

Kimberly Ciaramicoli, Chair  
Jillian Miller, Vice Chair  
Deborah Cato



Linsie Dillon  
Jessica Marino  
Jessica Tenzar

Town of North Attleborough  
**CONSERVATION COMMISSION**  
43 South Washington Street, North Attleborough, MA 02760  
Phone: (508) 699-0100 ext. 2584

### **PUBLIC MEETING**

**February 3, 2026 at 6:30 PM**  
Town Hall - JoAnn Cathcart Conference Room

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#### **I. Attendance**

#### **II. Hearing And Meeting Items**

- a. CONT. Notice of Intent (NOI), 41 Quail Creek Rd, Adeline Newbold, SE 243-1020

Documents:

[\*41 QUAIL CREEK RD FOR AGENDA PACKET.PDF\*](#)

- b. CONT. Notice of Intent (NOI), 159 Paul Lizotte Dr., Forge Building Corp., SE 243-1010

- c. Notice of Intent (NOI), 306 Mount Hope St., Drew Haughton, SE 243-1021

Documents:

[\*2026-01-15 NOI TOWN SUBMISSION.PDF\*](#)

#### **III. Commission Business**

- a. Request for Certificate of Compliance (COC), 541 Old Post Road., Ronald Bonin., SE 243-0990

Documents:

[\*0295-11-19-2021-SHT1-REV1.PDF\*](#)

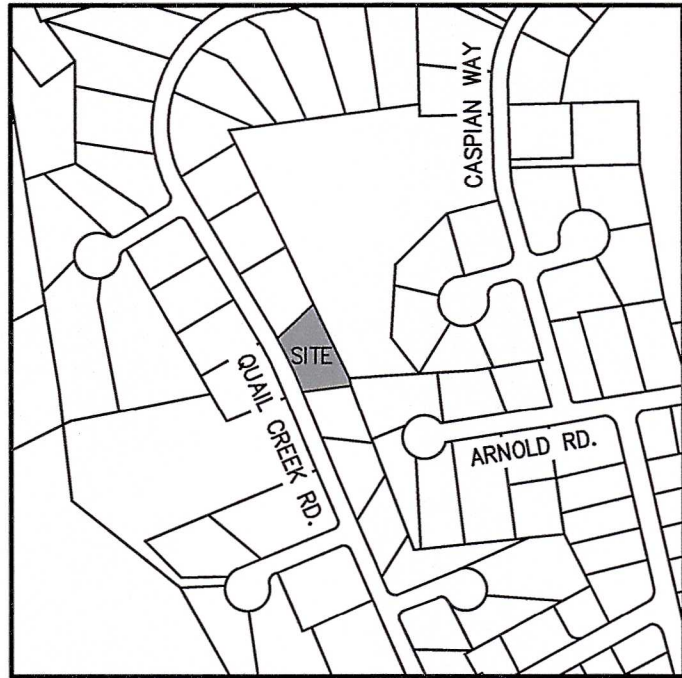
#### **IV. Other Business**

**V. Minutes**

**VI. Commission Updates**

**VII. Adjournment**





LOCUS  
N.T.S.

N/F  
DELAIRE, BRIAN & JANINE  
"51 QUAIL CREEK ROAD"  
ASSESSORS MAP: 21 LOT: 514

N/F  
UNKNOWN  
ASSESSORS MAP: 21 LOT: 638

BORDERING  
VEGETATED  
WETLANDS  
(SEE SITE NOTE 1.4)

#41 QUAIL  
CREEK RD.  
20,482 S.F.  
0.47 AC.

N/F  
HOBSON, JOSEPH & THERESA  
"31 QUAIL CREEK ROAD"  
ASSESSORS MAP: 21 LOT: 516

### GENERAL NOTES

1. PLAN REFERENCE:
  - 1.1. FOR DEED REFERENCE SEE DEED BOOK: 27239 PAGE: 227 IN THE BRISTOL COUNTY NORTH REGISTRY OF DEEDS.
  - 1.2. FOR PLAN REFERENCE SEE PLAN BOOK: 368 PAGE: 74 IN THE BRISTOL COUNTY NORTH REGISTRY OF DEEDS.
  - 1.3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. ON 8/19/2025. ELEVATIONS ARE BASED ON ASSUMED DATUM.
  - 1.4. THE WETLAND LINE SHOWN HEREON WAS FLAGGED BY GREGORY DRAKE OF OUTBACK ENGINEERING, INC. ON 8/13/2025.
2. THE SITE FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 25005C0101G, EFFECTIVE DATE: 7/16/15).
3. THE SITE IS LOCATED WITHIN A ZONE C SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.
4. THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT AND IS NOT LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
5. ALL EXISTING UTILITY INFORMATION IS FROM FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND RECORDED PLANS AND IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL NOTIFY DIGSAFE (811) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.

### REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

### OWNER & APPLICANT

JAMES MALMBORG & KATHLEEN  
MCDONALD  
41 QUAIL CREEK ROAD  
NORTH ATTLEBOROUGH, MA 02760  
ASSESSORS MAP: 21 LOT: 515

### EXISTING CONDITIONS PLAN

AT  
#41 QUAIL CREEK ROAD  
IN  
NORTH ATTLEBOROUGH  
MASSACHUSETTS

**Outback  
Engineering**  
Incorporated

165 EAST GROVE STREET  
MIDDLEBOROUGH, MA 02346  
TEL: (508)-946-9231  
www.outback-eng.com

DATE: AUGUST 26, 2025

DRAWN BY: J.E.Y. CHECKED BY: J.A.Y.

SCALE: 1"=20' SHEET 1 OF 1

0' 20' 40' 60'

OE-4439

### LEGEND

|  |                      |
|--|----------------------|
|  | BUILDING             |
|  | STOCKADE FENCE       |
|  | POST & RAIL FENCE    |
|  | UNDERGROUND ELECTRIC |
|  | WATER SERVICE        |
|  | TREELINE             |
|  | MAJOR CONTOUR        |
|  | MINOR CONTOUR        |
|  | WETLAND LINE         |
|  | 100' BUFFER          |
|  | WATER GATE           |
|  | HYDRANT              |
|  | SEWER MANHOLE        |
|  | DRAIN MANHOLE        |
|  | CATCH BASIN          |
|  | DOUBLE CATCH BASIN   |
|  | UTILITY POLE         |
|  | LIGHT POST           |
|  | HANDHOLE             |
|  | CONCRETE BOUND       |
|  | WETLAND FLAG         |



8-26-25





## LEGEND



wooded marsh



hydrologic connection



property line

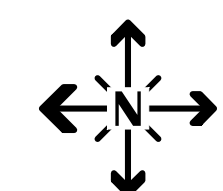
GIS data Source: Office of Geographic Information (MassGIS) Commonwealth of Massachusetts, MassIT



NEW BOLD  
LAND DESIGN  
ADELINE NEWBOLD  
178 KNIGHT STREET  
PROVIDENCE, RI 02909

## WETLAND OVERLAY

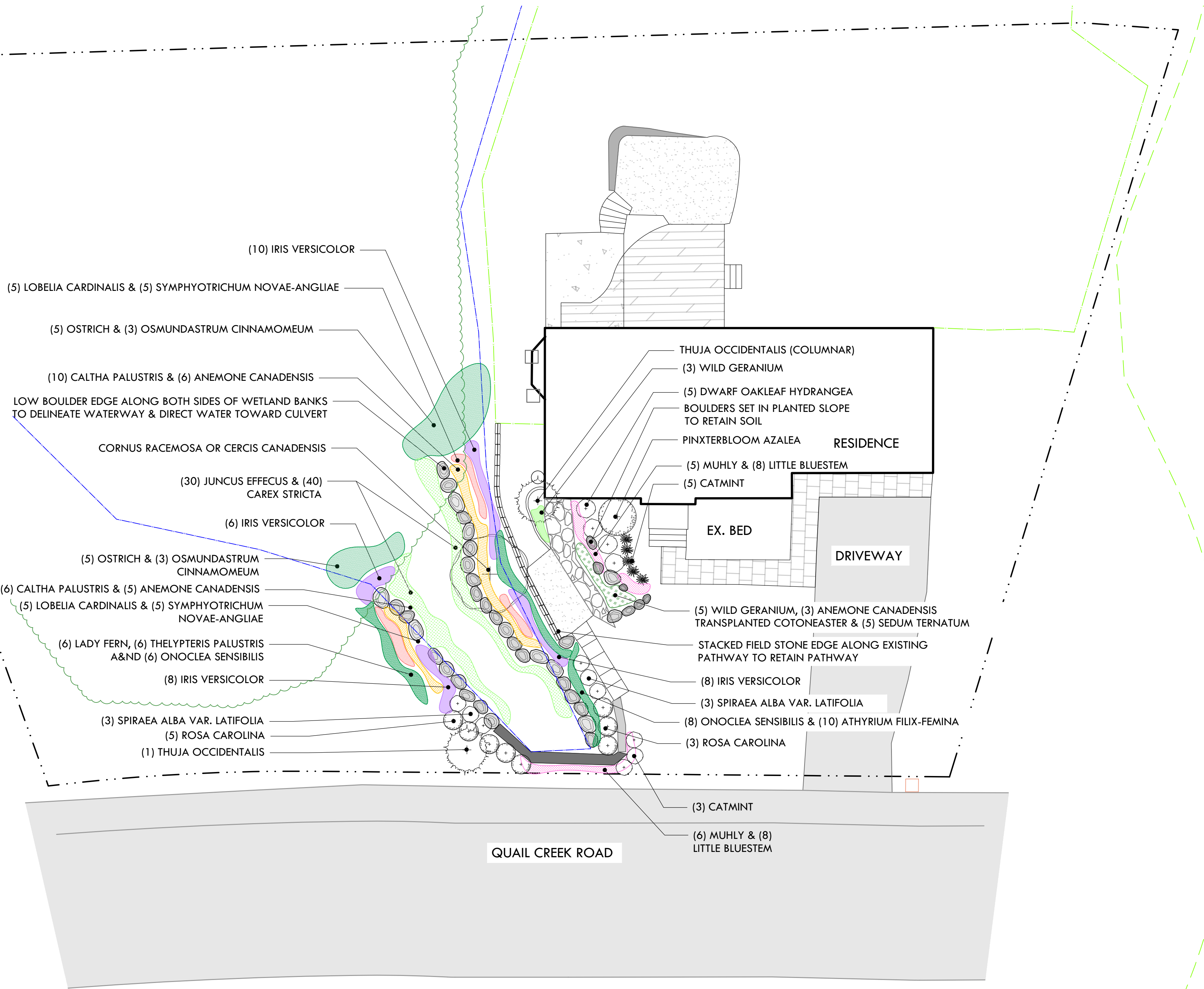
41 QUAIL CREEK RD. NORTH ATTLEBORO, MA



SEPTEMBER 2025



| LEGEND |                       |
|--------|-----------------------|
|        | EX. VEGETATIVE CANOPY |
|        | WETLAND DELINEATION   |
|        | 100' BUFFER           |
|        | PROPERTY LINE         |



