

Notice of Intent Application

January 28, 2025

Project Site

180 Paine Street
Map 95, Parcel 37
Bellingham, MA

Applicant

January Holdings, LLC
180 Paine Street
Bellingham, MA 02346

Representative

LEC Environmental Consultants, Inc.
12 Resnik Road, Suite 1
Plymouth, MA 02360
508-746-9491

www.lecenvironmental.com

January 28, 2025

EMAIL/OVERNIGHT MAIL

Bellingham Conservation Commission
Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Re: Notice of Intent Application
180 Paine Street
Map 95, Parcel 37
Bellingham, Massachusetts

[LEC File #: NECC\24-564.01]

Dear Members of the Conservation Commission:

On behalf of the Applicant, January Holdings, LLC, LEC Environmental Consultants, Inc., (LEC) is filing the enclosed Notice of Intent (NOI) Application for vegetative restoration of the Buffer Zone to Bordering Vegetated Wetlands (BVW) protected under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40), its implementing Regulations (310 CMR 10.00), and *Town of Bellingham Wetlands Protection Bylaw* (Chapter 235) and implementing *Regulations* (Chapter 247).

Enclosed please find two checks payable to the Town of Bellingham for the town portion of the NOI/WPA filing fee (\$67.50) and *Bylaw* fee (\$50.00). The state portion of the NOI/WPA filing fee (\$42.50) has been forwarded to the DEP Lockbox.

Thank you for your consideration of this Application. We look forward to meeting with you at the February 12, 2025 Public Hearing. If you have any questions, please do not hesitate to contact me.

Sincerely,

LEC Environmental Consultants, Inc.



Brian T. Madden
Senior Wildlife/Wetland Scientist

Enclosures

cc: DEP CERO; January Holdings, LLC / New England Country Club

Notice of Intent

- i. WPA Form 3 – Notice of Intent
- ii. Application for Permit – Bellingham Wetlands Protection Bylaw & Regulations
- iii. Bylaw Fee Calculations Worksheet
- iv. Abutter Notification – Letter and Restoration Area Locus Map

NOI Application Report

1.	Introduction	1
2.	Unauthorized Activity Description	1
2.	Proposed Restoration	4
3.	Monitoring	5
4.	Summary	5

Appendices**Appendix A**

Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA Flood Insurance Rate Map

Appendix B

Photographs

Appendix C

Existing Conditions Plan of Land (Sheets 10 and 13), Prepared by Feldman Geospatial, Last Revised January 15, 2025

Appendix D

Existing Conditions Map, Prepared by LEC Environmental Consultants, Inc., Dated January 24, 2025

Appendix E

Restoration Plan, Prepared by LEC Environmental Consultants, Inc., Dated January 24, 2025



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

Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

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):

180 Paine Street

a. Street Address

Bellingham

02346

b. City/Town

c. Zip Code

42° 1'9.22"N

71°28'30.28"W

d. Latitude

e. Longitude

Parcel 37

g. Parcel /Lot Number

Latitude and Longitude:

Map 95

f. Assessors Map/Plat Number

2. Applicant:

a. First Name

January Holdings, LLC

b. Last Name

c. Organization

180 Paine Street

d. Street Address

MA

02346

e. City/Town

f. State

g. Zip Code

508-883-2300

julie@newenglandcountryclub.com

h. Phone Number

j. Email Address

i. Fax Number

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Brian

a. Contact Person First Name

Madden

b. Contact Person Last Name

LEC Environmental Consultants, Inc.

c. Organization

12 Resnik Road, Suite 1

d. Mailing Address

Plymouth

MA

Plymouth

e. City/Town

f. State

e. City/Town

508-746-9491

508-746-9492

bmadden@lecenvironmental.com

h. Phone Number

i. Fax Number

j. Email Address

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

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. Town Fee Paid



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
Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

A. General Information (continued)

6. General Project Description:

Vegetative restoration of Buffer Zone to 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:

Norfolk

a. County

14507

c. Book

b. Certificate # (if registered land)

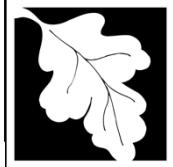
509

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
Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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):	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. <input type="checkbox"/> Coastal Resource Areas: (See 310 CMR 10.25-10.35)		

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



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

Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

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>		
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	
j. <input type="checkbox"/> Land Containing Shellfish	2. cubic yards dredged	
k. <input type="checkbox"/> Fish Runs	1. square feet	
Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above		
	1. cubic yards dredged	
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	



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
Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

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

8/1/21

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/massachusetts-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.



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

Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

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
Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

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: **Buffer Zone Vegetative Restoration**

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

Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

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.

Restoration Plan

a. Plan Title

LEC Environmental Consultants, Inc.

b. Prepared By

c. Signed and Stamped by

1/24/25

d. Final Revision Date

e. Scale

Existing Conditions Plan of Land, prepared by Feldman Geospatial

1/15/25

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:

41125

1/28/2025

2. Municipal Check Number

3. Check date

N/A (eDEP submittal)

1/28/2025

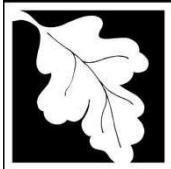
4. State Check Number

5. Check date

LEC Environmental Consultants, Inc.

7. Payor name on check: Last Name

6. Payor name on check: First Name



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
Town of Bellingham Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

F. Signatures and Submittal Requirements

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

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


779C0794676847C

1. Signature of Applicant

1/24/2025

2. Date


3. Signature of Property Owner (if different)

4. Date

1/28/2025


5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

If the applicant has checked the "yes" box in 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:

180 Paine Street

a. Street Address

eDEP Payment

c. Check number

Bellingham

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

a. First Name

January Holdings, LLC

c. Organization

180 Paine Street

d. Mailing Address

Bellingham

e. City/Town

508-883-2300

h. Phone Number

i. Fax Number

MA

f. State

02346

g. Zip Code

julie@newenglandcountryclub.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

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)

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.)



