

October 8, 2025

To: Bellingham Conservation Commission
Attn: Hannah Chace
Bellingham Conservation Commission
10 Mechanic St.
75

Re: **NOI, 75 Lakeshore Dr (Assessor's Map 74 Lot 58), Bellingham, MA 02019**

Dear Ms. Chace and committee members:

On behalf of Leah Hultstrom, we are pleased to submit the Notice of Intent (NOI) for the proposed site work at the reference property (Assessors **Map 74 Lot 58**).

Project Narrative:

The proposed site work involves upgrading the front retaining wall from boulders to modular concrete blocks to level the front yard. All proposed work will be within the buffer zone and in existing disturbed areas. The minimum setback of the proposed work to the wetland is **50 ft**. The parking area will be surface with crushed stones to mitigate the runoff. No increases of runoff will be coming from this work. Sediment and erosion control will be installed prior to earth work.

Enclosed, please find the following related materials (two set of hard copies to be submitted, pdf file in email):

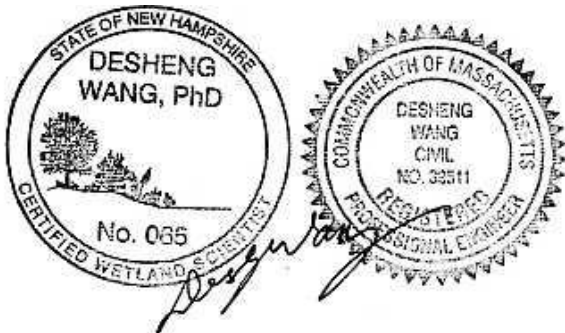
1. Narrative of the project (in this letter)
2. Checklist – filing requirements of Bellingham
3. WPA Form 3 - NOI
4. Wetland Fee Transmittal Form
5. Bellingham Bylaw NOI
6. Copy of Fee Checks
7. Abutter Notification Form
8. Affidavit of Service of Form
9. Abutters List
10. USGS Quad Locus Map
11. Wetland Border and Resources report, September 18, 2025
12. "Proposed Site Improvement Plan" by Creative Land & Water Engineering, LLC dated October 7, 2025

Feel free to contact us if you have any questions.

Sincerely,

Creative Land & Water Engineering, LLC

By



Desheng Wang, Ph.D., P.E.
Civil/Environmental Engineer
Certified Wetland Scientist

CC: Leah Hultstrom, 75 Lakeshore Drive, Bellingham, MA 02019
Wetland Division, DEP-CRO, 8 New Bond Street, Worcester, MA 01606

Checklist for filing under Bellingham Wetlands Protection Bylaw

Notice of Intent (NOI) and Abbreviated Notice of Intent (ANOI): Completion of and submittal of 1 electronic and 1 hard copy of the following listed below.

- Notice of Intent Form or Abbreviated Notice of Intent Form
yes

Please use Wetland Protection Act (WPA) and Bellingham Wetlands Protection Bylaw Form found on the Conservation Commission page of the town website (bellinghamma.org) unless filing under Wetlands Protection Act only. Send appropriate copies to DEP.

- Associated Stormwater Management forms (if required)
N/A
- Application for Permit under local bylaw
Yes
- Narrative on proposed work and mitigation
Yes
As directed in Submittal Standards for **any size projects**.

- Abutter Notification Form
Yes
- Abutter list
Yes
Must be certified from the Board of Assessor's Office.

- Affidavit of Service - **signed**
Yes
- DEP Wetland transmittal form and associated town fee
Yes
- Bylaw fee form and associated fees
Yes
This includes the application fee & resource area verification fee.

- Site Plans
Yes
As per Plan Specifications as outlined in "Section 29 Plan Requirements" of the Regulations.

N/A Request for Determination of Applicability: Completion of and submittal of 1 electronic and 1 hard copy of the following listed below.

- RDA Form
Please use WPA and Bellingham Wetlands Protection Bylaw Form found on the Conservation Commission page of the town website (bellinghamma.org) unless filing under Wetlands Protection Act only (Send appropriate signed copy to DEP).
- Application for Permit under local bylaw

- Narrative on proposed work and mitigation

As directed in Submittal Standards for **any size projects**.

- Bylaw fee form and associated fees

This includes the application fee & resource area verification fee.