NOTES FOR WETLAND REHABILITATION:

1). ALL EXISTING STYROFOAM, CINDER BLOCK, PLASTIC POND LINER, AND ANY OTHER FOREIGN DEBRIS FROM PREVIOUS OWNER COY POND CONSTRUCTION WILL BE REMOVED BY HAND (SEE PHOTO BELOW)

2). ANY DISRUPTION THAT PREVIOUSLY OCCURED TO THE NATURAL GRADE WILL BE REMEDIATED BY FILLING IN DEPRESSIONS, OR LEVELING MANUFACTURED SOIL PILES FROM PREVIOUS OWNER

3.) NATIVE BOULDERS (REPURPOSED FROM SITE OR FROM LOCAL MATERIALS YARD) WILL BE PLACED ALONG THE BANKS OF WETLAND AREA TO SUPPORT NATURAL FLOW OF WATER THROUGH CULVERT AND PREVENT FURTHER EROSION TOWARD FOUNDATION

4.) SUBMERGED AND UPPER WETLAND AREAS WILL BE PLANTED WITH MASSACHUSETTS NATIVE WETLAND SPECIES APPROPRIATE TO EACH ZONE TO SUPPORT HEALTHY HABITAT RESTORATION, PLANT BIODIVERSITY, SOIL STABILIZATION, AND WATER REMEDIATION.



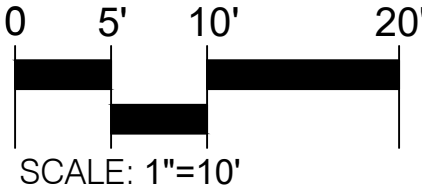
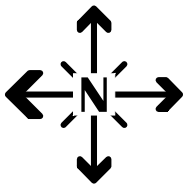
ADDITIONAL NOTES:

1. ALL PROPERTY LINES, STRUCUTRES, IMPERVIOUS SURFACES, UTUILIES AND WETLAND LINES ARE COPIED FROM SURVEY PROVIDED BY OUTBACK ENGINEERNG, INC.



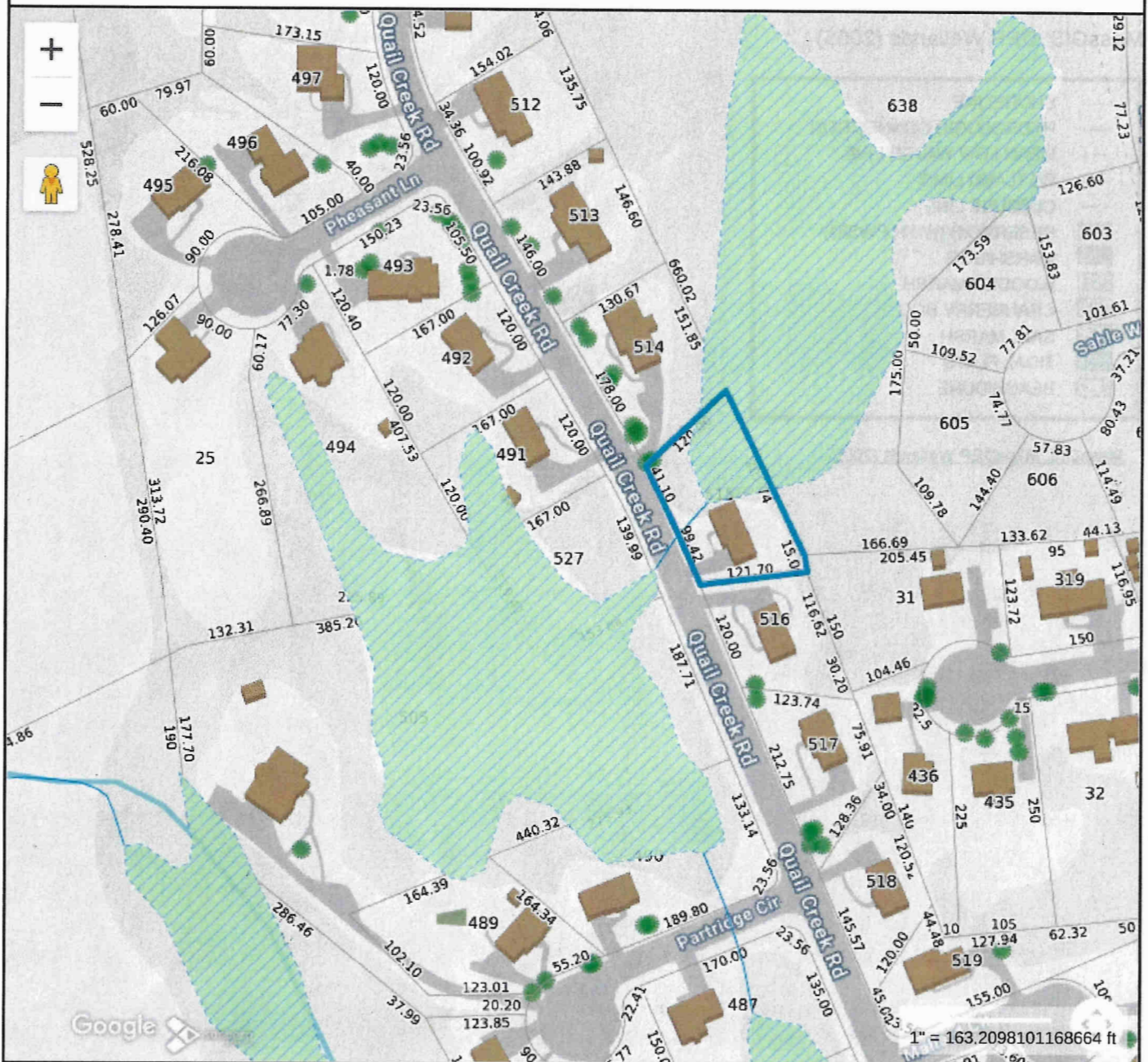
NEW BOLD  
LAND DESIGN  
ADELINE NEWBOLD  
178 KNIGHT STREET  
PROVIDENCE, RI 02909

WETLAND REHABILITATION PLAN  
41 QUAIL CREEK RD. NORTH ATTLEBORO, MA



SEPTEMBER 2025



**Property Information**

**Property ID** 21-515  
**Location** 41 QUAIL CREEK RD  
**Owner** MALMBORG JAMES + MCDONALD KATHLEEN



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town of North Attleborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated June 2025  
 Data updated June 2025

Print map scale is approximate.  
 Critical layout or measurement  
 activities should not be done using  
 this resource.









Thu Apr 10 2025

Imagery © 2025 Nearmap, HERE

20 ft

Nearmap



Zandvoort98@gmail.com  
508-316-3131  
306 Mt. Hope St.  
N. Attleboro, MA 02760

January 15, 2026

North Attleboro  
Conservation Commission  
43 South Washington Street  
North Attleboro, MA 02760

Ref: Notice of Intent  
306 Mount Hope Street

Dear Members of the Commission:

I am pleased to submit the enclosed Notice of Intent under both the Wetlands Protection Act and the Town of North Attleboro Wetlands Protection Bylaw to perform work associated with the retrofit of an existing dock, the repair of stairs, the removal of trees, and the planting of new trees on Falls Pond. Please find the following enclosed in support of the application:

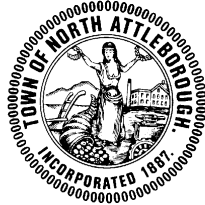
- One copy of a Notice of Intent booklet which contains the fully executed Form 3 Notice of Intent and a variety of supporting information and attachments;
- Two full-size copies of the site plan;
- A copy of the NOI Checklist; and
- A check in the amount of \$67.50 made payable to the Town of North Attleboro for the Town's portion of the state filing fee.

Please note that an electronic copy of all submitted documents has also been submitted via email. Please do not hesitate to contact me if you have any questions or comments.

Sincerely,

Bruce Haughton





Town of North Attleborough  
**CONSERVATION COMMISSION**

43 S. Washington St, North Attleboro, MA 02760 | P 508.699.0125 | [www.nattleboro.com/conservation-commission](http://www.nattleboro.com/conservation-commission)

**INSTRUCTIONS FOR FILING  
NOTICE OF INTENT (WPA FORM 3)**

*The Massachusetts Wetlands Protection Act (General Law Chapter 131, Section 40) prohibits the removal, dredging, filling, or altering of wetlands without a permit. To obtain a permit (called an Order of Conditions); a project proponent must apply to the Conservation Commission and the Department of Environmental Protection (DEP). The Notice of Intent (NOI) application provides the Conservation Commission with a complete description of the site and proposed work for the Commission to make an informed decision on the project and the issuance of an Order of Conditions.*

**PLEASE SUBMIT THE FOLLOWING TO THE COMMISSION INCLUDING THIS CHECKLIST:**

These instructions are *in addition* to the MA Department of Environmental Protection (DEP) instructions and submittal requirements for filing an NOI. Please refer to 310 CMR 10.00 and *DEP Instructions for Completing Application WPA Form 3*.

Property Location: 306 Mount Hope Street

**NOI CHECKLIST**

Supporting plans and calculations (e.g. wildlife habitat evaluation, hydraulic calculations, etc.) shall be signed and stamped MA Registered Professional Engineer or other related professional, unless otherwise approved by the Commission.