Application for Permit

Bellingham Wetlands Protection Bylaw & Regulations

1. Applicant:	Name: January Holdings, LLC	Phone: 508-883-2300
	Address: 180 Paine Street, Bellingham, MA 02346	
	E-mail: julie@newenglandcountryclub.com	
2. Project Location:	Street: 180 Paine Street	Assessor's Map 95
		Parcel\Lot 37

3. This application is filed simultaneously with and consistent with the Project Filing Guidelines found on the town web site for:

- Request for Determination of Applicability
- Abbreviated Notice of Resource Area Delineation
- Notice of Intent
- Abbreviated Notice of Intent
- Amendment Request

Resource Area(s) Delineation to be confirmed: (Please complete number of linear feet)
Linear Feet

- Bordering Vegetated Wetlands (BVW)
- Bordering Land Subject to Flooding (BLSF)
- Isolated Land Subject to Flooding (ILSF)
- Isolated Vegetated Wetland (IVW)
- Land Under Water Bodies (LUWB)
- Bank (to Intermittent Streams)
- Perennial Stream: (MHAW) Stream Name: _____
- Intermittent Stream: _____

Is Estimated or Priority Habitat present on the site? Yes No X

Species:

Number of Vernal Pools present on the site: Certified _____ Potential _____ 4

4. Work is proposed in the following Resource Areas:

<input type="checkbox"/> Bank	Total #of square feet of impacts:	
<input type="checkbox"/> Beach or Flat	Total #of square feet of impacts:	
<input type="checkbox"/> Land Subject to Flooding(bordering or isolated)	Total # of square feet of impacts	
<input type="checkbox"/> Bordering Vegetated Wetlands	Total # of square feet of impacts	
<input checked="" type="checkbox"/> Buffer Zone	Total # of square feet of impacts	9,850+
<input type="checkbox"/> Isolated Wetland	Total # of square feet of impacts	
<input type="checkbox"/> Lakes or Ponds	Total # of square feet of impacts	
<input type="checkbox"/> Land under Water Bodies	Total # of square feet of impacts	
<input type="checkbox"/> Riverfront Area	Total # of square feet of impacts	
<input type="checkbox"/> Vernal Pool	Total # of square feet of impacts	
Total # of above		9,850±

5. Work is proposed in the following No Alteration Zones:

<input type="checkbox"/> Areas of Critical Environmental Concern	Total# of square feet of impacts	_____
<input checked="" type="checkbox"/> Buffer Zone 0 -25 feet	Total# of square feet of impacts	130±
<input type="checkbox"/> Estimated Habitat	Total# of square feet of impacts	_____
<input type="checkbox"/> Priority Habitat	Total# of square feet of impacts	_____
<input type="checkbox"/> 0 – 50 feet No Disturb Zone to Vernal Pool	Total# of square feet of impacts	_____
	Total of above	_____

6. Work in buffer zone only:

<input checked="" type="checkbox"/> 0-25 feet	Total# of square feet of impacts	130±
<input checked="" type="checkbox"/> 25-50 feet	Total# of square feet of impacts	770±
<input checked="" type="checkbox"/> 50-100 feet	Total# of square feet of impacts	9,080±
	Total of above	9,850±

7. Project Description:**a. Existing Conditions where work is proposed**

<input type="checkbox"/> Impervious	<input type="checkbox"/> Lawn or landscaped area
<input type="checkbox"/> Regulated Resource Area	<input checked="" type="checkbox"/> Wooded or natural area
<input type="checkbox"/> Other	

b. Description of proposed work: Buffer Zone Restoration**c. Type of equipment required for project:** By hand / light machinery**d. Type of erosion control proposed:** straw waddle**8. Plans must adhere to the criteria in Section 29 “Plan Requirements” of the Regulations.****9. Project Impacts (Use separate page if necessary referring to corresponding item)****Buffer Zone Setback:**

If the project involves work in the buffer zone only, what is the shortest distance between project disturbance and the regulated resource area? 10 feet

Tree Cutting:

List the number of trees and approximate diameter of tree(s) in jurisdictional areas proposed for removal: (Use separate sheet if necessary.) see rpt

Fill & grading:

Amount of fill proposed for removal from site	N/A	cu yds.
Amount of fill proposed for use on site	_____	cu yds.

Explain the difference between the proposed final grade and the existing conditions. _____

Explain proposed site stabilization methodology during and post construction. _____

10. If an exemption or waiver from the WPA or the Bellingham Wetland Bylaw will be required to complete the proposed project, the applicant shall, at the time of filing, provide information consistent with six requirements listed in Section 10 of the Bellingham Wetland Regulations.

11. The following completed items are included in each set of the filing:

Abutters list, Abutter Notification Form, Affidavit of Service, Bylaw Fee Calculation, Worksheet & remittance Plans (see #8 above), Narrative for projects Please include: THUMB DRIVE with pdf copy of entire filing

12. **Statement of applicant:** I hereby certify under penalties of perjury that this application and all supporting plans and documents are true and complete to the best of my knowledge and that these have been prepared in conformance with the requirement of the Bellingham Wetlands Protection Bylaw and its attendant Regulations I further certify that all abutters and other parties have been notified of this application as required by the Bellingham Wetlands Protection Regulations. I understand that I may be asked to pay for a consultant to review my application for the Commission.

