

NOTICE OF INTENT
FOR
FOX HOLLOW
A DEFINITIVE SUBDIVISION
#234 TESSIER LANE AND FOWLER ROAD
NORTHBRIDGE, MA

PURSUANT TO
THE MASSACHUSETTS WETLANDS PROTECTION ACT
&
NORTHBRIDGE WETLAND PROTECTION BYLAW

DECEMBER 3, 2025

Applicant:
Eastland Partners, Inc.
997 Millbury Street
Worcester, MA 02895

Prepared By:



P.O. BOX 757
SUTTON, MA 01590

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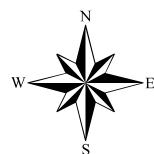
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- Fox Hollow Definitive Subdivision Plans, dated November 17, 2025
- Stormwater Management Report, dated November 17, 2025
- Operation & Maintenance Plan, dated November 17, 2025



USGS MAP 234 TESSIER LANE

Northbridge, MA

1 inch = 500 Feet

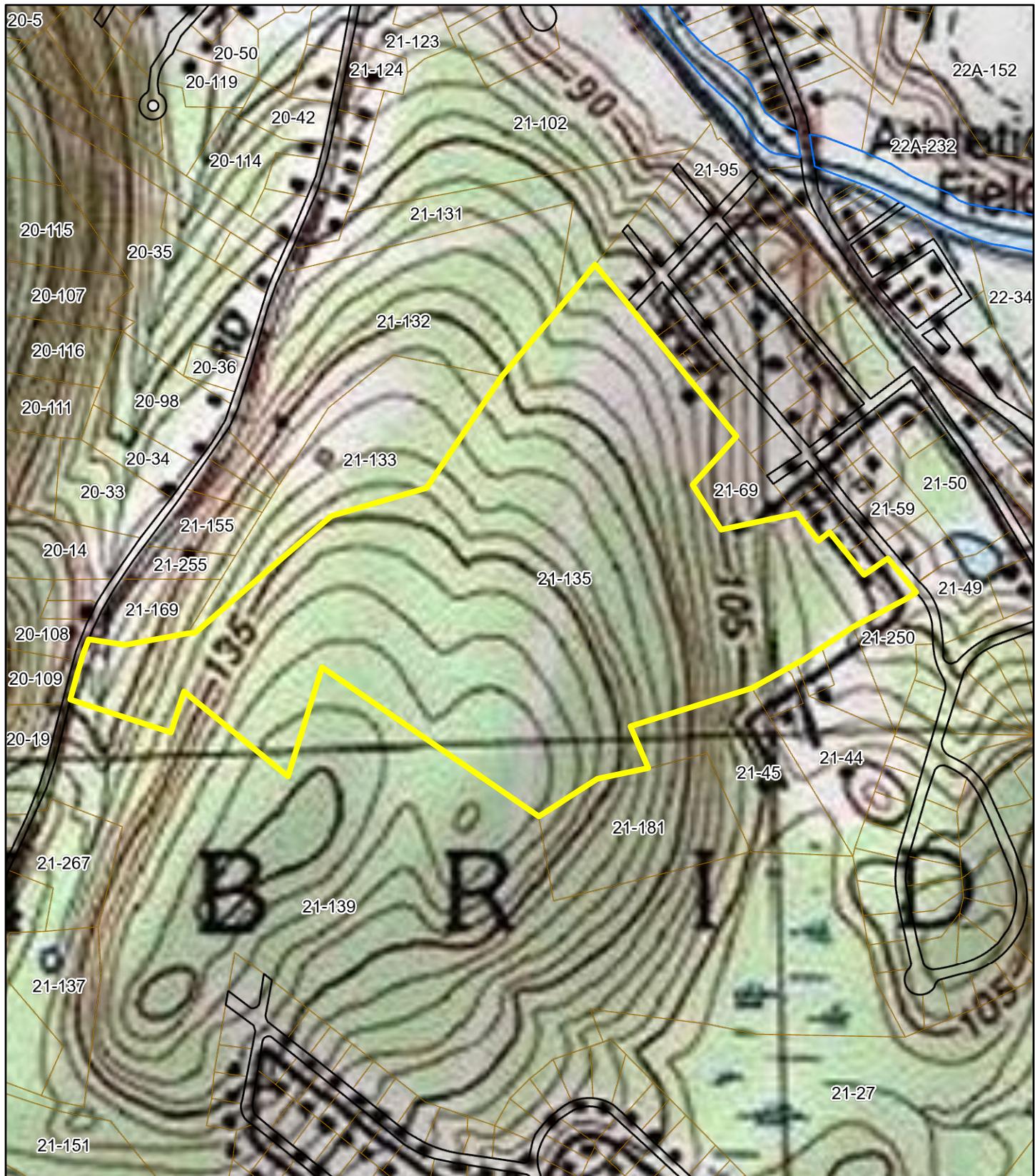


CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

February 14, 2024

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Data shown on this map 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 map.

Project Narrative

Existing Site Conditions

The proposed Fox Hollow Subdivision is located on a ±77-acre site (Map 21, Parcels 135, 139, & 181) situated between Tessier Lane and Fowler Road in Northbridge, Massachusetts. The proposed project parcels are located east and west of residential neighborhoods, with undeveloped forested wetlands and uplands abutting the majority of the proposed subdivision boundaries. The project site is almost entirely undeveloped forested wetlands and uplands, with the exception of an existing single-family house located at 234 Tessier Lane and an unmaintained electric easement historically held by the Worcester Electric Company. The subdivision access drive will extend west off of Tessier Lane and east off of Fowler Road.

Proposed Project

The proposed Fox Hollow Subdivision proposes to construct 124 duplex-style dwelling units on 62 lots with associated site earthwork, roadway construction, stormwater management BMP's and utilities.

There will be a wetland/stream crossing that will require wetland fill for the proposed roadway entering off of Fowler Road. In addition, there will be additional wetland fill on the proposed roadway off Tessier Lane to accommodate the widening of Tessier Lane. For detailed wetland fill and replication information refer to "Wetland Replication Planting Plan" dated November 20, 2025, by Goddard Consulting and can be found enclosed.

Although there are resource area impacts for the project to access the site, the majority of the site is outside of the buffer zones.

Prior to the start of construction, the erosion control barriers shall be installed, and will be maintained until the issuance of a certificate of compliance.

Resource Areas

An Order of Resource Area Delineation (ORAD) was issued in May of 2024 to confirm the resource areas on the property and can be found enclosed.

In November of 2024, the bank of two additional internal intermittent streams were delineated by Goddard Consulting, LLC. These include the bank of intermittent stream flags GCSA1 to GCSA25 and GCSB1 to GCSB25 flagged internal to the western BVW flag series, and the bank of intermittent stream flags GCSC1 to GCSC6 and GCSD1 to GCSD6 flagged internal to the eastern BVW flag series.

For detailed resource area impacts and mitigation refer to “Wetland Replication Planting Plan” dated November 20, 2025, by Goddard Consulting and can be found enclosed.

According to the Massachusetts Natural Heritage and Endangered Species Program (MA NHESP), a portion of the proposed work area falls within mapped Priority Habitat of a Rare Species. There is no Estimated Habitats of Rare Wildlife mapped on the project site. No certified or potential vernal pools are located on the site. The site is not located within Outstanding Resource Waters or an Area of Critical Environmental Concern. The site is not mapped within a jurisdictional FEMA Flood Zone.

Massachusetts Natural Heritage and Endangered Species Program (MA NHESP)

As previously mentioned, a portion of the proposed work area falls within mapped Priority Habitat of a Rare Species. A “Wildlife Habitat Evaluation” dated November 21, 2025, by Goddard Consulting and can be found enclosed.

The Applicant’s representative has had preliminary conversations with the Massachusetts Division of Fisheries and Wildlife and have determined that the endangered species is a Tall Nut-sedge plant. Preliminary conversations have indicated that the project as proposed will not be an issue, however a Massachusetts Endangered Species Act (MESA) filing will be required. Upon submission of the Notice of Intent (NOI), the MESA application will also be filed. A MESA checklist and copy of fee check can be found enclosed in the NOI.

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

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 _____ No _____	Is the Sampled Area _____ within a Wetland?
Hydric Soils criterion met?	Yes _____ No _____	Yes _____ No _____
Wetlands hydrology present?	Yes _____ No _____	
Remarks, Photo Details, Flagging, etc.:		

HYDROLOGY

Field Observations:		
Surface Water Present? Yes _____ No _____ Depth (inches) _____		
Water Table Present? Yes _____ No _____ Depth (inches) _____		
Saturation Present (including capillary fringe)? Yes _____ No _____ Depth (inches) _____		

Wetland Hydrology Indicators

Reliable Indicators 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 crusts	<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 with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with 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 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.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size _____	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)
Common name	Scientific name					
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
_____ = Total Cover						
<u>Shrub/Sapling Stratum</u>		Plot size _____	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)
Common name	Scientific name					
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
_____ = Total Cover						
<u>Herb Stratum</u>		Plot size _____	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)
Common name	Scientific name					
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
_____ = Total Cover						

VEGETATION – continued.

Woody Vine Stratum	Plot size _____	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)
Common name	Scientific name				
1.					
2.					
3.					
4.					
_____ = Total Cover					

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?		Yes _____	No _____	
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes _____ No _____
Prevalence Index:	OBL species	Total % Cover (all strata)	Multiply by:	Result
	FACW species		X 1	=
	FAC species		X 2	=
	FACU species		X 3	=
	UPL species		X 4	=
	Column Totals	(A)	X 5	=
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0 ? Yes _____ No _____
Wetland vegetation criterion met? Yes _____ No _____				

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall

Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks)

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

Wetland vegetation criterion met?	Yes _____ No _____	Is the Sampled Area _____ within a Wetland?
Hydric Soils criterion met?	Yes _____ No _____	Yes _____ No _____
Wetlands hydrology present?	Yes _____ No _____	
Remarks, Photo Details, Flagging, etc.:		

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1.						
2.						
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5.						
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7.						
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<u>Shrub/Sapling Stratum</u>		Plot size _____	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)
Common name	Scientific name					
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
_____ = Total Cover						
<u>Herb Stratum</u>		Plot size _____	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)
Common name	Scientific name					
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
_____ = Total Cover						

VEGETATION – continued.

Woody Vine Stratum	Plot size _____	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)
Common name	Scientific name				
1.					
2.					
3.					
4.					
_____ = Total Cover					

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?		Yes _____	No _____	
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes _____ No _____
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	FACU species		X 3	=
	UPL species		X 4	=
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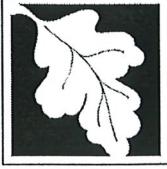
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15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

SOIL



2024 00040185

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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B – Order of Resource Area Delineation

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

A. General Information

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.

Provided by MassDEP:

248-717

MassDEP File Number

1727479

eDEP Transaction Number

Northbridge

City/Town

From:	Northbridge		
	1. Conservation Commission		
2. This Issuance is for (check one):			
a. <input checked="" type="checkbox"/> Order of Resource Area Delineation b. <input type="checkbox"/> Amended Order of Resource Area Delineation			
3. Applicant:			
Logan		Huffman	
a. First Name		b. Last Name	
Eastland Partners, Inc.			
c. Organization			
997 Millbury Street			
d. Mailing Address			
Worcester		MA	01607
e. City/Town		f. State	g. Zip Code
4. Property Owner (if different from applicant):			
Multiple (See attached list)			
a. First Name		b. Last Name	
c. Organization			
d. Mailing Address			
e. City/Town		f. State	g. Zip Code
5. Project Location:			
234 Tessier Lane		Northbridge	
a. Street Address		c. Zip Code	
21		b. City/Town	
135, 181, & 135 (Portion)			
d. Assessors Map/Plat Number			
Latitude and Longitude (in degrees, minutes, seconds):		42d14m58s	71d65m28s
02/23/2024		f. Latitude	g. Longitude
a. Date ANRAD filed		05/01/2024	05/15/2024
6. Dates:		b. Date Public Hearing Closed	
c. Date of Issuance			



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

Provided by MassDEP:

248-717

MassDEP File Number

1727479

eDEP Transaction Number

Northbridge

City/Town

A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Abbreviated Notice of Resource Area Delineation Plan 234 Tessier Lane

04/29/2024

a. Title

b. Date

c. Title

d. Date

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. Bordering Vegetated Wetlands
2. Other resource area(s), specifically:

a. _____

b. **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. Bordering Vegetated Wetlands
2. Other resource area(s), specifically:

a. _____

c. **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. Bordering Vegetated Wetlands
2. Other resource area(s), specifically:

Bank exists within several of the BVWs. These have not been delineated and are not approved by this ORAD.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

Provided by MassDEP:

248-717

MassDEP File Number

1727479

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Northbridge

City/Town

B. Order of Delineation (cont.)

3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4B – Order of Resource Area Delineation

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

E. Signatures

Please indicate the number of members who will sign this form.

Provided by MassDEP:

248-717

MassDEP File Number

1727479

eDEP Transaction Number

Northbridge

City/Town

05/15/2024

Date of Issuance

6

1. Number of Signers

Signatures

Signature of Conservation Commission Member

Justine Carroll

Signature of Conservation Commission Member

Richard Chiras

Signature of Conservation Commission Member

Barbara McNamee

Signature of Conservation Commission Member

Marilyn Dugay

Signature of Conservation Commission Member

Cynthia S.

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Justine ARBECKLE

Printed Name

Justine Carroll

Printed Name

Richard Chiras

Printed Name

Barbara McNamee

Printed Name

Marilyn Regal

Printed Name

Cynthia Cumiskey

Printed Name

Printed Name

Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on _____ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. By hand delivery on

May 21, 2024

a. Date

3. By certified mail, return receipt requested on

a. Date



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4B – Order of Resource Area
Delineation**

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

Recording Information

Provided by MassDEP:

248-717

MassDEP File Number

1727479

eDEP Transaction Number

Northbridge 106

City/Town

Prior to commencement of work, this Order of Resource Area Delineation must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Resource Area Delineation. The recording information on this page shall be submitted to the Conservation Commission listed below.

Northbridge Conservation Commission

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Northbridge Conservation Commission

Conservation Commission

Please be advised that the Order of Resource Area Delineation for the Project at:

Tessien Lane + Fowler Rd

Project Location

248-717

MassDEP File Number

Has been recorded at the Registry of Deeds of:

Worcester
County

70566

126

Book

Page

For: EDWARD K RENAUD JR
Property Owner

and has been noted in the chain of title of the affected property in:

BK 70374 PG 64
Book BK 70350 PG 129
BK 69573 PG 388

Page

In accordance with the Order of Resource Area Delineation issued on:

5/21/24
Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

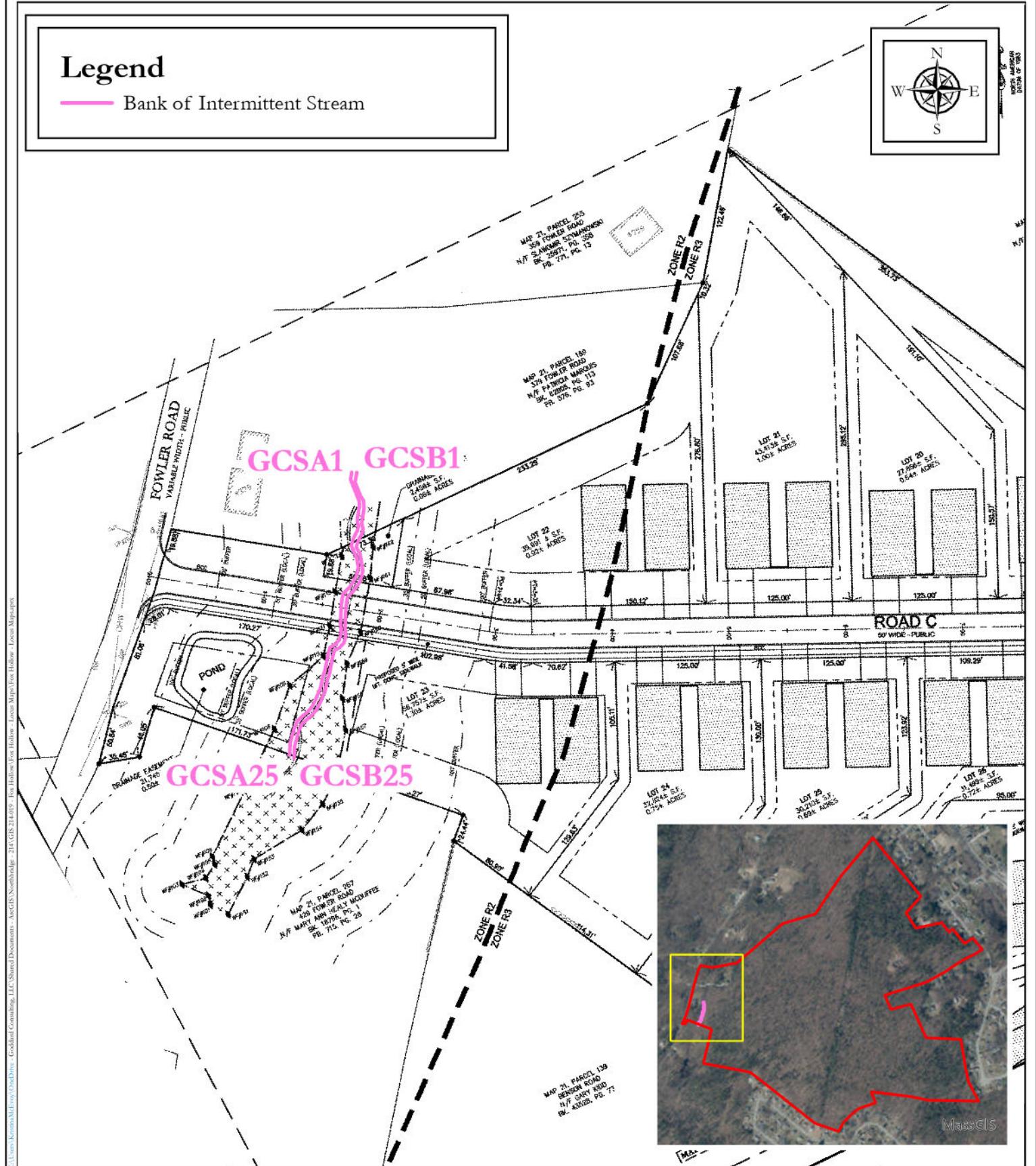
Signature of Applicant

Legend

— Bank of Intermittent Stream



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GOODDARD CONSULTING

Strategic Ecological Consulting

Date: 11/06/2024

Sketch of Wetland Delineation

Fox Hollow
Northbridge, MA 01534



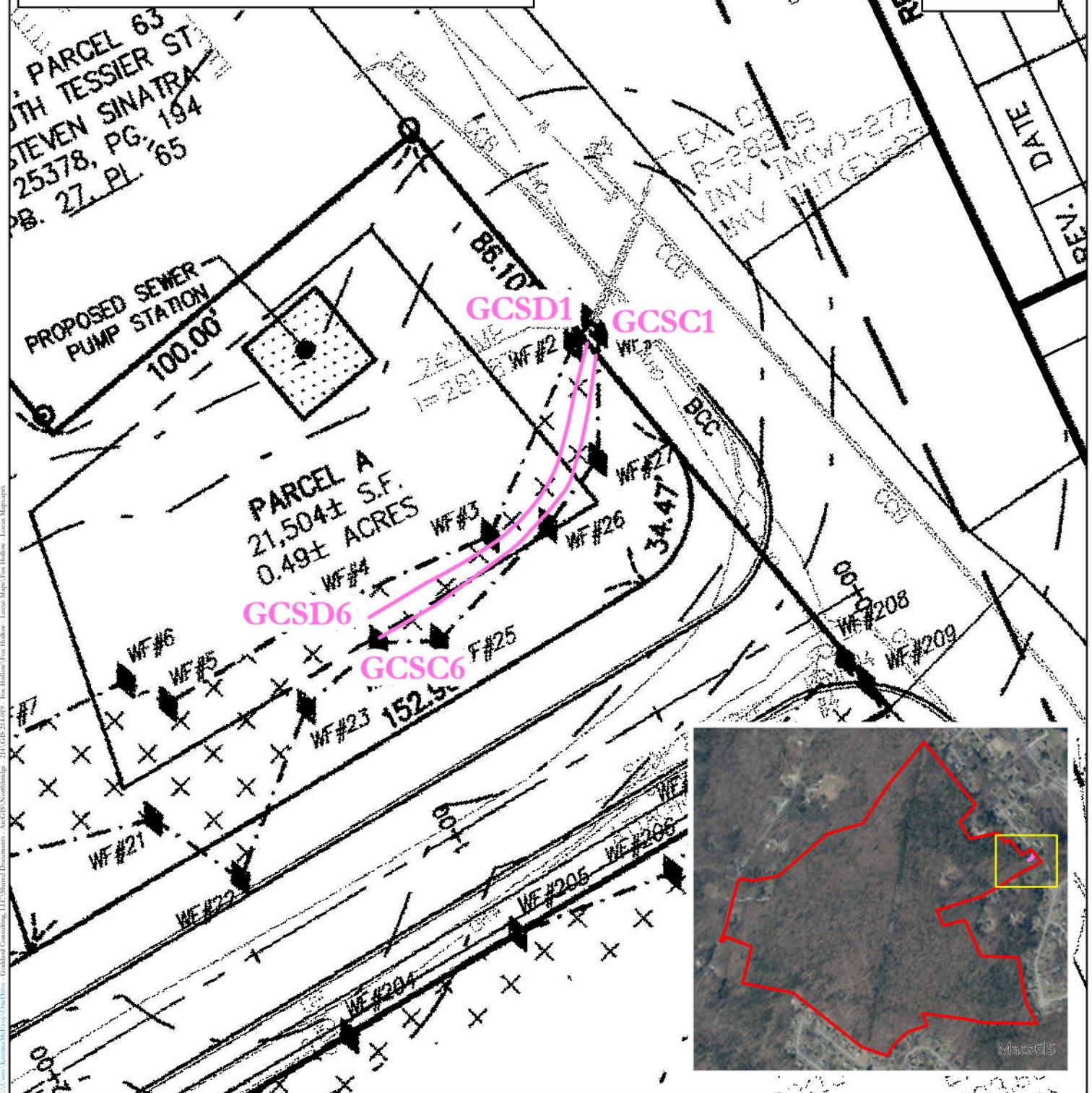
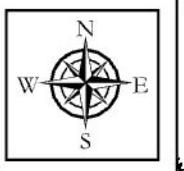
71.6581144°W, 42.1437985°N

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Parcel ID: 21-(135, 139, 181)

Legend

— Bank of Intermittent Stream



**GODDARD
CONSULTING**
Strategic Ecological Consulting

Sketch of Wetland
Delineation

0 20 40
Feet 1" = 40'

71.647972°W, 42.1457371°N

Date: 11/06/2024

Fox Hollow
Northbridge, MA 01534

Parcel ID: 21-(135, 139, 181)



Wildlife Habitat Evaluation
for
Fox Hollow Subdivision
Tessier Lane & Fowler Road
(Map 21, Parcels 135, 139, & 181)
Northbridge, MA 01534

DATE:
November 21, 2025

ADDRESSED TO:
Northbridge Conservation Commission
1679 Providence Road
Northbridge, MA 01534

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ATTACHMENT 1. APPENDIX B: DETAILED WILDLIFE HABITAT EVALUATION FORM

ATTACHMENT 2. NATURAL COMMUNITIES MAP – FOWLER ROAD (WITH PLAN), PREPARED BY
GODDARD CONSULTING, LLC, DATED 11/12/2025

ATTACHMENT 3. NATURAL COMMUNITIES MAP – FOWLER ROAD, PREPARED BY GODDARD
CONSULTING, LLC, DATED 11/11/2025

ATTACHMENT 4. NATURAL COMMUNITIES MAP – TESSIER LANE (WITH PLAN), PREPARED BY
GODDARD CONSULTING, LLC, DATED 11/12/2025

ATTACHMENT 5. NATURAL COMMUNITIES MAP – TESSIER LANE, PREPARED BY GODDARD
CONSULTING, LLC, DATED 11/11/2025

1.0 INTRODUCTION

As part of the Notice of Intent (NOI) for this project, Goddard Consulting, LLC (Goddard) conducted a Wildlife Habitat Evaluation (WHE) as supplemental information to the permit application for the proposed work that would alter Bordering Vegetated Wetlands (BVW) and the Bank of an Intermittent Stream at a site off of Tessier Lane and Fowler Road in Northbridge, Massachusetts. This evaluation has been developed in response to 310 CMR 10.60, primarily evaluating impacts to BVW and Bank of Intermittent Stream.

The purpose of this document is to evaluate the potential for adverse effects to the wildlife habitat functions within the limit of work and to determine what wildlife habitat functions will be lost, and if so to what degree, through the implementation of the proposed work.

2.0 METHODOLOGY

In accordance with 310 CMR 10.60 (2) (a) regarding “Wildlife Habitat Characteristics of Inland Resource Areas”, study areas within the subject parcel were evaluated (topography, wildlife usage, soil structure, plant community composition and wetland structure) for their ability to provide important wildlife habitat function and value.

This evaluation was conducted following the guidelines established in the March 2006 MassDEP document *Massachusetts Wildlife Habitat Protection Guidance for Inland Wetlands*. Additionally, data was gathered on the plant community structure, habitat features, and wildlife within the areas of proposed impact.

3.0 QUALIFICATIONS OF PREPARER

As required by 310 CMR 10.60, a qualified biologist from Goddard was on the site on November 5, 2025, to conduct this WHE, with supplemental data gathered from published soils maps and available GIS data.

The wildlife habitat assessment was conducted by Mr. Steven Riberdy, Principal Ecologist, assisted by Lead Wildlife Biologist, Mr. Ryan Roseen, and Wildlife Biologist, Ms. Kristina McEvoy. Mr. Riberdy has 24 years of experience in wildlife ecology, rare species assessment and study, botany, and wetland ecology/restoration. He is a Certified Wildlife Biologist (“CWB”), Professional Wetland Scientist (“PWS”), Certified Ecologist (“CE”) and Certified Ecological Restoration Practitioner (“CERP”). He has extensive experience conducting wildlife habitat assessments as well as rare species studies, permitting, and habitat management/conservation plans.

4.0 STUDY AREA DESCRIPTION

The proposed Fox Hollow Subdivision is located on a \pm 77-acre site (Map 21, Parcels 135, 139, & 181) situated between Tessier Lane and Fowler Road in Northbridge, Massachusetts. The proposed project parcels are located east and west of residential neighborhoods, with undeveloped forested wetlands and uplands abutting the majority of the proposed subdivision boundaries. The project site is almost entirely undeveloped forested wetlands and uplands, with the exception of an existing single-family house located at 234 Tessier Lane and an unmaintained electric easement historically held by the Worcester Electric Company. The subdivision access drive will extend west off of Tessier Lane and east off of Fowler Road.

Additionally, the project site contains various resources areas, including one isolated vegetated wetland (IVW), two unmapped intermittent streams internal to two Bordering Vegetated Wetland (BVW) systems and one mapped intermittent stream also internal to a BVW system. The site consists of three natural communities: coniferous dominant upland forest, forested wetland and intermittent streams, and mixed deciduous upland forest. The proposed residential subdivision and access drive will impact portions of all of the previously stated natural communities.

According to the Massachusetts Natural Heritage and Endangered Species Program (MA NHESP), a portion of the proposed work area falls within mapped Priority Habitat of a Rare Species. There is no Estimated Habitats of Rare Wildlife mapped on the project site. No certified or potential vernal pools are located on the site. The site is not located within Outstanding Resource Waters or an Area of Critical Environmental Concern. The site is not mapped within a jurisdictional FEMA Flood Zone.

5.0 NATURAL COMMUNITIES

Goddard surveyed and developed a natural community assessment of the western and eastern portion of the Project Site, adjacent to the proposed impacts to jurisdictional resource areas. Goddard identified several distinct natural community types across the study area, including:

- a. Forested Wetland & Intermittent Stream
- b. Coniferous Dominant Upland Forest
- c. Mixed Deciduous Upland Forest

5.1 *Forested Wetland & Intermittent Streams*

Two small, forested wetland communities with two internal intermittent streams are located within the proposed limit of work. The western portion of the access drive, adjacent to Fowler Road, involves a wetland crossing across both the wetland and the intermittent stream channel. The eastern portion of the limit of work, adjacent to Tessier Lane, involves the widening of the existing gravel roadway and the improvement of the culvert under South Tessier Street. The widening of the road will result in permanent impacts to BVW, and the culvert improvements will result in permanent impacts to both BVW and the bank of intermittent stream.

The western forested wetland, adjacent to Fowler Road, contains a mapped intermittent stream interior to the Bordering Vegetated Wetland. The canopy of the forested wetland is moderately closed (approximately 60 to 70 percent) and dominated by Red Maple (*Acer rubrum*), with inclusions of Yellow Birch (*Betula alleghaniensis*). The understory and shrub layer are dominated by Sweet Pepperbush (*Clethra alnifolia*), American Witch-Hazel (*Hamamelis virginiana*), Northern Spicebush (*Lindera benzoin*), and Eastern White Pine (*Pinus strobus*) saplings. The groundcover is dominated by Skunk Cabbage (*Symplocarpus foetidus*), Sensitive Fern (*Onoclea sensibilis*), Japanese Pachysandra (*Pachysandra terminalis*), Stout Woodreed (*Cinna arundinacea*) and a mixture of common sedges (*Carex* spp.) and mosses. The internal intermittent stream channel flows north toward 429 Fowler Road. The channel is poorly defined with shallow banks. On average, the intermittent stream is approximately two to three feet in width and approximately 1 to 3 inches in depth. The stream substrate consists of mostly leaf litter overlaying a mixture of fine sandy loam and organic material. The banks are occasionally embedded with small rocks or boulders, with woody debris both interior and along the channel of the stream. The banks are lined with herbaceous vegetation, primarily sedges, ferns, and skunk cabbage, along with shrub saplings including northern spicebush and sweet pepperbush.

The eastern forested wetland, adjacent to Tessier Lane, contains a mapped intermittent stream interior to the Bordering Vegetated Wetland. The canopy of the forested wetland is moderately closed (approximately 60 to 70 percent) and dominated by red maple and Northern Red Oak (*Quercus rubra*), with inclusions of American Beech (*Fagus grandifolia*) and Black Cherry (*Prunus serotina*). The understory and shrub layer are sparsely vegetated, with a dominance of Highbush Blueberry (*Vaccinium corymbosum*) and American beech saplings, with inclusions of Winterberry (*Ilex verticillata*), Japanese Barberry (*Berberis thunbergii*), Fox Grape (*Vitis labrusca*), Multiflora Rose (*Rosa multiflora*), Asiatic Bittersweet (*Celastrus orbiculatus*), Azaela (*Rhododendron* sp.), and various tree saplings, including eastern white pine, White Oak (*Quercus alba*), black cherry, and northern red oak. The groundcover is dominated by Cinnamon Fern (*Osmunda cinnamomeum*), with inclusions of Eastern Poison Ivy (*Toxicodendron radicans*), Intermediate Wood Fern (*Dryopteris intermedia*), White Wood Aster (*Eurybia divaricata*), and various moss species. The internal intermittent stream channel originates approximately 100 feet west of South Tessier Street and flows northeast toward the existing corrugated metal culvert underneath the roadway. The channel is very poorly defined with shallow banks. The width of the intermittent stream ranges from approximately two to eight feet in width and 1 to 2 inches in depth. The stream substrate consists of mostly leaf litter overlaying a mixture of fine sandy loams. Generally, the southern portion of the forested wetland north of Tessier Lane is highly degraded with invasive vegetation and gravel deposits. Erosion and sedimentation from surface drainage along the unpaved gravel roadway have resulted in the transport of gravel and fine sediments into the adjacent wetland (Reference Photos 1 - 2).

Overall, the forested wetland communities supports essential ecological functions including groundwater recharge, nutrient cycling, and wildlife habitat connectivity between the riparian areas and surrounding upland forests. These areas provide cover and foraging habitat for amphibians, small mammals, and woodland passerines.

5.2 Coniferous Dominant Upland Forest

The coniferous dominant forest community occurs sporadically throughout portions of the project site and along upland areas adjacent to the mixed deciduous forest and the forested wetland communities. This community is characterized by a tall, nearly closed canopy (70–80 percent) dominated by Eastern White Pine (*Pinus strobus*) with a diameter at breast height (DBH) between 10 to 24 inches and a height of over 100 feet. The subcanopy is dominated by young white pines, with inclusions of shorter deciduous trees, including American beech, black cherry, white oak, and northern red oak.

The understory is sparse with minimal diversity, with a dominance of Lowbush Blueberry (*Vaccinium angustifolium*), Black Huckleberry (*Gaylussacia baccata*), and white pine saplings. Other species found included Eastern Hemlock (*Tsuga canadensis*) and Mapleleaf Viburnum (*Viburnum acerifolium*). The groundcover is minimal and consists of scattered mosses, Princess Pine (*Lycopodium obscurum*), and Eastern Teaberry (*Gaultheria procumbens*).

Coarse woody debris and needle litter are abundant, providing structure for small mammals and herpetofauna.

Overall, this forest community provides important upland cover and nesting habitat for common passserines and small mammals, while the dense canopy and shaded floor limit the diversity of understory and herbaceous vegetation. The coniferous dominant forest maintains moderate wildlife value by serving as year-round refuge and contributing to broader landscape connectivity with adjacent forested uplands.

5.3 Mixed Deciduous Upland Forest

The mixed deciduous upland forest also occurs sporadically throughout portions of the project site and along upland areas adjacent to coniferous dominant upland forest and the forested wetland communities. This forest exhibits a mostly closed canopy (70–80 percent) with uneven-aged stands ranging from saplings to mature individuals, generally between 4 and 24 inches in diameter at breast height (DBH).

The canopy is dominated by American beech, white oak, northern red oak, and red maple, with inclusions of black cherry and eastern white pine. The understory and shrub layer is sparse and composed of young beech, oak, and pine saplings along with highbush blueberry. The herbaceous layer consists of a dense mat of upland ferns, including Hay-scented Fern (*Dennstaedtia punctilobula*). Coarse woody debris is moderately abundant, providing microhabitat for small mammals, reptiles, and amphibians.

This community provides important upland buffer habitat adjacent to wetland resources, contributing to local wildlife movement and dispersal. Overall, the mixed deciduous upland forest maintains moderate to high wildlife habitat value by supporting foraging, cover, and movement corridors for common upland birds, small mammals, and herpetofauna.

6.0 HABITAT CONTEXT

Overall, the project site is a portion of a large-sized (> 200-acres) forest community both north and south of the limit of work. The existing connectivity with the adjoining natural habitats is relatively strong due to the intact forests surrounding the majority of the site, with the exception of the minor barriers due to existing residential developments. Wildlife migration of terrestrial wildlife into the site is likely but would be limited by the existing developments and roadways surrounding the site. Movement of reptiles and amphibians into the site is expected to be relatively high, as the surrounding landscape exhibits good permeability for these taxa due to extensive contiguous forest cover. Aquatic connectivity between the site and off-site habitats is low, given the absence of perennial streams or other notable hydrologic connections. In response to potential construction-related disturbances, wildlife is expected to continue utilizing the large, intact forested habitat to the surrounding the limit of work. By concentrating development adjacent to existing disturbed areas and retaining natural vegetative buffers along site edges, the project will help maintain localized wildlife corridors within the broader forest community on the project site.