- ☒ locus map – a USGS or other map showing location of project site in town
  - ☒ WPA Form 3 – complete and signed by the property owner/applicant
  - ☒ written narrative
    - ☒ short description of existing conditions and proposed work
    - ☒ explanation of how the Vegetated Wetland boundaries were determined, if applicable
  - ☒ site plan – paper no larger than 24" by 36", scale no larger than 1" = 40'
    - ☒ plan title
    - ☒ date (and date of latest revision, if multiple plan versions have been submitted)
    - ☒ all Resource Areas regulated by the WPA (e.g. Riverfront Area, BVW, Vernal Pool), noting the date of delineation and who performed it
    - ☐ for streams/rivers, show direction of flow
    - ☒ buffer zones – 100' buffer zone as applicable, 25' No Disturb. Zone (NDZ)
- Recommended format: wetland boundary (green), NDZ (red), 100' buffer zone (yellow), Riverfront Area (pink), land subject to flooding (orange), bank (blue); consider dashed, dotted lines
- ☒ directional arrow (e.g. North ↑)



- ☒ all existing structures and other notable features like tree areas, septic tanks, driveways...
- ☒ erosion control is appropriate to protect wetland resource, serve as boundary of work area
- ☒ all proposed work (e.g. any tree clearing, stockpiles of material, new structures...)
- ☒ dimensions of proposed work
- ☒ minimum distance from erosion control (limit of proposed work) to wetland/resource area

#### ABUTTER NOTIFICATION:

- ☒ certified list from the Town of North Attleboro Assessors Office for all abutters within 100'
- ☒ Notification to Abutters Under the Massachusetts Wetlands Protection Act sent to each abutter via USPS certified mail or certificate of mailing, or by hand delivery
- ☐ if case is being made that a nearby or present stream is not perennial, give sufficient evidence
- ☐ for project subject to the Stormwater Regulations (310 CMR 10.05(6)(k)-(q)), provide the Stormwater Report, Stormwater Report Checklist, and Registered Professional Engineer's Certification that the project conforms to the Stormwater Regulations and meets acceptable engineering standards. The report shall include narrative describing the design measures (e.g. LID) taken to minimize runoff.
- ☐ for project subject to the N. Attleboro Stormwater Bylaw, reporting shall document how it complies with the associated regulations (Stormwater Management and Land Disturbance Regulations)

#### SUBMISSION

Filing must happen simultaneously with the DEP and Conservation Commission both.

- ☒ full application packet to the DEP:

Department of Environmental Protection  
Southeast Regional Office  
20 Riverside Drive  
Lakeville, MA 02347 / sero\_noi@mass.gov / <https://edep.dep.mass.gov/>

- ☒ full application packet (including **checklist**) to the Commission:
  - ☒ one physical copy by hand delivery or certified mail; additional copy of site plan, folded if possible
  - ☒ one digital copy by email or thumb drive
  - ☒ check made out to the "Town of North Attleboro" for local portion of fee

Upon receipt of the submittal requirements set forth above and in the WPA Form 3-*Instructions and Supporting Materials for NOI*, a public hearing will be scheduled in accordance with 310 CMR 10.05(5

You are responsible for the newspaper ad cost (to be determined) and this shall be paid ahead of your hearing with the Commission. You may write a check payable to "The Sun Chronicle". You can also pay The Sun Chronicle by credit card, noting that our office must have a receipt.

Finally, either the applicant or representative must attend the meeting on the scheduled date. We are likely to send you a reminder with these details ahead of time.

**Any questions regarding these instructions should be directed to the Conservation Department at 508.699.0100 x2584 or [smccrory@nattleboro.com](mailto:smccrory@nattleboro.com). Thank you.**



# NOTICE OF INTENT

FOR

*306 MOUNT HOPE STREET*  
*NORTH ATTLEBORO, MA*

*PROPOSED DOCK RETROFIT & LANDSCAPING*

JANUARY 15, 2026

PREPARED BY:  
DREW HAUGHTON  
306 MOUNT HOPE ST.  
NORTH ATTLEBORO, MA

PREPARED FOR:  
BRUCE HAUGHTON  
306 MOUNT HOPE ST.  
NORTH ATTLEBORO, MA



The WPA Form 3 Application is also hereby submitted under the North  
Attleboro Wetlands Protection By-law

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# WPA FORM 3: NOTICE OF INTENT

Supplemental Information Referenced in the Notice of Intent:

WPA Form 3 – Notice of Intent pursuant to the Massachusetts Wetlands Protection Act and the Town of North Attleboro Wetlands Protection By-law. The following identifies additional information pursuant to the various sections within Form 3:

- A.5 See Appendix A for the Wetland Fee Transmittal Form
- A.6 See the Narrative Description for additional description of the proposed redevelopment
- D.1 See Appendix C for locus maps
- D.2 See Appendix E for the site plan
- D.3 See the Narrative Description for a discussion of the resource areas on the site
- D.4 The plans and supporting information submitted within this application are identified in the various Appendices noted herein
- D.8 See Appendix A for the Wetland Fee Transmittal Form





Massachusetts Department of Environmental Protection

## **eDEP Transaction Copy**

---

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **DHAUGHTON**

Transaction ID: **1977388**

Document: **WPA Form 3 - NOI**

Size of File: **272.57K**

Status of Transaction: **In Process**

Date and Time Created: **1/15/2026:12:27:02 PM**

**Note:** This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 3 - Notice of Intent**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1977388  
City/Town:NORTH  
ATTLEBOROUGH

**A. General Information**

**1. Project Location:**

|                   |                    |                |           |
|-------------------|--------------------|----------------|-----------|
| a. Street Address | 306 MT. HOPE ST.   | c. Zip Code    | 02760     |
| b. City/Town      | NORTH ATTLEBOROUGH | e. Longitude   | 71.32262W |
| d. Latitude       | 41.96550N          | g.Parcel/Lot # | 378       |
| f. Map/Plat #     | 24                 |                |           |

**2. Applicant:**

☒ Individual ☐ Organization

|                    |                  |             |                                |
|--------------------|------------------|-------------|--------------------------------|
| a. First Name      | BRUCE            | b.Last Name | HAUGHTON                       |
| c. Organization    |                  |             |                                |
| d. Mailing Address | 306 MT. HOPE ST. |             |                                |
| e. City/Town       | NORTH ATTLEBORO  | f. State MA | g. Zip Code 02760              |
| h. Phone Number    | 508-212-1869     | i. Fax      | j. Email ZANDVOORT98@GMAIL.COM |

**3. Property Owner:**

☐ more than one owner

|                    |                  |              |                               |
|--------------------|------------------|--------------|-------------------------------|
| a. First Name      | BRUCE            | b. Last Name | HAUGHTON                      |
| c. Organization    |                  |              |                               |
| d. Mailing Address | 306 MT. HOPE ST. |              |                               |
| e. City/Town       | NORTH ATTLEBORO  | f.State MA   | g. Zip Code 02760             |
| h. Phone Number    | 508-212-1869     | i. Fax       | j.Email ZANDVOORT98@GMAIL.COM |

**4. Representative:**

|                    |  |              |             |
|--------------------|--|--------------|-------------|
| a. First Name      |  | b. Last Name |             |
| c. Organization    |  |              |             |
| d. Mailing Address |  |              |             |
| e. City/Town       |  | f. State     | g. Zip Code |
| h. Phone Number    |  | i. Fax       | j. Email    |

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

|                  |        |                  |       |                      |       |
|------------------|--------|------------------|-------|----------------------|-------|
| a.Total Fee Paid | 110.00 | b.State Fee Paid | 42.50 | c.City/Town Fee Paid | 67.50 |
|------------------|--------|------------------|-------|----------------------|-------|

**6. General Project Description:**

DOCK RETROFIT, STAIR REPAIR, TREE REMOVAL, TREE PLANTING AT FALLS POND.

**7a. Project Type:**

- |                                                               |                                                                      |
|---------------------------------------------------------------|----------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Single Family Home     | 2. <input type="checkbox"/> Residential Subdivision                  |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                    |
| 5. <input checked="" type="checkbox"/> Dock/Pier              | 6. <input type="checkbox"/> Utilities                                |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input type="checkbox"/> Other                                   |

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





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1977388  
City/Town:NORTH  
ATTLEBOROUGH

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

|                   |                        |                 |                 |
|-------------------|------------------------|-----------------|-----------------|
| <b>a. County:</b> | <b>b. Certificate:</b> | <b>c. Book:</b> | <b>d. Page:</b> |
| NORTHERN BRISTOL  |                        | 10136           | 245             |

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

| Resource Area | Size of Proposed Alteration | Proposed Replacement (if any) |
|---------------|-----------------------------|-------------------------------|
|---------------|-----------------------------|-------------------------------|

|                                             |                |                |
|---------------------------------------------|----------------|----------------|
| a. <input checked="" type="checkbox"/> Bank | 6              | 0              |
|                                             | 1. linear feet | 2. linear feet |

|                                                         |                |                |
|---------------------------------------------------------|----------------|----------------|
| b. <input type="checkbox"/> Bordering Vegetated Wetland | 1. square feet | 2. square feet |
|---------------------------------------------------------|----------------|----------------|

|                                                                             |                |                |
|-----------------------------------------------------------------------------|----------------|----------------|
| c. <input checked="" type="checkbox"/> Land under Waterbodies and Waterways | 20             | 0              |
|                                                                             | 1. Square feet | 2. square feet |

|                                                                           |                                     |                        |
|---------------------------------------------------------------------------|-------------------------------------|------------------------|
|                                                                           | 0                                   |                        |
|                                                                           | 3. cubic yards dredged              |                        |
| d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding | 50                                  | 0                      |
|                                                                           | 1. square feet                      | 2. square feet         |
|                                                                           | 0                                   | 0                      |
|                                                                           | 3. cubic feet of flood storage lost | 4. cubic feet replaced |

|                                                               |                                     |                        |
|---------------------------------------------------------------|-------------------------------------|------------------------|
| e. <input type="checkbox"/> Isolated Land Subject to Flooding | 1. square feet                      |                        |
|                                                               | 2. cubic feet of flood storage lost | 3. cubic feet replaced |

f. ☐ Riverfront Area

1. Name of Waterway (if any)

2. Width of Riverfront Area (check one)

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project

square feet

4. Proposed Alteration of the Riverfront Area:

a. total square feet

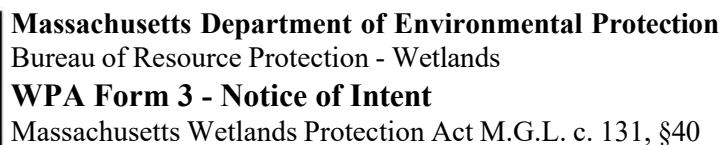
b. square feet within 100 ft.

c. square feet between 100 ft.  
and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☐ No





Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1977388  
City/Town:NORTH  
ATTLEBOROUGH

☐ Yes ☐ No

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

[illegible]

Land under the ocean below,

1. square feet

2. cubic yards dredged

Indicate size under Coastal Beaches and/or Coastal Dunes, below

1. square feet

2. cubic yards beach nourishment

1. square feet

2. cubic yards dune nourishment

1. linear feet

1. square feet

1. square feet

2. sq ft restoration, rehab, crea.

