

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

Documents:

**CONSERVATION COMMISSION AGENDA - 260122.PDF**

1.I. 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](mailto: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 22<sup>nd</sup>, 2026**

**Time of Meeting: 7:00 PM**

In Person	Remote Participation
Mendon Town Hall 2 <sup>nd</sup> floor Meeting Room 20 Main St, Mendon, MA	<p><b>Microsoft Teams</b> <a href="#">Need help?</a>  <a href="#">Join the meeting now</a>        Meeting ID: 293 139 202 748 97        Passcode: ei7hn95a  <b>Dial in by phone</b>  <a href="tel:+13474671434">+1 347-467-1434,,540086563#</a> United States, New York City  <a href="#">Find a local number</a>        Phone conference ID: 540 086 563#        For organizers: <a href="#">Meeting options</a>   <a href="#">Reset dial-in PIN</a></p>

**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 20<sup>th</sup>, 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 11<sup>th</sup>, 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.*

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 \_\_\_\_\_



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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.)



## 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 \_\_\_\_\_

### 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 \_\_\_\_\_

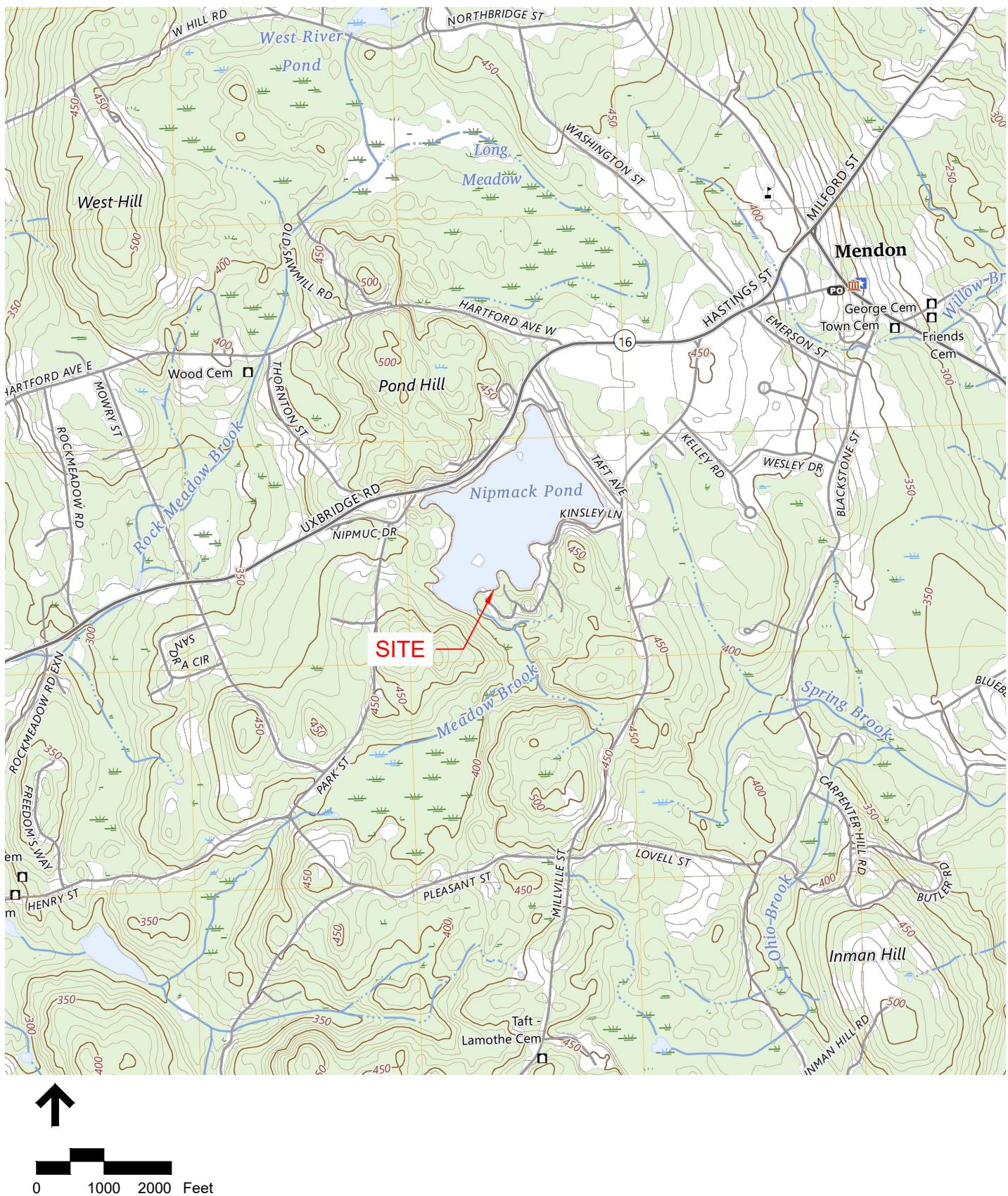


Figure 1

12/9/2025

# National Flood Hazard Layer FIRMette



## Legend

71°34'34"W 42°5'48"N

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



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 FIRMS 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

Rebecca L. Tepper  
Secretary

Kimberley Driscoll  
Lieutenant Governor

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](mailto: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](mailto: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.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection – Waterways Regulation Program

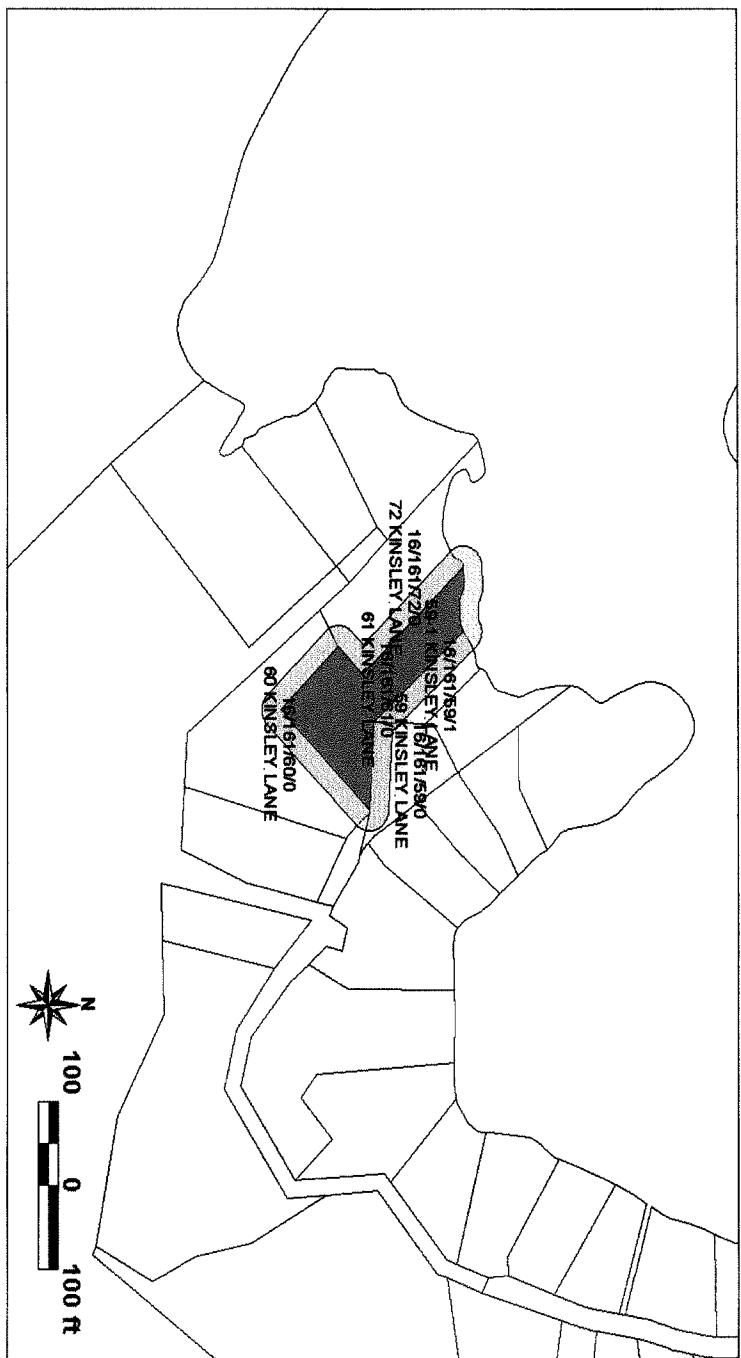
# BRP WW 06 Simplified License Application

## Instructions and Supporting Materials

	<p><b>License No.</b> Approved by Department of Environmental Protection Date:</p>	
<p>Purpose: Simplified Licensing</p> <p>Abutting Property Owners: 1. <u>WILLIAM &amp; GAIL BOYD</u> 2. <u>RUSSELL GREGOIRE</u></p>	<p>Plan accompanying petition of: PATRICK DOHERTY 61 KINSLEY LANE MENDON, MA 01756</p>	<p>Project Description: PROPOSED SEASONAL DOCK In NIPMUC POND At: MENDON County of: WORCESTER State: MASSACHUSETTS 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

