p> <p>LOCUS MAP 1" = 2000'</p>	
<p style="text-align: right;">PROFILE VIEW 1" = 10'</p>		
<p>Purpose: Simplified Licensing</p> <p>Abutting Property Owners: 1. <u>WILLIAM & GAIL BOYD</u> 2. <u>RUSSELL GREGOIRE</u></p>	<p>Plan accompanying petition of: <u>PATRICK DOHERTY</u> <u>61 KINSLEY LANE</u> <u>MENDON, MA 01756</u></p>	<p>Project Description: <u>PROPOSED SEASONAL DOCK</u></p> <p>In <u>NIPMUC POND</u> At: <u>MENDON</u> County of: <u>WORCESTER</u> State: <u>MASSACHUSETTS</u> By applicant <u>PATRICK DOHERTY</u> date: <u>12-9-2025</u> sheet: <u>1</u> of <u>1</u></p>

TOWN OF MENDON, MA
 BOARD OF ASSESSORS
 20 Main Street, Mendon, MA 01756
 Abutters List Within 25 feet of Parcel 16/161/61/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST ZipCd
1493	16-161-59-0-R	GRIFFIN KATHLEEN A	59 KINSLEY LANE	51 KINSLEY LANE	MENDON	MA 01756
1502	16-161-59-1-R	BOYD WILLIAM C & GAIL A TRSTEE BOYD FAMILY LIVING TRUST	59-1 KINSLEY LANE	9804 DUNHILL COURT	MURRELLS INLET	SC 29576
1494	16-161-60-0-R	DOHERTY DAVID R TRUSTEE KINSLEY LANE REALTY TRUST	60 KINSLEY LANE	102 FOSSE CT	THIEF RIVER FALLS	MN 56701
1495	16-161-61-0-R	DOHERTY DAVID R TRUSTEE 61 KINSLEY LANE REALTY TRUST	61 KINSLEY LANE	102 FOSSE CT	THIEF RIVER FALLS	MN 56701

1499 16-161-72-0-R GREGOIRE RUSSELL 72 KINSLEY LANE P O BOX 352 MENDON MA 01756

The foregoing abutters list is correct according to the Assessors' records.



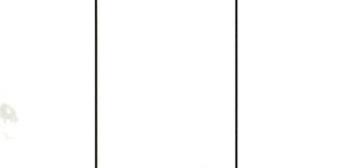
Sherrie L. Bates, MAA, Principal Assessor

Dec 10, 2005

Date



Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Pos
MidPoint Engineering & Consulting, LLC 37 Sutton Road Webster, MA 01756	4 Postmaster, per (name of receiving employee)	 4	 <p>U.S. POSTAGE PAID WEBSTER, MA 01570 DEC 10 25 AMOUNT \$2.80 S2324D502170-15</p> <p>0000</p> 
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage
1.	Town of Mendon		Fee
	Select Board		Parcel Airlift
	20 Main Street		
	Medon, MA 01756		
2.	Town of Mendon		
	Planning Board		
	18 Main Street		
	Mendon, MA 01756		
3.	Town of Mendon		
	Conservation Commission		
	18 Main Street		
	Mendon, MA 01756		
4.	Town of Mendon		
	Zoning Board of Appeals		
	18 Main Street		
	Mendon, MA 01756		
5.			
6.			

9589 0710 5270 1906 5136 39

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

Murrells Inlet, SC 29576

Certified Mail Fee	\$5.30	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	

Sent To: William + Gail Boyd
 Street and Apt. No., or PO Box No. 9804 Dunhill CT
 City, State, ZIP+4® Murrells Inlet, SC 29576

Postmark: 12/10/2025

0570 15

OFFICIAL USE

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1906 5136 22

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Mendon, MA 01756

Certified Mail Fee	\$5.30	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	

Sent To: Russell Gregoire
 Street and Apt. No., or PO Box No. PO BOX 352
 City, State, ZIP+4® Mendon MA 01756

Postmark: 12/10/2025

0570 15

OFFICIAL USE

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1906 5136 53

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Thief River Falls, MN 56701

Certified Mail Fee	\$5.30	
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$1.07	
Total Postage and Fees	\$10.77	

Sent To: David Donarty Trustee
 Street and Apt. No., or PO Box No. 102 Fosset CT
 City, State, ZIP+4® Thief River Falls MN 56701

Postmark: 12/10/2025

0570 15

OFFICIAL USE

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Town Of Mendon
Conservation Commission

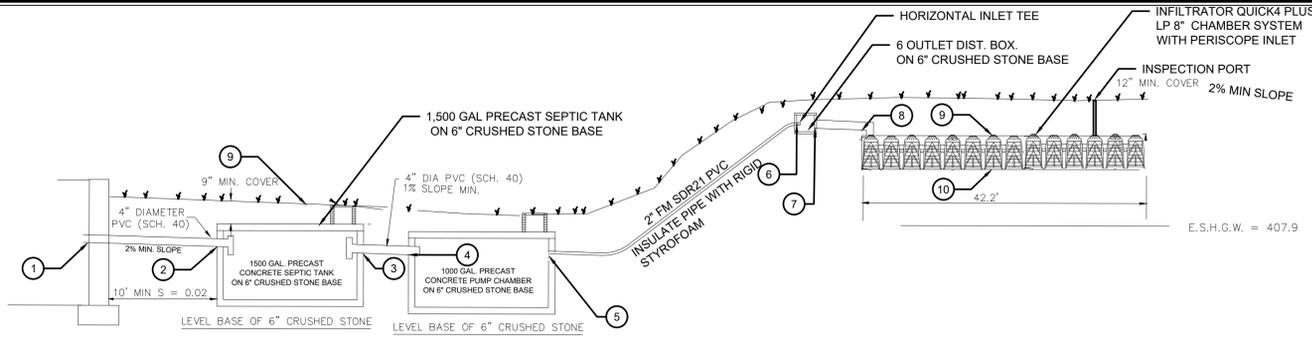
18 Main Street
Mendon, Massachusetts 01756
Phone: (508) 634-6898
mendonma.gov/conservation-commission

Notice to appear in the Milford Daily News and Metro West
On the page with the “Legal Ads”
Publish Date Tuesday January 13th, 2026

PUBLIC HEARING NOTICE

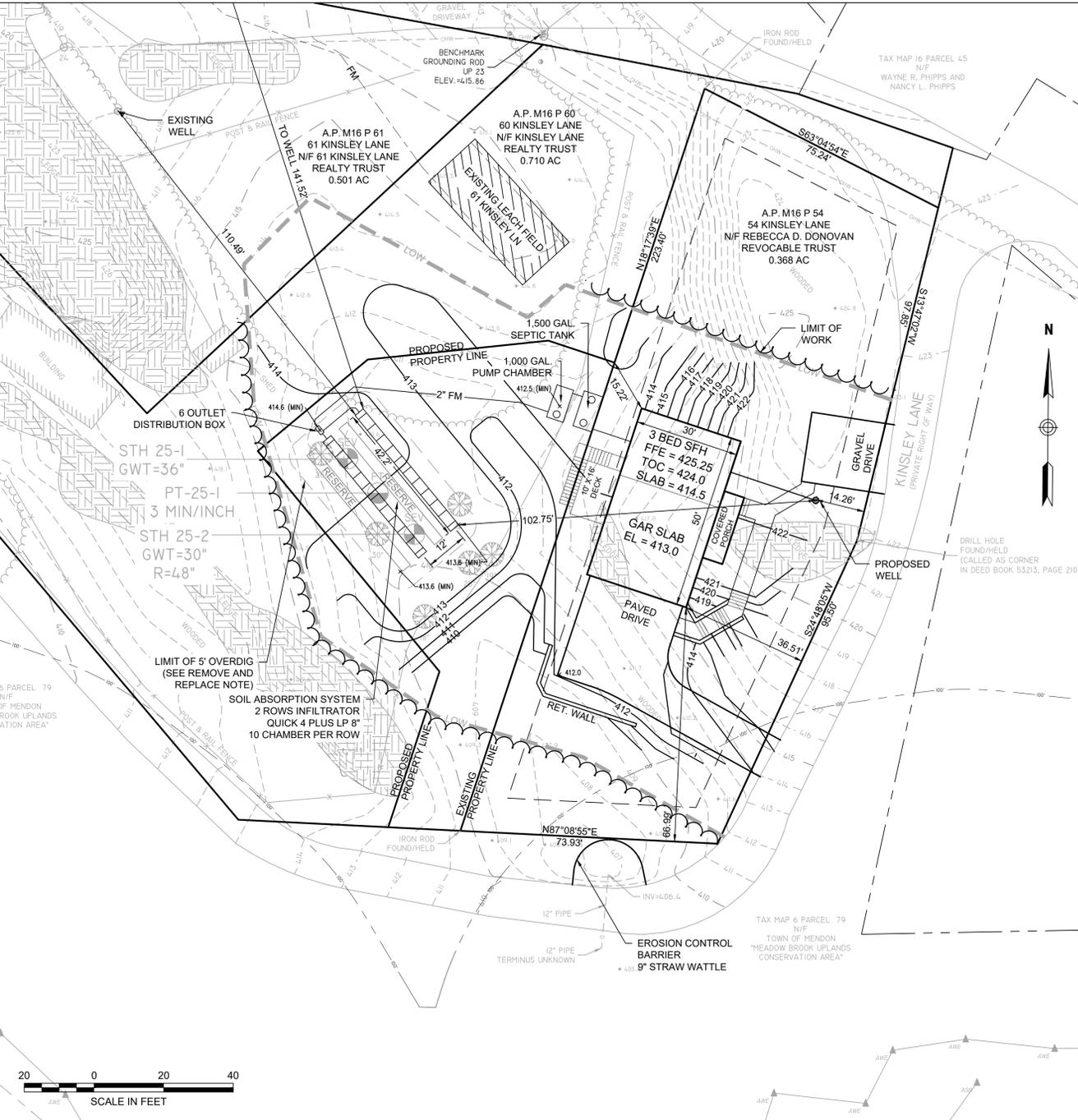
In accordance with MA Wetlands Protection Act, M.G.L. Ch.131, §40 and Mendon Wetlands Protection By-Law, Ch. 28, the Mendon Conservation Commission will hold a public hearing for David Doherty, represented by Patrick Doherty, Midpoint Engineering, on January 22nd, 2026 at 7:00PM to review a Request for Determination at 61 Kinsley Ln, for a seasonal removable aluminum dock on Lake Nipmuc. Plans may be viewed in the Conservation office during regular business hours. Information for the hybrid meeting will be available on the agenda at least 48 hours prior to the meeting on the Town’s Website.

Robert Sweet, Chairman.



SCHEDULE OF ELEVATIONS

1 INV. OF PIPE AT FOUNDATION = 411.25 (MIN)	6 INV. OF PIPE AT DIST. BOX INLET = 413.11	11 FINISH GRADE OVER SEPTIC TANK = 412.5 (MIN) - 414.5 (MAX)	PUMP HW ALARM: 18" FROM TANK BOTTOM
2 INV. OF PIPE AT SEPTIC TANK INLET = 411.08	7 INV. OF PIPE AT DIST. BOX OUTLET = 412.94	12 FINISH GRADE OVER PUMP CHAMBER = 412.5 (MIN) - 414.5 (MAX)	PUMP ON : 15" FROM TANK BOTTOM
3 INV. OF PIPE AT SEPTIC TANK OUTLET = 410.75	8 INV. OF PIPE AT CHAMBER INLET = 412.70	13 FINISH GRADE OVER DIST. BOX = 414.6 (MIN) - 416.6 (MAX)	PUMP OFF : 6" FROM TANK BOTTOM
4 INV. OF PIPE AT PUMP CHAMBER INLET = 410.65	9 TOP OF CHAMBER (BREAKOUT ELEV. = 412.6)	14 FINISH GRADE OVER CHAMBERS = 413.6 (MIN) - 415.6 (MAX)	
5 INV. OF PIPE AT PUMP CHAMBER OUTLET = 410.65	10 BOTTOM OF CHAMBER = 411.90		