7.0 IMPACT ASSESSMENT

In total, the proposed access road, widening of Tessier Lane, and culvert improvements will permanently impact approximately 1,945 square feet of BVW, 22 linear feet of bank of intermittent stream, and temporarily impact 263 square feet of BVW comprising two proposed areas of impact (Reference Figures 1 and 2). The proposed wetland crossing will impact only the forested wetland, and the proposed widening of Tessier Lane and improvements of the existing culvert will impact both the forested wetland and the internal intermittent stream.

7.1 Proposed Wetland Crossing

7.1.1 *Bordering Vegetated Wetland*

The proposed wetland and intermittent stream crossing is located approximately 150 feet east of the western property boundary adjacent to Fowler Road (Reference Photo 3). The access drive continues east past the proposed wetland crossing through the forested uplands before connecting to an existing roadway, Tessier Lane. This crossing will permanently impact approximately 1,357 square feet of BVW and temporarily impact 263 square feet of BVW (Reference Figure 1). The crossing will extend approximately 28 linear feet across the wetland complex. The proposed roadway and associated grading will be approximately 50 feet in width with a three-sided box culvert on strip footings. The maximum bankfull width of the stream is approximately 4 feet in width. The proposed culvert has a width of 10 feet and a height of 5 feet. The proposed openness ratio is equal to 1, or greater than the required 0.82 under the Massachusetts River and Stream Crossing Standards. Based on these standards, the culvert must have a minimum span of at least 4.8 feet ($1.2 \times$ bankfull width). The proposed culvert exceeds this requirement, with a width more than twice the minimum standard. This design will promote wildlife movement beneath the roadway and maintain ecological connectivity along the intermittent stream corridor. By spanning the channel and avoiding direct alteration of streambanks, the project will preserve bank stability, protect riparian vegetation, and minimize disturbance from the proposed access drive.

To mitigate for these impacts, a wetland replication area totaling approximately 2,989 square feet is proposed across three areas adjacent to the existing wetland along the intermittent stream (Reference Photo 4). The proposed wetland replication will contain species already present within the impacted forested wetland, including six red maple saplings, six yellow birch saplings, nine highbush blueberry plantings, twelve northern spicebush plantings, and nine winterberry plantings. Additionally, a wetland seed mix will be dispersed on the barren soil at a rate of one pound per 2,500 square feet to fully vegetate the replication area. The replication area can be further enhanced for wildlife by providing a variety of woody debris and boulders as habitat features. The proposed wetland replication areas lack large trees or snags and provide favorable conditions for the successful establishment of hydric soils and wetland vegetation. Additionally, the area of proposed wetland impacts will be restored with the dispersal of a wetland seed mix.

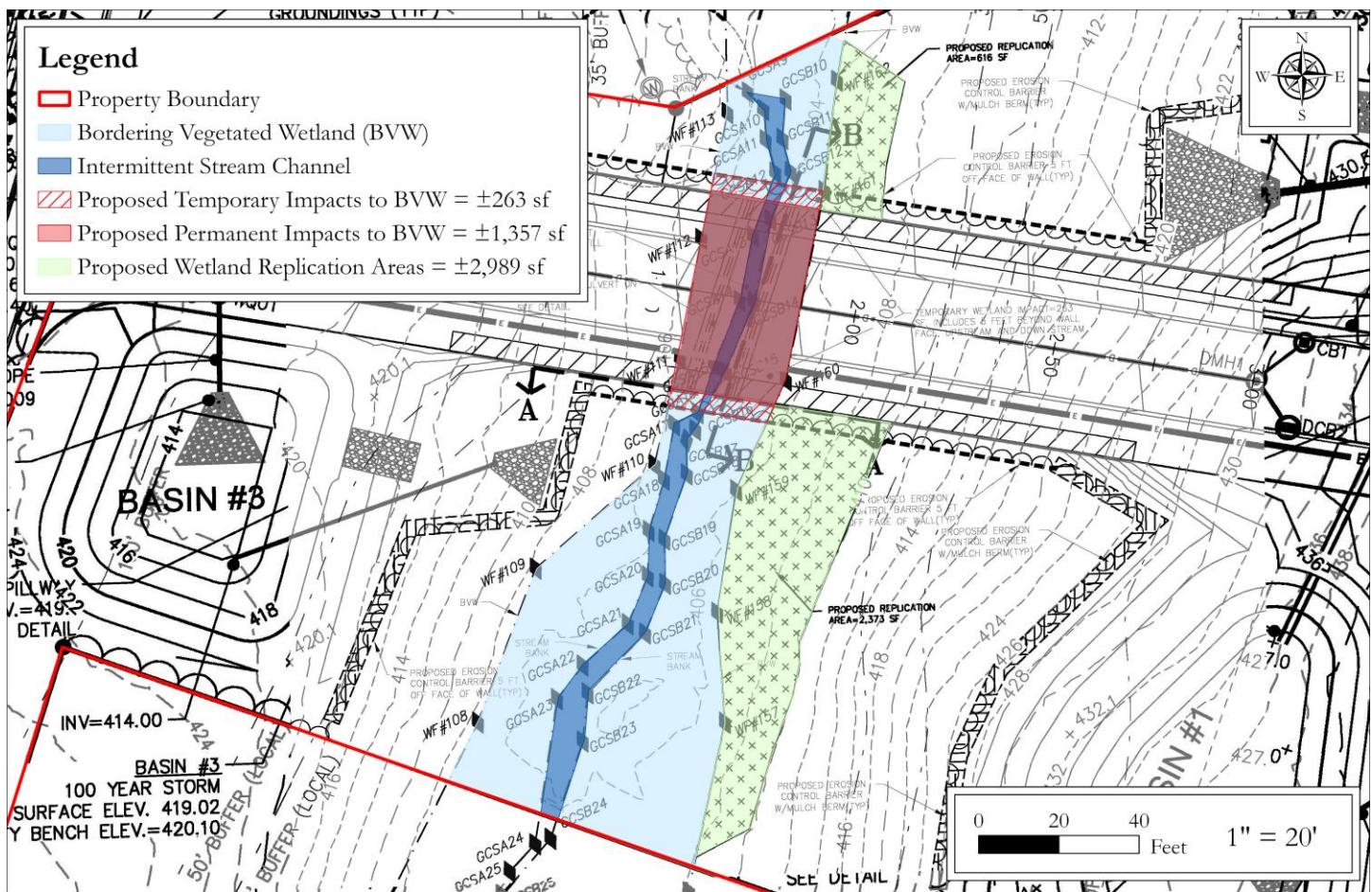


Figure 1. Proposed area of impact to resource areas with wetland replication area as mitigation for the proposed wetland crossing east of Fowler Road.

The following is an overview of the likely effect across the entire site on the different taxa and groups of wildlife expected.

7.1.1.1 Passerine Birds

The proposed filling of BVW at the wetland crossing will result in the removal of a small area of forested wetland vegetation, including canopy, understory, and shrub-layer structure that currently provides nesting, shelter, and foraging opportunities for common woodland passerines. The potential impacts are expected to be localized and minor due to the limited scale of clearing and the abundance of similar adjacent forested wetland habitat. The surrounding wetland complex will continue to support an ecosystem for foraging, perching, and cover for passerines. Over time, the proposed wetland replication area will reestablish native woody and herbaceous vegetation, which will help restore forage, shelter, and potential nesting opportunities.

7.1.1.2 Raptors

Raptors may utilize the forested wetland canopy and adjacent upland edges for perching and opportunistic foraging habitat. No known nest trees or roost sites occur within the proposed impact area. Proposed tree removal within the BVW will slightly reduce potential perching locations; however, extensive suitable canopy remains contiguous throughout the site and surrounding forest. Therefore, proposed impacts to raptors are anticipated to be negligible, and the site will continue to function as foraging habitat post-construction.

7.1.1.3 *Waterfowl*

The impacted BVW does not support open water, emergent marshes, or other habitat typically used for foraging and nesting by waterfowl. Additionally, the proposed work will not alter hydrology in a manner that would influence downstream wetland systems. As a result, no impacts to waterfowl or waterfowl habitat functions are anticipated following the replication of the impacted wetland area.

7.1.1.4 *Small Mammals*

The proposed clearing of forested wetland vegetation will temporarily reduce ground-layer cover, leaf litter, and coarse woody debris that provide forage and shelter for small mammal species. Temporary displacement may occur within the immediate footprint of disturbance; however, abundant suitable habitat remains adjacent to the proposed work area. Habitat structure can be reintroduced within the replication area through placement of woody material to support long-term restoration of cover and foraging opportunities. Overall, the proposed impacts are expected to be short-term, localized, and minor on small mammal species.

7.1.1.5 *Aquatic and Semi-Aquatic Species*

No stream channel occurs within the proposed impact area at the wetland crossing. The impacted BVW is characterized by shallow surface water with no defined aquatic habitat. Therefore, impacts to aquatic and semi-aquatic wildlife are not anticipated. Hydrologic patterns supporting the broader wetland system will be maintained, and the proposed replication area will reestablish wetland vegetation and ground-layer moisture conditions suitable for amphibian movement and use.

7.1.1.6 *Large Mammals*

Large mammals may occasionally cross the forested wetland as part of their broader home range. Localized clearing within the BVW will not alter wildlife movement or reduce landscape connectivity, as intact wetland and upland habitat remain continuous across the site. Large mammals are expected to continue using the area following construction. Overall, impacts on large mammals are considered insignificant.

7.1.1.7 *Amphibians*

Forested BVW provides moisture-rich groundcover, organic soils, and woody debris that support foraging and movement for amphibians. The proposed clearing will temporarily reduce microhabitat features such as leaf litter and coarse woody material. The replication area will reestablish shaded wetland conditions, and the introduction of woody debris and native vegetation will support long-term recovery of amphibian habitat functions. Overall, the impacts are expected to be minor and limited to amphibians.

7.1.1.8 *Reptiles*

Common reptile species may use forested wetland edges for foraging and thermoregulation. The temporary loss of shrub-layer and groundcover vegetation will reduce available shelter within the immediate area of disturbance; however, suitable habitat remains abundant within adjacent undisturbed BVW and upland areas. Overall, long-term impacts on reptiles are not anticipated on the site.

7.2 Proposed Widening of Tessier Lane & Culvert Improvements

7.2.1 *Bordering Vegetated Wetland & Bank of Intermittent Stream*

The eastern portion of the limit of work, adjacent to Tessier Lane, involves the widening of Tessier Lane and improvement of an existing culvert west of South Tessier Street. The majority of the proposed wetland impacts are located just north of Tessier Lane, with minor impacts proposed adjacent to culvert improvements southwest of South Tessier Street (Reference Figure 2). In total, the proposed work will permanently impact 588 square feet of BVW. Additionally, the culvert improvements will result in the permanent impact of 22 linear feet of bank of intermittent stream. These bank impacts do not meet the thresholds provided in the *Massachusetts Wildlife Habitat Protection Guidance for Inland Wetlands* regarding impairment to wildlife habitat.

The wetlands adjacent to Tessier Lane consist of primarily invasive vegetation, including Japanese barberry, multiflora rose, and Asiatic bittersweet, with inclusions of native vegetation, including red maple, white oak, black cherry, eastern white pine, fox grape, highbush blueberry, cinnamon fern, and intermediate wood fern. Two red maples, with DBHs of 5 and 10 inches, and four red oaks, ranging from 8 to 13 inches in DBH, will be impacted by the widening of the roadway. However, the majority of the impacted trees range from 3 to 6 inches in DBH. The slope adjacent to existing roadway is dominated by large boulders and gravel deposits due to erosion of the unpaved roadway.

The banks and adjacent wetland adjacent to the existing culvert consists of sparse herbaceous vegetation, primarily ferns, along with larger shrubs and saplings including American beech, white oak, azalea, and black cherry (Reference Photo 6). One large red oak, with a diameter at breast height (DBH) of 20 inches, will be impacted by the proposed improvements. All other impacted trees are a singular eastern white pine, with a DBH of less than 4 inches, and a white pine snag approximately 1 inch in DBH.

To mitigate for the impacts to resource areas, a 1,180 square foot wetland replication is proposed west of the existing forested wetland north of Tessier Lane (Reference Photo 5). The proposed wetland replication will contain species already present within the impacted forested wetland, including two red maple saplings, two yellow birch saplings, six highbush blueberry plantings, three northern spicebush plantings, and three common winterberry plantings. Additionally, a wetland seed mix will be dispersed on the barren soil at a rate of one pound per 2,500 square feet to fully vegetate the replication area. The replication area can be further enhanced for wildlife by providing a variety of woody debris and boulders as habitat features. The proposed area of wetland replication is currently dominated by American beech and provides little diversity and value as wildlife habitat. Several snags were noted within the proposed area of replication. Goddard recommends avoiding the removal of these features to preserve existing habitat value in this area.

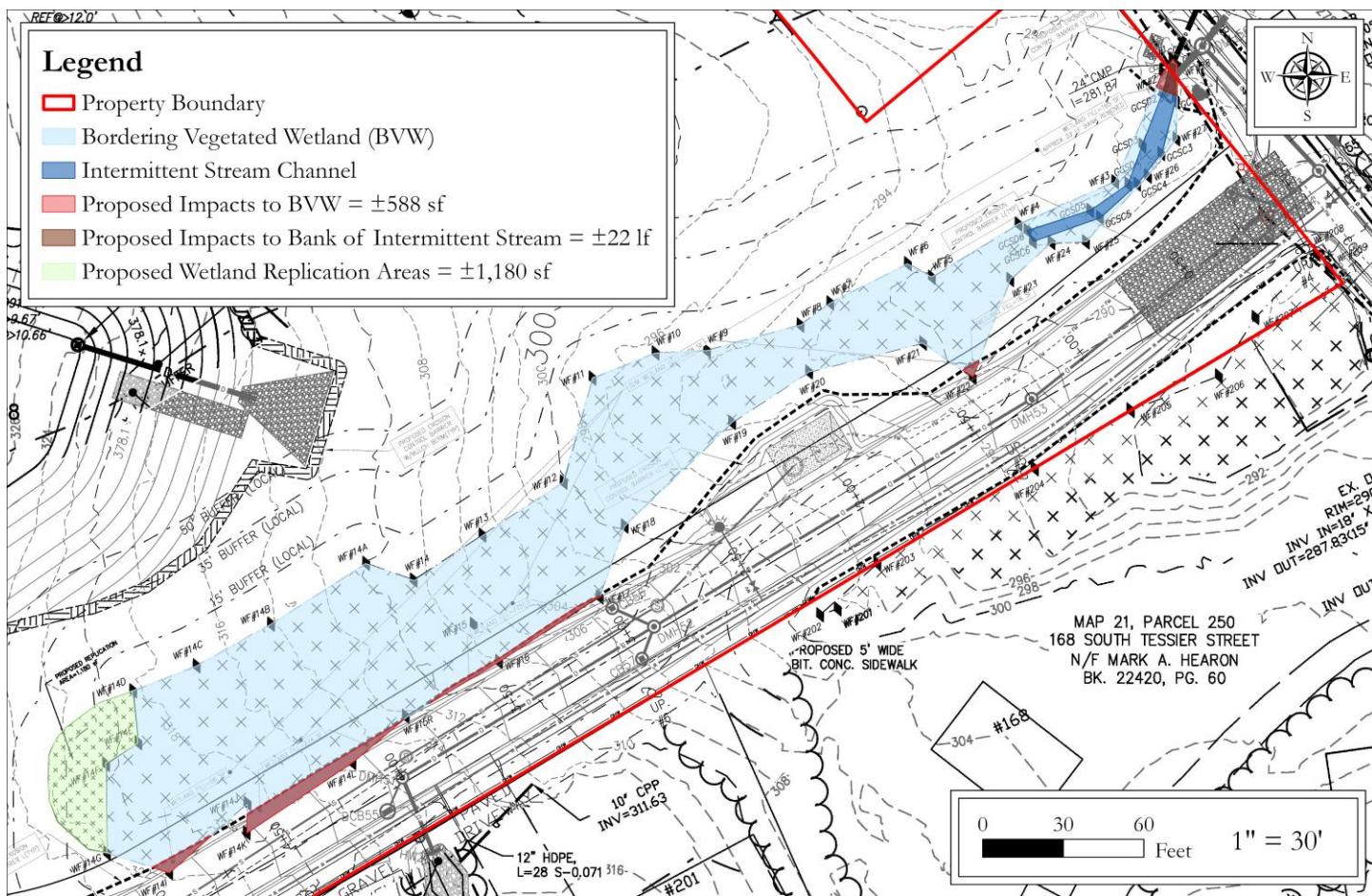


Figure 2. Proposed area of impact to resource areas with wetland replication area as mitigation for the proposed work adjacent to Tessier Lane and South Tessier Street.

The following is an overview of the likely effect across the entire site on the different taxa and groups of wildlife expected.

7.2.1.1 Passerine Birds

The proposed filling of BVW and alteration to Bank adjacent to Tessier Lane and South Tessier Street will remove a small area of forested wetland and streambank vegetation that currently provides cover, perching, and foraging opportunities for woodland songbirds. Although the work will permanently impact a portion of the wetland and stream corridor, the surrounding forested wetland and adjacent uplands offer similar habitat, allowing passerines to shift use to nearby areas during construction. Over time, the wetland replication area will reestablish native woody and herbaceous vegetation, restoring structure and food resources for songbirds.

7.2.1.2 Raptors

Raptors may occasionally forage along the stream corridor or perch within the surrounding canopy. The removal of a small number of trees and shrubs within the BVW and along the Bank will slightly reduce available perches at this crossing; however, intact forest and stream-edge vegetation remain immediately adjacent to the proposed disturbance. No known nest sites or roosting features are located in this area. As such, impacts to raptors are expected to be minimal, and the site will continue to function as foraging habitat following construction.

7.2.1.3 *Waterfowl*

The portion of BVW and stream channel proposed for alteration does not contain open water or emergent wetland features that typically support waterfowl. The intermittent stream is shallow and narrow, primarily functioning as a forested riparian corridor rather than waterfowl habitat. The culvert design maintains hydrologic flow and will not alter downstream wetland conditions. No impacts to waterfowl are anticipated as a result of the proposed crossing.

7.2.1.4 *Small Mammals*

Small mammals currently using the forested wetland and streambank for cover, foraging, and movement may be temporarily displaced from the immediate work area due to vegetation clearing and disturbance of leaf litter and woody material. Similar habitat occurs directly adjacent to the crossing, allowing small mammals to relocate without significant disruption. Incorporating logs, brush, and natural features within the replication area will help restore cover and microhabitat structure over time. Impacts are expected to be short-term and limited to the immediate area of disturbance.

7.2.1.5 *Aquatic and Semi-Aquatic Species*

The proposed crossing will permanently impact a small section of the intermittent stream. However, the stream does not flow frequently enough to provide aquatic or semi-aquatic habitat.

7.2.1.6 *Large Mammals*

Large mammals may occasionally move along or across the stream corridor as part of their broader home range. However, the limit of work's close proximity to existing residential roadways, likely already limits movement east of the area of impact. Overall, no long-term impacts to large mammals are expected as a result of the proposed work adjacent to Tessier Lane and South Tessier Street.

7.2.1.7 *Amphibians*

The forested BVW and shaded stream corridor provide moist leaf litter, organic soils, and downed woody debris suitable for amphibian movement and forage. Construction will temporarily disturb these microhabitats within the crossing footprint. The reintroduction of woody material and native understory vegetation within the replication area will help restore shaded, moist conditions adjacent to the area of impact. Overall, short-term impacts are expected to be minor and localized for amphibians on the site.

7.2.1.8 *Reptiles*

Reptiles may use the BVW edge and streambanks for foraging and basking behavior. Some short-term disturbance may occur due to vegetation removal and soil disruption, reducing cover and basking opportunities within the immediate work area. However, similar habitat remains directly adjacent to the areas of impact and as the proposed replication area matures and vegetation fills in, groundcover and structural habitat suitable for reptile use are expected to return to the site.

8.0 MITIGATION

Several mitigation and habitat enhancement measures are proposed as part of the project to offset temporary and permanent impacts within the resource areas. These measures will improve the structural and functional habitat quality of the site following construction and enhance long-term ecological resilience on the project site. The following actions are included in the proposed development and will serve to mitigate wildlife habitat impacts:

- **Wetland Replication Area:** The proposed wetland replication area will replace altered BVW functions by restoring hydrology, soil conditions, and native wetland vegetation, providing foraging, nesting, and shelter opportunities for amphibians, reptiles, and small mammals.

In addition to the proposed mitigation described above, several enhancements or habitat restoration opportunities could be implemented to further mitigate impacts on the project site. These actions would increase the overall habitat quality of the site for wildlife following development and are summarized below:

- **Removal of gravel deposits** located within the wetland and adjacent buffer zone north of Tessier Lane.
- **Reseeding and replanting** of native shrubs and trees in areas of impacted deciduous forest to expedite natural regeneration of grassland or shrub habitats.
- **Placement of nest boxes** along forest and wetland edges to provide nesting opportunities for cavity-nesting passerine birds and bats.
- **Increased placement of coarse woody debris** in adjacent upland and wetland resource areas to create microhabitats for ground-dwelling and fossorial species.
- **Addition of rock piles, brush piles, or snags** to diversify habitat features and provide shelter and basking opportunities for reptiles and small mammals.

9.0 SUMMARY

Overall, wildlife habitat impacts associated with the proposed residential subdivision are expected to be minor within the context of the surrounding landscape. On the project site, a two small areas of forested BVW and adjacent streambank habitat will be altered for the construction of the access drive, the widening of Tessier Lane, and the improvement of an existing culvert under South Tessier Street. These resource area impacts will result in temporary disturbance to local cover and movement habitat for common wildlife species, primarily small mammals, amphibians, and reptiles. Similar undisturbed wetland and upland habitat occurs immediately adjacent to the areas of impact, allowing wildlife to shift use into surrounding areas during construction. Additionally, the proposed areas of wetland impacts will be replicated at 2:1 ratio with native plantings, wetland seed mix, and woody material to reestablish habitat structure following construction. Also, the use of a three-sided box culvert at the proposed wetland crossing will maintain hydrology and preserve wildlife passage along the intermittent stream corridor. Based on the scale of impact, available adjacent habitat, and proposed mitigation, the work is not expected to result in a measurable reduction in the site's ability to provide important wildlife habitat functions under 310 CMR 10.60.

Sincerely,

Goddard Consulting, LLC



Steven Riberdy, MS, PWS, CWB, CE, CERP, PSS
Principal Ecologist



Ryan Roseen
Lead Wildlife Biologist



Kristina McEvoy
Wildlife Biologist

10.0 REFERENCES

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11.0 SITE PHOTOS



Photo 1. View of existing conditions of the northern edge of Tessier Lane.



Photo 2. View (facing southeast) of gravel within forested wetland and 100-foot Buffer Zone.



Photo 3. View (facing south) of the BVW and intermittent stream located the proposed wetland crossing.



Photo 4. View (facing southeast) of the larger wetland replication area proposed near the wetland crossing.



Photo 5. View (facing southwest) of the proposed wetland replication area adjacent to Tessier Lane.



Photo 6. View (facing northwest) of the existing culvert proposed to be improved, resulting in permanent impacts to BVW and bank of intermittent stream.

Appendix B: Detailed Wildlife Habitat Evaluation
Part 2: Field Data Form
(For each wetland or non-wetland resource area)

I. GENERAL INFORMATION

Project Location (from NOI page 1): Fox Hollow, Tessier Lane & Fowler Road, Northbridge, MA 01534

Impact Area: Bordering Vegetated Wetland (BVW) – One Wetland Crossing (1,357 sf) and Tessier Lane Widening and Culvert Improvements (705 sf)

Date(s) of site visit(s) and data collection: November 5, 2025

Weather conditions during site visit (if snow cover, include depth): Mostly cloudy, Low 40s °F

Date this form was completed: November 12, 2025

Person completing form per 310 CMR 10.60(1)(b): Steven Riberdy, Ryan Roseen

The information on this data sheet is based on my observations unless otherwise indicated

Signature:



II. SITE DESCRIPTION (complete A or B under Classification – see instructions for full description)

A. Classification

1. For Wetland Resource Areas, complete the following:

System	Palustrine	Subsystem		Class	Forested Wetland	Subclass	Broad-leaved Deciduous

Hydrology/Water Regime:

<input type="checkbox"/> Permanently flooded	<input checked="" type="checkbox"/> Saturated (BVW Areas)
<input type="checkbox"/> Intermittently exposed	<input type="checkbox"/> Temporarily flooded
<input type="checkbox"/> Semi-permanently flooded	<input checked="" type="checkbox"/> Seasonally flooded
<input type="checkbox"/> Intermittently flooded (Banks)	<input type="checkbox"/> Artificially flooded

2. For Riverfront or Bordering Land Subject to Flooding Resource Areas, complete the following:

Use a terrestrial classification system such as one of the two listed below:

- a. "Classification of the Natural Communities of Massachusetts (Draft)" by Patricia C. Swain and Jennifer B. Kearsley, MA DFW NHESP, Westborough, MA. July 2000. (www.mass.gov/dfwele/dfw/nhsep/nhclass.htm)
- b. "New England Wildlife: Habitat, Natural History, and Distribution" by Richard M. DeGraaf and Deborah D. Rudis, USDA Forest Service, Northeastern Forest Experiment Station. General Technical Report NE-108. August 1992. 491 pages.

B. Inventory (Plant community)

% Cover: **Trees: 70%** **Shrub: 40%** **Vine: 5%** **Moss: 5%**
 Grass: 15% **Forbs: 15%** **Sub Aquatic: 0%** **Emerg Aquatic: 0%**

Forest Age: 1-4" dbh 4-10" dbh 10-20" dbh 20"+ dbh Uneven Age
 0% 0% 0% 0%

Description: Generally Red Maple, with inclusions of Yellow Birch, Oaks, and Cherry ranging from 8 – 20+" in dbh

Canopy Closure: Very Open (<15%) Open (15-30%) Intermediate (31-70%) Closed (70%+)
Litter Layer: Exposed Soil Litter/Moss Rocky Organic
 Other: _____

Plant Lists (species that comprise 10% or more of the vegetative cover in each strata; “*” designates a dominant plant species for the strata “INV” denotes invasive species “R” denotes a state/federally protected species):
 Strata = Trees, Shrubs, Herb, and Vines

Strata	Plant Species	Strata	Plant Species
Tree	Red Maple*	Herb	Cinnamon Fern*
	Black Cherry		Skunk Cabbage*
	Yellow Birch		Mosses
	American Beech		Sensitive Fern*
	White Oak		Stout Woodreed*
	Northern Red Oak		Sedges
			Japanese Pachysandra
			Intermediate Wood Fern
			Eastern Poison Ivy
Shrub	Northern Spicebush*	Vines	Fox Grape
	Sweet Pepperbush*		Asiatic Bittersweet (INV)
	Japanese Barberry (INV)		Eastern Poison Ivy
	Highbush Blueberry*		
	Witch-Hazel		
	Winterberry		
	Eastern White Pine		
	Multiflora Rose (INV)		
	Azaela		

Notes: _____

C. Inventory (Soils, Topography, and Geology)

Soil Survey Unit(s): Montauk Fine Sandy Loam, 15 to 35 percent slopes, extremely stony Drainage Class: Well drained Texture (upper): Fine sandy loam, Sandy loam
 Montauk Fine Sandy Loam, 8 to 15 percent slopes Drainage Class: Well drained Texture (upper): Fine sandy loam, Sandy loam

Depth to bedrock: 0-2 m
 Duff/Leaf Litter Depth: 0-2”

Surface stones/boulders: Present and abundant.

Hydrology: Xeric Mesic, Dry Mesic Mesic Wet
 Hydric Peat/Muck Inundated/Aquatic
 Soil Fertility: Rich-Calcifc Rich-Alluvial Circumneutral Acidic Agricultural

Average Site Elevation: ±120 meters (ranges from 90 to 150 meters)

Slope Aspect: N NE E SE S SW W NW Flat

Peak of 150 meters in west-central portion of the site.

Slope: Flat <5% Gentle (5-10%) Average(10-20%) Rather Steep(20-30%)
 Steep (30-45%) Very Steep (45-60%) Abrupt (>60%)

Bedrock Geology: Granite Basalt Sedimentary Limestone/marble Other _____

Surficial Geology:

Check all landforms that apply:

<input type="checkbox"/> Summit	<input type="checkbox"/> Upper Slope	<input type="checkbox"/> Mid Slope	<input type="checkbox"/> Lower Slope
<input type="checkbox"/> Rolling Terrain	<input type="checkbox"/> Floodplain	<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Shore/Bank
<input type="checkbox"/> Drumlin	<input type="checkbox"/> Ground Moraine	<input type="checkbox"/> Ridge	<input type="checkbox"/> Floodplain
<input type="checkbox"/> Outwash	<input type="checkbox"/> Kame Terrace	<input type="checkbox"/> Esker	<input type="checkbox"/> Kettle Pond
<input type="checkbox"/> Talus	<input checked="" type="checkbox"/> Till	<input checked="" type="checkbox"/> Exposed Bedrock	<input type="checkbox"/> Floodplain Alluvium
<input type="checkbox"/> Sorted Outwash	<input type="checkbox"/> Coarse Outwash		

III. IMPORTANT HABITAT FEATURES (complete for all resource areas)

If the following habitat characteristics are present, describe & quantify them on a separate sheet & attach

Wildlife Food

Important Wetland/Aquatic Food Plants (smartweeds, pondweeds, wild rice, bulrush, wild celery)

Abundant Present Absent

Important Upland/Wetland Food Plants (**hard mast**) – Red Oak, Beech

Abundant Present Absent

Important Upland/Wetland Food Plants (**fruit/berry/seed**) – Blueberry

Abundant Present Absent

Shrub thickets or streambeds with abundant earthworms (American woodcock)

Present Absent

Shrub and/or herbaceous vegetation suitable for Veery nesting Present Absent

Number of trees (live or dead) > 30"DBH: 0

Number of trees (live or dead) **impacted** > 30"DBH: 0

Number (or density) of Standing Dead Trees (potential for cavities and perches):

Impacted **Total**

0 0 6 - 12" DBH

0 0 12 - 18" DBH

0 0 18 - 24" DBH

0 0 >24" DBH

Number of tree cavities in trunks or limbs of:

Impacted Total

0	0	6-12" diameter (e.g., tree swallow, saw whet owl, screech owl, bluebird, other songbirds)
0	0	12-18" diameter (e.g., hooded merganser, wood duck, common goldeneye, mink)
0	0	>18" diameter (e.g., hooded merganser, wood duck, common goldeneye, common merganser, barred owl, mink, raccoon, fisher)

Small mammal burrows: Abundant Present Absent

Cover/Perches/Basking/Denning/Nesting Habitat

Dense herbaceous cover (voles, small mammals, amphibians & reptiles)
 Large woody debris on the ground (small mammals, mink, amphibians & reptiles)
 Rocks, crevices, logs, tree roots or hummocks under water's surface (turtles, snakes, frogs)
 Rocks, crevices, fallen logs, overhanging branches or hummocks at, or within 1m above the water's surface (turtles, snakes, frogs, wading birds, wood duck, mink, raccoon)
 Rock piles, crevices or hollow logs suitable for: _____
 otter mink porcupine bear bobcat turkey vulture
 Live or dead standing vegetation overhanging water or offering good visibility of open water (e.g., osprey, kingfisher, flycatchers, cedar waxwings)

IMPORTANT HABITAT CHARACTERISTICS (if present, describe & quantify them on a separate sheet)

Medium to large (>6"), flat rocks within a stream (cover for stream salamanders and nesting habitat for spring & two-lined salamanders)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Flat rocks and logs on banks or within exposed portions of streambeds (cover for stream salamanders and nesting habitat for dusky salamanders)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Underwater banks of fine silt and/or clay (beaver, muskrat, otter)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Undercut or overhanging banks (small mammals, mink, weasels)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Vertical sandy banks (bank swallow, kingfisher)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Areas of ice-free open water in winter	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Groundwater seeps/springs present	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Mud flats	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Exposed areas of well-drained, sandy soil suitable for turtle nesting	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent

Sphagnum hummocks or mats, moss covered logs or saturated logs, overhanging or directly adjacent to pools of standing water in spring (four-toed salamander): present absent

Estimated percent of viable upland habitat within 400' of nesting areas: _____ %

WILDLIFE DENS/NESTS (If present, describe & quantify them on the back of this sheet)

Turtle nesting sites:	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Bank swallow colony:	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Nest(s) present of:	<input type="checkbox"/> Bald Eagle	<input type="checkbox"/> Osprey
Den(s) present of:	<input type="checkbox"/> Otter	<input type="checkbox"/> Mink

Project area is within:

100' of beaver, mink or otter den, bank swallow colony or turtle nesting area

200' of Great Blue Heron or osprey nest(s)
 1400' of a Bald Eagle nest
 Trees suitable as Bald Eagle Habitat (~>30"DBH/supercanopy) Number: _____

EMERGENT WETLANDS (If present, describe & quantify them on a separate sheet)

Emergent wetland vegetation at least seasonally flooded during the growing season (wood duck, green heron, black-crowned night heron, king rail, Virginia rail, coot, etc.)

Flooded > 5 cm	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Flooded > 25 cm (pied-billed grebe)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent

Persistent emergent wetland vegetation at least seasonally flooded during the growing season (mallard, American bittern, sora, common snipe, red-winged blackbird, swamp sparrow, marsh wren)

Flooded > 5 cm	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Flooded > 25 cm (least bittern, common moorhen)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent

Cattail emergent vegetation at least seasonally flooded during the growing season

Flooded > 5 cm (marsh wren)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Flooded > 25 cm (least bittern, common moorhen)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent

Fine-leaved emergent wetland vegetation (grasses and sedges) at least seasonally flooded during the growing season (common snipe, spotted sandpiper, sedge wren)

Flooded > 5 cm	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent
Flooded > 25 cm (least bittern, common moorhen)	<input type="checkbox"/> present	<input checked="" type="checkbox"/> absent

Notes:

VERNAL POOLS (if present, describe & quantify them on a separate sheet)

Depressions that may serve as seasonal pools: present absent (if absent skip to next section)

Evidence of Inlet or Outlet:	<input type="checkbox"/> Absent	<input type="checkbox"/> Present
Evidence of Fishlessness	<input type="checkbox"/> Absent	<input type="checkbox"/> Present
Evidence of Breeding activity:	<input type="checkbox"/> Absent	<input type="checkbox"/> Present
Vernal pool part of larger complex:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Evidence of Pool Dry:	<input type="checkbox"/> Absent	<input type="checkbox"/> Present
Vertical Stratification of Pool Habitat:	<input type="checkbox"/> None	<input type="checkbox"/> Poor <input type="checkbox"/> Good
Adjacent hummocks, saturated/moss logs:	<input type="checkbox"/> Absent	<input type="checkbox"/> Present
Obligate Species Present:	<input type="checkbox"/> Wood Frog	<input type="checkbox"/> Spotted Salamander
	<input type="checkbox"/> Marbled Salamander	<input type="checkbox"/> Blue-spotted Salamander
	<input type="checkbox"/> Jefferson Salamander	<input type="checkbox"/> Eastern Spadefoot Toad

Fairy Shrimp

Egg masses present Describe: _____

Facultative Species Describe: _____

Vernal Pool vegetation: None Aquatic/emergent Forb Shrub Tree

Estimated Hydroperiod: Ephemeral (<2 mo) Short cycle (2-4 mo) Long cycle (4-8 mo)
Semi-permanent pond (1-3 years) Pond

Upland Habitat Viability (w/in 500' of pool): Compromised (<25% remains)
 Degraded (26-50% remains)
 Disturbed (51-75% remains)
 Good (76-99% remains)
 Undisturbed (100% remains)

Standing water present at least part of the growing season, suitable for use by:

breeding amphibians non-breeding amphibians (foraging, rehydration)
 turtles foraging waterfowl

Notes:

LACUSTRINE HABITATS (If present, describe & quantify them on a separate sheet)

Bank stability: Stable <5% eroded Mod. Stab. 5-30% Mod. Unstab. 30-60% Unstab >60%

Bank composition: Vegetation ____% Soil/mud ____% Rocky ____% Other ____%

Vegetative protection (bank): >90% native 70-90% native 50-70% native <50% native

Riparian zone width (natural): >60 feet 60-40 feet 40-20 feet <20 feet

Bordering habitats: Emergent wetland Forested wetland Upland forest Developed
 Grassland Wet meadow Early success. Other

Trophic classification: Oligotrophic Mesotrophic Eutrophic

Estimated average width of littoral zone: _____ ft.