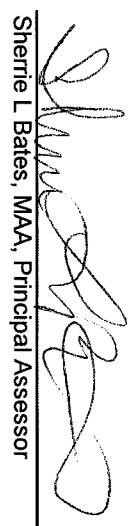
72 KINSLEY LANE

P O BOX 352

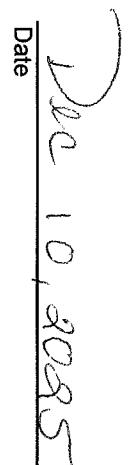
MENDON

MA 01756

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



Sherrie L. Bates, MAA, Principal Assessor



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, Pier (name of receiving employee)		  <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">U.S. POSTAGE PAID</span> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">WEBSTER, MA</span> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">01570</span> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">DEC 10 2025</span> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">AMOUNT</span> <b>\$2.80</b> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">S2324D502170-15</span>		
1.	USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee
2.	Town of Mendon Select Board	20 Main Street Mendon, MA 01756		
3.	Town of Mendon Planning Board	18 Main Street Mendon, MA 01756		
4.	Town of Mendon Conservation Commission	18 Main Street Mendon, MA 01756		
5.				
6.				

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**\$ 4.40** **15**  
**Extra Services & Fees (check box, add fee as appropriate)**  
 Return Receipt (hardcopy) **\$ 0.00**  
 Return Receipt (electronic) **\$ 0.00**  
 Certified Mail Restricted Delivery **\$ 0.00**  
 Adult Signature Required **\$ 0.00**  
 Adult Signature Restricted Delivery **\$ 0.00**

**Postage** **\$ 1.07** **12/10/2025**  
**\$ 1.07** **15**  
**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**

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

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**Certified Mail Fee** **\$ 5.30** **0570 PA**  
**\$ 4.40** **15**  
**Extra Services & Fees (check box, add fee as appropriate)**  
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 Adult Signature Required **\$ 0.00**  
 Adult Signature Restricted Delivery **\$ 0.00**

**Postage** **\$ 1.07** **12/10/2025**  
**\$ 1.07** **15**  
**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**

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

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**9589 0710 5270 1906 5136 53**

**Certified Mail Fee** **\$ 5.30** **0570 PA**  
**\$ 4.40** **15**  
**Extra Services & Fees (check box, add fee as appropriate)**  
 Return Receipt (hardcopy) **\$ 0.00**  
 Return Receipt (electronic) **\$ 0.00**  
 Certified Mail Restricted Delivery **\$ 0.00**  
 Adult Signature Required **\$ 0.00**  
 Adult Signature Restricted Delivery **\$ 0.00**

**Postage** **\$ 1.07** **12/10/2025**  
**\$ 1.07** **15**  
**Total Postage and Fees** **\$ 10.77**

**Sent To** **David Donerty TRUSTEE**  
**Street and Apt. No., or PO Box No.** **102 Fosse CT**  
**City, State, ZIP+4** **Thief River Falls MN 56701**

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



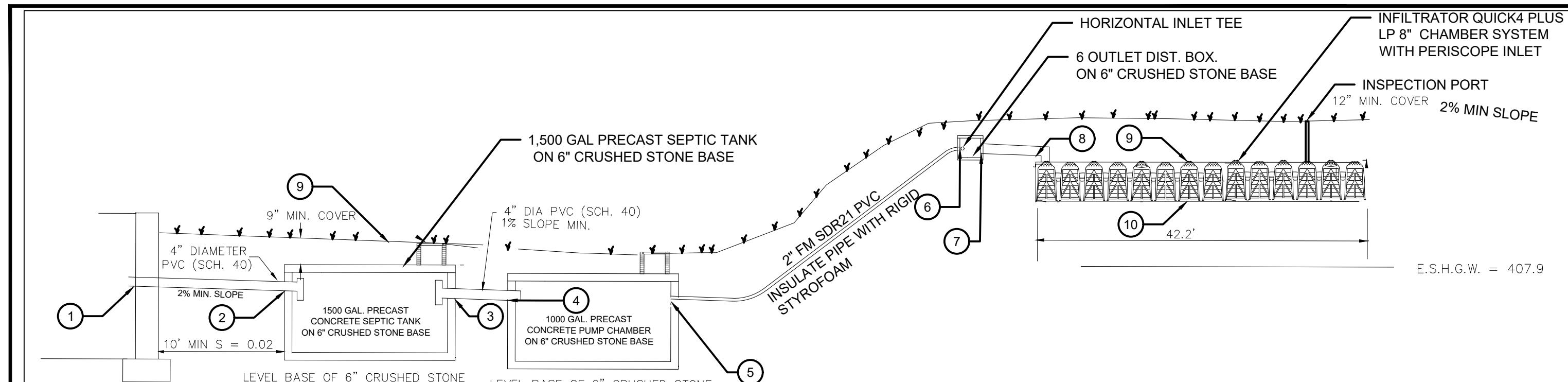
**Town Of Mendon**  
**Conservation Commission**  
18 Main Street  
Mendon, Massachusetts 01756  
Phone: (508) 634-6898  
[mendonma.gov/conservation-commission](http://mendonma.gov/conservation-commission)

Notice to appear in the Milford Daily News and Metro West  
On the page with the "Legal Ads"  
Publish Date Tuesday January 13<sup>th</sup>, 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 22<sup>nd</sup>, 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		

	MINIMUM SETBACK DISTANCES (FT)			
	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+/-
BWV	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		PROHIBITED IN ZONE I	
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
DOWNSHILL SLOPE GREATER THAN 3:1	N/A	N/A	15	15

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 BY-LAW 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 their 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 DONATI, TOWN OF MENDON BOH

STH 25-1 GRADE EL. 410.9      STH 25-2 APPROX. GRADE EL. 410.4

EL. 410.4	Ap HORIZON FSL 10YR 3/3	0-7"	EL. 409.7	Ap HORIZON FSL 10YR 3/3	0-8"
EL. 407.1	Bw HORIZON FSL 10YR 4/6	7"- 35"	EL. 408.8	Bw1 HORIZON FSL 10YR 4/6	8"- 19"
EL. 402.9	2C HORIZON GFLS 2.5YR 4/3	35"- 96"	EL. 407.4	Bw2 HORIZON FSL 10YR 4/4	19"- 36"
			EL. 406.4	2C HORIZON GFLS 2.5YR 4/3	36"- 48"

WEPPING OBSERVED: N/A      WEEPING OBSERVED: N/A  
MOTTLING OBSERVED: 36"      MOTTLING OBSERVED: 30"  
REFUSAL OBSERVED: N/A      REFUSAL OBSERVED: 48"  
PERC. RATE: 3 MPI @ 29-47"      PERC. RATE: N/A  
ESHGW: 36" (EL. 407.9)      ESHGW: 36" (EL. 407.9)

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

USE INFILTRATOR 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 = 42.4'  
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 3300 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 5.8'/100' = 2.3'  
TOTAL DYNAMIC HEAD = 13.3'  
USE BARNE'S SE411 PUMP: 4/10 H.P. 2" SOLIDS

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

Seal  
Site Location  
Map showing the location of the proposed site in Mendon, MA.