- Associated Plans
-

Request for Extension to an existing Order of Conditions: Completion of and submittal of 1 electronic and 1 hard copy of the following listed below.

- Letter submittal requesting Extension including reasons for request
 - Bylaw fee form and associated fee
-

Request for Amendment to an existing Order of Conditions: Completion of and submittal of 1 electronic and 1 hard copy of the following listed below.

- Letter submittal requesting Amendment including reasons for request
- Application for Permit under local bylaw
- Narrative on proposed work and mitigation

As directed in Submittal Standards for **any size projects**.

- Bylaw fee form and associated fee
 - Associated Plans
-

Request for Certificate of Compliance: Completion of and submittal of 1 electronic and 1 hard copy of the following listed below.

- Request for Certificate of Compliance Form 8A

Please use WPA and Bellingham Wetlands Protection Bylaw Form found on the Conservation Commission page of the town website (bellinghamma.org) unless filing under Wetlands Protection Act only.

- As built Plans signed and stamped



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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):

75 Lakeshore Drive

a. Street Address

Bellingham

b. City/Town

02019

c. Zip Code

Latitude and Longitude:

74

f. Assessors Map/Plat Number

42.051911°

d. Latitude

-71.496442°

e. Longitude

58

g. Parcel /Lot Number

2. Applicant:

Leah

a. First Name

Hultstrom

b. Last Name

c. Organization

75 Lakeshore Dr

d. Street Address

Bellingham

e. City/Town

MA

f. State

02019

g. Zip Code

617-759-8444

h. Phone Number

i. Fax Number

lhultstrom@gmail.com

j. Email Address

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

Leah

a. First Name

Hultstrom

b. Last Name

c. Organization

75 Lakeshore Dr

d. Street Address

Bellingham

e. City/Town

MA

f. State

02019

g. Zip Code

617-759-8444

h. Phone Number

i. Fax Number

lhultstrom@gmail.com

j. Email address

4. Representative (if any):

Desheng

a. First Name

Wang

b. Last Name

Creative Land & Water Engineering, LLC

c. Company

P.O. Box 584

d. Street Address

Southborough

e. City/Town

MA

f. State

01772

g. Zip Code

(508) 281-1694

h. Phone Number

i. Fax Number

deshengw@yahoo.com

j. Email address

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

\$110

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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A. General Information (continued)

6. General Project Description:

Upgrading retaining wall from boulders to modular concrete blocks to level the front yard. All work are in buffer zone only and in existing disturbed area. Sediment and erosion control will be installed prior to earth work.

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 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

42631

c. Book

b. Certificate # (if registered land)

194

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). 100-yr floodplain

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

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

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

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

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

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



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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>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement		
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.		
a. square feet of BVW _____	b. square feet of Salt Marsh _____	
5. <input type="checkbox"/> Project Involves Stream Crossings		
a. number of new stream crossings _____	b. number of replacement stream crossings _____	



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

MAGIS 2025

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/endangered-species-act-mesa-regulatory-review>).

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

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



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

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

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Hull 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

Provided by MassDEP:

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Bellingham

City/Town

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

Online Users:

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
2. ☐ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

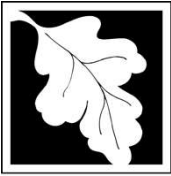
D. Additional Information

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

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

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

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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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.

Proposed Site Improvement Plan

a. Plan Title

Creative Land & Water Engineering, LLC

Desheng Wang

b. Prepared By

c. Signed and Stamped by

10/7/2025

1"=20'

d. Final Revision Date

e. Scale

Wetland Border and Resources report

9/18/2025

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:

3676

9/25/2025

2. Municipal Check Number

3. Check date

3675

9/25/2025

4. State Check Number

5. Check date

Vicente

Madrona

6. Payor name on check: First Name

7. Payor name on check: Last 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

Provided by MassDEP:

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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

Same

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

9/24/2025

2. Date

4. Date

9/24/2025

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:

75 Lakeshore Dr

a. Street Address

3675

c. Check number

Bellingham

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

Leah

a. First Name

Hultstrom

b. Last Name

c. Organization

75 Lakeshore Dr, Bellingham, MA 02019

d. Mailing Address

Bellingham

e. City/Town

MA

f. State

02019

g. Zip Code

(617) 759-8444

h. Phone Number

i. Fax Number

Ichultstrom@gmail.com

j. Email Address

3. Property Owner (if different):

Leah

a. First Name

Hultstrom

b. Last Name

c. Organization

75 Lakeshore Dr

d. Mailing Address

Bellingham

e. City/Town

MA

f. State

02019

g. Zip Code

(617) 759-8444

h. Phone Number

i. Fax Number

Ichultstrom@gmail.com

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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
1b Site work without a house	1	110	110

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$110
	a. Total Fee from Step 5
State share of filing Fee:	\$42.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$67.50
	c. 1/2 Total Fee plus \$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.)