Water source: Streams Groundwater Surface runoff Artificial

Discharge: Streams Groundwater Artificial

Basin status: Water fills basin >75% full 75-25% full <25% full

Algae cover: <25% 25-50% 50-75% >75%

Emergent plant cover: <25% 25-50% 50-75% >75%

SAV cover: <25% 25-50% 50-75% >75%

Evidence of wildlife: Fish Turtles Waterfowl Mammals

Human disturbance: In-lake structures Beaches Bank disturbance Recreation

Notes:

RIVERINE HABITATS (If present, describe & quantify them on a separate sheet)

Duration: Perennial Intermittent

Gradient: Low Moderate High

Epifaunal substrate/cover (woody debris, undercut banks, etc.): >70% 70-40% 40-20% <20%

Substrate: Boulders ____% Cobbles ____% Gravel ____% Sand ____%

Woody Deb. ____% Organics ____%

Embeddedness (extent to which gravel, cobbles, etc are embedded in sediment):

0-25% 25-50% 50-75% >75%

Velocity depth regime: All four present 3 present 2 present dominated by 1

In-Stream Habitats: Riffle 75% Pool 25% Shallow Run ____% Deep Run ____%

Sediment deposition: <5% 5 - 30% 30 – 50% >50%

Channel flow status: Water fills channel >75% full 75-25% full <25% full

Channel alteration: None Some (crossings) Extensive (40-80%) Majority (>80%)

Frequency of riffles: Frequent Infrequent Occasional None

Pool substrate: Mix of gravel, firm sand, roots, SAV Mix of mud, some roots & SAV All mud or sand Bedrock or clay

Pool variability: Mix of depths & sizes Large, deep Shallow Small, shallow or absent

Channel sinuosity: Bends increase stream length 3-4 times Bends increase stream length 1-2 times Channel straight

Bank stability: Stable <5% Mod. Stab. 5-30% Mod. Unstab. 30-60% Unstab >60%

Vegetative protection (bank): >90% native 70-90% native 50-70% native <50% native

Riparian zone width (natural): >60 feet 60-40 feet 40-20 feet <20 feet

Notes:

IV. LANDSCAPE CONTEXT

A. Habitat Continuity (*if present, describe the landscape context on a separate sheet and its importance for area-sensitive species*)

Is the impact area part of an emergent marsh at least
(marsh and waterbirds)

1.0 acre in size? yes no
2.0 acres in size? yes no
5.0 acres in size? yes no
10.0 acres in size? yes no
2.5 acres in size? yes no
5.0 acres in size? yes no
10.0 acres in size? yes no
25.0 acres in size? yes no

Is the impact area part of a wetland complex at least
(turtles, frogs, waterfowl, mammals)

For upland resource areas is the impact area part of contiguous forested habitat at least
(forest interior nesting birds, large mammals)

50 acres in size? yes no
100 acres in size? yes no
250 acres in size? yes no
500 acres in size? yes no
(grassland nesting birds) > 1 acre in size? yes no
(special habitat such as gallery floodplain forest, alder thicket, etc.) > 1 acre in size? yes no

B. Connectivity with adjoining natural habitats

- No direct connections to adjacent areas of wildlife habitat (little connectivity function)
- Connectors numerous or impact area is embedded in a large area of natural habitat (limited connectivity function)
- Impact area contributes to a limited number of connectors to adjacent area of habitat (somewhat important for connectivity function)
- Impact area serves as *part of* a sole connector to adjacent area of habitat (important for connectivity function)
- Impact area serves as *only* connector to adjacent areas of habitat (very important for connectivity function)

V. HABITAT DEGRADATION (*Describe degradation and wildlife habitat impacts on back of the sheet*)

- Evidence of significant chemical contamination
- Evidence of significant levels of dumping
- Evidence of significant erosion or sedimentation problems (Adjacent to Tessier Lane)
- Significant invasion of exotic plants
- Disturbance from roads or highways (Existing Residential Roadways)
- Is the site the only resource area in the vicinity of an otherwise developed area
- Other human disturbance:

Note: These are not the only important habitat features that may be observed on a site. If the wildlife specialist identified other features they should be noted in the application.

V. Habitat Suitability Checklist

Forage:

Reptiles	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Amphibians	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Avifauna	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Mammals	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Fish	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent

Notes: _____

Overwintering

Reptiles	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Amphibians	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Avifauna	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Mammals	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Fish	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent

Notes: _____

Breeding/Nesting:

Reptiles	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Amphibians	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Avifauna	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Mammals	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Fish	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent

Notes: _____

Cover/Shelter

Reptiles	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Amphibians	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Avifauna	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Mammals	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent
Fish	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent

Notes: _____

Travel/Migratory

Reptiles	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Amphibians	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Avifauna	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Mammals	<input type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Excellent
Fish	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Excellent

Notes: _____

Observed and Potential Wildlife

Herpetiles

<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Woodfrog (<i>Rana sylvatica</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Spring Peeper
<input type="checkbox"/>	<input type="checkbox"/>	P	Green Frog
<input type="checkbox"/>	<input type="checkbox"/>	P	Bullfrog
<input type="checkbox"/>	<input type="checkbox"/>	P	Pickerel Frog
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Grey Treefrog
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	American Toad
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Mole Salamander (<i>Ambystoma spp.</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Red backed Salamander
<input type="checkbox"/>	<input type="checkbox"/>	P	Spring Salamander
<input type="checkbox"/>	<input type="checkbox"/>	P	Red Spotted Newt
<input type="checkbox"/>	<input type="checkbox"/>	P	Dusky Salamander
<input type="checkbox"/>	<input type="checkbox"/>	P	Painted Turtle
<input type="checkbox"/>	<input type="checkbox"/>	P	Snapping Turtle
<input type="checkbox"/>	<input type="checkbox"/>	P	Spotted Turtle
<input type="checkbox"/>	<input type="checkbox"/>	P	Wood Turtle
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Box Turtle
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Garter Snake
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Brown Snake
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Milk Snake
<input type="checkbox"/>	<input type="checkbox"/>	P	Green Snake
<input type="checkbox"/>	<input type="checkbox"/>	P	Water Snake
<input type="checkbox"/>	<input type="checkbox"/>	P	Eastern Hognose Snake
<input type="checkbox"/>	<input type="checkbox"/>	P	Black Racer

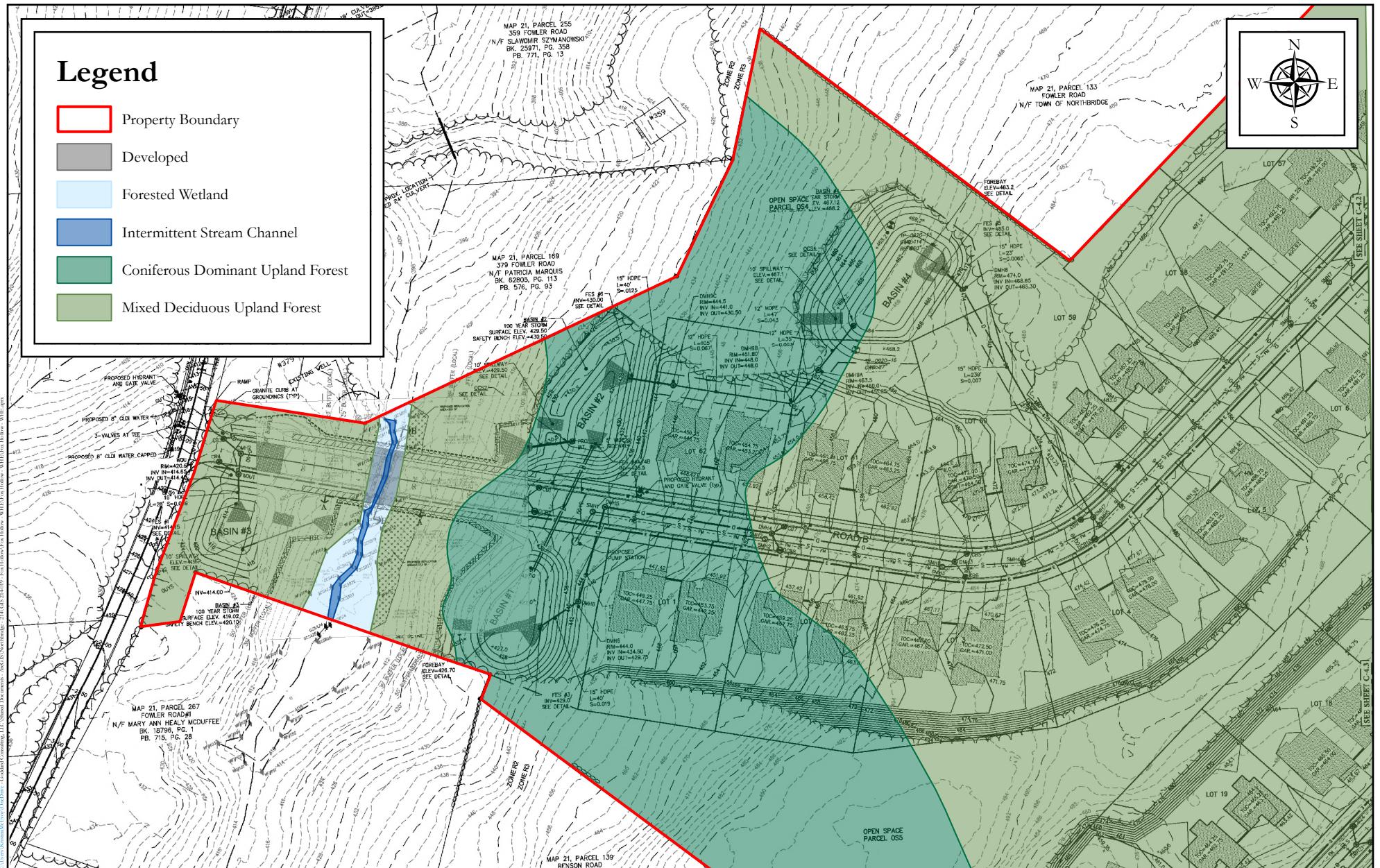
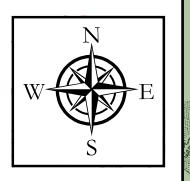
Mammals

<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Virginia Opossum
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Short Tailed Shrew
<input type="checkbox"/>	<input type="checkbox"/>	P	Eastern Mole
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Star Nosed Mole
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Little Brown Bat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Long Eared Bat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Big Brown Bat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Eastern Cottontail
<input type="checkbox"/>	<input type="checkbox"/>	P	Snowshoe Hare
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Eastern Chipmunk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Red Squirrel
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Grey Squirrel
<input type="checkbox"/>	<input type="checkbox"/>	P	Woodchuck
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Flying Squirrel
<input type="checkbox"/>	<input type="checkbox"/>	P	Beaver
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Deer Mouse
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	White Footed Mouse
<input type="checkbox"/>	<input type="checkbox"/>	P	Meadow Vole
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Red backed Vole
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Woodland Vole
<input type="checkbox"/>	<input type="checkbox"/>	P	Muskrat
<input type="checkbox"/>	<input type="checkbox"/>	P	Meadow Jumping Mouse
<input type="checkbox"/>	<input type="checkbox"/>	P	Porcupine
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Coyote
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Red Fox
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Grey Fox
<input type="checkbox"/>	<input type="checkbox"/>	P	Black Bear
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Raccoon
<input type="checkbox"/>	<input type="checkbox"/>	P	Fisher
<input type="checkbox"/>	<input type="checkbox"/>	P	Ermine
<input type="checkbox"/>	<input type="checkbox"/>	P	Mink
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Striped Skunk
<input type="checkbox"/>	<input type="checkbox"/>	P	River Otter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	Bobcat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	P	White Tailed Deer
<input type="checkbox"/>	<input type="checkbox"/>	P	Moose

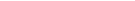
Avifauna

Legend

-  Property Boundary
-  Developed
-  Forested Wetland
-  Intermittent Stream Channel
-  Coniferous Dominant Upland Forest
-  Mixed Deciduous Upland Forest



Natural Communities Map

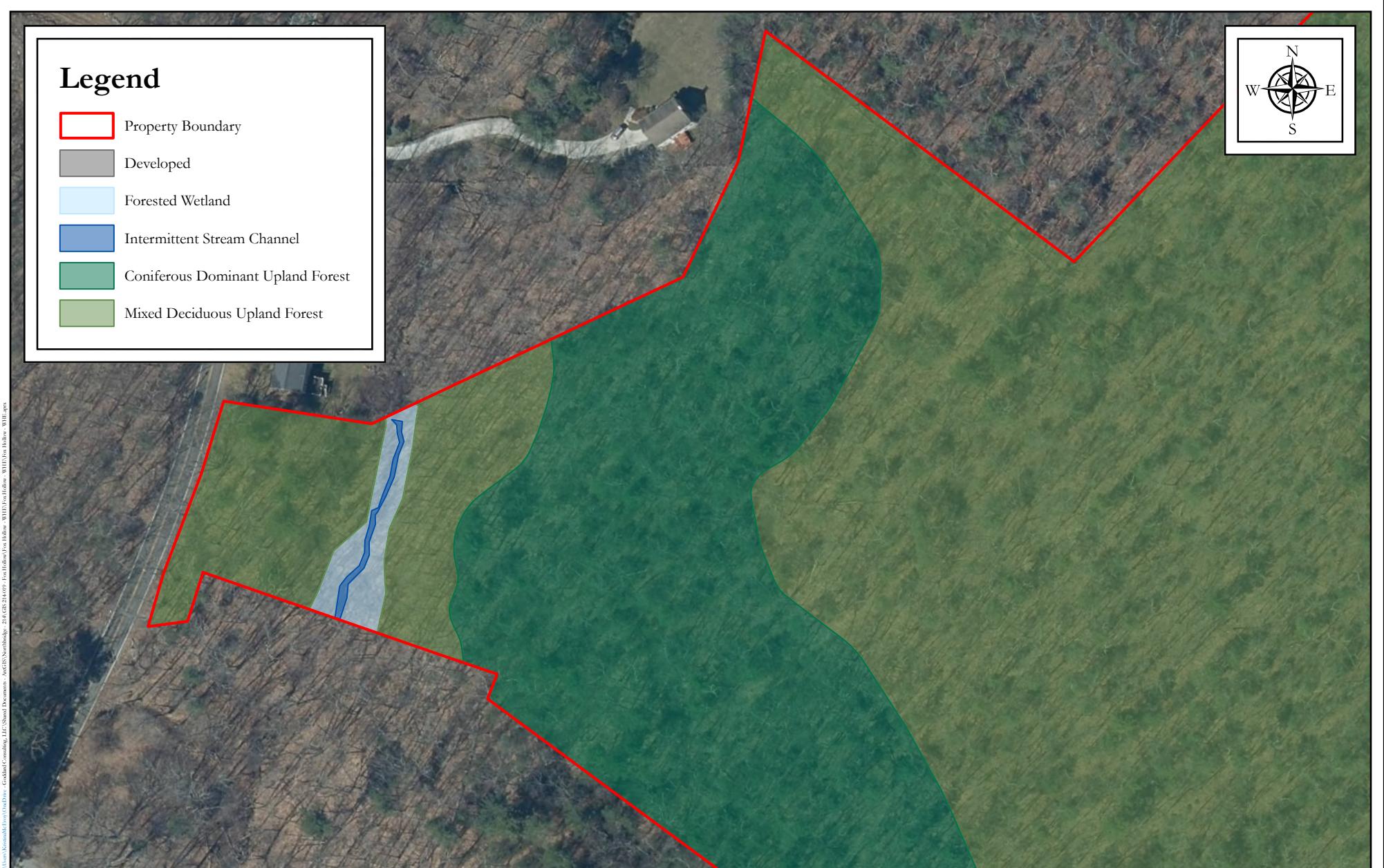
0 60 120
 Feet

71.657643°W, 42.1438377°N

Date: 11/12/2025

Fowler Road
Northbridge, MA 01534

Parcel ID: 21-139



Date: 11/11/2025

Natural Communities Map

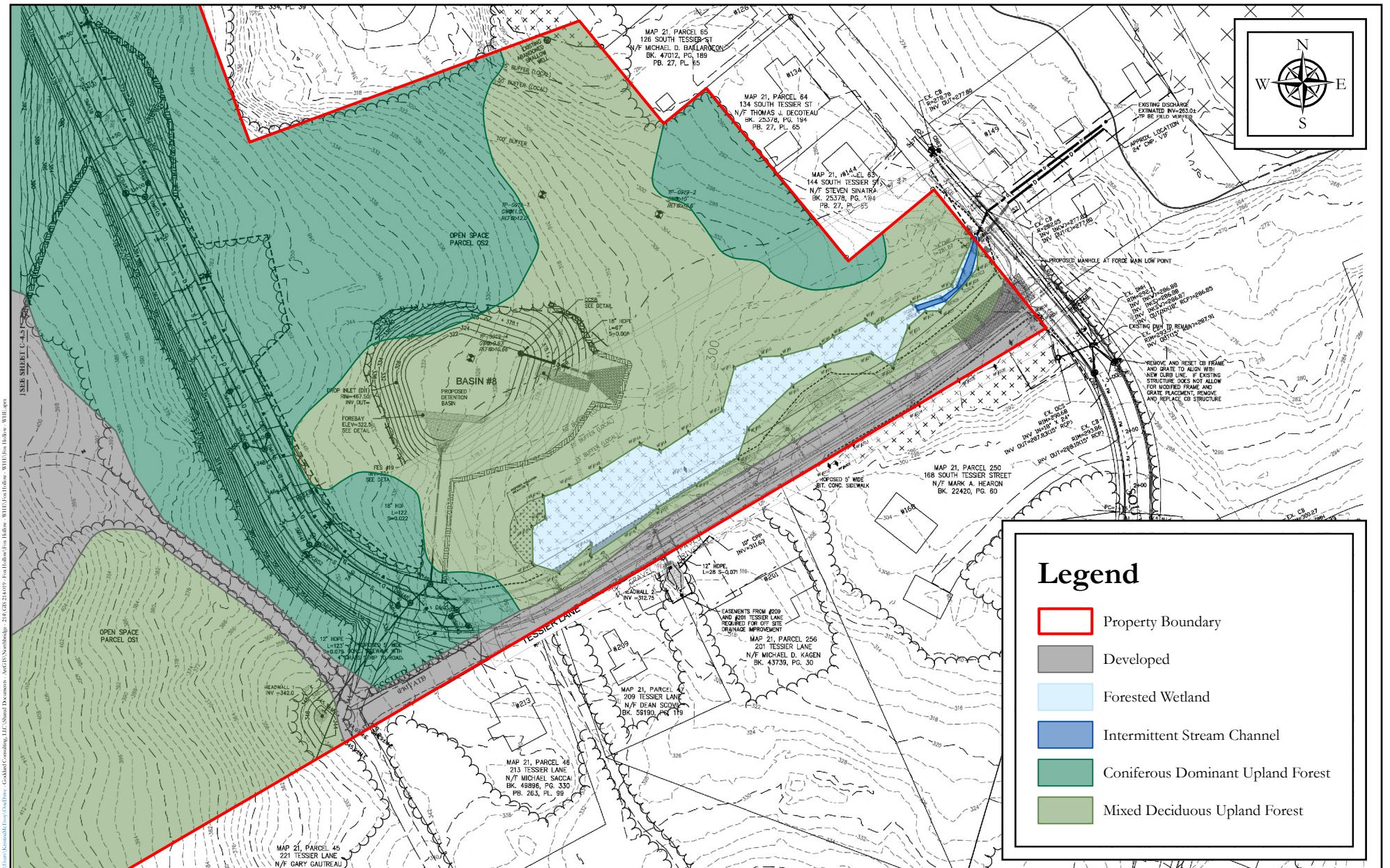
Fowler Road
Northbridge, MA 01534

0 60 120 Feet

$$1'' = 120'$$

71.6576612°W, 42.1438261°N

Parcel ID: 21-139



GODDARD CONSULTING

Strategic Ecological Consulting

Date: 11/12/2025

Natural Communities Map

Tessier Lane
Northbridge, MA 01534

0 60 120

1 2

Feet

$$1'' = 120'$$

71.6488493°W, 42.145328°N

Parcel ID: 21-135



Date: 11/11/2025

Natural Communities Map

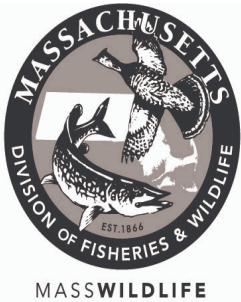
Tessier Lane
Northbridge, MA 01534

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Feet

1" = 120'

71.6488108°W, 42.1453314°N

Parcel ID: 21-135



DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581

p: (508) 389-6300 | f: (508) 389-7890

MASS.GOV/MASSWILDLIFE

MASSWILDLIFE

July 25, 2024

James Bernardino
PO BOX 757
Sutton, MA 01590

RE: Project Location: 234 Tessier Lane and 0 Fowler Road
Town: Northbridge
Heritage Hub Form ID: IR-86657
NHESP Tracking No.: -

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program (NHESP) of the MA Division of Fisheries & Wildlife (the “Division”) for information regarding state-listed species in the vicinity of the above referenced site. Based on the information provided, this project site or a portion thereof is located **within** the current *Massachusetts Natural Heritage Atlas*. The following state-listed species are mapped for either *Priority Habitat (PH)* alone, or for both *Priority Habitat (PH)* and *Estimated Habitat (EH)*, as indicated in the following table:

<u>Scientific Name</u>	<u>Common Name</u>	<u>Taxonomic Group</u>	<u>State Status</u>	<u>EH</u>	<u>PH</u>
<i>Scleria trigloides</i>	Tall Nut-sedge	Plant	Endangered	-	905

The species listed above is protected under the Massachusetts Endangered Species Act (MESA) (M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00). State-listed wildlife are also protected under the Massachusetts Wetlands Protection Act (WPA) (M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00). Fact sheets for most state-listed species can be found on our website (www.mass.gov/nhesp).

Please note that projects and activities located within Priority and/or Estimated Habitat must be reviewed by the Division for compliance with the state-listed species protection provisions of MESA (321 CMR 10.00) and/or the WPA (310 CMR 10.00).

Wetlands Protection Act (WPA)

If the project site is within Estimated Habitat and a Notice of Intent (NOI) is required, then a copy of the NOI must be submitted to the Division so that it is received at the same time as the local conservation commission. If the Division determines that the proposed project will adversely affect the actual Resource Area habitat of state-protected wildlife, then the proposed project may not be permitted (310 CMR 10.37, 10.58(4)(b) & 10.59). In such a case, the project proponent may request a consultation with the Division to discuss potential project design modifications that would avoid adverse effects to state-listed wildlife habitat.

MASSWILDLIFE

A streamlined joint MESA/WPA review process is available. When filing an NOI, the applicant may file concurrently under the MESA and qualify for a 30-day streamlined joint review. Please visit our website for filing instructions: www.mass.gov/regulatory-review.

MA Endangered Species Act (MESA)

If the proposed project is located within Priority Habitat and is not exempt from review (see 321 CMR 10.14), then project plans, a fee, and other required materials must be submitted to the Division to determine whether a Take under the MA Endangered Species Act would occur (321 CMR 10.18). Please note that all proposed and anticipated development must be disclosed, as MESA does not allow project segmentation (321 CMR 10.16). Please visit our website for filing instructions: www.mass.gov/regulatory-review.

We recommend that state-listed species habitat concerns be addressed during the project design phase prior to submission of a formal MESA filing, as avoidance and minimization of impacts to state-listed species and their habitats is likely to expedite regulatory review. Please visit our website for more information on how to request a pre-filing consultation with the Division: www.mass.gov/how-to/request-a-pre-filing-consultation

This evaluation is based on the most recent information available in the NHESP database, which is constantly being expanded and updated through ongoing research and inventory. If the purpose of your inquiry is to generate a species list to fulfill the federal Endangered Species Act (16 U.S.C. 1531 et seq.) information requirements for a permit, proposal, or authorization of any kind from a federal agency, we recommend that you use the NOAA Fisheries Greater Atlantic Region ESA Section 7 Mapper (<https://noaa.maps.arcgis.com/apps/webappviewer/index.html?id=1bc332edc5204e03b250ac11f9914a27>) and the U.S. Fish and Wildlife Service's Information for Planning and Conservation website (<https://ecos.fws.gov/ipac>). If you have any questions regarding this letter please contact Melany Cheeseman, Endangered Species Review Assistant, at Melany.Cheeseman@mass.gov.

Sincerely,



Jesse Leddick
Assistant Director



December 11, 2024

RARE SPECIES HABITAT ASSESSMENT

Tall Nut-sedge (*Scleria triglomerata*)

234 Tessier Lane & 0 Fowler Road, Northbridge, MA (Map 21, Lot 135; 139; 181)

NHESP File No. IR-86657

1.0 INTRODUCTION

Goddard Consulting, LLC, ("Goddard") conducted a habitat assessment and survey for the Tall Nut-sedge (*Scleria triglomerata*) a State Endangered species at 234 Tessier Lane & 0 Fowler Road, Northbridge, MA (Figure 1). A portion of the site is mapped as Priority Habitat for the above-mentioned species (PH 905). The site will be under review for a proposed development project with roads connecting to Tessier Lane and Fowler. The ±130-acre site consists of forested upland, disturbed areas, and a Right of Way (ROW) composed of several plant communities explained in further detail below. The proposed plan is adjacent to extensive forested uplands and wetlands as well as residential areas. The study area was first analyzed using MA GIS aerial photography as well as data layers including topography, soils, and hydrology with a follow-up site visit in September 2024.

2.0 METHODS

On September 20, 2024, the site was surveyed for potential habitat and then surveyed for the rare plant following approved MA NHESP protocols. Plant community information within the study area was collected and the area was delineated into basic natural community types in accordance with the classification scheme outlined in *The Classification of Natural Communities of Massachusetts*. Offsite areas were evaluated based on aerial photos from 2023, soils maps, surficial geology maps, site observations and available GIS information. Goddard Consulting's Senior Ecologist Mr. Steven Riberdy accompanied by Ms. Roberta Lombardi from UMASS surveyed the site for several hours relative to potential habitat for the Tall Nut-sedge. Both Mr. Riberdy and Ms. Lombardi have direct experience locating this plant in the same powerline right of way, as well as having conducted numerous surveys for *S. pauciflora* on Martha's Vineyard. At the time of the survey for potential habitat, it was determined that suitable habitat for the Tall Nut-sedge would be contained within the ROW. However, all areas within the project area were still surveyed for the presence of potential habitat.

3.0 FINDINGS

Based on the methods described above, several on-site habitats were identified and evaluated. These are listed below and depicted in the attached Natural Communities Map.

3.1 UPLAND FOREST

Forested mixed deciduous uplands make up the majority of the site. Canopy species include red oak (*Quercus rubra*), black oak (*Quercus velutina*), white oak (*Quercus alba*), black birch, white pine (*Pinus strobus*), red maple (*Acer rubrum*), beech (*Fagus grandifolia*), black cherry (*Prunus serotina*), American elm (*Ulmus americana*), pitch pine (*Pinus rigida*), and hemlock (*Tsuga canadensis*). Tree species range between 50-60 feet in height with a DBH of 10-20 inches. A moderately dense understory consisting of huckleberry (*Gaylussacia baccata*), low bush blueberry (*Vaccinium angustifolium*), and maple-leaf viburnum (*Viburnum acerifolium*) was found. Ground cover generally includes hay-scented fern (*Dennstaedtia punctilobula*), cinnamon fern (*Osmunda cinnamomea*), Pennsylvania sedge (*Carex pensylvanica*), wintergreen (*Chimaphila maculata*), partridgeberry (*Mitchella repens*), and princess pine (*Dendrolycopodium obscurum*). There are very few open areas in this plant community, though some exposed bedrock outcrops were present. This habitat is not conducive to growth of the Tall Nut-sedge.

3.2 DEVELOPED/DISTURBED

Two disturbed areas were found on-site, one at the western extent of the site and one at the eastern extent. These areas consisted of landscape areas closer to the roadways. Vegetation was mostly landscape plants, lawn grasses and developed areas. These areas were deemed as inadequate habitat for the Tall-Nutsedge.

3.3 PINE-BIRCH-MAPLE

Within the ROW through the center of the property, several plant communities were found. The dominant habitat included a pine-birch-maple successional forest found on the northern and southern ends of the ROW. The tree canopy largely consists of white pine, gray birch (*Betula populifolia*), quaking aspen (*Populus tremuloides*), and red maple. There appears over 20 years of dense, successional growth, with tree species ranging between 15-30 feet in height. The dense canopy almost completely shades the understory with some remnant open species present, mostly small patches of remnant blueberry and huckleberry. No open, sandy, or exposed areas were found. This plant community is not likely to support the habitat needs of the Tall Nut-sedge; However, was likely habitat prior to the transmission line being abandoned.

3.4 OPEN-SUCCESSIONAL

In the central area of the parcel and ROW, is a small area of open-early successional habitat was found. This habitat has the potential to provide the conditions needed for the Tall Nut-sedge to grow. Tree cover in this area is limited, consisting of small white pine, gray birch, sassafras (*Sassafras albidum*), and scrub oak (*Quercus ilicifolia*) scattered and patchily distributed. Shrub species found consist of scrub oak, bearberry (*Arctostaphylos uva-ursi*), sweet fern (*Comptonia peregrina*), huckleberry, early lowbush blueberry, late lowbush blueberry and sheep laurel (*Kalmia angustifolia*). Shrub cover was also in patches with areas of graminoids, forbs and open ground present. Ground cover vegetation found in this area included downy goldenrod (*Solidago puberella*), silverrod (*S. bicolor*), rough stem goldenrod (*S. rugosa*), tall goldenrod (*S. altissima*), early goldenrod (*S. juncea*), grey goldenrod (*S. nemoralis*), New York Aster (*Symphyotrichum novi-belgii*), heath aster (*Symphyotrichum ericoides*), little blue stem (*Schizachyrium scoparium*), Pennsylvania sedge, path rush (*Juncus tenuis*), wild indigo (*Baptisia australis*), narrow-leaved pinweed (*Lechea tenuifolia*), dewberry (*Rubus* spp.), Canada frostweed (*Crocanthemum canadense*), clubmoss (*Lycopodium* spp.), striped wintergreen, and grass species. Notable species in here included the frostweed, pinweed and wild indigo which were indicative of potential habitat for the tall nutsedge. While the habitat appeared to provide the right conditions and associated species for the Tall Nut-Sedge, no rare plant was found in this area at the time of the survey.

4.0 TALL NUT-SEDGE

The Tall Nut-sedge is a perennial sedge that typically grows in full sun on disturbed, moist or wet, sandy sites. In Massachusetts, it is typically found in openings in woodlands, moist, sandy fields, and low, seasonally wet, sandy areas. It generally prefers acidic, moist soils. Associated species are representative of successional oak-pine forests and acidic shrubby wetlands or red maple swamps, and can include Red Maple, Early Goldenrod, Pennsylvania Sedge, Wintergreen, Yellow Star-grass (*Hypoxis hirsuta*), Black Huckleberry, blueberries, Bayberry (*Morella pensylvanica*), and Little Bluestem.

This species can be identified by its smooth, white achenes in late summer. Tall Nut-sedge has tufted culms that are glabrous, 0.4 to 1 meter tall, and sharply triangular, growing from their hard knotty rhizomes. The culms often arch over the distinctive bright yellow-green leaves. Leaves are 3 to 9 millimeters wide, rigid, and often pubescent. The lower part of the sheath is purplish, and the blades are linear and finely pleated, with very fine fringe hairs on the margins. The achene is relatively large, about 3 millimeters, with a smooth, white, enamel-like surface, and an unlobed hypopygium that lacks tubercles and has dense, minute papillae. Other *Scleria* species in Massachusetts have narrower leaves (1-3.5 mm) and a hypopygium that lacks minute papillae and is either lobed or has tubercles. *S. minor* is a similar species that occurs from New York south but is not known from Massachusetts.

4.1 SURVEY RESULTS

Surveys were conducted across the Open Successional habitats walking parallel transects to cover the entirety of the habitat. Surveys were also conducted within the remainder of the ROW where open areas remained, although these were small and relatively lacking. Some areas of exposed bedrock within the upland forest were also surveyed. No *Scleria triglomerata* was located within the study area as depicted in the attached Natural Communities Map.

5.0 CONCLUSION

The survey of the site found very little quality habitat on-site that would accommodate Tall Nut-sedge. While one area of open successional growth within the ROW on-site could potentially provide adequate habitat for this plant, no evidence of the rare plant was found here, or anywhere else on the property at the time of the survey. It is likely that larger areas of the ROW were potential habitat prior to the abandonment of the powerline (20± years ago), now only a small area of open successional habitat remains at the top of the hill in the central portion of the site.

Thank you for the opportunity to work on this project. Should you have any questions regarding this letter report, do not hesitate to contact this office.

Sincerely,



Steven Riberdy, MS, PWS, CWB, CE, CERP, PSS
Principal Ecologist / Regional Office Manager

SITE PHOTOS



Photo 1. View of open-successional plant community in the central portion of the parcel.



Photo 2. View of open-successional plant community in the central portion of the parcel.



Photo 3. View of forested upland areas on-site.