	SEPTIC TANK & PUMP CHAMBER		SOIL ABSORPTION SYSTEM	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PROPERTY LINE	10	10	10	10
CELLAR / CRAWL SPACE WALL	10	N/A	20	N/A
SLAB FOUNDATION	10	10	10	40
WATER SUPPLY LINE	10	40	10	80
SURFACE WATERS	25	330 +/-	50	300 +/-
BWW	25	180 +/-	50	195 +/-
SURFACE WATER SUPPLY (SWS)	400	N/A	400	N/A
TRIBUTARY TO SWS	200	N/A	200	N/A
WETLAND BORDERING SWS	100	N/A	100	N/A
CERTIFIED VERNAL POOL	50	N/A	100	N/A
PRIVATE WELL	50	65	100	102.5
PUBLIC WELL	PROHIBITED IN ZONE I	N/A	PROHIBITED IN ZONE I	N/A
IRRIGATION WELL	10	N/A	25	N/A
DRAIN TO SWS	50	N/A	100	N/A
DRAIN CAPTURING SEASONAL HIGH GROUNDWATER (EXCLUDING FOUNDATION DRAIN)	25	N/A	50	N/A
OTHER DRAIN	5	10	10	40
LEACHING CATCH BASIN & DRY WELL	10	N/A	25	N/A
DOWNHILL SLOPE GREATER THAN 3:1	N/A	N/A	15	15

GENERAL NOTES

- SEPTIC SYSTEM INSTALLATION CONTRACTORS SHALL BE LICENSED BY THE BOARD OF HEALTH AND MUST COMPLY WITH ALL REQUIREMENTS OF THE BOARD OF HEALTH DISPOSAL WORKS CONSTRUCTION PERMIT AND ANY CONDITIONS, IF ISSUED BY THE CONSERVATION COMMISSION.
- ALL CONSTRUCTION IS TO CONFORM WITH THE REQUIREMENTS OF THE STATE ENVIRONMENTAL CODE TITLE V (EFFECTIVE DATE 7/17/2023) AND THE TOWN OF MENDON BOH REGULATIONS.
- THERE SHALL BE NO CHANGES MADE TO THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
- ANY CHANGE IN SITE CONDITIONS, DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- SOIL TEST PIT DATA SHOWN IS LIMITED TO THE CONDITIONS EXISTING AT THE SUBJECT TEST PIT ONLY. IF DIFFERENT SOIL CONDITIONS ARE FOUND IN THE AREA OF THE PROPOSED SOIL ABSORPTION SYSTEM THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO ANY EXCAVATION AT THE SUBJECT PROPERTY. IT IS SPECIFICALLY CAUTIONED THAT THE SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE ONLY AND HAVE BEEN COMPILED FROM AVAILABLE RECORDS AND OBSERVABLE SITE FEATURES. UTILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT AT THIS LOCATION.
- THIS PLAN HAS BEEN PREPARED SPECIFICALLY AS A SEPTIC SYSTEM DESIGN AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES OR BUILDING SETBACKS. PROPERTY LINES AND BUILDING LOCATIONS ARE GRAPHIC ONLY, PROPERTY LINES NOT HAVING BEEN VERIFIED. NO REPRESENTATION OR CERTIFICATION AS TO THE ACCURACY OF THOSE SHOWN IS IMPLIED.

CONSTRUCTION NOTES

- CONTRACTOR SHALL COORDINATE INSPECTION TIMES WITH THE LOCAL BOARD OF HEALTH AND DESIGN ENGINEER 24-HOURS IN ADVANCE OF THE FOLLOWING INSPECTIONS:
 - AFTER EXCAVATION OF UNSUITABLE MATERIAL FROM THE SOIL ABSORPTION AREA
 - PRIOR TO COVERING THE CONSTRUCTED SYSTEM
 - AFTER SYSTEM BACKFILL AND FINAL GRADING
- ALL CONSTRUCTION IS TO CONFORM WITH THE REQUIREMENTS OF THE STATE ENVIRONMENTAL CODE TITLE V (EFFECTIVE DATE 7/17/2023) AND THE TOWN OF MENDON BOH REGULATIONS.
- CONSTRUCTION DETAILS:
 - ALL PIPES, TRENCHES, SEPTIC TANK, D. BOX TO BE LAID ON FIRM BASE. ON A CONTINUOUS GRADIENT, AND IN A STRAIGHT LINE.
 - ALL FINISH GRADES AND DISTURBED AREA TO BE LOAMED & SEED.
- ALL TIGHT-JOINT PLUMBING SHALL BE CONSTRUCTED OF SCH. 40 PVC PIPE WITH CLEANED AND CEMENTED FITTINGS, UNLESS OTHERWISE PERMITTED.
- ALL PRECAST PIPE CONSTRUCTION JOINTS AND FITTINGS SHALL BE MADE WATERTIGHT BY PARGING WITH HYDRAULIC CEMENT.
- THE CONTRACTOR SHALL PROVIDE A SIEVE ANALYSIS OF THE TITLE 5 PERC SAND UTILIZED FOR FILL TO VERIFY THAT IT MEETS THE REQUIREMENTS OF 310 CMR 15.255(3). TITLE 5 SAND FILL SHALL COMPLY WITH THE FOLLOWING:

SIEVE SIZE	PARTICLE SIZE
#4	4.75 MM
#50	0.30 MM
#100	0.15 MM
#200	0.075
- THE CONTRACTOR SHALL PREVENT ANY HEAVY CONSTRUCTION MACHINERY AND/OR TRUCKS FROM DRIVING OVER THE PROPOSED SOIL ABSORPTION SYSTEM UNTIL FINISHED GRADE IS ESTABLISHED.
- THE CONTRACTOR SHALL INSTALL MAGNETIC TAPE OVER THE SYSTEM PIPING AND COMPONENTS.
- THE DESIGN ENGINEER SHALL CERTIFY AND PREPARE AN "AS-BUILT" PLAN FOR SUBMITTAL TO THE BOARD OF HEALTH UPON SEPTIC SYSTEM COMPLETION.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" LOAM & SEED POST CONSTRUCTION.
- EXCAVATION AND FLAGGING OF THE SOIL ABSORPTION SYSTEM SHALL CONFORM TO 310 CMR 15.246 (1 & 2).
- ELEVATIONS REFER TO NAVD 88 SEE BENCH MARK SPIKE IN 16" APPLE TREE.
- THERE ARE NO FOUNDATION DRAINS.
- THE SOIL ABSORPTION SYSTEMS SHALL HAVE A MINIMUM OF ONE INSPECTION PORT CONSISTING OF A PERFORATED FOUR INCH PIPE PLACED VERTICALLY DOWN INTO THE CHAMBER. THE PIPE SHALL BE CAPPED WITH A SCREW TYPE CAP AND ACCESSIBLE TO WITHIN THREE INCHES OF FINISH GRADE.

SITE NOTES

- LOCUS IS NOT WITHIN A DEP DESIGNATED ZONE II AREA.
 - WETLAND DELINEATION WAS COMPLETED BY DIPRETE ENGINEERING ASSOCIATES. WETLAND RESOURCE AREAS WERE NOT IDENTIFIED ON THE SUBJECT PROPERTY.
- BASE PLAN IS BASED UPON A PROPERTY AND TOPOGRAPHIC SURVEY COMPLETED BY DIPRETE ENGINEERING DATED 10/24/2025

REQUESTED WAIVER FROM 310 CMR 15

- NONE

REMOVE & REPLACE AREA

CONTRACTOR SHALL EXCAVATE AND REMOVE ALL UNSUITABLE MATERIAL TO A DEPTH OF APPROXIMATELY 36" (TO C HORIZON) AND REPLACE WITH CLEAN FILL THAT MEETS REQUIREMENTS OF 310 CMR 15.255 (TITLE V SEPTIC FILL) TO ELEVATION 412.6 (TOP OF CHAMBER) DIRECTLY UNDER AND WITHIN 5' HORIZONTALLY OF THE SOIL ABSORPTION SYSTEM APPROXIMATE FILL QUANTITY IS 31' X 53' X 5' DEPTH = 365 CU YD

PROPERTY LINE ADJUSTMENT

THE PROPERTY LINE BETWEEN A.P. M16 P60 (60 KINSLEY LANE) AND A.P. M16 P54 (54 KINSLEY LANE) WILL BE ADJUSTED TO ADD APPROXIMATELY 6,920 SF OF LAND TO 54 KINSLEY LANE.

ZONING TABLE

TOWN OF MENDON RURAL RESIDENTIAL (RR) DISTRICT
REQUIREMENT FOR ONE FAMILY DWELLING

CRITERIA	REQUIRED for RR	REQUIRED PER SECTION 2.01(c)	PROPOSED
LOT AREA	60,000 SF	5,000 SF	16,025 SF
FRONTAGE	200'	50'	267.28'
FRONT YARD	50'	10'	34.9'
SIDE YARD	20'	10'	15'
REAR YARD	20'	10'	N/A
LOT DEPTH	200'	N/A	80'±
LOT WIDTH	200'	N/A	200'±
BLDG COVERAGE	N/A	30%	9%
HEIGHT	35'	N/A	30'
STORIES	2 1/2	N/A	2

LOT WAS CREATED ON DEC. 3, 1942 BY DEED BK 2874 PG 1942
MENDON ZONING BYLAW WAS ADOPTED MAR. 10, 1961
PER SECTION 2.01 (c):
"Any increase in area, frontage, width, yard, or depth requirements of this Zoning By-Law shall not apply to a lot for single and two-family residential use which at the time of recording or endorsement, whichever occurs sooner, was not held in common ownership with any adjoining land, conformed to then existing requirements and had less than the proposed requirement but at least five thousand square feet of area and fifty feet of frontage. The minimum setback for said residential lots shall be at least 10 feet and the maximum building coverage shall not exceed 30%"

SOIL & OBSERVATION TESTING
STH 1 & 2 PERFORMED ON 8/19/2025
BY ALLISON DRAKE SE 14954, DIPRETE ENGINEERING INC.
WITNESSED BY STEVEN DONATALI, TOWN OF MENDON BOH

EL.	Ap HORIZON FSL	0-7"	EL.	Ap HORIZON FSL	0-8"
EL. 410.4	10YR 3/3		EL. 409.7	Bw1 HORIZON FSL	10YR 4/6
EL. 407.1	10YR 4/6	7" - 35"	EL. 408.8	Bw2 HORIZON FSL	10YR 4/4
EL. 402.9	2C HORIZON GFLS	35" - 96"	EL. 407.4	2C HORIZON GFLS	2.5YR 4/3
			EL. 406.4	REFUSAL	36" - 48"

WEEPING OBSERVED: N/A
MOTTLING OBSERVED: 36"
REFUSAL OBSERVED: 30"
PERC. RATE: 3 MPI @ 29-47"
ESHGW: 36" (EL. 407.9)

WEEPING OBSERVED: N/A
MOTTLING OBSERVED: 30"
REFUSAL OBSERVED: 48"
PERC. RATE: N/A
ESHGW: 36" (EL. 407.9)

SYSTEM DESIGN CRITERIA

- BUILDING TYPE: RESIDENTIAL
- NO. OF BEDROOMS: 3
- DESIGN FLOW: 3 BEDROOMS X 110 G.P.D./BED = 330 G.P.D.
- DESIGN PERC. RATE = 3 M.P.I. (STH-1)
- GARBAGE DISPOSAL: NO
- SEPTIC TANK DESIGN REQUIREMENT: 200% DESIGN FLOW 330 X 2 = 660 GAL. (USE 1,500 GAL. SEPTIC TANK)
- LEACH AREA REQUIREMENTS
CLASS II - GFLS - PERC RATE 3 MPI = 0.60 GPD/SF
INFLTRATOR QUICK4 PLUS LP WITH 8" INV. TRENCH CONFIGURATION = 6.96 SF/FL PER MASS DEP APPROVAL FOR GENERAL USE 6/12/15

USE INFLTRATOR QUICK4 PLUS LP IN TRENCH CONFIGURATION:
LEACH AREA REQUIRED = 330 GPD/60 GPD/SF = 550 SQUARE FEET
CHAMBER LENGTH REQUIRED = 550 SF / 6.96 SF/FL = 79 LF REQUIRED
CHAMBER EFFECTIVE LENGTH IS 48" PER CHAMBER
CHAMBER EFFECTIVE LENGTH IS 13.3" PER END CAP
USE (2) CHAMBER TRENCH ROWS WITH 10 CHAMBERS IN EACH ROW.
EFFECTIVE LENGTH PER ROW = 42.2'
TOTAL EFFECTIVE LENGTH = 84.4'

SEPTIC TANK SIZING

SEPTIC TANK SHALL BE A TWO COMPARTMENT TANK
MIN CAPACITY OF FIRST COMPARTMENT IS 330 GAL X 2 = 660 GAL
MIN CAPACITY OF SECOND COMPARTMENT IS 330 GAL X 1 = 330 GAL
USE 1500 GALLON SEPTIC TANK
USE D-BOX DB-5 W/ BAFFLE OR EQUAL

PUMP SYSTEM DESIGN:

DOSE LEACH FIELD 2 TIMES DAILY: 330 GPD TOTAL / 2 = 165 GAL PER DOSE
PROVIDE HIGH WATER ALARM WITH FLOAT SWITCH SET 3" ABOVE NORMAL WORKING LEVEL.
ALARM SHALL CONSIST OF A RED LIGHT AND HORN MOUNTED WITHIN THE BUILDING.
ALARM MUST BE WIRED ON A SEPARATE ELECTRICAL CIRCUIT, HAVE A TEST SWITCH AND A SILENCER SWITCH.

