

**NOTICE OF INTENT
STORMWATER MANAGEMENT REPORT**

for

**Elm Terrace (667-2), 204 Elm Street
Parking Lot and Walkway Upgrades
North Attleborough Housing Authority**

in

North Attleborough, Massachusetts

December 23, 2025

Prepared by
GCG ASSOCIATES, INC.
84 Main Street, Wilmington, MA 01887

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- Parking Lot and Walkway Upgrades, Elm Terrace (667-1), North Attleborough, Massachusetts, North Attleborough Housing Authority, EOHLC Project # 197161, (8 sheets). Dated: 12-18-2025, By: GCG Associates, Inc.



Massachusetts Department of Environmental Protection

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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 #:1970672
 City/Town:NORTH
 ATTLEBOROUGH

A.General Information

1. Project Location:

| | | | |
|-------------------|--------------------|----------------|-----------|
| a. Street Address | 204 ELM STREET | c. Zip Code | 02760 |
| b. City/Town | NORTH ATTLEBOROUGH | e. Longitude | 71.32440W |
| d. Latitude | 41.97852N | g.Parcel/Lot # | 1 |
| f. Map/Plat # | 11 | | |

2. Applicant:

Individual Organization

| | | | |
|--------------------|--------------------------------------|-------------|--|
| a. First Name | | b.Last Name | |
| c. Organization | NORTH ATTLEBOROUGH HOUSING AUTHORITY | | |
| d. Mailing Address | 20 SOUTH WASHINGTON STREET | | |
| e. City/Town | NORTH ATTLEBOROUGH | f. State MA | g. Zip Code 02760 |
| h. Phone Number | 508-695-5142 | i. Fax | j. Email Paula@NorthAttleboroHousing.Org |

3.Property Owner:

more than one owner

| | | | |
|--------------------|--------------------------------------|--------------|---|
| a. First Name | PAULA | b. Last Name | MARYVILLE |
| c. Organization | NORTH ATTLEBOROUGH HOUSING AUTHORITY | | |
| d. Mailing Address | 20 SOUTH WASHINGTON STREET | | |
| e. City/Town | NORTH ATTLEBOROUGH | f.State MA | g. Zip Code 02760 |
| h. Phone Number | 508-695-5142 | i. Fax | j.Email Paula@NorthAttleboroHousing.Org |

4.Representative:

| | | | |
|--------------------|----------------------|--------------|---------------------------------------|
| a. First Name | MICHAEL | b. Last Name | CARTER |
| c. Organization | GCG ASSOCIATES, INC. | | |
| d. Mailing Address | 84 MAIN STREET | | |
| e. City/Town | WILMINGTON | f. State MA | g. Zip Code 01887 |
| h.Phone Number | 978-657-9714 | i.Fax | j.Email mike.carter@gcgassociates.net |

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

| | | | | | |
|------------------|------|------------------|------|----------------------|------|
| a.Total Fee Paid | 0.00 | b.State Fee Paid | 0.00 | c.City/Town Fee Paid | 0.00 |
|------------------|------|------------------|------|----------------------|------|

6.General Project Description:

THE PROJECT PROPOSED TO RECLAIM AND REPAVE THE PARKING LOT AND DRIVEWAY AND WIDEN THE WALKWAYS TO 5-FOOT MINIMUM

7a.Project Type:

- | | |
|---|--|
| 1. <input 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 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 checked="" 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



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CMR 10.53 (inland)?

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:

| | | | |
|------------------|-----------------------|----------------|----------------|
| a.County: | b.Certificate: | c.Book: | d.Page: |
| NORTHERN BRISTOL | | 1691 | 296 |

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 type="checkbox"/> Bank | 1. linear feet | 2. linear feet |
|----------------------------------|----------------|----------------|

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

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

| | | |
|--|------------------------|--|
| | 3. cubic yards dredged | |
|--|------------------------|--|

| | | |
|--|----------------|----------------|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet | 2. square feet |
|--|----------------|----------------|

| | | |
|--|-------------------------------------|------------------------|
| | 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. <input type="checkbox"/> 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.



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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
 6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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

| | | |
|---|---|------------------------------------|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under | Land under the ocean below, |
| b. <input type="checkbox"/> Land Under the Ocean | 1. square feet | |
| | 2. cubic yards dredged | |
| c. <input type="checkbox"/> Barrier Beaches | Indicate size under Coastal Beaches and/or Coastal Dunes, below | |
| d. <input type="checkbox"/> Coastal Beaches | 1. square feet | 2. cubic yards beach nourishment |
| e. <input type="checkbox"/> Coastal Dunes | 1. square feet | 2. cubic yards dune nourishment |
| f. <input type="checkbox"/> Coastal Banks | 1. linear feet | |
| g. <input type="checkbox"/> Rocky Intertidal Shores | 1. square feet | |
| h. <input type="checkbox"/> Salt Marshes | 1. square feet | 2. sq ft restoration, rehab, crea. |
| i. <input type="checkbox"/> Land Under Salt Ponds | 1. square feet | |
| | 2. cubic yards dredged | |
| j. <input type="checkbox"/> Land Containing Shellfish | 1. square feet | |
| k. <input type="checkbox"/> Fish Runs | Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above | |
| | 1. cubic yards dredged | |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | 1. square feet | |

4.Restoration/Enhancement

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.

a. square feet of BVW 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.

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



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3. Separate MESA review completed.

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

* 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



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- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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: d. Revised Final Date: e. Scale:

PARKING LOT &
 WALKWAY
 UPGRADES ELM
 TERRACE (667-2),
 NORTH
 ATTLEBOROUGH, MA
 NORTH
 ATTLEBOROUGH
 HOUSING
 AUTHORITY, EOHLC
 PROJECT #197161

MICHAEL J. CARTER P.E., P.L.S.

December 18, 2025

- 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.



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E. Fees

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

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

| | |
|------------------------------------|-----------------------------------|
| _____ | _____ |
| 2. Municipal Check Number | 3. Check date |
| _____ | _____ |
| 4. State Check Number | 5. Check date |
| _____ | _____ |
| 6. Payer name on check: First Name | 7. Payer name on check: Last Name |

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.

| | |
|--|------------|
| Paula Mayville | 12/29/2025 |
| _____ | _____ |
| 1. Signature of Applicant | 2. Date |
| Paula Mayville | 12/29/2025 |
| _____ | _____ |
| 3. Signature of Property Owner(if different) | 4. Date |
| Michael Carter | 12/29/2025 |
| _____ | _____ |
| 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 Section C, Items 1-3, 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.



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 #:1970672
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A. Applicant Information

1. Applicant:

a. First Name _____ b. Last Name _____
 c. Organization NORTH ATTLEBOROUGH HOUSING AUTHORITY
 d. Mailing Address 20 SOUTH WASHINGTON STREET
 e. City/Town NORTH ATTLEBOROUGH f. State MA g. Zip Code 02760
 h. Phone Number 5086955142 i. Fax _____ j. Email Paula@NorthAttleboroHousing.Org

2. Property Owner:(if different)

a. First Name PAULA b. Last Name MARYVILLE
 c. Organization NORTH ATTLEBOROUGH HOUSING AUTHORITY
 d. Mailing Address 20 SOUTH WASHINGTON STREET
 e. City/Town NORTH ATTLEBOROUGH f. State MA g. Zip Code 02760
 h. Phone Number 5086955142 i. Fax _____ j. Email Paula@NorthAttleboroHousing.Org

3. Project Location:

a. Street Address 204 ELM STREET b. City/Town NORTH ATTLEBOROUGH

Are you exempted from Fee? (YOU HAVE SELECTED 'YES')

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 |
|---------------|--------------------------------|--------------|---------------------------|-------------------|
| | City/Town share of filling fee | | State share of filing fee | Total Project Fee |
| | \$0.00 | | \$0.00 | \$0.00 |

**Wetland WPA – Form 3 – Notice of Intent
Parking Lot & Walkway Upgrades, Elm Terrace (667–2), Map 11 - Lot 1,
North Attleborough Housing Authority (NAHA), North Attleborough, Massachusetts**

Date: December 15, 2025

Project Narrative:

Project Summary: This existing North Attleborough Housing Authority's Chapter 667 Housing for Elderly and Disabled facility at Elm Terrace requires replacement of the failing (potholes, settlement, tripping hazard) paved driveway and parking area due to aging. The existing walkway/sidewalk does not meet the current ADA/AAB standards and requires upgrade. The project proposed to reclaim and repave the parking lot and driveway and widen the walkways to 5-foot minimum. The Elm Terrace Housing Project was completed in 1978. The development consists of one mid-rise, elderly, 4-story building on a site of approximately 10.92 acres (Assessors record, Map 11 – Lot 1). There are a total of 72 dwelling units and a combined residential floor area of nearly 70,000 square feet. There is also a 3-story historic building called the Howard Estate, where it is being used as the community center. The Elm Terrace development is on a flat, urban, minimally landscaped site with underground utilities. The site is serviced by public water and sewer.

The western portion of the site soil consists of "(602) - Urban land" as identified by the NRCS Web Soil Survey report, Hydrologic Soil Group (HSG) was not rated; the northeastern portion of the site (east of the 4-story mid-rise building) consists of (705B) - Charlton-Paxton fine sandy loam soil, 0-8 percent slopes, very rocky, (HSG 'B'); and the eastern section of the parcel consists of (705B) - Charlton-Rock outcrop-Paxton complex, 3-15 percent slopes, (HSG 'B'). Based on GCG's experiences with State funded housing authority projects, the site's subbase should be equipped with gravel borrow base or relatively well drained material over sandy loam material (surrounding soil).