1. square feet

2. cubic yards dredged

j. ☐ Land Containing Shellfish

1. square feet

Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above

1. cubic yards dredged

1. square feet

#### 4. Restoration/Enhancement

☐ Restoration/Replacement

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

b. square feet of Salt Marsh

## 5. Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 3 - Notice of Intent**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1977388  
City/Town:NORTH  
ATTLEBOROUGH

a. number of new stream crossings

b. number of replacement stream crossings

**C. Other Applicable Standards and Requirements**

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:  
Natural Heritage and Endangered Species  
Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review \* (Check boxes as they apply)

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

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. ☐ Photographs representative of the site

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html> )

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

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

d. ☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

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





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 3 - Notice of Intent**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1977388  
City/Town:NORTH  
ATTLEBOROUGH

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 S. Rodney French Blvd  
New Bedford, MA 02744

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☒ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☐ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook ☐ Vol.2, Chapter 3)

2. ☐ A portion of the site constitutes redevelopment

3. ☐ Proprietary BMPs are included in the Stormwater Management System

b. ☒ No, Explain why the project is exempt:

1. ☒ Single Family Home

2. ☐ Emergency Road Repair

3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 3 - Notice of Intent**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1977388  
City/Town:NORTH  
ATTLEBOROUGH

- ☐ housing project) with no discharge to Critical Areas.

**D. Additional Information**

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

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

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the  
☒ Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland  
☒ [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).  
☒ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.  
☒

**a. Plan Title:**                      **b. Plan Prepared By:**      **c. Plan Signed/Stamped By:**      **c. Revised Final Date:**      **e. Scale:**

306 MT. HOPE ST.

CONSERVATION

PLAN OF LAND IN  
NORTH ATTLEBORO,  
MA

DREW HAUGHTON

DREW HAUGHTON

2026-01-15

1"=20'

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





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

North Attleboro

City/Town

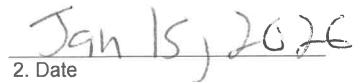
### F. Signatures and Submittal Requirements

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

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



1. Signature of Applicant



2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

#### For Conservation Commission:

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

#### For MassDEP:

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

#### Other:

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

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



# APPENDIX A: FEE TRANSMITTAL AND FEE CALCULATION WORKSHEET

Under the Wetlands Protection Act





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**WPA Form 3 - Notice of Wetland Fee Transmittal**  
**Form**

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

Provided by MassDEP:  
MassDEP File #:  
eDEP Transaction #:1977388  
City/Town:NORTH  
ATTLEBOROUGH

**A. Applicant Information**

**1. Applicant:**

a. First Name BRUCE b. Last Name HAUGHTON  
c. Organization  
d. Mailing Address 306 MT. HOPE ST.  
e. City/Town NORTH ATTLEBORO f. State MA g. Zip Code 02760  
h. Phone Number 5082121869 i. Fax j. Email ZANDVOORT98@GMAIL.COM

**2. Property Owner:(if different)**

a. First Name BRUCE b. Last Name HAUGHTON  
c. Organization  
d. Mailing Address 306 MT. HOPE ST.  
e. City/Town NORTH ATTLEBORO f. State MA g. Zip Code 02760  
h. Phone Number 5082121869 i. Fax j. Email ZANDVOORT98@GMAIL.COM

**3. Project Location:**

a. Street Address 306 MT. HOPE ST. b. City/Town NORTH ATTLEBOROUGH

Are you exempted from Fee? ☐

**Note:** Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

**B. Fees**

| Activity Type                                        | Activity Number | Activity Fee | RF Multiplier | Sub Total |
|------------------------------------------------------|-----------------|--------------|---------------|-----------|
| A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.; | 1               | 110.00       |               | 110.00    |

|                                |                           |                   |
|--------------------------------|---------------------------|-------------------|
| City/Town share of filling fee | State share of filing fee | Total Project Fee |
| \$67.50                        | \$42.50                   | \$110.00          |



Chase Bank 1-800-419-6088 www.chase.com



6427

5-13/110



BRUCE M. HAUGHTON  
DEBRA A. HAUGHTON  
306 MOUNT HOPE ST.  
NORTH ATTLEBORO, MA 02760

DATE 1-15-26

\$ 67.50

PAY TO THE ORDER OF TOWN OF N. ATTLEBORO

*Early pen 8 50/100*

Amount  
Payable  
Check to Cash



DOLLARS



BANK OF AMERICA  
ACH R/T 011000138

*Bruce*

MP

For

PRINTED ON RECYCLED PAPER USING VEGETABLE-BASED INKS



# APPENDIX B: AFFIDAVIT OF SERVICE AND ABUTTER NOTIFICATION



## AFFIDAVIT OF SERVICE

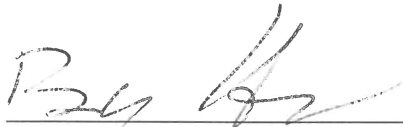
Under the Massachusetts Wetlands Protection Act

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

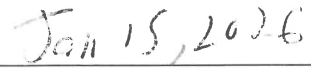
I, Bruce Haughton, hereby certify under the pains and penalties of perjury that on January 15, 2026, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the **DEP Guide to Abutter Notification** date April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Bruce Haughton with the North Attleboro Conservation Commission on January 15, 2026 for property located at 306 Mount Hope Street.

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



Signature



Date



## Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

*This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).*

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

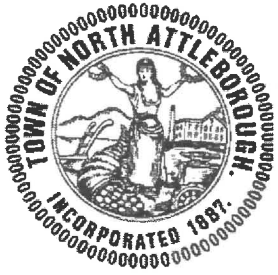
- A. A Notice of Intent was filed with the North Attleboro Conservation Commission on January 15, 2026 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

Dock retrofit, stair repair, tree removal, and planting of new trees

- B. The name of the applicant is: Bruce Haughton.
- C. The address of the land where the activity is proposed is: 306 Mount Hope Street, Map 24 Parcel 378.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the North Attleboro Conservation Commission, located at 43 South Washington Street. The regular business hours of the Commission are M-TH 8AM-4:30PM & F 8AM-Noon, and the Commission may be reached at 508-699-0100 Ext. 2584.
- E. Copies of the Notice of Intent may be obtained from the applicant by calling Bruce Haughton at 508-316-3131.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the North Attleboro Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the local newspaper.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.





**TOWN OF NORTH ATTLEBOROUGH  
BOARD OF ASSESSORS**

43 South Washington Street  
North Attleborough, Ma 02760

Phone: (508)-699-0117 Fax: (508)-643-3372

John V. Bellissimo, *Chairman*  
Paul B. Pinsonnault  
Gene Morris

Cheryl Smith  
*Assistant Assessor*

**CERTIFIED ABUTTERS LIST**

**Date:** 1/7/2026

**Location:** 306 MT HOPE ST

**Map/Lot:** 24/378/

**Current Owner of Record (as of Jan. 1, 2025)** HAUGHTON BRUCE M + DEBRA A

**Mailing Address:** 306 MT HOPE ST  
N ATTLEBORO, MA 02760

**Board Prepared For:** CONSERVATION

**Applicant:** BRUCE HAUGHTON

**Phone:** 508-316-3131

**E-Mail:** ZANDVOORT98@GMAIL.COM

*In accordance with Section 11, Chapter 40A, as amended, we hereby certify that based on the records of this office and to the best of our knowledge and belief, the attached list are the names and addresses of the abutters to the above referenced property.*

**NORTH ATTLEBOROUGH BOARD OF ASSESSORS**



**TOWN OF NORTH ATTLEBOROUGH**  
**BOARD OF ASSESSORS**  
43 South Washington Street  
North Attleborough, Ma 02760  
Phone: (508)-699-0117 Fax: (508)-643-3372