PUMP CHAMBER SHALL PROVIDE MIN. 24 HOUR EMERGENCY STORAGE ABOVE WORKING LEVEL
USE SHEA CONCRETE PRODUCTS 1,000 SIMPLEX PUMP CHAMBER
BOTTOM AREA = 30 SQUARE FEET

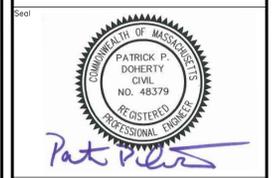
TANK DEPTH PER DOSE = 165 GAL / 7.48 GAL/SF = 22.1 CUFT PER DOSE
22.1 CUFT / 30 SF BOT AREA = 0.75 FT DEPTH PER DOSE

SET FLOAT SWITCH AS FOLLOWS:
H.W. ALARM - 18" ABOVE BOTTOM OF TANK
PUMP ON - 15" ABOVE BOTTOM OF TANK
PUMP OFF - 6" ABOVE BOTTOM OF TANK

EMERGENCY STORAGE PROVIDED:
51" TANK DEPTH - 15" WORKING LEVEL DEPTH = 36" (3.0') EMERGENCY STORAGE
3' X 30 SF BOTTOM AREA = 90 CUFT STORAGE = 617 GAL STORAGE

STATIC HEAD = 11'
FRICTION LOSS: 40' EQUIVALENT LENGTH
@60 GPM = 40' X 5.87/100' = 2.3'
TOTAL DYNAMIC HEAD = 13.3'
USE BARNES SE411 PUMP: 4/10 H.P. 2' SOLIDS

Prepared By:
MIDPOINT
ENGINEERING • CONSULTING
37 Sutton Rd
Webster, MA 01570
(508) 721-1900
pdoherty@midpointengineering.com



OWNER:
David & Rebecca Doherty
54 Kinsley Ln, Mendon MA 01756
(XXX) XXX-XXXX

APPLICANT:
Patrick Doherty
139 S Shore Rd
Webster, MA 01570
(774) 287-7937

Date	Revision	Scale	Date
Dec. 9, 2025		1" = 20'	

Project Title
PROPOSED SINGLE FAMILY HOUSE

54 KINSLEY LANE
MENDON, MA 01756

Sheet For
DRAFT FOR REVIEW

Not for Construction

Drawing Title
On-Site Sewage Disposal Plan

Quick4Plus[®] Standard Low Profile (LP) Chambers

The Quick4 Plus Standard Low Profile (LP) offers maximum strength through its four center structural columns. This chamber can be installed in a 36-inch-wide trench. It is shorter in height than Infiltrator's other Standard model chambers, allowing for shallower installation. Like the original line of Quick4 chambers, it offers advanced contouring capability with its Contour Swivel Connection™, which permits turns up to 15°, right or left. The Quick4 Plus All-in-One 8 and Quick4 Plus Endcaps provide increased flexibility in system design and configurations.



Benefits

- Low profile design makes this chamber ideal for shallow applications.
- Reduces imported fill needed for cap and fill systems
- Four center structural columns offer superior strength
- Advanced contouring connections
- Latching mechanism allows for quick installation
- Four-foot chamber lengths are easy to handle and install
- Supports wheel loads of 16,000 lbs/axle with 12" of cover
- Quick4 Plus All-in-One 8 Endcap Benefits
- Mid-trench connection feature allows construction of chamber rows with center feed, as an alternative to inletting at the ends of chamber rows
- Center-feed connection allows for easy installation of serial distribution systems
- Pipe connection options include sides, ends or top

Quick4 Plus All-in-One Periscope

- Allows for raised invert installations
- 180° directional inletting
- Raised invert is ideal for serial applications

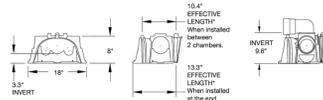
Quick4 Plus Standard Low Profile (LP) Chamber Specifications

Size	34"W x 53"L x 8"H (864 mm x 1346 mm x 203 mm)
Effective Length	48" (1219 mm)
Louwer Height	6.3" (160 mm)
Storage Capacity	32 gal (121 L)
Invert Height	3.3" (84 mm), 9.6" (244 mm)

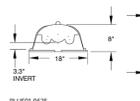
Quick4 Plus Standard Low Profile (LP) Chamber



Quick4 Plus All-in-One 8 and Periscope



Quick4 Plus Endcap



Contact Infiltrator's Technical Services Department for assistance at 1-800-221-4436 or info@infiltratorwater.com

Infiltrator Water Technologies Part of ADS
infiltratorwater.com • (800) 221-4436

THE QUICK4[®] PLUS ALL-IN-ONE PERISCOPE



The Quick4 Plus All-in-One Periscope is inserted into the top of the Quick4 Plus All-in-One Endcap or any Quick4 chamber, allowing for raised invert installations with 180° directional inletting. As a raised invert, it is great for serial applications. This product is compatible with Infiltrator's Quick4 Plus and Quick4 chamber lines.



Quick4 Plus All-in-One Periscope Specifications

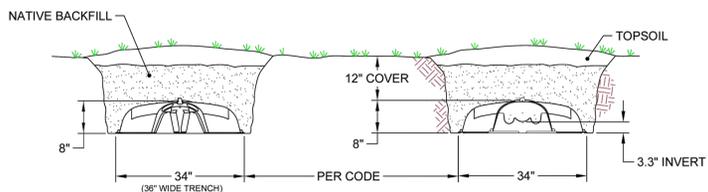
Size (W x L x H)	5" x 9" x 6" (12 cm x 23 cm x 15 cm)
Quick4 Plus All-in-One Endcap Invert Height	9" (23 cm)

INFILTRATOR SYSTEMS, INC. STANDARD LIMITED WARRANTY

INFILTRATOR SYSTEMS, INC. warrants that the Quick4 Plus All-in-One Periscope is free from defects in material and workmanship at the time of shipment. This warranty is limited to the Quick4 Plus All-in-One Periscope and does not cover damage caused by misuse, abuse, or other factors beyond the control of Infiltrator Systems, Inc. This warranty is void where prohibited by law. Infiltrator Systems, Inc. is not responsible for damage to property or injury to persons caused by the use of the Quick4 Plus All-in-One Periscope. Infiltrator Systems, Inc. is not responsible for damage to property or injury to persons caused by the use of the Quick4 Plus All-in-One Periscope. Infiltrator Systems, Inc. is not responsible for damage to property or injury to persons caused by the use of the Quick4 Plus All-in-One Periscope.



6 Business Park Road • P.O. Box 768
Old Saybrook, CT 06475
860.677.7000 • FAX 860.677.7001
800.221.4436
www.infiltratorsystems.com

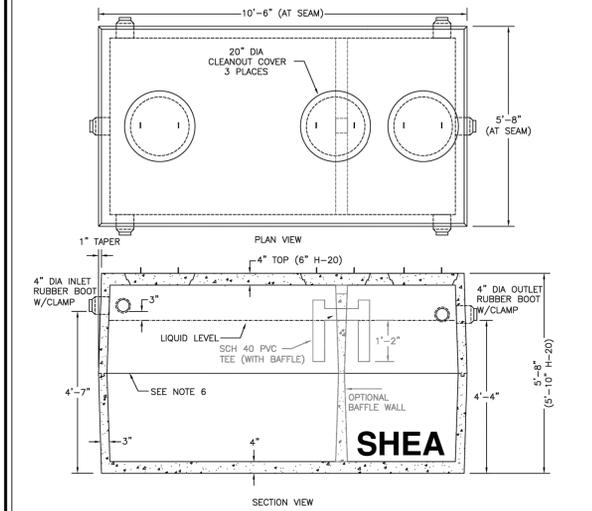


* LENGTH AND NUMBER OF TRENCHES DETERMINED BY DESIGN.

Infiltrator Water Technologies Part of ADS	Quick4Plus	PRINT NO. P/N DATE 04/17/2025
INFILTRATOR WATER TECHNOLOGIES, LLC 4 BROADVIEW AVENUE, SUITE 100, OLD SAYBROOK, CT 06475 WWW.INFILTRATORWATER.COM PHONE: (800) 221-4436 FAX: (860) 677-7001	QUICK4 PLUS STANDARD LOW PROFILE CHAMBER TYPICAL TRENCH DETAIL SECTION VIEW	SCALE: NTS SHEET NO. 01 OF 01

SHEA New England's Premier Precaster
CONCRETE PRODUCTS
BILLING ADDRESS: 87 HAVERHILL RD., AMESBURY MA 01913

SEPTIC TANK
1500 GALLON



NOTES:

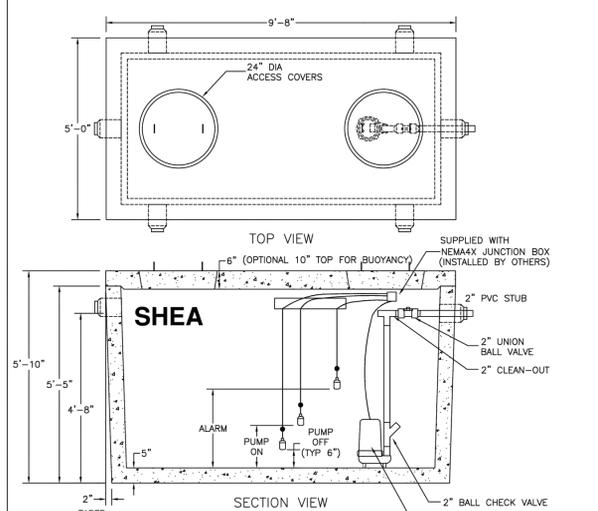
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. BAFFLE WALL OPTIONAL FOR TWO COMPARTMENT TANKS.
5. TEES AND GAS BAFFLE SOLD SEPARATELY.
6. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
7. IF COVER EXCEEDS 4 FEET, HEAVY DUTY TANK REQUIRED. ALSO AVAILABLE IN AASHTO HS-20 LOADING.

ITEM NO.	1500	STANDARD	WEIGHT
			11,670#
	1500H	H-20	13,135#
	15002C	STANDARD	12,930#
	15002CH	H-20	14,395#

SHEA PRODUCT ID: SEE TABLE PREPARED FOR: FILE NAME: tk1500.dwg
WEIGHT (LBS): SEE TABLE DRAWN BY: ARO DATE: 06/01/18 PAGE: B1.3
773 Salem Street-Wilmington, MA | 153 Cranberry Hwy-Rochester, MA | 87 Haverhill Road-Amesbury, MA | 160 Old Turnpike Rd-Nottingham, NH
Specifications subject to change without notice

SHEA New England's Premier Precaster
CONCRETE PRODUCTS
BILLING ADDRESS: 87 HAVERHILL RD., AMESBURY MA 01913

1000 GAL PUMP CHAMBER
SIMPLEX PUMP PACKAGE

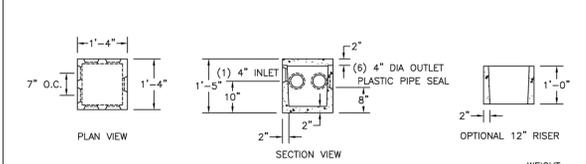


- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CONSTRUCTION OF PUMP CHAMBER CONFORMS WITH DEP TITLE 5 REGS. 310 CMR, SECTION 15.226.
 3. ALL REINFORCEMENT PER ASTM C1227.
 4. JOINT SEALED WITH BUTYL RESIN.
 5. DESIGNED FOR AASHTO HS-20 LOADING, COVER 1 TO 5 FEET.
 6. PUMPS, FLOATS AND PIPE INSTALLED IN CHAMBER. FLOAT ELEVATIONS SET UPON REQUEST.
 7. SUPPLIED WITH PUMP CONTROL PANEL W/ALARM.
 8. ADDITIONAL PUMPS & DUPLEX CONFIGURATION AVAILABLE.

