

**ELDREDGE SURVEYING  
& ENGINEERING, LLC**

1038 Main Street  
Chatham, Massachusetts 02633

**LETTER OF TRANSMITTAL**

**To:** Town of Chatham  
Conservation Commission

**From:** J. Thaddeus Eldredge, RLS, CFM

**Date:** May 9, 2017

**Subject: Andrew G. Jr. and Suzanne McMaster, owners/applicants**  
**82 Uncle Albert's Drive**  
Assessors' ID 12E-2B-R6B

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CONSERVATION FILING WITH VARIANCE

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Enclosed please find two (2) copies of the following:

- Notice of Intent** WPA Form 3 - *(form revised 06/28/2016)*;
- Narrative**;
- Chatham **Checklist**;
- Pool Plan** dated 05/08/2017 (sheet 1 of 3)
- Pool Plan Option 5** dated 05/08/2017 (sheet 2 of 3);
- Pool Plan Option 4** dated 05/08/2017 (sheet 3 of 3);
- Proposed Pool Plan Alt # 1** prepared by Mary LeBlanc Landscape Design, dated 05/02/2017 (sheet 1 of 2);
- Proposed Pool Plan Alt # 2** prepared by Mary LeBlanc Landscape Design, dated 05/02/2017 (sheet 2 of 2);
- U.S.G.S. Map**;
- Assessors Map**;
- DEM Wetlands Map**;
- Massachusetts Natural Heritage Atlas**, Estimated Habitats of Rare Wildlife and Certified Vernal Pools;
- Current Flood Insurance Rate Map**;

- Limited **Power of Attorney**;
- Certified Abutters List**;
- Copy of **Notice of Public Hearing - "Notification to abutters"**;
- Copy of **U.S. Postal Service Certified Mail Receipts**;
- Site Access Authorization**;
- Check made payable to the Commonwealth of Massachusetts in the amount of **\$42.50** for the **DEP filing fee**;
- Check made payable to the Town of Chatham in the amount of **\$67.50** for the local **DEP filing fee**;
- Check made payable to the Town of Chatham in the amount of **\$50.00** for the local **filing fee**; and
- Check made payable to the Town of Chatham in the amount of **\$20.00** for advertising.

It is my understanding that the hearing for this matter will be held on Wednesday, May 24, 2017.

Also please find twelve **(12) copies** of the following:

- This letter**;
- Chatham **Checklist**;
- Pool Plan** dated 05/08/2017 (sheet 1 of 3)
- Pool Plan Option 5** dated 05/08/2017 (sheet 2 of 3);
- Pool Plan Option 4** dated 05/08/2017 (sheet 3 of 3);
- Proposed Pool Plan Alt # 1** prepared by Mary LeBlanc Landscape Design, dated 05/02/2017 (sheet 1 of 2);
- Proposed Pool Plan Alt # 2** prepared by Mary LeBlanc Landscape Design, dated 05/02/2017 (sheet 2 of 2); and
- Current Flood Insurance Rate Map**.

**DIRECTIONS:**

From: 261 George Ryder Road, Chatham, MA 02633

To: 82 Uncle Albert's Drive, Chatham, MA 02633

1. Head **southwest** on **George Ryder Road** toward **Route 28** **0.5 mi**
  2. Turn left onto **Main Street** **0.9 mi**
  3. Turn right onto **Uncle Albert's Drive** **0.1 mi**
- Destination will be on the right.

## **Property History:**

The McMasters purchased the property about ten years ago. They have endured a few repairs to the building with the most recent being a substantial leak caused by bad flashing around the chimney.

2011 – The McMasters engaged Wilkinson Ecological Design to design and implement a Land Management Plan that remedied a variety of non-native invasive plant species that totaled an area of more than 51,300 S.F. of property. The McMasters encouraged two neighbors to participate in their efforts. The total restoration area was over 2 acres and the results have been fantastic.

2012 – The McMasters and their abutters engaged the services of Shorefront Consulting to design and permit a shared seasonal catwalk to the waters of Oyster Pond. The catwalk is constructed of aluminum and thruflow. It is removed every fall and installed every spring. Both owners enjoy the fact that the marsh is protected and their access is ensured.

2013 – The McMasters applied for a Request for Determination regarding the intermittent stream on the property. Photographic evidence and field notes were presented and the Commission determined that the ditch on the boundary of the subject property contained an intermittent stream. Before the Land Management Plan was implemented, accessing the ditch was extremely difficult and therefore the determination was not made at the earlier filing.

2013 – The McMasters applied for an Administrative Review for the installation of a generator.

2015 – The McMasters recognized and commenced a treatment program to save the large aging oak tree in the front yard from gall wasp infestation. Their efforts appear to have been positive as the tree is making a substantial recovery.

## **Narrative and Alternatives Analysis:**

To start with the simple / minor aspect of the proposals, the McMasters have an outdoor shower with access over a lawn. The lawn is sloped and they would like to level it by adding a landscape wall at the edge of the lawn. This is within the 50', but is a very minor proposal. This will serve to minimize the runoff from the lawn into the naturalized meadow.

Onto the bulk of the proposal: Mrs. McMaster has health issues and her doctor has prescribed swimming twice a day in warm water for treatment associated with

Ehler-Danlos Syndrome with associated Immunodeficiency. The McMasters have installed a heated swimming pool at their primary residence and they have been reviewing their options for their secondary residence.

Alternative 1: Selling and moving to another location. The McMasters love this location. They enjoy watching the oyster propagation. They have an excellent relationship with their neighbors. This is where they want to be and moving is not desirable.

Alternative 2: Obtaining access to and using a pool elsewhere. The associated immunodeficiency precludes her from swimming in other pools.

Alternative 3: Construction of a pool in the basement. This was considered. It would be a feat of engineering and architectural mastery to construct a pool in the basement without toppling the house. The estimated construction costs have been prohibitive.

Alternative 4: Construction of an outdoor pool meeting the 50' setback. There is a location on the property that has been investigated for a pool. It is fully within the Land Management Plan area. It is also in the front / side yard without privacy. It will require grading and retaining walls. While sewer is slated for the area, the design will require the installation of a flow barrier for the septic. While this is a minor upgrade, it will require more excavation / work on the property.

Alternative 5: Construction of an outdoor pool behind the dwelling. This location is optimal for privacy and access. Unfortunately part of it falls within the 50' "No-Disturb" Zone. While we cringed at the thought of permitting something within the NDZ, we examined the area.

Most of this area is developed with lawn and landscaping. The proposal will extend into the Land Management Plan area, but certainly not to the extent that Alternative 4 will. This does fall into the category of hardscaping vs. landscaping but it is not taking away a naturalized area to construct the pool.

The grade falls off and a rain garden or gravel wetland for the storage, treatment and disposal of stormwater was incorporated into the design.

Wilkinson Ecological Design reviewed the Land Management Plan and agreed that if the Commission needs additional mitigation for permitting this, some of the meadow adjacent to woodland in the northwest corner of the property could be augmented to provide a habitat that will also serve as a buffer between the subject property and 80 Uncle Alberts Drive.

Had the McMasters not implemented the Land Management Plan several years ago, we would be offering the invasive removal and planting of native species as mitigation. The ability to extend the woodland implies that the applicant is willing to plant trees, which is usually a form of mitigation that is avoided. While the Commission does not usually accept mitigation banking, the applicants are hoping that their previous efforts have shown that they are cognizant of the charge and direction of the Commission. They have done everything right, but not in the best order to permit the pool that is needed for Mrs. McMaster.

The pool equipment is proposed in line with the A/C units located primarily under the cantilevered portion of the building.

The purpose of the No Disturb Zone is to give greater protection to the resource's environmental interests by preserving and improving water quality, reducing pollution and erosion, and by providing wildlife habitat and corridors. (4.01(3)d) The proposed rain garden / gravel wetland will improve the water quality and reduce pollution.

By maintaining the area already improved by the Land Management Plan to the west of the dwelling, the Wildlife Habitat and Wildlife Corridor will be better preserved.

Reviewing this area, the naturalized area commences at Main Street and Uncle Alberts Drive. It continues behind the developed properties along Uncle Alberts Drive, Main Street and Chatham Heights Road to Uncle Alberts Pond (Also known as Pond). The naturalized area continues from the Pond to the East to Lime Hill Road and to the South to Uncle Alberts Drive. The naturalized area to the east continues around Abesagmi Run through wetlands North to Main Street and South over Abesgami Run to Oyster Pond.

Returning to locus, the naturalized area continues from Uncle Alberts Pond over Uncle Alberts Drive to a swath between 80 and 82 Uncle Alberts Drive. Other than the development at 72 Uncle Alberts Drive, the swath of naturalized area extends and widens out to the shores of Oyster Pond.