ABUTTERS LISTING  
CONSERVATION  
1/7/2026

**SUBJECT PARCEL:** 24/378/

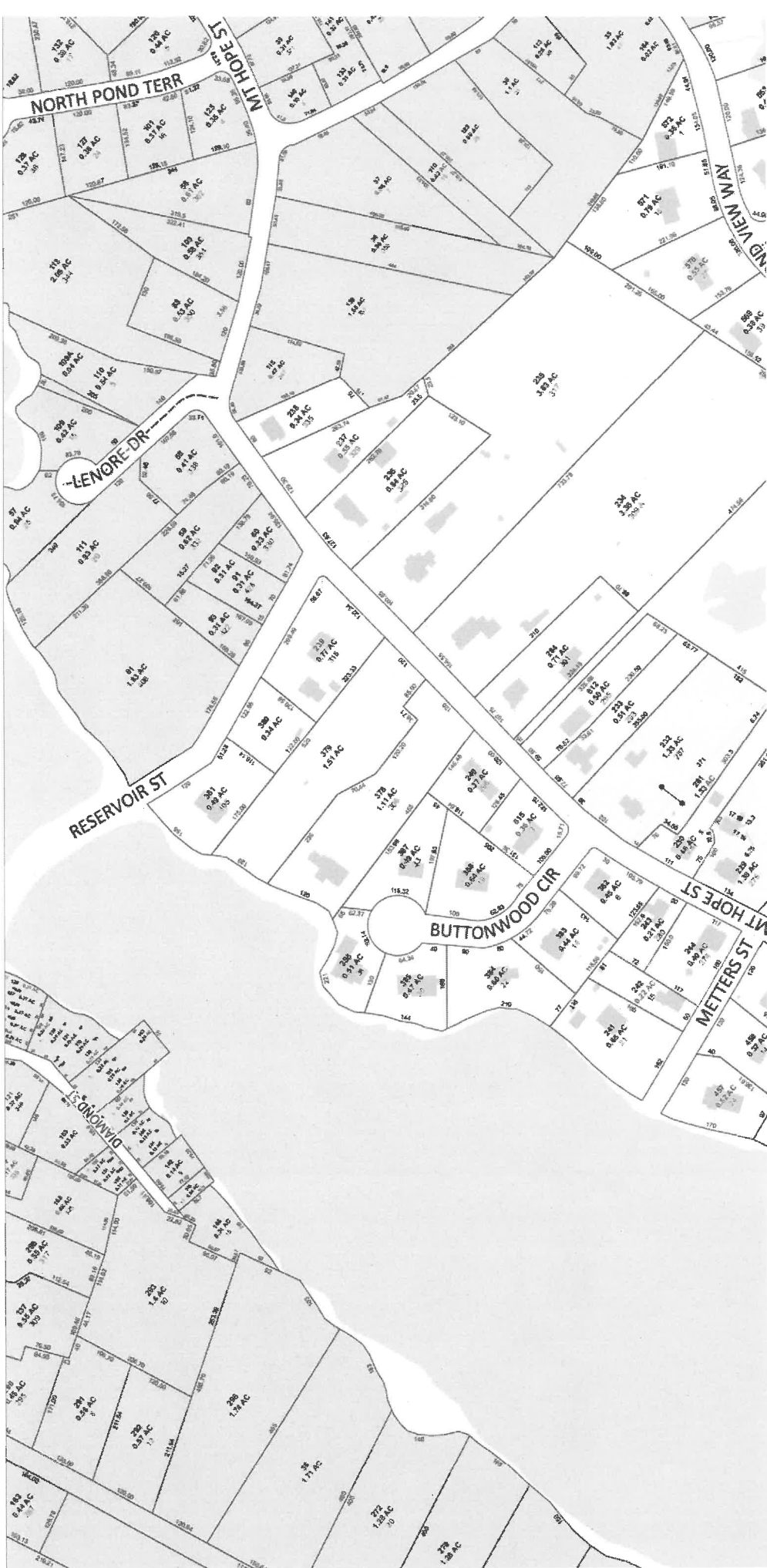
**SUBJECT LOCATION:** 306 MT HOPE ST

HAUGHTON BRUCE M + DEBRA A  
306 MT HOPE ST  
N ATTLEBORO, MA 02760

---

| Parcel(s) | Owner & Mailing Address                                                            | Property Location |
|-----------|------------------------------------------------------------------------------------|-------------------|
| 24/222/   | KUGLER DEREK P + ELIZABETH A<br>301 MT HOPE ST<br>N ATTLEBORO, MA 02760            | MT HOPE ST        |
| 24/234/   | GABOURY MARK + PREWANDOWSKI LINDA<br>309 MT HOPE ST<br>N ATTLEBORO, MA 02760       | 309 MT HOPE ST    |
| 24/235/   | GOULD MICHAEL P SR + DIANE H<br>317 MT HOPE ST<br>N ATTLEBORO, MA 02760            | 317 MT HOPE ST    |
| 24/240/   | OSMAN THUY N<br>296 MT HOPE ST<br>N ATTLEBORO, MA 02760                            | 296 MT HOPE ST    |
| 24/284/   | KUGLER DEREK P + ELIZABETH A<br>301 MT HOPE ST<br>N ATTLEBORO, MA 02760            | 301 MT HOPE ST    |
| 24/379/   | TURCOTTE SHELLY-ANN + KILLION STEPHEN C<br>318 MT HOPE ST<br>N ATTLEBORO, MA 02760 | 312 MT HOPE ST    |
| 24/386/   | DANCER JAY + CAROL<br>26 CYNTHIA LN<br>ATTLEBORO, MA 02703                         | 38 BUTTONWOOD CIR |
| 24/387/   | SPENDLOVE ERICA R<br>33 BUTTONWOOD CIR<br>N ATTLEBORO, MA 02760                    | 33 BUTTONWOOD CIR |
| 24/388/   | BLAIS TIFFANY<br>19 BUTTONWOOD CIR<br>N ATTLEBORO, MA 02760                        | 19 BUTTONWOOD CIR |
| 24/612/   | WILLIAMS DAVID B + KERRY A<br>295 MT HOPE ST<br>N ATTLEBORO, MA 02760              | 295 MT HOPE ST    |





HAUGHTON BRUCE M + DEBRA A  
306 MT HOPE ST  
N ATTLEBORO, MA 02760

KUGLER DEREK P + ELIZABETH A  
301 MT HOPE ST  
N ATTLEBORO, MA 02760

GABOURY MARK + PREWANDOWSKI LINDA  
309 MT HOPE ST  
N ATTLEBORO, MA 02760

GOULD MICHAEL P SR + DIANE H  
317 MT HOPE ST  
N ATTLEBORO, MA 02760

OSMAN THUY N  
296 MT HOPE ST  
N ATTLEBORO, MA 02760

KUGLER DEREK P + ELIZABETH A  
301 MT HOPE ST  
N ATTLEBORO, MA 02760

TURCOTTE SHELLY-ANN + KILLION STEPHEN C  
318 MT HOPE ST  
N ATTLEBORO, MA 02760

DANCER JAY + CAROL  
26 CYNTHIA LN  
ATTLEBORO, MA 02703

SPENDLOVE ERICA R  
33 BUTTONWOOD CIR  
N ATTLEBORO, MA 02760

BLAIS TIFFANY  
19 BUTTONWOOD CIR  
N ATTLEBORO, MA 02760

WILLIAMS DAVID B + KERRY A  
295 MT HOPE ST  
N ATTLEBORO, MA 02760



HAUGHTON BRUCE M + DEBRA A  
306 MT HOPE ST  
N ATTLEBORO, MA 02760

KUGLER DEREK P + ELIZABETH A  
301 MT HOPE ST  
N ATTLEBORO, MA 02760

GABOURY MARK + PREWANDOWSKI LINDA  
309 MT HOPE ST  
N ATTLEBORO, MA 02760

GOULD MICHAEL P SR + DIANE H  
317 MT HOPE ST  
N ATTLEBORO, MA 02760

OSMAN THUY N  
296 MT HOPE ST  
N ATTLEBORO, MA 02760

KUGLER DEREK P + ELIZABETH A  
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N ATTLEBORO, MA 02760

TURCOTTE SHELLY-ANN + KILLION STEPHEN C  
318 MT HOPE ST  
N ATTLEBORO, MA 02760

DANCER JAY + CAROL  
26 CYNTHIA LN  
ATTLEBORO, MA 02703

SPENDLOVE ERICA R  
33 BUTTONWOOD CIR  
N ATTLEBORO, MA 02760

BLAIS TIFFANY  
19 BUTTONWOOD CIR  
N ATTLEBORO, MA 02760

WILLIAMS DAVID B + KERRY A  
295 MT HOPE ST  
N ATTLEBORO, MA 02760

WILLIAMS DAVID B + KERRY A  
295 MT HOPE ST  
N ATTLEBORO, MA 02760

BLAIS TIFFANY  
19 BUTTONWOOD CIR  
N ATTLEBORO, MA 02760

SPENDLOVE ERICA R  
33 BUTTONWOOD CIR  
N ATTLEBORO, MA 02760

DANCER JAY + CAROL  
26 CYNTHIA LN  
ATTLEBORO, MA 02703

TURCOTTE SHELLY-ANN + KILLION STEPHEN C  
318 MT HOPE ST  
N ATTLEBORO, MA 02760

KUGLER DEREK P + ELIZABETH A  
301 MT HOPE ST  
N ATTLEBORO, MA 02760

OSMAN THUY N  
296 MT HOPE ST  
N ATTLEBORO, MA 02760

GOULD MICHAEL P SR + DIANE H  
317 MT HOPE ST  
N ATTLEBORO, MA 02760

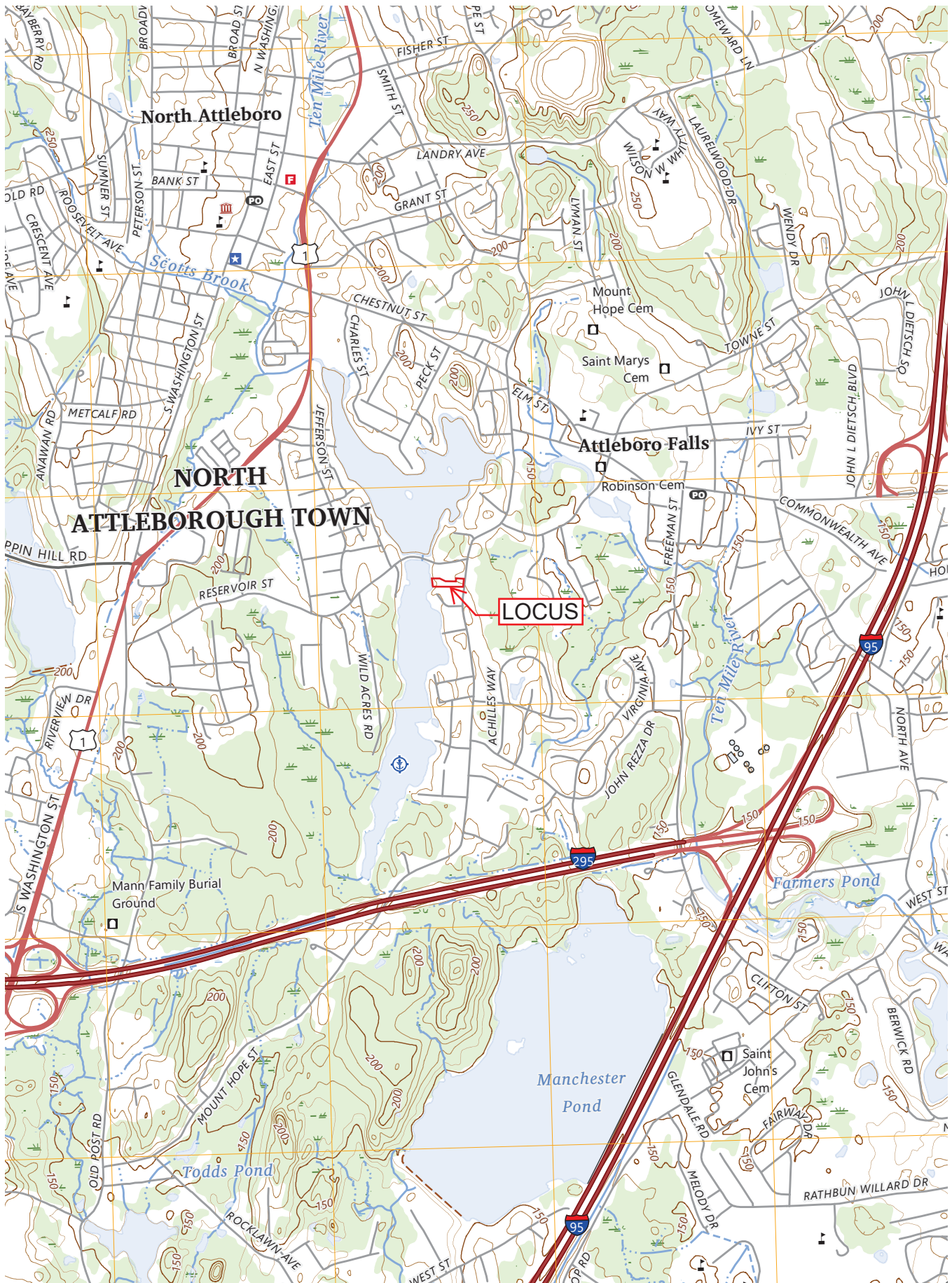
GABOURY MARK + PREWANDOWSKI LINDA  
309 MT HOPE ST  
N ATTLEBORO, MA 02760