The wetland field report (attached) prepared by Christopher Capone, dated September 6, 2025, identified wetland resource area along the eastern rear parking lot and below Hope Street, (identified by wet flags, WF-A1 to #WF-A18). In comparison with the original "Housing for Elderly 667-2, North Attleboro, Mass" site development plans, prepared by Reinhardt Associates, dated 6-30-1977. The wetland delineation aligns with the proposed drainage swale and retention pond shown on the 1977 development plan set. According to the Existing Site Conditions 6-30-1977, the retention pond existed prior to the 1977 pre-development conditions, and has been utilized as a retention pond since. The site was identified in an area of minimal flood hazard zone X, per FIRM Panel 25005C0102G, effective date 7-16-2015; There is no estimated habitats of rare species nor priority habitats of rare wildlife in the vicinity according to the Massachusetts Natural Heritage & Endangered Species program (NHESP). The property does not contain any certified vernal pools, nor does it fall within an A.C.E.C. or Zone II.

There are currently 61 parking spaces on-site serving the 72 dwelling units on-site, (0.85 parking space per dwelling unit) with no designated handicap accessible spaces. This project has proposed additional 6 parking spaces at the southern end of the 4-story building by paving approximately 1,200 s.f. of the lawn area along existing driveway. Addition three (3) parallel parking spaces were created at the end of the existing paved driveway (turnaround) next to the building maintenance shop, where housing authority maintenance crew currently park their vehicles. Four (4) ADA accessible parking spaces will be provided; the upgraded parking lot provides total 68 spaces (including 4 handicap accessible spaces) and an improvement of 7 new parking spaces (0.94 parking spaces per dwelling unit). The 3 assigned maintenance crew spaces were excluded from the parking count. Since the site's runoff discharges to the eastern wetland (a drainage swale constructed since 1978 as shown on the original development plan). GCG on behalf of the NAHA is hereby filing a wetland Notice of Intent. There are additional existing on-site parking spaces serving the (Howard Estate) Community Center to remain and excluded in this project.

The existing walkway in front of the building will be replaced and widened to meet ADA/AAB requirements; The existing grass strip will be paved to relocate the pavement further away from the BVW resource area.

The proposed improvements will have a net increase of 1,600+/- s.f. of additional pavement impervious area. In comparison with the overall reclaim and repave area of 47,000+/- s.f., the increased net impervious area is considered de minimis. Therefore, the project is considered as redevelopment project under Massachusetts Stormwater Handbook (MSH), Standard 7, and subjects to the Maximum Extent Practicable (MEP) requirements.

Jurisdiction:

The site was identified with (Bordering vegetated Wetland) BVW and waterbody (retention pond) resource areas on-site. With existing roof drains and catch basins/drainpipe network discharge directly to the drainage swale and retention basin wetland resource areas. Therefore, a Wetland Notice of Intent filing is required.

This project was built in 1978, prior to the Massachusetts stormwater Handbook guideline published in 1996, but after the MGL 131, Section 40 Wetland Protection Act, which become effective in 1972. Based on the 1977 site plan, the roof runoff drains through two 6" roof drains and discharge to the rip-rap pipe ends and onto the drainage swale and discharges onto the retention pond. The existing pavement runoff either sheet-flow or through catch basins and pipe system and discharges to the existing drainage swale and retention pond. Which appeared to comply with the erosion protection requirements back in 1978.

Proposed Conditions:

This is a "re-development project" per MSH (Massachusetts Stormwater Handbook) Standard #7 – Remedial projects specifically designed to provide improved stormwater management. The proposed improvements are intended to meet the stormwater management requirements to the maximum extent practicable as required by MSH for the redevelopment project. Due to the proximity of the wetland boundary, ledge outcrop surrounding, and existing underground utilities, on-site infiltration BMP is infeasible. The existing drainage swale delineated as BVW wetland was originally designed as drainage conveyancy channel per the 1977 site development plans. But due to the lack of maintenance and become wetland resource area. The development was built in 1978, and operation and maintenance plans were not required at that time. The existing drainage swale and retention pond (as identified as wetland resource area) remain the main part of the drainage facility and continue collecting stormwater runoff from this development and should be maintained. GCG proposed to create a long-term Operation and Maintenance (O&M) plan as required under the Massachusetts Stormwater Handbook (MSH) Standard #9, to inspect and maintain the entire site's drainage system.

(Stormwater Management and Land Disturbance Regulations - Section 8 D. Redevelopment Project to retain 0.5 inch of runoff requirements). In addition, this is a non-profit public housing project with a limited budget. Retrofits to meet the current stormwater requirements are unfeasible. The site's safety standards and accessibility are being first prioritized as an existing elderly and disabled housing facility. The impervious area created by the new parking spaces is considered new development and is less than 1,200 s.f. and considered de minimis discharges. The proposed pavement over the grass strip in front of the walkway (to relocate parking spaces westward) would provide additional grass surfaced separation between the pavement to existing wetland drainage swale, which is an improvement within the 25' no disturbance zone (NDZ) wetland buffer.

Stormwater Management Requirements. (For Redevelopment Project)

Standard #1 - no new outfall untreated. This project does not create any new discharge point.

Standards #2 – no increase of peak runoff, (maximum extent practicable for re-development project). This project will create approximately 1,200 s.f. of new paved surfaces for new parking spaces. Which is approximately 2.5% of the proposed pavement reconstruction in this project. The runoff should have minimal effect on the overall site drainage.

Standard #3 – Groundwater Recharge, (maximum extent practicable for re-development project). Due to the proximity to the BVW wetland and seasonal high ground water, there is no suitable location for infiltration BMP installation.

Standard #4 – TSS removal - as a minimum, pre-treatment should be provided for redevelopment project. The site is equipped with catch basins to provide runoff pre-treatment. The existing northeastern drainage swale/wetland is also part of the drainage system installed in 1978, which also provides surface runoff pre-treatment prior to discharge to the retention pond, (functioned similar to a wet forebay).

Standard #5 – LUHPPL. Not applicable.

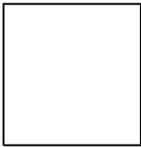
Standard #6 - Zone II. Not applicable.

Standard #7 – This project is a redevelopment project and requires meeting the stormwater management standards to the maximum extent practicable. New parking lot pavement surface runoff is being treated through subsurface infiltration chambers BMP and meeting the MSH standards to the full extent.

Standard #8 - Construction period O&M plan is included in the NOI package, (copy attached).

Standard #9 - Long term O&M Plan is included in the NOI package, (copy attached).

Standard #10 – No Illicit discharge – a Statement is included in the NOI package, (copy attached).



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

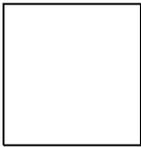
In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

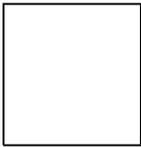
Registered Professional Engineer Block and Signature

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

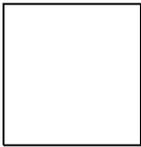
Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

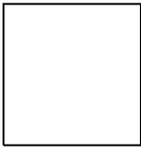
Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

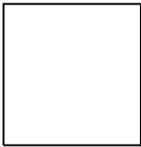
Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

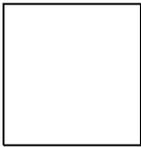
- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

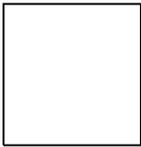
Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
 - Redevelopment Project
 - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

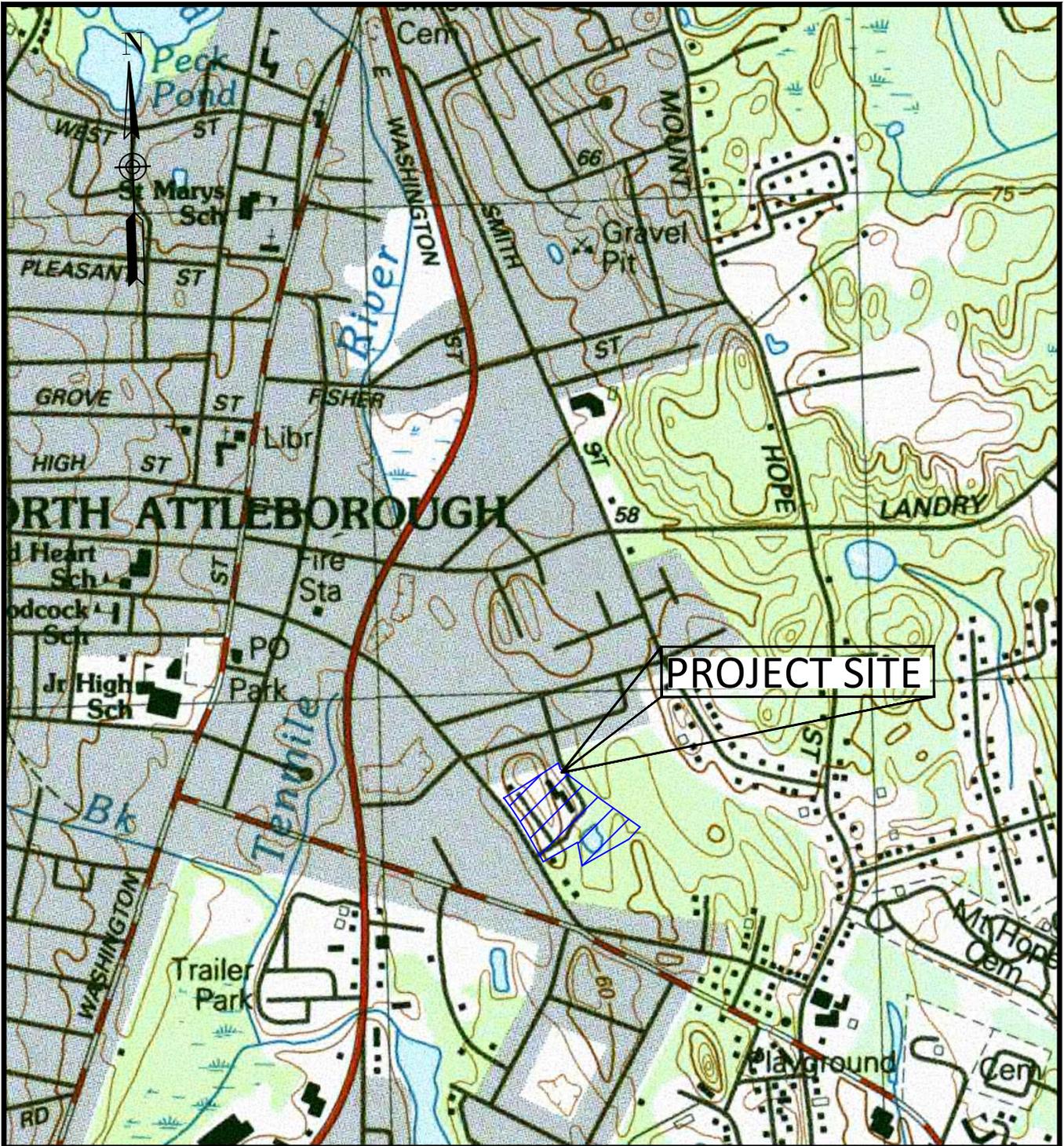
- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