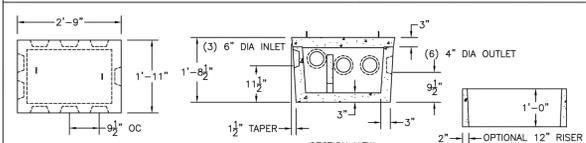
SHEA PRODUCT ID: PC1000PAS/PC1000P5S PREPARED FOR: FILE NAME: pcM1000PS.dwg
WEIGHT (LBS): 14,825# DRAWN BY: ARO DATE: 06/01/18 PAGE: C6.3
773 Salem Street-Wilmington, MA | 153 Cranberry Hwy-Rochester, MA | 87 Haverhill Road-Amesbury, MA | 160 Old Turnpike Rd-Nottingham, NH
Specifications subject to change without notice

SHEA New England's Premier Precaster
CONCRETE PRODUCTS
BILLING ADDRESS: 87 HAVERHILL RD., AMESBURY MA 01913

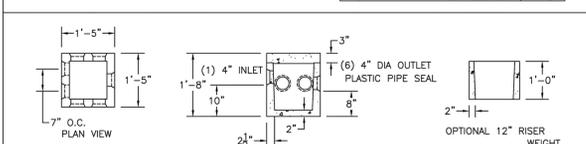
DISTRIBUTION BOX
6 OUTLET



ITEM NO.	6DB	W/COVER	WEIGHT
			226#
	6DBC	COVER ONLY	45#
	6DBR	RISER SECTION	117#



ITEM NO.	6DBH	W/COVER	WEIGHT
			332#
	6BBC	COVER ONLY	184#
		RISER SECTION	300#



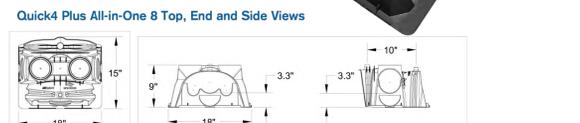
ITEM NO.	6DBH	W/COVER	WEIGHT
			332#
	6BBC	COVER ONLY	151#
		RISER SECTION	145#

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGN CONFORMS WITH 310 CMR 15.000, DEP TITLE 5 REGS. FOR DISTRIBUTION BOXES.

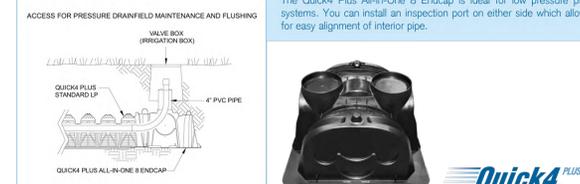
SHEA PRODUCT ID: SEE TABLE PREPARED FOR: FILE NAME: db6db.dwg
WEIGHT (LBS): SEE TABLE DRAWN BY: ARO DATE: 06/01/18 PAGE: D2
773 Salem Street-Wilmington, MA | 153 Cranberry Hwy-Rochester, MA | 87 Haverhill Road-Amesbury, MA | 160 Old Turnpike Rd-Nottingham, NH
Specifications subject to change without notice

THE QUICK4[®] PLUS ALL-IN-ONE

The Quick4 Plus Low Profile (LP) chambers are available with the Quick4 Plus All-in-One 8 Endcap. This end cap features pipe cutouts on the right and left column designed to accommodate inspection ports, clean outs, or inlet pipes on either side of the end cap. These pipe locations allow easy access for maintenance and alignment when running pressure pipe through the chamber. The Quick4 Plus All-in-One 8 Endcap may be used at either end of a chamber row or can be installed mid-trench for an inspection port, cleanout or inlet/outlet pipe. The mid-trench connection feature allows construction of chamber rows with center feed inletting for easy installation of serial distribution systems. Pipe connection options allow for side, end or top inletting.

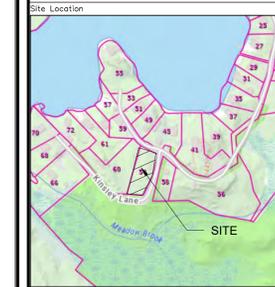
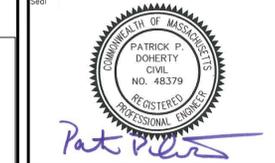


Quick4 Plus All-in-One 8 Endcap Specifications	
Size (W x L x H)	18" x 15" x 8" (46 cm x 38 cm x 20 cm)
Installed Length	10.4" (26 cm)
Invert Height	3.3" (8 cm, 23 cm)



For technical assistance, installation instructions or customer service, call Infiltrator Water Technologies at 800.221.4436

Prepared By:
MIDPOINT
ENGINEERING • CONSULTING
37 Sutton Rd
Webster, MA 01570
(508) 721-1900
pdoherty@midpointengineering.com



OWNER:
David & Rebecca Doherty
54 Kinsley Ln, Mendon MA 01756
(XXX) XXX-XXXX

APPLICANT:
Patrick Doherty
139 S Shore Rd
Webster, MA 01570
(774) 287-7937

Date: DEC. 9, 2025 Scale: 1" = 20'

No.	Revision	Date

Project Title
PROPOSED SINGLE FAMILY HOUSE
54 KINSLEY LANE
MENDON, MA 01756

Issued For
DRAFT FOR REVIEW

Not for Construction
Drawing Title
CONSTRUCTION DETAIL PLANS

Drawing No.
C-2

December 18, 2025

Isabella Genova
Town of Mendon Conservation Agent
18 Main Street
Mendon, MA 01756

RE: 54 Kinsley Lane Request for Determination of Applicability

Dear Ms. Genova

MidPoint Engineering & Consulting, LLC (MidPoint), on behalf of its Client, is pleased to submit this Request for Determination of Applicability associated with construction of a new single-family home at 54 Kinsley Lane in Mendon, Massachusetts.

Kinsley Lane abuts the property on its north, east and south side. A vacant parcel, 60 Kinsley Lane, is located along the westerly property line. The property slopes from north to a depression in the topography at the southwest portion of the site. A culvert exists that passes under Kinsley Lane at this location. Based upon a review of site conditions by Tim Twohig, PWS no wetland resource areas are located on the site. Bordering Wetland Vegetation (BVW) was found and delineated south of the site as shown on site plan. Meadow Brook is located approximately 300 feet south of the site.

The proposed home and its associated septic system and well will be located more than 100 feet from the BVW found south of the site. A small area of driveway and grading activities will occur within the 100-foot setback to BVW. All work related to the home construction will be located more than 50-feet from BVW. Proper erosion and sediment controls will be employed during construction of the home and site work. These controls will include placement of a straw wattle immediately upstream of the culvert.

Enclosed you will find a copy of the site plan, WPA form 1 and supporting materials. Please contact me should you have any questions regarding this submittal or require any additional information.

Sincerely,

MidPoint Engineering & Consulting, LLC



Patrick P. Doherty, PE, LEED AP
Principal



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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:

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

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)

First Name _____ Last Name _____

Company Name _____

Address _____

City/Town _____ State _____ Zip Code _____

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):

Street Address _____ City/Town _____

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) _____

Assessors' Map Number _____ Assessors' Lot/Parcel Number _____

b. Area Description (use additional paper, if necessary):

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title _____ Date _____

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

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):

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.)



WPA Form 1- Request for Determination of Applicability

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

Municipality _____

C. Determinations

1. I request the _____ 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:

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.

Patrick Doherty
Signature of Applicant

Date

Patrick Doherty
Signature of Representative (if any)