The pool in the front / side yard that complies with the 50' No Disturb Zone will reduce the width of the Wildlife Corridor. Siting the pool behind the house will not have as negative an impact on the Wildlife Corridor.

In review of the Variance Criteria:

- (a) Mitigating measures are proposed to contribute to the protection of the resource values. The removal of lawn/landscaping and the minor change to the voluntary Land Management Plan are far superior to the removal of Restored Land and the narrowing of the Wildlife Corridor.
- (b) There are two interpretations that can be made as to the alternative. The

applicant is emphasizing that although the desired alternative requires work within the No Disturb Zone, it is a superior alternative for the protection of the Wildlife Habitat and Wildlife Corridor.

- (c) The proposed project will increase water quality and will enhance already established Wildlife Habitat.
- (d) Is not applicable. As there is an OR prior to (d), it can be disregarded as not applicable.

The **work protocol** is as follows:

- Installation of siltation barrier.
- Stripping the area of native and non-native plants. The native plants will be relocated to the mitigation area.
- Machine access will be from the west side of the house as there is no reasonable access from the east side of the house.
- A small stockpile area will be available on the landward side of the proposed pool. Any materials not remaining for backfilling will be removed. Stockpiling may occur in the driveway if needed.
- The concrete / gunite shall be transported to the pool from the garage driveway. It will either be pumped or troughed over the deck.
- The side of the pool will be faced with stone.
- The rain garden / gravel wetland will be constructed and all additional work shall continue on the landward side of the rain garden / gravel wetland.
- The pool and patio shall be completed.
- The pool fence shall be installed.
- As the equipment is moved from the site, the landscape wall to the outdoor shower shall be constructed.
- The entire area will be cleaned up and the silt fence will be removed.
- The mitigation plantings will be added at appropriate times for the planting of trees.

### **Mitigation:**

The mitigation plan has not yet been provided to allow the Commission an opportunity to comment on their goals. The expansion of woodland certainly provides meaningful habitat, but we are also facing a shortage of meadow with mitigation plans. Wilkinson Ecological Design is ready to take the Commission's direction and design a mitigation plan that fulfills their desires.

**Copy:** Andrew G. Jr. and Suzanne McMaster  
DEP, Southeast Regional Office





# 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
Chatham
City/Town

## A. General Information (continued)

6. General Project Description:

Construction of a therapy pool.

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

- |   |   |
|---|---|
| 1. <input checked="" 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 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 CMR10.24(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:

Barnstable

a. County

24,025

c. Book

b. Certificate # (if registered land)

140

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.





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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	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 available) - <b>specify coastal or inland</b>	

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)

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



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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.

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 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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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.  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.  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](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**

- October 2008  
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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)). 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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); 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 - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



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

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

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.



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## 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.

Pool Plan (Sheets 1 - 3 of 3)

a. Plan Title

Eldredge Surveying & Engineering, LLC

J. Thaddeus Eldredge, PLS

b. Prepared By

c. Signed and Stamped by

05/08/2017

1"=50' and 1"=20'

d. Final Revision Date

e. Scale

Proposed Pool Plan (Sheets 1-2 of 2) by Mary LeBlanc Landscape Design

05/02/2017

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:

6896

2. Municipal Check Number

05/09/2017

3. Check date

6895

4. State Check Number

5/09/2017

5. Check date

Eldredge Surveying & Engineering, LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



# WPA Form 3 – Notice of Intent

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

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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

5/9/17

### 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:

<u>82 Uncle Albert's Drive</u>	<u>Chatham</u>
a. Street Address	b. City/Town
<u>6896</u>	<u>\$42.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Andrew G., Jr, and Suzanne</u>		<u>McMaster</u>	
a. First Name		b. Last Name	
<u></u>			
c. Organization			
<u>58 Maywood Road</u>			
d. Mailing Address			
<u>Darien</u>	<u>CT</u>	<u>06820</u>	
e. City/Town	f. State	g. Zip Code	
<u>212-436-2405</u>	<u>anmcmaster@deloitte.com</u>		
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	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).





**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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
pool and wall	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$110.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$110.00
State share of filing Fee:			\$42.50
City/Town share of filing Fee:			\$67.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- 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.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- 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.)



TOWN OF CHATHAM  
CONSERVATION COMMISSION  
NOI / ANOI CHECKLIST

PROJECT ADDRESS: 82 Uncle Albert's Drive

APPLICANT: Andrew G. Jr. and Suzanne McMaster

I certify that the following documentation has been provided to the Chatham Conservation Commission and the required tasks have been completed as checked or marked NA (if not applicable to the project).

Signature of Applicant or Authorized Representative / Date

5/8/2017

- ✓ Two (2) **complete** copies of the NOI (WPA3) or the Abbreviated NOI (WPA4) with signatures of the applicant(s), property owner(s) & representative filing the application with supporting documentation including plans, fee transmittal form with copies of the checks
- ✓ One (1) original Site Access Authorization form – signed by the property owner(s) – in lieu of actual form, a letter of permission to enter onto the property is acceptable
- ✓ One (1) copy of the **Assessor certified** list of abutters within 100 feet of the parcel(s)'s boundaries where the work is being proposed
- ✓ One (1) copy of the Assessors map showing the abutters parcels and project locus
- ✓ One (1) copy of the abutter notification – you may use the form letter provided
- ✓ Receipts or photocopy of receipts verifying mailing to abutters at the time of filing [NOTE: **submission of green cards is no longer required**]
- ✓ One (1) copy of an 8½ " by 11" copy of the USGS quadrangle showing project locus

NA Date-stamped mailing receipt as proof of mailing to MA DFW NHESP and/or MA DMF

NA Copy of filing sent to NHESP under MESA

NA Copy of ENF application; copy of MEPA comments to date; copy of Secretary's decision

NA Copy of recorded Chapter 91 license and license plans

NA Proof of zoning compliance from a credible source or copy of application filed with the Zoning Board of Appeals

NA Drainage calculations & DEP stormwater check list unless project is exempt

- ✓ Project will be clearly staked/marked in the field at least 10 days before the hearing date – including limit of work; edge of resource area; 50ft and 100 ft delineations from edge of resource area; identification of the project (e.g.) building corners, retaining walls, etc.; property boundaries. **STAKES MUST BE LABELED. Any TREES over 2” in diameter to be removed must be flagged and labeled.**
- ✓ **Twelve (12) collated packets**, unless directed otherwise by staff, (bound without the use of plastic binding or covers) -containing at a MINIMUM a copy of the checklist; site plans / landscape plans (no reduced copies); and the following informational materials listed below, including other pertinent supporting documentation the Commissioners should consider as part of the record:
  - ✓ Written directions to the site; entrance to property is marked with a visible flag or sign
  - ✓ Written **Alternatives Analysis** (if work is within a resource area / riverfront or within the 50 foot No Disturb Zone)
  - ✓ **2014 Flood map** with locus
  - ✓ If BVW or vegetated wetland on site, field **wetland delineation forms** within the last three years, including soil descriptions and comments on wetland hydrology from a credible source
- ✓ **Project narrative** includes:
  - A list of all resource areas and detailed description of the project including all components (A/C pads, outdoor showers, subsurface irrigation, etc.);
  - How the project will meet all performance standards of the resource areas pertaining to both the state and local wetlands statutes;
  - A work protocol (including access, method of erosion control, etc);
  - Description of proposed mitigation;
  - A list of the required local permits (e.g.) Planning Board review, special permit from Zoning Board of Appeals, etc. and copy of decision or hearing date if known;
  - A list of other permits in hand or permits required (e.g.) Chapter 91, Water Quality Cert, MEPA review, Army Corps, MESA determination, etc.;
  - Copy of existing Chapter 91 license and license plans;
  - Photos of existing conditions - (required for view pruning projects - see view pruning guidelines)

✓ **Plans – plan requirements:**

- Locus map
- To a scale of 10:1 up to 40:1 (feet : inches)
- Engineered site plan in **NAVD88 datum**: Chapter 91 license plan in MLW datum
- Paper size - NO LARGER than 24" x 18"
- Plans are to scale - NO REDUCED copies unless approved by the Agent; **illegible copies will not be accepted**
- All property lines pertinent to the project and easements
- Show and label all the delineation of the wetland resource areas (delineated within the last three years) that affect the parcel and label the 50 ft and 100 ft delineation (the Adjacent Upland Resource Area) from the most landward wetland resource area; include **Pleasant Bay ACEC (100 ft from the 10 ft contour NGVD29 and 100 ft from the edge of delineated wetlands for any wetland that is hydrologically connected to Pleasant Bay); NOTE: All wetlands, regardless of size are regulated under the Chatham Wetlands Protection Bylaw)**
- 100 year Coastal Flood Zone locations according to the most recent 2009 maps provided by FEMA (FIRMS), noting map referenced
- Existing buildings and other property features such as hardscape, stairways & flagpoles with proposed changes overlaid
- Limit of work & erosion control locations
- Distance of the project components from property lines
- Location of all project proposals, including mitigation areas
- Existing grades; proposed grades
- Show MHW & MLW, with a statement in the narrative detailing how the elevations were determined
- **Stamped & signed by MA registered professional**
- In the case of docks/piers, catwalks or other water dependent structures: cross-section of dock, depth profile, seasonal storage location, plank spacing Provide square footage calculations; **depending on the project, further detail may be warranted and requested**