APPENDIX A:

Project Maps



ELM TERRACE (NAHA)
 NORTH ATTLEBOROUGH, MA.
 USGS LOCUSMAP

GCG ASSOCIATES, INC.
 WILMINGTON MASSACHUSETTS

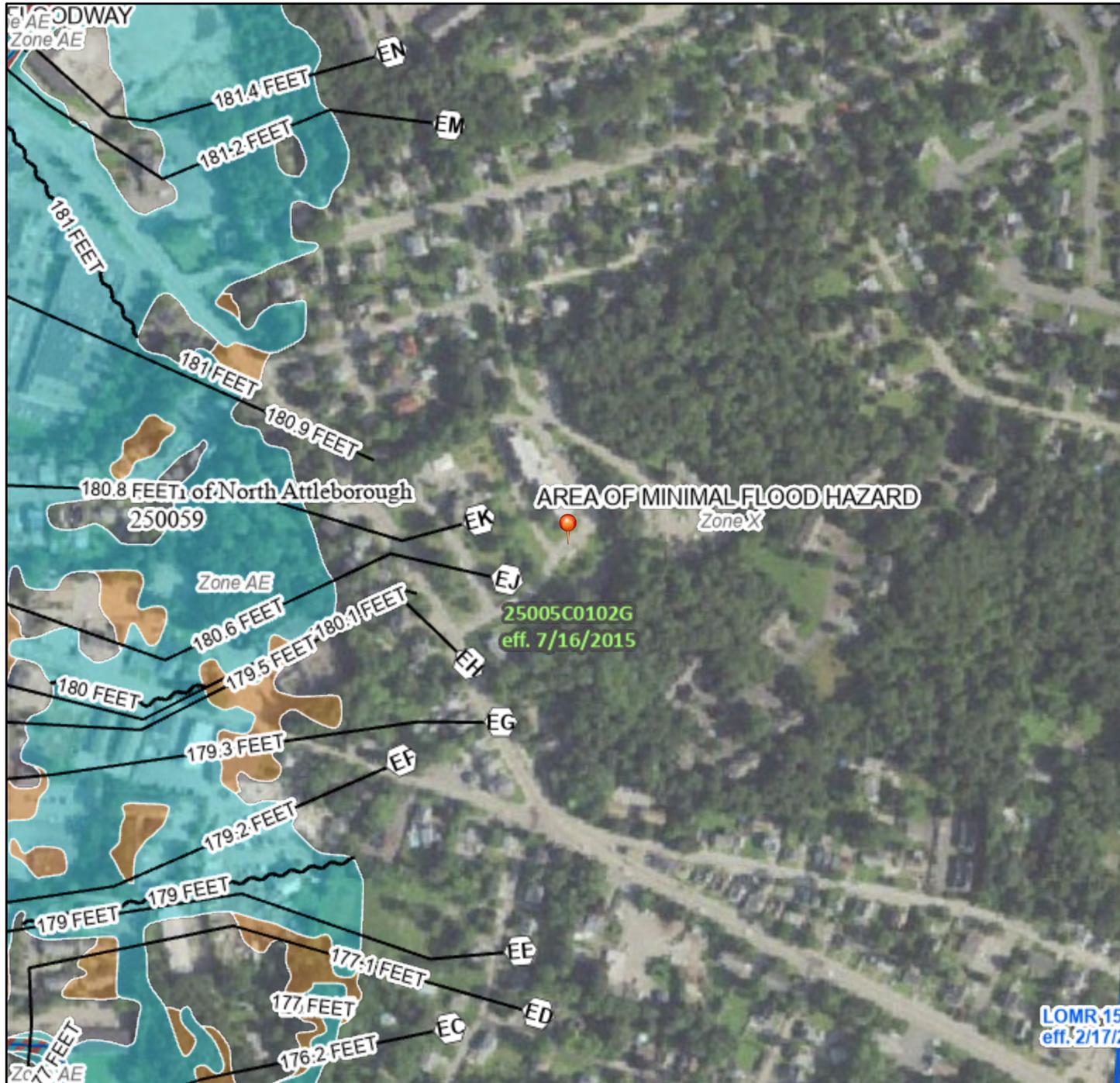
SCALE: 1"=1000' DATE: 10/02/2025

| | | |
|----------------------|---------------------|----------|
| JOB NO. \ FILE NAME: | DESIGNED BY: M.J.C. | PLAN NO. |
| 2507-USGS.DWG | DRAWN BY: M.J.C. | 1 OF 1 |
| | CHECKED BY: M.J.C. | |

National Flood Hazard Layer FIRMette



71°19'46"W 41°58'55"N



1:6,000

71°19'8"W 41°58'28"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

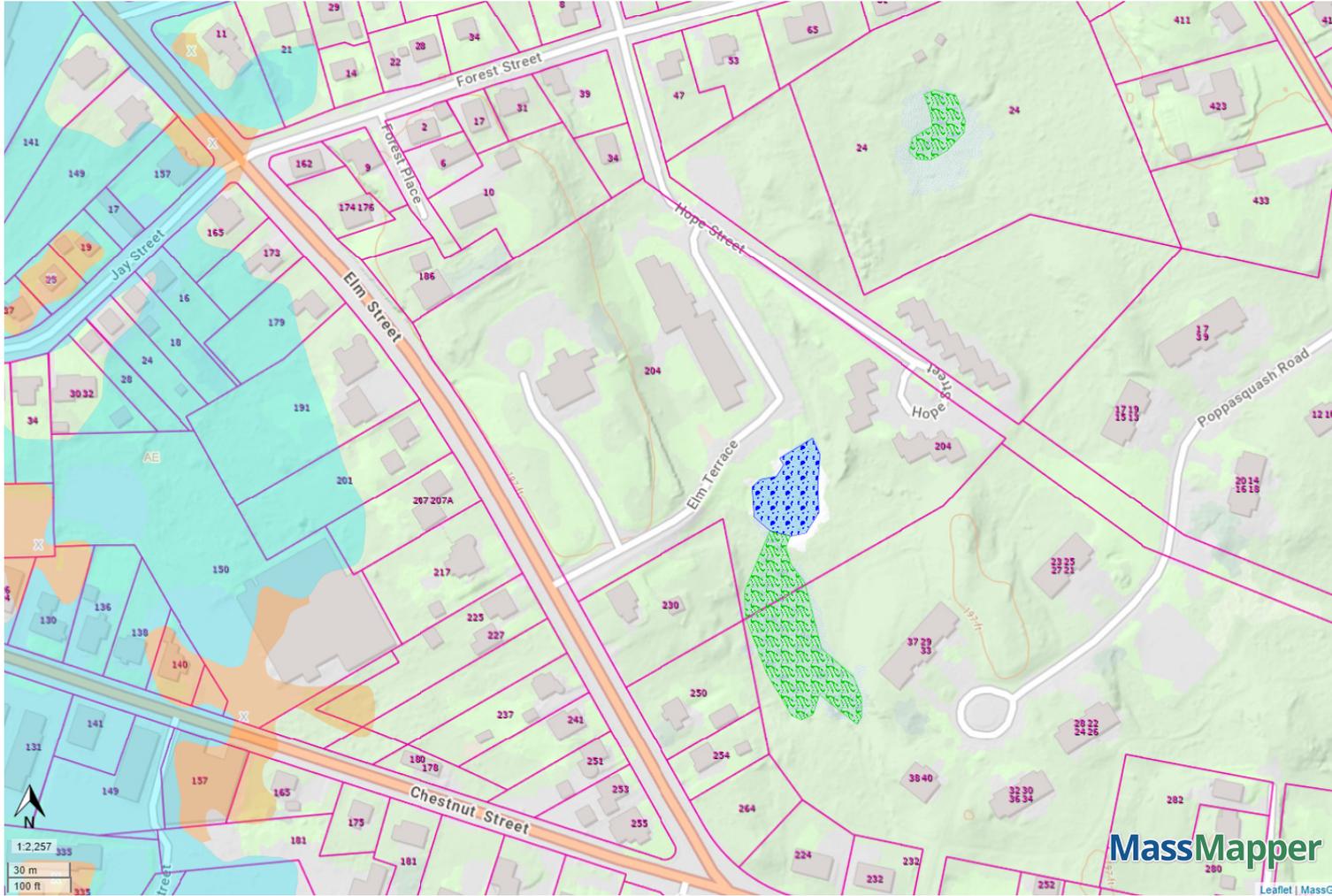
| | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance 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 |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/2/2025 at 3:02 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.