KUGLER DEREK P + ELIZABETH A  
301 MT HOPE ST  
N ATTLEBORO, MA 02760

HAUGHTON BRUCE M + DEBRA A  
306 MT HOPE ST  
N ATTLEBORO, MA 02760

## APPENDIX C: LOCUS MAPS



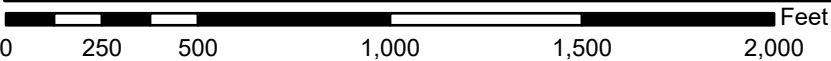
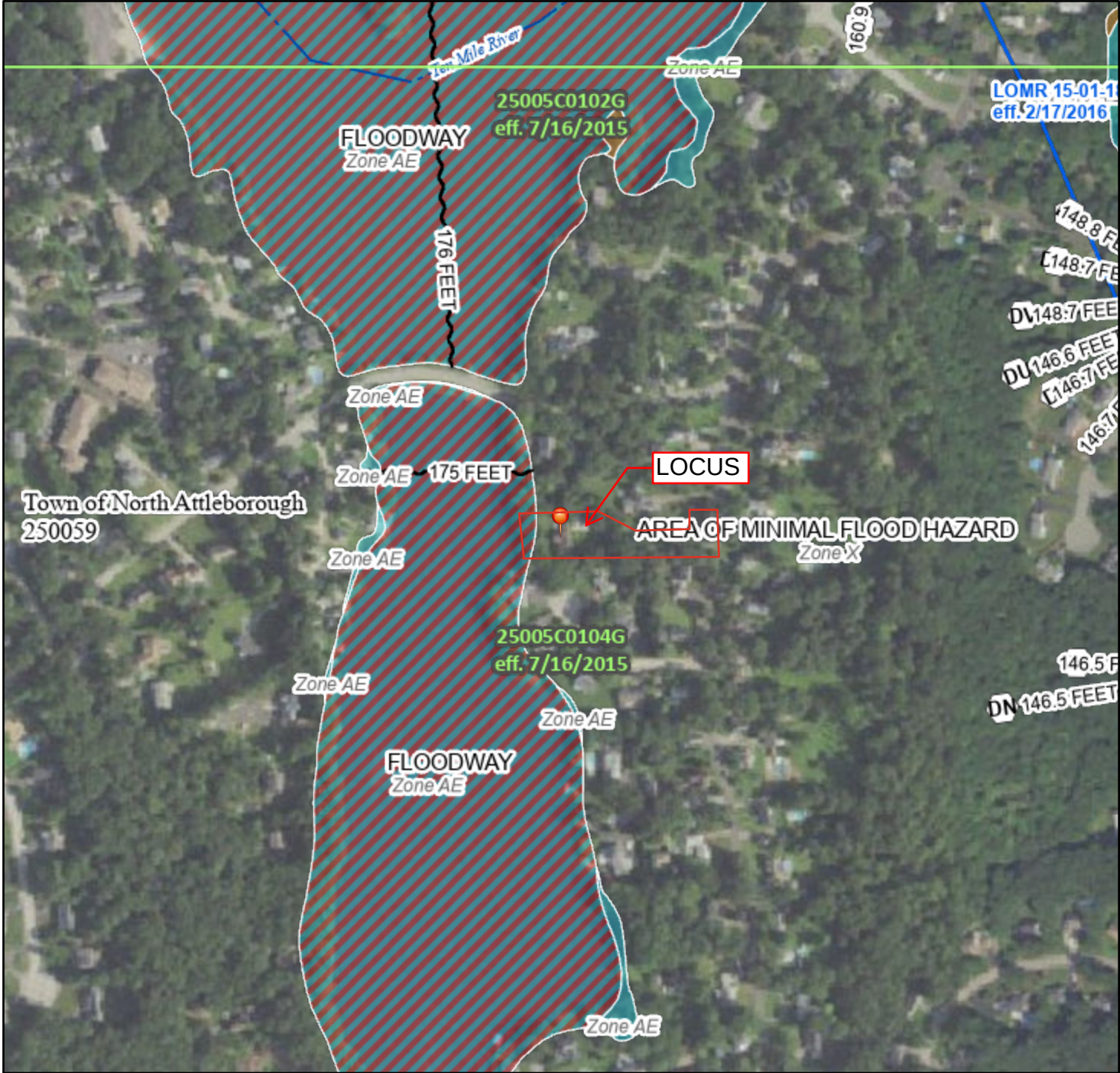




# National Flood Hazard Layer FIRMMette



71°19'40"W 41°58'9"N



1:6,000

71°19'2"W 41°57'42"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 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                 |  | 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                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
| MAP PANELS                  |  | Coastal Transect Baseline                                                                                                                                         |
|                             |  | Profile Baseline                                                                                                                                                  |
|                             |  | Hydrographic Feature                                                                                                                                              |
|                             |  | 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 **5/6/2025 at 8:17 PM** 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.



# APPENDIX D: NARRATIVE DESCRIPTION

# NARRATIVE DESCRIPTION

## Introduction

This Notice of Intent proposes a dock retrofit, stair repair, removal of trees, and planting of new trees at 306 Mount Hope Street in North Attleboro, MA.

## Existing Conditions

The existing 1.1 acre site is developed with a single-family dwelling along Falls Pond.

## Resource Areas

Falls pond borders the site to the west. Associated with Falls Pond are a variety of Resource Areas listed below that have been identified by a wetland scientist, whose report is included as Appendix G:

- Land Under Waterways: This resource area lies under Falls pond and is proposed to be disturbed by the dock retrofit supports.
- Bank: This resource area lies along Falls pond and is proposed to be disturbed only where the dock meets the land.
- Bordering Land Subject to Flooding (B.L.S.F.): This resource area includes all land below elevation 175.0 (NGVD29) datum. None of the proposed work will increase or decrease flood storage within the B.L.S.F.

## Proposed Work

### Great Pond

Falls pond is larger than 10 acres and is therefore classified as a "Great Pond" and is subject to 310 CMR 9. Permitting for small structures (such as docks) accessory to residences is administered by the Town of North Attleboro (Pond Permit, see below).

### Bordering Land Subject to Flooding (BLSF)

The dock is located within a BLSF area elevation 175.0. In the existing condition, the dock is secured to the bank by hinges while the rest of the dock floats on the water. When the pond level rises, the end of the dock floats up while the secured end is submerged. In the proposed condition, the entire dock will be fixed on metal posts out of the water, with the bottom half of the dock being located within the flood plain. This will not result in an increase or decrease in flood storage volume.

### Buffer Area

All land within 100' of wetland resource areas is subject to regulation.



# North Attleboro Wetlands Protection Bylaw

The Town of North Attleboro strongly encourages a 25-foot No Disturbance Zone (NDZ). The dock retrofit, stair repair, tree cutting, and planting take place within the NDZ. The areas proposed to be altered are existing degraded areas. No unaltered areas will be altered by the proposed activities.

The Town of North Attleboro administers a permitting program for docks on Falls Pond. The proposed dock retrofit complies with the Rules and Regulations Governing Structures on Falls and Whiting's Pond:

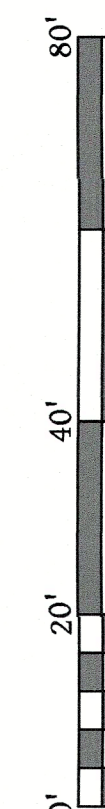
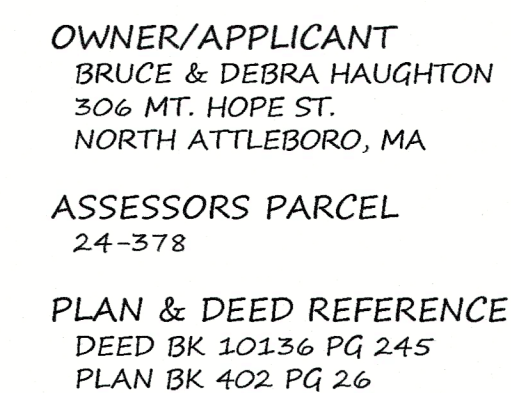
- Section 5 – Location and Design Guidelines
  - 5.1. Only one structure is located on the shoreline for this lot;
  - 5.2. The existing dock is neither perpendicular nor parallel to the shoreline. The proposed retrofit will bring the dock into compliance with this regulation to be perpendicular to the shoreline.
  - 5.3. The dock length is a modest 16' long, which allows for kayak boarding in sufficiently deep waters.
  - 5.4. The location where the dock connects to the bank is a frequently used pathway which is not used as habitat area.
  - 5.5. The dock is not composed of prohibited materials or treated with prohibited chemicals. The proposed pipe supports shall be galvanized aluminum.
  - 5.6. The existing dock is nonconforming in that it is both floating and affixed to the ground by hinges, making it impossible to remove during the winter months as required. The proposed retrofit will mount the dock on poles above the water level and will therefore not be required to be removed each winter.
  - 5.7. Wood preservatives will be applied to the dock no more than once per year.

## Project Schedule

The applicant intends to begin and complete all work during the spring and summer of 2026.

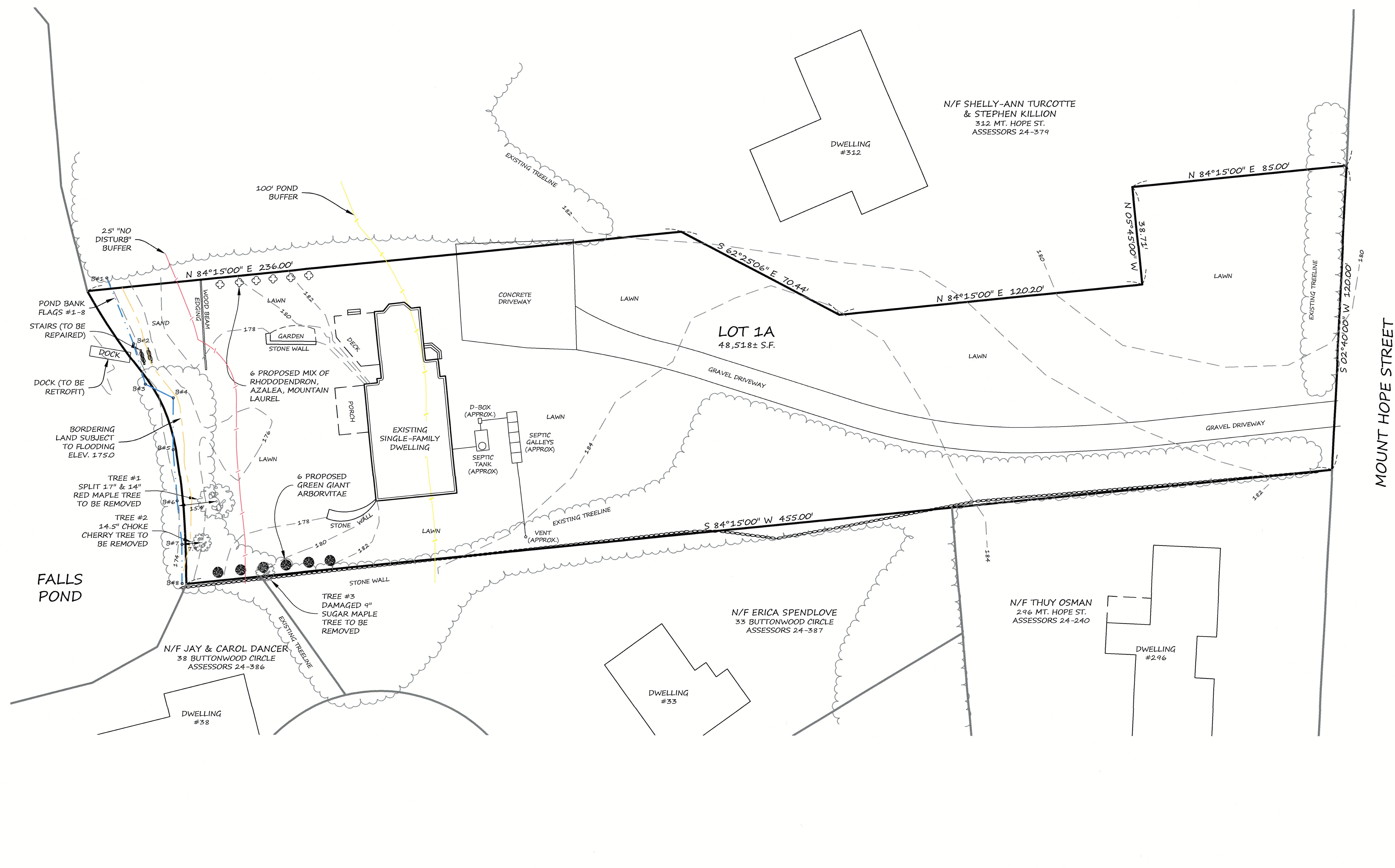
APPENDIX E: “306 MOUNT HOPE  
STREET SITE PLAN OF LAND IN  
NORTH ATTLEBORO, MA” DATED  
JANUARY 15, 2026, PREPARED BY  
DREW HAUGHTON (BOUND  
SEPARATELY)