NA Mitigation proposed; square footage of native plantings if applicable – to be submitted at a later date

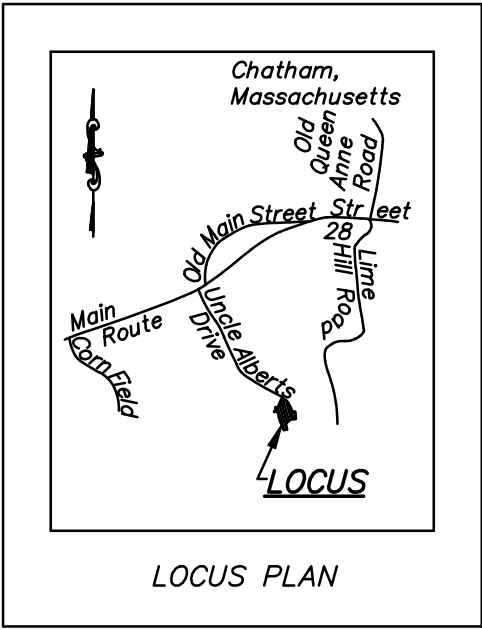
NA Include list identifying additional plans & documents submitted – see letter of transmittal

NOTE: **Requests to amend existing Orders of Conditions** must first be reviewed by the Agent / Commission prior to a formal filing and notification of abutters. If time is a factor, the applicant may simply file a new Notice of Intent or Abbreviated Notice of Intent.

The following information should be addressed in the project narrative.

**SQUARE FOOTAGE CALCULATIONS – see Pool Plan Option 5 dated 5/8/2017  
and Pool Plan Option 4 dated 5/8/2017**

Within Resource Area and/or 50ft No Disturb Zone	Existing Square Coverage	Proposed Square Coverage	Net Increase / Decrease
Developed Area			
(A) Buildings (sheds, dwellings, decks, etc.)			
(B) Hardscape (pools, walkways, driveway, etc.)			
Within 50ft – 100ft Adjacent Upland Resource Area	Existing Square Coverage	Proposed Square Coverage	Net Increase / Decrease
Developed Area			
(A) Buildings (sheds, dwellings, decks, etc.)			
(B) Hardscape (pools, walkways, driveway, etc.)			



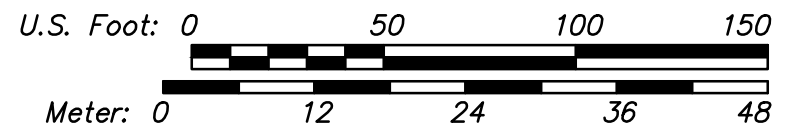
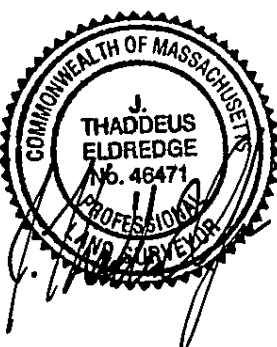
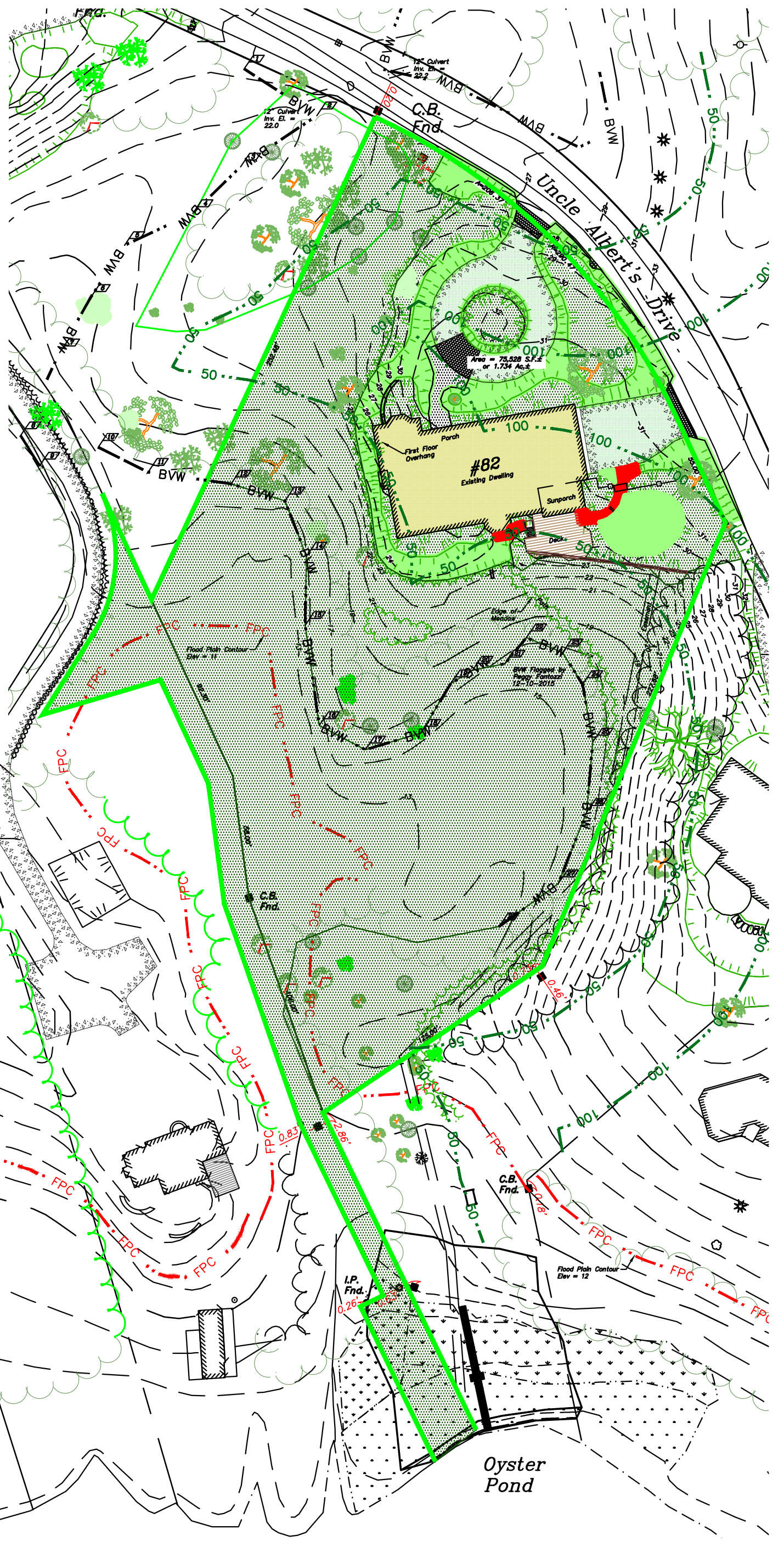
**ZONING REQUIREMENTS**

Zone R-40 (Residential)  
 Minimum Area 40,000 S.F.  
 Minimum Frontage 150 Ft.  
 Front Yard Setback 40 Ft.  
 Side and Rear Yard Setback 25 Ft.  
 Maximum Lot Coverage N/A  
 Maximum Building Coverage Varies

Assessors' ID: 12E-2B-R6B

**OWNER OF RECORD:**

Andrew G., Jr. and Suzanne McMaster  
 Deed Book 24,025, Page 140  
 Plan Book 597, Page 60, Lot 6B  
 Plan Book 597, Page 83, Parcel B



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X:\ARCHIVED DRAWINGS\3474 010 - McMaster, Andrew\Pool Site Plan POOL PLANS 2017-05-04.dwg