Elm Terrace, N. Attleborough, MA



DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

FEMA National Flood Hazard Layer Polygons

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area Not Included

NHESP Certified Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



Zone IIs



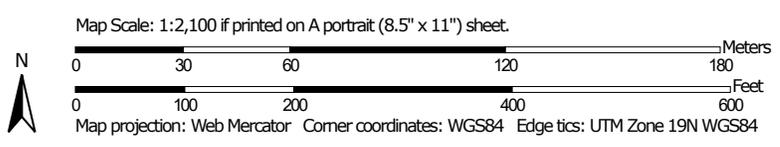
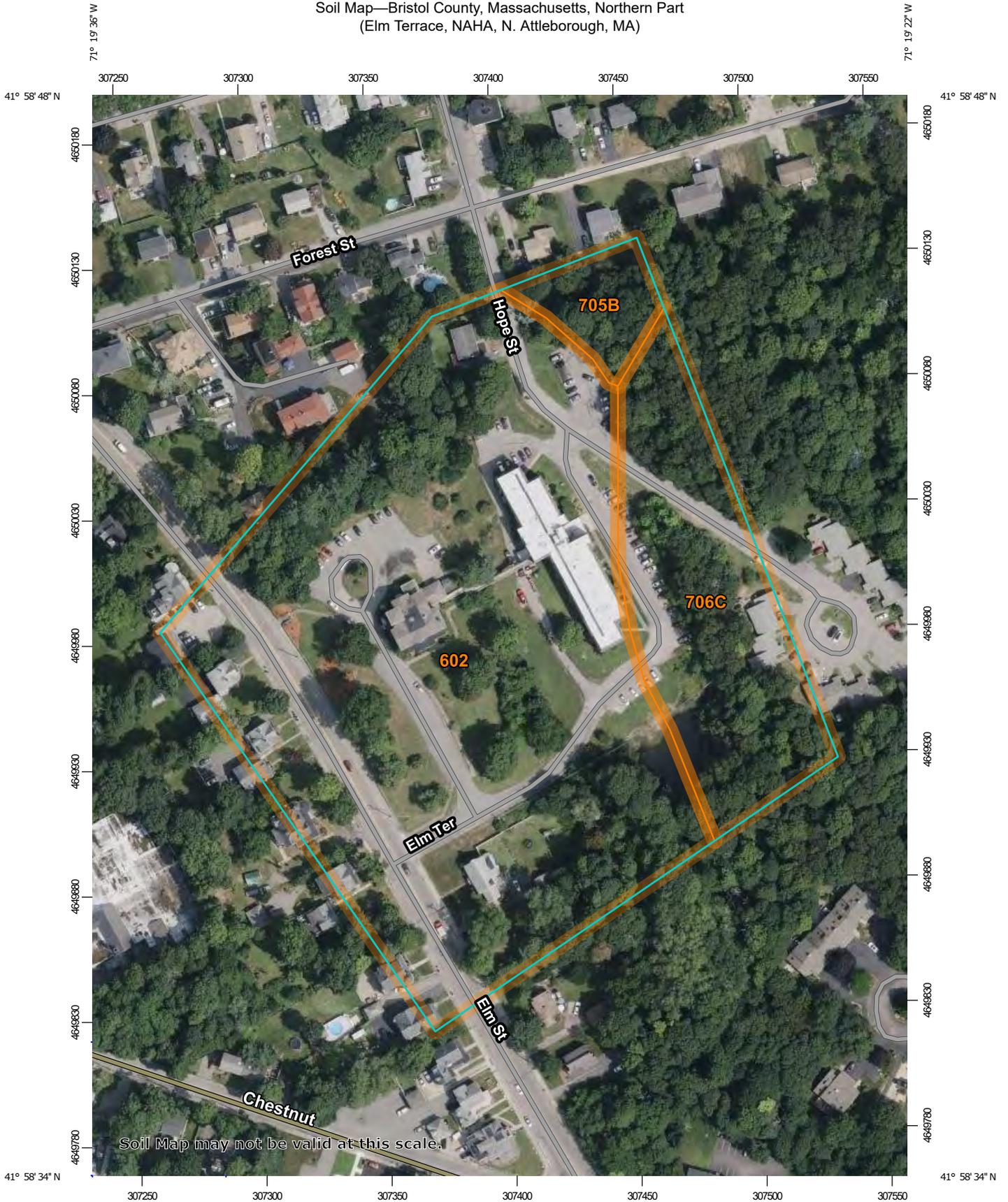
Property Tax Parcels

APPENDIX B:

Soil Map & Hydrologic Soil Group (HSG) Classification

Elm Terrace (667-2)
Parking Lot and Walkway Upgrades
Noth Attleborough, MA
GCG File #2507

Soil Map—Bristol County, Massachusetts, Northern Part
(Elm Terrace, NAHA, N. Attleborough, MA)



MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bristol County, Massachusetts, Northern Part
Survey Area Data: Version 18, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

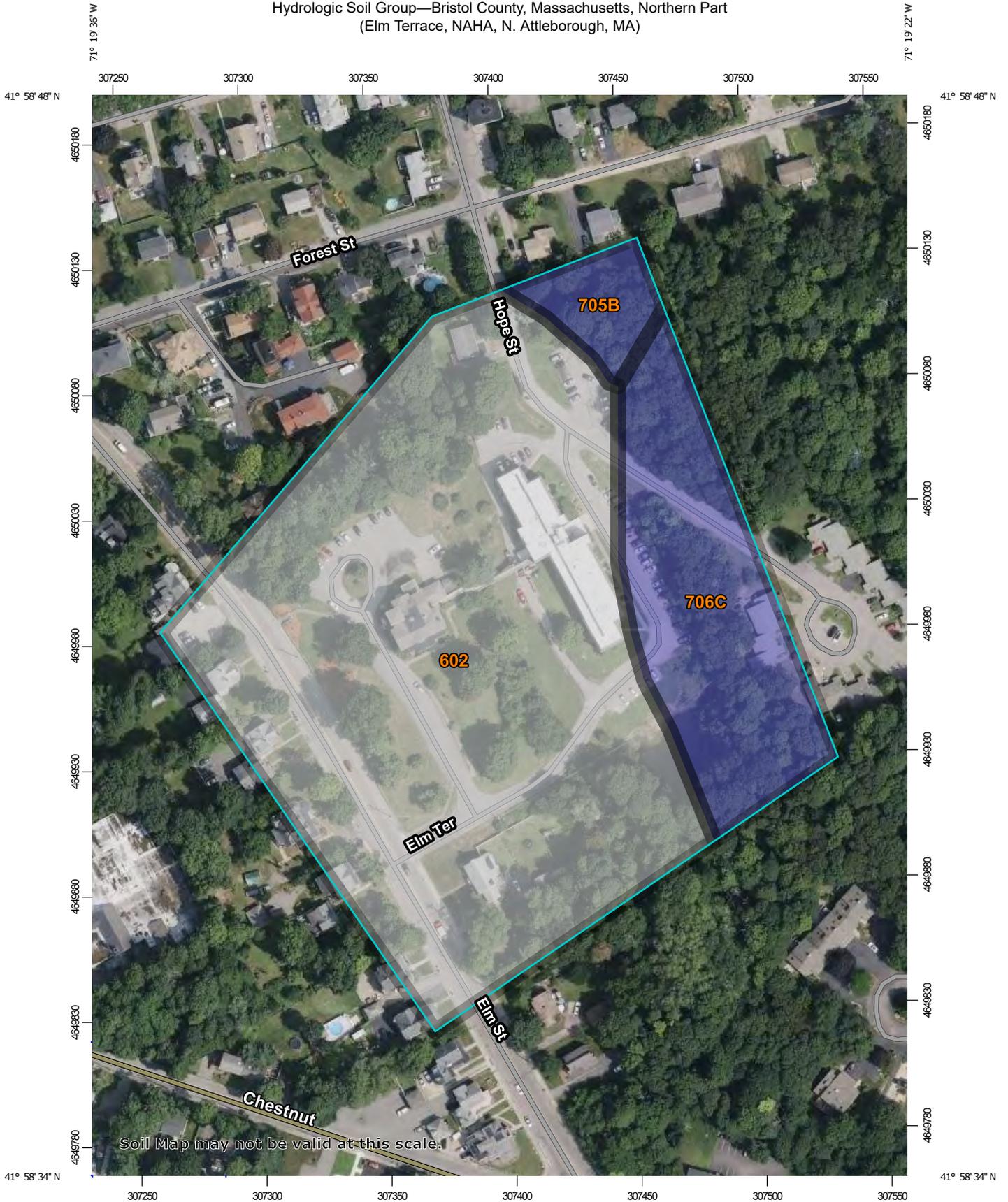
Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

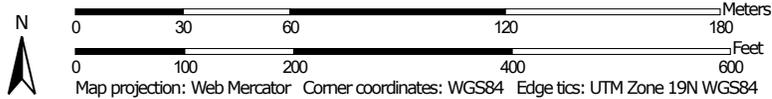
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 602 | Urban land | 9.2 | 76.5% |
| 705B | Charlton-Paxton fine sandy loams, 0 to 8 percent slopes, very rocky | 0.5 | 3.9% |
| 706C | Charlton-Rock outcrop-Paxton complex, 3 to 15 percent slopes | 2.4 | 19.7% |
| Totals for Area of Interest | | 12.0 | 100.0% |

Hydrologic Soil Group—Bristol County, Massachusetts, Northern Part
(Elm Terrace, NAHA, N. Attleborough, MA)

