



NORSE ENVIRONMENTAL SERVICES, INC.

2100 Lakeview Avenue Unit 3A

Dracut MA 01826

TEL. (978) 649-9932

Website: www.norseenvironmental.com

NOTICE OF INTENT

FOR

MURPHY'S FARM

**231 WHEELER STREET
ASSESSORS MAP 22 LOT 53**

**MURPHY WAY & ELIZABETH DRIVE
ASSESSORS MAP 39 BLOCK 53 LOTS 1-23**

DRACUT, MA

APPLICANT: THE HOMES AT MURPHY'S FARM LLC

JANUARY 2025

PROJECT: MURPHY’S FARM – 231 WHEELER STREET,
MURPHY WAY & ELIZABETH DRIVE
DRACUT

APPLICANT: THE HOMES AT MURPHY’S FARM LLC

TABLE OF CONTENTS

- MURPHY’S FARM PARCEL ID’S AND ADDRESSES
- NOTICE OF INTENT
- WETLAND FEE TRANSMITTAL FORM
- NOTIFICATION TO ABUTTERS
- ABUTTERS LISTS
- AFFIDAVIT OF SERVICE
- NOTICE OF INTENT REPORT
- ASSESSORS MAP
- LOCUS MAP
- USGS TOPOGRAPHIC MAP
- SOILS MAP
- FEMA MAP
- 2024 MASSMAPPER NHESP MAP
- DRAINAGE REPORT
- PLANS

Murphy's Farm Parcel ID's and Addresses

Map 22 Lot 53	231 Wheeler Street
Map 39 Block 53 Lot 1	15 Murphy Way
Map 39 Block 53 Lot 2	21 Murphy Way
Map 39 Block 53 Lot 3	25 Murphy Way
Map 39 Block 53 Lot 4	28 Murphy Way
Map 39 Block 53 Lot 5	22 Murphy Way
Map 39 Block 53 Lot 6	16 Murphy Way
Map 39 Block 53 Lot 7	10 Murphy Way
Map 39 Block 53 Lot 8	4 Murphy Way
Map 39 Block 53 Lot 9	40 Elizabeth Drive
Map 39 Block 53 Lot 10	34 Elizabeth Drive
Map 39 Block 53 Lot 11	29 Elizabeth Drive
Map 39 Block 53 Lot 12	35 Elizabeth Drive
Map 39 Block 53 Lot 13	41 Elizabeth Drive
Map 39 Block 53 Lot 14	47 Elizabeth Drive
Map 39 Block 53 Lot 15	53 Elizabeth Drive
Map 39 Block 53 Lot 16	59 Elizabeth Drive
Map 39 Block 53 Lot 17	64 Elizabeth Drive
Map 39 Block 53 Lot 18	58 Elizabeth Drive
Map 39 Block 53 Lot 19	52 Elizabeth Drive
Map 39 Block 53 Lot 20	46 Elizabeth Drive
Map 39 Block 53 Lot 21	5 Murphy Way
Map 39 Block 53 Lot 22	9 Murphy Way
Map 39 Block 53 Lot 23	70 Elizabeth Drive



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

Dracut

City/Town

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

231 Wheeler Street, Murphy Wy & Elizabeth Dr

a. Street Address

Dracut

b. City/Town

01826

c. Zip Code

Latitude and Longitude:

42.68840

d. Latitude

-71.24520

e. Longitude

Maps 22 & 39

f. Assessors Map/Plat Number

Lot 53 & Block 53 Lots 1-23

g. Parcel /Lot Number

2. Applicant:

Kevin

a. First Name

O'Brien

b. Last Name

The Homes at Murphy's Farm LLC

c. Organization

18 Cassimere Street

d. Street Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

978-265-1863

h. Phone Number

i. Fax Number

kevin@obrienhomesinc.com

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

Kevin

a. First Name

O'Brien

b. Last Name

O'Brien Homes Inc

c. Organization

18 Cassimere Street

d. Street Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

978-265-1863

h. Phone Number

i. Fax Number

kevin@obrienhomesinc.com

j. Email address

4. Representative (if any):

Maureen

a. First Name

Herald

b. Last Name

Norse Environmental Services, Inc.

c. Company

2100 Lakeview Avenue, Unit 3A

d. Street Address

Dracut

e. City/Town

MA

f. State

01826

g. Zip Code

978-649-9932

h. Phone Number

i. Fax Number

maureen@norseenv.com

j. Email address

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

\$15,750.00

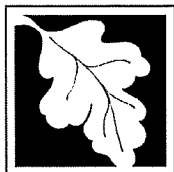
a. Total Fee Paid

\$7,862.50

b. State Fee Paid

\$7,887.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposing to construct (15) multi-family buildings, walkways, roadways, parking, sidewalks, walking trails, playgrounds, drainage, grading and associated utilities within the 100 ft. Buffer Zone of Bordering Vegetated Wetlands.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

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

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

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

M.N.R.D.

a. County

31624

c. Book

b. Certificate # (if registered land)

254

d. Page Number

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

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 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 available) - specify coastal or inland	

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:

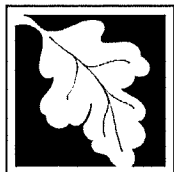
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

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)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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Dracut

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 Beach	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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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., creation
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. <input type="checkbox"/> Restoration/Enhancement	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 enter the additional amount here.	
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

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 and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

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

12/2024

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

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

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands 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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" 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

- (f) 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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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 #

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.

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

- a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

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

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

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project 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.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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Dracut

City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. 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 MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. 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
6. 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
7. 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. Check why the project is exempt:
1. ☐ Single-family house
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 housing project) with no discharge to Critical Areas.

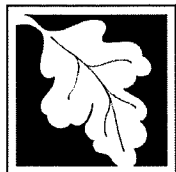
D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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.



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

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Dracut

City/Town

D. Additional Information (cont'd)

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.

Comprehensive Permit Site Plan for Murphy's Farm

a. Plan Title

Civil Design Consultants Inc.

James Hanley

b. Prepared By

c. Signed and Stamped by

12/30/24

1" = 60'

d. Final Revision Date

e. Scale

Drainage Report

12/30/24

f. Additional Plan or Document Title

g. Date

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.