Initialed sign off by Treasurer's Office:

CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID
TOWN OF BELLINGHAM

Property Information	
Parcel ID	5659
Map	95
Lot	37
Street Number	180
Street Name	Paine Street
First Name	January Holdings, LLC
Last Name	

Taxes / Charges	Paid
Tax Title	<input checked="" type="checkbox"/>
Motor Excise Tax	<input checked="" type="checkbox"/>
Real Estate Tax	<input checked="" type="checkbox"/>
Personal Property Tax	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>

As the Collector/Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Mansfield
(Print name)

Christine Mansfield
(Signature)
01-23-25
(Date)

Town of Bellingham Wetlands Protection Bylaw

Fee Calculations Worksheet

(Bylaw Fees are in addition to WPA Fees)

Fees must be submitted with application

(Check to be made payable to "Town of Bellingham")

1. A flat fee of \$50.00 each for the following requests: (check off appropriate item)

Request for Determination of Applicability (RDA)..... \$ _____
(For RDA also see item 4 or 5 below as appropriate)
 Request for an Extension to Orders of Conditions (Ext)----- \$ _____

2. The following schedule applies for Notice of Intent (NOI) categories at 310CMR 10.03(7) (c), as follows:

*(Also complete Item #4 below for all filings including RDA, NOI and ANRAD and Item #5 for Riverfront Area if applicable.)

	No.	Total
Category 1	\$ 50.00 per activity x 1	= \$ 50
Category 2	\$125.00 per activity x _____	= \$ _____
Category 3	\$250.00 per activity x _____	= \$ _____
Category 4	\$500.00 per activity x _____	= \$ _____
Category 5	\$ 2.00 per linear ft. x _____	= \$ _____

3. A flat fee of \$50.00 for Request for an Amendment to each existing Order of Conditions permit:

\$ 50.00 per activity x _____ = \$ _____

4. Application for review of Resource Area Delineation: .20 per linear foot (not less than \$25.00 or more than \$200.00 for single family house projects; not less than \$50.00 or more than \$2,000.00 for any other activity).

- *This fee will be in addition to the fee for a Request for Determination of Applicability (RDA) or Notice of Intent (NOI) listed in items #1 for RDA and #2 NOI or Abbreviated Notice of Resource Area Delineation (ANRAD).*

Type of activity: _____
Total linear feet _____ x .20/linear foot = \$ _____
(\$25/ min. or \$2000/ max.)

5. Fees for projects within the Riverfront Area and another resource area shall be 150% of the above fees:
(Check off appropriate item below)

Request for Determination of Applicability (RDA) \$ 50.00 x 150% = \$ _____
 Notice of Intent (NOI) (total from item 2 above) \$ _____ x 150% = \$ _____

Total Bylaw Fee Submitted \$ 50

DEP & BWP File No. _____

Name & Address of Applicant: January Holdings, LLC, 180 Paine Street, Bellingham, MA 02346

Project name (if applicable): New England Country Club

Project location: Assessors Map: 95 Lot or Parcel: 37 Street Address: 180 Paine St

January 28, 2025

EMAIL/OVERNIGHT MAIL

Bellingham Conservation Commission
Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Re: Notice of Intent Application
180 Paine Street
Map 95, Parcel 37
Bellingham, Massachusetts

[LEC File #: NECC\25-564.01]

Dear Members of the Conservation Commission:

In accordance with 310 CMR 10.05(4)(a) of the Massachusetts Wetlands Protection Act (WPA) Regulations, *An applicant who proposes work....solely within a Lot with an area greater than 50 acres, is required to provide notification only to Abutters whose Lot is within one hundred feet from the Project Site.* The Restoration Area (Project Site) is located interior within the 320± acre subject parcel and no abutters are located within 100 feet for proposed work activities (refer to accompanying *Restoration Area Locus Map*). Therefore, no abutter notification is required per the WPA Regulations and *Town of Bellingham Wetlands Protection Bylaw* (Chapter 235) and implementing *Regulations* (Chapter 247).