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

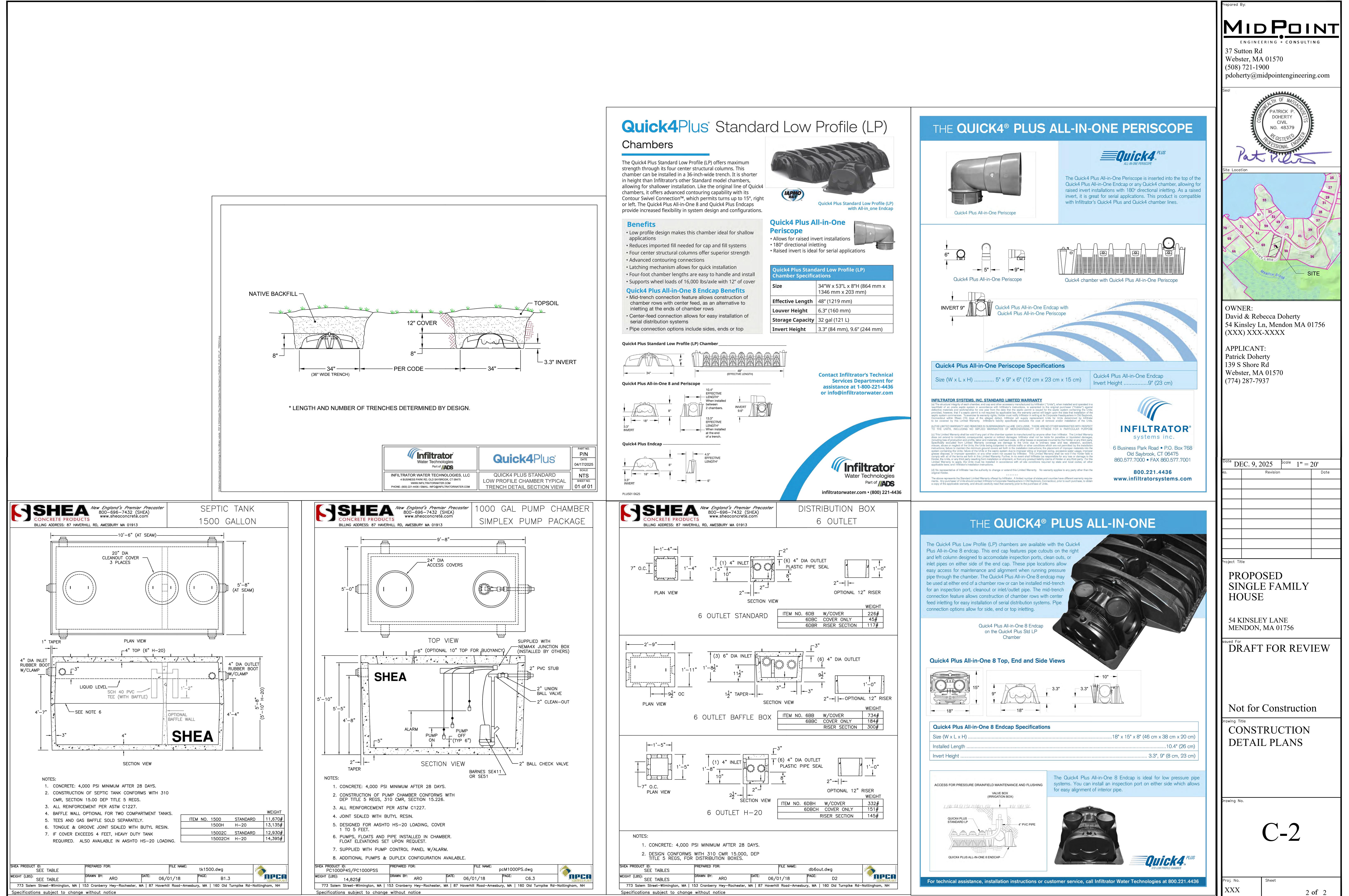
Project Title  
**PROPOSED SINGLE FAMILY HOUSE**  
54 KINSLEY LANE  
MENDON, MA 01756

Issued For

**DRAFT FOR REVIEW**  
Not for Construction  
On-Site  
Sewage Disposal Plan

Drawing No.

**C-1**  
Proj. No. Sheet  
XXX 1 of 1



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.

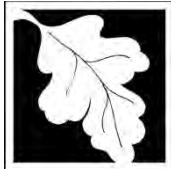
Sincerely,

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 \_\_\_\_\_



## 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.)



## 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 \_\_\_\_\_

### 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 \_\_\_\_\_



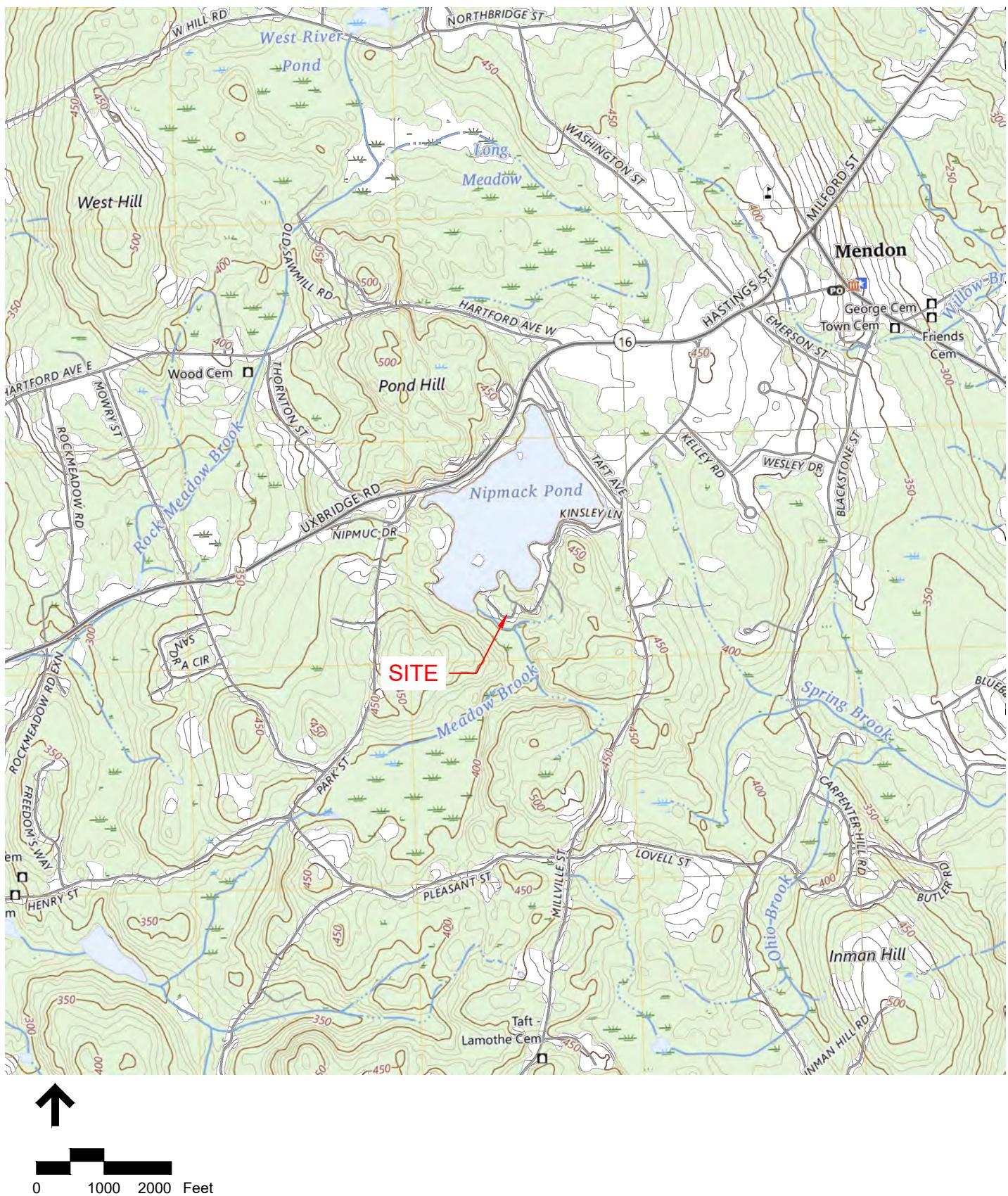


Figure 1

12/9/2025

SITE LOCUS  
54 KINSLEY LANE  
MENDON, MA 01756  
pdoherty@midpointengineering.com