Application for Permit Bellingham Wetlands Protection Bylaw & Regulations

1. Applicant: Name: Leah Hultstrom Phone: (617) 759-8444
Address: 75 Lakeshore Dr, Bellingham, MA 02019
E-mail: lhultstrom@gmail.com

2. Project Location: Street: Lakeshore Dr
75 Lakeshore Dr, Bellingham, MA 02019
Assessor's Map 74 Parcel\Lot 58

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

50 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
____ 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 0 Potential 0

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	<u>494</u>
<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	<u>494</u>

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 type="checkbox"/> Buffer Zone 0 -25 feet	Total# of square feet of impacts	_____
<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 type="checkbox"/> 0-25 feet	Total# of square feet of impacts	_____
<input type="checkbox"/> 25-50 feet	Total# of square feet of impacts	_____
<input checked="" type="checkbox"/> 50-100 feet	Total# of square feet of impacts	<u>494</u>
	Total of above	<u>494</u>

7. Project Description:

a. Existing Conditions where work is proposed

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

b. Description of proposed work: _____

Upgrading retaining wall from boulders to modular concrete blocks to level the front yard. All work are in buffer zone only and in existing disturbed area. Sediment and erosion control will be installed prior to earth work.

c. Type of equipment required for project: _____

Excavator, minexcavator

d. Type of erosion control proposed: _____

Straw wattles

8. Plans must adhere to the criteria in Section 29 “Plan Requirements” of the Regulations.

Yes. See checklist

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? 50 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.) 0

Fill & grading:

Amount of fill proposed for removal from site	_____	cu yds.
Amount of fill proposed for use on site	<u>200</u>	cu yds.

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

Part of the front yard will be raised up to 10 ft to level for parking.

Explain proposed site stabilization methodology during and post construction. _____

Retaining wall.

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.

No.

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	0074-0058
Map	74
Lot	58
Street Number	75
Street Name	Lakeshore Dr
First Name	Leah
Last Name	Hultstrom

As the
Collector

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)

[Signature]
(Signature)

10.8.25
(Date)

Conservation Commission Category Activities and Fees

Category 1 (Fee for each activity is \$50):

- a.) work on single family lot; addition, pool, etc.;
- x b.) site work without a house;
- c.) control vegetation;
- d.) resource improvement;
- e.) work on septic system separate from house;
- f.) monitoring well activities minus roadway;
- g.) new agricultural or aquaculture projects.

Category 2 (Fee for each activity is \$125)

- a.) construction of single family house;
- b.) parking lot;
- c.) beach nourishment;
- d.) electric generating facility activities;
- e.) inland limited projects minus road crossings and agriculture;
- f.) each crossing for driveway to single family house;
- g.) each project source (storm drain) discharge;
- h.) control vegetation in development;
- i.) water level variations;
- j.) any other activity not in Category 1, 3, or 4;
- k.) water supply exploration.

Category 3 (Fee for each activity is \$250)

- a.) site preparation (for development) beyond Notice of Intent scope;
- b.) each building (for development) including site;
- c.) road construction not crossing or driveway;
- d.) hazardous cleanup;
- e.) water supply development.

Category 4 (Fee for each activity is \$500):

- a.) each crossing for development or commercial road;
- b.) dam, sluiceway, tidegate (safety) work;
- c.) landfills operation/closures;
- d.) sand and gravel operations;
- e.) railroad line construction;
- f.) bridge;
- g.) hazardous waste alterations to resource areas;
- h.) dredging;
- i.) package treatment plant and discharge;
- j.) airport tree clearing;
- k.) oil and/or hazardous material release response actions.

Category 5 (Fee is \$2.00/linear foot):

- a.) Construction, repair, replacement of docks, piers, revetments, dikes, or other engineering structures on inland resource areas.