Date

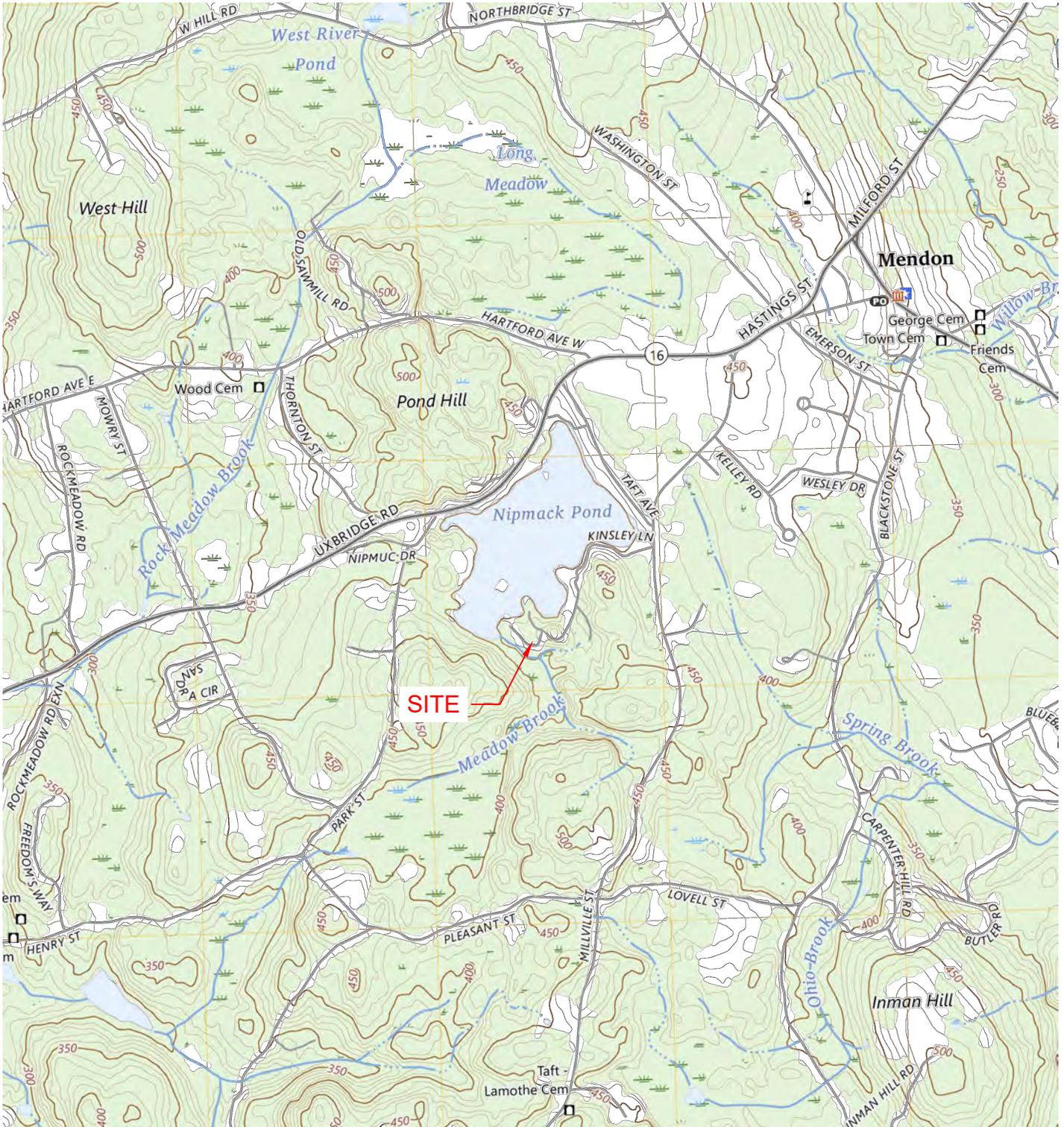


Figure 1 12/9/2025

SITE LOCUS
54 KINSLEY LANE
MENDON, MA 01756



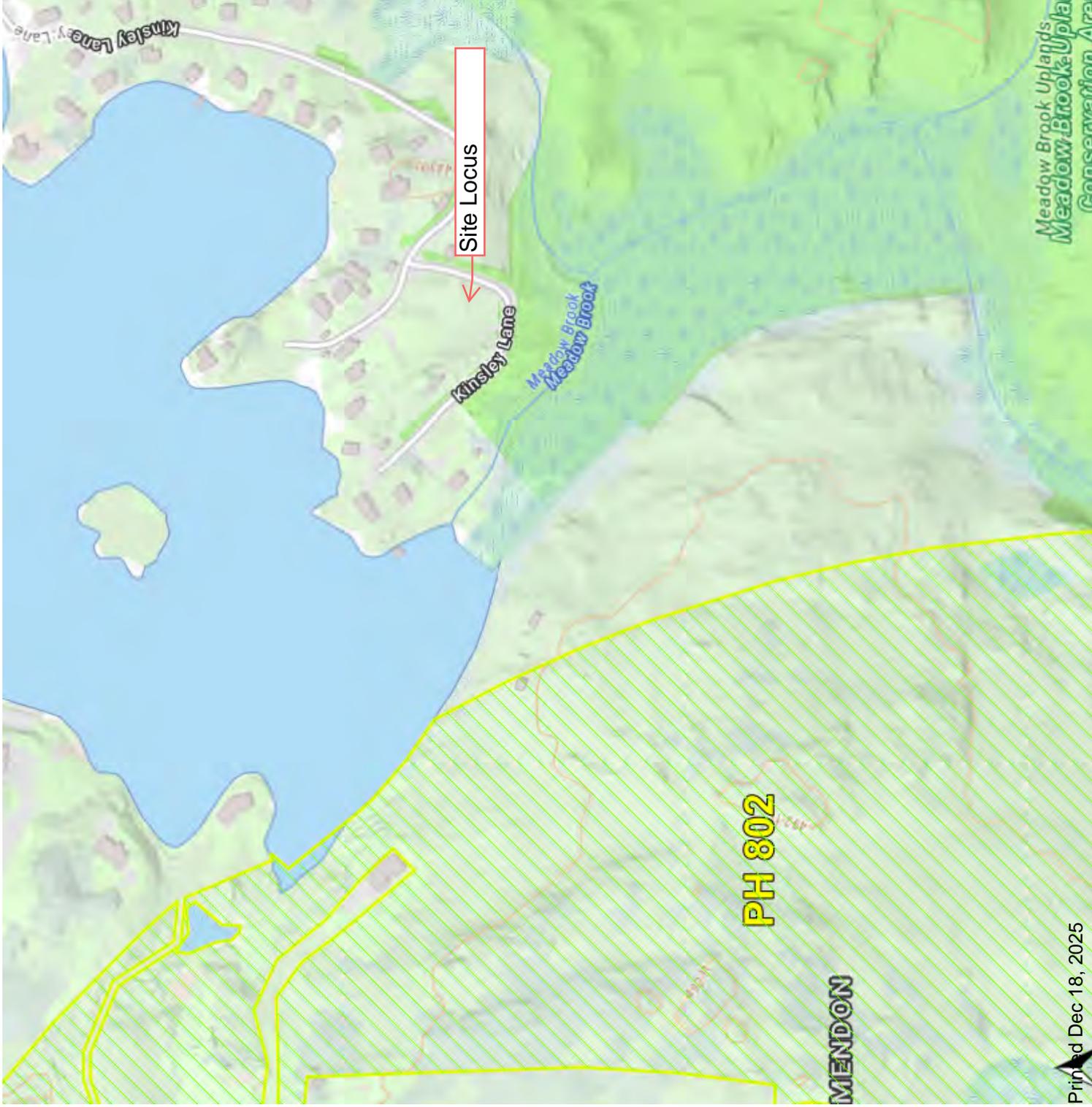
37 Sutton Road
Webster, MA 01570
(508) 721-1900
pdoherty@midpointengineering.com

54 Kinsley Lane

Property Tax Parcels



54 Kinsley Lane NHESP



- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Map Features for Imagery

National Flood Hazard Layer FIRMette

71°34'34"W 42°55'48"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard *Zone X*
Effective LOMR

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/10/2025 at 1:43 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



71°33'56"W 42°55'21"N

1:6,000

Feet

0 250 500 1,000 1,500 2,000

GENERAL NOTES

- THE PARCEL IS FOUND ON TAX MAP 16, PARCELS 54, 60 & 62 IN THE TOWN OF MENDON, WORCESTER COUNTY, MASSACHUSETTS.
- THE OWNER OF:
 - PARCEL 54 PER DEED BOOK 53213, PAGE 212 IS REBECCA D. DOHERTY AND DAVID R. DOHERTY, TRUSTEES OF THE REBECCA D. DOHERTY REVOCABLE TRUST.
 - LOT 60 PER DEED BOOK 47808, PAGE 299 IS DIANE K. RICE, TRUSTEE OF THE KINSLEY LANE REALTY TRUST.
 - LOT 61 PER DEED BOOK 52511, PAGE 19 IS THE 61 DIANE K. RICE, TRUSTEE OF THE 61 KINSLEY LANE REALTY TRUST.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND A. REFERENCE FEMA FLOOD INSURANCE RATE MAP 25027C1030E, MAP REVISED JULY 4, 2011. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED RR - RURAL RESIDENTIAL DISTRICT BASED ON THE TOWN OF MENDON MASSACHUSETTS ZONING MAP AS AMENDED THROUGH MAY 3, 2019. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 30, 2025. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.
- LAKE NIPMUC IS A MASSACHUSETTS GREAT POND. PROPERTY OWNERSHIP EXTENDS TO THE NATURAL MEAN HIGH-WATER LINE, BELOW WHICH THE BED IS OWNED BY THE COMMONWEALTH OF MASSACHUSETTS. THE LINE SHOWN REPRESENTS THE INTERPRETED MEAN HIGH-WATER LOCATION BASED ON RECORD DATA AND FIELD OBSERVATION.
- PARCEL 60 IS SUBJECT TO A DRAIN EASEMENT PER DEED BOOK 3238, PAGE 244.
- PARCEL 61 IS SUBJECT TO A RIGHT OF WAY THREE FEET WIDE PER DEED BOOK 2886, PAGE 511.
- PARCELS 60 & 61 ARE SUBJECT TO AN EASEMENT TO WORCESTER SUBURBAN ELECTRIC COMPANY PER DEED BOOK 2643, PAGE 193.

PLAN REFERENCES

- | | |
|-----------------------------|-----------------------------|
| 1. PLAN BOOK 145, PLAN 42. | 5. PLAN BOOK 748, PLAN 88. |
| 2. PLAN BOOK 566, PLAN 117. | 6. PLAN BOOK 803, PLAN 15. |
| 3. PLAN BOOK 626, PLAN 57. | 7. PLAN BOOK 918, PLAN 113. |
| 4. PLAN BOOK 724, PLAN 89. | |

SCALE: 1"=20'
0 10' 20' 40'

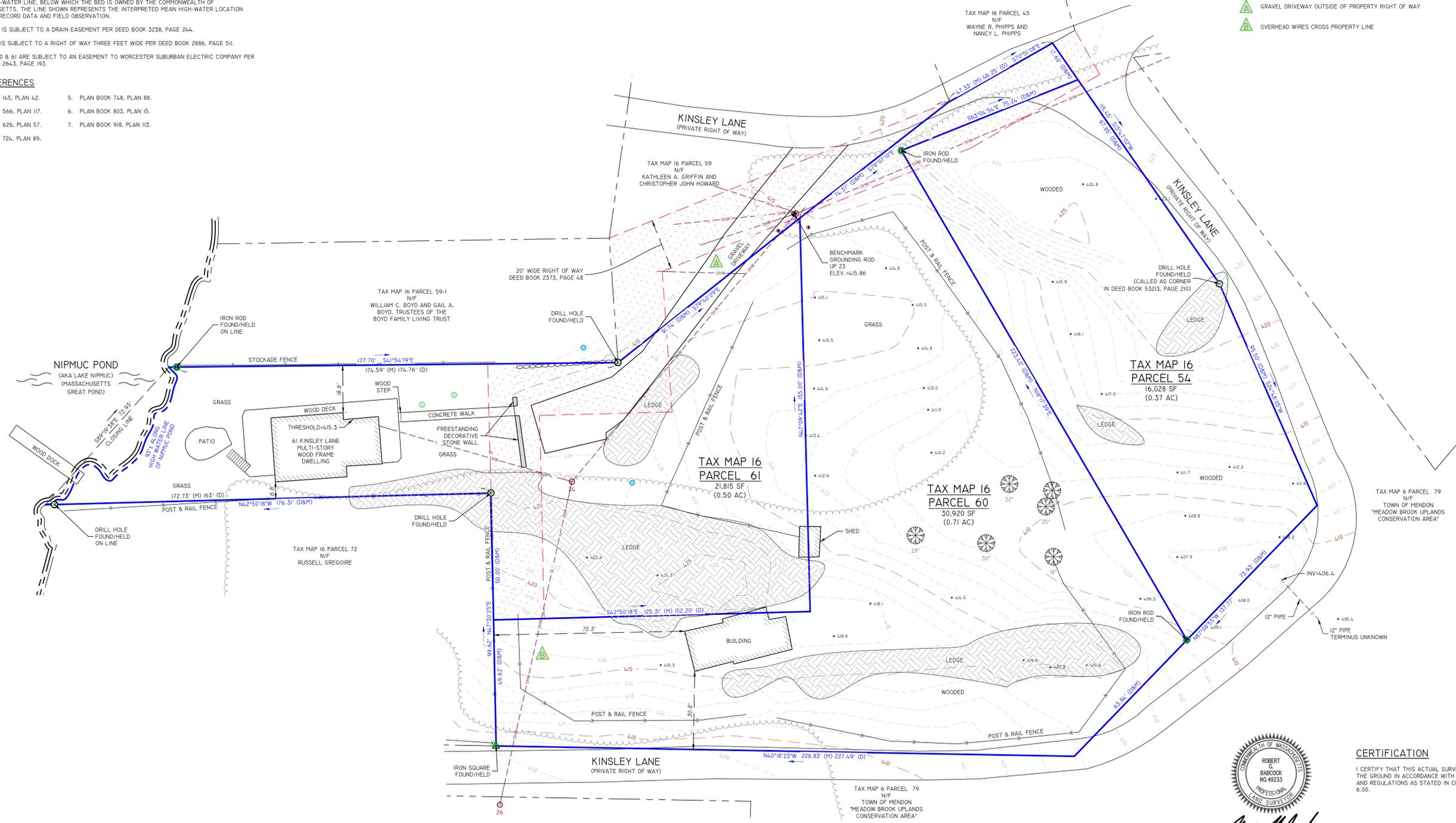
LEGEND

- | | | | | | |
|-------------|-------------------------|----------|-------------------------|---|--------------------|
| --- W --- | WATER LINE | 123/1234 | DEED BOOK/PAGE | ○ | UNKNOWN MANHOLE |
| --- S --- | SEWER LINE | AP | ASSESSOR'S PLAT | ○ | BOLLARD |
| --- SFM --- | SEWER FORCE MAIN | N/F | NOW OR FORMERLY | ⊗ | SOIL EVALUATION |
| --- G --- | GAS LINE | (R) | RECORD | ⊗ | CATCH BASIN |
| --- E --- | ELECTRIC LINE | (CA) | CHORD ANGLE | ⊗ | DOUBLE CATCH BASIN |
| --- OHW --- | OVERHEAD WIRES | (D) | DEED | ⊗ | WATER VALVE |
| --- D --- | DRAINAGE LINE | (M) | MEASURED | ⊗ | GAS VALVE |
| --- | MINOR CONTOUR LINE | ▲ | NAIL/SPIKE FOUND/SET | ⊗ | WETLAND FLAG |
| --- | MAJOR CONTOUR LINE | △ | IRON ROD/PIPE FOUND/SET | ⊗ | DRAINAGE MANHOLE |
| --- | PROPERTY LINE | ○ | DRILL HOLE FOUND/SET | ⊗ | FLARED END SECTION |
| --- | ASSESSORS LINE | ○ | IRON ROD/PIPE FOUND/SET | ⊗ | GUY POLE |
| --- | TREELINE | ○ | BOUND FOUND/SET | ⊗ | ELECTRIC MANHOLE |
| --- | GUARDRAIL | HC | HANDICAPPED | ⊗ | UTILITY/POWER POLE |
| --- | FENCE | LC | LANDSCAPING | ⊗ | LIGHTPOST |
| --- | RETAINING WALL | B | SIGN POST | ⊗ | WELL |
| --- | STONE WALL | ○ | SEWER MANHOLE | ⊗ | MONITORING WELL |
| --- | 20' WIDE RIGHT OF WAY | ○ | SEWER CLEANOUT | ⊗ | BENCH MARK |
| --- | DEED BOOK 2373, PAGE 48 | ○ | HYDRANT | ⊗ | TREE |
| --- | | ○ | IRRIGATION VALVE | ⊗ | |



LIST OF POSSIBLE ENCROACHMENTS

- ▲ GRAVEL DRIVEWAY OUTSIDE OF PROPERTY RIGHT OF WAY
- ▲ OVERHEAD WIRES CROSS PROPERTY LINE



ROBERT G. BABCOCK, PLS #49233

CERTIFICATION

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS AS STATED IN CMR 250 SECTION 6.00.