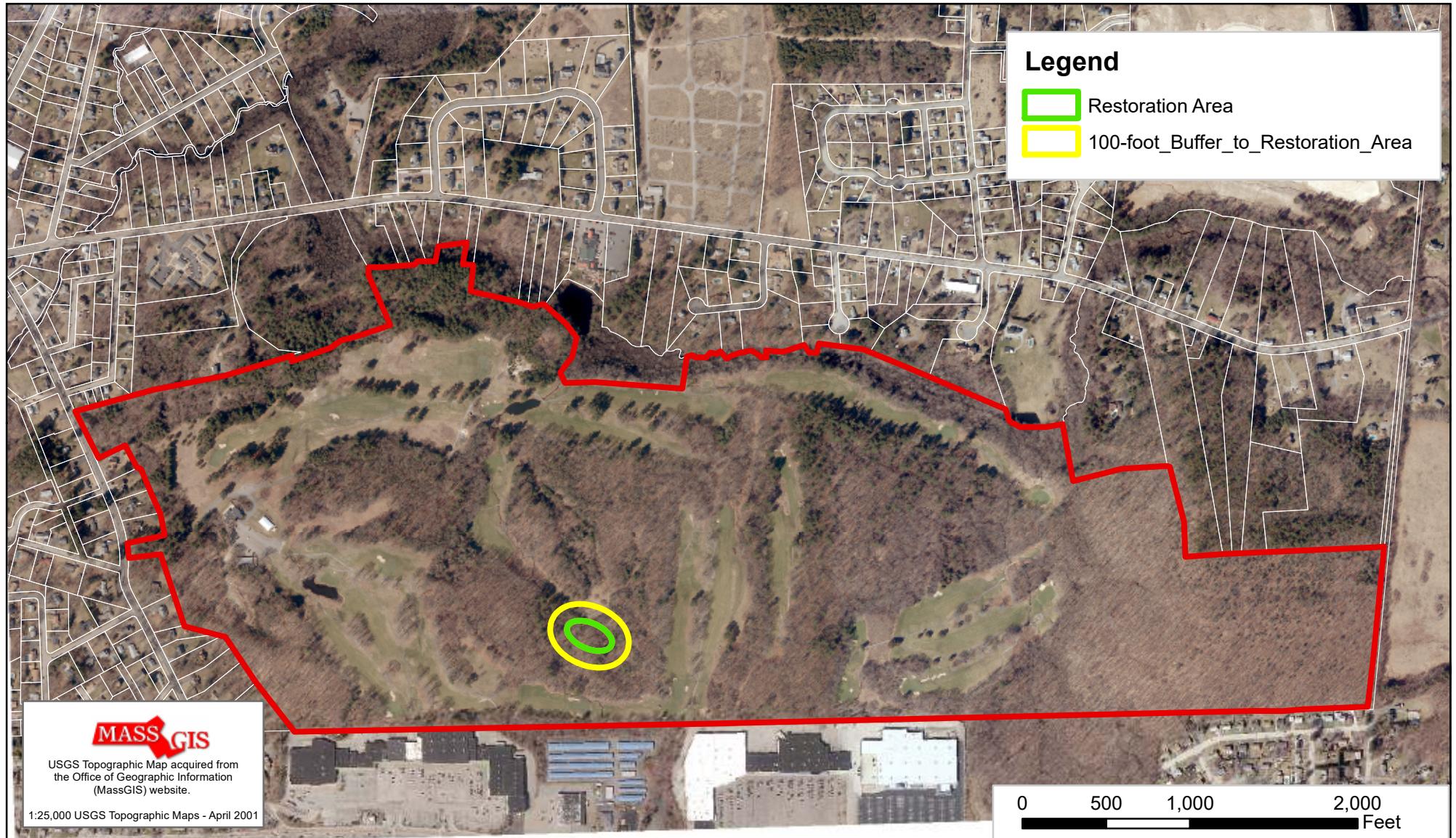
Sincerely,

LEC Environmental Consultants, Inc.



Brian T. Madden
Senior Wildlife/Wetland Scientist

Enclosure



LEC Environmental Consultants, Inc.

Plymouth, MA
508.746.9491
www.lecenvironmental.com

Restoration Area Locus Map

180 Paine Street
Bellingham, Massachusetts



January 24, 2025

1.**Introduction**

On behalf of the Applicant, January Holdings, LLC, LEC Environmental Consultants, Inc., (LEC) is filing this Notice of Intent (NOI) Application for vegetative restoration of the Buffer Zone to Bordering Vegetated Wetlands (BVW) protected under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40), its implementing Regulations (310 CMR 10.00), and *Town of Bellingham Wetlands Protection Bylaw* (Chapter 235) and implementing *Regulations* (Chapter 247).

During review of an Abbreviated Notice of Resource Area (ANRAD) Application (DEP File # CE 105-0976) to confirm Resource Area boundaries on the New England Country Club properties, unauthorized vegetative cutting within the Buffer Zone to BVW was observed and reported to the Conservation Commission. LEC was subsequently retained to prepare and submit a restoration plan. Following an on-site by the Bellingham Conservation Commission Agent, straw waddles were installed as a precautionary erosion control measure as recommended. LEC provided an update to the Conservation Commission at the January 8, 2025 meeting.

This NOI Application and corresponding restoration activities are based on preliminary feedback received by the Commission during the January 8, 2025 meeting. The restoration area is depicted on the *Existing Conditions Plan of Land* (Sheets 10 and 13), prepared by Feldman Geospatial, last revised on January 15, 2025 (Appendix C). A *Restoration Plan*, prepared by LEC, dated January 24, 2025 accompanies this Application (Appendix E). Restoration activities and monitoring activities are described further below.

2.**Unauthorized Activity Description**

The unauthorized vegetative cutting within the Buffer Zone to BVW occurred within a south-central portion of the New England Country Club golf course, specifically east/southeast of the 8th hole tee box. The disturbed area primarily occurred within a former golf hole layout and abutting cart path through the forest that had been in existence since the 1960s up until the mid-1990s when the course layout was redesigned and the area was no longer maintained. Consequently, the majority of the cut vegetation was relatively young that had filled in over the last 30± years. In fact, portions of the abandoned golf hole's fairway are currently located within demarcated BVW. A 2001 aerial per MassGIS/MassMapper is included below with the area in question circled in red.



2001 Aerial / MassGIS / MassMapper

The unauthorized vegetative cutting occurred in two separate, adjacent areas within the 100-foot Buffer Zone to the demarcated BVW, specifically upgradient of wetland flags F12-F25 and G53-G57, respectively. These wetland boundaries have been peer reviewed and confirmed to be accurate under the ANRAD application. The F-series and G-series flags are associated with separate intermittent streams and are ultimately connected within a larger wetland system. As noted above, portions of the G-series BVW include the abandoned golf hole (fairway).

Vegetation within the disturbed Buffer Zone primarily consisted of eastern white pine (*Pinus strobus*), oak (*Quercus* sp.), American elm (*Ulmus americana*), and red maple (*Acer rubrum*) saplings and trees with scattered autumn olive (*Elaeagnus umbellata*) shrubs and Asiatic bittersweet (*Celastrus orbiculata*) entanglements with poison ivy (*Toxicodendron radicans*) dominating the groundcover. Invasive Asiatic bittersweet vines encasing the young trees and saplings were prevalent.