[illegible]

306 MT. HOPE ST.  
CONSERVATION  
PLAN OF LAND  
IN  
NORTH ATTLEBORO, MA

PLANS PREPARED  
BY DREW  
HAUGHTON, P.E.



NOTES:

1. OFF-SITE CONDITIONS ARE BASED ON PUBLICLY AVAILABLE DATA INCLUDING AERIAL IMAGERY, RECORD PLANS, AND LIDAR.
2. RESOURCE AREAS HAVE BEEN DELINEATED BY APPLIED ECOLOGICAL SERVICES ON JUNE 9, 2025.
3. SURVEY BY COLONIAL ENGINEERING NOVEMBER 19, 2025.



# APPENDIX F: BOTANIST REPORT





**Site Evaluation & Wetland Delineation**

June 15, 2025

**306 Mount Hope Street  
North Attleboro, Massachusetts**

*Prepared for*

**Bruce Haughton  
306 Mount Hope Street  
North Attleboro MA 02760**

*Prepared by*

**Applied Ecological Sciences**

P.O. Box 184  
Norfolk, MA 02056  
(508) 528-2866  
(508) 740-0438 cell  
email: [rwaldron@earthlink.net](mailto:rwaldron@earthlink.net)

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**Site Evaluation and Wetland Delineation  
306 Mount Hope Street  
North Attleboro, Massachusetts**

**Introduction**

AES conducted a site evaluation at the above referenced property on June 9, 2025. Wetland resource areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40) and the implementing *Regulations* (310 CMR 10.00) were identified and characterized. The top of Inland Bank/Mean Annual High-Water Boundary (MAHW) to *Falls Pond* was delineated in the field with red flagging tape. Resulting data describing the floristic, edaphic, and topographic characteristics of the property has been utilized in the preparation of this *Site Evaluation Report*. The following narrative provides a general site description, wetland delineation methodology, and wetland resource descriptions.

**General Site Description**

The subject property encompasses a residential lot located westerly of Mount Hope Street in North Attleboro, Massachusetts. Topography of site is generally flat. A single-family home with manicured lawn and scattered mature trees occupies the property. Residential development abuts the property to the north and south. *Falls Pond* lies to the west.

**Soils**

Soils underlying the site consist of well-drained, very stony Paxton (PaB, 306B), fine sandy loam, 0% to 8% slopes (USDA SCS 1978, Map #6, [www.nesoil.com](http://www.nesoil.com)).

**Wetland Resource Description**

Wetland resources associated with the site include Inland Bank. The banks of the pond are generally distinct and well defined and vegetated with upland and wetland vegetation.

*The top of Inland Bank/MAHW is delineated in the field with AES flagging stations #1 through #8.*

**FEMA Floodplain Designation**

Based on the *Federal Emergency Management Agency Flood Insurance Rate Map* for the Town of North Attleboro, Massachusetts (Map No. 25005C102G), the site is located within Zone X (non-shaded), *Areas determined to be outside the 0.2% annual chance floodplain* and Zone AE; *Special flood areas subject to inundation by the 1% annual*

*chance flood. Base flood elevations or depth determined.* The base flood elevation established for the site is 175 feet.

### **NHESP Estimated & Priority Habitat**

According to the Massachusetts *Natural Heritage and Endangered Species Program Habitat Map*, the site is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species.

### **Area of Critical Environmental Concern (ACEC)**

Based upon to the Massachusetts Geographic Systems *Area of Environmental Concern Map*, the site is not located within an ACEC.

### **Water Supply Protection Areas**

According to the Massachusetts Geographic Information Systems *Water Supply Protection Areas Map*, the site is not located within a Zone II groundwater recharge area or an Interim Wellhead Protection Area (IWPA).

### **Outstanding Resource Water (ORW)**

According to the Massachusetts Geographic Information Systems *Outstanding Resource Waters Map*, the site is not located within a contributing watershed to an ORW.

### **Buffer Zone**

Buffer Zone, as defined at 310 CMR 10.04, means:

*The area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).*

The Town of North Attleboro Conservation Commission maintains a 25-foot No Disturbance Buffer Zone Policy that must be included on all plans for work proposed within the Commission's jurisdiction.

The western portion of the site is contained within the regulatory Buffer Zone.



## **References**

Federal Emergency Management Agency (FEMA) Map Service Center, [www.fema.gov](http://www.fema.gov).

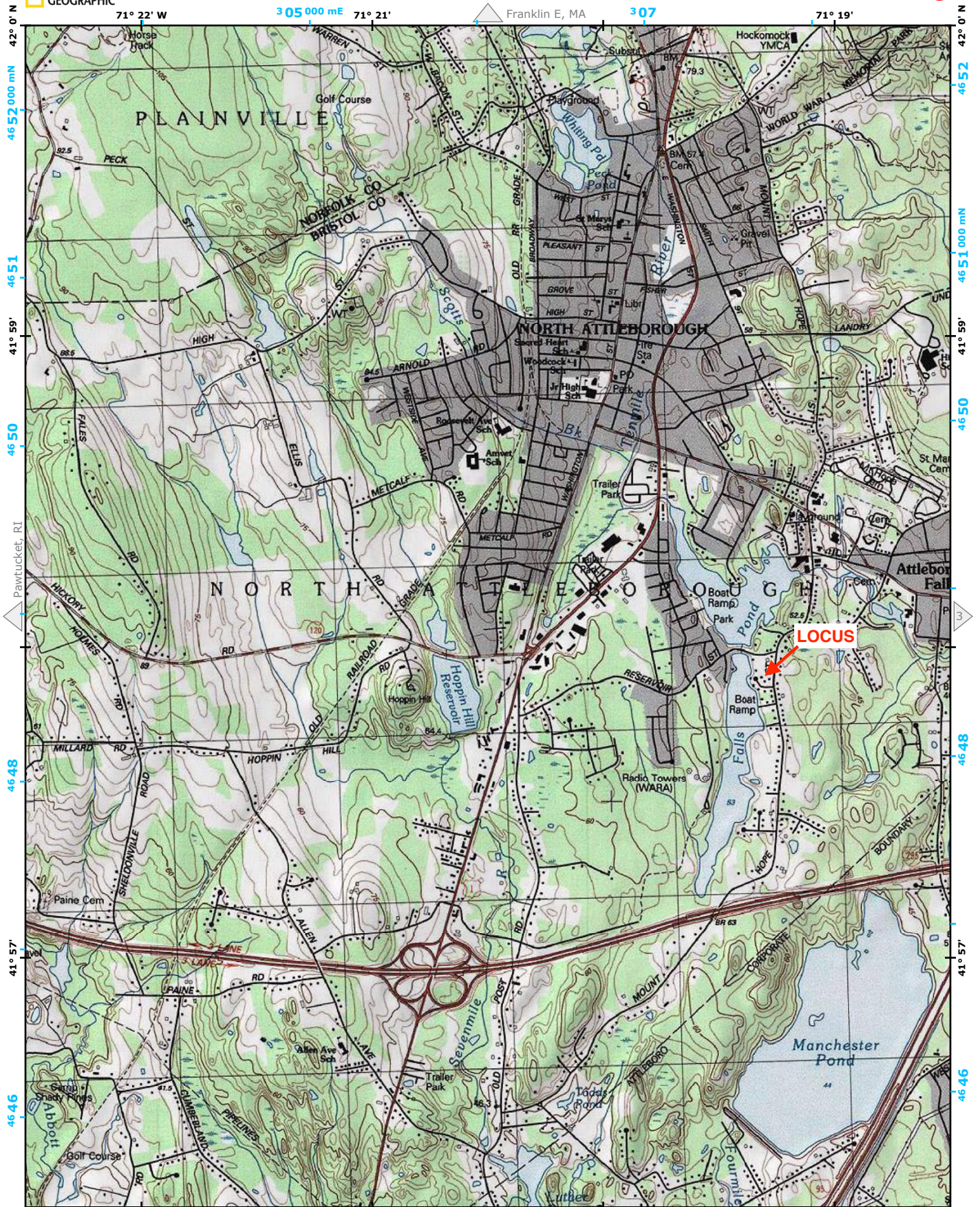
Massachusetts Geographic Information Systems (MAGIS), [www.massgis.state.ma.us](http://www.massgis.state.ma.us).

Natural Resources Conservation Service, [www.nesoil.com](http://www.nesoil.com), [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov).

United States Department of Agriculture, Soil Conservation Service, 1978. *Soil Survey of Bristol County, Massachusetts, Northern Part*.