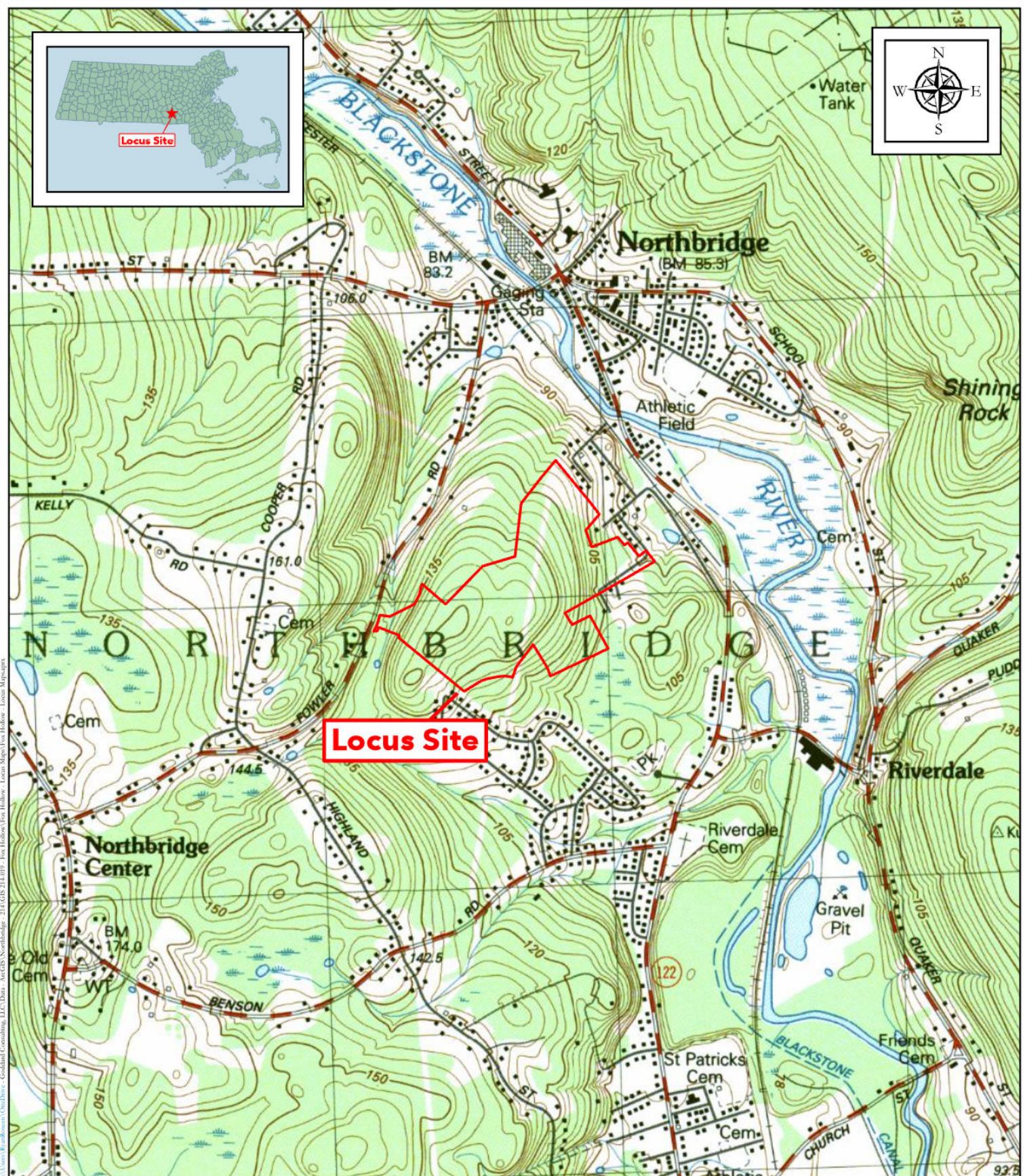
Photo 4. View of forested upland areas on-site.



Photo 5. View of early successional growth located at the northern and southern ends of the ROW on-site.



Photo 6. View of early successional growth located at the northern and southern ends of the ROW on-site.



**GODDARD
CONSULTING**
Strategic Ecological Consulting

USGS of Locus Site

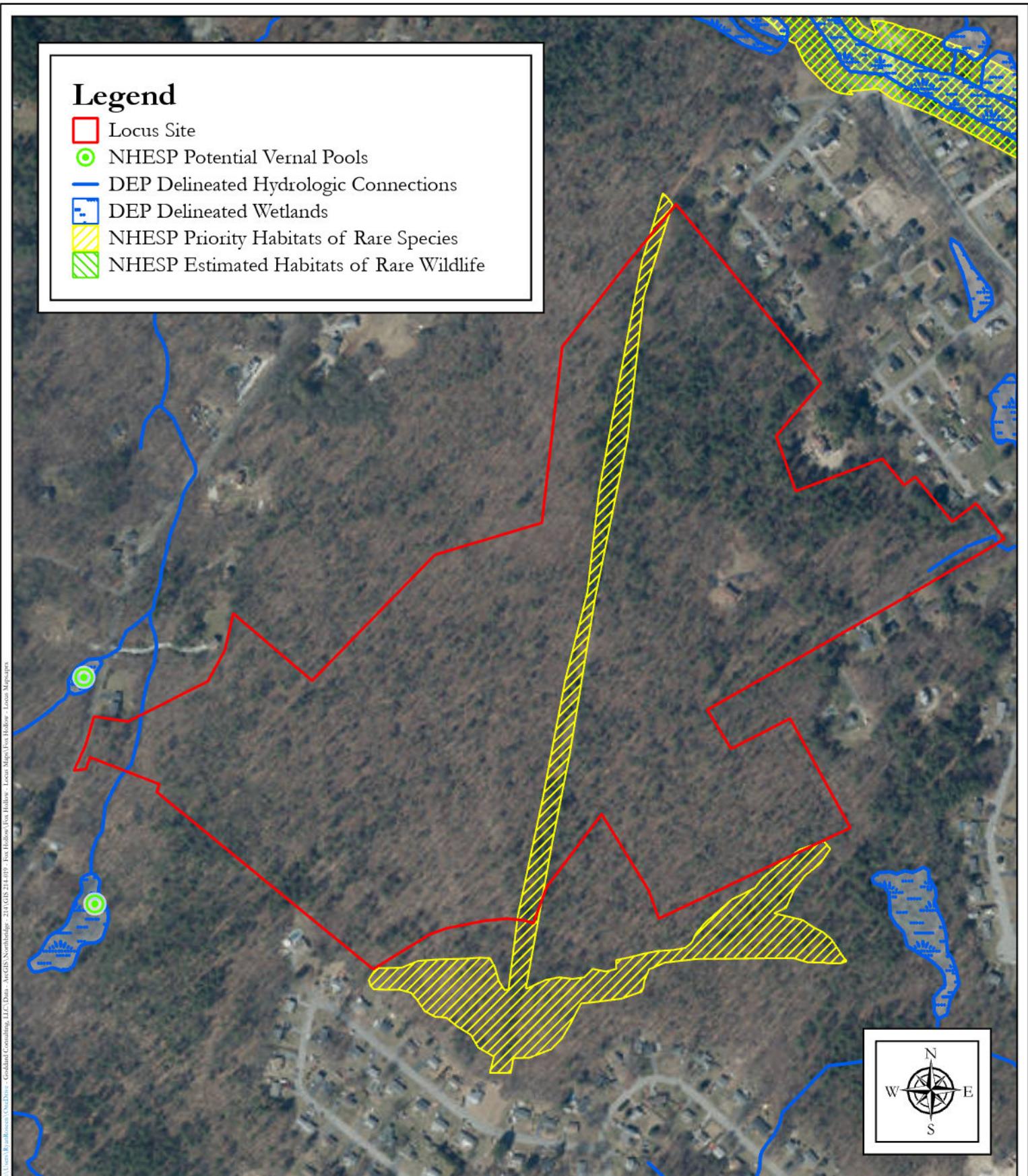
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[Redacted] Feet 1" = 2,000'

71.653571°W, 42.14458°N

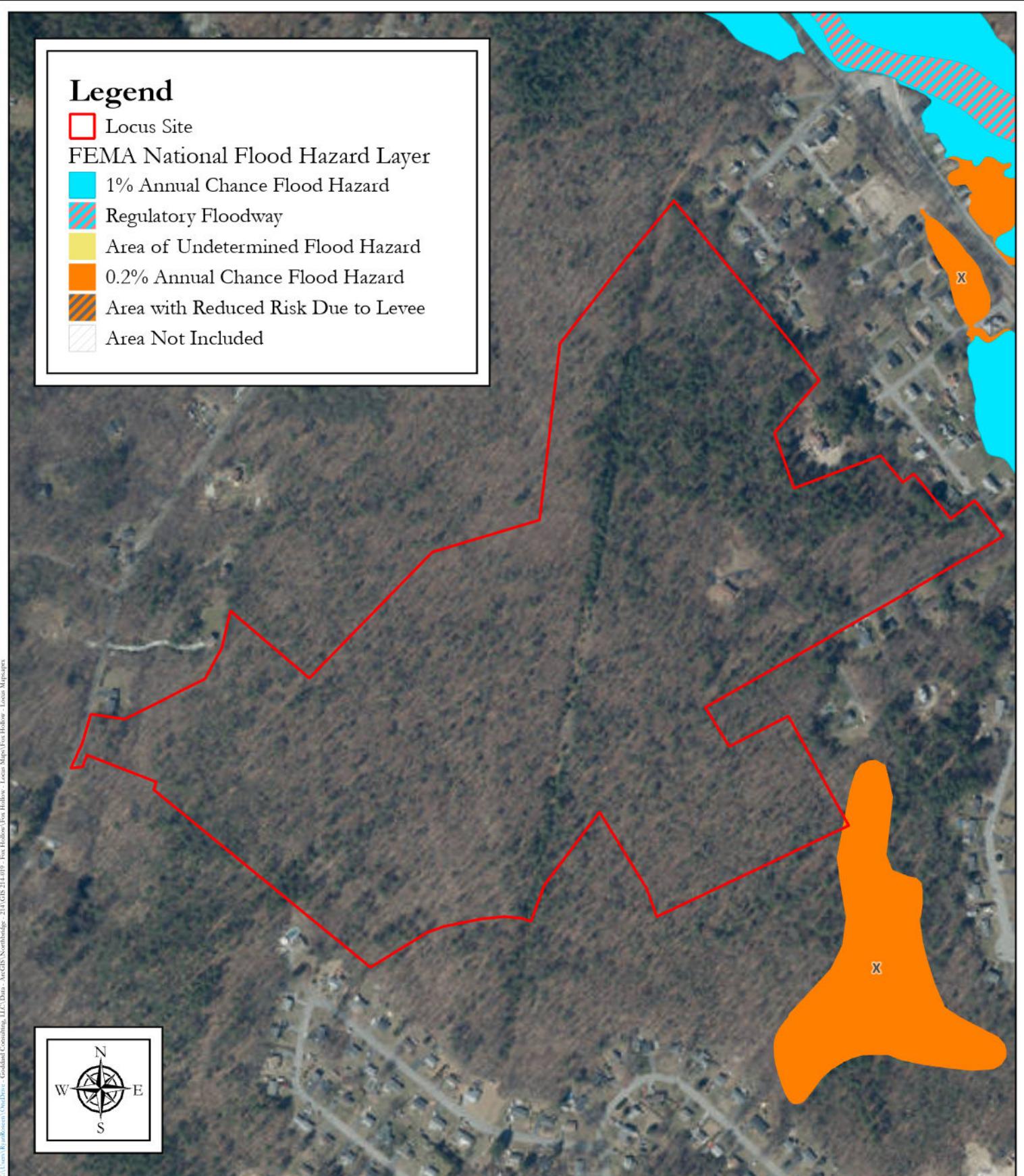
Date: 12/11/2024

Fox Hollow
Northbridge, MA 01534

Parcel ID: 21-(135, 139, 181)



Date: 12/11/2024



Date: 12/11/2024

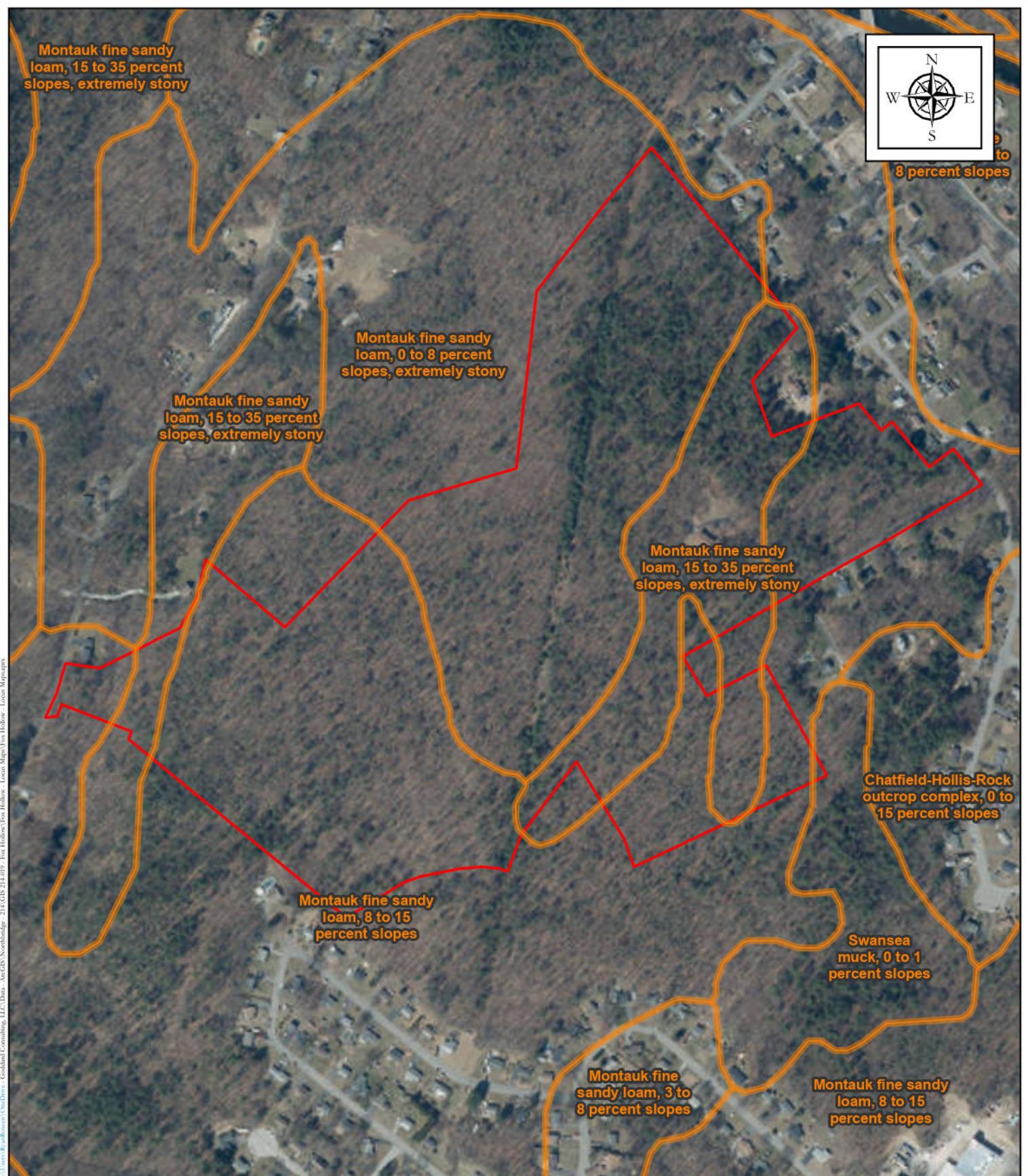
FEMA Flood Map of Locus Site

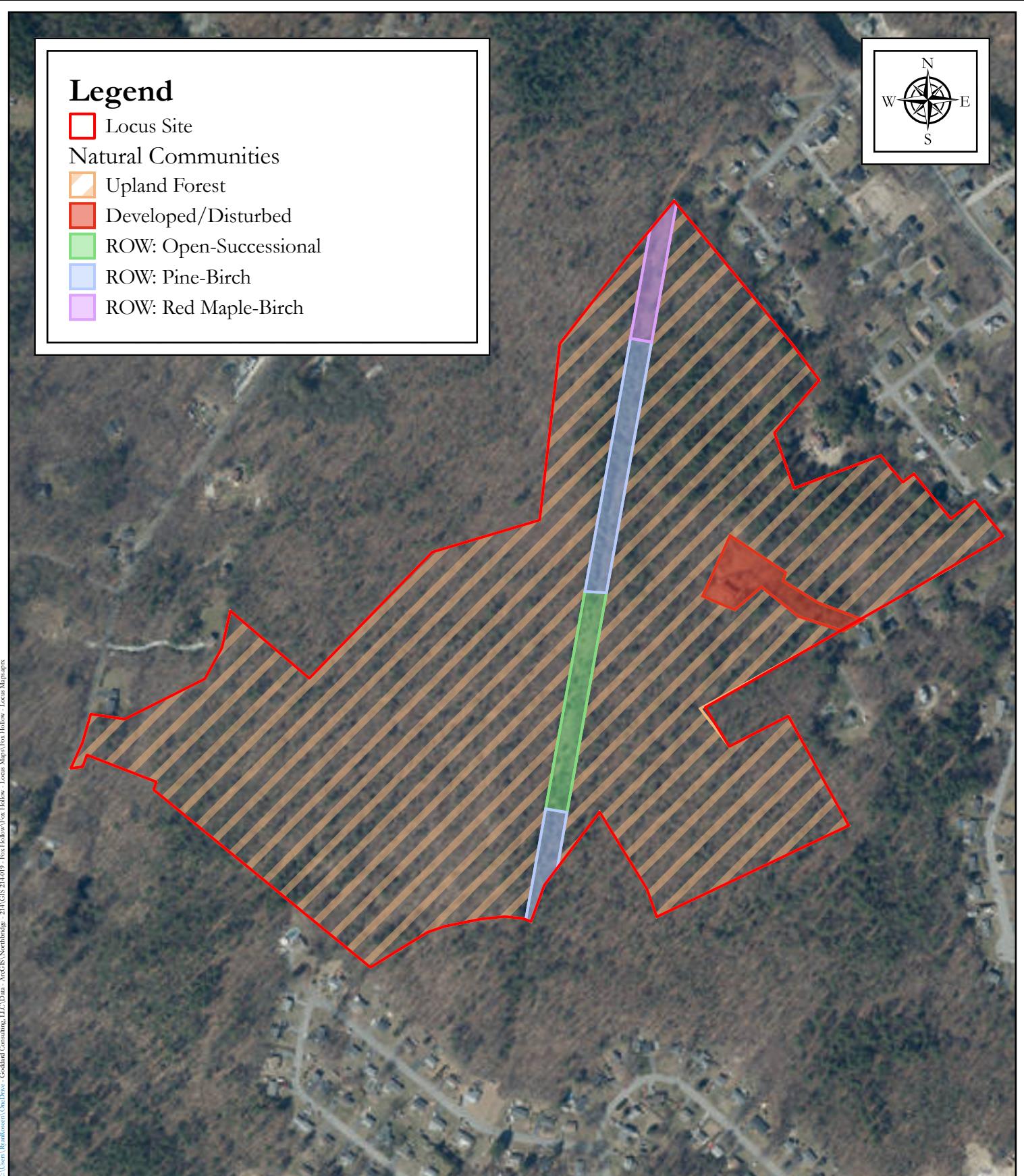
Fox Hollow
Northbridge, MA 01534

0 300 600
1" = 600' Feet

71.6538956°W, 42.1450483°N

Parcel ID: 21-(135, 139, 181)





C:\Users\Ryan\OneDrive\Goddard Consulting LLC\Data\AGGIS\Northbridge\214GIS21409 - Fox Hollow\Fox Hollow - Locus Maps\Fox Hollow - Locus Map.mxd



**GODDARD
CONSULTING**
Strategic Ecological Consulting

Date: 12/11/2024

Natural Communities Map of Locus Site

Fox Hollow
Northbridge, MA 01534

0 300 600
Feet 1" = 600'

71.6538956°W, 42.1450483°N

Parcel ID: 21-(135, 139, 181)

Applicant Info

Eastland Partners, Inc.

Applicant Name (if different from Landowner) 997 Millbury Street	City/Town Worcester	Organization (if applicable) MA 01607
Street Address/Location cboardman@eastlandpartners.com	City/Town	State 508-647-1919
Email (if available)	Telephone	

Representative Info

James Bernardino - Turning Point Engineering

Representative Name (if different from Landowner) P.O. Box 757	City/Town Sutton	Organization (if applicable) MA 01590
Street Address/Location jbernardino@tpecivildesign.com	City/Town	State 508-381-1515
Email (if available)	Telephone	

*Required Documents

- USGS map (1:24,000 or 1:25,000) with property boundary clearly outlined
- Project plans for entire site (including wetland Resource Areas, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work)
- Assessor's map or right-of-way plan of site
- Statement/proof that applicant is the Record Owner or that applicant is a person authorized in writing by the record owner to submit this filing
- Photographs representative of the site

Projects altering 10 or more acres, must also submit:

- A vegetation cover type map of the site
- Project plans showing Priority Habitat boundaries

The Division will notify you within 30 days if the materials submitted do not satisfy the filing requirements under 321 CMR 10.20. The Division may request additional information, such as, but not limited to, species and habitat surveys. A request for additional information would come within 30 days of receiving a complete filing.

*Filing Fee

Fee schedule is available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>

*Total MESA Fee Enclosed: \$4,000.00 Payable via check to **Comm. of MA - NHESP**

*Required Signatures

I hereby certify under the pains and penalties of perjury that the information contained is true and complete to the best of my knowledge.

Signature of Property Owner/Record Owner of Property

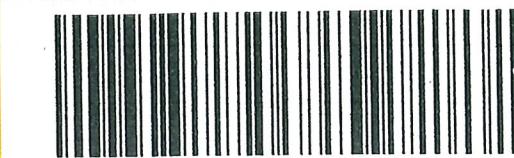
Date

Signature of Applicant (if different from Owner)

12/3/20

Please mail this completed form, with the required document and fee to:

NHESP Regulatory Review | MassWildlife Field Headquarters | 1 Rabbit Hill Road | Westborough, MA 01581



9589 0710 5270 3479 5403 40

9589 0710 5270 3479 5403 40

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Extra Services & Fees (check box and add fee as appropriate)

Return Receipt (Hardcopy) \$

Return Receipt (Electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

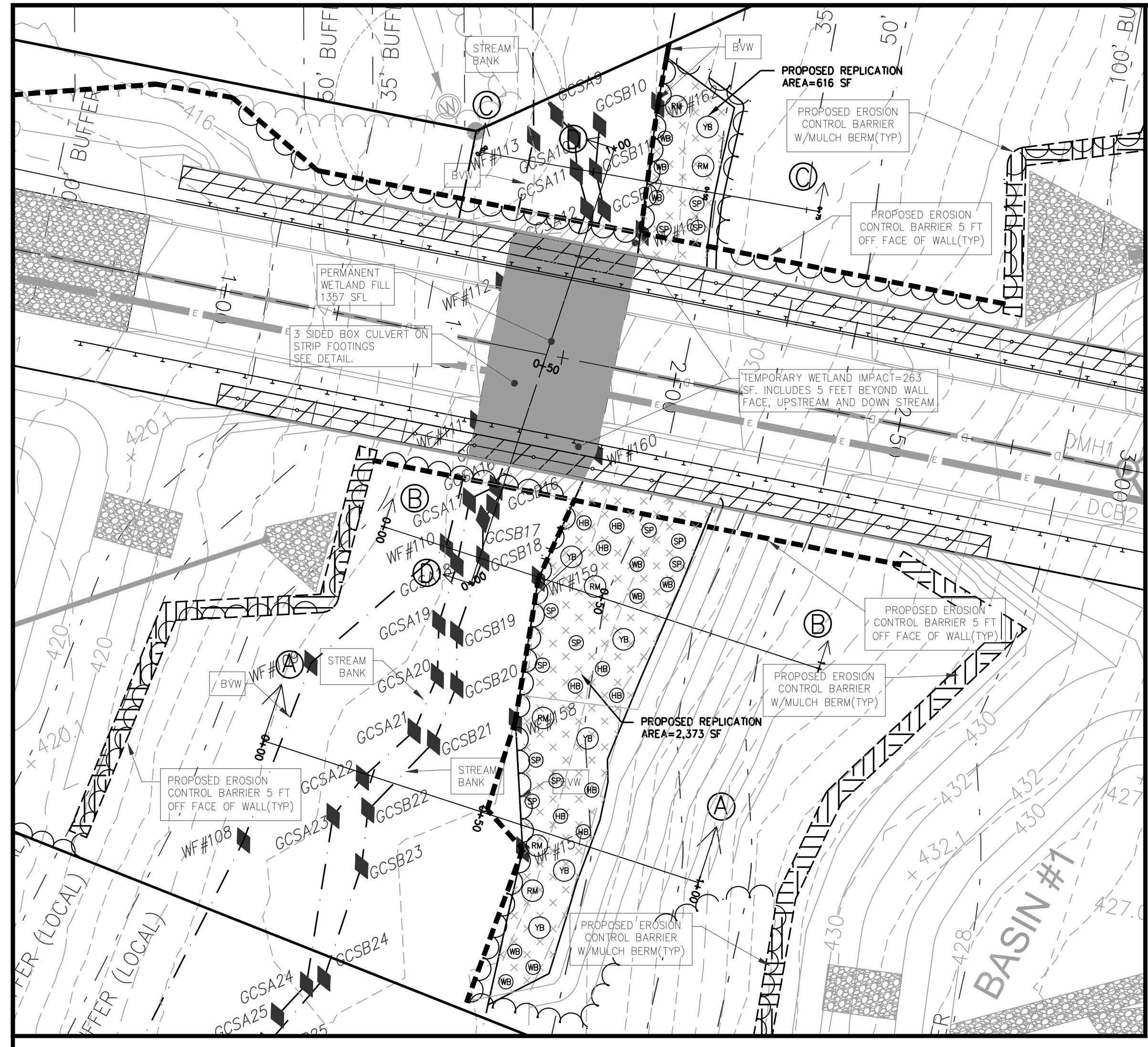
PS Form 3800, January 2020, PSN 7550-02-000-9047 See Reverse for Instructions

Sent To: **National Heritage Endangered Species Program**
Street and
City, State, Zip
Post Office No., or PO BOX NO.
DNR-Fish and Wildlife Rabbit Hill Road
Westborough MA 01581

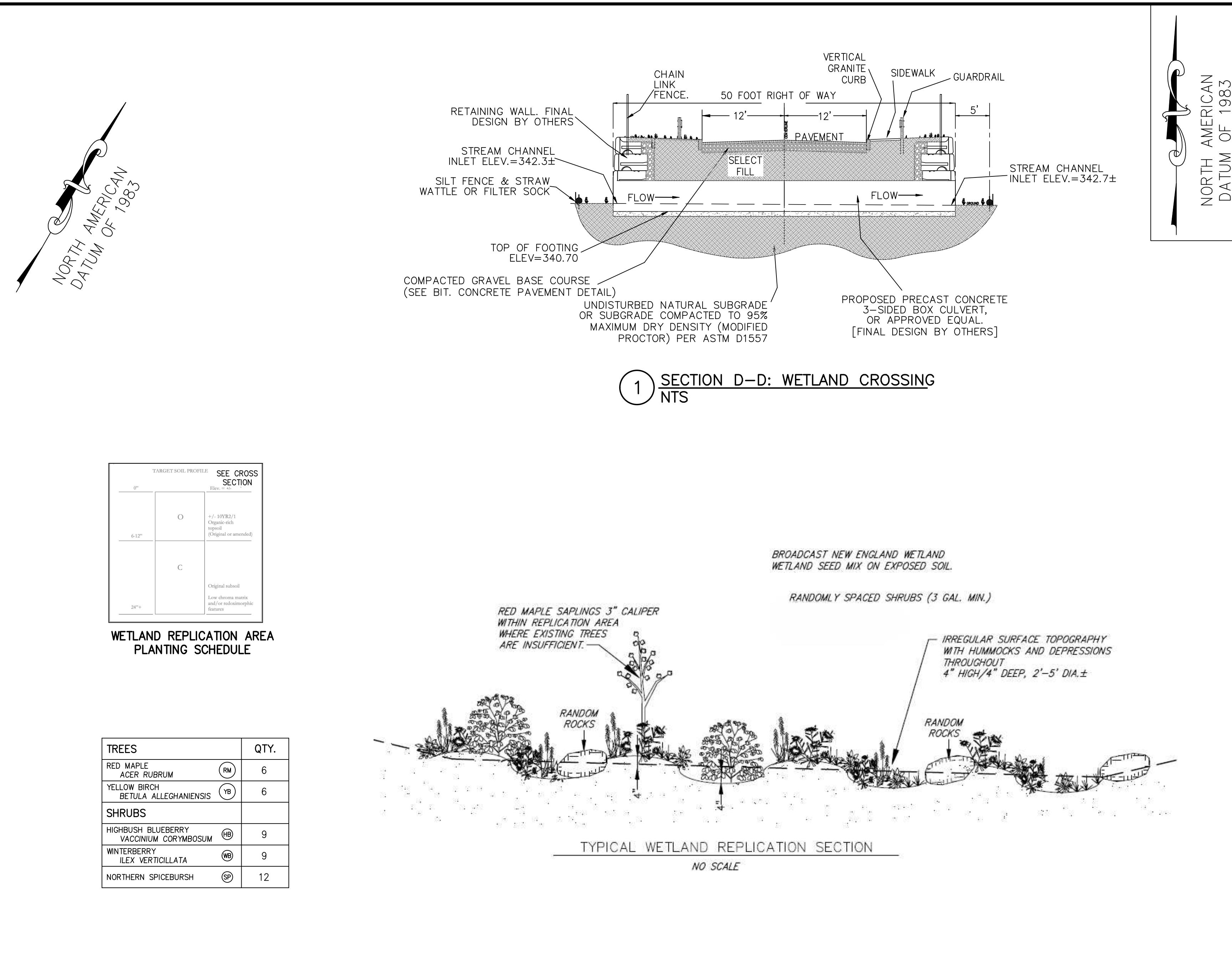
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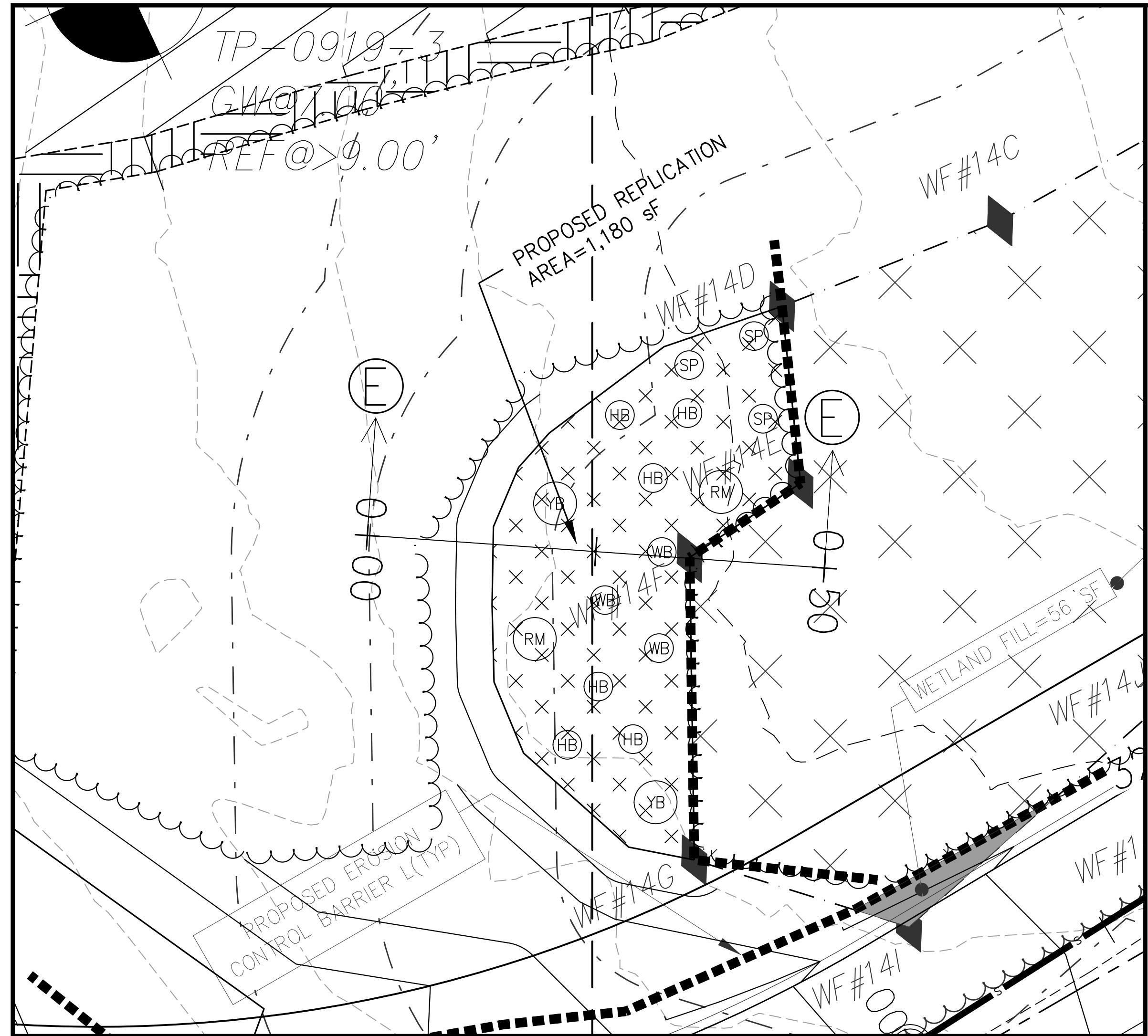
Westborough MA 01581



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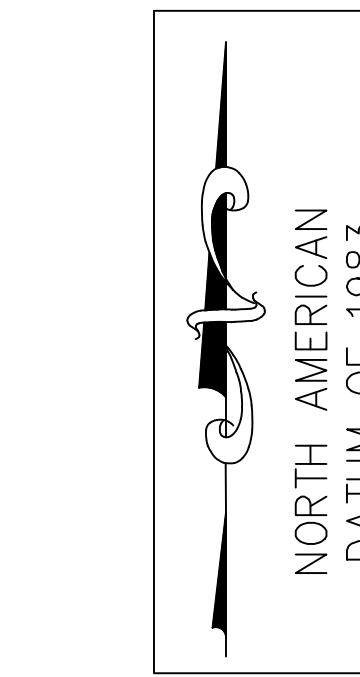


PROJECT NAME		REVISIONS		SCALE		AS NOTED		SHEET TITLE		REPLICATION PLAN	
REV.	DATE	REV.	DATE	PROJECT NO.	DESIGNED BY	CHECKED BY	DATE	CAD FILE	PLAN NO.	DRAWING ISSUED FOR:	SHEET NO.
				TPE-1139	JAB, TB	JAB	NOVEMBER 17, 2025	H:\1139-DEF-Subdivision-REV0.DWG	L-XXX	■ PERMIT	C-9.1
FOX HOLLOW DEFINITIVE SUBDIVISION PLAN TESSIER LANE & FOWLER ROAD NORTHBRIDGE, MASSACHUSETTS MAP 21 PARCELS 135, 139 AND 181											



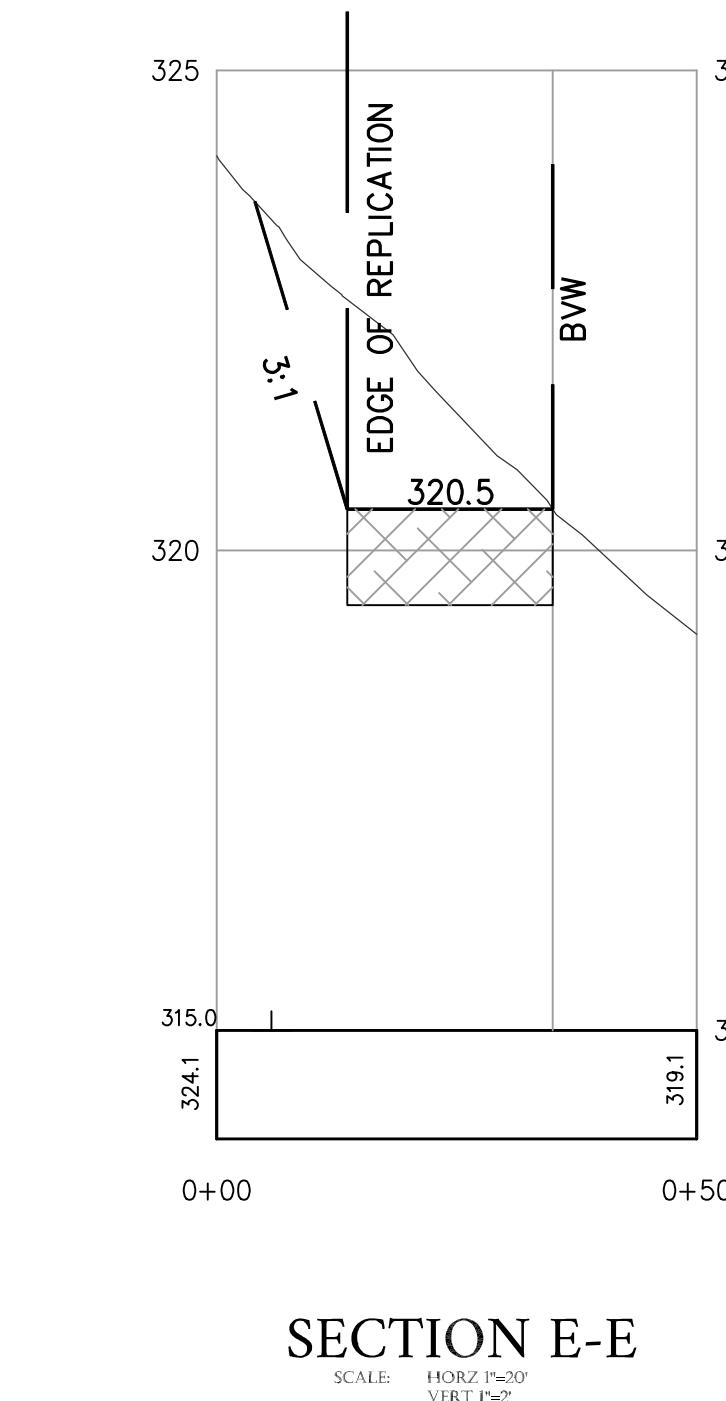
ROAD A REPPLICATION PLAN

1"=10'