Date: 05-08-2017  
 Scale: 1" = 50'  
 Project No.: C-3474-01.0

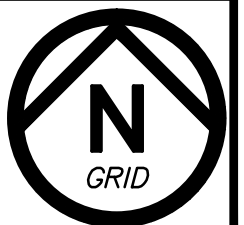
**SUZANNE MCMASTER**

**ELDRIDGE SURVEYING & ENGINEERING, LLC**  
 1038 Main Street, Chatham, MA 02633  
 (508) 945-3965; Fax.: (508) 945-5885

**POOL PLAN**

82 Uncle Albert's Drive, Chatham (West), Massachusetts

#	Description of Revision	Date



Sheet No.: 1 of 3



**0-50**

Buildings  
Hardscape

**Conservation Areas**

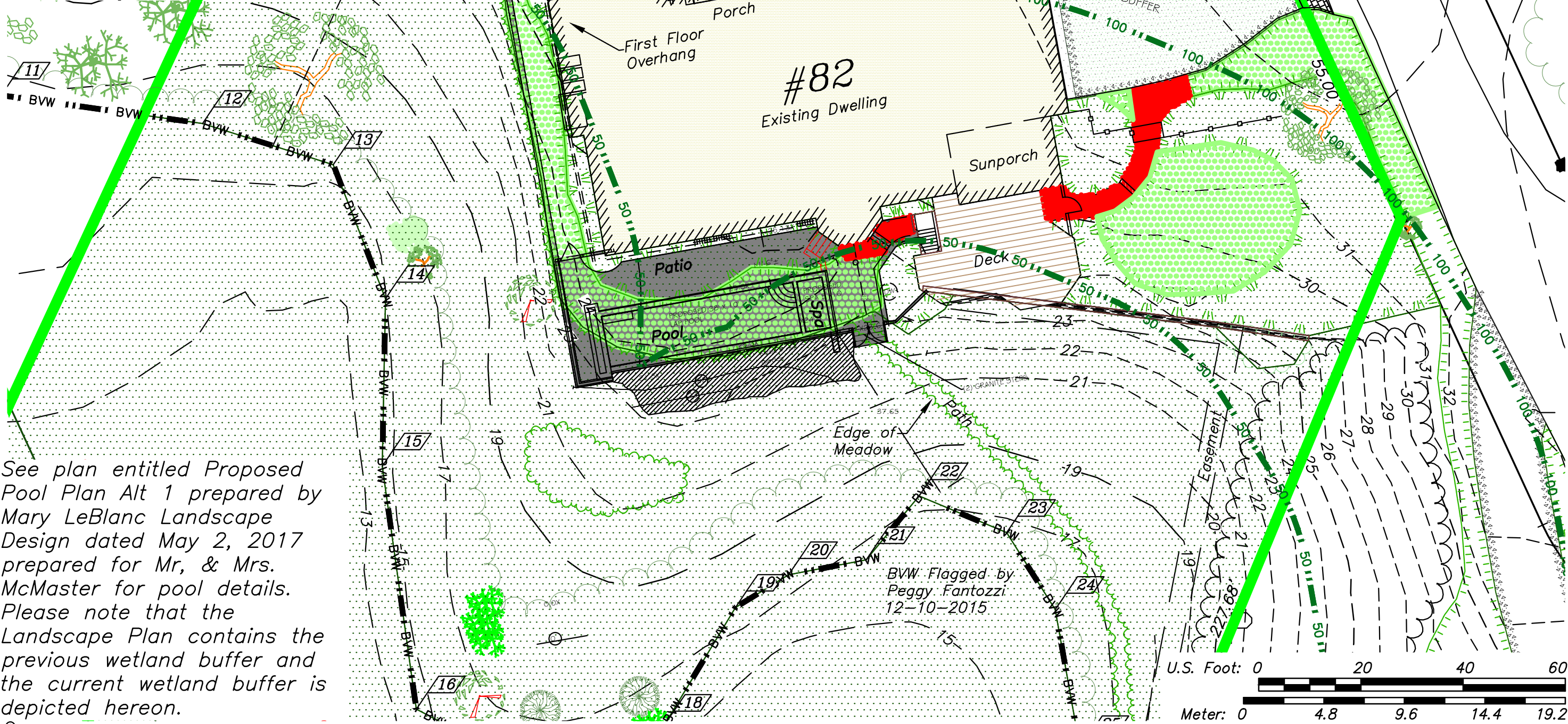
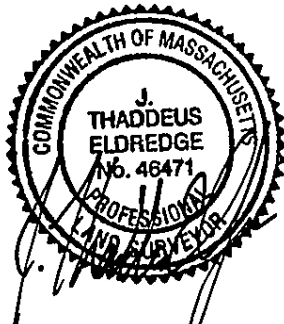
Existing	Proposed	Change
420 S.F.±	420 S.F.±	0 S.F.±
120 S.F.±	1000 S.F.±	880 S.F.±

Existing	Proposed	Change
4600 S.F.±	4600 S.F.±	0 S.F.±
2300 S.F.±	2770 S.F.±	470 S.F.±

**50-100**

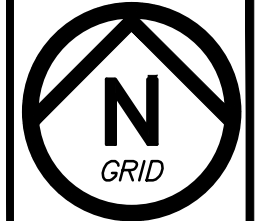
Buildings  
Hardscape



See plan entitled Proposed Pool Plan Alt 1 prepared by Mary LeBlanc Landscape Design dated May 2, 2017 prepared for Mr. & Mrs. McMaster for pool details. Please note that the Landscape Plan contains the previous wetland buffer and the current wetland buffer is depicted hereon.

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X:\ARCHIVED DRAWINGS\3474 010 - McMaster, Andrew\Pool Site Plan POOL PLANS 2017-05-04.dwg



**POOL PLAN OPTION 5**  
82 Uncle Alberts Drive, Chatham (West), Massachusetts

#	Description of Revision	Date

**SUZANNE MCMASTER**  
**ELDRIDGE SURVEYING & ENGINEERING, LLC**  
1038 Main Street, Chatham, MA 02633  
(508) 945-3965; Fax: (508) 945-5885

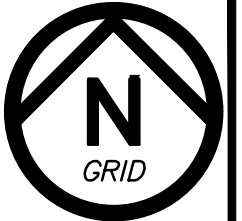
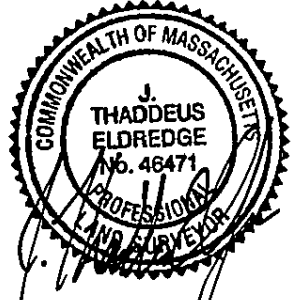
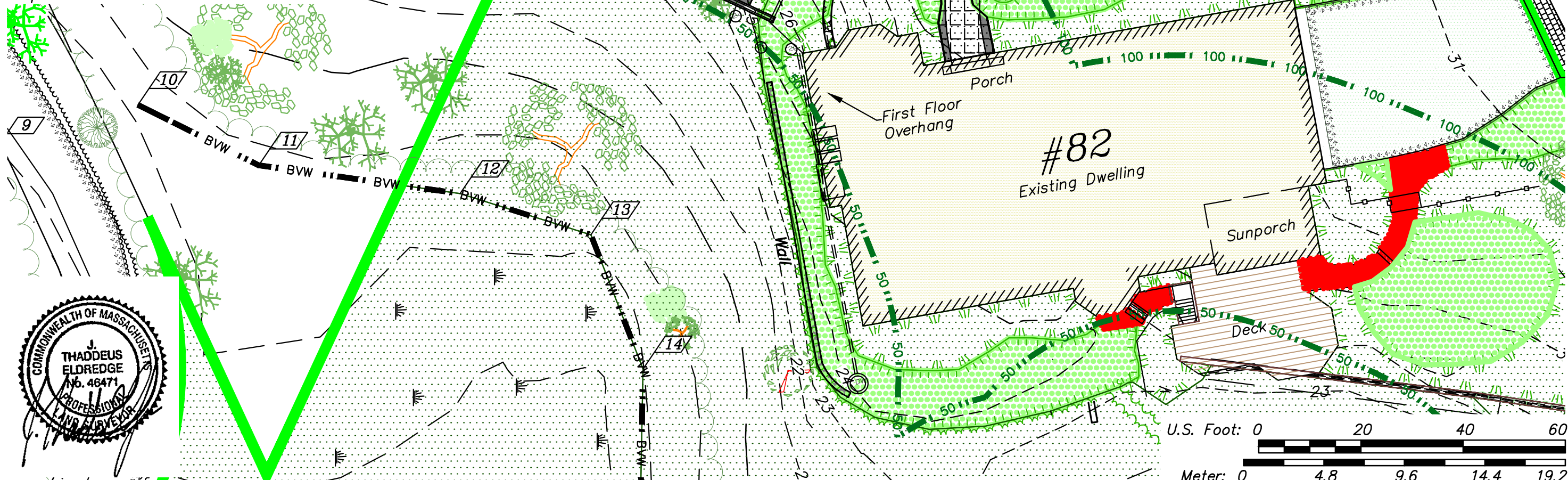
Date: 05-08-2017  
Scale: 1" = 20'  
Project No.: C-3474-01.0

Sheet No.: 2 of 3



Conservation Areas			
<b>0-50</b>	Existing	Proposed	Change
Buildings	420 S.F.±	420 S.F.±	0 S.F.±
Hardscape	120 S.F.±	180 S.F.±	60 S.F.±
<b>50-100</b>	Existing	Proposed	Change
Buildings	4,600 S.F.±	4,600 S.F.±	0 S.F.±
Hardscape	2,300 S.F.±	4,400 S.F.±	2,100 S.F.±

See plan entitled Northwest Pool Plan Alt 2 prepared by Mary LeBlanc Landscape Design dated May 2, 2017 prepared for Mr. & Mrs. McMaster for pool details. Please note that the Landscape Plan contains the previous wetland buffer and the current wetland buffer is depicted hereon.