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:

Town of Dracut Check #21178

12/23/2024

2. Municipal Check Number

3. Check date

Commonwealth of MA Check #21177

12/23/2024

4. State Check Number

5. Check date

Kevin

O'Brien

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

Provided by MassDEP:

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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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

231 Wheeler St, Murphy Way & Elizabeth Dr

a. Street Address

Check #21177

c. Check number

Dracut

b. City/Town

\$7,862.50

d. Fee amount

2. Applicant Mailing Address:

Kevin

a. First Name

O'Brien

b. Last Name

The Homes at Murphy's Farm LLC

c. Organization

18 Cassimere Street

d. Mailing Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

978-265-1863

h. Phone Number

i. Fax Number

kevin@obrienhomesinc.com

j. Email Address

3. Property Owner (if different):

Kevin

a. First Name

O'Brien

b. Last Name

O'Brien Homes Inc

c. Organization

18 Cassimere Street

d. Mailing Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

978-265-1863

h. Phone Number

i. Fax Number

kevin@obrienhomesinc.com

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

[illegible]

Step 6/Fee Payments:

Total Project Fee:	<u>\$15,750.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$7,862.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$7,887.50</u>
	c. 1/2 Total Fee plus \$12.50

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

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 **Dracut Conservation Commission** on **January 2, 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 applicant is proposing to construct (15) multi-family buildings, walkways, roadways, parking, sidewalks, walking trails, playgrounds, drainage, grading and associated utilities within the 100 ft. Buffer Zone of Bordering Vegetated Wetlands.

- B. The name of the applicant is: **The Homes at Murphy's Farm LLC.**
- C. The address of the land where the activity is proposed is: **Murphy's Farm - 231 Wheeler Street Assessors Map 22 Lot 53 & Murphy Way & Elizabeth Drive Assessors Map 39 Block 53 Lots 1-23.**
- D. Copies of the Notice of Intent may be examined or obtained at the office of the **Dracut Conservation Commission**, located at **62 Arlington Street Dracut, MA 01826**. The regular business hours of the Commission are **8:30 a.m. - 4:30 p.m. on the following days of the week: Monday, Wednesday, Thursday; Tuesday 8:30 a.m. - 7:00 p.m. and Friday 8:30 a.m. - 1:00 p.m.** and the Commission may be reached at **978-458-4478**.
- E. Copies of the Notice of Intent may be obtained from the applicant or his representative by calling **Norse Environmental Services, Inc., representative**, by calling **978-649-9932**. 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 **Dracut Conservation Commission**. Notice of the public hearing will be published at least five business days in advance, in the **Lowell Sun**.

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.

MURPHY FARM
SUBDIVISION

ST#	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
22	ELIZABETH DR	SWEENEY DEBORAH A.		22 ELIZABETH DR	DRACUT	MA	01826
23	ELIZABETH DR	BAKER BRIAN D. (TE)	MARCI L. BAKER	23 ELIZABETH DR	DRACUT	MA	01826
28	ELIZABETH DR	BELIVEAU MARK (TE)	LESLIE B. BELIVEAU	28 ELIZABETH DR	DRACUT	MA	01826
29	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
34	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
35	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
40	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
41	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
46	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
47	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
52	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
53	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
58	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
59	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
64	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
65	ELIZABETH DR	SUNSET ROCK LLC		1 TECH DR, SUITE 310	ANDOVER	MA	01810
70	ELIZABETH DR	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
75	HORSESHOE RD	MARSAN ALFRED M. & LAURIE J., TR.	MARSAN FAMILY TRUST	75 HORSESHOE RD	DRACUT	MA	01826
89	HORSESHOE RD	JOSEPHINE M MALDONADO		89 HORSESHOE RD	DRACUT	MA	01826
103	HORSESHOE RD	SHAW LYNDE		103 HORSESHOE RD	DRACUT	MA	01826
119	HORSESHOE RD	GEORGE PHYLLIS M. (TE)	PETER A. GEORGE	119 HORSESHOE RD	DRACUT	MA	01826
REAR	METHUEN ST	BROX INDUSTRIES, INC.		1471 METHUEN ST	DRACUT	MA	01826
4	MURPHY WY	O'BRIEN HOMES, INC.		1471 METHUEN ST	DRACUT	MA	01826
5	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
9	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
10	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
15	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
16	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
21	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
22	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
25	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810

CONSERVATION COMMISSION
BOARD OF ASSESSORS

MURPHY FARM

DECEMBER 17, 2024

SUBDIVISION

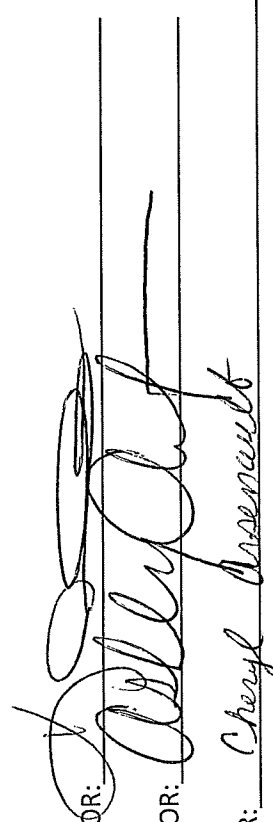
ST#	ST	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
28	MURPHY WY	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
4	POPPY LN	PAROLISI NICHOLAS (TE)	LESLIE PAROLISI	4 POPPY LN	DRACUT	MA	01826
5	POPPY LN	MURPHY TIMOTHY J. (TE)	LISA V. MURPHY	5 POPPY LN	DRACUT	MA	01826
12	POPPY LN	MATTHEWS, PATRICIA A. (JT)	NEWTON, EDWARD R. (JT)	12 POPPY LN	DRACUT	MA	01826
REAR	POPPY LN	BROX INDUSTRIES, INC.		1471 METHUEN ST	DRACUT	MA	01826
22	RINZEE RD	KELLIHER ROBERT J (TE)	PATRICIA A. KELLIHER	22 RINZEE RD	DRACUT	MA	01826
32	RINZEE RD	NEVILLE CLYDE M. (TE)	JACQUELINE N. NEVILLE	32 RINZEE RD	DRACUT	MA	01826
40	RINZEE RD	MARROCCO ALAN (TE)	LORI MARROCCO	40 RINZEE RD	DRACUT	MA	01826
48	RINZEE RD	CHENEVERT GREGORY	KAREN CHENEVERT	48 RINZEE RD	DRACUT	MA	01826
56	RINZEE RD	SILVA VICTOR J (JT)	CELESTINA L SILVA	56 RINZEE RD	DRACUT	MA	01826
62	RINZEE RD	MAIB CARL & LISA, TRUSTEES	THE CARL MAIB & LISA MAIB REALTY TR.1999	62 RINZEE RD	DRACUT	MA	01826
489	WHEELER RD	TAPLIN DANA V.		489 WHEELER RD	DRACUT	MA	01826
615	WHEELER RD	WALOR SANDRA J., TRUSTEE	WALOR IRR. FAMILY TRUST	615 WHEELER RD	DRACUT	MA	01826
101	WHEELER ST	WAKIM RAJA (TE)	YVONNE WAKIM	101 WHEELER ST	DRACUT	MA	01826
231	WHEELER ST	O'BRIEN HOMES, INC.		18 CASSIMERE ST	ANDOVER	MA	01810
261	WHEELER ST	MACDONALD CAROLYN C	ANGUS D MACDONALD JR	284 WHEELER ST	DRACUT	MA	01826