The proposed “Buffer Zone Disturbance” as depicted on the *Existing Conditions Map*, prepared by LEC, dated January 24, 2025 (Appendix D) totaled $9,850\pm$ square feet; $5,500\pm$ square feet upgradient of the F-series BVW within the 50-100-foot Buffer Zone and $4,350\pm$ square feet upgradient of the G-series BVW within the 100-foot Buffer Zone;

900± square feet of which was located within the 50-foot Buffer Zone (including 130± square feet within the 25-foot Buffer Zone).

A total of twelve (12) hardwood trees (mostly oaks) with 10 inches or greater stump width were cut within the 100-foot Buffer Zone as GPS-located and depicted on the *Existing Conditions Map* (Appendix D). Additional smaller trees, saplings, and shrubs were also cut within the “Buffer Zone Disturbance Area” along both sides of the aforementioned cart path leading down towards the F-series BVW.

No grubbing or other soil disturbance took place. Representative photographs are included within Appendix B.

Cut logs and woody material were stockpiled along the edges of the existing cart path abutting the T-series IVW (former/abandoned golf hole) located further to the north.

As stated during the January 9, 2025 meeting, trees and understory were cut to provide sunlight exposure abutting the 8th hole tee box. Shade can have a negative effect on golf tee boxes, causing weaker turf, more weeds, and slower growth, while also making it harder for the turf to recover from damage. Additionally, trees overhanging the tee box and adjoining cart path were cut for safety reasons. During the 2024 golf season, a large tree fell on two golf carts adjacent to the #18-hole tee box during the course of play (see photo below).



3.**Proposed Restoration**

The Applicant is proposing to re-establish a native plant community within the disturbed Buffer Zone Areas, including a mix of planting native trees and shrubs, as depicted on the *Restoration Plan*, prepared by LEC, dated January 24, 2025 (Appendix E).

Considering that no grubbing or grading occurred and pre-existing root systems are in place, the cut vegetation and groundcover are expected to re-establish itself. Prior to planting new vegetation, LEC recommends a light raking of cut woody debris that may otherwise inhibit regrowth.

Proposed plantings include a mix of trees and saplings. Replacement trees are proposed a ratio of 2:1 ratio. A total of twenty-four (24) trees are proposed to be planted to replace the twelve (12) cut trees with 10 inches or greater stump width. The majority of the proposed trees will be located within the disturbed 100-foot Buffer Zone to the G-series BVW to maximize distance from the tee box and avoid future shading issues. Proposed trees (4-6 feet min. size) include red oak (*Quercus rubra*), black cherry (*Prunus serotina*), American elm (*Ulmus americana*), and eastern white pine (*Pinus strobus*).

The disturbed 100-foot Buffer Zone to the F-series BVW will be planted with a total of twenty-six (26) shrubs (2-3 feet min. size), including northern arrowwood (*Viburnum dentatum*), sweet pepperbush (*Clethra alnifolia*), American hazelnut (*Corylus americana*), and staghorn sumac (*Rhus typhina*).

A native seed mix (i.e., New England Wetland Plants, Inc. *New England Conservation and Wildlife Mix* or similar) will be applied to any disturbed ground conditions.

The plantings shall be temporarily irrigated during the first growing season to ensure successful establishment. Additional watering may be necessary during the second growing season as conditions dictate.

The limits of the Restoration Area along the 100-foot Buffer Zone will be defined by permanent markers, composed of 4 x 4 wood posts with signage (badges) indicating the “Do Not Disturb” area (or similar).

The cut logs and woody material that were stockpiled along the edges of the T-series IVW will be removed and relocated to a storage area outside of the 100-foot Buffer Zone, while allowing the area to naturally revegetate.

4.**Monitoring**

The Restoration Area will be monitored for three growing seasons to ensure successful vegetative re-establishment. Best Management Practices (BMPs) will be implemented to ensure invasive species do not infiltrate the restoration area, including manual/mechanical removal by hand.

The Conservation Commission will be provided with annual reports documenting the health and vigor of the Restoration Area. These reports will, at a minimum, provide information on vegetative composition and health/status of the plantings and regenerating vegetation. Invasive species will be documented, and if present at low quantities, will be removed by hand, bagged, and properly disposed of off-site. Should more significant invasive species management be required, Conservation staff will be consulted on the management approach. In addition to representative site photographs, all necessary maintenance activities will be summarized in each of the monitoring reports to ensure successful establishment of native Buffer Zone plant community.

5.**Summary**

On behalf of the Applicant, January Holdings, LLC, LEC is filing this NOI Application for vegetative restoration of the Buffer Zone to BVW protected under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40), its implementing Regulations (310 CMR 10.00), and *Town of Bellingham Wetlands Protection Bylaw* (Chapter 235) and implementing *Regulations* (Chapter 247).