Revised 7/1/2013

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 <u>1</u>	= \$ <u>50</u>
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 50 x .20/linear foot = \$ 10
(\$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 \$ 60

DEP & BWP File No. _____

Name & Address of Applicant: Leah Hultstrom, 75 Lakeshore Dr, Bellingham, MA 02019

Project name (if applicable): _____

Project location: Assessors Map: 74 Lot or Parcel: 58 Street Address: 75 Lakeshore Dr, Bellingham, MA 02019

Checklist for filing under Bellingham Wetlands Protection Bylaw

Notice of Intent and Abbreviated Notice of Intent:

Completion of and submittal of three complete copies of the following:

- Notice of Intent Form or Abbreviated Notice of Intent Form
Please use WPA and Bellingham Wetlands Protection Bylaw Form found on the Conservation Commission page of the town website (bellinghamma.org) unless filing under Wetlands Protection Act only
Send appropriate copies to DEP
- Associated Stormwater Management forms if required
- Application for Permit under local bylaw
- Narrative on proposed work and mitigation as directed in Submittal Standards for small or large projects
- Abutter Notification Form
- Abutter list (certified from Board of Assessor's Office)
- Affidavit of Service-signed
- DEP Wetland transmittal form and associated town fee
- Bylaw fee form and associated fees (application fee & resource area verification fee)
- Plans as per Plan Specifications as outlined in "Section 29 Plan Requirements" of the Regulations
- Thumb Drive with pdf version of the entire filing
Pdf file provided by email

Request for Determination of Applicability:

Completion of and submittal of three complete copies of the following:

- RDA Form
Please use WPA and Bellingham Wetlands Protection Bylaw Form found on the Conservation Commission page of the town website (bellinghamma.org) unless filing under Wetlands Protection Act only (Send appropriate signed copy to DEP)
- Application for Permit under local bylaw
- Narrative on proposed work and mitigation as directed in Submittal Standards for small or large projects
- Bylaw fee form and associated fees (application fee & resource area verification fee)
- Associated Plans
- Thumb Drive with pdf version of the entire filing

Request for Extension to an existing Order of Conditions:

Completion of and submittal of three copies of the following:

- Letter submittal requesting Extension including reasons for request
- Bylaw fee form and associated fee

Request for Amendment to an existing Order of Conditions:

Completion of and submittal of three complete copies of the following:

- Letter submittal requesting Amendment including reasons for request
- Application for Permit under local bylaw
- Narrative on proposed work and mitigation as directed in Submittal Standards for small or large projects
- Bylaw fee form and associated fee
- Associated Plans
- Thumb Drive with pdf version of the entire filing

Request for Certificate of Compliance:

Completion of and submittal of three copies of the following:

- Request for Certificate of Compliance Form 8A (Please use WPA and Bellingham Wetlands Protection Bylaw Form found on the Conservation Commission page of the town website (bellinghamma.org) unless filing under Wetlands Protection Act only)
- As built Plans signed and stamped
- Thumb Drive with pdf version of the entire filing

**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT
CHAPTER 131, SECTION 40
AND
THE TOWN OF BELLINGHAM WETLANDS PROTECTION BY LAW**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Bellingham Wetlands Protection Bylaw, you are hereby notified of the following:

Leah Hultstrom has filed a Notice of Intent/Abbreviated Notice of
(Applicant)
Intent/ Abbreviated Notice of Resource Area Delineation/Request for Amendment;
with the Bellingham Conservation Commission for review of the following activity:

Description of Project:
The proposed work includes Upgrading retaining wall from boulders to modular concrete blocks to
level the front yard. All work are in buffer zone only and in existing disturbed area. Sediment and
erosion control will be installed prior to earth work.

The location of the proposed activity is
Assessors Map 74 Lot 58
Street address: 75 Lakeshore Drive, Bellingham, MA 02019

Copies of the filing may be examined at the Bellingham Conservation Commission office
during their normal business hours (please call 508-657-2858) OR at the following
Applicant or representative name Leah Hultstrom
Address: 75 Lakeshore Drive, Bellingham, MA 02019
Phone number: (617) 759-8444

Questions regarding the filing may be directed to the Conservation Commission at
508-657-2858 OR the Applicant's representative (Please see above)

The public hearing will be held at the Bellingham Municipal Center, 10
Mechanic Street, Bellingham. Information on the date and time of the hearing may be
directed to the Conservation Commission or the applicant's representative at the above
numbers.