BOARD OF ASSESSORS:

KAREN GOLDEN, CHIEF ASSESSOR:

ASHLEY ANTIFONARIO, ASSESSOR:

CHERYL ARSENAULT, ASSESSOR:





Patriot Properties

12/27/2024

9:55:54AM

Methuen

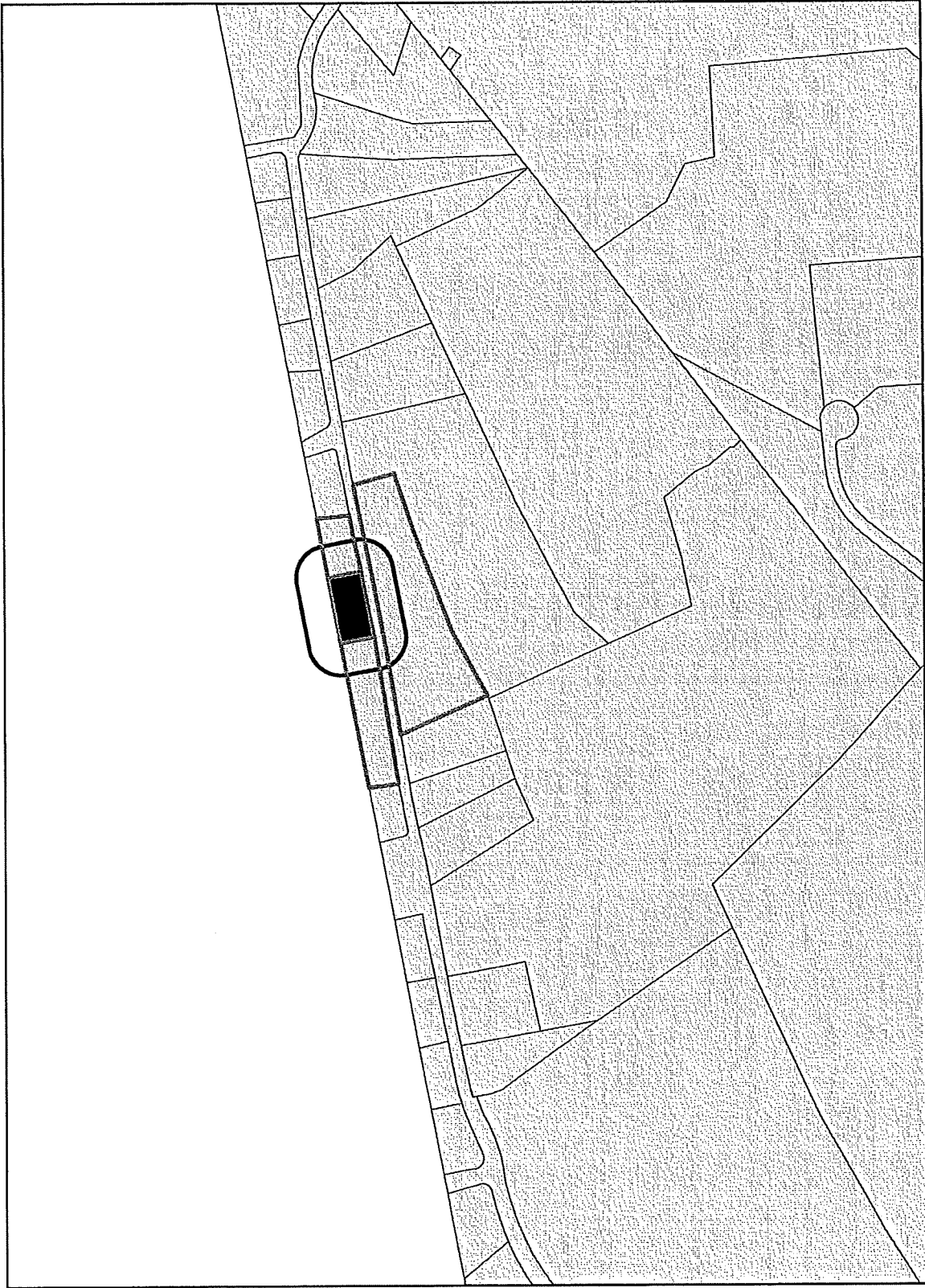
Abutters List

Filter Used: DataProperty.AccountNumber in (23901,23900,23914)

Certified Abutter's List
Assessor's Office
[Signature]

24 DEC 27 AM 10:15

220-165A-102C
(VP) Wheeler St.
Conservation



Methuen
Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
220-165A-102C	(VP) WHEELER ST	WAKIM RAJA	WAKIM YVONNE	101 WHEELER ST	DRACUT	MA	01826-4223
220-165A-102D	(VP) WHEELER ST	WAKIM HANNA G	WAKIM ANTOINETTE	95 WHEELER ST	DRACUT	MA	01826
222-165A-104	88 WHEELER ST	COLETTA FRANK J		88 WHEELER ST	METHUEN	MA	01844

Parcel Count: 3

End of Report

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, Maureen Herald hereby certify to the best knowledge, under the pains and penalties of perjury that on January 2, 2025 I gave notification to the abutters in compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by The Homes at Murphy's Farm LLC with the Dracut Conservation Commission on January 2, 2025 for property located at Murphy's Farm - 231 Wheeler Street
Map 22 Lot 53 & Murphy Way & Elizabeth Drive Map 39 Block 53 Lots 1-23.

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

Maureen Herald
Name

1-2-25
Date



NORSE ENVIRONMENTAL SERVICES, INC.

2100 Lakeview Avenue Unit 3A

Dracut MA 01826

TEL. (978) 649-9932

Website: www.norseenvironmental.com

Notice of Intent Report

For

**Murphy's Farm
231 Wheeler Street,
Murphy Way & Elizabeth Drive Lots 1-23
Dracut, MA**

Prepared For

**The Homes at Murphy's Farm LLC
18 Cassimere Street
Andover, MA 01810**

Prepared By

**Norse Environmental Services, Inc.
2100 Lakeview Avenue, Unit 3A
Dracut, MA 01826**

January 2025

Narrative

The Murphy's Farm development is designed pursuant to the Comprehensive Permit Law (M.G.L. c.40B, s.22) for a multi-family residential development consisting of (63) multi-family dwellings or (268)-units, (2) accessory buildings, walkways, sidewalks, roadways, parking, walking trails, playgrounds, landscaping, drainage, grading and associated utilities.

The applicant is filing a Notice of Intent under 310 CMR 10.00 The Massachusetts Wetland Protection Act to construct (15) multi-family dwellings, walkways, roadways, parking, sidewalks, walking trails, playgrounds, drainage, grading and associated utilities within the 100 ft. Buffer Zone of Bordering Vegetated Wetlands. The project shall be serviced by municipal water, sewer and gas. Erosion controls will be set and maintained throughout the project.