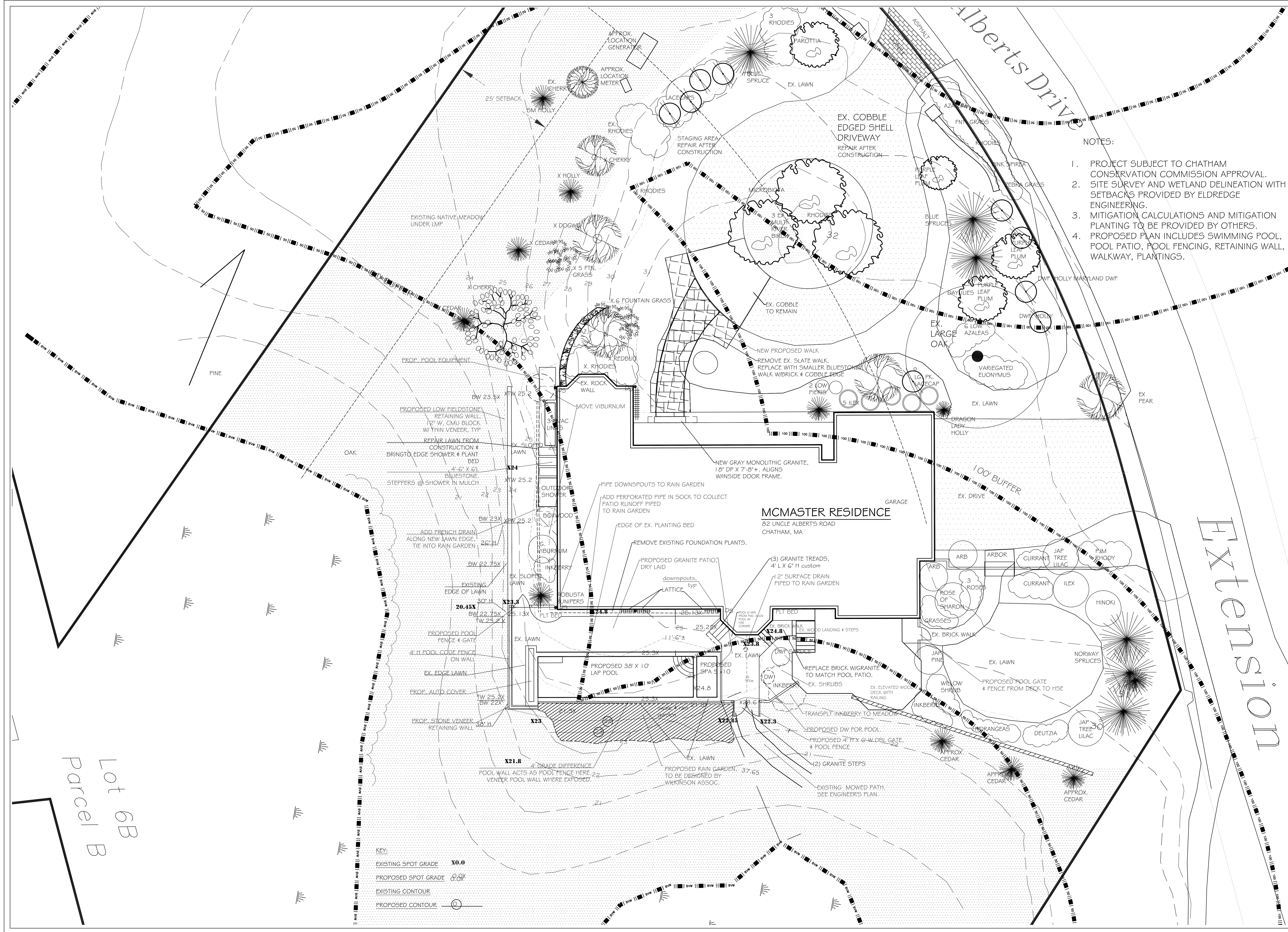


POOL PLAN OPTION 4	
82 Uncle Alberts Drive, Chatham (West), Massachusetts	Date
Description of Revision	
#	

**SUZANNE MCMASTER**  
**ELDRIDGE SURVEYING & ENGINEERING, LLC**  
 1038 Main Street, Chatham, MA 02633  
 (508) 945-3965; Fax: (508) 945-5885

Date: 05-08-2017  
 Scale: 1" = 20'  
 Project No.: C-3474-01.0





**MARY LeBLANC**  
**LANDSCAPE DESIGN**  
 40 CRAWFORD RD, BX1422  
 COTUIT, MA 02635  
 (508) 428-1274  
 mary@maryleblanc.com www.maryleblanc.com

REV: 5/2/17  
 DATE: 1" = 10'-0"  
 SCALE: ML  
 DRAWN BY: ML  
 CHECKED BY: MLL

**ALT #1**

**PROPOSED POOL  
 PLAN**

**MR. & MRS. MCMASTER  
 RESIDENCE**  
 82 UNCLE ALBERT'S DRIVE  
 CHATHAM, MA

**L-1**  
 SHEET 1 OF 2

- NOTES:**
1. PROJECT SUBJECT TO CHATHAM CONSERVATION COMMISSION APPROVAL.
  2. SITE SURVEY AND WETLAND DELINEATION WITH SETBACKS PROVIDED BY ELDRIDGE ENGINEERING.
  3. MITIGATION CALCULATIONS AND MITIGATION PLANTING TO BE PROVIDED BY OTHERS.
  4. PROPOSED PLAN INCLUDES SWIMMING POOL, POOL PATIO, POOL FENCING, RETAINING WALL, WALKWAY, PLANTINGS.

Lot 6B  
 Parcel B

Extension

**MCMASTER RESIDENCE**  
 82 UNCLE ALBERT'S ROAD  
 CHATHAM, MA

Alberts Drive





**MARY LeBLANC**  
**LANDSCAPE DESIGN**  
 40 CRAWFORD RD, BX1422  
 COTUIT, MA 02635  
 (508) 428-1274  
 mary@maryleblanc.com www.maryleblanc.com

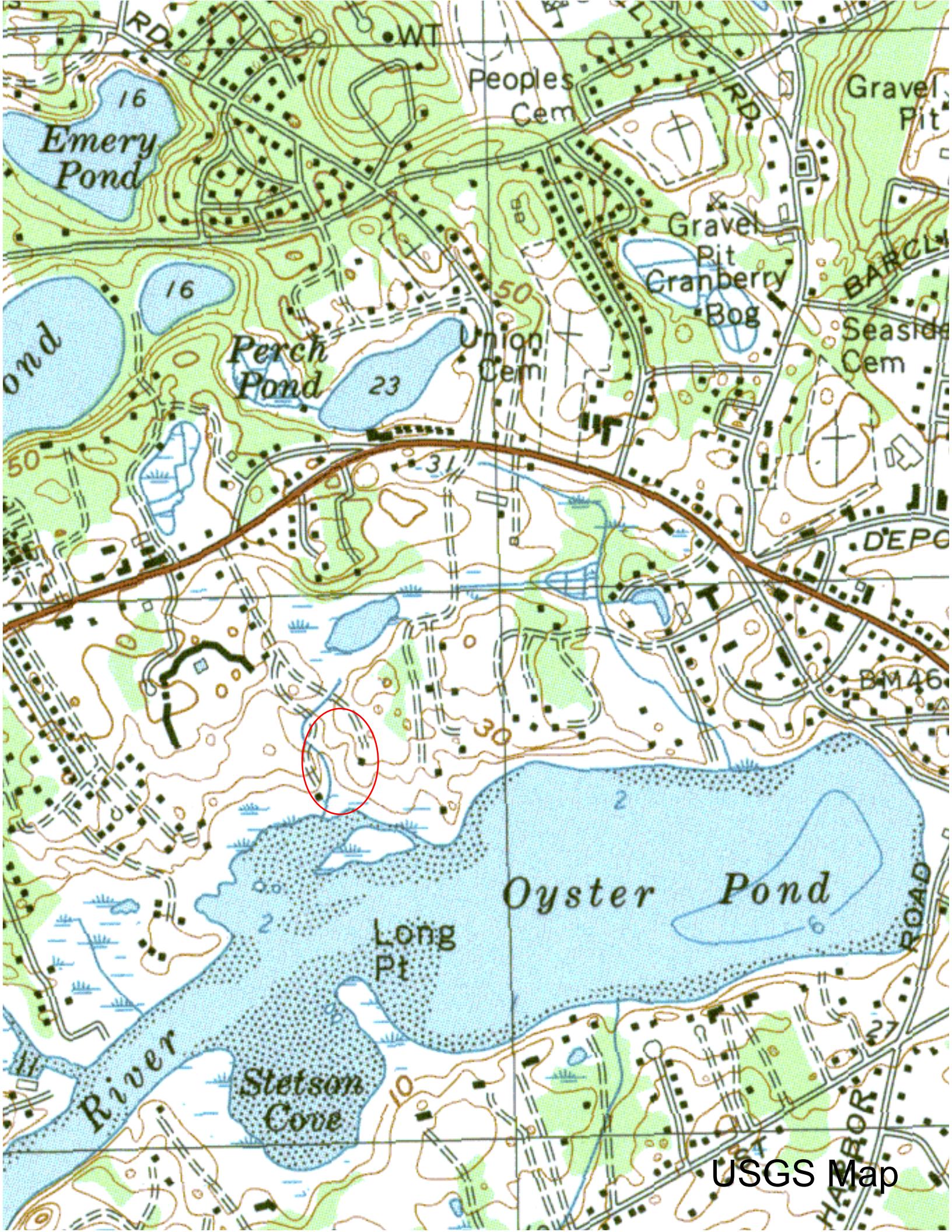
REV: 5/2/17  
 DATE: 1" = 10'-0"  
 SCALE: ML  
 DRAWN BY: MLL  
 CHECKED BY:

**NORTHWEST POOL PLAN ALT#2**

**PROPOSED POOL ALT. #2 PLAN**

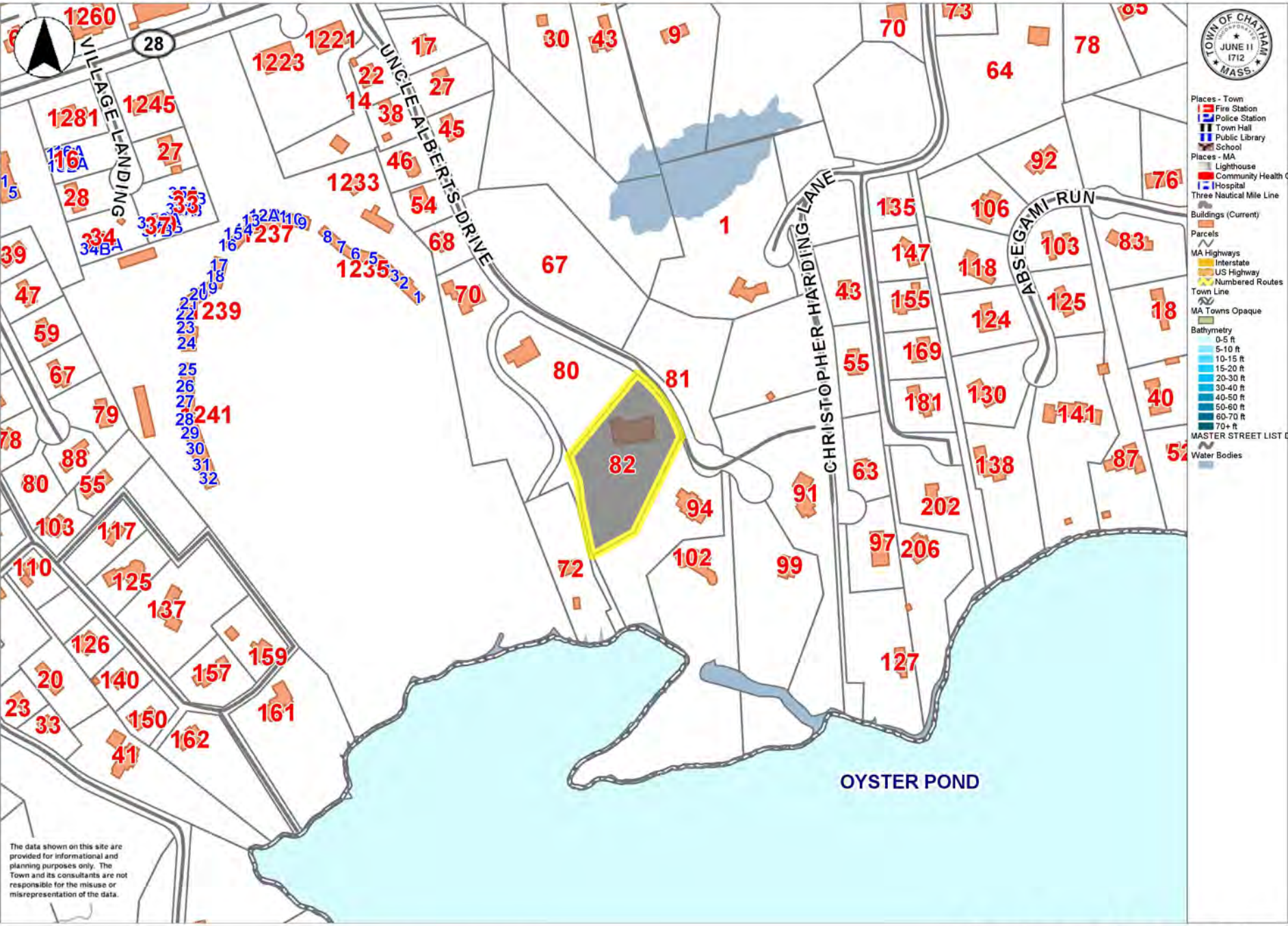
**MR. & MRS. McMASTER RESIDENCE**  
 82 UNCLE ALBERTS DRIVE  
 CHATHAM, MA



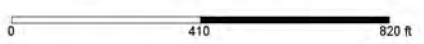


USGS Map





The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 02/11/2016 at 02:14 PM



- Places - Town
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Places - MA
  - Lighthouse
  - Community Health Cen
  - Hospital
- Three Nautical Mile Line
- Buildings (Current)
- Parcels
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Town Line
- MA Towns Opaque
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- MASTER STREET LIST DPV
- Water Bodies





SS  
109

161

S 108R

164

OYSTER POND

DEM Map





UNCLE ALBERTS DR

ABSEGA

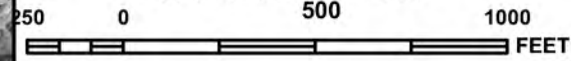
**PH 933**

NHESP Map





MAP SCALE 1" = 500'



PANEL 0636J

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**BARNSTABLE COUNTY,**  
**MASSACHUSETTS**  
**(ALL JURISDICTIONS)**

**PANEL 636 OF 875**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHATHAM, TOWN OF	250004	0636	J

-NOTE-  
 THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
**25001C0636J**  
**EFFECTIVE DATE**  
**JULY 16, 2014**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

## LIMITED POWER OF ATTORNEY

We Andrew G. and Suzanne McMaster of 58 Maywood Road, Darien, CT 06820, appoint TERRY W. ELDREDGE, L.S., and/or his employees, Attorney-in-fact for and in our names, grant unto the said TERRY W. ELDREDGE, L.S., and/or his employees full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done relevant to the filing of and representation of Notice of Intent for 82 Uncle Albert's Drive, Chatham, Massachusetts, to all intents and purposes as we might or could do if personally present, hereby ratifying and confirming all that the said TERRY W. ELDREDGE, L.S. and/or his employees shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF I have set my hand and seal this 21 day of November 2011.