NOTE: Notice of the public hearing, including date, time and place:

1. Will be published at least five (5) days in advance in the Woonsocket Call
2. Will be posted at the Town Clerk's Office and on the town web site no less than
forty-eight (48) hours in advance of the public hearing.

NOTE: You may also contact the nearest Department of Environmental Protection
Regional Office for more information about this application or the Wetlands
Protection Act. To contact DEP, call Central Regional (508)-792-7650

Affidavit of Service
Under the Massachusetts Wetlands Protection Act &
Bellingham Wetlands Protection Bylaw


I, Desheng Wang, hereby certify
Name of person making Affidavit
under pains and penalties of perjury that on 10/8/2025
Date

I gave notification to abutters in compliance with the second paragraph of
Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to
Abutter Notification dated April 8, 1994, in the connection with the following
matter:

A Notice of Intent/Abbreviated Notice of Resource Area
Delineation/Request for Amendment was filed under the
Massachusetts Wetlands Protection Act and the
Bellingham Wetlands Protection Bylaw, by

Leah Hulstrom with the
Name of applicant
Bellingham Conservation Commission on
Name of Municipality
10/8/2025 for property located at 75 Lakeshore Drive, Bellingham, MA
Date
Address of land where work is proposed

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

 10/8/2025
Signature Date



TOWN OF BELLINGHAM

Assessment Administration Office
Municipal Center - 10 Mechanic Street
Bellingham, Massachusetts 02019
508-657-2862 * FAX 508-657-2894
Email: Assessors@bellinghamma.org
www.bellinghamma.org

September 15, 2025

**THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO
THE PROPERTY OWNERS:**

100 Feet Abutters – Conservation Commission – Map 74 Parcel 58

Property Address(es): 75 Lakeshore Dr
Bellingham, MA 02019

Owner(s) of Record: 2025 Leah C Hultstrom Revoc LV
75 Lakeshore Dr
Bellingham, MA 02019

Requested: Desheng Wang
PO Box 584
Southboro, MA 01772

ABUTTERS ATTACHED

Certified: *Michelle Nowlan*
Michelle Nowlan, Principal Clerk



100 feet Abutters List Report

Bellingham, MA
September 15, 2025

Subject Property:

Parcel Number: 0074-0058-0000
CAMA Number: 0074-0058-0000
Property Address: 75 LAKESHORE DR

Mailing Address: GUZMAN, MIRTA & SAEZ, ELIEZER III
75 LAKESHORE DR
BELLINGHAM, MA 02019

Abutters:

Parcel Number: 0074-0044-0000
CAMA Number: 0074-0044-0000
Property Address: 72 LAKESHORE DR

Mailing Address: NATALE, KATHLEEN
72 LAKESHORE DR
BELLINGHAM, MA 02019

Parcel Number: 0074-0045-0000
CAMA Number: 0074-0045-0000
Property Address: 74 LAKESHORE DR

Mailing Address: BARBOUR, DAVID & NICOLE
74 LAKESHORE DR
BELLINGHAM, MA 02019

Parcel Number: 0074-0046-0000
CAMA Number: 0074-0046-0000
Property Address: 76 LAKESHORE DR

Mailing Address: DUNN, MYLES SANETTI, REGINA
76 LAKESHORE DR
BELLINGHAM, MA 02019

Parcel Number: 0074-0047-0000
CAMA Number: 0074-0047-0000
Property Address: 78 LAKESHORE DR

Mailing Address: MOHAWK REALTY TRUST RAINVILLE,
THOMAS P, TR
80 LAKESHORE DR
BELLINGHAM, MA 02019

Parcel Number: 0074-0055-0000
CAMA Number: 0074-0055-0000
Property Address: 81 LAKESHORE DR

Mailing Address: THOMPSON, MEGHAN A MCCORMACK,
STEPHEN R
81 LAKESHORE DRIVE
BELLINGHAM, MA 02019

Parcel Number: 0074-0057-0000
CAMA Number: 0074-0057-0000
Property Address: 77 LAKESHORE DR

Mailing Address: BERNARD, JERREMY C & SARA E
77 LAKESHORE DR
BELLINGHAM, MA 02019