Site Description

The site consists of 33.30 acres of land, with an existing single-family dwelling, located north of Rinzee Road, on the westerly side of Wheeler Street. A 50 ft. wide Tennessee Gas Pipeline easement and sewer line traverses through the parcel. Portions of the parcel are cleared of vegetation, topsoil and graded under an Order of Conditions, DEP File No. 145-1050. The permit is valid and extended until 7/21/2026. A gravel road, stockpiles and construction trailer are located on the parcel. The remainder of the site is wooded with typical New England Species.

Bordering Vegetated Wetlands

The A-series bordering vegetated wetland is a red maple swamp consisting of red maple (*Acer rubrum*), red oak (*Quercus rubra*) and white pine (*Pinus strobes*) in the overstory. The understory consists of multiflora rose (*Rosa multiflora*), glossy buckthorn (*Rhamnus frangula*), speckled alder (*Alnus rugose*) and goldenrod (*Solidago spp.*). The herbaceous layer consists of cinnamon fern (*Osmunda cinnamomea*) and sensitive fern (*Onoclea sensibilis*).

The B & C series are Isolated Vegetated Wetlands/Certified Vernal Pools (CVP 4117 & CVP 4116) consisting of red maple (*Acer rubrum*) and white pine (*Pinus strobes*) in the overstory. The understory consists of multiflora rose (*Rosa multiflora*), glossy buckthorn (*Rhamnus frangula*) and black cherry (*Prunus serotina*). The herbaceous layer consists of cinnamon fern (*Osmunda cinnamomea*) and sensitive fern (*Onoclea sensibilis*). In addition, another Isolated Vegetated Wetland/Certified Vernal Pool (CVP 4937) is located to the north of the C-series wetland.

The D & E series is a bordering vegetated wetland or red maple swamp that transition into a scrub shrub wetland. The overstory consists of red maple (*Acer rubrum*), red oak (*Quercus rubra*) and white pine (*Pinus strobes*) in overstory. The understory consists of glossy buckthorn (*Rhamnus frangula*) red-osier dogwood (*Cornus stolonifera*) and red maple (*Acer rubrum*). The herbaceous layer consists of cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), broad leaf cattail (*Typha latifolia*), skunk cabbage (*Symplocarpus foetidus*) and jewelweed (*Impatiens capensis*).

The F, G, H and I series is a bordering vegetated wetland or red maple swamp that transitions into a scrub shrub wetland. The overstory consists of red maple (*Acer rubrum*), red oak (*Quercus rubra*) and white pine (*Pinus strobes*) in the overstory. The understory consists of glossy buckthorn (*Rhamnus frangula*), speckled alder (*Alnus rugosa*) and highbush blueberry (*Vaccinium corymbosum*). The herbaceous layer consists of cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*) and jewelweed (*Impatiens capensis*).

The scrub shrub wetlands consist of swallowwort (*Cynanchum spp.*), purple loosestrife (*Lythrum salicaria*), goldenrod (*Solidago spp.*), jewelweed (*Impatiens capensis*), glossy buckthorn (*Rhamnus frangula*) and sensitive fern (*Onoclea sensibilis*), silky dogwood (*Cornus amomum*) and jewelweed (*Impatiens capensis*).

The J-series wetland is a man-made excavated depression or bordering vegetated wetland. The J-series is bordering on a 12" RCP that outlets into the A-series wetland. The red maple swamp consists of white pine (*Pinus strobes*), multiflora rose (*Rosa multiflora*), glossy buckthorn (*Rhamnus Frangula*), and swallow-wort (*Cynanchum spp.*), wintergreen (*Pyrola rotundifolia*), cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*) and skunk cabbage (*Symplocarpus foetidus*).

Soils

The Web Soil Survey maps the parcel as Hinckley, Gravel Pit, Wareham and Swansea Soil. The Hinckley series consists of nearly level to very steep, deep (5+ ft.), excessively drained soils on glacial outwash plain, terraces, kames, and eskers. They formed in gravelly and cobbly coarse textured glacial outwash. Hinckley soils have friable or loose, gravelly and very gravelly sandy loam to loamy coarse sand surface soil and subsoil with rapid permeability, with loose stratified sand and gravels in the substratum at 12 to 30 inches, which have very rapid permeability. Major limitations are related to slope and droughtiness.

Gravel pits consist of areas where the soil material has been removed. The depth of the excavation varies greatly. In most places exposures of unweathered sand, gravel and

cobbles are visible. Rock outcrops and seepage water at the base of excavations are common. Side slopes are often steep or very steep.

The Wareham series consist of nearly level and gently sloping, deep (5+ ft.), poorly drained soils on glacial outwash plains, terraces and deltas. They formed in sandy glacial outwash. Wareham soils have very friable or loose loamy fine sand to sand surface soil and subsoil over a very friable or loose stratified sand and gravel substratum at 24 to 36 inches. They have rapid permeability. They have a high-water table at 6 to 18 inches for 7 to 9 months of the year. Major limitations are related to wetness.

Swansea series consist of nearly level, deep (5+ ft.), very poorly drained organic soils in depressions and low flat areas of upland and glacial outwash plains and terraces. They formed in 16 to 51 inches of black, highly decomposed organic material (muck) with moderate or moderately rapid permeability, over sandy mineral material with very rapid permeability. They have a water table that is at or near the surface most of the year. Major limitations are related to wetness and low strength.

Stormwater Management Standards

Murphy's Farm complies with Massachusetts Stormwater Management Standards. The drainage for the project incorporates deep sump catch basins, Contech CDS units, sediment forebay, infiltration basin, isolator rows (subsurface forebays) and subsurface drainage structures. Please see the enclosed Drainage Report, latest revision date 12-30-24, provided by CDCI.

Town of Dracut Wetland Bylaw Regulations

5.1.4 Buffer Zone and Bordering Vegetated Wetland, Vernal Pools, Rivers and Streams

5.1.4.1.2. Within 25 feet of a resource area, the Commission does not allow any disturbance of the land. Minor pruning or cutting of limbs, hazardous tree removal, hand dug tree planting, and hand dug fencing is allowed with approval of the Conservation Agent.

The project proposes a stone trench, clearing and grading within 25 ft. of a resource area. Erosion controls are proposed to protect the resource areas. No structures or buildings are proposed within the 25 ft. No Disturb Zone.