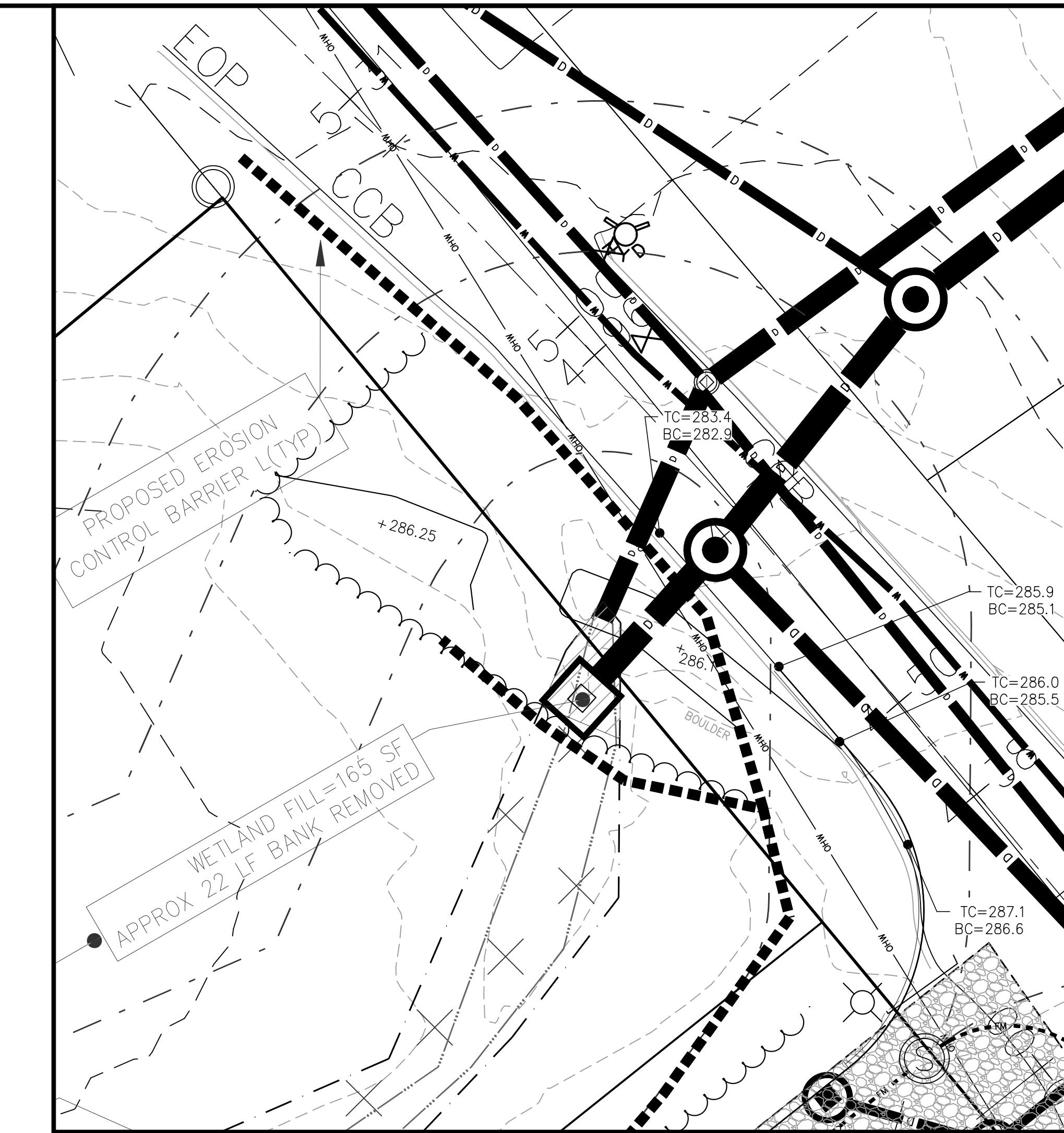
WETLAND REPPLICATION AREA PLANTING SCHEDULE

TREES	QTY.
RED MAPLE ACER RUBRUM	2
YELLOW BIRCH BETULA ALLEGANIENSIS	2
SHRUBS	
HIGHBUSH BLUEBERRY VACCINUM CORYMBOSUM	6
WINTERBERRY ILEX VERTICILLATA	6
NORTHERN SPICEBUSH	3



SECTION E-E

SCALE: HORIZ 1"=20' VERT 1"=2'



WETLAND IMPACT - CULVERT REPLACEMENT

1"=10'

TP TURNING POINT ENGINEERING CIVIL SITE DESIGN

P.O. Box 757 • Sutton, MA 01590
P(508) 381-5155 F(508) 647-0169
www.tpedlidesign.com

APPROVAL UNDER SUBDIVISION CONTROL LAW
NORTHBRIDGE PLANNING BOARD
BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____



FOX HOLLOW
DEFINITIVE SUBDIVISION PLAN
TESSIER LANE & FOWLER ROAD
NORTHBRIDGE, MASSACHUSETTS
MAP 21 PARCELS 135, 139 AND 181
PREPARED FOR

Eastland Partners, Inc.
987 Millbury Street
Worcester, MA 01607

PROJECT NAME

TESSIER LANE & FOWLER ROAD

NORTHBRIDGE, MASSACHUSETTS

MAP 21 PARCELS 135, 139 AND 181

PREPARED FOR

JAB

NOVEMBER 17, 2025

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TABLE 1.

PUBLIC INTERESTS:	VALUE OF AREAS TO BE ALTERED:	VALUE OF REPLICATION AREAS:
PUBLIC AND PRIVATE WATER SUPPLY, GROUNDWATER SUPPLY	YES. RECHARGES GROUNDWATER THROUGH INFILTRATION. SEASONAL RECHARGES SURFACE WATER WHICH OVERLAND FLOW OVERLAND FLOW WILL BE MAINTAINED THROUGH CULVERTS.	YES. WILL ALSO RECHARGE GROUNDWATER THROUGH INFILTRATION IN FRIABLE SUBSOIL AND SUBSTRATE.
FLOOD CONTROL AND STORM DAMAGE PREVENTION	YES. SOME STORAGE OF RUNOFF IN SEASONALLY SATURATED SOILS	YES. SEASONALLY SATURATED SOILS WILL STORE EQUAL OR GREATER VOLUMES OF RUNOFF.
PREVENTION OF POLLUTION	YES. CONTAMINANTS AND EXCESS NUTRIENTS RETAINED IN, AND DEGRADED BY, MINERAL AND ORGANIC COMPONENTS OF HYDRIC SOILS.	YES. CONTAMINANTS AND EXCESS NUTRIENTS RETAINED IN, AND DEGRADED BY, MINERAL AND ORGANIC COMPONENTS OF HYDRIC SOILS.
FISHERIES	N/A. NO PERENNIAL WATERWAY OR WATERBODY	N/A. NO PERENNIAL WATERWAY OR WATERBODY
WILDLIFE HABITAT	YES. EXISTING VEGETATIVE LAYERS, SOIL STRUCTURE, DEADWOOD AND SURFACE STONES PROVIDE FORAGING AND SHELTER OPPORTUNITIES.	YES. REPLICATED SOIL STRUCTURE, PLANTING WILL PROVIDE OPPORTUNITIES FOR WILDLIFE SHELTER AND FORAGE.

TABLE 2. STREAM CROSSING STANDARDS

PERFORMANCE STANDARD:	STANDARDS MET WITHIN REPLICATION AREA:
1. TYPE OF CROSSING	A 3-SIDED BOX CULVERT THAT SPANS THE EXISTING STREAM HAS BEEN PROPOSED.
2. EMBEIDMENT	A 3-SIDED BOX CULVERT THAT SPANS THE EXISTING STREAM HAS BEEN PROPOSED. THERE IS NO EMBEIDMENT THAT WILL BE INCORPORATED INTO THIS STREAM CROSSING.
3. CROSSING SPAN	THE EXISTING BANKFULL WIDTH OF THE STREAM IS APPROXIMATELY 4 FEET OR LESS. THE PROPOSED SPAN OF THE 3-SIDED BOX CULVERT IS 6 FEET WHICH IS 1.5 TIMES THE WIDTH OF THE EXISTING BANKFULL STREAM.
4. OPENNESS	X-SEC CULVERT AREA PRE-EMBED - EMBEDDED AREA CULVERT LENGTH 3-SIDED BOX CULVERT 50 S.F. - 0 S.F. (NOT EMBEDDED) = 1.0 FEET 50 FEET THE PROPOSED 3-SIDED BOX CULVERT MEETS STREAM CROSSING STANDARDS.
5. CROSSING SPAN	A 3-SIDED BOX CULVERT THAT SPANS THE EXISTING STREAM HAS BEEN PROPOSED. THERE IS NO EMBEIDMENT THAT WILL BE INCORPORATED INTO THIS STREAM CROSSING AND THE NATURAL STREAM BED WILL BE UTILIZED. EROSION CONTROL WILL BE PLACED ON BOTH SIDES OF STREAM BANK.
6. WATER DEPTH AND VELOCITY	A 3-SIDED BOX CULVERT THAT SPANS THE EXISTING STREAM HAS BEEN PROPOSED AND THE NATURAL STREAM BED WILL BE UTILIZED. WATER DEPTH AND VELOCITY ARE COMPARABLE TO UPSTREAM AND DOWNSTREAM CONDITIONS.

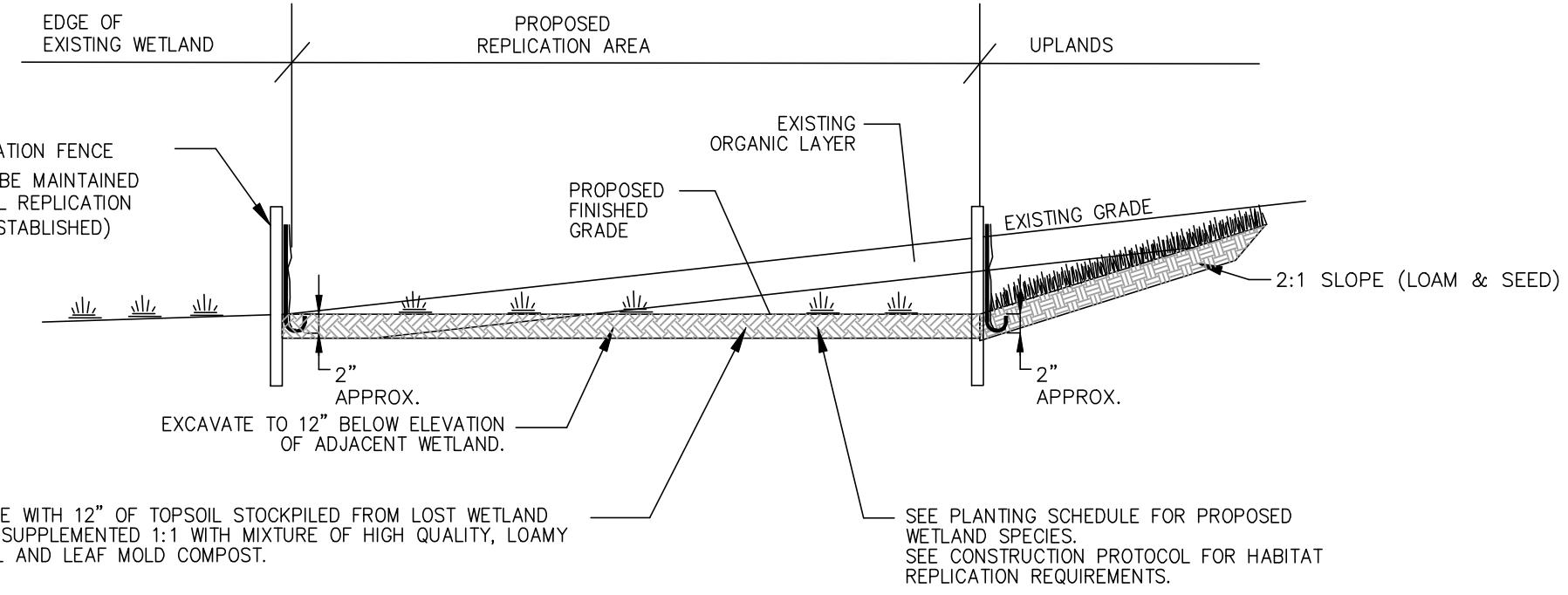
TABLE 3.

PERFORMANCE STANDARD:	STANDARDS MET WITHIN REPLICATION AREA:
EQUAL SURFACE AREAS (1,945 S.F. ALTERED).	YES. 2 TIMES GREATER SURFACE AREA (4,169 S.F. REPLICATED)
SIMILAR GROUNDWATER AND SURFACE ELEVATIONS.	YES. SIMILAR ELEVATIONS.
LOCATION RELATIVE TO BANK	YES. SIMILAR PROXIMITY TO STREAM BANK
UNRESTRICTED HYDRAULIC CONNECTION.	YES. UNRESTRICTED CONNECTION TO SAME BORDERING WETLAND
SAME GENERAL LOCATION.	YES. AS CLOSE AS POSSIBLE TO IMPACTED WETLAND
MINIMUM 75% COVER OF NATIVE WETLAND PLANTS WITHIN TWO GROWING SEASONS AND PREVENTION OF SOIL EROSION.	YES. TO BE INSURED BY FOLLOWING CONSTRUCTION AND PLANTING PROTOCOL COMBINED WITH ANNUAL MONITORING AND RE-PLANTING AND/OR MODIFICATION AS NECESSARY. PLANTING DESIGNED TO REPLICATE LOST AREA(S) IN-KIND. EROSION PREVENTED WITH SILTATION BARRIERS, 3:1 SIDE SLOPES AND MULCH.

WETLAND REPLICATION CONSTRUCTION PROTOCOL:

REFER TO WETLAND REPLICATION PLANTING PLAN FOR FOX HOLLOW SUBDIVISION DATED NOVEMBER 20, 2025, PREPARED BY GODDARD CONSULTING FOR REPLICATION PROCEDURES IN ITS ENTITY

1. THE FOLLOWING PROTOCOL CONFORMS TO THE GENERAL PERFORMANCE STANDARDS IN THE MA WETLANDS PROTECTION ACT REGULATIONS AT 310 CMR 10.55(4)(B) AS SUMMARIZED IN TABLE 2. PLEASE NOTE THAT THE REPLICATION AREA WILL BE BROUGHT TO SUB-GRADE PRIOR TO INITIATING WORK AT THE WETLAND CROSSING.
2. THE WETLAND BOUNDARIES (I.E., DOWN GRADIENT EDGES OF THE WETLAND REPLICATION AREA) WILL BE MARKED IN THE FIELD.
3. PRIOR TO THE START OF EARTH-MOVING ACTIVITIES IN THE REPLICATION AREA, AN EROSION CONTROL BARRIER OF PROPERLY INSTALLED SILTATION FENCE (I.E., THE BOTTOM FEW INCHES OF THE SILTATION FENCE INSTALLED IN A NARROW, TRENCH AND THE TRENCH FILLED WITH SOIL AROUND THE SILTATION FENCE) WILL BE INSTALLED ALONG THE WETLAND BOUNDARIES BETWEEN THE WETLAND AND THE WETLAND REPLICATION AREA. THE WETLAND REPLICATION AREA WILL THEN BE CLEARED AND GRUBBED, WITH THE EXCEPTION OF THE TREES THAT HAVE BEEN MARKED TO BE SAVED.
4. THE PROPOSED FINAL GRADE FOR THE REPLICATION AREA SHOULD APPROXIMATE THE ELEVATION OF THE ADJACENT WETLAND AREA, AS NOTED ON THE SITE PLANS. THE REPLICATION AREA WILL BE EXCAVATED TO A DEPTH OF 12 INCHES BELOW THE PROPOSED FINAL GRADE. THE EXCAVATION AND PLANTING WORK WILL BE CLOSELY SUPERVISED BY A QUALIFIED WETLAND SCIENTIST. MINOR MODIFICATIONS TO THE PROPOSED GRADING MAY BE MADE IN THE FIELD BY THE WETLAND SCIENTIST IN RESPONSE TO OBSERVED SUBSURFACE HYDROLOGIC CONDITIONS. ALL EXCAVATED MATERIAL WILL BE DISPOSED OF AWAY FROM ALL WETLAND RESOURCE AREAS.
5. EXISTING TOPSOILS WITHIN THE IMPACT AREA WILL BE EXCAVATED, STOCKPILED AND KEPT MOIST BY WATERING AND/OR COVERING.
6. RELOCATED WETLAND TOPSOILS WILL BE SUPPLEMENTED WITH A 1:1 MIXTURE OF HIGH QUALITY, LOAMY TOPSOIL AND LEAF MOLD COMPOST, AS NECESSARY, TO APPROXIMATE 12 INCHES IN THICKNESS THROUGHOUT THE REPLICATION AREA. THE SUBSTRATE WILL BE ROUGHLY GRADED TO PROVIDE AN APPROPRIATE MICROTERRAIN. A MINIMUM OF 4 INCHES OF LOAMY TOPSOIL WILL BE APPLIED TO THE SIDE-SLOPES OF THE WETLAND REPLICATION AREA. THE SIDE SLOPES SHOULD BE STABILIZED AS NECESSARY TO PREVENT EROSION.
7. AN EROSION CONTROL BARRIER COMPRISING ONLY TOE-IN SILTATION FENCE WILL BE PROPERLY INSTALLED BETWEEN THE COMPLETED REPLICATION AREA AND THE ADJACENT UPLAND SIDE SLOPES.
8. PLANTING WILL BE DONE ONLY DURING THE BEGINNING (APRIL 15 THROUGH JUNE) OR END (SEPTEMBER 1 TO NOVEMBER 15) OF THE GROWING SEASON. PLANTING IN THE MID-GROWING SEASON IS ONLY ACCEPTABLE IF IRRIGATION IS PROVIDED. THE PLANT SPECIES IDENTIFIED IN THE TABLE BELOW WILL BE PLANTED IN THE REPLICATION AREA EITHER BY TRANSPLANT OR FROM NURSERY STOCK. THE SAPLINGS WILL BE DISTRIBUTED THROUGHOUT THE AREA. THE WOODY VEGETATION SHOULD NOT BE PLANTED IN ROWS.
9. THE REPLICATION AREA WILL BE SEADED WITH "NEW ENGLAND WETMIX" AS PER NEW ENGLAND WETLAND PLANTS, INC. SPECIFICATIONS OR APPROVED EQUAL TO PROVIDE FOR TEMPORARY EROSION CONTROL AND MOISTURE RETENTION.
10. THE SIDE-SLOPES OF THE WETLAND REPLICATION AREA WILL BE SEADED WITH A GRASS/WILDFLOWER MIXTURE DESIGNED TO PROVIDE PERMANENT COVER. AFTER SEEDING, THE SIDE-SLOPES WILL BE MULCHED WITH A THIN LAYER OF STRAW TO PROVIDE FOR TEMPORARY EROSION CONTROL.
11. THE REPLICATION AREAS WILL BE INSPECTED, BY A QUALIFIED WETLAND SCIENTIST, AT THE END OF EACH GROWING SEASON FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH TIME AS THE REQUIRED 75% OF VEGETATIVE COVER WITH WETLAND SPECIES HAS BEEN ESTABLISHED. WRITTEN RESULTS OF THESE INSPECTIONS WILL BE SUBMITTED TO THE CONSERVATION COMMISSION.
12. AFTER THE WETLAND REPLICATION AREA HAS BECOME VEGETATIVELY STABILIZED, AND FOLLOWING APPROVAL OF THE ISSUING AUTHORITY, THE SILTATION FENCE AND ALL WOODEN STAKES WILL BE REMOVED AND DISPOSED OF.

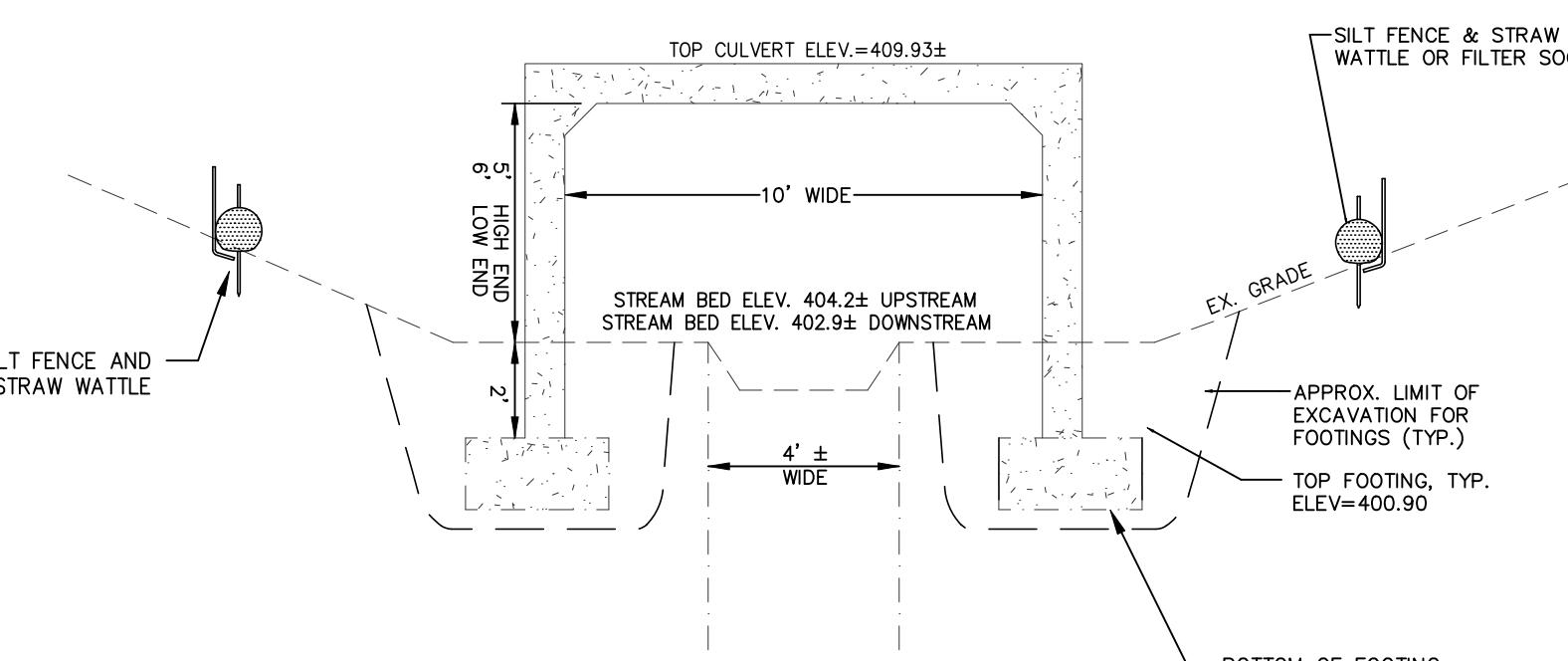


3 TYPICAL WETLAND REPLICATION DETAIL

SCALE: N.T.S.

NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN PER ASTM C1504 SPECIFICATION FOR 3-SIDED CULVERT.
3. ALL REINFORCEMENT PER ASTM A-615-75.
4. DESIGN AASHTO H-20 LOADING.
5. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN.
6. FINAL DESIGN BY OTHERS.
7. STREAM SUBSTRATE SHALL BE NATURAL AND MATCH UPSTREAM AND DOWNSTREAM SUBSTRATE.

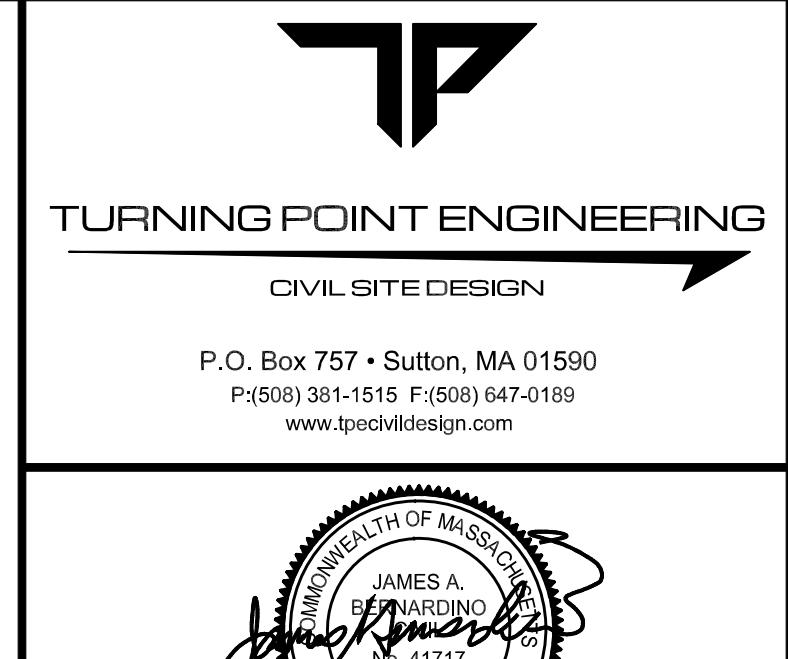


2 SECTION A-A: PRECAST CONCRETE 3-SIDED BOX CULVERT

SCALE: N.T.S.

PROJECT NAME		FOX HOLLOW	
DEFINITIVE SUBDIVISION PLAN		TESSIER LANE & FOWLER ROAD	
NORTHBRIDGE, MASSACHUSETTS		MAP 21 PARCELS 135, 139 AND 181	
PREPARED FOR	JAB	REVISIONS	DESCRIPTION
PROJECT NO.	TPE-1139	REV.	DATE
DESIGNED BY	JAB, TB	CHECKED BY	JAB
DATE	NOVEMBER 17, 2025	CAD FILE	H:\\1139-DEF-Subdivision-REV0.dwg
PLAN NO.	L-XXX	SCALE	AS NOTED
SHEET TITLE			
REPLICATION PLAN			
DRAWING ISSUED FOR:		SHEET NO.	
■ PERMIT		C-9.3	
<small>THIS PLAN IS INTENDED TO SHOW CONSTRUCTIBILITY AND MAY NOT SHOW ALL CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE SHOWN IMPROVEMENTS AND MAY NOT COVER ALL CONSTRUCTION ITEMS/AREAS OF CONTRACTOR JURISDICTION.</small>			

NORTH AMERICAN DATUM OF 1983

APPROVAL UNDER SUBDIVISION CONTROL LAW
NORTHBRIDGE PLANNING BOARD
BEING A MAJORITYAPPROVAL DATE: _____
ENDORSEMENT DATE: _____TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 757 • Sutton, MA 01590
P:(508) 361-1515 F:(508) 647-0169
www.tpedltdesign.comEastland Partners, Inc.
987 Millbury Street
Worcester, MA 01607

Fox Hollow



Wetland Replication Planting Plan

for

Fox Hollow Subdivision
Tessier Lane & Fowler Road
(Map 21, Parcels 135, 139, & 181)
Northbridge, MA 01534

DATE:

November 20, 2025

ADDRESSED TO:

Northbridge Conservation Commission
1679 Providence Road
Northbridge, MA 01534

PREPARED BY:

Goddard Consulting LLC
291 Main Street, Suite 8
Northborough, MA 01532

PREPARED FOR:

Turning Point Engineering
P.O. Box 757
Sutton, MA 01590

TABLE OF CONTENTS

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ATTACHMENTS

ATTACHMENT 1. WETLAND REPLICATION PLANTING PLAN – FOWLER ROAD,
PREPARED BY GODDARD CONSULTING, LLC, DATED 11/14/2025

ATTACHMENT 2. WETLAND REPLICATION PLANTING PLAN – TESSIER LANE,
PREPARED BY GODDARD CONSULTING, LLC, DATED 11/14/2025

A. EXISTING CONDITIONS

The Project Site is located on a ± 77 -acre site (Map 21, Parcels 135, 139, & 181) situated between Tessier Lane and Fowler Road in Northbridge, Massachusetts (Reference Figure 1). The proposed project parcels are located east and west of residential neighborhoods, with undeveloped forested wetlands and uplands abutting the majority of the proposed subdivision boundaries. The project site is almost entirely undeveloped forested wetlands and uplands, with the exception of an existing single-family house located at 234 Tessier Lane and an unmaintained electric easement historically held by the Worcester Electric Company. The subdivision access drive will extend west off of Tessier Lane and east off of Fowler Road.

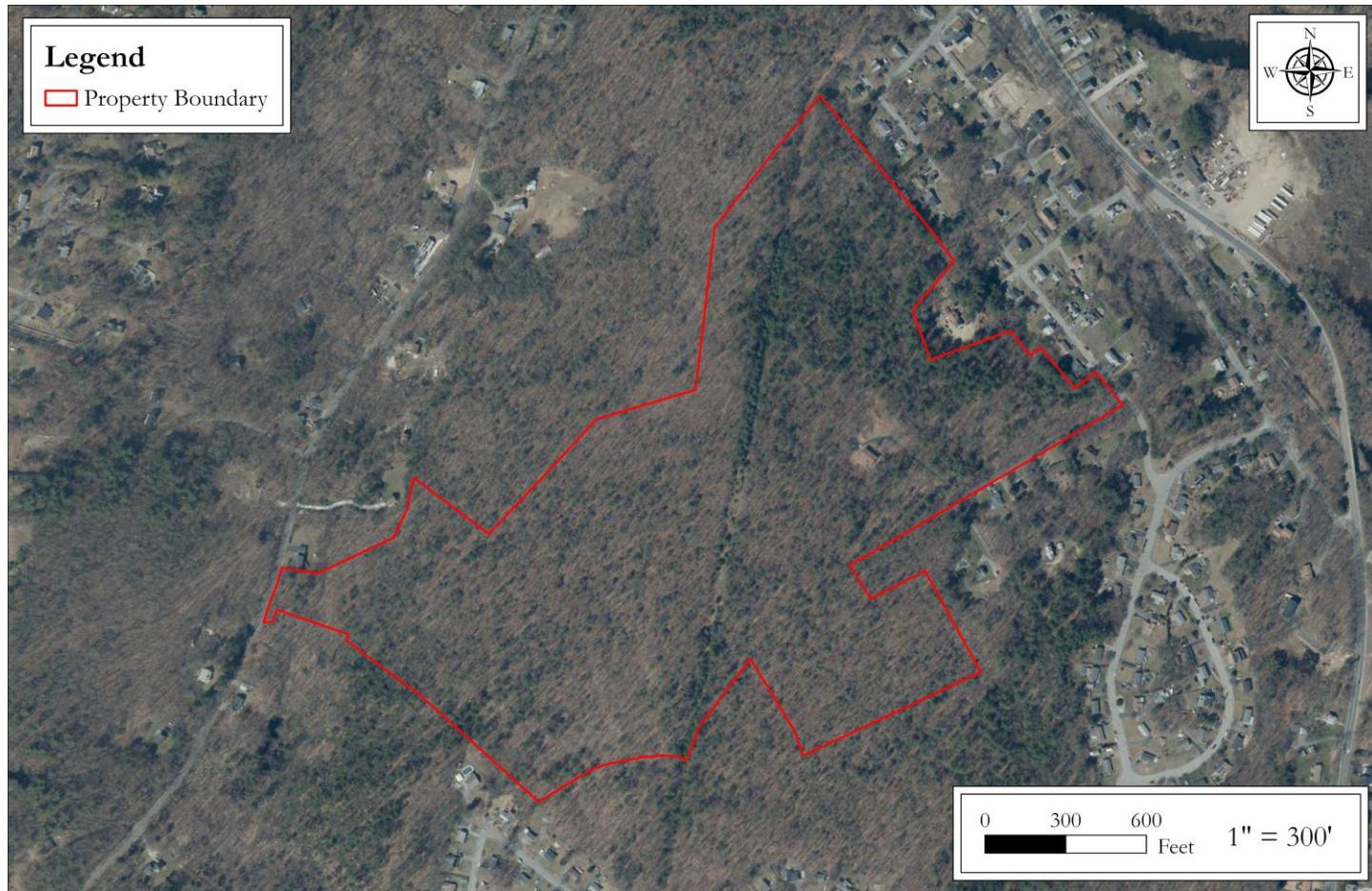


Figure 1. Existing conditions of the Project Site.

Additionally, the project site contains various resources areas, including one isolated vegetated wetland (IVW), two unmapped intermittent streams internal to two Bordering Vegetated Wetland (BVW) systems and one mapped intermittent stream adjacent to a BVW system (Reference Figure 2). All BVW systems, the IVW, and one intermittent stream were flagged in November 2023 by David Crossman of B & C Associates Inc. These include BVW flags 101 to 162 on the western portion of the site, BVW flags A1 to A7 on the northern portion of the site, BVW flags 1 to 28 on the eastern portion of the site, and bank of intermittent stream flags AB1 to AB3 adjacent to BVW Series A. These resource areas were confirmed under an Order of Resource Area Delineation issued in May of 2024. In November of 2024, the bank of two additional internal intermittent streams were delineated by Goddard Consulting, LLC. These include the bank of intermittent stream flags GCSA1 to GCSA25 and GCSB1 to GCSB25 flagged internal to the western BVW flag series, and the bank of intermittent stream flags GCSC1 to GCSC6 and GCSD1 to GCSD6 flagged internal to the eastern BVW flag series.

