

Bay Colony Group, Inc.

Professional Civil Engineers & Land Surveyors

4 School Street, PO Box 9136
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November 2, 2021

Mr. Robert W. Boette, Chairman
Foxborough Conservation Commission
40 South Street
Foxboro, MA 02035

RE: 3 Ashcroft Lane Foxborough, MA

Dear Mr. Boette,

On behalf of my client, Jason Lippolis, we are submitting herewith a Request for Determination of Applicability (RFDA) pursuant to Chapter 131, S.40, Wetlands Protection Act and Chapter 267 Foxborough Wetlands and Groundwater Protection Bylaw for a proposed addition at 3 Ashcroft Lane.

Enclosed please find 8 copies of the Request for Determination of Applicability, which includes the septic system design. We are enclosing a check in the amount of \$75 based on the town fee of a flat \$75 for Requests for Determination for single family homes.

The site lies on the north side of Ashcroft Lane about 300 feet west of North Street. There are bordering vegetated wetlands on the north, south, and west sides of the lot that were flagged by Lauren Gluck from Pare Corporation on July 25, 2019. The site does not lie within a Zone 2, ACEC or other critical area as defined in the WPA. There are no vernal pools listed in the area of the lot but there is a potential vernal pool shown about 300' north of the proposed work.

The property is located at the end of Ashcroft Lane and contains two homes and a detached garage. The wetlands are located on three sides of the lot; north, south and west. Our client is proposing an 803+/-sq.ft. addition extending off the rear of the front house towards the detached garage, all of which is within the 100' buffer zone. Although the entire addition is within the 100' buffer zone 560+/-sq.ft. or 70% of the addition will be located in place of the existing pavement. Also, the proposed addition would be further from the wetlands at 41'+/-, where the exiting garage is 23'+/- from the wetlands. Finally, the parcel slopes from east to west in the vicinity of the proposed addition, away from the closest wetland series.

Thank you for your consideration and please feel free to contact me should you have any questions or concerns that you would like addressed prior to the public hearing.

Very truly yours,

BAY COLONY GROUP, INC.



Richard J. Leslie, P.L.S.
Project Manager

encl.



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
Foxborough Wetlands Protection Bylaw, Chapter 267

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:**

Jason Lippolis _____ jwmasonryinc@comcast.net _____
 Name E-Mail Address
 3 Ashcroft Lane _____
 Mailing Address
 Foxborough _____ MA _____ 02035 _____
 City/Town State Zip Code
 774.215.0941 _____ 774.215.0358 _____
 Phone Number Fax Number (if applicable)

2. **Representative (if any):**

Bay Colony Group, Inc. _____
 Firm
 Richard J. Leslie _____ rleslie@baycolonygroup.com _____
 Contact Name E-Mail Address
 4 School Street _____
 Mailing Address
 Foxborough _____ MA _____ 02035 _____
 City/Town State Zip Code
 508.543.3939 _____ 508.543.8866 _____
 Phone Number Fax Number (if applicable)

3. **Foxborough wetlands bylaw filing fee** enclosed:

Single Family House: \$75 Restoration Project: \$25 Other Projects: \$200

B. Determinations

1. I request that the Foxborough Conservation Commission make the following determination(s). *Check any that apply:*
- a. whether the **area** depicted on plan(s) and/or map(s) referenced below 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 below are accurately delineated.
 - c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
 - d. whether the **area and/or work** depicted on plan(s) referenced below is subject to the jurisdiction of the Foxborough Wetlands Protection Bylaw.
 - e. (*for Riverfront Areas, only*) whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).

C. Project Description

1. a. **Project Location** (*use maps and plans to identify the location of the area subject to this request*):

3 Ashcroft Lane _____	Foxborough _____	017 _____	007/000 _____
Street Address	Town	Assessors Map/Plat Number	Parcel/Lot Number



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C. Project Description

- b. **Area Description** (*i.e. back yard, wooded area, industrial, etc.*):
Addition to existing single family home.

- c. **Plan and/or Map Reference(s):**

Building Permit Plan	11/02/2021
Title	Date

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

Construction of an addition to an existing single family dwelling within the buffer zone to a bordering vegetated wetland.

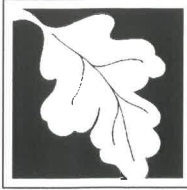
- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work.

- 3. **If** the proposed project is **within 200 feet of a river:**

- 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.)



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D. Signatures and Submittal Requirements

Name and address of the property owner:

same
Name

Mailing Address

City/Town

State

Zip Code

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 (see below) 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.

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

Signatures:

Signature of Applicant

Date

Signature of Representative (if any)

Date

Tax Collector's Release:

The above referenced applicant is applying for a permit from the Conservation Commission and is in good standing with respect to any taxes, fees, assessments, betterments or other municipal charges as recorded with the Foxborough Treasurer's Office.