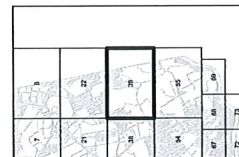
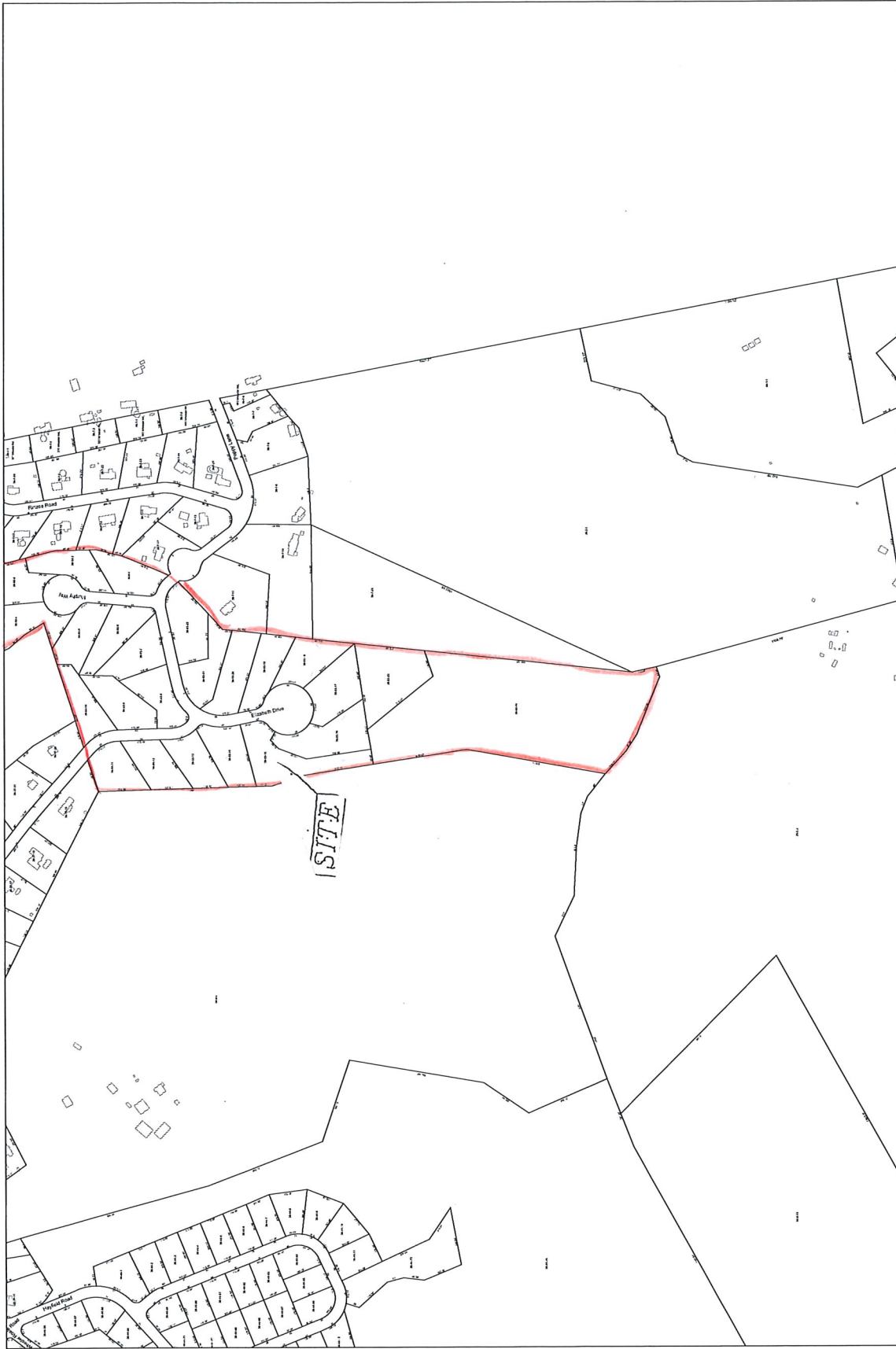
5.1.4.1.3 Within 50 feet of a resource area, the Commission does not allow building of new structures, retaining walls or impervious area.

The project proposes (3) multifamily dwellings (buildings 13D, 15D & 17D) and (1) accessory building 2A within 50 ft. of a resource area. In addition, parking, curbing and sidewalk are proposed near Building 1A. The remaining buildings, sidewalks and roadways are proposed outside the 50 ft. No Build.

5.1.4.2.5 Any activity or work within the 100 ft. buffer zone to any vernal pool (Vernal Habitat Zone), whether or not the vernal pool is certified requires a Notice of Intent. Stormwater discharge to Vernal Pools and Vernal Habitat Zones is not permitted.

The project proposes work within the 100 ft. buffer zone to the certified vernal pools. All the work is outside the 25 ft. No Disturb Zone from the certified vernal pools.

The Comprehensive Permit Law (M.G.L. c.40B, 2.22) or Chapter 40B is NOT subject to the Dracut Wetlands Protection Bylaws. However, the applicant and design team has made every effort to try and comply with the Bylaw.



MAP INDEX

"Note: The data on this map has been compiled from a variety of sources and is not to be considered legal locations of boundary line.
The purpose of this map is to depict relative positions of parcels for assessing purposes only.
The town of Dracut assumes no responsibility for the accuracy of the individual parcels.
Anyone utilizing these maps does so at their own risk."