10/24/25

DiPrete Engineering
Engineers • Planners • Surveyors
www.diprete-eng.com



Two Stafford Court, Cranston, RI 02920 • Tel: 401-943-1000

BOUNDARY & TOPOGRAPHIC SURVEY

54, 60 & 61 KINSLEY LANE
TAX MAP 16 PARCELS 54, 60 & 61
MENDON, MASSACHUSETTS

PREPARED FOR:
PA TRICK DOHERTY
37 SUTTON ROAD, WEBSTER, MASSACHUSETTS 01570



Town Of Mendon
Conservation Commission

18 Main Street
Mendon, Massachusetts 01756
Phone: (508) 634-6898
mendonma.gov/conservation-commission

Notice to appear in the Milford Daily News and Metro West
On the page with the “Legal Ads”
Publish Date Tuesday January 13th, 2026

PUBLIC HEARING NOTICE

In accordance with MA Wetlands Protection Act, M.G.L. Ch.131, §40 and Mendon Wetlands Protection By-Law, Ch. 28, the Mendon Conservation Commission will hold a public hearing for Rebecca D. Doherty Revocable Trust, represented by Patrick Doherty, Midpoint Engineering, on January 22nd, 2026 at 7:20PM to review a Request for Determination at 54 Kinsley Ln, for clearing, grading, and a portion of a residential driveway within the 100 ft Buffer Zone of a Bordering Vegetated Wetland, associated with a new single-family house. Plans may be viewed in the Conservation office during regular business hours. Information for the hybrid meeting will be available on the agenda at least 48 hours prior to the meeting on the Town’s Website.

Robert Sweet, Chairman.

Mendon Conservation Commission
18 Main Street
Mendon, MA 01756

November 21, 2025

Re: Invasive Species Management Plan – 2 Nipmuc Drive (218-0870)

Dear Mendon Conservation Commission, Goddard Consulting LLC is pleased to submit this Invasive Species Management Plan as a supplement for the currently active Notice of Intent with MA DEP File No. 218-0870, submitted for work related to the construction of a single family house and associated accessory features, including a driveway, walkway, and drainage structures.

A list of enclosed documents is as follows:

- *Invasive Species Management and Wetland Rep. Areas*, Goddard Consulting LLC, 11/25/2025
- USGS of Site, Goddard Consulting LLC, 11/12/2025
- Orthophoto View of Site, Goddard Consulting LLC, 11/12/2025
- Orthophoto View of Site, with FEMA Flood Layer, Goddard Consulting LLC, 11/12/2025
- Orthophoto View of Site with NRCS Soil Survey, Goddard Consulting LLC, 11/12/2025

1.0 EXISTING CONDITIONS

The subject property, 2 Nipmuc Drive, is 1.8 acre lot identified and identified as map & parcel 10-236-106 per the Town of Mendon assessor's online database. Currently situated on the lot is a single family house, constructed pursuant to a prior Notice of Intent filing with MA DEP File No. 218-0837.

The property includes a large semi-circular bordering bank with Nipmuc Pond, and a small on-site bordering vegetated wetland upgradient of the immediate bank-of-pond, closely hugging the bank.

During the course of construction of the single family house, approximately 890 square feet of this adjacent BVW was impacted. The area of impact is approximately 6-8 feet wide and 140 feet in length, cut down by a commercial mower. No damage or removal to on-site hydric soils occurred. This area is marked out on the associated site plan entitled "RESOURCE AREA PLAN PLAN OF LAND MENDON, MA" by D&L Design Group, dated 9/24/25.

The current condition of the on-site vegetated buffer zone between upland lawn area and the wetland area contains a variety of invasive species, which inhibits and harms the area's ecological health. The most dominant invasive species are Oriental bittersweet. although a variety of other invasives were observed, including Japanese barberry, Callery pear or *Pyrus* sp., Autumn Olive, etc. Removal of these invasives and subsequent planting of native species provides the opportunity for mitigation of the clearing.

Please consult the site photos below for a visualization of site conditions and invasive species identification.

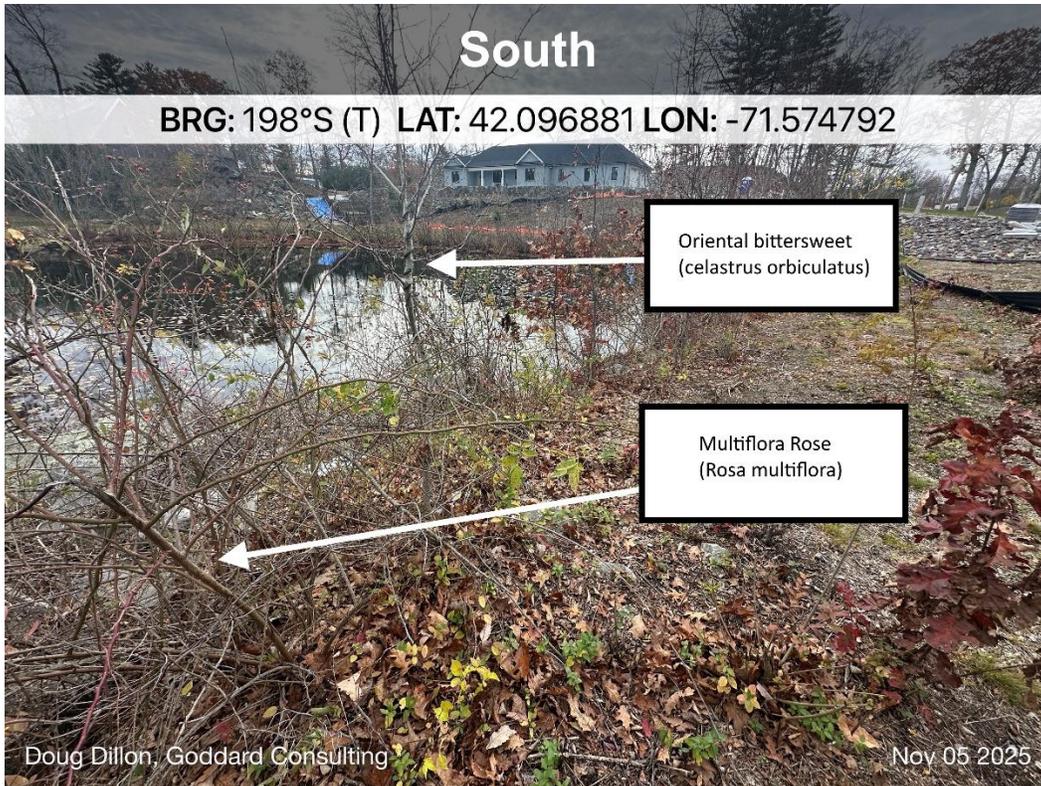


Photo 1 – Showing invasive species, native tree damage/girdling



Photo 2 – Showing invasive species

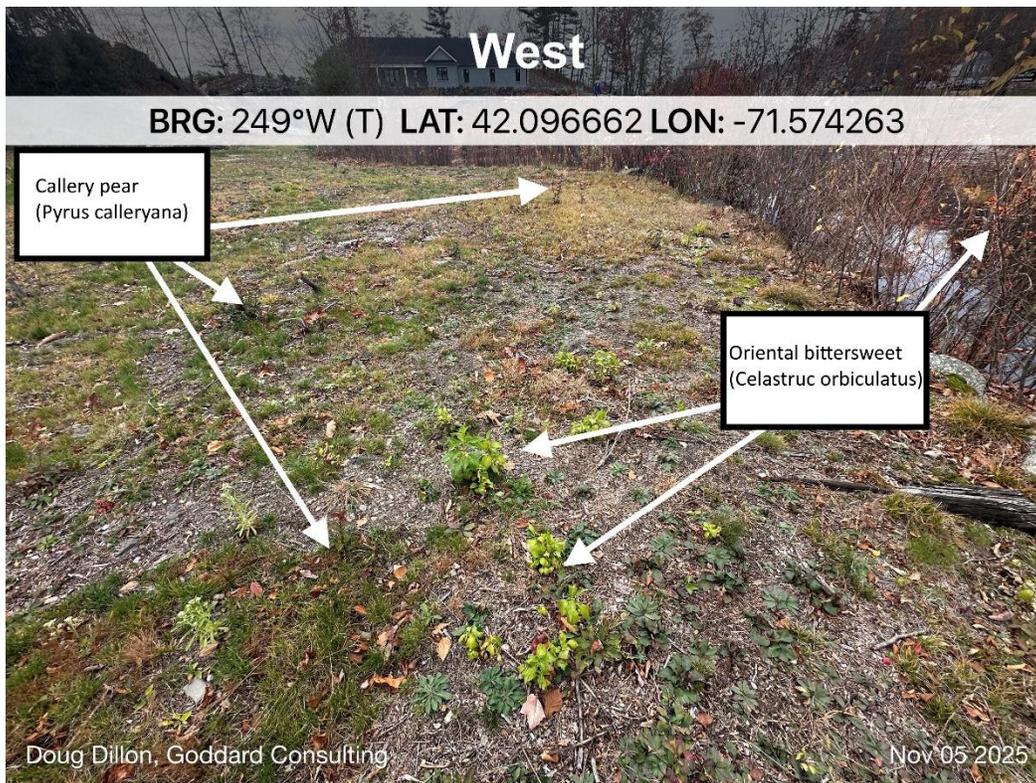


Photo 3 – Showing Invasive Species Re-Sprouts



Picture 4 – Showing field marked impacted area (wooden stakes)

2.0 PROPOSED MITIGATION

To correct for the unintended impact and to provide further enhancement, we are proposing a restoration of the cleared wetland area as well as an extensive invasive species management plan, and subsequent planting plan.

The mitigation for the impact is proposed around the full rim of the Nipmuc Pond cove area present on the property. The work is divided into three segments. Invasive Species Management Areas 1 & 2, and the wetland replication area. ISM Area 1 is approximately 1,600 square feet in size, ISM Area 2 is approximately 900 square feet in size, and the wetland replication area is the full impacted 890 square feet. This provides for a total of 2,500 square feet of invasive species management area, and 890 square feet of restoration planting, a sum total of 3,395 square feet of mitigation.

Methods of Invasive Species Management

Invasive species management will involve mechanical control methods and/or chemical control methods. The methods chosen for this ISMP will attempt to achieve a long-term, low-maintenance invasive species management program through the encouragement of a stable native plant community. All invasive species shall be removed in a manner deemed appropriate by the Mendon Conservation Commission. All material likely to spread invasives, such as root masses, seeds, substantial stems, etc, shall be removed off-site and disposed of properly. Invasive species management involves hand-cutting, hand-pulling, cut stump treatment, and native species planting. Goddard recommends that the invasive species on site be managed in accordance with the methodologies outlined below. All invasive species management work shall be supervised by a qualified professional with experience in invasive species management and ecological restoration.

Any herbicide application shall be performed by a licensed Pesticide Applicator with experience in the specified management method. All stipulations of the labels of any herbicide product to be used shall be strictly adhered to. Deviation from the stipulations of the herbicide label is a violation of federal law.

Mechanical Cutting and Pulling

Removing small invasive plants (< 2" diameter stems) by hand cutting and pulling is recommended as a method for invasive species control. Levers are recommended for removal of these plants if hand pulling is not achievable. All vegetative material shall be removed from the site and disposed of in a manner consistent with state and local regulations.

Cut Stump (or Stem) Treatment

Cut stump (or stem) herbicide application is proposed for invasive species management. Large invasive plants (> 2" diameter stems) will be treated with the cut stump treatment. Cut stump treatments consist of mechanical cutting of target species followed by an herbicide treatment applied with a nozzle or painted onto the surface of the stump. This method allows for accurate use of the product, and has minimal impact on the environment versus broad spectrum sprays. The recommended herbicide is glyphosate, which rapidly biodegrades when it reaches soil, and acts to inhibit photosynthesis.

Native Species Planting

Native plant species will be planted throughout the ISMP Zone to provide native plant specimens to the understory. The native plants will provide competition within the ISMP Zone and shade out any future invasive species. During planting, nutrient rich organic soil from off-site will be backfilled into the holes that the new plantings are planted in.

Procedures:

Step 1: Stake Limits of Work

Stake out the limits of the ISMP Zone, property boundary lines and property corners.

Step 2: Install Erosion Control

Install erosion control along the upland edge of the working area (within the extent of the ISMP Zone). Erosion control shall be installed in the form of staked mulch sock.

Step 3: Identify Invasive Trees, Shrubs, and Herbs

The wetland scientist shall identify and flag any invasive plant species that will be managed within the ISMP Zone.

Step 4: Invasive Species Management

Mechanical pulling will optimally occur in the first spring of the newly implemented ISMP, when soils are moist and full root masses can be pulled from the soil. If implantation of the ISMP cannot begin in the spring, mechanical cutting will occur in late summer and early fall. Cut stump (or stem) treatments will immediately follow mechanical cutting in the late summer or early fall to achieve the most effective results. The majority of invasive species will be removed from the ISMP area during the mechanical cutting and cut stem treatments. Cut stump herbicide application shall be used for invasive management by an applicator licensed in the state of Massachusetts.