Signature of Tax Collector or Agent

Date

Submittal Requirements:

For Conservation Commission:

One original and seven copies of this completed Request (including all appropriate documentation) and town fee payment, by mail or hand delivery to:

Foxborough Conservation Commission
40 South Street
Foxborough, MA 01035

For MassDEP:

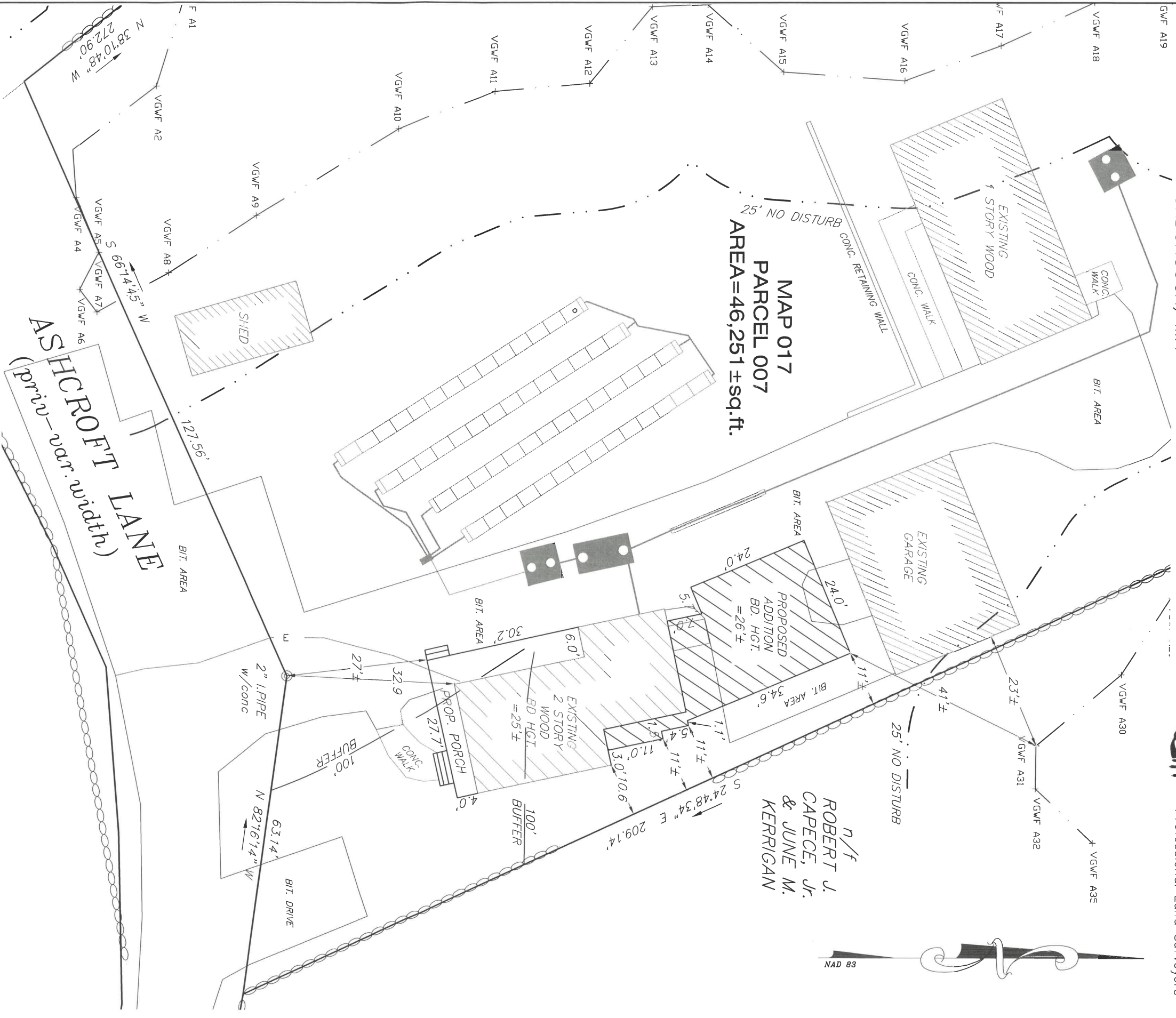
One copy of the completed Request (including all appropriate documentation) by certified mail or hand delivery to:

MassDEP, Southeast Regional Office
20 Riverside Drive
Lakeville, MA 02347

PREPARED FOR: JASON LIPPOLIS
 3 ASHCROFT LANE
 FOXBOROUGH, MA



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MAP 017
 PARCEL 007
 AREA=46,251 ± sq.ft.

ZONING BY-LAW REQUIREMENTS			
ZONING DISTRICT - R40			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	46,251 S.F.	46,251 S.F.
MIN. LOT FRONTAGE	200'	190.70'	190.70'
MIN. FRONT YARD	35'	32.9'	27.±
MIN. SIDE YARD	15'	10.6'	10.6'
MIN. REAR YARD	30'	100.5'	73.8'

BUILDING PERMIT
 PLAN OF LAND FOR
3 ASHCROFT LANE
 FOXBOROUGH, MA

NOVEMBER 2, 2021 SCALE: 1"=20'

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 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 FOUR SCHOOL STREET, P.O. BOX 9136
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I hereby certify to the above named Client that to the best of my professional knowledge, information, and belief that the existing dwellings and proposed addition are located as shown hereon.