1 inch = 200 feet

Board of Assessors
Karen Golden
Ashley Antifonario
Joana Appiah

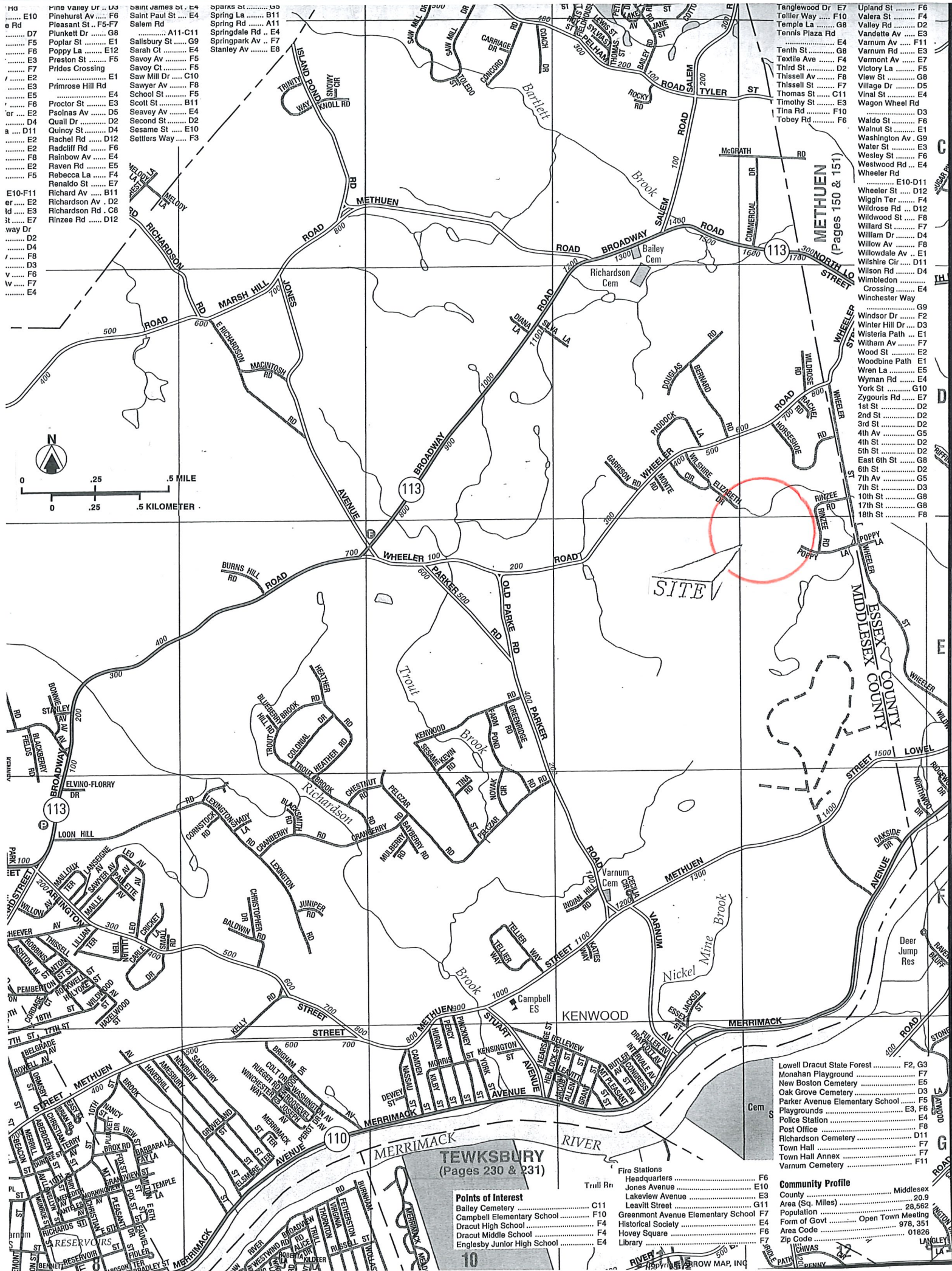
REVISED: November 2022

PROPERTY MAP
for

BOARD of ASSESSORS
TOWN OF DRACUT
MASSACHUSETTS

MAP

39



- Pinney Dr D3
- Pinehurst Av F6
- Pleasant St F5-F7
- Plunkett Dr G8
- Poplar St E1
- Poppy La E12
- Preston St F5
- Prides Crossing F7
- Primrose Hill Rd E1
- Proctor St E4
- Psomas Av D5
- Quail Dr D2
- Quincy St D4
- Rachel Rd D12
- Radcliff Rd F6
- Rainbow Av E4
- Raven Rd E5
- Rebecca La F4
- Renaldo St E7
- Richard Av B11
- Richardson Av D2
- Richardson Rd C8
- Rinzee Rd D12

- Saint James St E4
- Saint Paul St E4
- Salisbury St G9
- Sallybury St G9
- Sarah Ct E4
- Savoy Av F5
- Savoy Ct F5
- Saw Mill Dr C10
- Sawyer Av F8
- School St F5
- Scott St B11
- Seavey Av E4
- Second St D2
- Sesame St E10
- Settlers Way F3

- Sparks St G5
- Spring La B11
- Spring Rd A11
- Springdale Rd E4
- Springpark Av F7
- Stanley Av E8

- Tanglewood Dr E7
- Teller Way F10
- Temple La G8
- Tennis Plaza Rd E3
- Tenth St E4
- Textile Ave F4
- Third St D2
- Thissell St F8
- Thomas St C11
- Timothy St E3
- Tina Rd F10
- Tobey Rd F6
- Upland St F6
- Valera St F2
- Valley Rd D4
- Vandette Av E3
- Varnum Av E3
- Varnum Rd E3
- Vermont Av E7
- Victory La F5
- View St G8
- Village Dr D5
- Vinal St E4
- Wagon Wheel Rd D3
- Waldo St F6
- Walnut St E1
- Washington Av G9
- Water St E3
- Westwood Rd E4
- Wheeler Rd D11
- Wheeler St D12
- Wiggin Ter F4
- Wildrose Rd D12
- Wildwood St F8
- Willard St F7
- William Dr D4
- Willow Av F8
- Willowdale Av E1
- Wilshire Cir D11
- Wilson Rd D4
- Winchendon E4
- Winchester Way G9
- Windsor Dr F2
- Winter Hill Dr D3
- Wisteria Path E1
- Witham Av F7
- Wood St E2
- Woodbine Path E1
- Wren La E5
- Wyman Rd E4
- York St G10
- Zygouris Rd E7
- 1st St D2
- 2nd St D2
- 3rd St D2
- 4th Av G5
- 4th St D2
- 5th St D2
- East 6th St G8
- 6th St D2
- 7th Av G5
- 7th St D3
- 10th St G8
- 17th St G8
- 18th St F8