Appendix A**Locus Maps**

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA Flood Insurance Rate Map

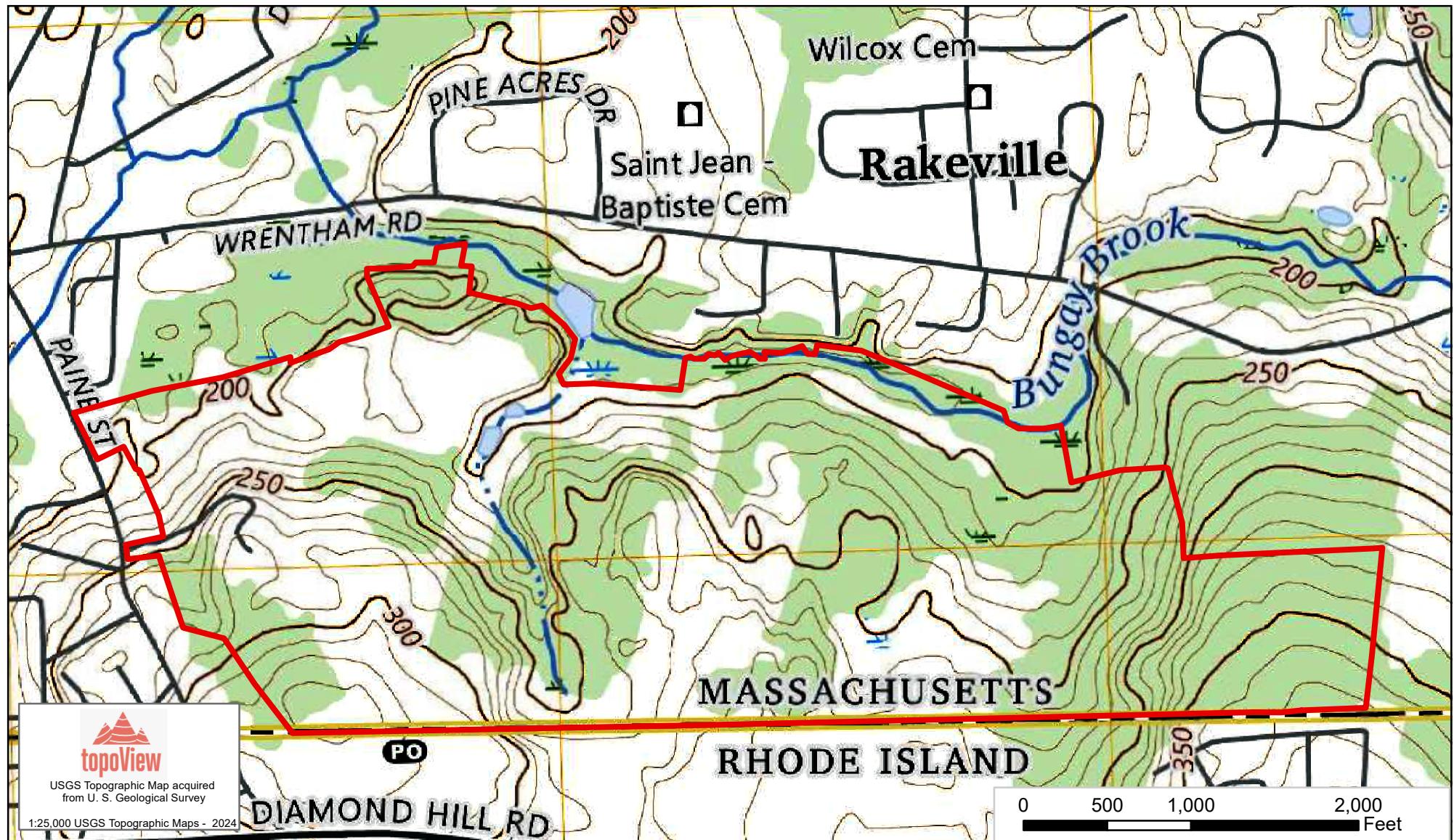


Figure 1: USGS Topographic Map

180 Paine Street
Bellingham, Massachusetts

LEC
LEC Environmental Consultants, Inc.