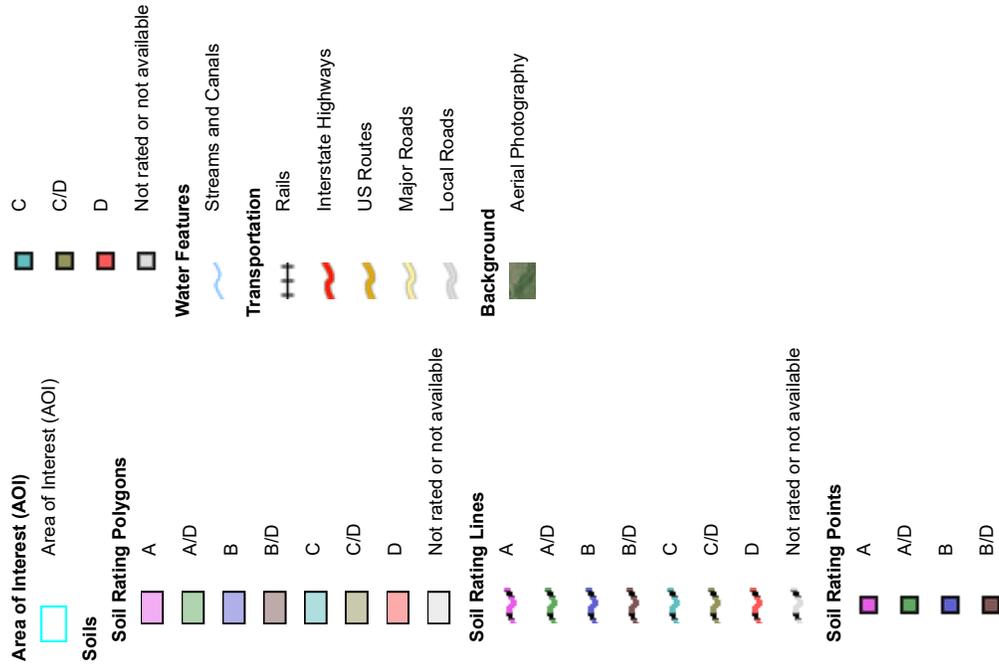


Soil Map may not be valid at this scale.

Map Scale: 1:2,100 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bristol County, Massachusetts, Northern Part
 Survey Area Data: Version 18, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------|--------------|----------------|
| 602 | Urban land | | 9.2 | 76.5% |
| 705B | Charlton-Paxton fine sandy loams, 0 to 8 percent slopes, very rocky | B | 0.5 | 3.9% |
| 706C | Charlton-Rock outcrop-Paxton complex, 3 to 15 percent slopes | B | 2.4 | 19.7% |
| Totals for Area of Interest | | | 12.0 | 100.0% |

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C:
Stormwater Standards

STORMWATER AND DRAINAGE OPERATION AND MAINTENANCE PLAN

Name of Project: Parking Lot and Walkway Upgrades, Elm Terrace (667-2)

Location: Elm Terrace, North Attleborough, Massachusetts 02760

Name of Owner/Operator: North Attleborough Housing Authority (NAHA), 20 South Washington Street, North Attleborough, MA 02760

Owner/Operator Signature: _____, Date _____

I. INTRODUCTION

The maintenance program below provides a general plan with specific requirements for stormwater management controls for **Elm Terrace (667-2), North Attleborough Housing Authority**. The program is based on the recommended standards presented in the DEP Stormwater Management Policy Handbook Volume 2, Chapter 2 and Guidelines for Stormwater Management and Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs, by Thomas R. Schueler, July 1987.

II. RESPONSIBILITY AND IMPLEMENTATION

The property owner is the owner of all components of the drainage system as listed in Section III below, until property ownership is transferred, at which the drainage system becomes the property of the successive owner. The implementation, execution, and financing of this maintenance program and emergency repairs shall be the responsibility of the property owner until property ownership is transferred, at which time maintenance and repairs shall be the responsibility of the successive owner.

III. GENERAL REQUIREMENTS

Construction activities shall conform to the approved site plans and any other regulations or requirements of the Town of North Attleborough. Mulch filter tubes, silt fence, and silt sack shall be installed at the limit of work prior to construction. All sediment controls shall be in place before construction shall begin and shall be properly maintained throughout the course of construction. During construction, silt laden runoff shall not be permitted to enter the nearby wetlands or abutting properties.

All BMPs and sediment controls shall be inspected, by the Applicant, on a weekly basis and within 24 hours of a rain event that generates more than ½" of rain in a 24 hour period. Pavement should be swept at the end of each construction day. Once each BMP is installed it shall be operated and maintained in accordance with the Post Construction Operation & Maintenance Plan.

Should any dewatering activities be required, the Applicant shall make certain that all pumped water is free of sediment prior to discharging to the nearby wetlands. The methods for removing any sediment shall be approved by the Town prior to any dewatering activities commence.

IV. BMP MAINTENANCE

Maintenance of Facilities: The Owner agrees to comply with a minimum maintenance schedule as follows:

- A. Street Sweeping: Street sweeping roadways and parking areas twice a year minimum. (early Spring and late Fall)
- B. Deep Sump Hooded Catch Basin: Inspect and clean catch basin. Catch basin grate should be inspected and cleaned every 4 times per year and after every major storm. During each inspection, the drains should be inspected for damage and any evidence of blockages. All accumulated trash, sediment, debris, etc., should be removed as necessary. Clean catch basin sump when sediment depth reaches 1/3 of the sump.
- C. Grassed Area: Maintain vegetation; mow or cut back if impedes water movement or grass health. Inspect eroded areas repair and reseed as needed.
- D. Fertilizer used for property shall be low in Nitrogen and Phosphorous free.

V. GENERAL

Dispose of the collected grit, sediment and debris in accordance with current Town/City State and Federal guidelines and regulations.

REFERENCE PLAN

Parking Lot and Walkway Upgrades, Elm Terrace (667-2), North Attleborough, Massachusetts, North Attleborough Housing Authority, EOHLC Project #197161, prepared by GCG Associates, inc., dated November 12, 2025.

Operation and Maintenance Budget

Inspection: \$400 per year

Mowing: \$1,000 per year

Cleaning and remove sediment: \$1000 per year

Total annual budget = \$2,400

Sample Stormwater System Inspection Log/Checklist

INSPECTOR'S NAME &

DATE: NAME & ADDRESS

OF FACILITY:

GENERAL OBSERVATIONS (IS WATER

| | Checked? (Y/N) | Maintenance Needed? (Y/N) | Maintenance Completed/ Observations & Remarks |
|-----------------------------------|-------------------|---------------------------------|--|
| Catch Basins | | | |
| CB (Catch Basin) | | | |
| CB | | | |
| | | | |
| Grassed Area | | | |
| Grassed Area | | | |
| | | | |
| Street Sweeping | | | |
| | | | |
| Roadways and Parking Areas | | | |
| | | | |

Attach pictures, summary, sketches, and notes as appropriate.

Standard #10: All illicit discharges to the stormwater management system are prohibited.

I. STATEMENT

This site as shown on the plan titled "Parking Lot and Walkway Upgrades, Elm Terrace (667-2), North Attleborough, Massachusetts, North Attleborough Housing Authority, EOHLC Project #197161", prepared by GCG Associates, Inc. and dated November 12, 2025 does not contain any illicit discharges, this was confirmed using visual screening as required by standard 10 of the "Massachusetts Stormwater Handbook" Vol. 1, Ch. 1 page 25. The project proponent, owner, or lessee (in perpetuity) must comply with local, state, and federal regulations for the discharge of illicit discharges from the site. Illicit discharges are discharges that are not entirely comprised of storm water. Notwithstanding the foregoing, an illicit discharge does not include discharges from the following activities:

- Fire fighting
- Water line flushing
- Landscape irrigation
- Uncontaminated ground water
- Potable water sources
- Foundation drains
- Air conditioning condensation
- Footing drains
- Individual car washing
- Water used for street washing and water used to clean residential buildings without detergents

The project proponent, owner, or lessee (in perpetuity) shall adhere to this report on file with the Town of North Attleborough Conservation Commission.

APPENDIX D:
Project Abutter Information

Elm Terrace (667-2)
Parking Lot and Walkway Upgrades
Noth Attleborough, MA
GCG File #2507

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 within 100' of 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 December 30, 2025 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:

The project consists of reclaim and repave parking lot and driveway at the North Attleborough Housing Authority, Elm Terrace housing development for elderly & disabled, (Chapter 667 housing). Existing walkways to be replaced and widened to meet the current ADA/AAB requirements, additional new walkway connections to improve the accessibility of the facility. Portion of the walkway and roadway improvements are within the 100-foot bordering vegetated wetland buffer and requires to file a Notice of Intent with the Conservation Commission and MassDEP.

- B. The name of the applicant is: North Attleborough Housing Authority.
- C. The address of the land where the activity is proposed is: Elm Terrace, North Attleborough, Map 11 and Parcel 1.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the North Attleboro Conservation Commission, located at 43 S Washington St. The regular business hours of the Commission are Monday-Thursday 8:00-4:30pm and Friday 8:00-noon. The Commission may be reached at (508) 699-0100.
- E. Copies of the Notice of Intent may be obtained from the applicant or GCG Associates, Inc. representative by calling GCG Associates, Inc. at (978) 657-9714. An administrative fee may be applied for providing copies of the NOI and plans.
- 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 Sun Chronicle.

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.

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, [Michael J. Carter hereby certify under the pains and penalties of perjury that on [12/26/2025 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 North Attleboro Housing Authority with the North Attleboro Conservation Commission on December 30, 2025 for property located at Elm Terrace, Map 11 - Lot 1

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.