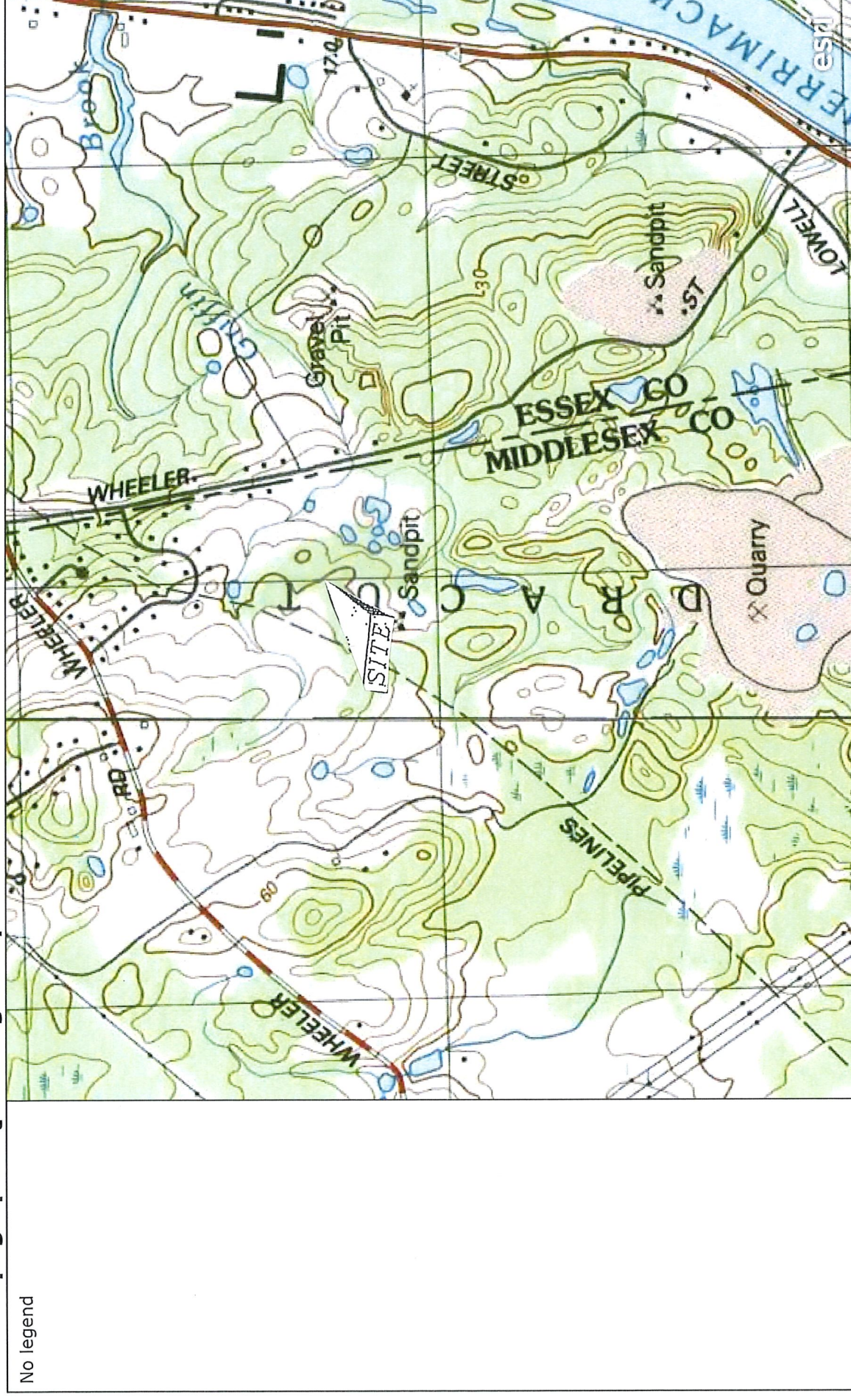
- Points of Interest**
- Bailey Cemetery C11
 - Campbell Elementary School F10
 - Dracut High School F4
 - Dracut Middle School F4
 - Englesby Junior High School E4

- Community Profile**
- Fire Stations F6
 - Headquarters E10
 - Jones Avenue E3
 - Lakeview Avenue G11
 - Leavitt Street G11
 - Greenmont Avenue Elementary School E4
 - Historical Society F6
 - Hovey Square F6
 - Library F7
 - Trill Rn F6

- Lowell Dracut State Forest** F2, G3
- Monahan Playground F7
 - New Boston Cemetery E5
 - Oak Grove Cemetery D3
 - Parker Avenue Elementary School F5
 - Playgrounds E3, F6
 - Police Station E4
 - Post Office F8
 - Richardson Cemetery D11
 - Town Hall F7
 - Town Hall Annex F7
 - Varnum Cemetery F11

County	Middlesex
Area (Sq. Miles)	20.9
Population	28,562
Form of Govt	Open Town Meeting
Area Code	978, 351
Zip Code	01826

USGS Topographic Quadrangle Maps



USGS 1:25,000 Topographic Maps for Massachusetts. Scanned map images published as a tile service by MassGIS at ArcGIS Online.

Soil Map—Essex County, Massachusetts, Northern Part; and Middlesex County, Massachusetts
(Murphy's Farm - Dracut)



Soil Map may not be valid at this scale.

Map Scale: 1:5,030 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/30/2024
Page 1 of 4

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
- Water Features**
- Streams and Canals
- Transportation**
- Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
- Aerial Photography
- Other**
- Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:15,800 to 1:24,000.

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: Essex County, Massachusetts, Northern Part
Survey Area Data: Version 20, Aug 27, 2024

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 24, Aug 27, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

MAP LEGEND

MAP INFORMATION

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
255B	Windsor loamy sand, 3 to 8 percent slopes	0.5	1.1%
422B	Canton fine sandy loam, 0 to 8 percent slopes, extremely stony	0.5	1.2%
Subtotals for Soil Survey Area		1.0	2.3%
Totals for Area of Interest		43.3	100.0%

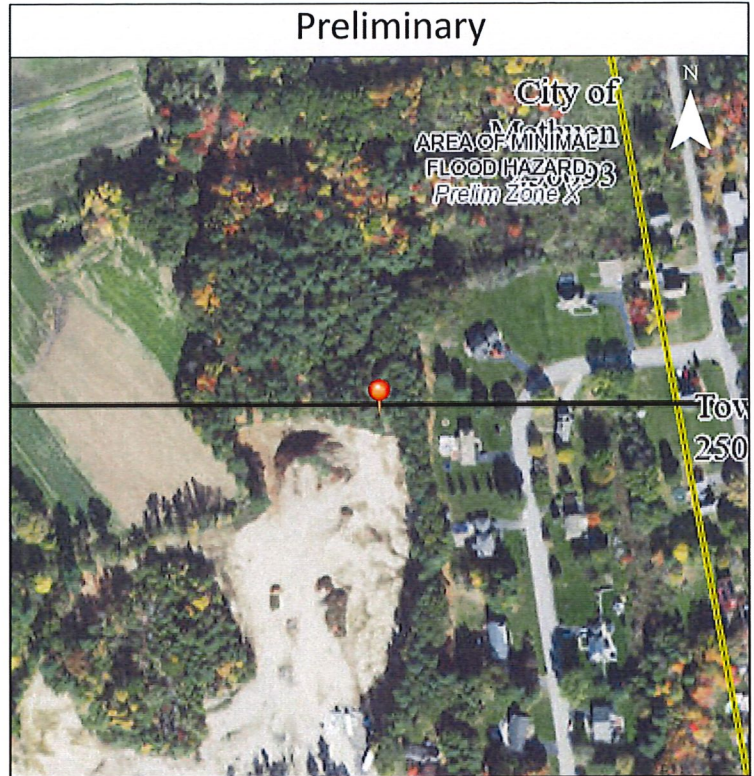
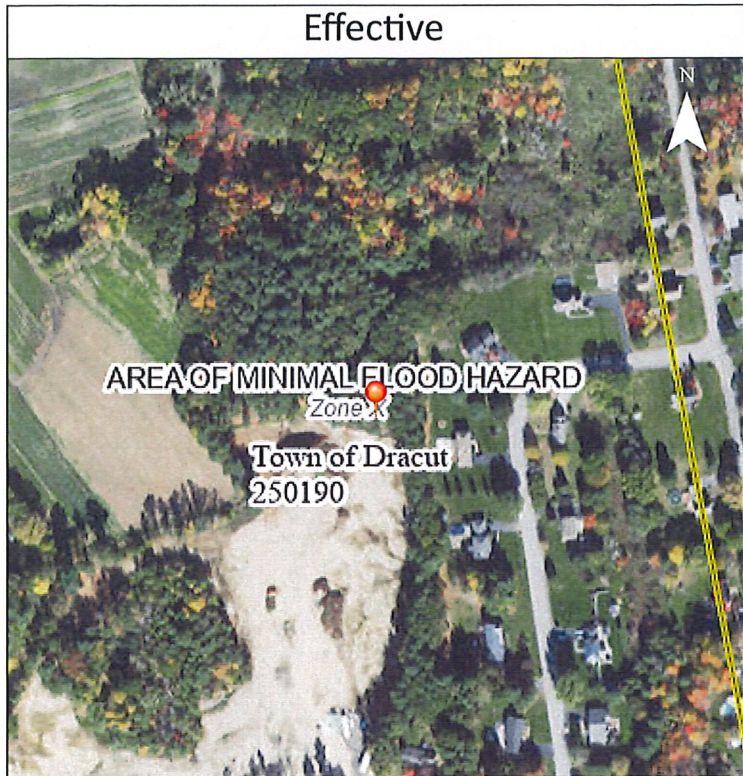
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32B	Wareham loamy fine sand, 0 to 5 percent slopes	4.9	11.2%
51A	Swansea muck, 0 to 1 percent slopes	2.2	5.1%
52A	Freetown muck, 0 to 1 percent slopes	8.7	20.1%
253B	Hinckley loamy sand, 3 to 8 percent slopes	4.3	9.9%
253C	Hinckley loamy sand, 8 to 15 percent slopes	5.5	12.6%
253D	Hinckley loamy sand, 15 to 25 percent slopes	3.8	8.8%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	3.7	8.4%
255B	Windsor loamy sand, 3 to 8 percent slopes	0.9	2.1%
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	2.2	5.1%
422B	Canton fine sandy loam, 0 to 8 percent slopes, extremely stony	3.3	7.5%
600	Pits, gravel	3.0	6.8%
Subtotals for Soil Survey Area		42.3	97.7%
Totals for Area of Interest		43.3	100.0%