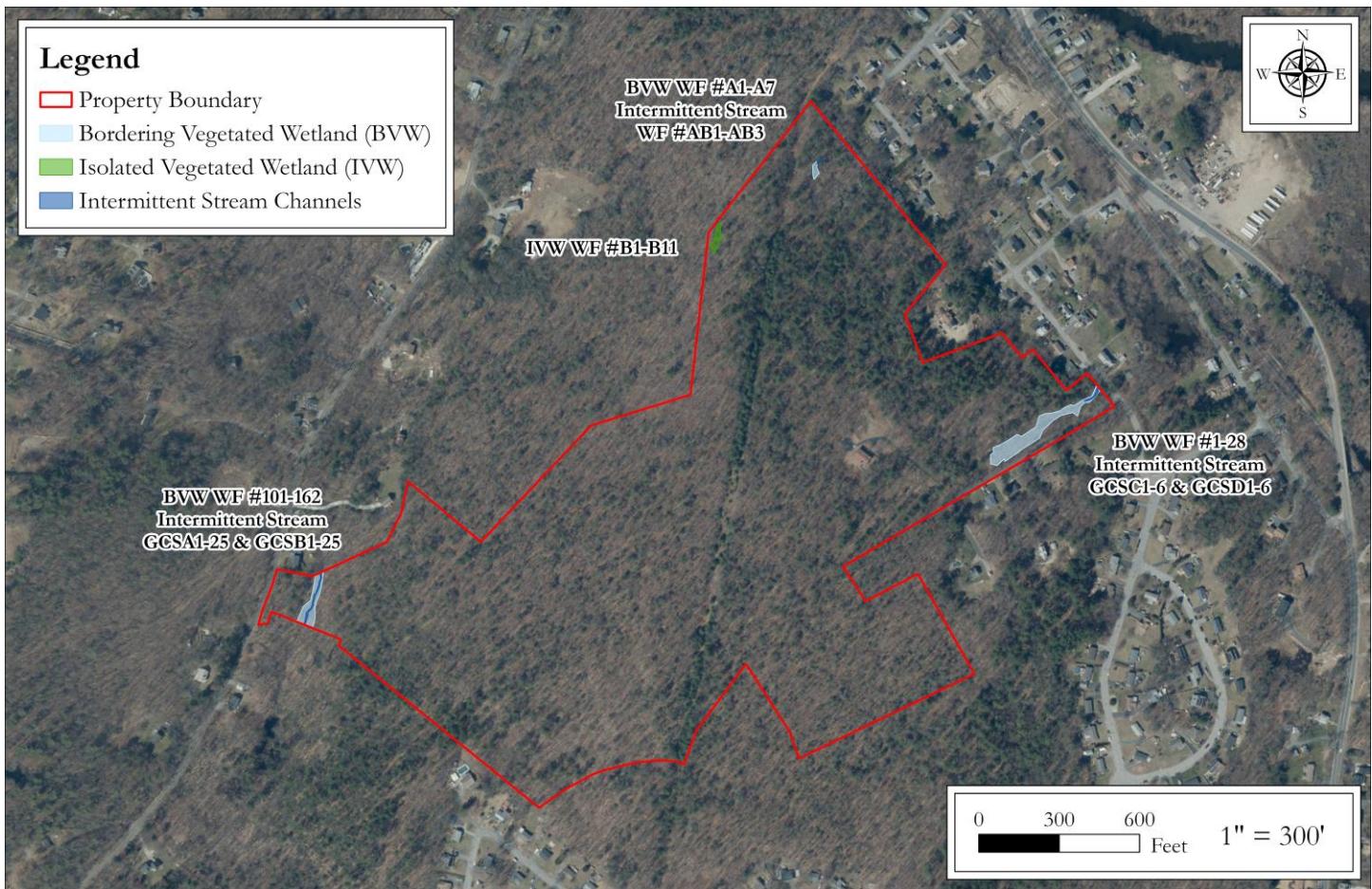


Figure 2. Existing conditions of the Project Site, including the electric easement and the flagged Bordering Vegetated Wetlands, intermittent streams, and Isolated Vegetated Wetland.

According to the Massachusetts Natural Heritage and Endangered Species Program (MA NHESP), a portion of the proposed work area falls within mapped Priority Habitat of a Rare Species. There is no Estimated Habitats of Rare Wildlife mapped on the project site. No certified or potential vernal pools are located on the site. The site is not located within Outstanding Resource Waters or an Area of Critical Environmental Concern. The site is not mapped within a jurisdictional FEMA Flood Zone.

B. PROPOSED CONDITIONS

The proposed project will be comprised of an access drive for a large residential subdivision known as Fox Hollow. The proposed roadway will originate just south of the existing single family lot south at 429 Fowler Road. The proposed roadway will continue eastward and connect to an existing gravel roadway, Tessier Lane. In order to support this layout, the applicant proposes a wetland and stream crossing approximately 150 feet east of the western property boundary adjacent to Fowler Road. Additionally, the existing gravel roadway, Tessier Lane, must be widened to accommodate the additional residents and an existing culvert under South Tessier Street must be improved to meet current standards. As a result, the proposed project will permanently impact approximately 1,945 square feet of Bordering Vegetated Wetland and 22 linear feet of Bank of Intermittent Stream.

a. Proposed Wetland Crossing

The proposed wetland crossing will consist of 3-sided box culvert on strip footings with associated retaining walls. The crossing will extend approximately 28 linear feet across the wetland complex from west to east (Reference Photo

1). This location is the narrowest section of wetland and stream adjacent to Fowler Road, and any shifts in the proposed location of the crossing would result in additional wetland and stream impacts. The proposed roadway and associated grading will be approximately 50 feet in width. The maximum bankfull width of the stream is approximately 4 feet in width. The proposed box culvert has a width of 10 feet and a height of 5 feet. The proposed openness ratio is equal to 1, or greater than the required 0.82 under the Massachusetts River and Stream Crossing Standards. Based on these standards, the culvert must have a minimum span of at least 4.8 feet ($1.2 \times$ bankfull width). The proposed culvert exceeds this requirement, with a width more than twice the minimum standard. In total, the installation of these features will result in both permanent and temporary impacts to Bordering Vegetated Wetland, including 1,357 square feet of permanent impacts, and 263 square feet of temporary impacts. The temporary impacts will occur approximately 5 feet upstream and downstream of the proposed retaining walls. Following the construction of the roadway, these areas will be restored and stabilized with a wetland seed mix.

To mitigate for the permanent impacts, a wetland replication at a 2:1 ratio will be provided in two areas adjacent to the area of impact, between flags WF #156 and WF #160, and between flags WF #161 and WF #162. The proposed replication area south of the proposed roadway is approximately 2,373 square feet, and the proposed replication area north the proposed roadway is approximately 616 square feet. In total, 2,989 square feet of wetland replication is proposed adjacent to the roadway. In accordance with the MassDEP *Massachusetts Inland Wetland Replication Guidelines* (March 2002), shrubs will be planted approximately 8–10 feet on center and trees approximately 10–15 feet on center. For the $2,989 \pm$ square foot replication area, this spacing corresponds to approximately twelve trees and thirty shrubs in total, arranged in naturalistic clusters rather than rows. The impacted wetland consists of mostly red maple, northern spicebush, and highbush blueberry. The selected species include existing wetland vegetation and additional species to diversify and increase the habitat value of the replication area. The proposed wetland replication areas will consist of five species, including six Red Maple (*Acer rubrum*) saplings, six Yellow Birch (*Betula alleghaniensis*) saplings, nine Highbush Blueberry (*Vaccinium corymbosum*) plantings, twelve Northern Spicebush (*Lindera benzoin*) plantings, and nine Common Winterberry (*Ilex verticillata*) plantings (Reference Figure 3). Additionally, a wetland seed mix will be dispersed on the barren soil at a rate of one pound per 2,500 square feet to fully vegetate the wetland replication areas. The replication area can be further enhanced for wildlife by providing a variety of woody debris and boulders as habitat features. The proposed areas of wetland replication lack large trees or snags and provide favorable conditions for the successful establishment of hydric soils and wetland vegetation (Reference Photo 2).



Photo 1. View (facing south) of the BVW and intermittent stream located the proposed wetland crossing.



Photo 2. View (facing southeast) of the larger wetland replication area proposed near the wetland crossing.

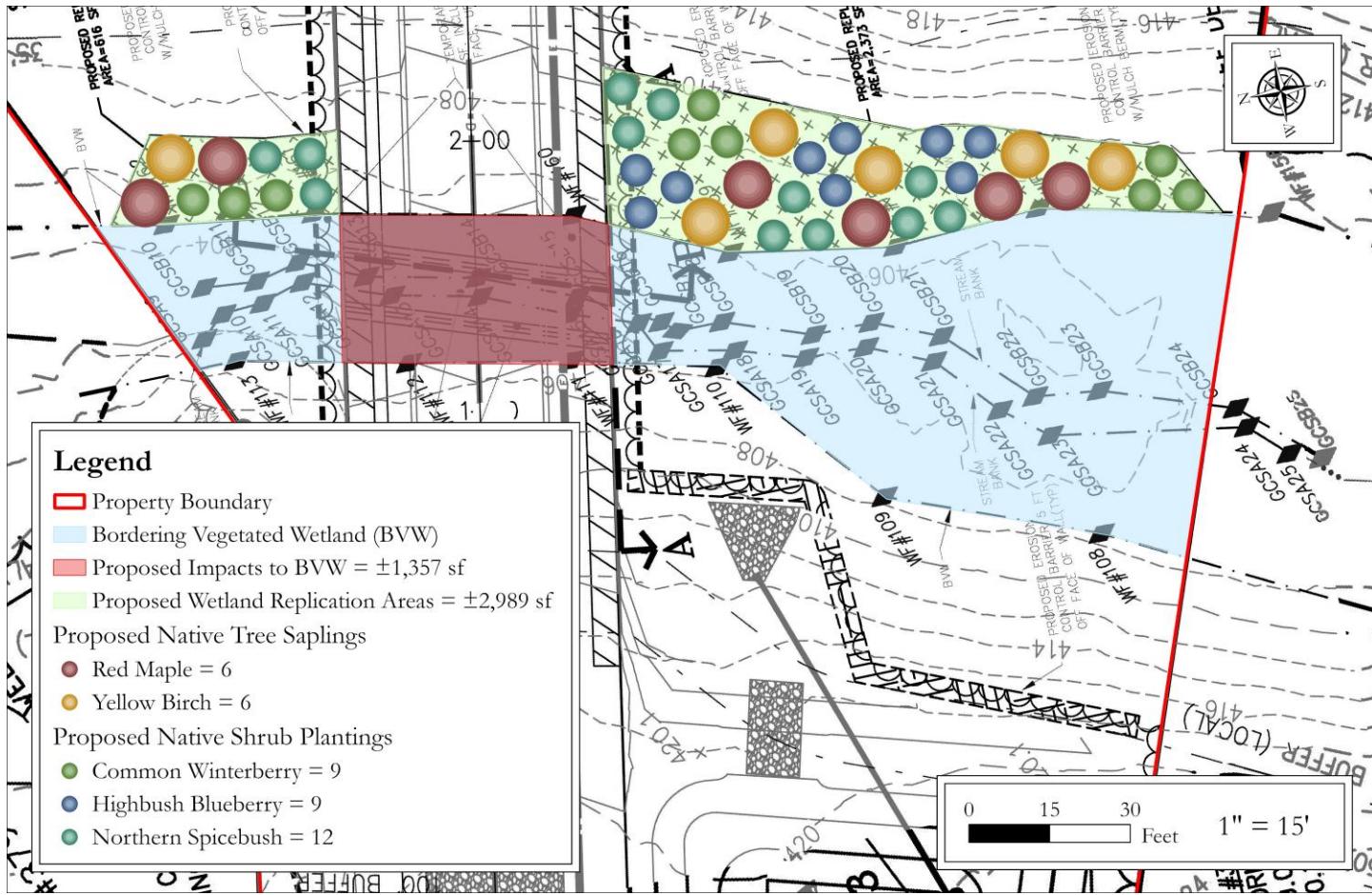


Figure 3. Proposed wetland replication planting plan adjacent to the proposed wetland crossing.

b. Proposed Widening of Tessier Lane & Culvert Improvements

The eastern portion of the limit of work, adjacent to Tessier Lane, involves the widening of Tessier Lane and improvement of an existing culvert west of South Tessier Street. The majority of the proposed wetland impacts are located just north of Tessier Lane, with minor impacts proposed adjacent to culvert improvements southwest of South Tessier Street (Reference Photos 4 – 5). In total, the proposed work will permanently impact 588 square feet of BVW and 22 linear feet of bank of intermittent stream.

To mitigate for the proposed wetland impacts, wetland replication at a 2:1 ratio will be provided in an area adjacent to the area of impact, between flags WF #14D and WF #14G (Reference Photo 3). In total, 1,180 square feet of wetland replication is proposed north of the Tessier Lane and west of the proposed roadway. In accordance with the MassDEP guidelines, the wetland replication area will consist of twelve trees and thirty shrubs in total, arranged in naturalistic clusters rather than rows. The impacted wetland consists of mostly red maple, highbush blueberry, and common winterberry. The selected species include existing wetland vegetation and additional species to increase the habitat value of the area. The proposed wetland replication areas will consist of five species, including two red maple saplings, two yellow birch saplings, six highbush blueberry plantings, three northern spicebush plantings, and three common winterberry plantings (Reference Figure 4). Additionally, a wetland seed mix will be dispersed on the barren soil at a rate of one pound per 2,500 square feet to fully vegetate the wetland replication areas. The replication area can be further enhanced with the placement of woody debris and boulders. The existing vegetation within the wetland replication area is currently dominated by beech and provides little diversity and value as wildlife habitat. Several snags were noted within the proposed area of replication. Goddard recommends, if possible, avoiding the removal of these features to preserve existing habitat value in this area.



Photo 3. View (facing southwest) of the proposed wetland replication area adjacent to Tessier Lane.



Photo 4. View (facing northwest) of the existing culvert proposed to be improved, resulting in permanent impacts to BVW and bank of intermittent stream.



Photo 5. View (facing southwest) of one of the proposed wetland impact areas north of Tessier Lane.

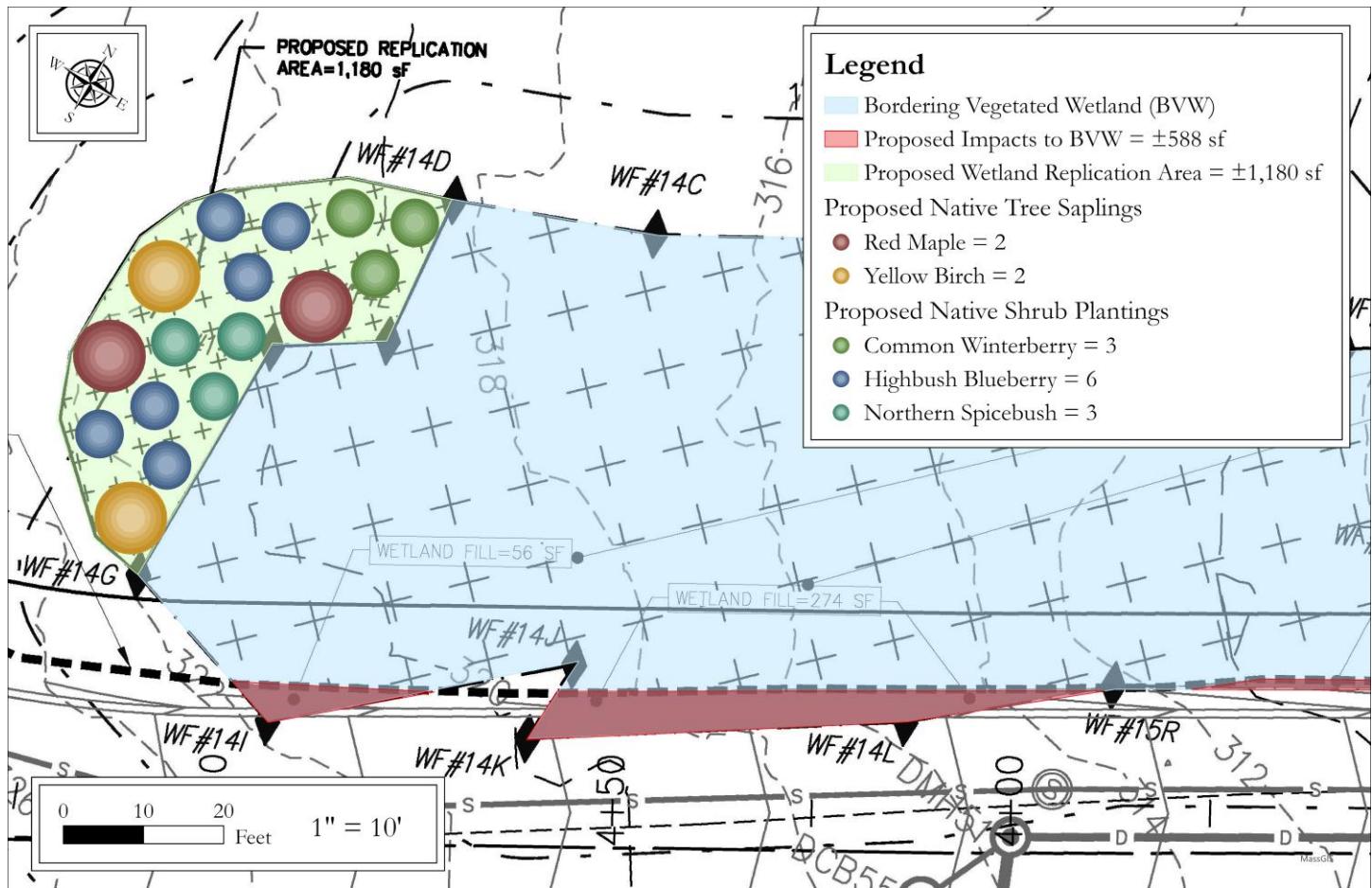


Figure 4. Proposed wetland replication planting plan north of Tessier Lane.

C. GENERAL INSTALLATION PROCEDURES

Supervision: All work within the replication areas shall be supervised by a qualified wetland scientist. The supervisor shall submit monitoring reports to the Northbridge Conservation Commission as described below. The reports shall contain details of all work performed and photographs of completed conditions.

Timing: The installation of the plantings should be accomplished during the spring or fall growing seasons (between April 16 and May 31 or between September 16 and October 30). In accordance with the Town of Northbridge Wetlands Protection Bylaw (Section 7-700), the wetland replication areas will be constructed immediately after alteration of the existing wetland, during the same growing season.

Stake Limits of Work: Prior to planting, the limits of work will be staked, and wetland flags confirmed by a professional land surveyor or qualified wetland scientist. Erosion control barriers shall be installed along the limits of work of the replication areas. These will remain in place until the replication areas have stabilized, and approval is received from the Northbridge Conservation Commission. The wetland scientist shall have the authority to require additional erosion control measures if deemed necessary.

Identify Plants in Replication & BVW Impact Area: The wetland scientist shall identify and flag native species found within the proposed wetland replication areas and the BVW impact areas that may be dug up and stockpiled for use as additional plantings.

Excavation: A storage area for soil and leaf litter from the BVW impact areas will be prepared prior to excavation, outside of any resource areas or buffer zone. Wetland soil from the impact zone will be excavated and transported to the proposed replication areas. The upland soils immediately surrounding the BVW impact areas will be transplanted to the edges of the replication areas to create a natural transition. Large trees should be avoided during excavation.

An excavator or backhoe will remove existing soils in the entirety of the replication zone, to a depth at which redoximorphic features become visible in the C-horizon at the soil's surface and at least one foot below the proposed final grade. This removal must be supervised and directed by a qualified wetland scientist. Topsoil and subsoil shall be removed from the area to either be reused or removed from the site. Subsoil of the C-horizon will be loosened prior to final grading to ensure the soils aren't compacted before placement of topsoil.

Once existing soils have been removed to the proper depth determined by the wetland scientist, the organic soils from the BVW impact areas will be placed into the replication areas. If the soils from the impact areas are not sufficient, supplemental soil shall be imported and sourced from composted organic materials and shall consist of a 50:50 mix of loam and organic material with an organic content between 12% and 20%. Topsoil shall be placed within the replication areas to a depth between 6 to 12 inches, to be determined by the wetland scientist. Placement of the soil shall be such that no equipment drives over or compacts the placed soil. Final grading will mimic topography with areas of pooling and flooding during heavy rain events, and surface water during wetter seasons.

Planting: Plantings will be installed according to the attached planting plans. The precise siting of plants may be determined by the wetland scientist or landscaper in the field prior to installation. All plantings (Reference the Planting Lists in Section D) shall be distributed randomly throughout the areas with trees spaced at 12-15' on center, shrubs spaced at 8-10' on center, and herbaceous species 3' or less on center. Shrubs shall be placed in clumps of 3-4 of the same species. Same species will be placed in groupings that more closely mimic natural conditions. All plantings will be removed from burlap sacks, wire cages, and plastic containers prior to planting. Trees will be planted on mounds, while shrubs and herbaceous species will be planted in depressions. Each plant will have its roots loosened prior to planting to encourage root growth away from the planting bulb. Plants will be adequately watered immediately following planting. Leaf litter will be spread throughout the area if it is available. Any significant disturbances shall be seeded with a wetland seed mix as specified in the Planting List Tables in Section D.

Replication Monitoring

a. **Seasonal monitoring reports** shall be prepared for the enhancement areas by a qualified wetland scientist for a period of 2 additional years after installation or every year until a COC is issued by the Northbridge Conservation Commission. This monitoring program will consist of early summer and early fall inspections and will include photographs and details about the vitality of the enhancement area. Monitoring reports shall be submitted to the Commission by the end of each year. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the enhancement area with respect to stability, survival of vegetation and plant mortality, aerial extent and distribution, species diversity and vertical stratification (i.e., herb, shrub, and tree layers).

b. **At least 75% of the surface area** of the replication areas shall be re-established with indigenous plant species within two growing seasons. If the enhancement areas do not meet the 75% re-vegetation requirement by the end of the second growing season after installation, the applicant shall submit a remediation plan to the Commission for approval that will achieve enhancement goals, under the supervision of a wetland scientist. This plan must include an analysis of why the areas have not been successfully re-vegetated and how the applicant intends to resolve the problem.

D. PLANTING LIST

Fowler Road Wetland Replication Areas ($\pm 2,989$ SF)			
Common Name	Scientific Name	Number	Size
Trees (12)*			
Red Maple (FAC)	<i>Acer rubrum</i>	6	4-5'
Yellow Birch (FAC)	<i>Betula alleghaniensis</i>	6	4-5'
Common Name	Scientific Name	Number	Size
Shrubs (30)*			
Highbush Blueberry (FACW)	<i>Vaccinium corymbosum</i>	9	1 or 2 gal. pots
Northern Spicebush (FACW)	<i>Lindera benzoin</i>	12	1 or 2 gal. pots
Common Winterberry (FACW)	<i>Ilex verticillata</i>	9	1 or 2 gal. pots
Seed Mix			
New England Wetland Plants WETMIX or equivalent*		2	1 lb. bags

Tessier Lane Wetland Replication Area ($\pm 1,180$ SF)			
Common Name	Scientific Name	Number	Size
Trees (4)*			
Red Maple (FAC)	<i>Acer rubrum</i>	2	4-5'
Yellow Birch (FAC)	<i>Betula alleghaniensis</i>	2	4-5'
Common Name	Scientific Name	Number	Size
Shrubs (12)*			
Highbush Blueberry (FACW)	<i>Vaccinium corymbosum</i>	6	1 or 2 gal. pots
Northern Spicebush (FACW)	<i>Lindera benzoin</i>	3	1 or 2 gal. pots
Common Winterberry (FACW)	<i>Ilex verticillata</i>	3	1 or 2 gal. pots
Seed Mix			
New England Wetland Plants WETMIX or equivalent*		1	1 lb. bags

*Species selection dependent on nursery availability.

E. CONCLUSION

The proposed mitigation will enhance the Bordering Vegetated Wetlands over current conditions and will improve the functions and values of the BVW. All local, state, and federal statutory interests and performance standards have been protected and will be met by the project, as described above.

Sincerely,

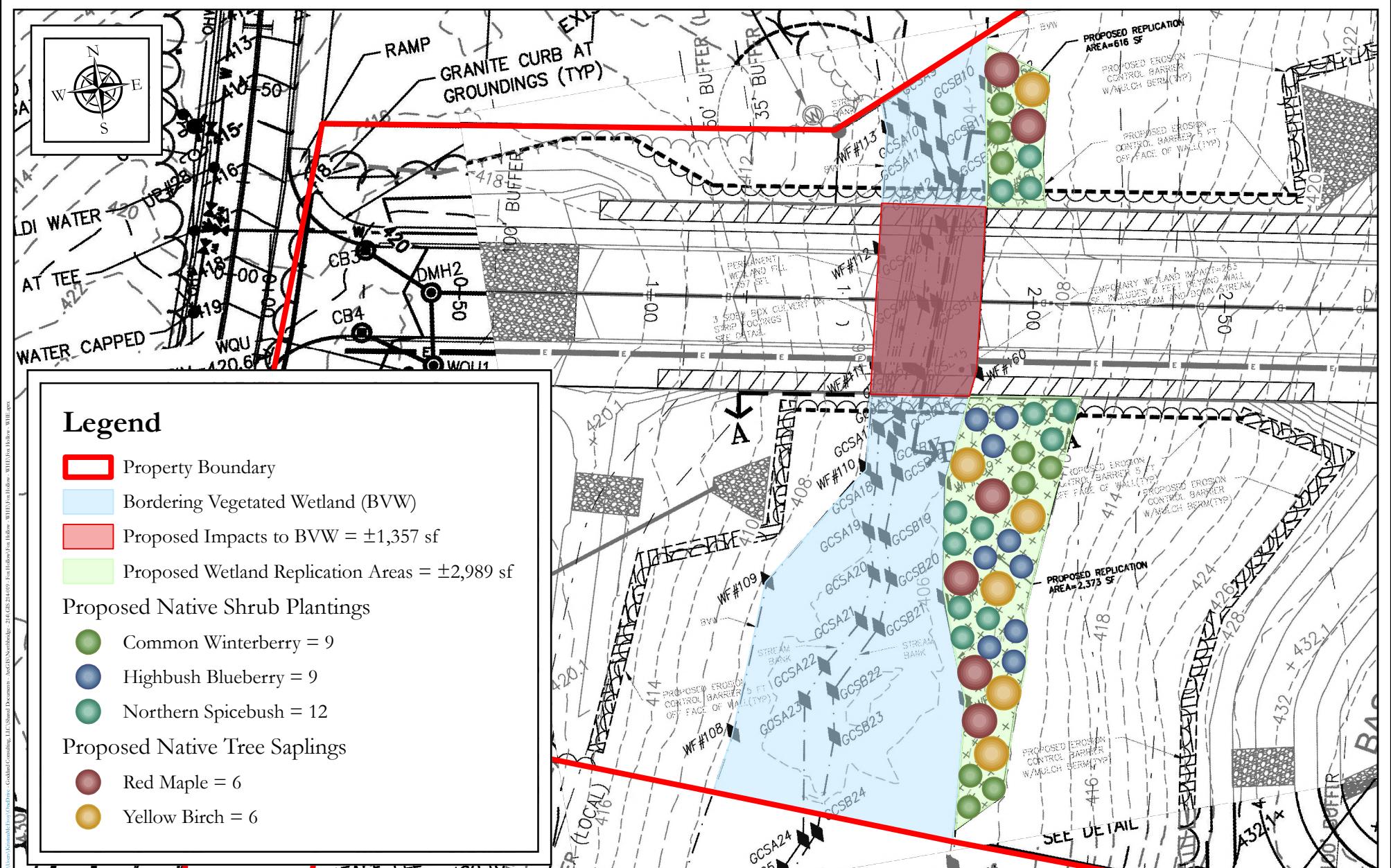
Goddard Consulting, LLC



Ryan Roseen
Lead Wildlife Biologist & Wetland Scientist



Kristina McEvoy
Wildlife Biologist & Wetland Scientist



Wetland Replication Planting Plan

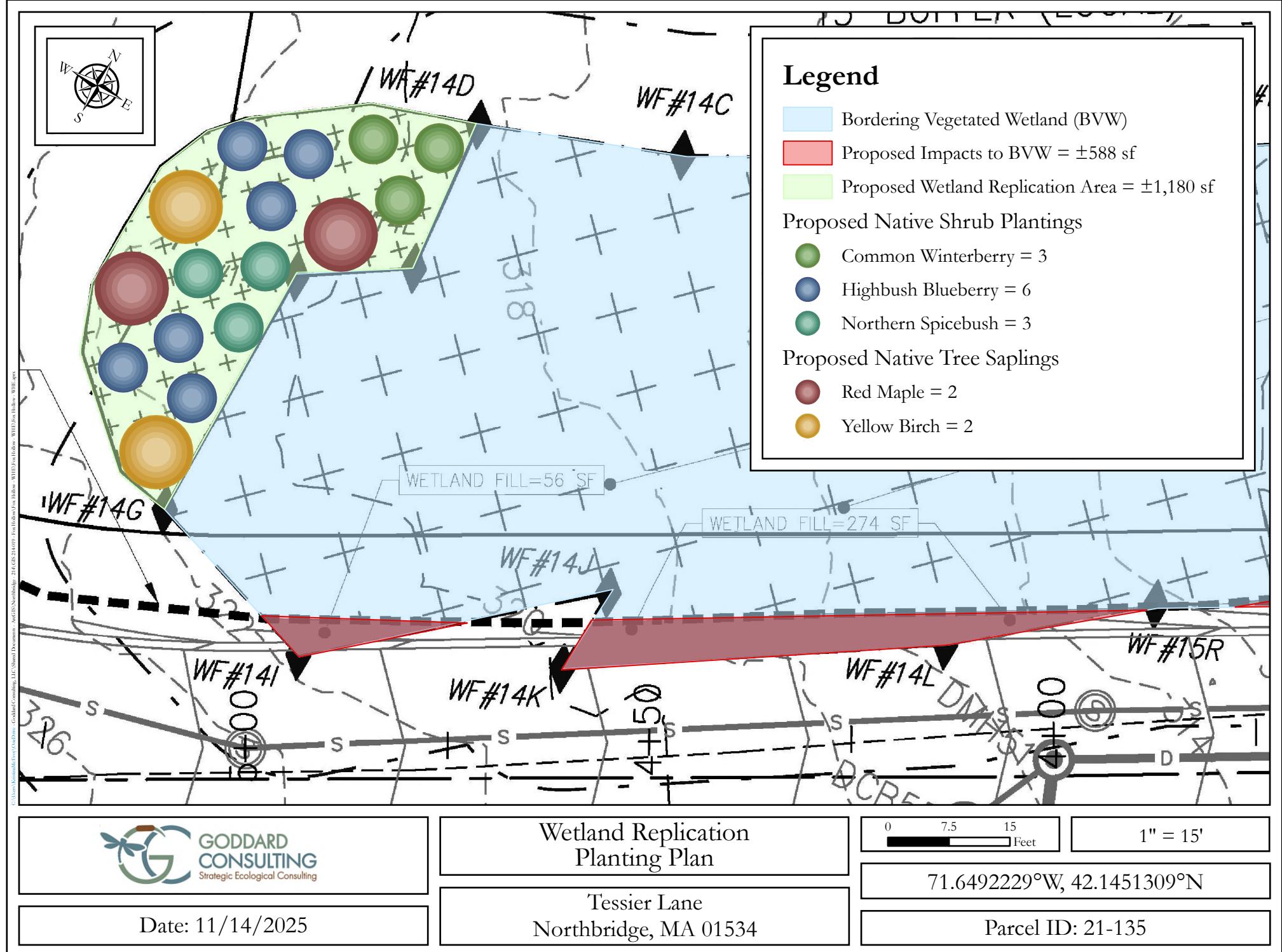
Date: 11/14/2025

Fowler Road
Northbridge, MA 01534

$$1'' = 35'$$

71.658901°W, 42.1436632°N

Parcel ID: 21-139



AUTHORIZATION

The undersigned, Thomas Wickstrom, being the Successor Trustee of EKR II Trust - 2024, being the current owner of the Premises known as 234 Tessier Lane and Fowler Road, Northbridge, Massachusetts, (Assessors Map 21, Parcels 135, 181 and portion of 139) hereby authorize Eastland Partners, Inc.. or its nominees, the right to make and file applications on our behalf, to any and all governmental and quasi-governmental entities for licenses, permits and approvals relating to the Premises.

Executed this 6th day of November, 2025.



Thomas Wickstrom, Successor Trustee

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act
(To be submitted to the Massachusetts Department of Environmental Protection
and the Conservation Commission when filing a Notice of Intent)

I, James Bernardino, hereby certify under the pains and penalties of perjury that on December 3, 2025, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by Turning Point Engineering with the Northbridge Conservation Commission on December 3, 2025, for property located at 234 Tessier Lane & Fowler Road.

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


Signature

12/3/25
Date



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

Northbridge

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):

234 Tessier Lane

a. Street Address

Latitude and Longitude:

21

f. Assessors Map/Plat Number

Northbridge

01534

b. City/Town

c. Zip Code

42.1458 N

71.6528 W

d. Latitude

e. Longitude

135, 139 and 181

g. Parcel /Lot Number

2. Applicant:

Chad

a. First Name

Eastland Partners, Inc.

c. Organization

997 Millbury Street

d. Street Address

Worcester

e. City/Town

508-647-1919

h. Phone Number

i. Fax Number

Boardman

b. Last Name

MA

01607

f. State

g. Zip Code

cboardman@eastlandpartners.com

j. Email Address

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

Edward

a. First Name

Edward K. Renaud Jr. as Trustee of the EKR II Trust - 2024

c. Organization

24 Louisa Drive

d. Street Address

Whitinsville

e. City/Town

Renaud

b. Last Name

MA

01588

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

James

a. First Name

Turning Point Engineering

c. Company

P.O. Box 757

d. Street Address

Sutton

e. City/Town

508-381-1515

h. Phone Number

i. Fax Number

Bernardino

b. Last Name

MA

01590

f. State

g. Zip Code

jbernardino@tpecivildesign.com

j. Email address

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

\$4,500.00

a. Total Fee Paid

\$2,237.50

b. State Fee Paid

\$2,262.50

c. City/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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northbridge

City/Town

A. General Information (continued)

6. General Project Description:

Construction of 124 duplex-style dwellings on 62 lots with associated earth work, roadways, drainage, and utilities.

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

1. <input type="checkbox"/> Single Family Home	2. <input checked="" 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:

Worcester

a. County

71083

c. Book

b. Certificate # (if registered land)

117

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

Provided by MassDEP:

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Northbridge

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 checked="" type="checkbox"/> Bank	22 1. linear feet	2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	1,945 1. square feet	4,169 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	2. square feet
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost 1. square feet	4. cubic feet replaced 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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northbridge

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		
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. cubic yards dredged	
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 checked="" type="checkbox"/> Project Involves Stream Crossings		
1	1	
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

Provided by MassDEP:

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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:

MassGIS
b. Date of map

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

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	0.0009% percentage/acreage
(b) outside Resource Area	99.9% 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/ma-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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northbridge

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

Provided by MassDEP:

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Northbridge

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:

1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northbridge

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.

Fox Hollow Definitive Subdivision Plan Tessier Lane & Fowler Road, Northbridge, Massachusetts

a. Plan Title

Turning Point Engineering

James Bernardino, P.E.

b. Prepared By

c. Signed and Stamped by

November 17, 2025

1"=40'

d. Final Revision Date

e. Scale

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:

18360

12/2/25

2. Municipal Check Number

3. Check date

19351

12/2/25

4. State Check Number

5. Check date

Eastland Partners, 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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Northbridge

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.

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

4. Date

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:

234 Tessier Lane & Fowler Road

a. Street Address

19351

c. Check number

Northbridge

b. City/Town

\$2,237.50

d. Fee amount

2. Applicant Mailing Address:

Chad

a. First Name

Eastland Partners, Inc.

c. Organization

997 Millbury Street

d. Mailing Address

Worcester

e. City/Town

507-647-1919

h. Phone Number

i. Fax Number

MA

f. State

01607

g. Zip Code

cboardman@eastlandpartners.com

j. Email Address

3. Property Owner (if different):

Edward

a. First Name

Renaud

b. Last Name

Edward K. Renaud Jr. as Trustee of the EKR II Trust - 2024

c. Organization

24 Louisa Drive

d. Mailing Address

Whitinsville

e. City/Town

MA

f. State

01588

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.