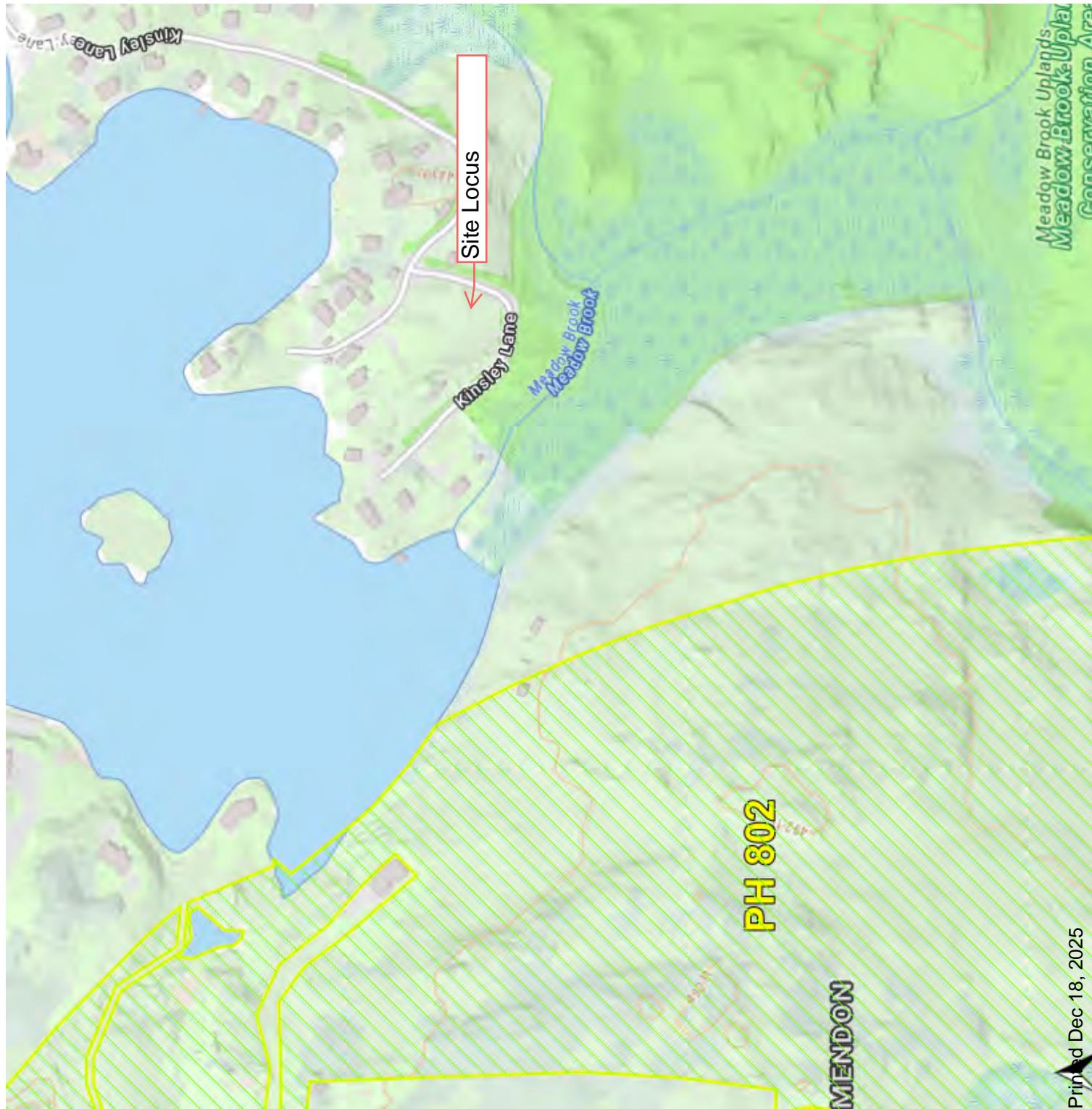
# 54 Kinsley Lane

Property Tax Parcels





## 54 Kinsley Lane NHESP



NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Map Features for Imagery



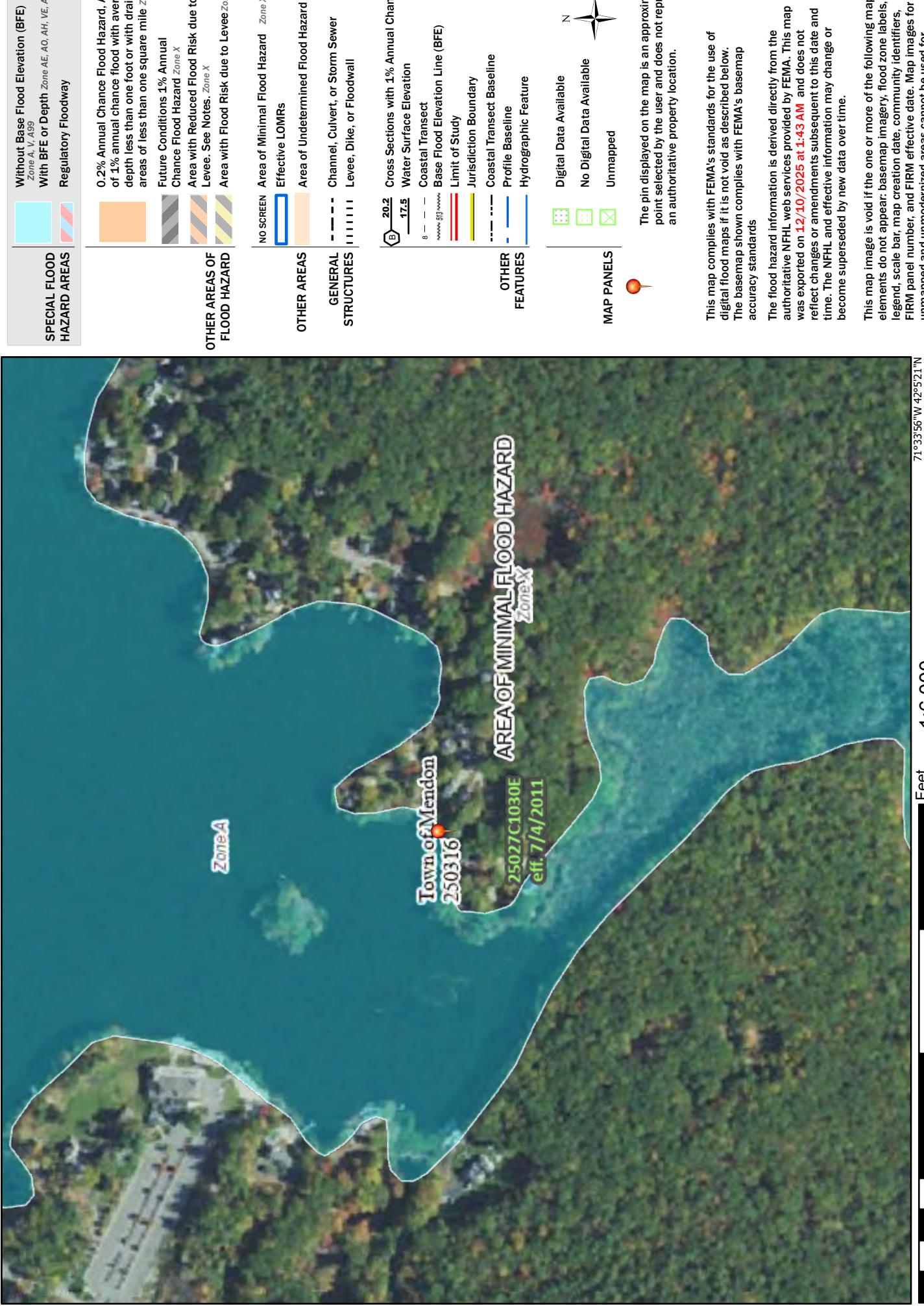
# National Flood Hazard Layer FIRMette



## Legend

71°34'34"W 42°05'48"N

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



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 NFHIL 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 NFHIL 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 FIRRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

#### 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 VARANCES 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 5238, 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.

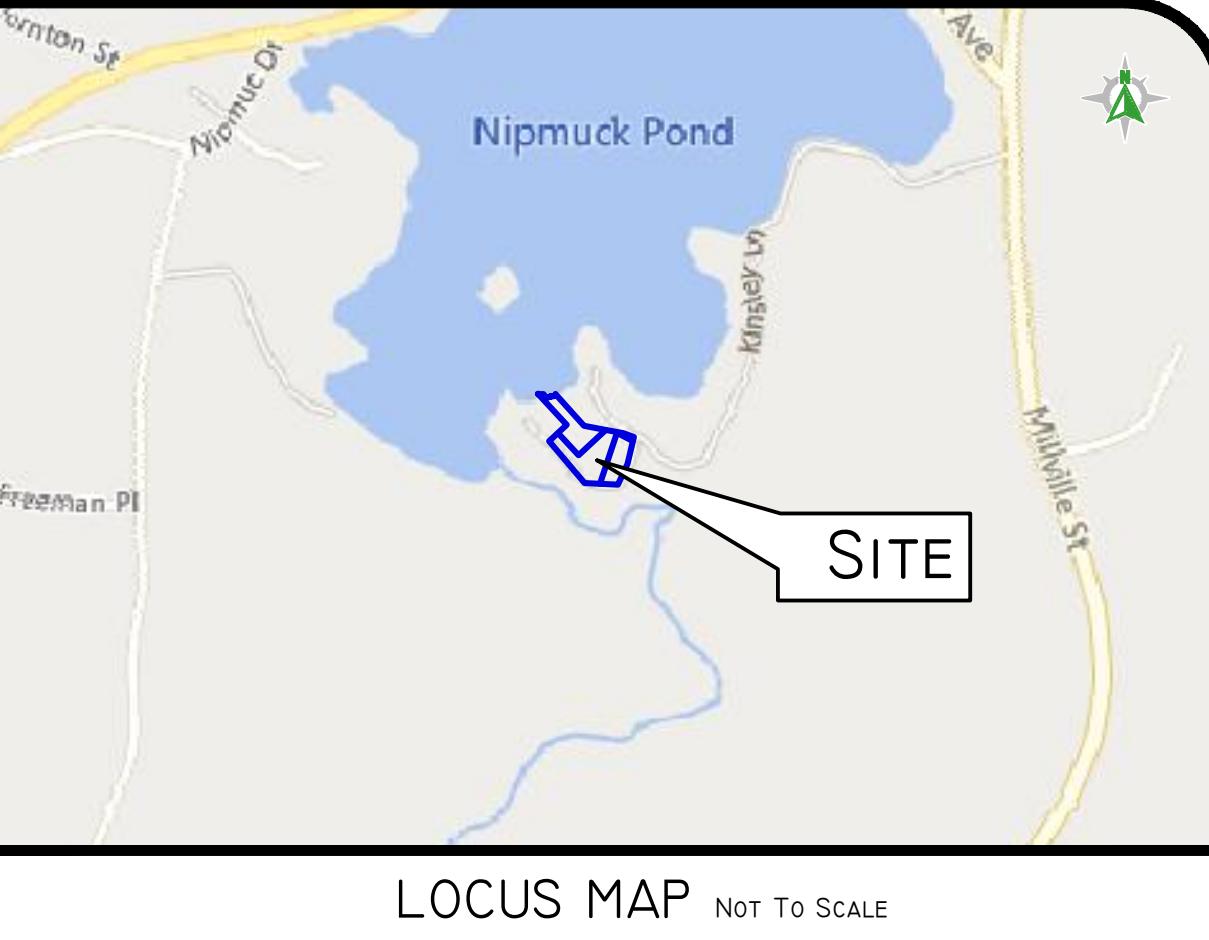
#### PLAN REFERENCES

- PLAN BOOK 145, PLAN 42.
- PLAN BOOK 566, PLAN 117.
- PLAN BOOK 626, PLAN 57.
- PLAN BOOK 724, PLAN 89.
- PLAN BOOK 748, PLAN 88.
- PLAN BOOK 803, PLAN 15.
- PLAN BOOK 918, PLAN 113.