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards



FEMA



Effective	
POI Longitude/Latitude	42.6874, -71.2449
Effective FIRM Panel	25017C0161E
Effective Date	6/4/2010
Flood Zone	X
Static BFE*	Not Available
Flood Depth	Not Available
Vertical Datum	Not Available

Preliminary	
POI Longitude/Latitude	42.6874, -71.2449
Preliminary FIRM Panel	25017C0161F
Preliminary Issue Date	6/8/2023
Flood Zone	X
Estimated Static BFE*	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

* A Base Flood Elevation is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level **Flood Hazard Zone**
High Flood Hazard AE, A, AH, AO, VE and V Zones. Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard Shaded Zone X. Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.

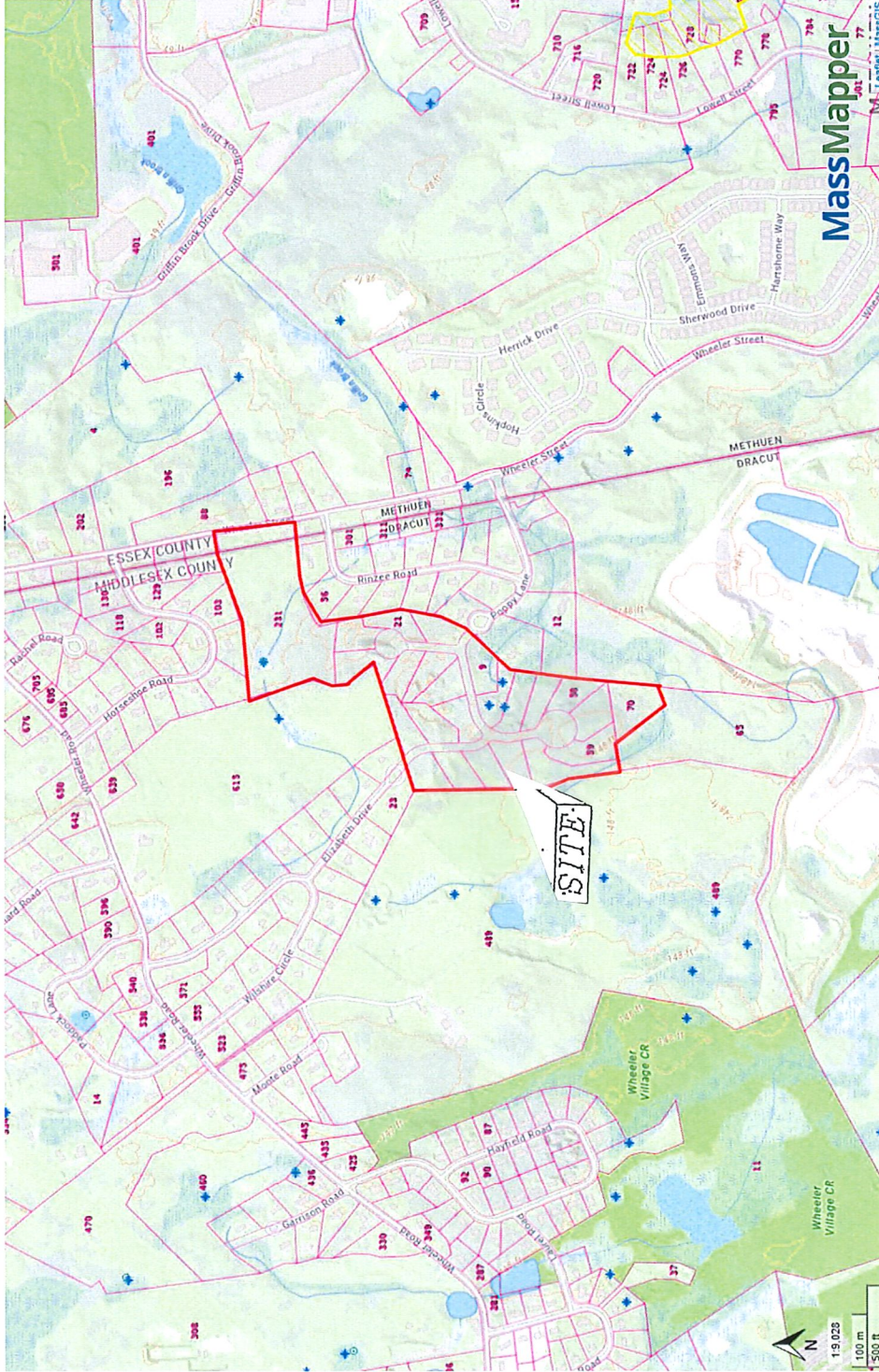
Low Flood Hazard **Insurance Note:** High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit <https://www.fema.gov/national-flood-insurance-program> for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

Service Layer Credits: USGS, USDA

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Murphy's Farm - Dracut



- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools
- Property Tax Parcels