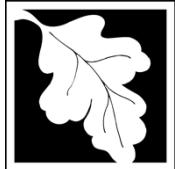
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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.)

NORTHBRIDGE PLANNING BOARD

FORM C-4

CERTIFIED LIST OF ABUTTERS
SPECIAL PERMIT



AND CONSERVATION FILING

November 12, 2025

Instructions

The abutters list shall be prepared by the applicant and submitted to the assessor's office for certification.

Attach a copy or sketch of the most current assessor's plat showing the land described in this petition and the abutting parcels within **three hundred feet (300')**. Each parcel shall be numbered in accordance with the assessor's records.

Attach the completed list of the owners, from the most recent tax list, of each abutting parcel within **three hundred feet (300')** of a property line of the proposed subdivision.

Plan Identification

Project Name: Fox Hollow, Definitive Subdivision

Address of Project: 234 Tessier Lane and Fowler Road

Map and Parcel No. Map 21 Parcels 135, 139 and 181

Applicant: Eastland Partners Inc.

Address: 997 Millbury Street, Worcester, MA.

Telephone: 508-647-1919

Owner: Edward K. Renaud, Jr,

Address: 134 Lindwood Ave. Whitinsville, MA

Telephone c/o Eastland Partners 508-547-1919

This is to certify that at the time of the last assessment for taxation made by the Town of Northbridge, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown are written. This list is assumed to be complete to the best of our knowledge and belief.


Assessor's Office


Date



300 feet Abutters List Report

Northbridge, MA
November 12, 2025

Subject Property:

Parcel Number: 21-135
CAMA Number: 21-135
Property Address: 234 TESSIER LN

Mailing Address: EKR II TRUST EDWARD K RENAUD JR,
TRUSTEE
24 LOUISA DR
WHITINSVILLE, MA 01588

Abutters:

Parcel Number: 20-108
CAMA Number: 20-108
Property Address: 344 FOWLER RD

Mailing Address: MAHONEY KENNETH J
344 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 20-109
CAMA Number: 20-109
Property Address: FOWLER RD

Mailing Address: MILLVILLE INVESTMENT LLC
PO BOX 183
MILLVILLE, MA 01529

Parcel Number: 20-14
CAMA Number: 20-14
Property Address: 312 FOWLER RD

Mailing Address: WALTON JAMES RYAN HEATHER R
WALTON, TE
312 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 20-19
CAMA Number: 20-19
Property Address: 176 COOPER RD

Mailing Address: TETREAULT CHRISTOPHER JOHN GIA
BARSS-TETREAULT,TE
176 COOPER RD
NORTHBRIDGE, MA 01534

Parcel Number: 20-24
CAMA Number: 20-24
Property Address: 92 COOPER RD

Mailing Address: STEVEN W OOSTERMAN IRREVOCABLE
FAMILY TRUST COURTNEY L
OOSTERMAN, TRUSTEE
92 COOPER RD
NORTHBRIDGE, MA 01534

Parcel Number: 20-27
CAMA Number: 20-27
Property Address: FOWLER RD

Mailing Address: OWNER UNKNOWN

Parcel Number: 20-28
CAMA Number: 20-28
Property Address: 458 FOWLER RD

Mailing Address: LANGLAIS NANCY LEE JOSEPH F
GUILBEAULT
458 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 20-29
CAMA Number: 20-29
Property Address: 424-426 FOWLER RD

Mailing Address: RICHARDS BENJAMIN E A
424 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 20-30
CAMA Number: 20-30
Property Address: 422 FOWLER RD

Mailing Address: DESPASQUELLE MATTHEW AMY M
DEPASQUELLE
422 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 20-31
CAMA Number: 20-31
Property Address: 322 FOWLER RD

Mailing Address: ARAUJO RACHEL RODRIGO LEAL
ARAUJO, TE
322 FOWLER RD
NORTHBRIDGE, MA 01534

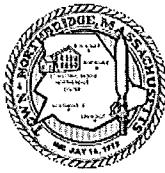


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Parcel Number: 20-32
CAMA Number: 20-32
Property Address: 314 FOWLER RD

Mailing Address: VIOLETTE JOELLE R
314 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 20-94
CAMA Number: 20-94
Property Address: 546 FOWLER RD

Mailing Address: IRISH GREGOR TERRY IRISH
1127 AMBROSE DR
ROLESVILLE, NC 27571

Parcel Number: 21-131
CAMA Number: 21-131
Property Address: FOWLER RD

Mailing Address: WORCESTER COUNTY ELECTRIC
COMPANY
PROPERTY TAX DEPT 40 SYLVAN RD
WALTHAM, MA 02451

Parcel Number: 21-132
CAMA Number: 21-132
Property Address: 223 FOWLER RD

Mailing Address: SHARON/KEVIN CURTIN 2020
REVOCABLE TRUST C/O KAMINSKI
SHARON A
223 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 21-133
CAMA Number: 21-133
Property Address: FOWLER RD

Mailing Address: TOWN OF NORTHBRIDGE
FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 21-134
CAMA Number: 21-134
Property Address: FOWLER RD

Mailing Address: HYOTTE ANDREW
277 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 21-136
CAMA Number: 21-136
Property Address: 429 FOWLER RD

Mailing Address: SMITH CHRISTINE L JUSTIN M PORZIO
429 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 21-137
CAMA Number: 21-137
Property Address: FOWLER RD

Mailing Address: TOWN OF NORTHBRIDGE N/A
N/A
WHITINSVILLE, MA 01588

Parcel Number: 21-138
CAMA Number: 21-138
Property Address: HIGHLAND ST

Mailing Address: TOWN OF NORTHBRIDGE
7 MAIN ST
WHITINSVILLE, MA 01534

Parcel Number: 21-140
CAMA Number: 21-140
Property Address: FOWLER RD

Mailing Address: TOWN OF NORTHBRIDGE
7 MAIN ST
WHITINSVILLE, MA 01588

Parcel Number: 21-148
CAMA Number: 21-148
Property Address: 531 FOWLER RD

Mailing Address: NAZARIO DYEGO STEPHANIE C
PERPETUO TE
531 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 21-150
CAMA Number: 21-150
Property Address: FOWLER RD

Mailing Address: KOSCIAK JOHN E BETH A KOSCIAK
491 FOWLER RD
NORTHBRIDGE, MA 01534



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Parcel Number: 21-151
CAMA Number: 21-151
Property Address: 491 FOWLER RD

Mailing Address: KOSCIAK JOHN E BETH A KOSCIAK
491 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 21-153
CAMA Number: 21-153
Property Address: 277 FOWLER RD

Mailing Address: HYOTTE ANDREW
277 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 21-155
CAMA Number: 21-155
Property Address: 317 FOWLER RD

Mailing Address: ANDREWS MICHAEL K AMBER L
ANDREWS, TE
20 OAKHURST RD
HOPKINTON, MA 01748

Parcel Number: 21-159
CAMA Number: 21-159
Property Address: 5 HEATHER HILL

Mailing Address: DRAY JOHN
5 HEATHER HILL
WHITINSVILLE, MA 01588

Parcel Number: 21-160
CAMA Number: 21-160
Property Address: 15 HEATHER HILL

Mailing Address: FIOR EDWARD A CHRISTINE M FIOR
LIFE ESTATE
15 HEATHER HILL
WHITINSVILLE, MA 01588

Parcel Number: 21-161
CAMA Number: 21-161
Property Address: 25 HEATHER HILL

Mailing Address: RICHARDSON JAMES V HEIDI
RICHARDSON
25 HEATHER HILL
WHITINSVILLE, MA 01588

Parcel Number: 21-162
CAMA Number: 21-162
Property Address: 35 HEATHER HILL

Mailing Address: JUANA I GLENNON 2022 IRREVOCABLE
TRUST JASON M GLENNON, TRUSTEE
35 HEATHER HILL
WHITINSVILLE, MA 01588

Parcel Number: 21-163
CAMA Number: 21-163
Property Address: 41 HEATHER HILL

Mailing Address: RIEL KERYN
41 HEATHER HILL
WHITINSVILLE, MA 01588

Parcel Number: 21-164
CAMA Number: 21-164
Property Address: 38 HEATHER HILL

Mailing Address: DEBLOIS DONNA MICHAEL
LAFONTAINE, JT
38 HEATHER HILL
WHITINSVILLE, MA 01588

Parcel Number: 21-165
CAMA Number: 21-165
Property Address: 26 HEATHER HILL

Mailing Address: DANIELS MARK D
26 HEATHER HILL
WHITINSVILLE, MA 01588

Parcel Number: 21-166
CAMA Number: 21-166
Property Address: 16 HEATHER HILL

Mailing Address: SANBORN CRAIG H SANBORN
CATHERINE S PITCHER
16 HEATHER HILL
WHITINSVILLE, MA 01588

Parcel Number: 21-167
CAMA Number: 21-167
Property Address: 16 ERICA DR

Mailing Address: FOLEY GEORGE
16 ERICA DR
WHITINSVILLE, MA 01588



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Northbridge, MA
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Parcel Number: 21-169
CAMA Number: 21-169
Property Address: 379 FOWLER RD

Mailing Address: PATRICIA MARQUIS
379 FOWLER RD
NORTHBRIDGE, MA 01534

Parcel Number: 21-185
CAMA Number: 21-185
Property Address: LOVELACE LN

Mailing Address: WOODLAND HEIGHTS PART JOSEPH
GREEN

, MA

Parcel Number: 21-186
CAMA Number: 21-186
Property Address: 190 SO TESSIER ST

Mailing Address: DAHL DENISE M
190 SO TESSIER ST
NORTHBRIDGE, MA 01534

Parcel Number: 21-187
CAMA Number: 21-187
Property Address: 50 LOVELACE LN

Mailing Address: ESSOUABNI ABDALLAH C/O
ESSOUABNI ABDALLAH & SALMA BIYI,
TE
50 LOVELACE LN
NORTHBRIDGE, MA 01534

Parcel Number: 21-188
CAMA Number: 21-188
Property Address: 62 LOVELACE LN

Mailing Address: TAFT DONALD G TE SUSAN E TAFT
62 LOVELACE LN
NORTHBRIDGE, MA 01534

Parcel Number: 21-189
CAMA Number: 21-189
Property Address: 72 LOVELACE LN

Mailing Address: HAVALOTTI MICHAEL J C/O MICHAL J &
HEATHER H HAVALOTTI REV TRUST
72 LOVELACE LN
NORTHBRIDGE, MA 01534

Parcel Number: 21-190
CAMA Number: 21-190
Property Address: 82 LOVELACE LN

Mailing Address: BEAUDOIN GERALD P
82 LOVELACE LN
NORTHBRIDGE, MA 01534

Parcel Number: 21-191
CAMA Number: 21-191
Property Address: LOVELACE LN

Mailing Address: WOODLAND HEIGHTS PART JOSEPH
GREEN

Parcel Number: 21-192
CAMA Number: 21-192
Property Address: 102 LOVELACE LN

Mailing Address: MORRISSETTE BERNICE J
102 LOVELACE LN
NORTHBRIDGE, MA 01534

Parcel Number: 21-193
CAMA Number: 21-193
Property Address: 112 LOVELACE LN

Mailing Address: CALDWELL JOANN DALE M CALDWELL
112 LOVELACE LN
NORTHBRIDGE, MA 01534

Parcel Number: 21-194
CAMA Number: 21-194
Property Address: 122 LOVELACE LN

Mailing Address: GOWARD WILLIAM T JR TE JULIE A
HOLSTON-GOWARD
122 LOVELACE LN
NORTHBRIDGE, MA 01534

Parcel Number: 21-195
CAMA Number: 21-195
Property Address: 132 LOVELACE LN

Mailing Address: ROBARDS JEFFREY E KAROLYN J
ROBARDS
132 LOVELACE LN
NORTHBRIDGE, MA 01534

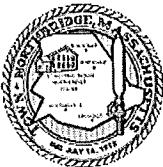


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Parcel Number: 21-196	Mailing Address: DUPRE FRANCIS REBECCA CARROLL, JT 142 LOVELACE LN NORTHBRIDGE, MA 01534
CAMA Number: 21-196	
Property Address: 142 LOVELACE LN	
Parcel Number: 21-197	Mailing Address: JONES KIMBER-LEE 154 LOVELACE LN NORTHBRIDGE, MA 01534
CAMA Number: 21-197	
Property Address: 154 LOVELACE LN	
Parcel Number: 21-198	Mailing Address: COOK TRAVIS J JENNIFER A COOK 166 LOVELACE LN NORTHBRIDGE, MA 01534
CAMA Number: 21-198	
Property Address: 166 LOVELACE LN	
Parcel Number: 21-199	Mailing Address: BRANEY FRANK III THERESA M BRANEY 101 WALLEN WAY NORTHBRIDGE, MA 01534
CAMA Number: 21-199	
Property Address: 101 WALLEN WAY	
Parcel Number: 21-200	Mailing Address: HASSETT GARY M JOANNE HASSETT 95 WALLEN WAY NORTHBRIDGE, MA 01534
CAMA Number: 21-200	
Property Address: 95 WALLEN WAY	
Parcel Number: 21-218	Mailing Address: KARI OLLIE 85 LOVELACE LN NORTHBRIDGE, MA 01534
CAMA Number: 21-218	
Property Address: 85 LOVELACE LN	
Parcel Number: 21-219	Mailing Address: CAMPO GARY J PAMELA A CAMPO, TE 95 LOVELACE LN NORTHBRIDGE, MA 01534
CAMA Number: 21-219	
Property Address: 95 LOVELACE LN	
Parcel Number: 21-220	Mailing Address: SABOURIN MICHAEL I LAURIE A SABOURIN 107 LOVELACE LANE NORTHBRIDGE, MA 01534
CAMA Number: 21-220	
Property Address: 107 LOVELACE LN	
Parcel Number: 21-221	Mailing Address: GO RICHARD A 117 LOVELACE LN NORTHBRIDGE, MA 01534
CAMA Number: 21-221	
Property Address: 117 LOVELACE LN	
Parcel Number: 21-222	Mailing Address: DALY DANIEL J VIRGINIA M DALY 127 LOVELACE LANE NORTHBRIDGE, MA 01534
CAMA Number: 21-222	
Property Address: 127 LOVELACE LN	
Parcel Number: 21-223	Mailing Address: FALVEY JAMES F SHERRY LYN FALVEY 92 WALLEN WAY NORTHBRIDGE, MA 01534
CAMA Number: 21-223	
Property Address: 92 WALLEN WAY	
Parcel Number: 21-224	Mailing Address: CHOSTA PATRICIA M 94 WALLEN WAY NORTHBRIDGE, MA 01534
CAMA Number: 21-224	
Property Address: 94 WALLEN WAY	



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Parcel Number: 21-250	Mailing Address: HEARON MARK A VERONICA HEARON 168 SO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-250	
Property Address: 168 SO TESSIER ST	
Parcel Number: 21-251	Mailing Address: STURBRIDGE WARREN LLC C/O FELICIA SHELTON 291 MAIN ST NORTHBOROUGH, MA 01532
CAMA Number: 21-251	
Property Address: BENSON RD	
Parcel Number: 21-255	Mailing Address: SZYMANOWSKI SLAWOMIR BARBARA SZYMANOWSKI 359 FOWLER RD NORTHBRIDGE, MA 01534
CAMA Number: 21-255	
Property Address: 359 FOWLER RD	
Parcel Number: 21-256	Mailing Address: KAGEN MICHAEL D 201 TESSIER LN NORTHBRIDGE, MA 01534
CAMA Number: 21-256	
Property Address: 201 TESSIER LN	
Parcel Number: 21-267	Mailing Address: McDUFFEE MARY ANN HEALY 1 DAKOTA TRAIL RUTLAND, MA 01543
CAMA Number: 21-267	
Property Address: FOWLER RD #1	
Parcel Number: 21-27	Mailing Address: TOWN OF NORTHBRIDGE CENTER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-27	
Property Address: 1679-1681 PROVIDENCE RD	
Parcel Number: 21-43	Mailing Address: BROWN THOMAS M. SUSAN M BROWN 67 SO MAIN STREET NORTHBRIDGE, MA 01534
CAMA Number: 21-43	
Property Address: 67 SO MAIN ST	
Parcel Number: 21-44	Mailing Address: IMABAYASHI JUN 219 TESSIER LN NORTHBRIDGE, MA 01534
CAMA Number: 21-44	
Property Address: 219 TESSIER LN	
Parcel Number: 21-45	Mailing Address: GAUTREAU GARY SANDRA H GAUTREAU 221 SO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-45	
Property Address: 221 TESSIER LN	
Parcel Number: 21-46	Mailing Address: MICHAEL SACCA & JEAN SACCA REV TRUST SACCA MICHAEL/JEAN TRUSTEES 213 TESSIER LN NORTHBRIDGE, MA 01534
CAMA Number: 21-46	
Property Address: 213 TESSIER LN	
Parcel Number: 21-47	Mailing Address: SCOVIL DEAN 209 TESSIER LN NORTHBRIDGE, MA 01534
CAMA Number: 21-47	
Property Address: 209 TESSIER LN	
Parcel Number: 21-49	Mailing Address: CHASE JANICE M TC BEVERLY A CYR 75 SOUTH MAIN STREET NORTHBRIDGE, MA 01534
CAMA Number: 21-49	
Property Address: 75-77 SO MAIN ST	



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Parcel Number: 21-50
CAMA Number: 21-50
Property Address: SO MAIN ST

Mailing Address: TOWN OF NORTHBRIDGE
OLD MAIN ST
NORTHBRIDGE, MA 01534

Parcel Number: 21-51
CAMA Number: 21-51
Property Address: SO MAIN ST

Mailing Address: WOODWARD LAURIE A
181 MAIN ST
SO GRAFTON, MA 01560-1018

Parcel Number: 21-52
CAMA Number: 21-52
Property Address: 145 SO MAIN ST

Mailing Address: SANTOS GUILHERME FRANCA
GONCALVES LAIS ALBUQUERQUE
SANTOS TE
145 SO MAIN ST
NORTHBRIDGE, MA 01534

Parcel Number: 21-54
CAMA Number: 21-54
Property Address: 29 SPRING HILL AV

Mailing Address: DOUGLAS ROBERT T SHARON L
DOUGLAS
14 FARNUM ST
SO GRAFTON, MA 01560

Parcel Number: 21-55
CAMA Number: 21-55
Property Address: 43-45 SPRING HILL AV

Mailing Address: CADOGAN GERARD G
43 SPRING HILL AV
NORTHBRIDGE, MA 01534

Parcel Number: 21-57
CAMA Number: 21-57
Property Address: 127 SO TESSIER ST

Mailing Address: PUGLIESE-DIRSA LISA/SARA C/O
SARA/LISA MOORE, TRUSTEES
127 SO TESSIER ST
NORTHBRIDGE, MA 01534

Parcel Number: 21-58
CAMA Number: 21-58
Property Address: SPRING HILL AV

Mailing Address: DOUGLAS ROBERT T SHARON L
DOUGLAS, TE
14 FARNUM ST
SO GRAFTON, MA 01560

Parcel Number: 21-59
CAMA Number: 21-59
Property Address: 135 SO TESSIER ST

Mailing Address: JORRITSMA JASON M
135 SO TESSIER ST
NORTHBRIDGE, MA 01534

Parcel Number: 21-60
CAMA Number: 21-60
Property Address: 149 SO TESSIER ST

Mailing Address: BEAUPRE KEVIN R KAREN BEAUPRE
149 SO TESSIER ST
NORTHBRIDGE, MA 01534

Parcel Number: 21-61
CAMA Number: 21-61
Property Address: SO TESSIER ST

Mailing Address: BEAUPRE KEVIN KAREN BEAUPRE
SO TESSIER ST
NORTHBRIDGE, MA 01534

Parcel Number: 21-63
CAMA Number: 21-63
Property Address: 144 SO TESSIER ST

Mailing Address: SINATRA STEVEN DEBORAH A
144 SO TESSIER ST
NORTHBRIDGE, MA 01534

Parcel Number: 21-64
CAMA Number: 21-64
Property Address: 134 SO TESSIER ST

Mailing Address: DECOTEAU THOMAS J LISA M
DECOTEAU
144 GRAFTON ST
MILLBURY, MA 01527



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Parcel Number: 21-65	Mailing Address: BAILLARGEON MICHAEL D KELLY J BAILLARGEON 126 SO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-65	
Property Address: 126 SO TESSIER ST	
Parcel Number: 21-66	Mailing Address: CUNNINGHAM JUSTIN 116 SO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-66	
Property Address: 116 SO TESSIER ST	
Parcel Number: 21-67	Mailing Address: WALKER MATTHEW JENNIFER S WALKER, TE 108 SO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-67	
Property Address: 108 SO TESSIER ST	
Parcel Number: 21-68	Mailing Address: SCHRICKER BRETT 98 SO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-68	
Property Address: 98 SO TESSIER ST	
Parcel Number: 21-69	Mailing Address: KLOCEK DAVID W MARIA ANNA KLOCEK-VIVEIROS 78 SPRING HILL AV NORTHBRIDGE, MA 01534
CAMA Number: 21-69	
Property Address: 78 SPRING HILL AV	
Parcel Number: 21-70	Mailing Address: TOWN OF NORTHBRIDGE 7 MAIN ST WHITINSVILLE, MA 01588
CAMA Number: 21-70	
Property Address: 50 TESSIER ST	
Parcel Number: 21-72	Mailing Address: ARMSTRONG THOMAS E DONG ZHANG, TE 50 NO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-72	
Property Address: 50 NO TESSIER ST	
Parcel Number: 21-73	Mailing Address: STEELE LINDA STEVEN W EDGE, JT 46 NO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-73	
Property Address: 46 NO TESSIER ST	
Parcel Number: 21-74	Mailing Address: HUBLEY WILLIAM P KRISTIN L HUBLEY, TE 12 GRAFTON RD UPTON, MA 01568
CAMA Number: 21-74	
Property Address: 44 NO TESSIER ST	
Parcel Number: 21-75	Mailing Address: RAE DAVID A ELIZABETH A GEARY 30 NO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-75	
Property Address: 30 NO TESSIER ST	
Parcel Number: 21-76	Mailing Address: BENOIT MARK L PATRICIA BENOIT 60 UXBRIDGE RD MENDON, MA 01756
CAMA Number: 21-76	
Property Address: 22 NO TESSIER ST	
Parcel Number: 21-78	Mailing Address: LARIVIERE STEVEN J KELLY L LARIVIERE 4 NO TESSIER ST NORTHBRIDGE, MA 01534
CAMA Number: 21-78	
Property Address: 4 NO TESSIER ST	



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Parcel Number: 21-79	Mailing Address: BERKOWICZ RYAN ALICIA M BERKOWICZ 60 ELSTON AV NORTHBRIDGE, MA 01534
Parcel Number: 21-80	Mailing Address: REA JUSTIN ALEXANDER 8 HUDSON ST NORTHBRIDGE, MA 01534
Parcel Number: 21-81	Mailing Address: PAINE THOMAS M PAINE PATRICIA F 27 NO TESSIER ST NORTHBRIDGE, MA 01534
Parcel Number: 21-82	Mailing Address: SOTEK VICTORIA C LIFE ESTATE STANLEY SOTEK RM 693 CHURCH ST WHITINSVILLE, MA 01588
Parcel Number: 21-83	Mailing Address: RATCLIFFE ALAN J MELISSA M RATCLIFFE 50 HUDSON ST NORTHBRIDGE, MA 01534
Parcel Number: 21-84	Mailing Address: BABIN RAYMOND P 83 SO TESSIER ST NORTHBRIDGE, MA 01534
Parcel Number: 21-85	Mailing Address: MIGNER JENNIFER TAYLOR MIGNER 32 SPRING HILL AV NORTHBRIDGE, MA 01534
Parcel Number: 21-86	Mailing Address: MACMANNIS TIMOTHY 93 SO TESSIER ST NORTHBRIDGE, MA 01534
Parcel Number: 21-87	Mailing Address: BROOKS JOHN E JIAQIN BROOKS, TE 28 SPRING HILL AV NORTHBRIDGE, MA 01534
Parcel Number: 21-89	Mailing Address: CATLIN KEVEN 62 HUDSON ST NORTHBRIDGE, MA 01534
Parcel Number: 21-91	Mailing Address: SOTEK RAYMOND & CLAIRE, L.E. JEFFREY SOTEK/STEPHANIE SOTEK, TC P O BOX 196 NORTHBRIDGE, MA 01534
Parcel Number: 21-92	Mailing Address: WILSON ELIZABETH M ISAAC GARLAND 18 HUDSON ST NORTHBRIDGE, MA 01534



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Parcel Number: 21-93
CAMA Number: 21-93
Property Address: 50 ELSTON AV

Mailing Address: HALEY IDA M
50 ELSTON AV
NORTHBRIDGE, MA 01534

Parcel Number: 21-94
CAMA Number: 21-94
Property Address: ELSTON AV

Mailing Address: HENRY SHIRLEY M ELVA M HENRY
32 ELSTON AVE
NORTHBRIDGE, MA 01534

Parcel Number: 21A-100
CAMA Number: 21A-100
Property Address: 117 SHERYL DR

Mailing Address: JOHNSON LINDA M
117 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-101
CAMA Number: 21A-101
Property Address: 109 SHERYL DR

Mailing Address: DULLEA KELLEY C
109 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-102
CAMA Number: 21A-102
Property Address: 99 SHERYL DR

Mailing Address: VOLPE JOANNE M
99 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-103
CAMA Number: 21A-103
Property Address: 95 SHERYL DR

Mailing Address: GRAVELLE NICOLE E SAMUEL R
MUNRO, JT
95 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-104
CAMA Number: 21A-104
Property Address: 87 SHERYL DR

Mailing Address: FRONGILLO HOLLY JOHN FRONGILLO,
JR, JT
87 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-105
CAMA Number: 21A-105
Property Address: 81 SHERYL DR

Mailing Address: PHILLIPS SEAN
81 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-106
CAMA Number: 21A-106
Property Address: 75 SHERYL DR

Mailing Address: KING BRANDON J ILENE P KING TE
75 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-107
CAMA Number: 21A-107
Property Address: 67 SHERYL DR

Mailing Address: CHLUDENSKI CAROL M
67 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-108
CAMA Number: 21A-108
Property Address: 10 DELMAR DR

Mailing Address: KELLEY, JOAN A WILLIAM A KELLEY
10 DELMAR DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-109
CAMA Number: 21A-109
Property Address: 47 SHERYL DR

Mailing Address: GONZALEZ FRANKIE MEGAN
SUGHRUE, JT
47 SHERYL DR
WHITINSVILLE, MA 01588



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Parcel Number: 21A-110
CAMA Number: 21A-110
Property Address: 39 SHERYL DR

Mailing Address: BEGGS PAUL SHARON A BEGGS
39 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-111
CAMA Number: 21A-111
Property Address: 31 SHERYL DR

Mailing Address: LOWE GEORGE
31 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-121
CAMA Number: 21A-121
Property Address: 96 JON CR

Mailing Address: FLYNN WILLIAM G VIOLA M FLYNN
96 JON CIRCLE
WHITINSVILLE, MA 01588

Parcel Number: 21A-123
CAMA Number: 21A-123
Property Address: 106 JON CR

Mailing Address: PAQUETTE PAUL BARBARA PAQUETTE
106 JON CR
WHITINSVILLE, MA 01588

Parcel Number: 21A-124
CAMA Number: 21A-124
Property Address: 107 JON CR

Mailing Address: CHOINIÈRE ROBERT L
107 JON CR
WHITINSVILLE, MA 01588

Parcel Number: 21A-125
CAMA Number: 21A-125
Property Address: 116 JON CR

Mailing Address: RESNICK DAYNA M
116 JON CIR
WHITINSVILLE, MA 01588

Parcel Number: 21A-126
CAMA Number: 21A-126
Property Address: 117 JON CR

Mailing Address: FERRY SEAN M
117 JON CR
WHITINSVILLE, MA 01588

Parcel Number: 21A-127
CAMA Number: 21A-127
Property Address: 126 JON CR

Mailing Address: 126 JON CIRCLE REALTY TRUST
PATRICIA A MONAST/AMY L MURRY
TRUSTEES
126 JON CIRCLE
WHITINSVILLE, MA 01588

Parcel Number: 21A-128
CAMA Number: 21A-128
Property Address: 131 JON CR

Mailing Address: CONNOLE JOSEPH P MAUREEN
CONNOLE
131 JON CIRCLE
WHITINSVILLE, MA 01588

Parcel Number: 21A-129
CAMA Number: 21A-129
Property Address: 136 JON CR

Mailing Address: DOUCETTE JENNIFER E MOWRY BEAU
ANTHONY JT
136 JON CIR
WHITINSVILLE, MA 01588

Parcel Number: 21A-130
CAMA Number: 21A-130
Property Address: 141 JON CR

Mailing Address: SOUSA CLAUDETTE E
141 JON CR
WHITINSVILLE, MA 01588

Parcel Number: 21A-131
CAMA Number: 21A-131
Property Address: 146 JON CR

Mailing Address: LETSCHER JOHN A SUSAN M
LETSCHER TE
146 JON CR
WHITINSVILLE, MA 01588



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11/12/2025

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300 feet Abutters List Report

Northbridge, MA
November 12, 2025

Parcel Number: 21A-132	Mailing Address: KIESMAN STEVEN J MARY KIESMAN, JT 151 JON CR WHITINSVILLE, MA 01588
CAMA Number: 21A-132	
Property Address: 151 JON CR	
Parcel Number: 21A-133	Mailing Address: NARDONE JAMES B 156 JON CIRCLE WHITINSVILLE, MA 01588
CAMA Number: 21A-133	
Property Address: 156 JON CR	
Parcel Number: 21A-134	Mailing Address: LOMBARDI MARIANN 24 PAUL PL WHITINSVILLE, MA 01588
CAMA Number: 21A-134	
Property Address: 24 PAUL PL	
Parcel Number: 21A-135	Mailing Address: VERRIER DONNA M LAWRENCE P VERRIER II 95 DELMAR DR WHITINSVILLE, MA 01588
CAMA Number: 21A-135	
Property Address: 95 DELMAR DR	
Parcel Number: 21A-136	Mailing Address: GIBSON JOSHUA R KAREN E GIBSON, TE 85 DELMAR DR WHITINSVILLE, MA 01588
CAMA Number: 21A-136	
Property Address: 85 DELMAR DR	
Parcel Number: 21A-137	Mailing Address: BLOEM JASON N JENNIFER V CONNERS JT 75 DELMAR DR WHITINSVILLE, MA 01588
CAMA Number: 21A-137	
Property Address: 75 DELMAR DR	
Parcel Number: 21A-138	Mailing Address: CONNORS MICHAEL E SUSAN M CONNORS 65 DELMAR DR WHITINSVILLE, MA 01588
CAMA Number: 21A-138	
Property Address: 65 DELMAR DR	
Parcel Number: 21A-139	Mailing Address: KILLEEN JOHN P KATHLEEN A KILLEEN 55 DELMAR DR WHITINSVILLE, MA 01588
CAMA Number: 21A-139	
Property Address: 55 DELMAR DR	
Parcel Number: 21A-140	Mailing Address: MULLEN JOEL J DEBORAH E MULLEN 45 DELMAR DRIVE WHITINSVILLE, MA 01588
CAMA Number: 21A-140	
Property Address: 45 DELMAR DR	
Parcel Number: 21A-141	Mailing Address: HASHEY EDWARD 31 DELMAR DR WHITINSVILLE, MA 01588
CAMA Number: 21A-141	
Property Address: 31 DELMAR DR	
Parcel Number: 21A-142	Mailing Address: DEMERS ERNEST P MARGARET A DEMERS 21 DELMAR DR WHITINSVILLE, MA 01588
CAMA Number: 21A-142	
Property Address: 21 DELMAR DR	
Parcel Number: 21A-143	Mailing Address: VALANZOLA LAURA J 22 DELMAR DR WHITINSVILLE, MA 01588
CAMA Number: 21A-143	
Property Address: 22 DELMAR DR	



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300 feet Abutters List Report

Northbridge, MA
November 12, 2025

Parcel Number: 21A-144
CAMA Number: 21A-144
Property Address: 34 DELMAR DR

Mailing Address: CADRIN IAN
34 DELMAR DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-145
CAMA Number: 21A-145
Property Address: 46 DELMAR DR

Mailing Address: WILFONG LESTER J
46 DELMAR DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-146
CAMA Number: 21A-146
Property Address: 60 DELMAR DR

Mailing Address: ANDREW CUNNINGHAM
60 DELMAR DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-147
CAMA Number: 21A-147
Property Address: 70 DELMAR DR

Mailing Address: FULLER IRREVOCABLE TRUST AMY
BOLAND TRUSTEE
70 DELMAR DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-148
CAMA Number: 21A-148
Property Address: 80 DELMAR DR

Mailing Address: BERNARD RAYMOND M LYNN M
BERNARD
80 DELMAR DRIVE
WHITINSVILLE, MA 01588

Parcel Number: 21A-149
CAMA Number: 21A-149
Property Address: 90 DELMAR DR

Mailing Address: REED THOMAS A PASQUA R REED
90 DELMAR DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-150
CAMA Number: 21A-150
Property Address: 100 DELMAR DR

Mailing Address: AUBIN HEATHER
100 DELMAR DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-151
CAMA Number: 21A-151
Property Address: 110 DELMAR DR

Mailing Address: FERRITER FREDERICK M
110 DELMAR DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-152
CAMA Number: 21A-152
Property Address: 120 DELMAR DR

Mailing Address: BENEDETTO NICHOLAS M
MARGUERITE M BENEDETTO
120 DELMAR DRIVE
WHITINSVILLE, MA 01588

Parcel Number: 21A-153
CAMA Number: 21A-153
Property Address: 35 PAUL PL

Mailing Address: LIPOCKY ERIC R KAYCEE BABINEAU, JT
35 PAUL PL
WHITINSVILLE, MA 01588

Parcel Number: 21A-154
CAMA Number: 21A-154
Property Address: 25 PAUL PL

Mailing Address: WATTS KRISTEN
25 PAUL PL
WHITINSVILLE, MA 01588

Parcel Number: 21A-155
CAMA Number: 21A-155
Property Address: 15 PAUL PL

Mailing Address: DA SILVA MARCELO M VALERIA A DOS
SANTOS SILVA, TE
15 PAUL PL
WHITINSVILLE, MA 01588



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300 feet Abutters List Report

Northbridge, MA
November 12, 2025

Parcel Number: 21A-156
CAMA Number: 21A-156
Property Address: 5 PAUL PL

Mailing Address: GREEN RICHARD D TE JOY A GREEN
5 PAUL PLACE
WHITINSVILLE, MA 01588

Parcel Number: 21A-83
CAMA Number: 21A-83
Property Address: 42 SHERYL DR

Mailing Address: CONNORS MELISSA S
42 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-84
CAMA Number: 21A-84
Property Address: 48 SHERYL DR

Mailing Address: LONGO ANTHONY J ARIEL A MATOS, JT
48 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-85
CAMA Number: 21A-85
Property Address: 62 SHERYL DR

Mailing Address: JOHNSON WILLIAM D LYNN D
JOHNSON, TE
62 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-86
CAMA Number: 21A-86
Property Address: 74 SHERYL DR

Mailing Address: SCHERBARTH LINDA J
74 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-87
CAMA Number: 21A-87
Property Address: 90 SHERYL DR

Mailing Address: BETTUILLI FAMILY 2019 REALTY TRUST
ROBERT L/PATRICIA A BETTUILLI,
TRUSTEES
90 SHERYL DR
WHITINSVILLE, MA 01588