Parcel Number: 0074-0059-0000
CAMA Number: 0074-0059-0000
Property Address: 71 LAKESHORE DR

Mailing Address: WOOD, JAMES BRANDON
71 LAKESHORE DR
BELLINGHAM, MA 02019

Parcel Number: 0074-0060-0000
CAMA Number: 0074-0060-0000
Property Address: 69 LAKESHORE DR

Mailing Address: W E BUDZINSKI LIVING TRUST WALTER
V & ELIZ BUDZINSKI-TRS
69 LAKESHORE DR
BELLINGHAM, MA 02019

Parcel Number: 0074-059A-0000
CAMA Number: 0074-059A-0000
Property Address: 73 LAKESHORE DR

Mailing Address: IZZO, DAVID M JR
73 LAKESHORE DR
BELLINGHAM, MA 02019



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

9/15/2025

Page 1 of 1

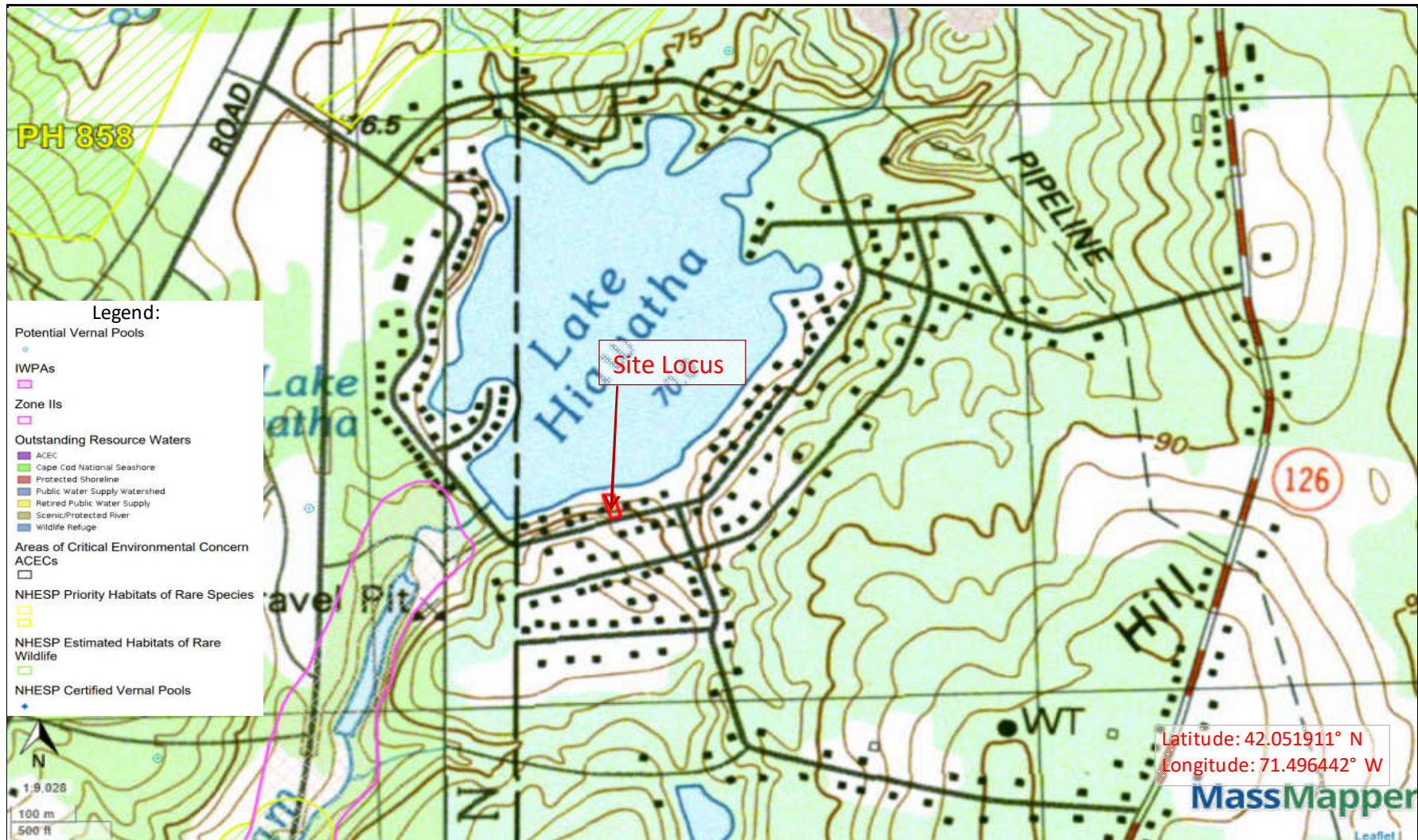


Figure 1. USGS Site Locus Map

Project: 75 Lakeshore Dr, Bellingham, MA 02019

By: Creative Land & Water Engineering, LLC
P.O. Box 584
Southborough, MA 01772
508-281-1694 WWW.CLAWENG.COM

September 18, 2025

Wetland Border and Resources Report

75 Lakeshore Dr, Bellingham, - MA

On July 30th, 2025, Creative Land & Water Engineering, LLC, flagged the wetland resource areas at 75 Lakeshore Drive in Bellingham, MA. The wetland is a bordering vegetated wetland that borders the property in various locations. The property is identified as Assessor's **Parcel ID 0074-0058-0000** owned by Leah Hultstrom.

The delineated wetlands (BVWs) are located along the north border of the property. The wetland border was flagged using vegetation, soils, and hydrology according to the criteria in the most recent edition of 310 CMR 10.00 et al and latest MA BVW Delineation Handbook.

The resource areas on and nearby the property consist of a vegetated wetland bordering Lake Hiawatha. It was not shown as a certified or potential vernal pool in the NHESP atlas. The land surface water drains to the North direction towards Lake Hiawatha.