Sealed and delivered in the presence of:

Malik A. Long  
Witness

Andrew G. and/or Suzanne McMaster  
Andrew G. and/or Suzanne McMaster

Malik A. Long  
MALIK A. LONG  
Notary Public, State of New York  
No. 01LO6081395  
Qualified in New York County  
Commission Expires October 4, 20 13



**REQUEST FOR ABUTTERS' LIST**

DATE REQUESTED

May 3, 2017

LOCATION OF  
**SUBJECT** PROPERTY

82 Uncle Albert's Drive

REQUEST FOR ABUTTERS  
WITHIN **HOW MANY FEET**  
OF SUBJECT PROPERTY

100'

PURPOSE FOR  
ABUTTERS' LIST

Conservation Commission filing

NAME OF PERSON(S)  
REQUESTING ABUTTERS'  
LIST

Eldredge Surveying & Engineering, LLC  
PLEASE PRINT

SIGNATURE

*Steve Eldredge*

TELEPHONE NUMBER

508-945-3965

508 945-3550

**FOR ASSESSORS' USE ONLY**

ABUTTERS' LIST  
COMPLETED BY:

*Jr*

DATE COMPLETED

5/3/2017

PARCEL ID OF SUBJECT  
PROPERTY

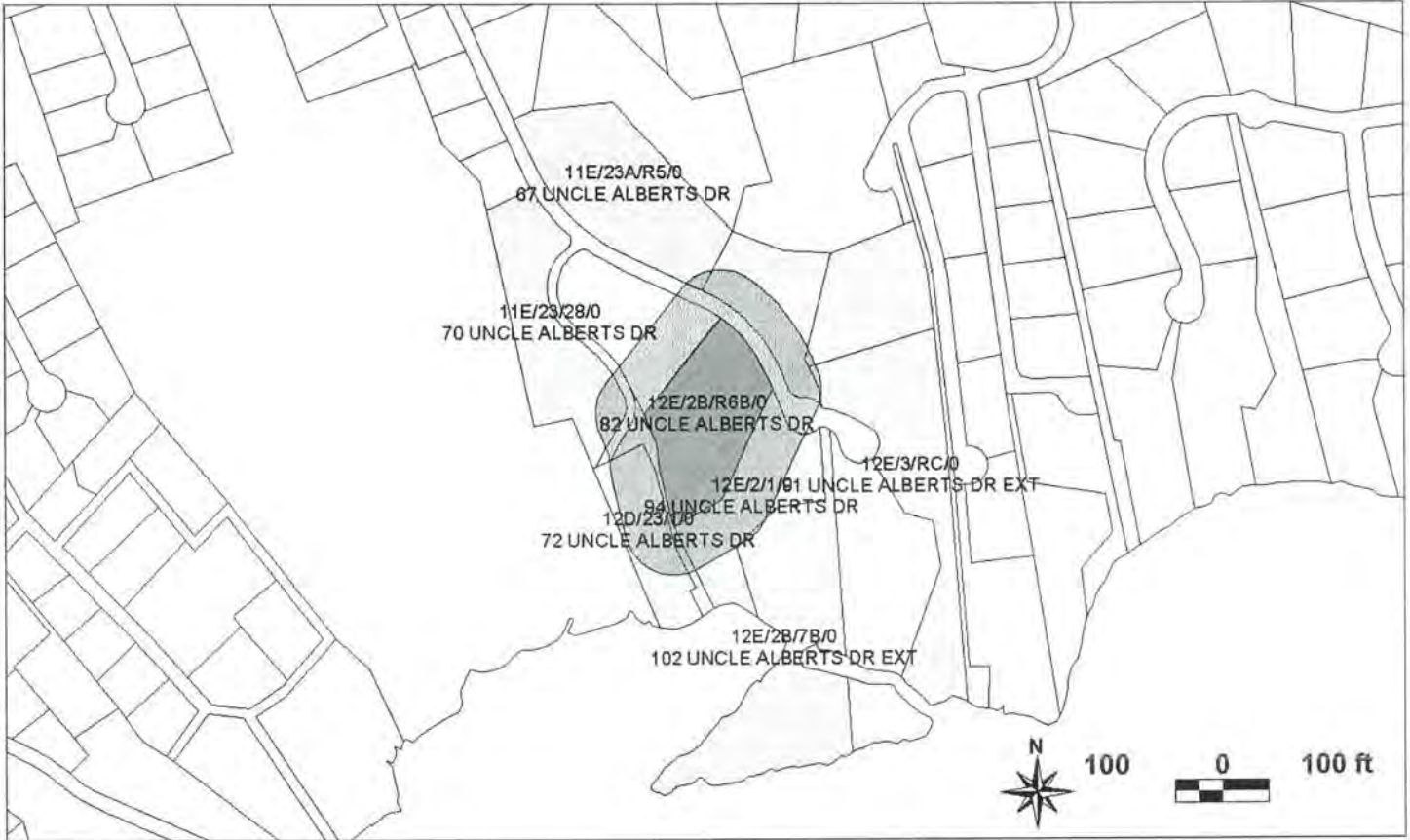
12E - 2B - R6B



TOWN OF CHATHAM, MA  
 BOARD OF ASSESSORS  
 549 MAIN STREET CHATHAM MA 02633



Abutters List Within 100 feet of Parcel 12E/2B/R6B/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
622	11E-23-28-0-R	SMOOT SANFORD M & MARJORIE B	70 UNCLE ALBERTS DR	18 HOLMES RD	LEXINGTON	MA	02420
623	11E-23A-R5-0-R	SHEERAN JOHN P & SHEILA H	67 UNCLE ALBERTS DR	67 UNCLE ALBERTS DR	CHATHAM	MA	02633
1096	12D-23-1-0-R	PENNY REALTY TRUST C/O PETER BOVENZI	72 UNCLE ALBERTS DR	PO BOX 788	LEOMINSTER	MA	01453-0788
1120	12E-2-1-0-R	ULAD INVESTMENT LLC	94 UNCLE ALBERTS DR	C/O J ONEIL 6 NOKOMIS WAY	NATICK	MA	01760
1141	12E-3-RC-0-R	RICHARDS JOHN R	91 UNCLE ALBERTS DR EXT	PO BOX 205	W CHATHAM	MA	02669-0205
8372	12E-2B-7B-0-R	JOHN A & BONNIE J ROUSSEL 1998 TRUS <sup>1</sup> JOHN A & BONNIE J ROUSSEL TRUSTEES	102 UNCLE ALBERTS DR EXT	9290 E THOMPSON PEAK PKWY UNIT #215	SCOTTSDALE	AZ	85255
8368	12E-2B-R6B-0-R	MCMASTER ANDREW G JR & SUZANNE	82 UNCLE ALBERTS DR	58 MAYWOOD RD	DARIEN	CT	06820

11E-23-28-0-R

SMOOT SANFORD M & MARJORIE B  
18 HOLMES RD  
LEXINGTON, MA 02420

11E-23A-R5-0-R

SHEERAN JOHN P & SHEILA H  
67 UNCLE ALBERTS DR  
CHATHAM, MA 02633

12D-23-1-0-R

PENNY REALTY TRUST  
C/O PETER BOVENZI  
PO BOX 788  
LEOMINSTER, MA 01453-0788

12E-2-1-0-R

ULAD INVESTMENT LLC  
C/O J ONEIL  
6 NOKOMIS WAY  
NATICK, MA 01760

12E-3-RC-0-R

RICHARDS JOHN R  
PO BOX 205  
W CHATHAM, MA 02669-0205

12E-2B-7B-0-R

JOHN A & BONNIE J ROUSSEL 1998 TRUST  
JOHN A & BONNIE J ROUSSEL TRUSTEES  
9290 E THOMPSON PEAK PKWY  
UNIT #215  
SCOTTSDALE, AZ 85255

12E-2B-R6B-0-R

MCMASTER ANDREW G JR & SUZANNE  
58 MAYWOOD RD  
DARIEN, CT 06820



***ELDREDGE SURVEYING  
& ENGINEERING, LLC***

1038 Main Street  
Chatham, Massachusetts 02633

## **Notice of Public Hearing**

**To:**

Penny Realty Trust  
c/o Peter Bovenzi  
P.O. Box 788  
Leominster, MA 01453

Ulad Investment, LLC  
c/o J. O'Neil  
6 Nokomis Way  
Natick, MA 01760

John A. and Bonnie J. Roussel 1998 Trust  
John A. and Bonnie J. Roussel, Trustees  
9290 East Thompson Peak Parkway  
Unit # 215  
Scottsdale, AZ 85255

Michael Boudens  
46 Somerset Road  
West Newton, MA 02465

John R. Richards  
P.O. Box 205  
West Chatham, MA 02669

John P. and Sheila H. Sheeran  
67 Uncle Albert's Drive  
Chatham, MA 02633

Sanford M. and Marjorie B. Smoot  
18 Holmes Road  
Lexington, MA 02420

**From:** Marija S. Eldredge

**Date:** May 9, 2017

**Subject:** Assessor Map 12E, Parcel 2B-R6B  
**82 Uncle Albert's Drive**  
**Andrew G. Jr. and Suzanne McMaster**, owners/applicants

---

The Chatham Conservation Commission will be holding a public hearing at the **Town Annex, 261 George Ryder Road on Wednesday May 24, 2017 at or after 4:00pm** on the application of **Andrew G. Jr. and Suzanne McMaster** to construct a pool.

Enclosed please find a copy of a portion of the plan for your review.