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

#### LEGEND

WATER LINE	I23/I234 DEED BOOK/PAGE
SEWER LINE	AP ASSESSOR'S PLAT
SEWER FORCE MAIN	N/F NOW OR FORMERLY
GAS LINE	(R) RECORD
ELECTRIC LINE	(CA) CHORD ANGLE
OVERHEAD WIRES	(D) DEED
MINOR CONTOUR LINE	(M) MEASURED
MAJOR CONTOUR LINE	▲/▲ NAIL/SPIKE FOUND/SET
PROPERTY LINE	○/○ DRILL HOLE FOUND/SET
ASSESSOR LINE	○/○ IRON ROD/PIPE FOUND/SET
TREELINE	■/■ BOUND FOUND/SET
GARDEN RAIL	HC HANDICAPPED
FENCE	LC LANDSCAPING
RETAINING WALL	W SIGN POST
STONE WALL	SEWER MANHOLE
20' WIDE RIGHT OF WAY	SEWER CLEANOUT
DEED BOOK 2373, PAGE 48	HYDRANT
	IRRIGATION VALVE



LOCUS MAP NOT TO SCALE

#### DiPrete Engineering

Engineers • Planners • Surveyors  
Two Stafford Court, Cranston, RI 02920 • Tel 401-943-4000  
www.diprete-eng.com

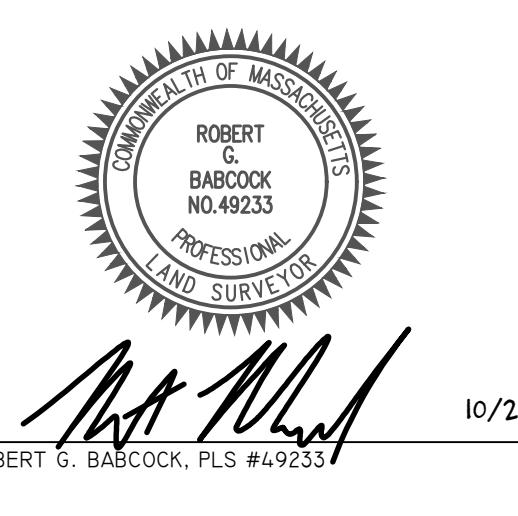
III

#### BOUNDARY & TOPOGRAPHIC SURVEY

54, 60 & 61 KINSLEY LANE  
TAX MAP 16 PARCELS 54, 60 & 61  
MENDON, MASSACHUSETTS 01570  
37 SUTTON ROAD, WEBSTER, MASSACHUSETTS 01570  
PREPARED FOR:  
PATRICK DOHERTY

DE JOURNAL NO. 587-000 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

0 10/24/25 BOUNDARY & TOPOGRAPHIC SURVEY A.J.F.  
NO. DATE DESCRIPTION BY:



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  
ROBERT G. BABCOCK, PLS #49233



**Town Of Mendon  
Conservation Commission**

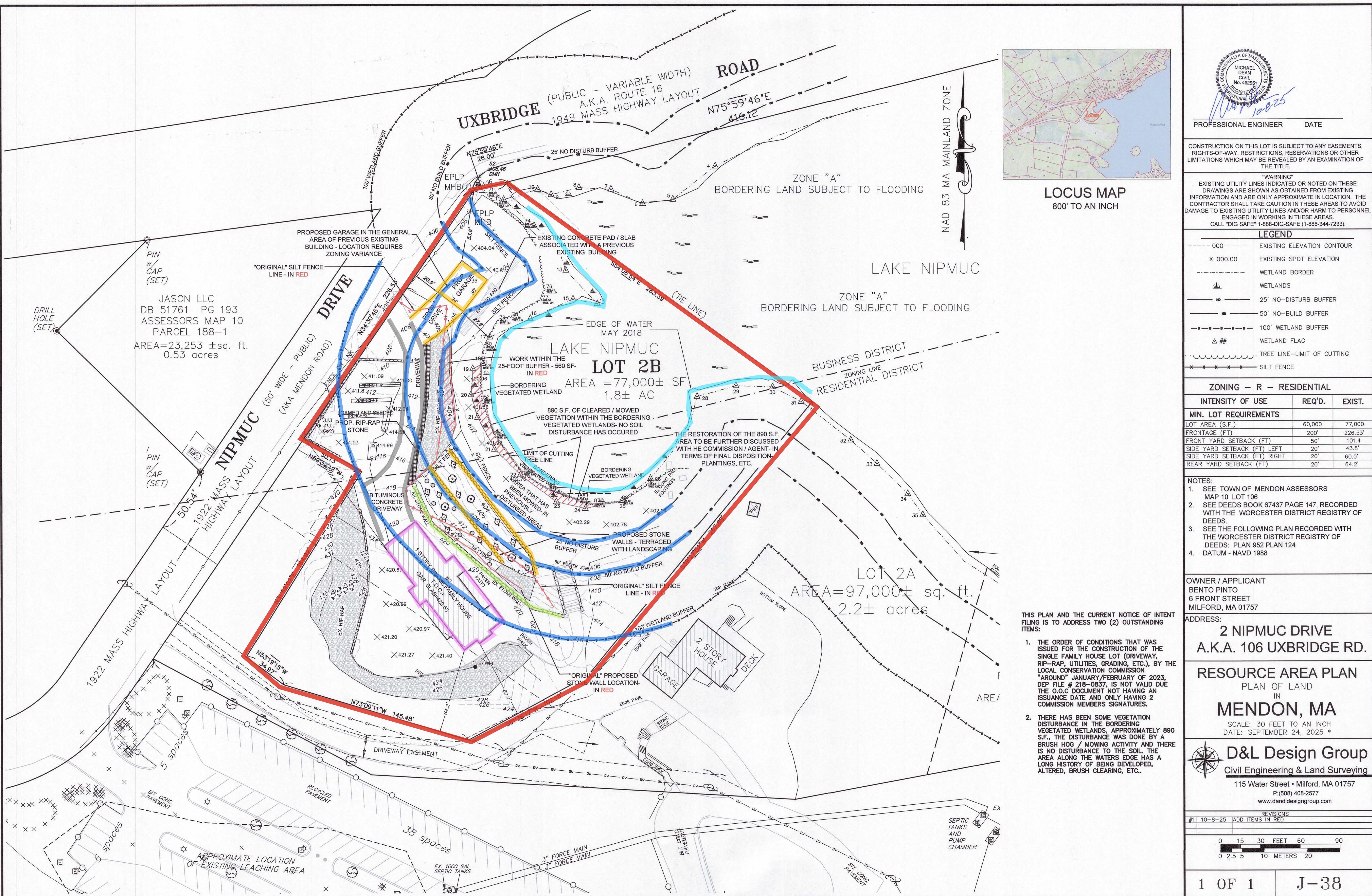
18 Main Street  
Mendon, Massachusetts 01756  
Phone: (508) 634-6898  
[mendonma.gov/conservation-commission](http://mendonma.gov/conservation-commission)

Notice to appear in the Milford Daily News and Metro West  
On the page with the "Legal Ads"  
Publish Date Tuesday January 13<sup>th</sup>, 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 22<sup>nd</sup>, 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.