Michael Carter

Signature

12/26/2025

Date



**TOWN OF NORTH ATTLEBOROUGH
BOARD OF ASSESSORS**

43 South Washington Street
North Attleborough, Ma 02760

Phone: (508)-699-0100 Ext. 2514 Fax: (508)-643-3372

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

Cheryl Smith
Chief Assessor

CERTIFIED ABUTTERS LIST

Date: 12/29/2025

Location: 204 ELM ST

Map/Lot: 11/1/ 1A

Current Owner of Record (as of Jan. 1, 2025) N ATTLEBORO HOUSING
AUTHORITY

Mailing Address: HOUSING - ELM TERRACE20 S
WASHINGTON ST
N ATTLEBORO, MA 02760

Board Prepared For: CONSERVATION

Applicant: ROSEY HOWE

Phone: 978-657-9714

E-Mail: RHOWE@GCGASSOCIATES.NET

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
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ABUTTERS LISTING
CONSERVATION
12/29/2025

SUBJECT PARCEL: 11/1/ 1A

SUBJECT LOCATION: 204 ELM ST

N ATTLEBORO HOUSING AUTHORITY
HOUSING - ELM TERRACE
20 S WASHINGTON ST
N ATTLEBORO, MA 02760

| Parcel(s) | Owner & Mailing Address | Property Location |
|-------------------|---|--------------------------|
| 11/68/ 69-70 | JOHNSON THOMAS E + CHERYL 39 FOREST ST N ATTLEBORO, MA 02760 | 39 FOREST ST |
| 11/71/ 72 | ROSS KAREN S 34 HOPE ST N ATTLEBORO, MA 02760 | 34 HOPE ST |
| 11/73/ 74-75 + 88 | FARQUHARSON PAUL F + JOAN M 47 FORREST ST N ATTLEBORO, MA 02760 | 47 FOREST ST |
| 11/76/ 80 | POIRER THOMAS A + KNIGHT-POIRER LUISA C 10 FOREST PL N ATTLEBORO, MA 02760 | 10 FOREST PL |
| 11/85/ 138 | HOEYBERGHS AN JENNY 649 STATE RD #291 WESTPORT, MA 02790 | ELM ST |
| 11/86/ 142 + 887 | NICHOLSON DAVID B + PATRICIA N TRS DAVID B NICHOLSON TRS - 2006 186 ELM ST N ATTLEBORO, MA 02760 | 186 ELM ST |
| 11/98/ 2 | HALL RICHARD A SR + HALL RICHARD A JR 81 FOREST ST N ATTLEBOROQ, MA 02760 | 24 ARCH ST |
| 11/105/ 105A | N ATTLEBORO HOUSING AUTHORITY HOUSING 20 S WASHINGTON ST N ATTLEBORO, MA 02760 | HOPE ST |
| 11/152/ 157 | DRISCOLL PATRICK D + KERRI M 230 ELM ST N ATTLEBORO, MA 02760 | 230 ELM ST |
| 12/97/ | MESSIER DANIEL + CRONIN KELLY 237 ELM ST N ATTLEBORO, MA 02760 | 237 ELM ST |



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North Attleborough, Ma 02760

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| Parcel(s) | Owner & Mailing Address | Property Location |
|------------------|---|--------------------------|
| 12/98/ | THOMPSON JEAN + WILLIAM 227 ELM ST N ATTLEBORO, MA 02760 | ELM ST |
| 12/102/ | LAMOUREUX LOUIS D + TAMMY J 201 ELM ST N ATTLEBORO, MA 02760 | 201 ELM ST |
| 12/103/ | ROBITAILLE PETER + CHRISTINE A 191 ELM ST N ATTLEBORO, MA 02760 | 191 ELM ST |
| 12/245/ | THOMPSON JEAN + WILLIAM 227 ELM ST N ATTLEBORO, MA 02760 | 225 ELM ST |
| 12/251/ | MORRISSEY MICHAEL J + JENNIFER C 207A ELM ST FOXBORO, MA 02035 | 207A ELM ST |
| 12/256/ | PLATH FAMILY REALTY TR PLATH JOSEPH R + DIANE E TRS 217 ELM ST N ATTLEBORO, MA 02760 | 217 ELM ST |
| 13/23/A002 69 | SPEIDEL GREGORY E 2 POPPASQUASH RD N ATTLEBORO, MA 02760 | 2 POPPASQUASH RD #A002 |
| 13/23/A004 69 | SHAW THOMAS 4 POPPASQUASH RD #A004 N ATTLEBORO, MA 02760 | 4 POPPASQUASH RD #A004 |
| 13/23/A006 69 | ROSE EILEEN TR GOLDSTEIN FAMILY 2021 IRREVOCABLE TR 6 POPPASQUASH RD N ATTLEBORO, MA 02760 | 6 POPPASQUASH RD #A006 |
| 13/23/A008 69 | STUART JOHN J + SHEILA M 8 POPPASQUASH RD N ATTLEBORO, MA 02760 | 8 POPPASQUASH RD #A008 |
| 13/23/B010 69 | CARRILLO JOSE GREGORIO CELIS + AGUER 10 POPPASQUASH RD #B010 N ATTLEBORO, MA 02760 | 10 POPPASQUASH RD #B010 |
| 13/23/B012 69 | BARBER W BRIAN + MARY E 12 POPPASQUASH RD N ATTLEBORO, MA 02760 | 12 POPPASQUASH RD #B012 |
| 13/23/C001 69 | COSSETTE PAULA + ROBERT R + NANCY L 1 POPPASQUASH RD N ATTLEBORO, MA 02760 | 1 POPPASQUASH RD #C001 |



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| | | |
|-----------------------------------|--|---|
| Parcel(s) 13/23/C003 69 | Owner & Mailing Address HARWOOD CHRISTOPHER J + BECKERMAN AMY 3 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 3 POPPASQUASH RD #C003 |
| Parcel(s) 13/23/C005 69 | Owner & Mailing Address GIMLER DONNA M + DIPIETRO GAETANO C TRS 5 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 5 POPPASQUASH RD #C005 |
| Parcel(s) 13/23/C007 69 | Owner & Mailing Address LACROIX KRISTINE A 7 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 7 POPPASQUASH RD #C007 |
| Parcel(s) 13/23/C009 69 | Owner & Mailing Address OBRIEN JAMES + JOAN 9 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 9 POPPASQUASH RD #C009 |
| Parcel(s) 13/23/C011 69 | Owner & Mailing Address RAMUNDO THOMAS A + KATHLEEN A 43 NEWELL DR CUMBERLAND, RI 02864 | Property Location 11 POPPASQUASH RD #C011 |
| Parcel(s) 13/23/D013 69 | Owner & Mailing Address PILOZZI BRENEDA + GIUSEPPE 13 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 13 POPPASQUASH RD #D013 |
| Parcel(s) 13/23/D015 69 | Owner & Mailing Address FERRARA KATHLEEN M 15 POPPASQUASH RD #D015 N ATTLEBORO, MA 02760 | Property Location 15 POPPASQUASH RD #D015 |
| Parcel(s) 13/23/D017 69 | Owner & Mailing Address DEANGELIS JOSEPH P 17 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 17 POPPASQUASH RD #D017 |
| Parcel(s) 13/23/D019 69 | Owner & Mailing Address MAHONEY LAWRENCE J 13000 AMBERLEY CT APT # 105 BONITA SPRINGS, FL 34135 | Property Location 19 POPPASQUASH RD #D019 |
| Parcel(s) 13/23/E014 69 | Owner & Mailing Address GAGNE LYNNE 14 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 14 POPPASQUASH RD #E014 |
| Parcel(s) 13/23/E016 69 | Owner & Mailing Address KRAJEWSKI ROBERT J + TROWBRIDGE 16 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 16 POPPASQUASH RD #E016 |
| Parcel(s) 13/23/E018 69 | Owner & Mailing Address LORENZO KAREN 18 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 18 POPPASQUASH RD #E018 |
| Parcel(s) 13/23/E020 69 | Owner & Mailing Address CARIGNAN GERARD J 20 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 20 POPPASQUASH RD #E020 |
| Parcel(s) 13/23/F021 69 | Owner & Mailing Address MATIAS SONIA L 21 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 21 POPPASQUASH RD #F021 |



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North Attleborough, Ma 02760

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| | | |
|-----------------------------------|--|---|
| Parcel(s) 13/23/F023 69 | Owner & Mailing Address POND JACOB + MCLAUGHLIN MOLLY 23 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 23 POPPASQUASH RD #F023 |
| Parcel(s) 13/23/F025 69 | Owner & Mailing Address REA WILLIAM T 25 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 25 POPPASQUASH RD #F025 |
| Parcel(s) 13/23/F027 69 | Owner & Mailing Address COLLINS JOHN M JR + BARBARA D 27 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 27 POPPASQUASH RD #F027 |
| Parcel(s) 13/23/G022 69 | Owner & Mailing Address ALLEN GAIL OSBORNE 22 POPPASQUASH RD #G022 N ATTLEBORO, MA 02760 | Property Location 22 POPPASQUASH RD #G022 |
| Parcel(s) 13/23/G024 69 | Owner & Mailing Address RIALL KENNETH TR KENNETH RIALI REVOCABLE TR 24 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 24 POPPASQUASH RD #G024 |
| Parcel(s) 13/23/G026 69 | Owner & Mailing Address PAPPALARDO ALISON L 26 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 26 POPPASQUASH RD #G026 |
| Parcel(s) 13/23/G028 69 | Owner & Mailing Address SCHOFIELD BONNIE C 28 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 28 POPPASQUASH RD #G028 |
| Parcel(s) 13/23/H030 69 | Owner & Mailing Address SMITH LAURA J 30 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 30 POPPASQUASH RD #H030 |
| Parcel(s) 13/23/H032 69 | Owner & Mailing Address GUILD KATHRYN M 32 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 32 POPPASQUASH RD #H032 |
| Parcel(s) 13/23/H034 69 | Owner & Mailing Address CONLON GLEN D 34 POPPASQUASH RD #H034 N ATTLEBORO, MA 02760 | Property Location 34 POPPASQUASH RD #H034 |
| Parcel(s) 13/23/H036 69 | Owner & Mailing Address BRETON CHRISTINE 36 POPPASQUASH RD N ATTLEBORO, MA 02760 | Property Location 36 POPPASQUASH RD #H036 |
| Parcel(s) 13/23/I029 69 | Owner & Mailing Address SCOTT WESTCOTT LAURA J 29 POPPASQUASH RD #I029 N ATTLEBORO, MA 02760 | Property Location 29 POPPASQUASH RD #I029 |
| Parcel(s) 13/23/I031 69 | Owner & Mailing Address BODENSIEK PAUL 31 POPPASQUASH RD UNIT 31 N ATTLEBORO, MA 02760 | Property Location 31 POPPASQUASH RD #I031 |