According to the latest NRCS Web Soil Survey, the onsite soil in the property is Hinckley loamy sand with 8 – 15% slopes. For more details regarding the soil makeup, see the NRCS soil map for more details. The subject property is not located in an Estimated Habitat of Rare Wildlife or within a Priority Habitat of Rare Species.

The resource area was demarcated with blue flags denoted as "CLW-#" from CLW-1 to CLW-3. The flags line the northern property boundary with CLW-1 located at the Northeast corner of the property and CLW-3 located at the Northwest corner of the property.

A general plant list was created while working on the site. In addition, wetland flag CLW-1 was documented to show vegetation and soil conditions. Vegetation, soil, and other evidence of hydrology at this location support the wetland line which represents the overall site conditions. The DEP Field Delineation Forms for the documented wetland flag are attached.

	Upgradient	Downgradient
<u>Tree Layer</u>	Sugar Maple	
<u>Shrub layer</u>	White Cedar Oriental Bittersweet Forsythia	
<u>Herb Layer</u>	Blue Stemmed Grass Dandelion Yellow Sorrel	Purple Loosestrife Orchard Grass False Nettle

Upgradient

Smartweed
Curly Dock
Pokeweed
Asiatic Dayflower
Field Bindweed
Horseweed
Quickweed

Downgradient

Jewelweed
Quickweed
Broad-Leaf Arrow-Head
Water Purslane
Marsh Seedbox

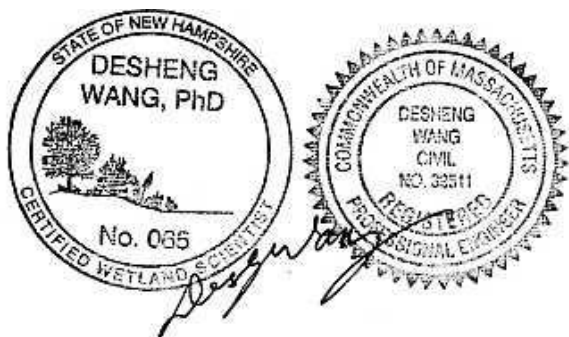
According to the Massachusetts Natural Heritage Atlas in the latest MassGIS, the subject property is not located within an estimated habitat of rare wildlife or priority habitats of rare species. No potential or certified vernal pools were marked on the parcel in the NHESP atlas. The area is not located in groundwater recharge Zone II or 100-year floodplain.

All work proposed within 100 feet of Bordering vegetated wetlands requires filing under the Town of Bellingham Wetlands Protection Bylaw and a permit from the Bellingham Conservation Commission. For assistance with filing or if there are any questions concerning the resource borders, please do not hesitate to contact us.