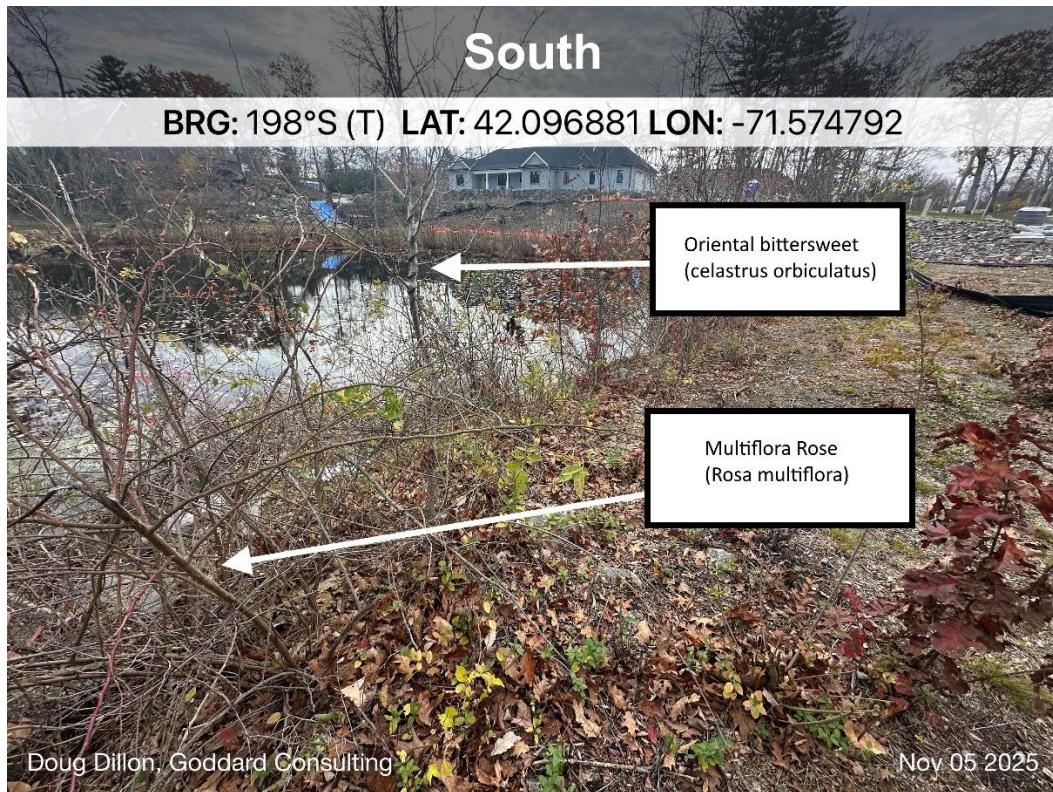


Photo 1 – Showing invasive species, native tree damage/girdling

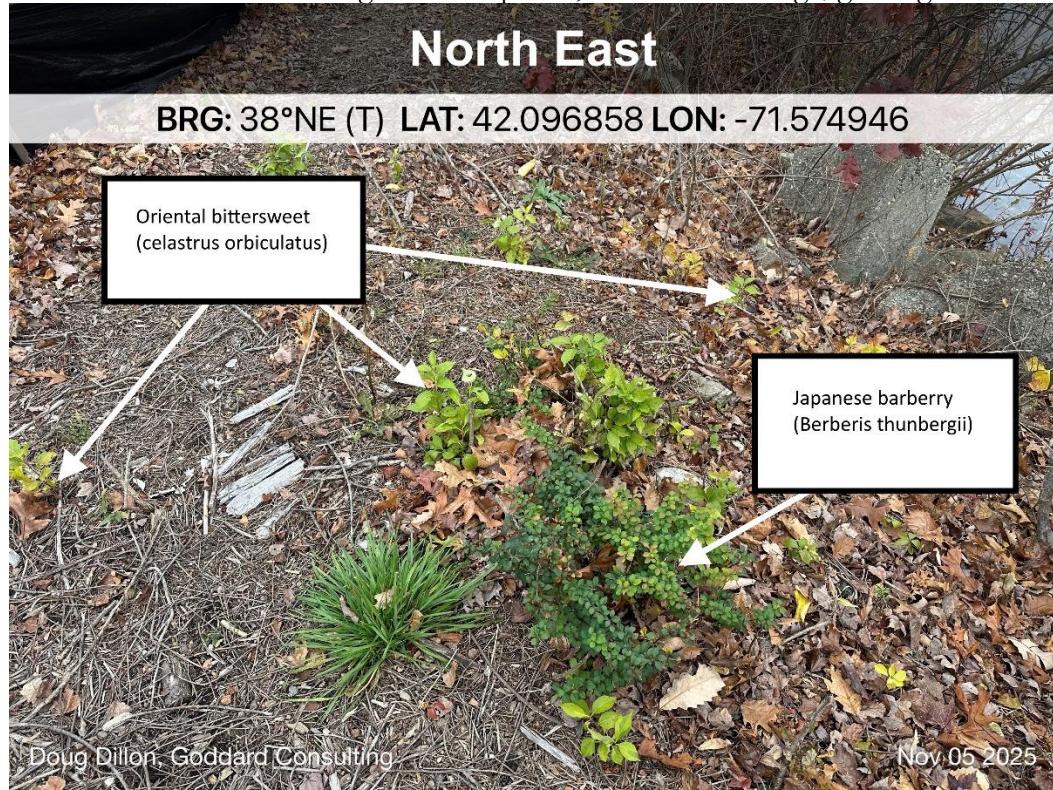
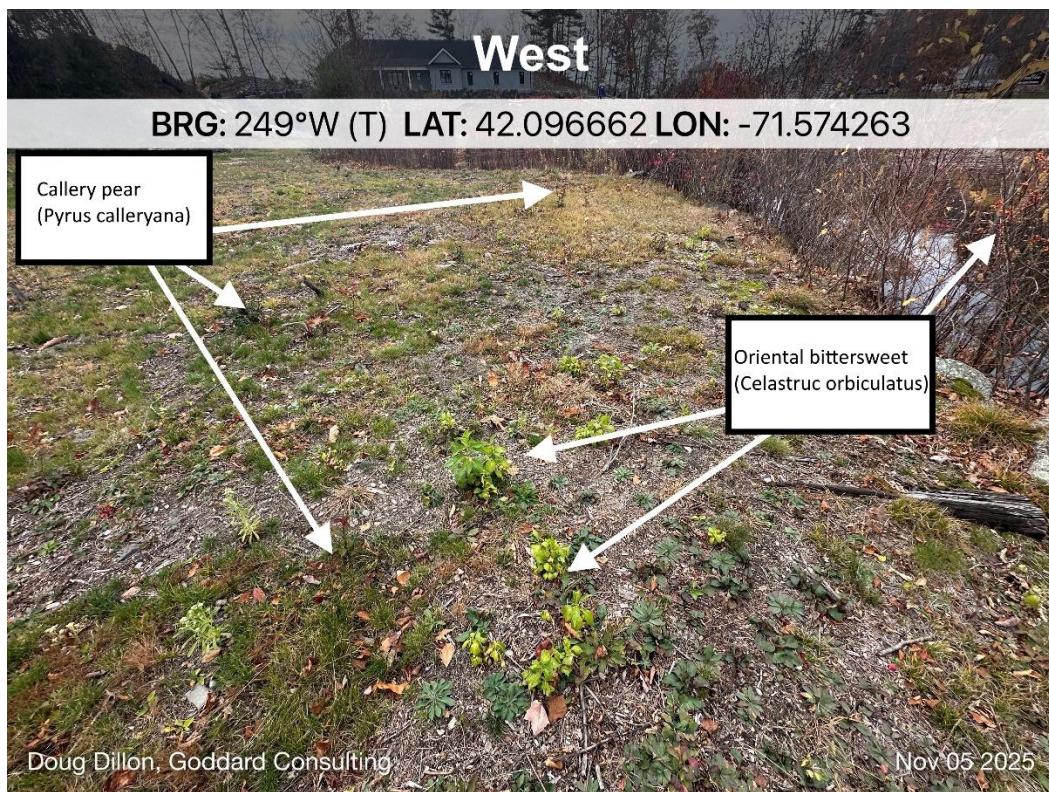