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BOARD OF ASSESSORS**

43 South Washington Street
North Attleborough, Ma 02760

Phone: (508)-699-0100 Ext. 2514 Fax: (508)-643-3372

| Parcel(s) | Owner & Mailing Address | Property Location |
|------------------|---|--------------------------|
| 13/23/1033 69 | AYYAPPAN ARUN ISAAC RAJ + BOSCO SHYLU WILLIAM 33 POPPASQUASH RD N ATTLEBORO, MA 02760 | 33 POPPASQUASH RD #1033 |
| 13/23/1035 69 | HOWARD JEAN E TRS JEAN E HOWARD NOMINEE 35 POPPASQUASH RD N ATTLEBORO, MA 02760 | 35 POPPASQUASH RD #1035 |
| 13/23/1037 69 | KINNEY JOHN F + CAROLYN A 37 POPPASQUASH RD N ATTLEBORO, MA 02760 | 37 POPPASQUASH RD #1037 |
| 13/23/1039 69 | WAGNER DIANDRA D 39 POPPASQUASH RD N ATTLEBORO, MA 02760 | 39 POPPASQUASH RD #1039 |
| 13/23/J038 69 | MARGUILES JEROME D 38 POPPASQUASH RD #J038 N ATTLEBORO, MA 02760 | 38 POPPASQUASH RD #J038 |
| 13/23/J040 69 | FLEISCHMANN JUNE E TRUSTEE JUNE E FLEISCHMAN REV TRS 40 POPPASQUASH RD #J040 N ATTLEBORO, MA 02760 | 40 POPPASQUASH RD #J040 |
| 13/89/ | ROSS MICHAEL A 250 ELM ST N ATTLEBORO, MA 02760 | 250 ELM ST |



N ATTLEBORO HOUSING AUTHORITY
HOUSING - ELM TERRACE
20 S WASHINGTON ST
N ATTLEBORO, MA 02760

JOHNSON THOMAS E + CHERYL
39 FOREST ST
N ATTLEBORO, MA 02760

ROSS KAREN S
34 HOPE ST
N ATTLEBORO, MA 02760

FARQUHARSON PAUL F + JOAN M
47 FORREST ST
N ATTLEBORO, MA 02760

POIRER THOMAS A + KNIGHT-POIRER LUISA C
10 FOREST PL
N ATTLEBORO, MA 02760

HOEYBERGHS AN JENNY
649 STATE RD #291
WESTPORT, MA 02790

NICHOLSON DAVID B + PATRICIA N TRS
DAVID B NICHOLSON TRS - 2006
186 ELM ST
N ATTLEBORO, MA 02760

HALL RICHARD A SR + HALL RICHARD A JR
81 FOREST ST
N ATTLEBORO, MA 02760

N ATTLEBORO HOUSING AUTHORITY
HOUSING
20 S WASHINGTON ST
N ATTLEBORO, MA 02760

DRISCOLL PATRICK D + KERRI M
230 ELM ST
N ATTLEBORO, MA 02760

MESSIER DANIEL + CRONIN KELLY
237 ELM ST
N ATTLEBORO, MA 02760

THOMPSON JEAN + WILLIAM
227 ELM ST
N ATTLEBORO, MA 02760

LAMOUREUX LOUIS D + TAMMY J
201 ELM ST
N ATTLEBORO, MA 02760

ROBITAILLE PETER + CHRISTINE A
191 ELM ST
N ATTLEBORO, MA 02760

THOMPSON JEAN + WILLIAM
227 ELM ST
N ATTLEBORO, MA 02760

MORRISSEY MICHAEL J + JENNIFER C
207A ELM ST
FOXBORO, MA 02035

PLATH FAMILY REALTY TR
PLATH JOSEPH R + DIANE E TRS
217 ELM ST
N ATTLEBORO, MA 02760

SPEIDEL GREGORY E
2 POPPASQUASH RD
N ATTLEBORO, MA 02760

SHAW THOMAS
4 POPPASQUASH RD #A004
N ATTLEBORO, MA 02760

ROSE EILEEN TR
GOLDSTEIN FAMILY 2021 IRREVOCABLE TR
6 POPPASQUASH RD
N ATTLEBORO, MA 02760

STUART JOHN J + SHEILA M
8 POPPASQUASH RD
N ATTLEBORO, MA 02760

CARRILLO JOSE GREGORIO CELIS + AGUERO
XOCHILT IRENE SANTANA
10 POPPASQUASH RD #B010
N ATTLEBORO, MA 02760

BARBER W BRIAN + MARY E
12 POPPASQUASH RD
N ATTLEBORO, MA 02760

COSSETTE PAULA + ROBERT R + NANCY L
1 POPPASQUASH RD
N ATTLEBORO, MA 02760

HARWOOD CHRISTOPHER J + BECKERMAN AMY
3 POPPASQUASH RD
N ATTLEBORO, MA 02760

GIMLER DONNA M + DIPIETRO GAETANO C TRS
5 POPPASQUASH RD
N ATTLEBORO, MA 02760

LACROIX KRISTINE A
7 POPPASQUASH RD
N ATTLEBORO, MA 02760

OBRIEN JAMES + JOAN
9 POPPASQUASH RD
N ATTLEBORO, MA 02760

RAMUNDO THOMAS A + KATHLEEN A
43 NEWELL DR
CUMBERLAND, RI 02864

PILOZZI BRENEDA + GIUSEPPE
13 POPPASQUASH RD
N ATTLEBORO, MA 02760

FERRARA KATHLEEN M
15 POPPASQUASH RD #D015
N ATTLEBORO, MA 02760

DEANGELIS JOSEPH P
17 POPPASQUASH RD
N ATTLEBORO, MA 02760

MAHONEY LAWRENCE J
13000 AMBERLEY CT APT # 105
BONITA SPRINGS, FL 34135

GAGNE LYNNE
14 POPPASQUASH RD
N ATTLEBORO, MA 02760

KRAJEWSKI ROBERT J + TROWBRIDGE
16 POPPASQUASH RD
N ATTLEBORO, MA 02760

LORENZO KAREN
18 POPPASQUASH RD
N ATTLEBORO, MA 02760

CARIGNAN GERARD J
20 POPPASQUASH RD
N ATTLEBORO, MA 02760

MATIAS SONIA L
21 POPPASQUASH RD
N ATTLEBORO, MA 02760

POND JACOB + MCLAUGHLIN MOLLY
23 POPPASQUASH RD
N ATTLEBORO, MA 02760

REA WILLIAM T
25 POPPASQUASH RD
N ATTLEBORO, MA 02760

COLLINS JOHN M JR + BARBARA D
27 POPPASQUASH RD
N ATTLEBORO, MA 02760

ALLEN GAIL OSBORNE
22 POPPASQUASH RD #G022
N ATTLEBORO, MA 02760

RIALL KENNETH TR
KENNETH RIALI REVOCABLE TR
24 POPPASQUASH RD
N ATTLEBORO, MA 02760

PAPPALARDO ALISON L
26 POPPASQUASH RD
N ATTLEBORO, MA 02760

SCHOFIELD BONNIE C
28 POPPASQUASH RD
N ATTLEBORO, MA 02760

SMITH LAURA J
30 POPPASQUASH RD
N ATTLEBORO, MA 02760

GUILD KATHRYN M
32 POPPASQUASH RD
N ATTLEBORO, MA 02760

CONLON GLEN D
34 POPPASQUASH RD #H034
N ATTLEBORO, MA 02760

BRETON CHRISTINE
36 POPPASQUASH RD
N ATTLEBORO, MA 02760

SCOTT WESTCOTT LAURA J
29 POPPASQUASH RD #I029
N ATTLEBORO, MA 02760

BODENSIEK PAUL
31 POPPASQUASH RD UNIT 31
N ATTLEBORO, MA 02760

AYYAPPAN ARUN ISAAC RAJ + BOSCO SHYLU
WILLIAM
33 POPPASQUASH RD
N ATTLEBORO, MA 02760

HOWARD JEAN E TRS JEAN E HOWARD
NOMINEE
35 POPPASQUASH RD
N ATTLEBORO, MA 02760

KINNEY JOHN F + CAROLYN A
37 POPPASQUASH RD
N ATTLEBORO, MA 02760

WAGNER DIANDRA D
39 POPPASQUASH RD
N ATTLEBORO, MA 02760

MARGUILES JEROME D
38 POPPASQUASH RD #J038
N ATTLEBORO, MA 02760

FLEISCHMANN JUNE E TRUSTEE
JUNE E FLEISCHMAN REV TRS
40 POPPASQUASH RD #J040
N ATTLEBORO, MA 02760

ROSS MICHAEL A
250 ELM ST
N ATTLEBORO, MA 02760

APPENDIX E:
Wetland Field Report

Elm Terrace (667-2)
Parking Lot and Walkway Upgrades
North Attleborough, MA
GCG File #2507



Christopher J. Capone
49 Doherty Avenue
Somerset, MA 02726

WETLANDS FIELD REPORT

**GCG Associates
34 Circle Court
204 Elm Street
North Attleboro, MA**

September 6, 2025

The purpose of this report is to set forth the basis for the delineation of wetland resource areas on the subject property. The delineation of the bordering vegetated wetland was flagged in accordance with the 2022 MADEP field handbook entitled, Delineation of Bordering Vegetated Wetlands 2nd Edition, and is intended to comply with Massachusetts Wetlands Protection Act, 310 CMR 10.00.