Plymouth, MA
508.746.9491
www.lecenvironmental.com

N
January 24, 2025

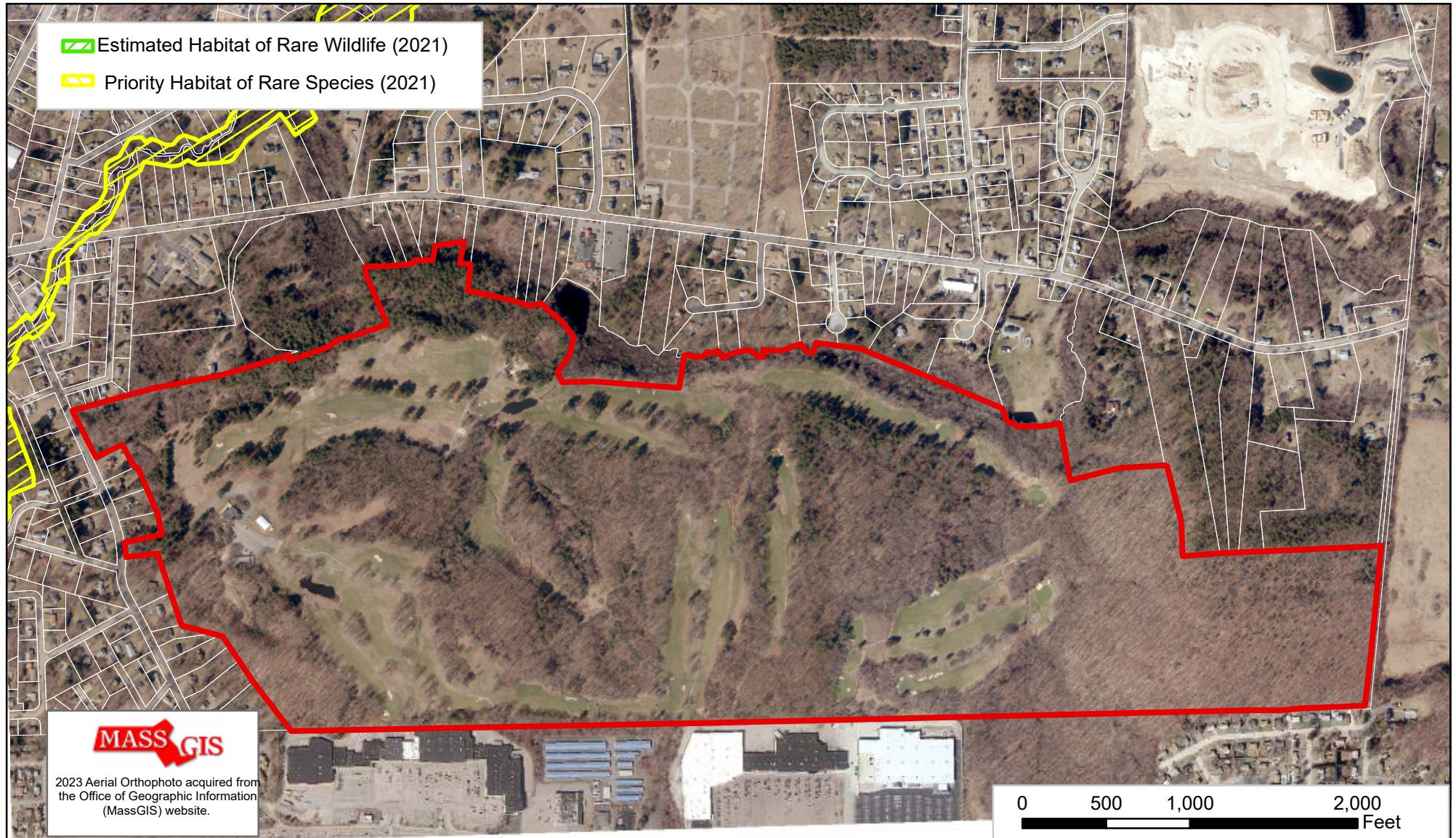


Figure 2: Aerial Orthophoto

180 Paine Street
Bellingham, Massachusetts



Plymouth, MA
508.746.9491
www.lecenvironmental.com



January 24, 2025

Appendix B

Photographs



Photos 1 and 2: Buffer Zone disturbance 50-100 feet upgradient of F-series BVW; westerly view (above) and southwesterly view (below) (1/16/25).



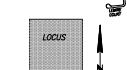


Photos 3 and 4: Vegetative cutting within 100-foot Buffer Zone upgradient of G-series BVW; northwesterly view from BVW boundary (above) & southeasterly view towards BVW (below) (1/16/25).



Appendix C

Existing Conditions Plan of Land (Sheets 10 & 13), Prepared by Feldman Geospatial,
Dated September 25, 2024



I CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL FIELD SURVEY AND THE LATEST RECORD
PLANS, DEED, SURVEY AND CERTIFICATES OF TITLE.

THOMAS R. AQUINO, PLS
TACQUINO SURVEYING, INC.



DRAWING NAME:

EXISTING CONDITIONS
PLAN OF LAND
180 PAINE STREET
BELLINGHAM, MASS.

DATED: JUNE 29, 2024

WORKSHEET: 01/16/2025 PERIOD METAL LOCATIONS

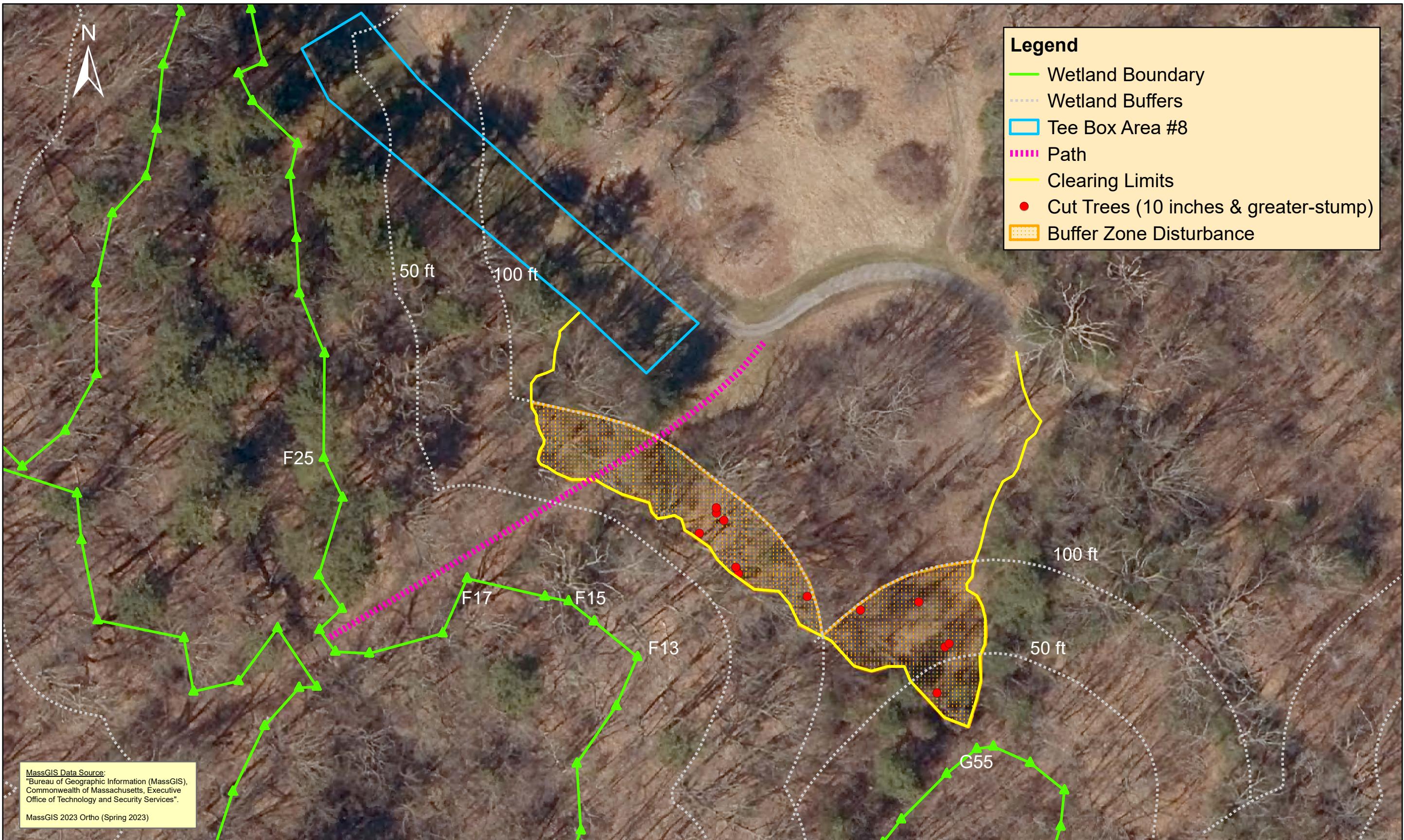
FILENAME: 2307161-A1.MDB.dwg
RESEARCH: JS FIELD CHECK: GM
APPROVAL: JS APPROVAL: DMC
CALC: JS DRAFT: DMC
FIELD: GM FILE: 2307161