Sincerely,

Creative Land & Water Engineering, LLC

By



Desheng Wang, Ph.D., P.E.
Civil/Environmental Engineer
Certified Wetland Scientist
Certified Soil Evaluator
Sediment Control Specialist

and

Hudson Sakai
Environmental Engineer I
Certified EPA CGP Inspector



Figure 1. USGS Site Locus Map

Project: 75 Lakeshore Dr, Bellingham, MA 02019

By: Creative Land & Water Engineering, LLC
P.O. Box 584
Southborough, MA 01772
508-281-1694 WWW.CLAWENG.COM



By: Creative Land & Water Engineering, LLC
P.O. Box 584
Southborough, MA 01772
508-281-1694 WWW.CLAWENG.COM

Project: 75 Lakeshore Dr, Bellingham, MA 02019

Figure 2. NRCS Soil Map

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project Site: 75 Lakeshore Dr City/Town: Bellingham Sampling Date: 7/30/2025
 Applicant/Owner: Leah Hultstrom Sampling Point or Zone: CLW-1
 Investigator(s): Desheng Wang Latitude/Longitude: Latitude: 42.051911° N Longitude: 71.496442° W
 Soil Map Unit Name: Hinckley Loamy Sand, 8 - 15% Slope NWI or DEP Classification: Open Water (Lake Hiawatha)
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☒ (If no, explain in Remarks)
 Are Vegetation ☐ Soil ☐ , or Hydrology ☐ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation ☐ Soil ☐ , or Hydrology ☐ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS - Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland hydrology present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:		

HYDROLOGY

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):

Wetland Hydrology Indicators

Reliable Indicator of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage Patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crust	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants w/ polymorphic leaves	<input type="checkbox"/> Trees w/ shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants w/ floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
<input type="checkbox"/> Hydrogen sulfide odor		

Remarks (describe recorded data from steam gauge, monitoring well, aerial photos, previous inspections, if available): Non wetland

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION - Use both common and scientific names of plants.

Sampling Point:

0 = Total Cover

Definitions of Vegetation Strata

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SOIL: Hinckley Loamy Sand, 8 - 15% Slope

[illegible]

Hydric Soil Indicators (check all that apply)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratifies Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted matrix (F3)	<input type="checkbox"/> Masic Spodic (A17)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Explain in Remarks)

Restrictive Layer (if observed)	Type:	Depth (inches):
Remarks: None		

Hydric Soils criterion met? Yes ☐ No ☒

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project Site: 75 Lakeshore Dr City/Town: Bellingham Sampling Date: 7/30/2025
 Applicant/Owner: Leah Hultstrom Sampling Point or Zone: CLW-1
 Investigator(s): Desheng Wang Latitude/Longitude: Latitude: 42.051911° N Longitude: 71.496442° W
 Soil Map Unit Name: Hinckley Loamy Sand, 8 - 15% Slope NWI or DEP Classification: Open Water (Lake Hiawatha)
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks)
 Are Vegetation ☐ Soil ☐ , or Hydrology ☐ significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation ☐ Soil ☐ , or Hydrology ☐ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS - Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetland hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks, Photo Details, Flagging, etc.: Open water is the typical wetland			

HYDROLOGY

Field Observations:			
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	0
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	0
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches):	0
Wetland Hydrology Indicators			
Reliable Indicator of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water	
<input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crust <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input checked="" type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants w/ polymorphic leaves <input checked="" type="checkbox"/> Plants w/ floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input checked="" type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees w/ shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage Patterns <input checked="" type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)	
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):			

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point: CLW-1

SOIL: Open Water (Lake Hiawatha)

Downgradient

Profile Description: (Describe the depth needed to determine the indicator or confirm the absence or indicators)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
								Not Applicable - 5ft Distance from upgradient measurement is in the water of Lake Hiawatha.

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore lining, M=Matrix**Hydric Soil Indicators** (check all that apply)**Indicators for Problematic Hydric Soils**

- | | | |
|--|---|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> 2cm Muck (A10) |
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| <input type="checkbox"/> Dark Surface (S7) | | <input type="checkbox"/> Other (Explain in Remarks) |

Restrictive Layer (if observed)

Type:

Depth (inches):

Remarks:

Hydric Soils criterion met?Yes ☒No ☐