Photo 2 – Showing invasive species



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,

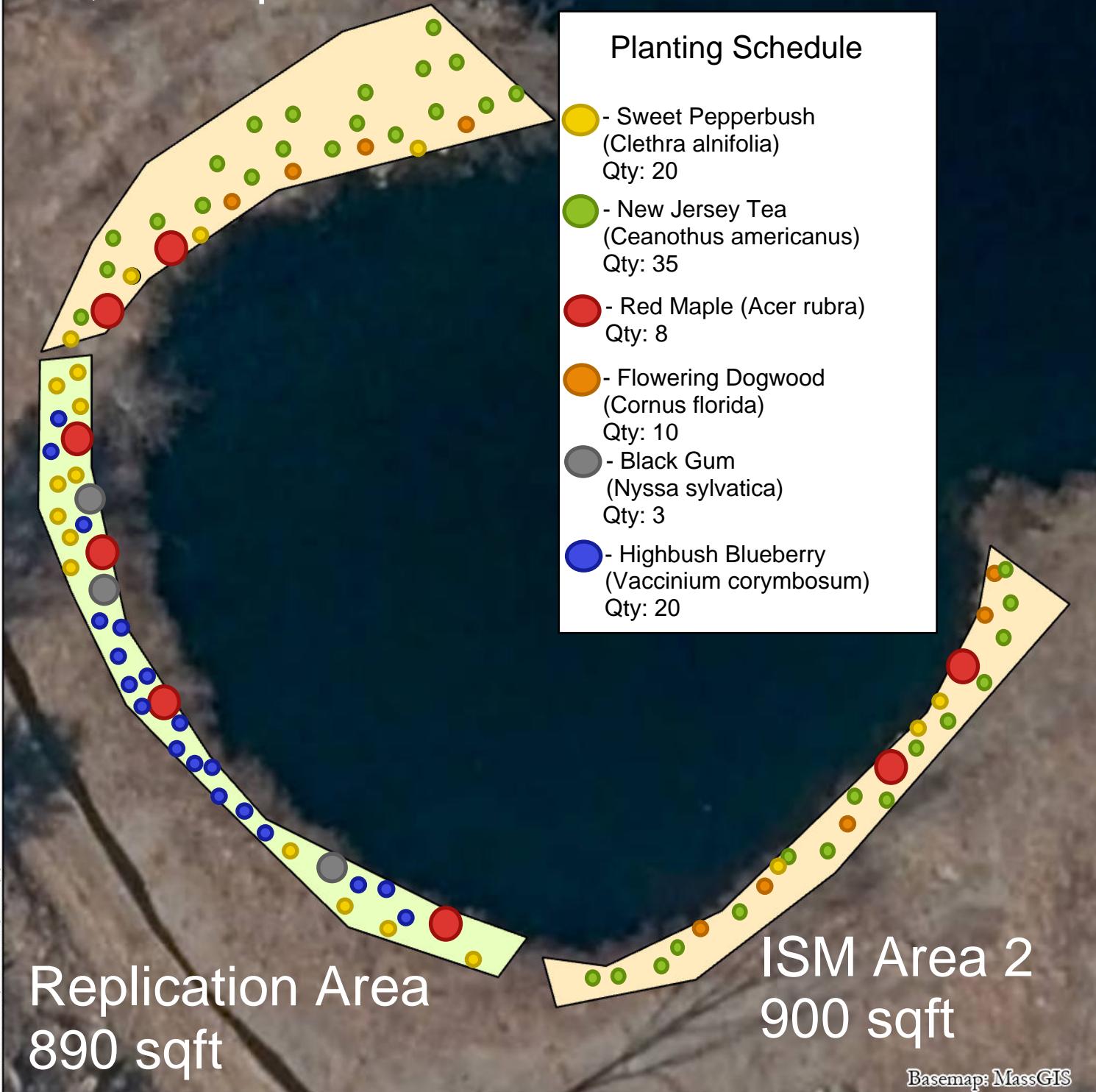
Sincerely,  
**Goddard Consulting, LLC**



Wetlands Scientist



# ISM Area 1 1,600 sqft



Date: 11/25/2025

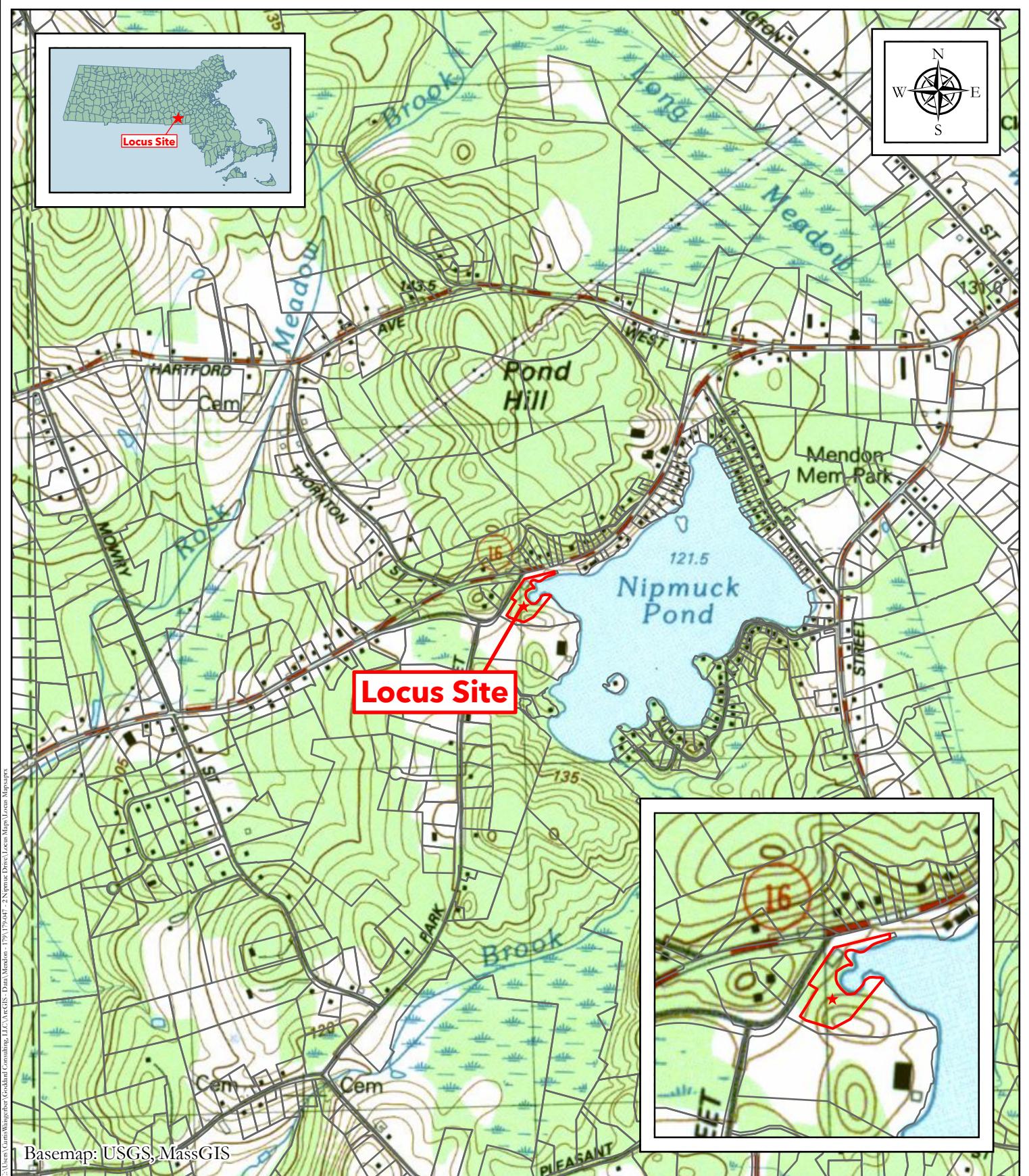
Invasive Species Management  
and Wetland Rep. Areas