Step 5: Planting

Precise citing of plants may be determined by the wetland scientist in the field prior to installation. All plantings shall be distributed randomly throughout the area but primarily in areas disturbed by invasive species removal methods. Trees will be spaced at 10-15' on center, shrubs spaced at 3-6' on center and herbaceous species 3' or less on center. All plantings will be removed from burlap sacks, wire cages and plastic containers prior to planting. Each plant will have its roots loosened prior to planting to encourage root growth away from the root ball.

Step 6: Seeding

The ISMP Zone will be seeded with New England Conservation/ Wildlife Mix or equivalent seed mix in areas where invasive species were removed/treated or where new plantings disturbed the surrounding soils. Seeding may need to be completed more than once to ensure good establishment of ground cover.

Step 7: Install Jute Netting for Erosion Control

Jute netting shall be installed in large areas with exposed soils and aggressive slopes. This will prevent sediment from eroding down slopes until the seed mix germinates and stabilizes the area. The jute netting should be made of compostable/naturally degrading jute material so that it will naturally degrade over a few years time.

Step 8: Continued Invasive Species Management

Due to the existing presence of invasive species and their viable seed banks, it is very possible that invasive species may reestablish after the initial removal and herbicide treatment. Twice a year, for three years, the ISMP area will be inspected for invasive species.

Invasive Species Management and Replication Area Plantings

In addition to the plantings, the area is proposed to be hand seeded with 1lb of New England Conservation Mix/ Wildflower Mix, which shall provide stabilization and pollinator services while the area is growing to maturity.

Please see attached invasive species management and planting plan entitled “Invasive Species Management and Wetland Rep. Areas”

Common Name	Scientific Name	Quantity	Size	Description
Highbush Blueberry	<i>Vaccinium corymbosum</i>	20	24-36” tall,	Wetland adjacent shrub. Flowering, provides pollinator services.
New Jersey Tea	<i>Ceanothus americanus</i>	35	12-24” tall	Low lying hardy shrub. Flowering, provides pollinator services spring, food via fruit/seeds in late summer to early fall
Flowering Dogwood	<i>Cornus florida</i>	10	24-36” tall	Large shrub, tolerant of dry areas. Flowering, provides pollinator services and berries to wildlife, mid to late summer.
Red Maple	<i>Acer rubra</i>	8	24-36” tall	Large tree, prefers moist areas, provides shading. Early spring flowers.
Black Gum	<i>Nyssa sylvatica</i>	3	24-36” tall	Mid to large sized tree, grows horizontally, provides pollinator services and provides fruit to wildlife.
Sweet Pepperbush	<i>Clethra alnifolia</i>	20	12-24” tall	Small flowering shrub, preferring damp, wet areas. Provides pollinator services mid to late summer.

Species were selected such as to provide the widest range of ecosystem services across the broadest possible timeframe. Plants were selected that flower not only in spring, but across the growing season. Additionally, several trees were selected to provide shading to the cove area. Black Gum have a distinctive outward, horizontal growing pattern and should suit this need very well.

Sweet Pepperbush were among the native species currently present and observed to be doing quite well on the property, so their inclusion in the planting plan is a logical move. Highbush blueberry are often found to do well in similar conditions, also making their inclusion an easy choice.

A total of 96 plantings were provided, 11 of which are trees with the potential to reach a substantial size, providing the water-shading effect formerly present in years past on the property. The plantings adequately replicate the density of vegetation on-site, however with the addition of the aforementioned canopy trees.

4.0 CONCLUSION

We believe the above described efforts are beyond adequate in mitigating for the impacts incurred on the property.

Please do not hesitate to reach out with requests for further information,

Sincerely,
Goddard Consulting, LLC



Wetlands Scientist

ISM Area 1
1,600 sqft



Planting Schedule

-  - Sweet Pepperbush
(*Clethra alnifolia*)
Qty: 20
-  - New Jersey Tea
(*Ceanothus americanus*)
Qty: 35
-  - Red Maple (*Acer rubra*)
Qty: 8
-  - Flowering Dogwood
(*Cornus florida*)
Qty: 10
-  - Black Gum
(*Nyssa sylvatica*)
Qty: 3
-  - Highbush Blueberry
(*Vaccinium corymbosum*)
Qty: 20

Replication Area
890 sqft

ISM Area 2
900 sqft

Basemap: MassGIS



Invasive Species Management
and Wetland Rep. Areas

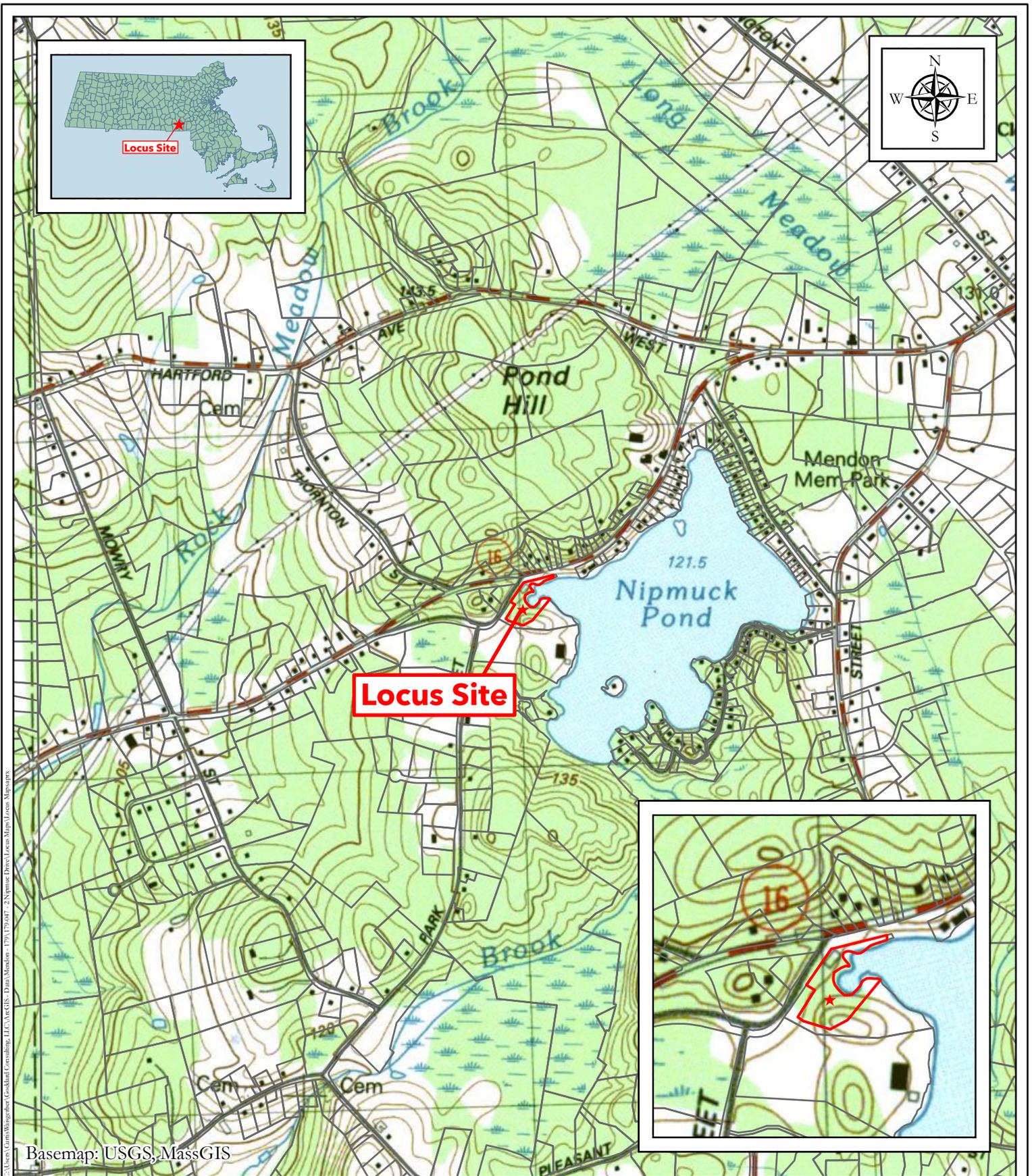
0 12.5 25 Feet 1" = 25'

71.5747014°W, 42.0966665°N

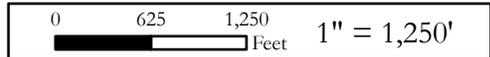
Date: 11/25/2025

2 Nipmuc Drive
Mendon, MA 01756

:



USGS of Locus Site



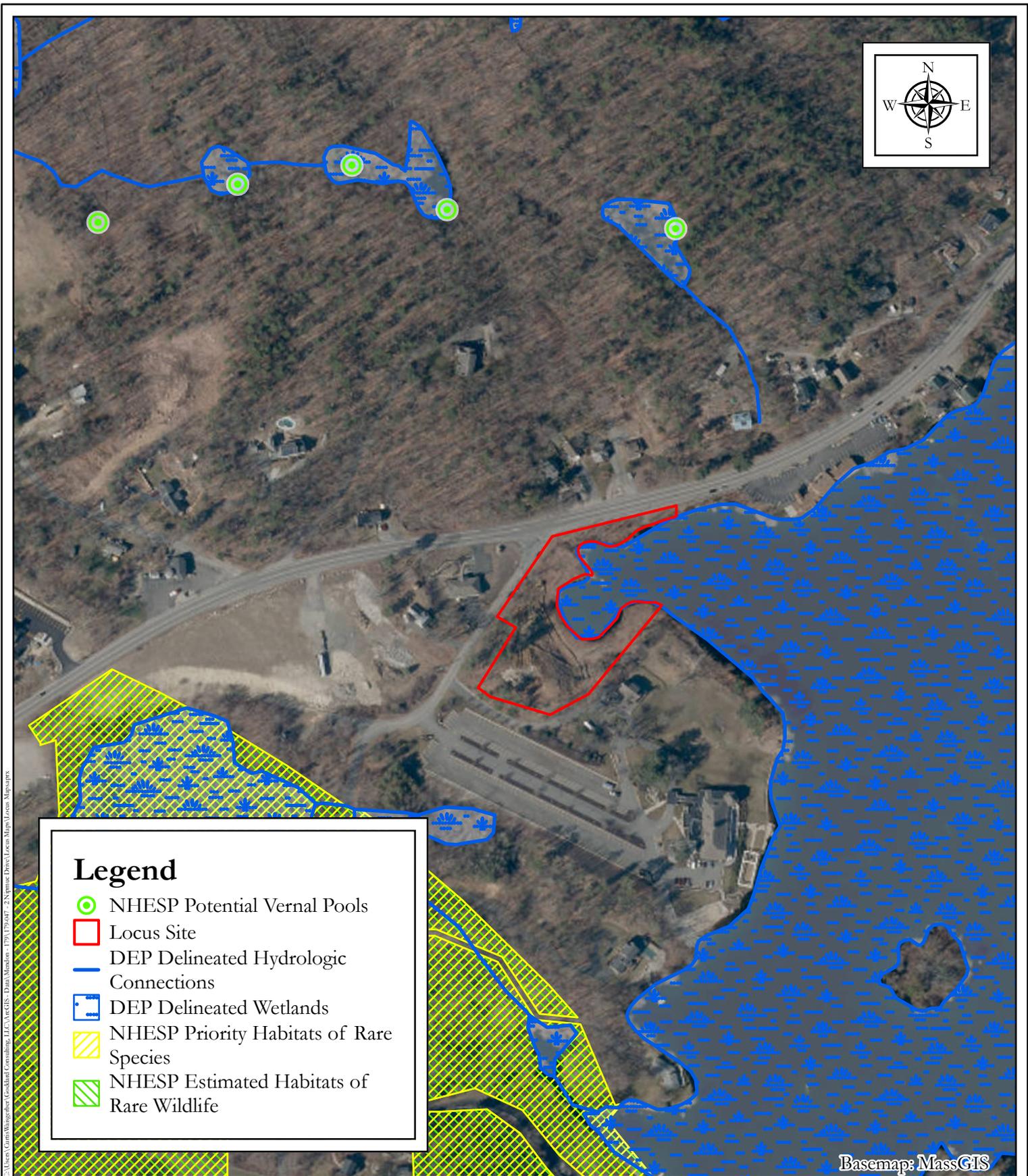
71.5753397°W, 42.0966999°N

Date: 11/12/2025

2 Nipmuc Drive
Mendon, MA 01756

Parcel ID: 10-236-106

Figure 1



C:\Users\Gunn\OneDrive\Documents\GIS - Data\MapInfo - 170\170407-2\Nipmuc Drive\Locus Maps\Locus Maps.aprx