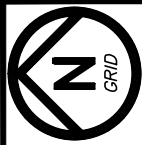
The details of the project will be presented at the hearing and comment may be offered to the Conservation Commission either by attending this hearing or sending a letter to the Commission. The plan and application describing the project are on file with the Conservation Commission at

261 George Ryder Road or you may contact the Commission with any questions at 508-945-5164.

**Copy:** Chatham Conservation Commission  
DEP  
Andrew G. Jr. and Suzanne McMaster

Y:\Clients\McMaster, Andrew 3474\Uncle Alberts Drive\Conservation\NOI 2017-05-09\04 Notice of Public Hearing.doc



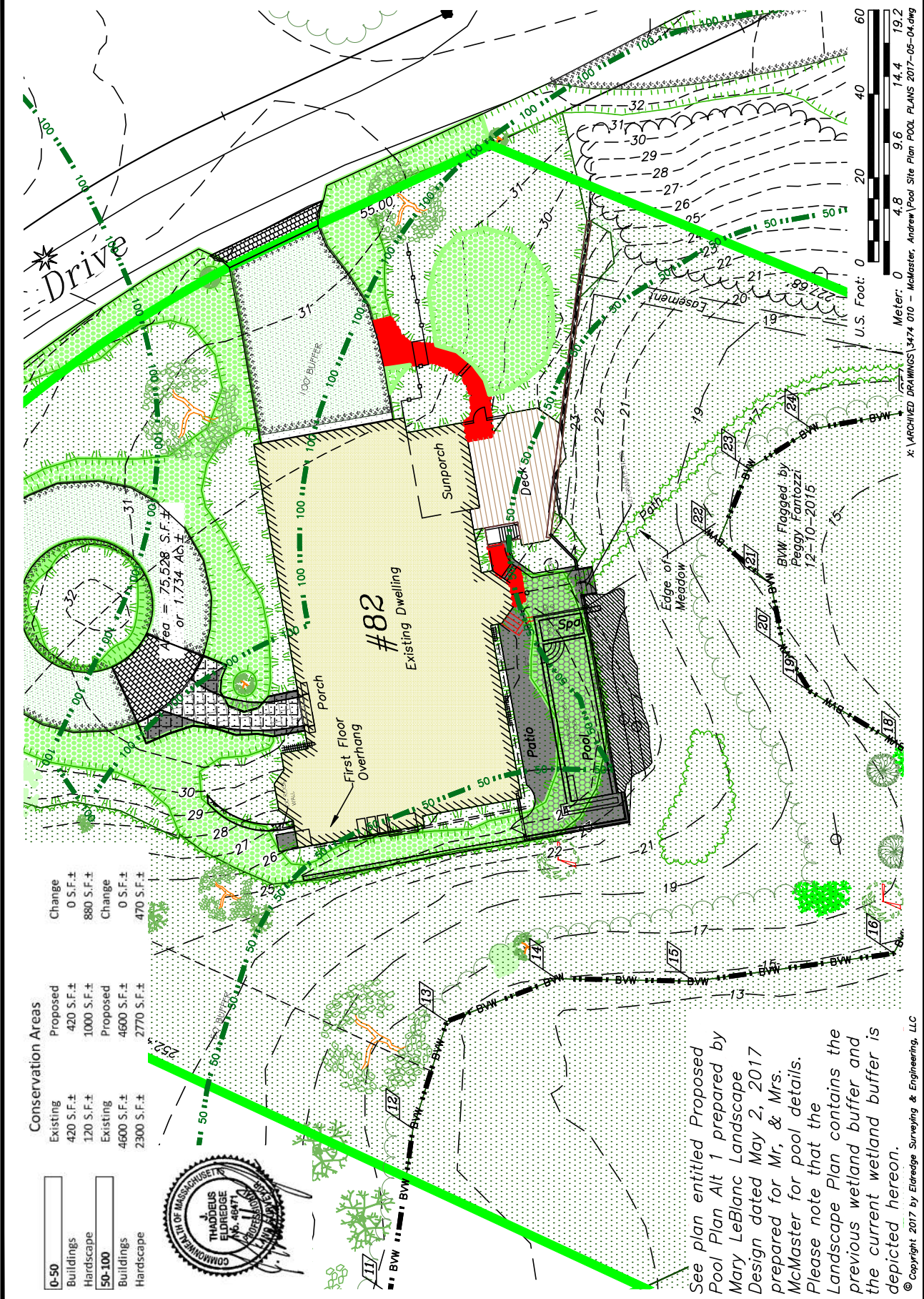


#	Description of Revision	Date

**POOL PLAN OPTION 5**  
 82 Uncle Alberts Drive, Chatham (West), Massachusetts

**SUZANNE MCMASTER**  
 ELDRIDGE SURVEYING & ENGINEERING, LLC  
 1038 Main Street, Chatham, MA 02633  
 (508) 945-3965; Fax: (508) 945-0885

Date: 05-08-2017  
 Scale: 1" = 20'  
 Project No.: C-3474-01.0  
 Sheet No.: 2 of 3



Conservation Areas	
Existing	Proposed
420 S.F.±	420 S.F.±
120 S.F.±	1000 S.F.±
4600 S.F.±	4600 S.F.±
2300 S.F.±	2770 S.F.±
Change	Change
0 S.F.±	0 S.F.±
880 S.F.±	470 S.F.±
75,528 S.F.±	
or 1,734 AC±	

0-50	Buildings
50-100	Hardscape



See plan entitled Proposed Pool Plan Alt 1 prepared by Mary LeBlanc Landscape Design dated May 2, 2017 prepared for Mr. & Mrs. McMaster for pool details. Please note that the Landscape Plan contains the previous wetland buffer and the current wetland buffer is depicted hereon.



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Sent To  
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 City, State, ZIP 9290 East Thompson Peak Parkway  
 Unit # 215  
 Scottsdale, AZ 85255

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 City, State, ZIP Protection  
 P.O. Box 4062  
 Boston, MA 02211

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 City, State, ZIP Environmental Protection  
 20 Riverside Drive  
 Lakeville, MA 02347

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage \$3.84

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 Street and Apt. Michael Boudens  
 City, State, ZIP 46 Somerset Road  
 West Newton, MA 02465

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



TOWN OF CHATHAM  
Conservation Commission

**SITE ACCESS AUTHORIZATION**

Date: May 9, 2017  
Project: Construction of a therapy pool  
Location: 82 Uncle Albert's Drive

Property Owner: **Andrew G. Jr. and Suzanne McMaster**

I (We) hereby authorize the individual members of the Chatham Conservation Commission and its agents to enter upon the referenced property for the purpose of gathering information regarding the application filed with the Commission pursuant to the Wetlands Protection Act (MGL Ch 131, s. 40) and/or the Chatham Wetlands Protection Bylaw (Chapter 272).

Additionally, if an Order of Conditions is issued for the project, I (we) grant permission for Commission members and the Commission's agents to enter the above referenced property for the purpose of inspecting for compliance with the Order of Conditions. This site access authorization is valid until a Certificate of Compliance is issued by the Conservation Commission.

Authorized Signature:  Date: 5/9/17

Please Print: J. Thaddues Eldredge, PLS

(If other than owner, please state whether tenant, agent or other)

**ELDREDGE SURVEYING  
& ENGINEERING, LLC**

1038 Main Street  
Chatham, Massachusetts 02633  
508-945-3965tel; 508-945-5885 fax; office@ese-llc.com



**ELDREDGE SURVEYING & ENGINEERING, LLC**

1038 Main Street  
Chatham, MA 02633  
(508) 945-3965



P.O. BOX 10  
ORLEANS, MA 02653  
capecodfive.com  
53-7107/2113



5/9/2017

PAY TO THE ORDER OF Town of Chatham Conservation Commission

\$ \*\*137.50

One Hundred Thirty-Seven and 50/100\*\*\*\*\*

DOLLARS

Town of Chatham Conservation Commission

MEMO 82 Uncle Albert's Drive

*Marija M... Eng...*  
AUTHORIZED SIGNATURE

⑈006895⑈ ⑆211376078⑆ 89 3007229⑈

**ELDREDGE SURVEYING & ENGINEERING, LLC**

6895

Town of Chatham Conservation Commission

5/9/2017

town share of filing fee	67.50
local filing fee	50.00
advertising fee	20.00

01 ESE, LLC - 7229 b 82 Uncle Albert's Drive

137.50

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6895

Town of Chatham Conservation Commission

5/9/2017

town share of filing fee	67.50
local filing fee	50.00
advertising fee	20.00

01 ESE, LLC - 7229 b 82 Uncle Albert's Drive

137.50

Security features. Details on back.

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1038 Main Street  
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(508) 945-3965



P.O. BOX 10  
ORLEANS, MA 02653  
capecodfive.com  
53-7107/2113



5/9/2017

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ \*\*42.50

Forty-Two and 50/100\*\*\*\*\*

DOLLARS

Commonwealth of Massachusetts

Security features. Details on back.

MEMO

83 Uncle Albert's Drive, Chatham



*Margie Williams, Esq.*  
AUTHORIZED SIGNATURE

⑈006896⑈ ⑆211371078⑆ 89 3007229⑈

**ELDREDGE SURVEYING & ENGINEERING, LLC**

Commonwealth of Massachusetts

5/9/2017

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5/9/2017

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