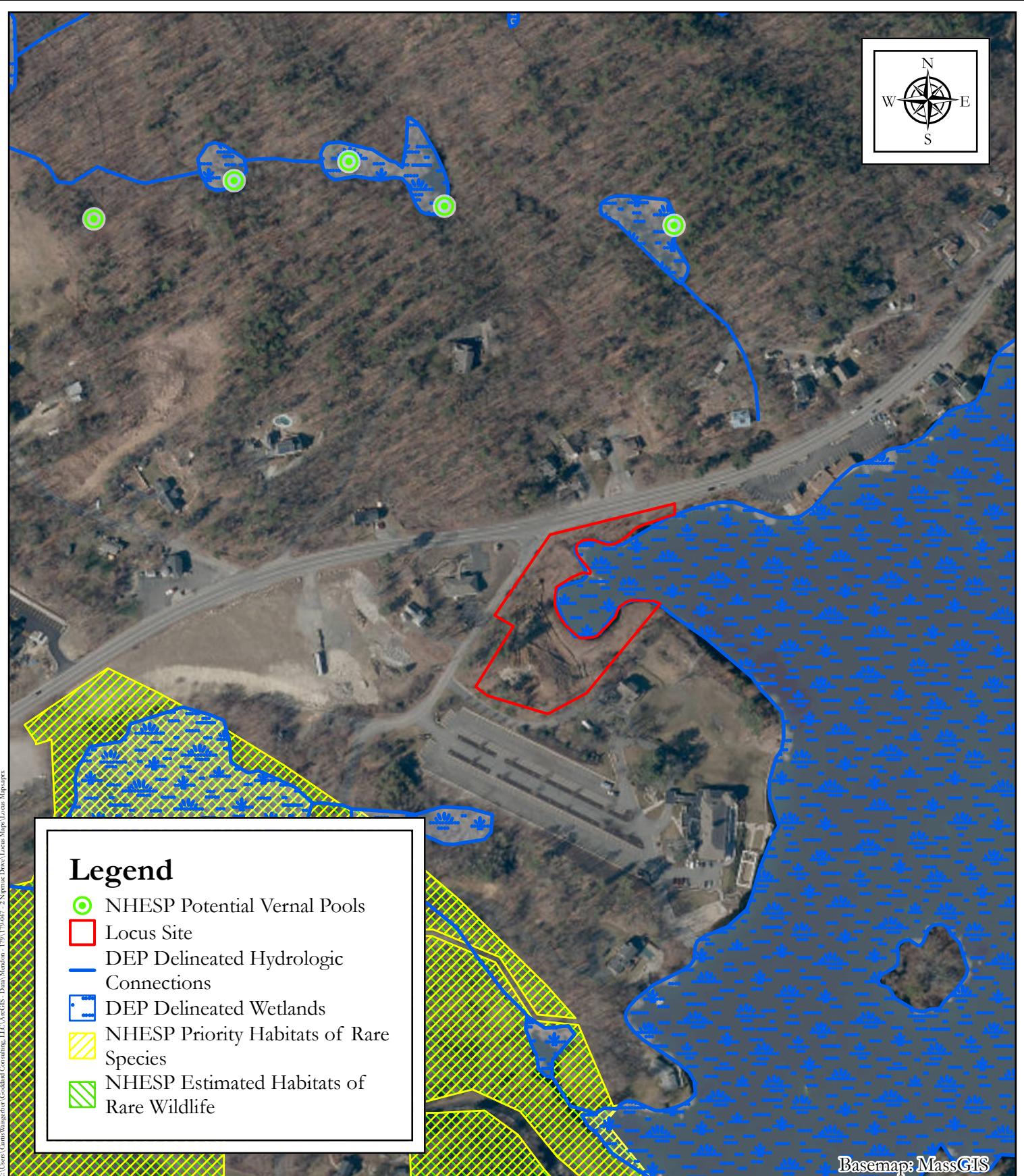
2 Nipmuc Drive  
Mendon, MA 01756

0 12.5 25  
Feet 1" = 25'

71.5747014°W, 42.0966665°N

:





Orthophoto of Locus Site

Date: 11/12/2025

2 Nipmuc Drive  
Mendon, MA 01756

0 150 300  
Feet 1" = 300'

71.5753397°W, 42.0966999°N

Parcel ID: 10-236-106



Date: 11/12/2025

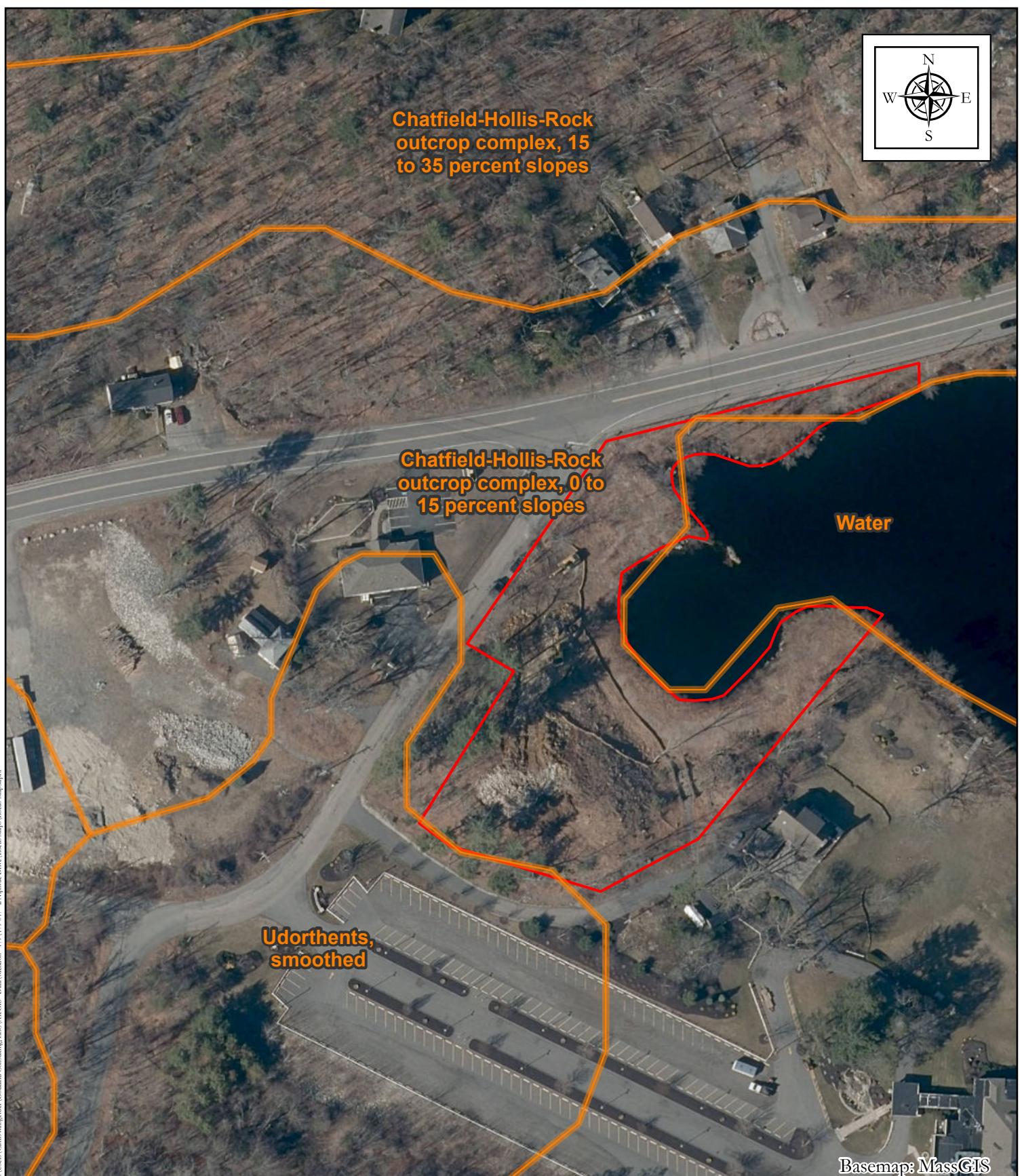
## FEMA Flood Map of Locus Site

2 Nipmuc Drive  
Mendon, MA 01756

0 150 300  
Feet 1" = 300'

71.5753397°W, 42.0966999°N

Parcel ID: 10-236-106



Date: 11/12/2025

## NRCS Soil Survey of Locus Site

2 Nipmuc Drive  
Mendon, MA 01756

0 60 120  
Feet 1" = 120'

71.5753397°W, 42.0966999°N

Parcel ID: 10-236-106



*Est. 1972*

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.

**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



## Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

### WPA Form 8A – Request for Certificate of Compliance

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

DEP File Number:

218-0858

Provided by DEP

#### 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

218-0858

Dated

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.



## Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

## WPA Form 8A – Request for Certificate of Compliance

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

DEP File Number:

218-0858

Provided by DEP

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### 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

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### 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

THE BOUNDARY IS DESCRIBED  
AS "LAKE NIPMUC"

WATER ELEVATION  
(FEBRUARY 20)

399.6  
GC11  
399.9' EXISTING EROSION  
CONTROL BARR  
(TO BE REMOVED)

N/F  
ERIC SABATINELLI  
AND  
JEAN M. SABATINELLI  
BOOK 10840 PAGE 305  
5 KINSLEY LANE

N/F  
DONALD F. LAMBERT  
AND  
RACHEL E. LAMBERT  
BOOK 24457 PAGE 186  
3 KINSLEY LANE

N/F  
RICHARD ARSENAULT  
AND  
ROBERTA ARESENAULT  
BOOK 38115 PAGE 349  
41 MILLVILLE STREET

NOTES:

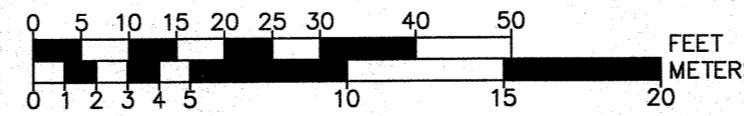
1. DUE TO GROUNDWATER AND PIPE ELEVATIONS ENCOUNTERED DURING CONSTRUCTION MAKING IT UNFEASIBLE TO OUTLET THE DRAINAGE INFRASTRUCTURE TO DAYLIGHT, THE SITE CONTRACTOR INCREASED THE VOLUME OF THE STONE TRENCH BEHIND THE RETAINING WALL AND FOUNDATION DRAIN OUTLET CONNECTED THERETO.

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.

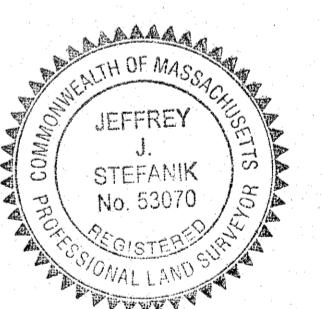
A circular library stamp with a decorative outer border of stars. The text inside the circle reads: "DALE MACKINNON", "CIVIL", "No. 34575", "REGISTERED", and "PROFESSIONAL ENGINEER". Below the circle, the name "Dale MacKinnon" is written in a large, stylized, cursive script.

DATE:

GRAPHIC SCALE: 1"=20



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



12-31-25

25