SCALE: 1"=50'

Sheet No. 10 of 13

Appendix D

Existing Conditions Map, prepared by LEC Environmental Consultants, Inc., dated January 24, 2025



Existing Conditions Map

New England Country Club
180 Paine Street
Bellingham, MA

Date: 1/24/2025

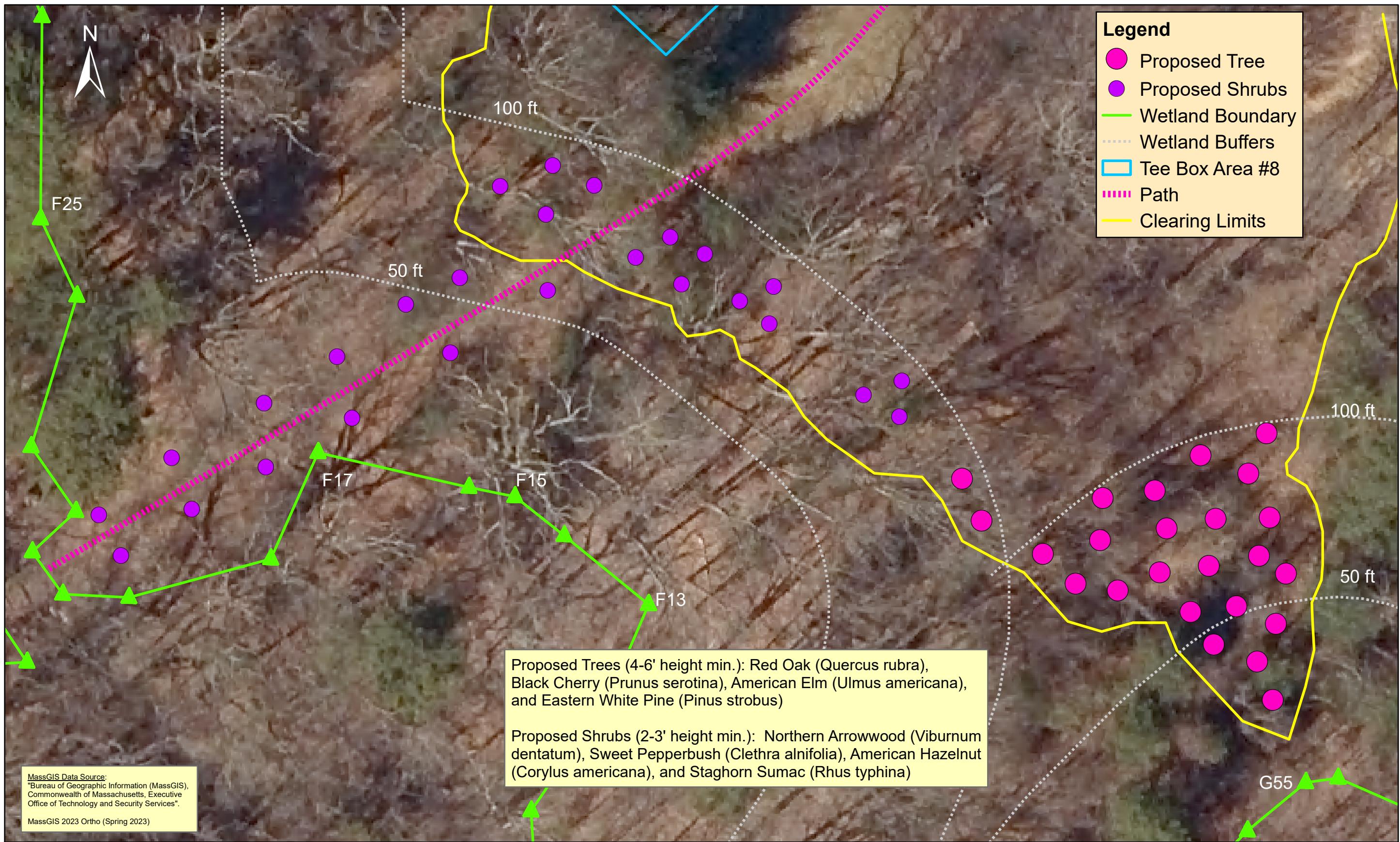
0 12.5 25 50 75 100 Feet



LEC Environmental Consultants, Inc.
Plymouth, MA 508-746-9491
www.lecenvironmental.com

Appendix E

Restoration Plan, prepared by LEC Environmental Consultants, Inc., dated January 24, 2025



Restoration Plan

New England Country Club
180 Paine Street
Bellingham, MA

Date: 1/24/2025

0 12.5 25 50 Feet