The proposed project is to determine wetland resource areas within two properties owned by the North Attleboro Housing Authority. The properties are identified on the Town of North Attleboro Assessors as Map 11 Lot 1, and Map 19 Lot 220.

I conducted a one day assessment of the properties on 9/5/25. The temperatures were 75 degrees with leaf on conditions. The delineation of the wetland resource areas on the property began with determining the areas were wetland vegetation clearly dominated. After making this determination, I crisscrossed between these wetland areas and surrounding uplands (i.e. within the wetland-uplands transition zones) and placed pink numbered flags where wetland plants made up at least 50% of the plant community. It was determined the resource areas identified are a Bordering Vegetated Wetland (BVW).

Elm Street- Flags WF #A1- WF #A25 were placed in the field along the edge of wetland. Wetland area is located along the rear parking lot and below Hope Street. Storm water is discharged into this area from the street drains. Water flows south east into an adjacent ponding area before exiting offsite. (See attached)

Circle Court- Flags WF # A1- WF # A14 were placed in the field along the wetland that is located on the west property abutting Circle Court. The wetland is associated with Scotts Brook a perennial stream located within the interior section of the BVW. (See attached)

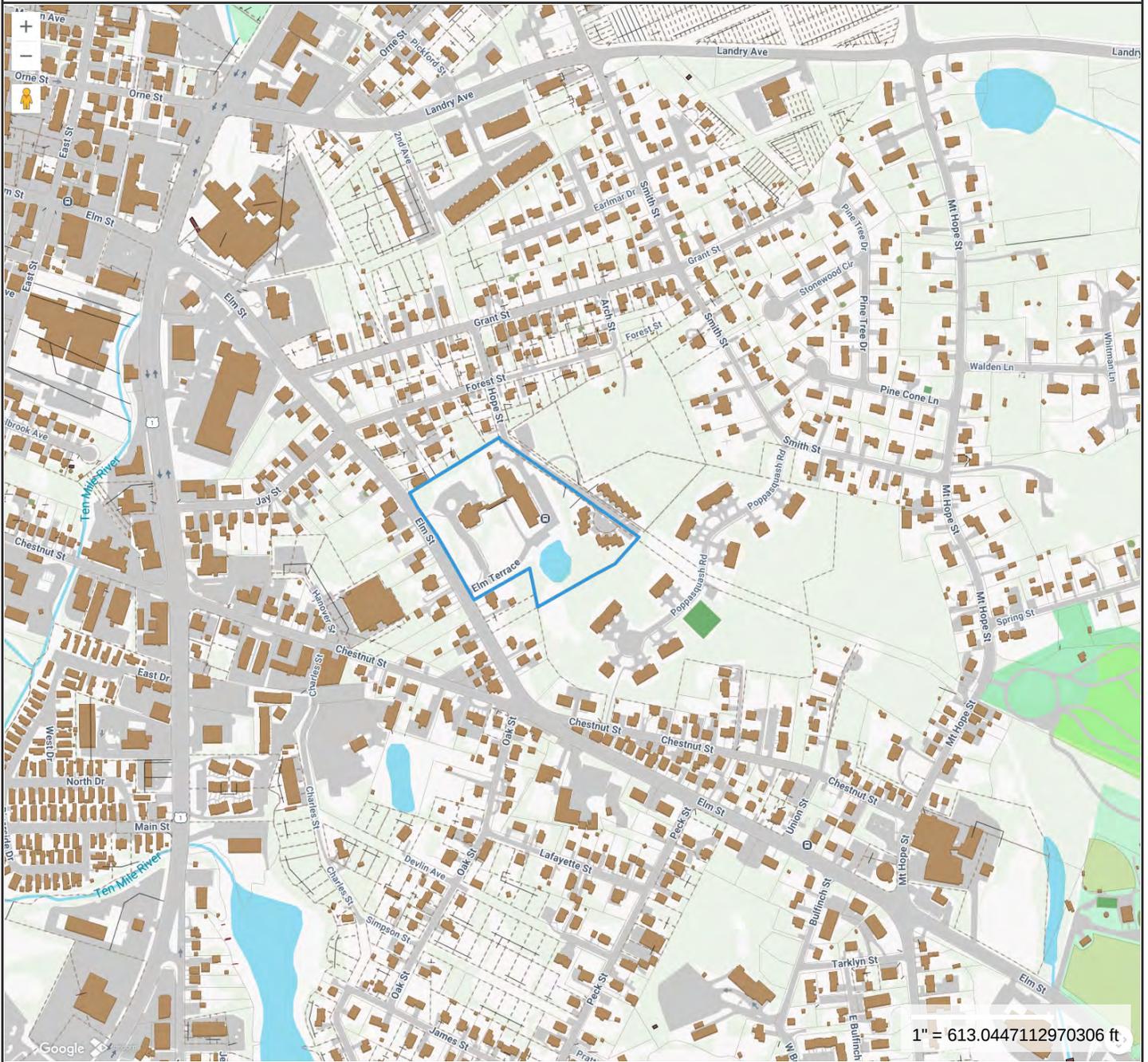
Wetland Vegetation observed was Glossy Buckthorn (*Rhamnus frangula*) FAC, Royal Fern (*Osmunda regalis*) OBL, Jewelweed (*Impatiens capensis*) FACW, Red Maple (*Acer rubrum*) FAC, and invasive Purple Loosestrife (*Lythrum salicaria*) FACW.

If you have questions or concerns please contact me at paulcapone@live.com or (508)642-3040.

Sincerely,

Christopher J. Capone
Christopher J. Capone
Wetlands Consultant

204 Elm Street



Property Information

Property ID 11-1
Location 204 ELM ST
Owner N ATTLEBORO HOUSING AUTHORITY

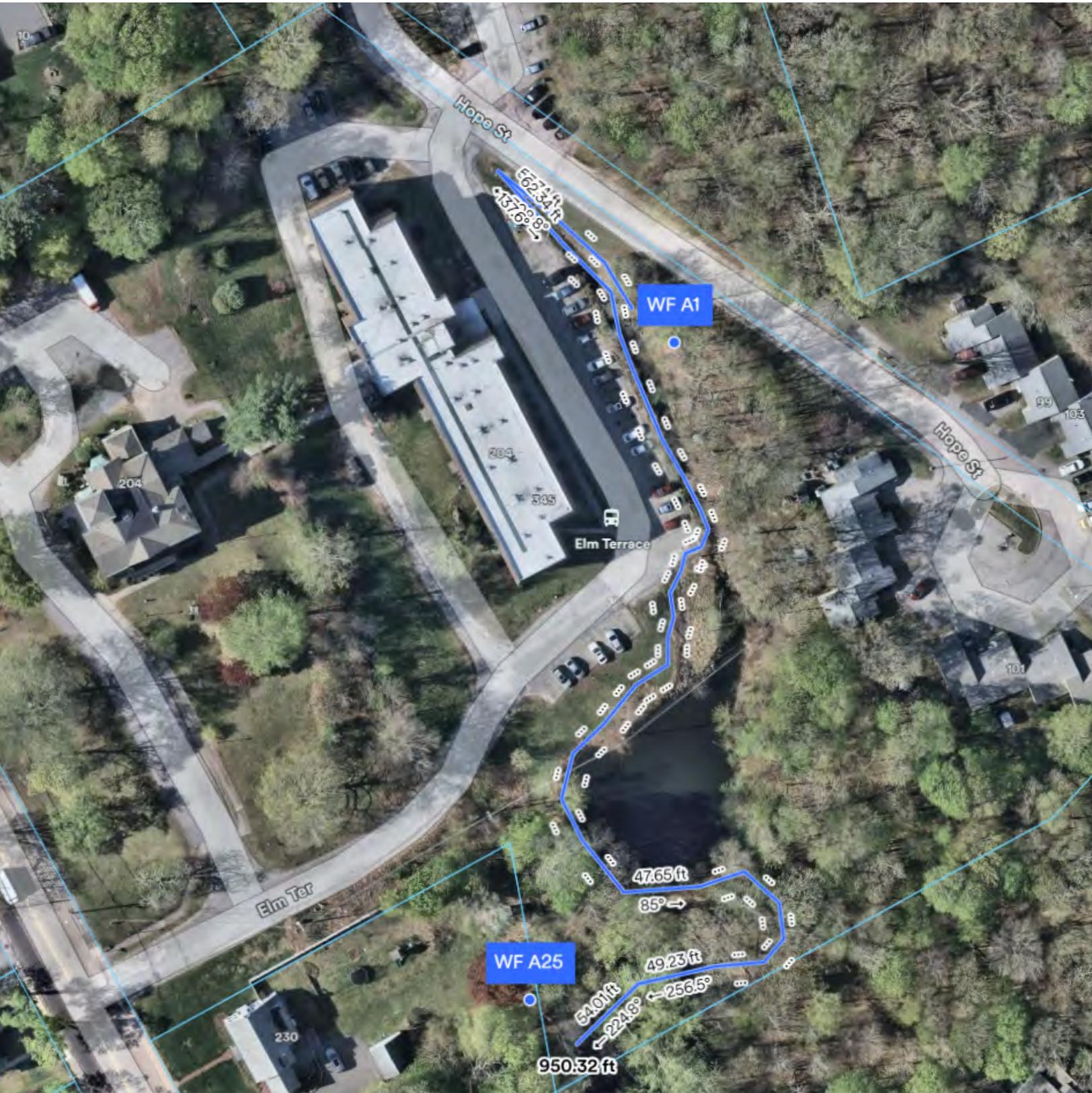


MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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.



III REFERENCES

**Parking Lot and Walkway Upgrades
Circle Court (667-1)
North Attleborough, Massachusetts.
North Attleborough Housing Authority
EOHLC Project # 197161
(8 sheets)**

Elm Terrace (667-2)
Parking Lot and Walkway Upgrades
North Attleborough, MA
GCG File #2507