**Appendix A**  
**U.S.G.S Topo Map**  
**FEMA Flood Map**









Town of North Attleborough  
250059

FLOODWAY  
Zone AE

Zone AE

176 FEET

25005C0102G  
eff. 7/16/2015

Zone AE

175 FEET

Zone AE

Zone AE

25005C0104G  
eff. 7/16/2015

Zone AE

FLOODWAY  
Zone AE

Zone AE

Zone AE

AREA OF MINIMAL FLOOD HAZARD  
Zone X

Ten Mile River

160.9

148.8

148.7

146.6

146.7

146.5

DN 146.5 FEET

LOMR 15-01-  
eff. 2/17/2016

1:6,000

**Basemap Imagery Source: USGS National Map 2023**

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

**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*

NO SCREEN Area of Minimal Flood Hazard Zone X

☐ Effective LOMRs

Area of Undetermined Flood Hazard Zone D

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

**B** **20.2** Cross Sections with 1% Annual Chance  
**17.5** Water Surface Elevation

8 - - - Coastal Transect

513 ~~~~~ Base Flood Elevation Line (BFE)

==== Limit of Study

==== Jurisdiction Boundary

- - - Coastal Transect Baseline

- - - Profile Baseline

==== Hydrographic Feature

-  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 **5/31/2025 at 11:16 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.



# APPENDIX G: SITE PHOTOS & DOCUMENTS

Tree #1 to be removed: Split 17" & 14" Red Maple





Tree #2 to be removed: 14" Choke Cherry





Tree #3 to be removed: Damaged 9" Sugar Maple





## Existing Dock

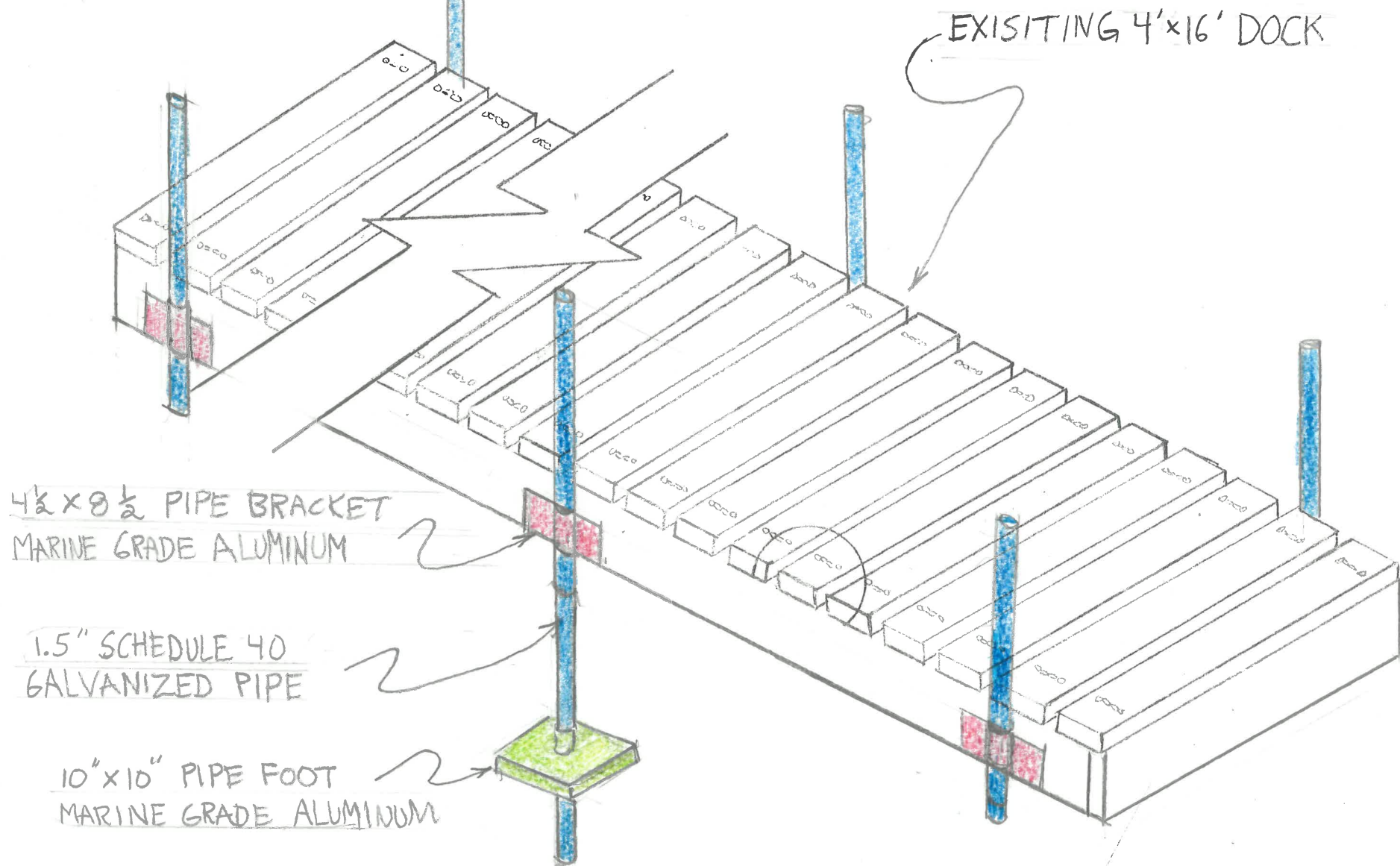




## Existing Stairs







4 1/2 x 8 1/2 PIPE BRACKET  
MARINE GRADE ALUMINUM

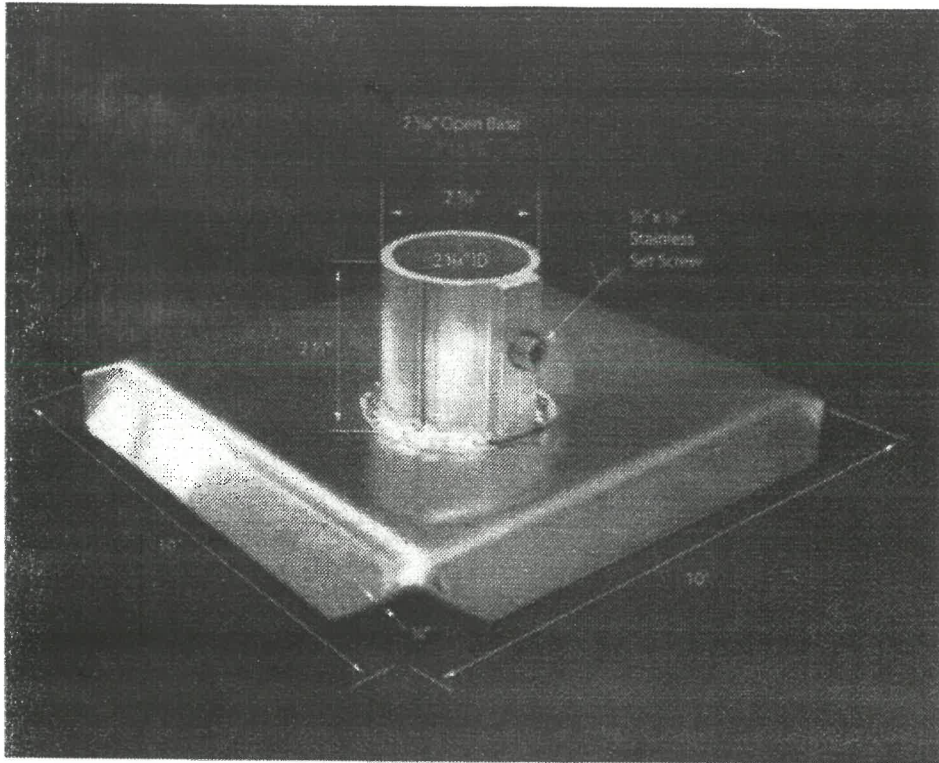
1.5" SCHEDULE 40  
GALVANIZED PIPE

10" x 10" PIPE FOOT  
MARINE GRADE ALUMINUM

EXISTING 4' x 16' DOCK

DOCK RETROFIT  
HAUGHTON  
306 MT. HOPE ST.  
N. ATTLEBORO  
SHEET OF

10" X 10" MARINE GRADE ALUMINUM



## Pipe Foot (2 Pack) #4180

PIPE FOOT

HAUGHION

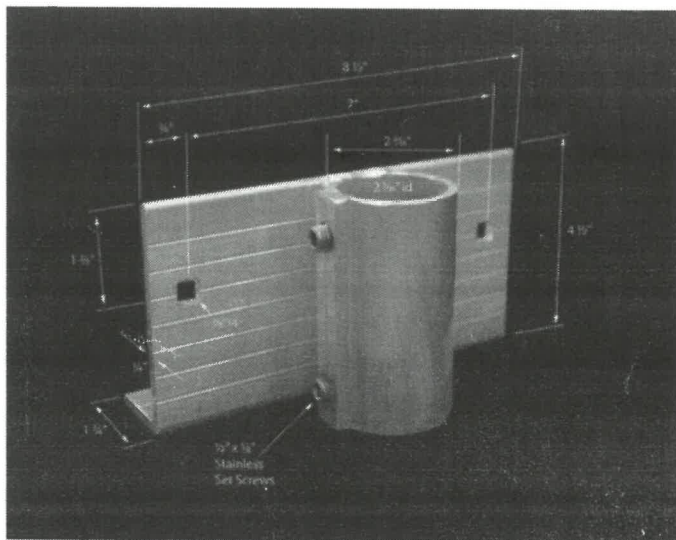
306 MT. HOPE ST

N. ATTLEBORO

SHEET 1 OF



4 1/2" x 8 1/2" MARINE GRADE ALUMINUM

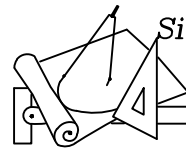


**Pipe Bracket (2 Pack)  
#4071**

PIPE BRACKET  
HAUGHTON  
306MT. HOPEST  
N. ATTLEBORO  
SHEET OF

XXX OLD POST ROAD  
NORTH ATTLEBORO, MA 02760

PREPARED FOR: MELANIE BONIN & SCOTT BELCHER  
541 OLD POST ROAD  
NORTH ATTLEBORO, MA 02760



*Site Engineering Consultants, Inc.*

55 Grape Shot Road  
Sharon, Massachusetts 02067

TEL: (781) 784-0326

FAX: (781) 784-0492

*CONSULTING CIVIL ENGINEERS*

## SITE PLAN

SCALE: AS NOTED DATE: 11/19/2021

DRAWN BY: A.S.

CHECKED BY:

PROJECT NO: 0295

SHEET 1 OF 3

1500 GALLON  
SEPTIC TANK  
RIM=163.00  
(F.G.=163.50)  
INV.(IN)=161.32  
INV.(OUT)=161.07

100' BUFFER ZONE

I.R.  
FOUND GRAPHIC SCALE