Legend

- NHESP Potential Vernal Pools
- Locus Site
- DEP Delineated Hydrologic Connections
- DEP Delineated Wetlands
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife

Basemap: MassGIS



Orthophoto of Locus Site

0 150 300 1" = 300'
 Feet

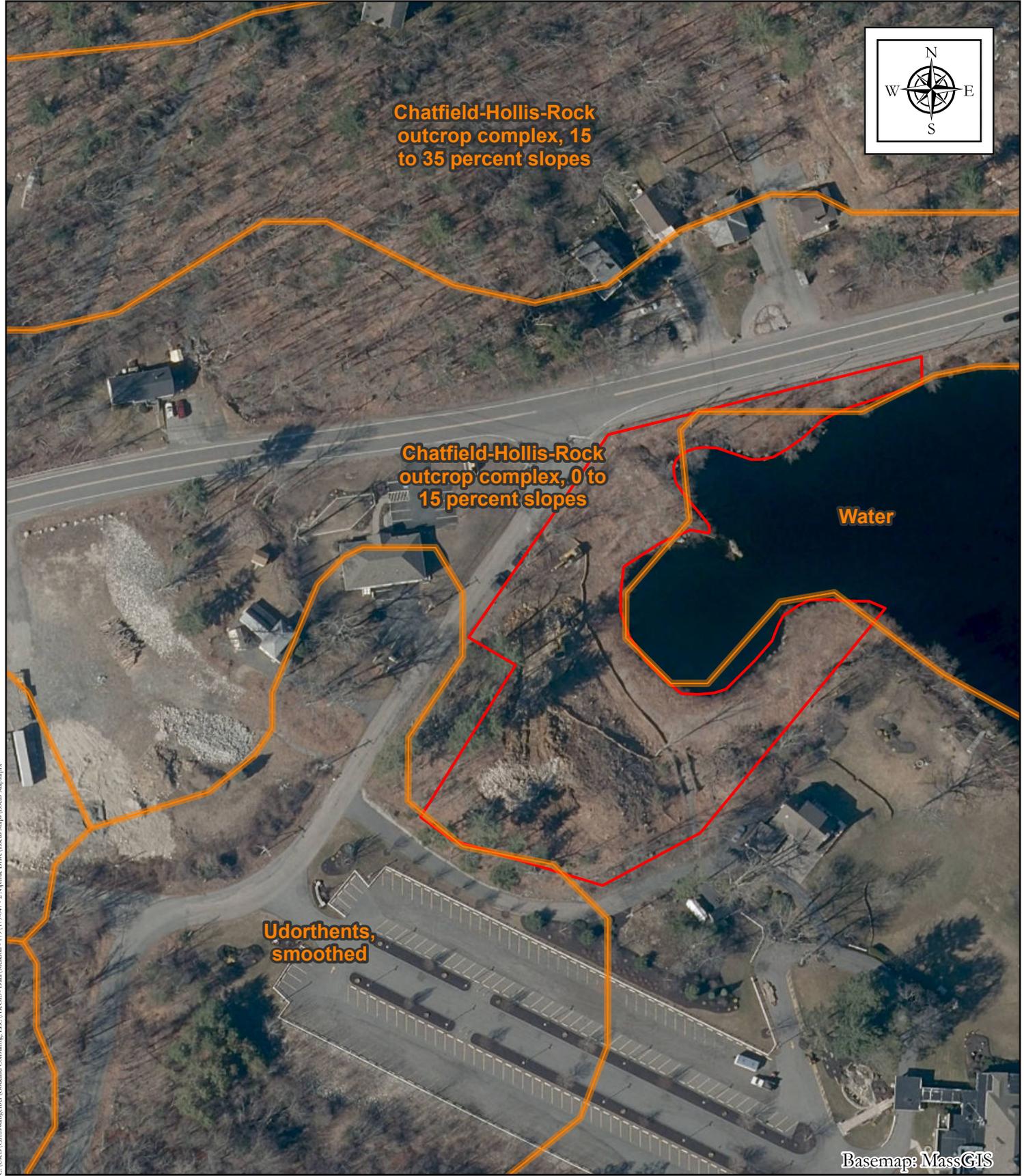
71.5753397°W, 42.0966999°N

Date: 11/12/2025

2 Nipmuc Drive
Mendon, MA 01756

Parcel ID: 10-236-106

Figure 2



C:\Users\Gunn\OneDrive\Goddard Consulting, LLC\ArcGIS - Data\Mendon - 170\179\047 - 2 Nipmuc Drive\Locus Maps\Locus Maps.aprx



**NRCS Soil Survey
of Locus Site**

0 60 120 1" = 120'
Feet

71.5753397°W, 42.0966999°N

Date: 11/12/2025

2 Nipmuc Drive
Mendon, MA 01756

Parcel ID: 10-236-106

Figure 4



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING
www.gandhengineering.com

Est. 1972

Milford Office
333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

December 17, 2025

Mendon Conservation Commission
20 Main Street
Mendon, MA 01756

RE: 39 Millville Street – DEP File #218-0858
Request for Certificate of Compliance

Dear Commission Members,

On behalf of the Applicant, David Kent, Guerriere & Halnon, Inc. is requesting a Certificate of Compliance for 39 Millville Street, Mendon MA. The DEP File Number is 218-0858 and the Order of Conditions is recorded with the Worcester Registry of Deeds in Book 71344, Page 125.

The site was inspected for compliance with the proposed construction activities approved by the Town of Mendon Conservation Commission. Based on our observations, with minor discrepancies noted below, the construction activities approved by the Conservation Commission have been completed in substantial compliance.

- Drainage infrastructure was proposed with outlet(s) to daylight. Due to groundwater and pipe elevations encountered during construction making it unfeasible to outlet the drainage infrastructure to daylight, the site contractor increased the volume of the stone trench behind the retaining wall and foundation drain outlet connected thereto.
- An earthen berm was proposed to prevent the flow of stormwater from abutting property but was not constructed. This feature was unnecessary as the stormwater flow concerns were resolved when street drainage issues were corrected.

Enclosed, please find “WPA Form 8-A – Request for Certificate if Compliance”, a fee check in the amount of \$15.00 for Certificate of Compliance under the Town of Mendon Wetland Protection Regulations, and the Plan entitled “As-Built Plan of Land – 39 Millville Street” dated 12/17/25, prepared by Guerriere & Halnon, Inc.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Dale MacKinnon, PE
Sr. Project Manager
Guerriere & Halnon, Inc.



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information

Important:

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Guerriere & Halnon, Inc.

Name

P.O. Box 235

Mailing Address

Milford

MA

01757

City/Town

State

Zip Code

508-473-6630

Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

David Kent

Applicant

11/20/24

Dated

218-0858

DEP File Number

3. The project site is located at:

39 Millville Street

Mendon

Street Address

City/Town

AM 11 Block 178

Lot 39

Assessors Map/Plat Number

Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

David Kent & Donald Bigwood

Property Owner (if different)

Worcester

71344

125

County

Book

Page

Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

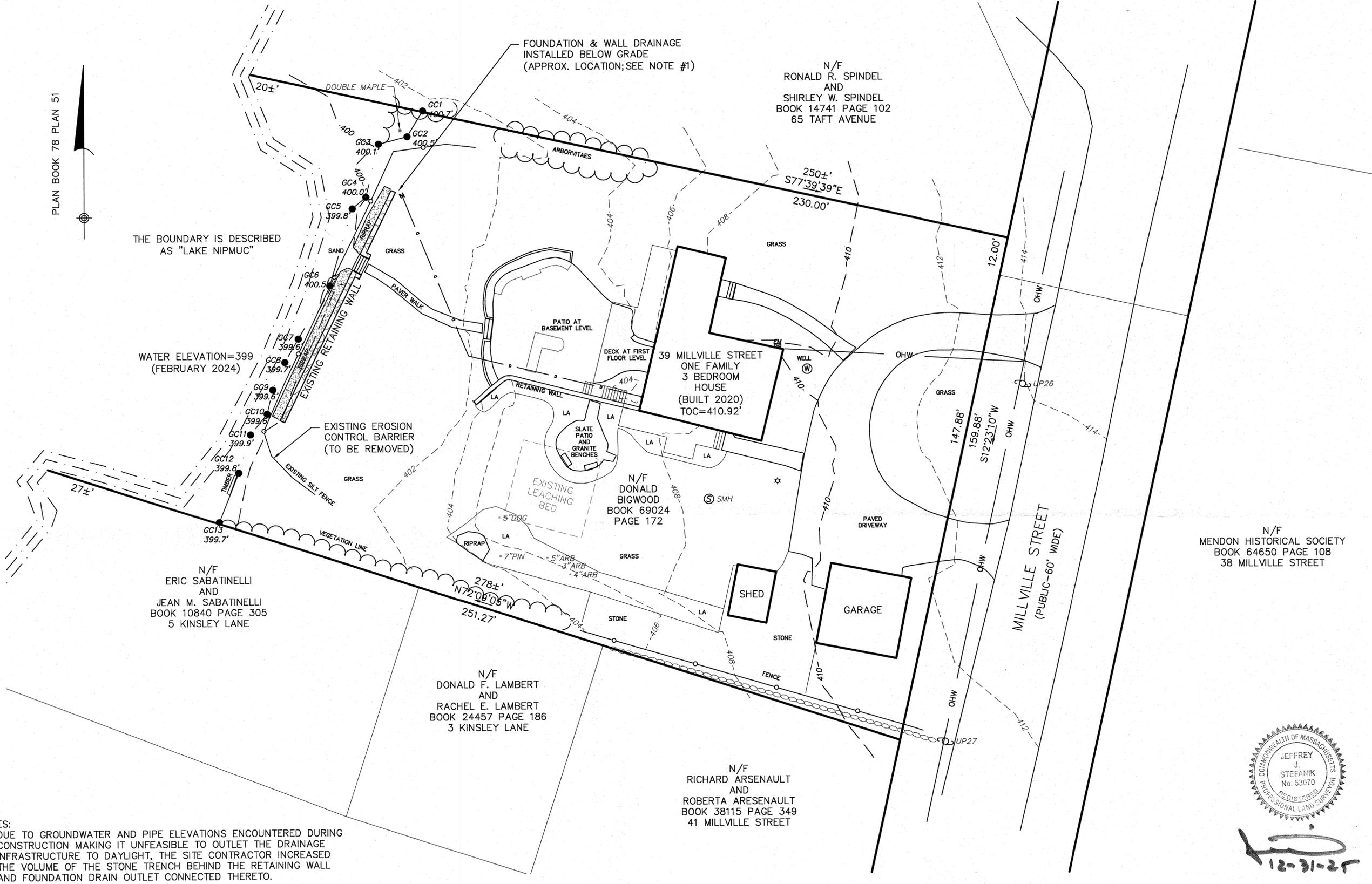
If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

PLAN BOOK 78 PLAN 51



NOTES:
 1. DUE TO GROUNDWATER AND PIPE ELEVATIONS ENCOUNTERED DURING CONSTRUCTION MAKING IT UNFEASIBLE TO OUTLET THE DRAINAGE INFRASTRUCTURE TO DAYLIGHT, THE SITE CONTRACTOR INCREASED THE VOLUME OF THE STONE TRENCH BEHIND THE RETAINING WALL AND FOUNDATION DRAIN OUTLET CONNECTED THERETO.

N/F
 MENDON HISTORICAL SOCIETY
 BOOK 64650 PAGE 108
 38 MILLVILLE STREET

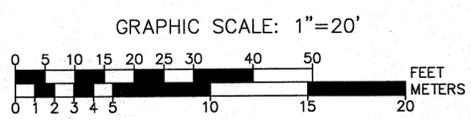


12-31-25

Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 333 WEST STREET PH. (508) 473-6630
 MILFORD, MA 01757 FX. (508) 473-8243
 www.gandhengineering.com

I CERTIFY THE PROJECT HAS BEEN COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE PLANS AND CONDITIONS SET FORTH IN THE ORDER OF CONDITIONS FOR DEP FILE NO. 218-0858.

DATE: 12/31/2025



OWNER			
DONALD BIGWOOD 39 MILLVILLE STREET MENDON MA 01756			
NO	DATE	INITIAL SUBMITTAL	INIT

AS-BUILT
 PLAN OF LAND
 39 MILLVILLE STREET
 IN
 MENDON, MA
 SCALE: 20 FEET TO AN INCH
 DATE: DECEMBER 17, 2025