Parcel Number: 21A-88
CAMA Number: 21A-88
Property Address: 106 SHERYL DR

Mailing Address: PLANTE RICHARD A JR DAWN MARIE
PLANTE TE
106 SHERYL DR
WHITINSVILLE, MA 01588



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126 JON CIRCLE REALTY TRU
PATRICIA A MONAST/AMY L M
126 JON CIRCLE
WHITINSVILLE, MA 01588

BEAUPRE KEVIN R
KAREN BEAUPRE
149 SO TESSIER ST
NORTHBRIDGE, MA 01534

BROWN THOMAS M.
SUSAN M BROWN
67 SO MAIN STREET
NORTHBRIDGE, MA 01534

ANDREW CUNNINGHAM
60 DELMAR DR
WHITINSVILLE, MA 01588

BEGGS PAUL
SHARON A BEGGS
39 SHERYL DR
WHITINSVILLE, MA 01588

CADOGAN GERARD G
43 SPRING HILL AV
NORTHBRIDGE, MA 01534

ANDREWS MICHAEL K
AMBER L ANDREWS, TE
20 OAKHURST RD
HOPKINTON, MA 01748

BENEDETTO NICHOLAS M
MARGUERITE M BENEDETTO
120 DELMAR DRIVE
WHITINSVILLE, MA 01588

CADRIN IAN
34 DELMAR DR
WHITINSVILLE, MA 01588

ARAUJO RACHEL
RODRIGO LEAL ARAUJO, TE
322 FOWLER RD
NORTHBRIDGE, MA 01534

BENJOIT MARK L
PATRICIA BENOIT
60 UXBRIDGE RD
MENDON, MA 01756

CALDWELL JOANN
DALE M CALDWELL
112 LOVELACE LN
NORTHBRIDGE, MA 01534

ARMSTRONG THOMAS E
DONG ZHANG, TE
50 NO TESSIER ST
NORTHBRIDGE, MA 01534

BERKOWICZ RYAN
ALICIA M BERKOWICZ
60 ELSTON AV
NORTHBRIDGE, MA 01534

CAMPO GARY J
PAMELA A CAMPO, TE
95 LOVELACE LN
NORTHBRIDGE, MA 01534

AUBIN HEATHER
100 DELMAR DR
WHITINSVILLE, MA 01588

BERNARD RAYMOND M
LYNN M BERNARD
80 DELMAR DRIVE
WHITINSVILLE, MA 01588

CATLIN KEVEN
62 HUDSON ST
NORTHBRIDGE, MA 01534

BABIN RAYMOND P
83 SO TESSIER ST
NORTHBRIDGE, MA 01534

BETTUELLI FAMILY 2019 REA
ROBERT L/PATRICIA A BETTU
90 SHERYL DR
WHITINSVILLE, MA 01588

CHASE JANICE M TC
BEVERLY A CYR
75 SOUTH MAIN STREET
NORTHBRIDGE, MA 01534

BAILLARGEON MICHAEL D
KELLY J BAILLARGEON
126 SO TESSIER ST
NORTHBRIDGE, MA 01534

BLOEM JASON N
JENNIFER V CONNERS JT
75 DELMAR DR
WHITINSVILLE, MA 01588

CHLUDENSKI CAROL M
67 SHERYL DR
WHITINSVILLE, MA 01588

BEAUDOIN GERALD P
82 LOVELACE LN
NORTHBRIDGE, MA 01534

BRANEY FRANK III
THERESA M BRANEY
101 WALLEN WAY
NORTHBRIDGE, MA 01534

CHOINIERE ROBERT L
107 JON CR
WHITINSVILLE, MA 01588

BEAUPRE KEVIN
KAREN BEAUPRE
SO TESSIER ST
NORTHBRIDGE, MA 01534

BROOKS JOHN E
JIAQIN BROOKS, TE
28 SPRING HILL AV
NORTHBRIDGE, MA 01534

CHOSTA PATRICIA M
94 WALLEN WAY
NORTHBRIDGE, MA 01534

CONNOLE JOSEPH P
MAUREEN CONNOLE
131 JON CIRCLE
WHITINSVILLE, MA 01588

DECOTEAU THOMAS J
LISA M DECOTEAU
144 GRAFTON ST
MILLBURY, MA 01527

FALVEY JAMES F
SHERRY LYN FALVEY
92 WALLEN WAY
NORTHBRIDGE, MA 01534

CONNORS MELISSA S
42 SHERYL DR
WHITINSVILLE, MA 01588

DEMERS ERNEST P
MARGARET A DEMERS
21 DELMAR DR
WHITINSVILLE, MA 01588

FERRITER FREDERICK M
110 DELMAR DR
WHITINSVILLE, MA 01588

CONNORS MICHAEL E
SUSAN M CONNORS
65 DELMAR DR
WHITINSVILLE, MA 01588

DESPASQUELLE MATTHEW
AMY M DEPASQUELLE
422 FOWLER RD
NORTHBRIDGE, MA 01534

FERRY SEAN M
117 JON CR
WHITINSVILLE, MA 01588

COOK TRAVIS J
JENNIFER A COOK
166 LOVELACE LN
NORTHBRIDGE, MA 01534

DOUCETTE JENNIFER E
MOWRY BEAU ANTHONY JT
136 JON CIR
WHITINSVILLE, MA 01588

FIOR EDWARD A
CHRISTINE M FIOR LIFE EST
15 HEATHER HILL
WHITINSVILLE, MA 01588

CUNNINGHAM JUSTIN
116 SO TESSIER ST
NORTHBRIDGE, MA 01534

DOUGLAS ROBERT T
SHARON L DOUGLAS
14 FARNUM ST
SO GRAFTON, MA 01560

FLYNN WILLIAM G
VIOLA M FLYNN
96 JON CIRCLE
WHITINSVILLE, MA 01588

DA SILVA MARCELO M
VALERIA A DOS SANTOS SILV
15 PAUL PL
WHITINSVILLE, MA 01588

DOUGLAS ROBERT T
SHARON L DOUGLAS, TE
14 FARNUM ST
SO GRAFTON, MA 01560

FOLEY GEORGE
16 ERICA DR
WHITINSVILLE, MA 01588

DAHL DENISE M
190 SO TESSIER ST
NORTHBRIDGE, MA 01534

DRAY JOHN
5 HEATHER HILL
WHITINSVILLE, MA 01588

FRONGILLO HOLLY
JOHN FRONGILLO, JR, JT
87 SHERYL DR
WHITINSVILLE, MA 01588

DALY DANIEL J
VIRGINIA M DALY
127 LOVELACE LANE
NORTHBRIDGE, MA 01534

DULLEA KELLEY C
109 SHERYL DR
WHITINSVILLE, MA 01588

FULLER IRREVOCABLE TRUST
AMY BOLAND TRUSTEE
70 DELMAR DR
WHITINSVILLE, MA 01588

DANIELS MARK D
26 HEATHER HILL
WHITINSVILLE, MA 01588

DUPRE FRANCIS
REBECCA CARROLL, JT
142 LOVELACE LN
NORTHBRIDGE, MA 01534

GAUTREAU GARY
SANDRA H GAUTREAU
221 SO TESSIER ST
NORTHBRIDGE, MA 01534

DEBLOIS DONNA
MICHAEL LAFONTAINE, JT
38 HEATHER HILL
WHITINSVILLE, MA 01588

ESSOUABNI ABDALLAH
C/O ESSOUABNI ABDALLAH &
50 LOVELACE LN
NORTHBRIDGE, MA 01534

GIBSON JOSHUA R
KAREN E GIBSON, TE
85 DELMAR DR
WHITINSVILLE, MA 01588

GO RICHARD A
117 LOVELACE LN
NORTHBRIDGE, MA 01534

HENEY SHIRLEY M
ELVA M HENEY
32 ELSTON AVE
NORTHBRIDGE, MA 01534

KAGEN MICHAEL D
201 TESSIER LN
NORTHBRIDGE, MA 01534

GONZALEZ FRANKIE
MEGAN SUGHRUE, JT
47 SHERYL DR
WHITINSVILLE, MA 01588

HUBLEY WILLIAM P
KRISTIN L HUBLEY, TE
12 GRAFTON RD
UPTON, MA 01568

KARI OLLIE
85 LOVELACE LN
NORTHBRIDGE, MA 01534

GOWARD WILLIAM T JR TE
JULIE A HOLSTON-GOWARD
122 LOVELACE LN
NORTHBRIDGE, MA 01534

HYOTTE ANDREW
277 FOWLER RD
NORTHBRIDGE, MA 01534

KELLEY, JOAN A
WILLIAM A KELLEY
10 DELMAR DR
WHITINSVILLE, MA 01588

GRAVELLE NICOLE E
SAMUEL R MUNRO, JT
95 SHERYL DR
WHITINSVILLE, MA 01588

IMABAYASHI JUN
219 TESSIER LN
NORTHBRIDGE, MA 01534

KIESMAN STEVEN J
MARY KIESMAN, JT
151 JON CR
WHITINSVILLE, MA 01588

GREEN RICHARD D TE
JOY A GREEN
5 PAUL PLACE
WHITINSVILLE, MA 01588

IRISH GREGOR
TERRY IRISH
1127 AMBROSE DR
ROLESVILLE, NC 27571

KILLEEN JOHN P
KATHLEEN A KILLEEN
55 DELMAR DR
WHITINSVILLE, MA 01588

HALEY IDA M
50 ELSTON AV
NORTHBRIDGE, MA 01534

JOHNSON LINDA M
117 SHERYL DR
WHITINSVILLE, MA 01588

KING BRANDON J
ILENE P KING TE
75 SHERYL DR
WHITINSVILLE, MA 01588

HASHEY EDWARD
31 DELMAR DR
WHITINSVILLE, MA 01588

JOHNSON WILLIAM D
LYNN D JOHNSON, TE
62 SHERYL DR
WHITINSVILLE, MA 01588

KLOCEK DAVID W
MARIA ANNA KLOCEK-VIVEIRO
78 SPRING HILL AV
NORTHBRIDGE, MA 01534

HASSETT GARY M
JOANNE HASSETT
95 WALLEN WAY
NORTHBRIDGE, MA 01534

JONES KIMBER-LEE
154 LOVELACE LN
NORTHBRIDGE, MA 01534

KOSCIAK JOHN E
BETH A KOSCIAK
491 FOWLER RD
NORTHBRIDGE, MA 01534

HAVALOTTI MICHAEL J
C/O MICHAL J & HEATHER H
72 LOVELACE LN
NORTHBRIDGE, MA 01534

JORRITSMA JASON M
135 SO TESSIER ST
NORTHBRIDGE, MA 01534

LANGLAIS NANCY LEE
JOSEPH F GUILBEAULT
458 FOWLER RD
NORTHBRIDGE, MA 01534

HEARON MARK A
VERONICA HEARON
168 SO TESSIER ST
NORTHBRIDGE, MA 01534

JUANA I GLENNON 2022 IRRE
JASON M GLENNON, TRUSTEE
35 HEATHER HILL
WHITINSVILLE, MA 01588

LARIVIERE STEVEN J
KELLY L LARIVIERE
4 NO TESSIER ST
NORTHBRIDGE, MA 01534

LETSCHER JOHN A
SUSAN M LETSCHER TE
146 JON CR
WHITINSVILLE, MA 01588

MILLVILLE INVESTMENT LLC
PO BOX 183
MILLVILLE, MA 01529

PLANTE RICHARD A JR
DAWN MARIE PLANTE TE
106 SHERYL DR
WHITINSVILLE, MA 01588

LIPOCKY ERIC R
KAYCEE BABINEAU, JT
35 PAUL PL
WHITINSVILLE, MA 01588

MORRISSETTE BERNICE J
102 LOVELACE LN
NORTHBRIDGE, MA 01534

PUGLIESE-DIRSA LISA/SARA
C/O SARA/LISA MOORE, TRUS
127 SO TESSIER ST
NORTHBRIDGE, MA 01534

LOMBARDI MARIANN
24 PAUL PL
WHITINSVILLE, MA 01588

MULLEN JOEL J
DEBORAH E MULLEN
45 DELMAR DRIVE
WHITINSVILLE, MA 01588

RAE DAVID A
ELIZABETH A GEARY
30 NO TESSIER ST
NORTHBRIDGE, MA 01534

LONGO ANTHONY J
ARIEL A MATOS, JT
48 SHERYL DR
WHITINSVILLE, MA 01588

NARDONE JAMES B
156 JON CIRCLE
WHITINSVILLE, MA 01588

RATCLIFFE ALAN J
MELISSA M RATCLIFFE
50 HUDSON ST
NORTHBRIDGE, MA 01534

LOWE GEORGE
31 SHERYL DR
WHITINSVILLE, MA 01588

NAZARIO DYEGO
STEPHANIE C PERPETUO TE
531 FOWLER RD
NORTHBRIDGE, MA 01534

REA JUSTIN ALEXANDER
8 HUDSON ST
NORTHBRIDGE, MA 01534

MACMANNIS TIMOTHY
93 SO TESSIER ST
NORTHBRIDGE, MA 01534

OWNER UNKNOWN

REED THOMAS A
PASQUA R REED
90 DELMAR DR
WHITINSVILLE, MA 01588

MAHONEY KENNETH J
344 FOWLER RD
NORTHBRIDGE, MA 01534

PAINES THOMAS M
PAINES PATRICIA F
27 NO TESSIER ST
NORTHBRIDGE, MA 01534

RESNICK DAYNA M
116 JON CIR
WHITINSVILLE, MA 01588

MCDUFFEE MARY ANN HEALY
1 DAKOTA TRAIL
RUTLAND, MA 01543

PAQUETTE PAUL
BARBARA PAQUETTE
106 JON CR
WHITINSVILLE, MA 01588

RICHARDS BENJAMIN E A
424 FOWLER RD
NORTHBRIDGE, MA 01534

MICHAEL SACCA & JEAN SACC
SACC MICHAEL/JEAN TRUSTE
213 TESSIER LN
NORTHBRIDGE, MA 01534

PATRICIA MARQUIS
379 FOWLER RD
NORTHBRIDGE, MA 01534

RICHARDSON JAMES V
HEIDI RICHARDSON
25 HEATHER HILL
WHITINSVILLE, MA 01588

MIGNER JENNIFER
TAYLOR MIGNER
32 SPRING HILL AV
NORTHBRIDGE, MA 01534

PHILLIPS SEAN
81 SHERYL DR
WHITINSVILLE, MA 01588

RIEL KERYN
41 HEATHER HILL
WHITINSVILLE, MA 01588

ROBARDS JEFFREY E KAROLYN J ROBARDS 132 LOVELACE LN NORTHBRIDGE, MA 01534	SOTEK RAYMOND & CLAIRE, L JEFFREY SOTEK/STEPHANIE S P O BOX 196 NORTHBRIDGE, MA 01534	TOWN OF NORTHBRIDGE 7 MAIN ST WHITINSVILLE, MA 01588
SABOURIN MICHAEL I LAURIE A SABOURIN 107 LOVELACE LANE NORTHBRIDGE, MA 01534	SOTEK VICTORIA C LIFE EST STANLEY SOTEK RM 693 CHURCH ST WHITINSVILLE, MA 01588	TOWN OF NORTHBRIDGE CENTER ST NORTHBRIDGE, MA 01534
SANBORN CRAIG H SANBORN CATHERINE S PITCH 16 HEATHER HILL WHITINSVILLE, MA 01588	SOUSA CLAUDETTE E 141 JON CR WHITINSVILLE, MA 01588	TOWN OF NORTHBRIDGE FOWLER RD NORTHBRIDGE, MA 01534
SANTOS GUILHERME FRANCA G LAIS ALBUQUERQUE SANTOS T 145 SO MAIN ST NORTHBRIDGE, MA 01534	STEELE LINDA STEVEN W EDGE, JT 46 NO TESSIER ST NORTHBRIDGE, MA 01534	TOWN OF NORTHBRIDGE OLD MAIN ST NORTHBRIDGE, MA 01534
SCHERBARTH LINDA J 74 SHERYL DR WHITINSVILLE, MA 01588	STEVEN W OOSTERMAN IRREVO COURTNEY L OOSTERMAN, TRU 92 COOPER RD NORTHBRIDGE, MA 01534	TOWN OF NORTHBRIDGE N/A N/A WHITINSVILLE, MA 01588
SCHRICKER BRETT 98 SO TESSIER ST NORTHBRIDGE, MA 01534	STURBRIDGE WARREN LLC C/O FELICIA SHELTON 291 MAIN ST NORTHBOROUGH, MA 01532	VALANZOLA LAURA J 22 DELMAR DR WHITINSVILLE, MA 01588
SCOVIL DEAN 209 TESSIER LN NORTHBRIDGE, MA 01534	SZYMANOWSKI SLAWOMIR BARBARA SZYMANOWSKI 359 FOWLER RD NORTHBRIDGE, MA 01534	VERRIER DONNA M LAWRENCE P VERRIER II 95 DELMAR DR WHITINSVILLE, MA 01588
SHARON/KEVIN CURTIN 2020 C/O KAMINSKI SHARON A 223 FOWLER RD NORTHBRIDGE, MA 01534	TAFT DONALD G TE SUSAN E TAFT 62 LOVELACE LN NORTHBRIDGE, MA 01534	VIOLETTE JOELLE R 314 FOWLER RD NORTHBRIDGE, MA 01534
SINATRA STEVEN DEBORAH A 144 SO TESSIER ST NORTHBRIDGE, MA 01534	TETREAULT CHRISTOPHER JOH GIA BARSS-TETREAULT,TE 176 COOPER RD NORTHBRIDGE, MA 01534	VOLPE JOANNE M 99 SHERYL DR WHITINSVILLE, MA 01588
SMITH CHRISTINE L JUSTIN M PORZIO 429 FOWLER RD NORTHBRIDGE, MA 01534	TOWN OF NORTHBRIDGE 7 MAIN ST WHITINSVILLE, MA 01534	WALKER MATTHEW JENNIFER S WALKER, TE 108 SO TESSIER ST NORTHBRIDGE, MA 01534

WALTON JAMES RYAN
HEATHER R WALTON, TE
312 FOWLER RD
NORTHBRIDGE, MA 01534

WATTS KRISTEN
25 PAUL PL
WHITINSVILLE, MA 01588

WILFONG LESTER J
46 DELMAR DR
WHITINSVILLE, MA 01588

WILSON ELIZABETH M
ISAAC GARLAND
18 HUDSON ST
NORTHBRIDGE, MA 01534

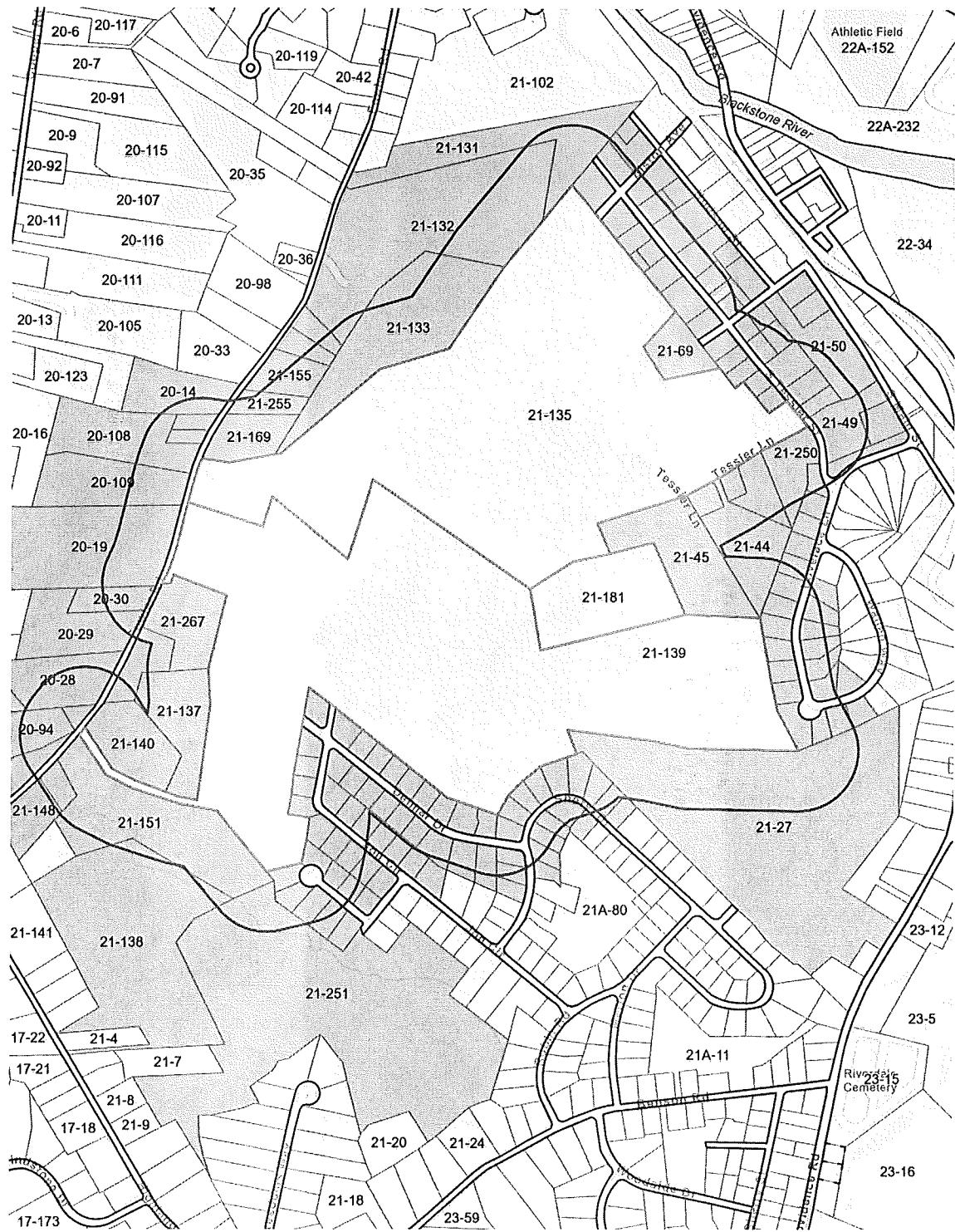
WOODLAND HEIGHTS PART
JOSEPH GREEN

WOODLAND HEIGHTS PART
JOSEPH GREEN

, MA

WOODWARD LAURIE A
181 MAIN ST
SO GRAFTON, MA 01560-1018

WORCESTER COUNTY ELECTRIC
PROPERTY TAX DEPT
40 SYLVAN RD
WALTHAM, MA 02451



**Notification to Abutters Under the
Massachusetts Wetlands Protection Act
and
Northbridge Wetlands Protection Bylaw**

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

- A. The name of the applicant is: Eastland Partners, Inc.
- B. The applicant has filed a Notice of Intent with the Northbridge Conservation Commission seeking permission to construct 124 duplex-style dwellings on 62 lots with associated site and utility work within the 100-foot buffer zone to a bordering vegetated wetland and wetland resource area disturbance and that the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated pursuant to Wetlands Protection Act (MGL c. 131 s. 40) and the Northbridge Wetlands Protection Bylaw.
- C. The address of the lot where the activity is proposed is: 234 Tessier Lane and Fowler Road
- D. Copies of the Notice of Intent may be examined at the Northbridge Conservation Commission office located at 14 Hill Street, Whitinsville, MA 01588 BY APPOINTMENT ONLY, by calling the Northbridge Conservation Commission office at (508) 234-2447.
- E. Copies of the Notice may be obtained from the Applicant's Representative by calling (508) 381-1515 between the hours of 8:00 a.m. - 4:30 p.m. on the following days: Monday – Friday.
- F. Information regarding the date, time and place of the public hearing may be obtained by calling the Northbridge Conservation Commission office at (508) 234-2447.
- G. Person sending this notification: Applicant, Applicant's Representative, or Other (specify):

Name: James Bernardino - Turning Point Engineering
Address: P.O. Box 757
Sutton, MA 01569
Telephone: (508) 381-1515

Note: Notice of the public hearing, including date, time and place will be published at least five (5) days in advance in the Worcester Telegram & Gazette.

Note: Notice of the public hearing, including date, time, and place will be posted in the Town Hall not less than forty-eight (48) hours in advance.

Note: You may also contact the Central Regional office of the Department of Environmental Protection for more information about this application or the Wetlands Protection Act by calling (508) 792-7650.

DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Document Type	Town	Book/Page	File Date	Consideration
79266	DEED		71083/117	09/27/2024	100.00
Street	Street Name	Description			
	FOWLER RD OFF				
234	TESSIER ST				
234	TESSIER LN				
Grantors	Grantees	Street	Property Description		
RENAUD EDWARD K JR	RENAUD EDWARD K JR TR, EKR II TRUST - 2024				
References					
Book/Page	Description	Street	Recorded year		
69573/388	DEED		2023		
70374/64	DEED		2024		
70350/129	DEED		2024		
71388/300	MORTGAGE		2024		
References Certificate					

Worcester South District Registry of Deeds

Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number : 79266
Document Type : DEED
Recorded Date : September 27, 2024
Recorded Time : 02:01:16 PM

Recorded Book and Page : 71083 / 117
Number of Pages(including cover sheet) : 6
Receipt Number : 1598943
Recording Fee (including excise) : \$155.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/27/2024 02:01 PM
Ctrl# Doc# 00079266
Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 368-7000

QUITCLAIM DEED

I, Edward K. Renaud, Jr. being unmarried of 24 Louisa Drive, Whitinsville, Worcester County, Massachusetts

for consideration paid and in full consideration of LESS THAN ONE HUNDRED (\$100.00) DOLLARS

Grant to Edward K. Renaud Jr, as Trustee of the EKR II Trust – 2024, an unrecorded Trust UDT dated May 8, 2024 of 24 Louisa Drive, Whitinsville, Massachusetts 01534

WITH QUITCLAIM COVENANTS

Parcel 1 Off Fowler Road

Two certain parcels of land in Northbridge more particularly bounded and described as follows:

Tract I

A piece of woodland situated in the southeasterly part of David Southwick Farm so called in said Northbridge containing six acres more or less bounded as follows to wit:

BEGINNING at a stake and stones at a road leading from the bouse now or formerly of Ira Prentice to Whiting's Lower Village so called;

THENCE N. 42° 8' by land now or formerly of Jonanthan Southwick 58 ½ rods to a stake and stones at a wall;

THENCE N. 27° 0' E., 15 rods by land of Hazen O bean to a stake and stones;

THENCE S. 42° 30' E., 68 ½ rods by the land now or formerly of Lucretia Southwick to said road;

THENCE Westerly by said road 15 rods to the first mentioned bound.

Being a portion of the property acquired by deed dated September 20, 1957 and recorded in Worcester District Registry of Deeds Book 3894, page 20.

For further reference see deed from Eleanor Taft to Paul Whitin Mtg Co. dated March 12, 1903 and recorded in Book 1742, Page 535 and a deed from Sarah McBride to Elenor Taft dated December 5, 1890 and Book 1337, Page 567 (being tract 3 in said deed).

TRACT II

A certain tract or parcel of woodland situated in Northbridge Worcester County Massachusetts, bounded and described as follows; to wit:

BEGINNING at a stake and stones at the northly side of an old road leading from the village or Riverdale to the house formerly of Henry Crony;
THENCE N. $42\frac{1}{2}$ ° W., 31 rods and 22 links to stake and stones;
THENCE N. 26° E., 26 rods and 10 links to stake and stones;
THENCE S. 42° E., 65 rods and 10 links to a heap of stones;
THENCE S. 26° W., 9 rods to said road;
THENCE by said road to the place of beginning.

CONTAINING 8 acres more or less.

Subject to an easement granted to Worcester County Electric Company dated February 25, 1952, recorded in Worcester District Registry of Deeds, Book 3414, Page 521.

Being the same premises conveyed by deed to Edward K. Renaud Jr. from UniStar Properties, LLC and recorded with the Worcester District Registry of Deeds August 28, 2023 in Book 69573, Page 388

Parcel II off Fowler Road

A certain tract of land with all the privileges and appurtenances thereto belonging located in the easterly part of the Town of Northbridge, in Worcester County, believed to contain six and three-fourths (6 $\frac{3}{4}$) acres and four (4) square rods of land, more or less. Said premises are more particularly bounded and described as follows:

BEGINNING at a stake and stones at the southeaster corner of Daniel Fuller's Wood lpt and at the northeast corner of said Lot;

THENCE S. 26° E. eighteen (18) rods and nineteen (19) links to a stake and stones by land of the heirs of H.O. Bean;
THENCE S. 11° E six (6) rods and six (6) links to a stake and stones;
THENCE N. 72° 30' E., forty-five (45) rods to a stake and stones;
THENCE N. 22° W. twenty-five (25) rods to a stake and stones by said Benson Estate;
THENCE S. 72° 30' W., forty-five (45) rods to the bound fist mentioned.

Subject to the rights and easement of the heirs and assigns of Timothy McNamara to pass and repass with teams to and from said land as reserved in deed dated January 11, 1814 recorded in the Worcester District Registry of Deeds in Book 192, Page 179.

Being the same premises conveyed in deed to Edward K. Renaud Jr, by deed of Cecelia C. Parker and Lee J. Parker dated March 24 2024 and recorded with the Worcester District Registry of Deeds in Book 70374, Page 64

Parcel III 234 Tessier Street

The land in Northbridge, Worcester County, Massachusetts more particularly bounded and described as follows:

Tract I:

Beginning at the southwesterly corner of Lot #80 as shown on a plan entitled "Plat No.2 of Hillside Park owned by Perry E. Day, Rockdale, Mass." Dated May 7, 1915, made by L.S. Aldrich, recorded with Worcester District Registry of Deeds, Plan Book 27, Plan 65 on the northerly side of Spring Hill Avenue as shown on said plan:

THENCE northerly following the westerly line of said Plat No., 2, 993 feet to land formerly of Samuel Fowler;

THENCE following the old line of the Beane land S. 48° W., (621.26 feet by survey) about 28 rods;

THENCE S. 16° 45' W., 36 rods;

THENCE S. 83° W., 22.3 rods;

THENCE S. 56° W., 38.5 rods;

THENCE N. 41° W. 21.5 rods to the land now or formerly of Danil Parlin, the last five lines bounding on said Fowler land;

THENCE S. 31° W. 7.4 rods;

THENCE N. 81° W. 25 rods to the road leading from Rockdale to Northbridge Hill, these two lines bounding on said Parlin land;

THENCE southerly along said road 22 rods to land now or formerly of George T. Fowler;

THENCE S. 60° E., with said land 19.1 rods to the land now or formerly of the Paul Whitin Mfg. Co.:

THENCE N. 31° E. 12 rods;

THENCE S. 42° 30' E. 33.12 rods to land now or formerly of James W. Watson;

THENCE N. 24° 45' E. 26 rods;

THENCE S. 42° E. 54.3 rods to land formerly of the Benson Heirs;

THENCE N. 53° E. 16 rods;

THENCE N. 70° E. 11 rods, these two lines on Benson land;

THENCE N. 72° E., 20 rods to land now or formerly of H. J. Decelle;

THENCE N. 23° W. 9.4 rods on said land;

THENCE N. 69° 30' E., with said Decelle land and land now or formerly of Philip Campbell to a point of 150 feet distant from the westerly line of said Tessier Street about 610.5 feet more or less, to the place of beginning.

Excluding a parcel of land conveyed to Jack F. Vinson et ux by deed of Klocek et ali recorded on April 9, 1970, at Worcester District Registry of Deeds Book 5022, Page 583 containing 89, 200 square feet more or less, and shown on a plan recorded with said Deeds Plan Book 334, Plan 19;

Subject to water rights reserved in deed recorded with said deeds, Book 551, Page 98 and to easement for poles and wires recorded with said deeds Book 3426, Page 372.

TRACT II

Beginning at an iron pipe in the southwesterly line of Tessier Street said point being a distance of 610 feet southeasterly of the intersection of Tessier Street and Spring Hill Avenue;

THENCE S. $64^{\circ} 30'$ W., a distance of 150.00 feet to a point;

THENCE N. 25° W. by land now or formerly of Frank Klocek a distance of 360.00 feet to an iron pin at land now or formerly of Cote;

THENCE N. $64^{\circ} 30'$ E., by said Cote land a distance of 50.00 feet to a point at land now or formerly of F. Klocek;

THENCE S. 25° E., by said Klocek land a distance of 200.00 feet to a point;

THENCE N. $60^{\circ} 30'$ E., by said Klocek land a distance of 100.00 feet to the southwesterly line of Tessier;

THENCE S. 25° E., by the southwesterly line of Tessier Street a distance of 160.00 feet to an iron pipe at the point of beginning.

CONTAINING 34,000 square feet, more or less.

Being shown as Lots #59C, #59D, #59E and #59F on a plan entitled "Land in Northbridge Mass., Property of Frank Klocek", dated December 1, 1961, and recorded with the Worcester District Registry of Deeds, Plan Book 261, Plan 71;

BEING a portion of the premises conveyed to Klocek et ux by deed of Alice Contois, recorded with said Deeds Book 2606, Page 282.

Excepting the premises conveyed from Stephen D. Hall, Jr., et ux to David J. Devine and Catherin M. Devine dated May 22, 1987, and recorded in Worcester District registry of Deeds in Book 10495, Page 77.

Also subject to easement deed from Stephen D Hall Jr., et ux to Walter F, Drew and Amy B. Drew, dated July 23, 2002, and recorded in the Worcester District Registry of Deeds in Book 2705, Page 228.

Being the same premises conveyed to Edward K. Renaud Jr. by deed of JBX Developers Inc dated March 22nd, 2024, and recorded with the Worcester District Registry of Deeds in Book 70350, Page 129.

NO title search was done in connection with the preparation and recording of this deed.

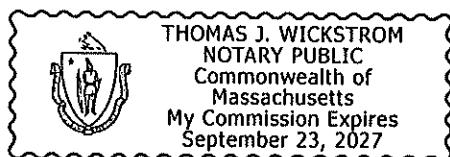
Witness our hands and seals this 8th day of May, 2024.

Edward K Renaud Jr
Edward K. Renaud, Jr

COMMONWEALTH OF MASSACHUSETTS
Worcester County, ss

On this 8th day of May, 2024 before me, the undersigned notary public, personally appeared Edward K. Renaud, Jr proved to me through satisfactory evidence of identification, which was a driver's license, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Thomas J. Wickstrom
Thomas J. Wickstrom, Notary Public
My Commission Expires: 09/23/2027



ATTEST: WORC Kathryn A. Toomey, Register

Fox Hollow
Waiver Request and Alternative Analysis.
November 17, 2025

Allowed under Section Article II (b) Waivers and Variances, the Applicant Petitions the Conservation Commission for a Waiver from Article IV Section 4.01(b) Wetlands Setback Policy within the Town of Northbridge Wetlands Bylaw Rules and Regulations.

**Section 4.01(b)(2)(c)-35-foot Undisturbed Natural Vegetation
Section 4.01(b)(2)(e)-50-foot edge setback for edge of roadways**

The Applicant is seeking relief from the above noted section of the Towns -Wetland bylaws to allow for the construction of the proposed roadways and sewer pump station that will service a 124-unit (62 lot) subdivision.

Two areas of relief are being sought. The first of areas is along the proposed wetlands crossing (WF#101-#106) associated with the construction of Road B of the proposed subdivision. A waiver is requested to allow for a direct wetlands impact. The Direct Impacts will be mitigated at a replication of 2:1. Below is the reflection of the proposed impact and replication areas, Refer to the detailed Replication Plans Included within the Notice of Intent in support of the Waiver Request.

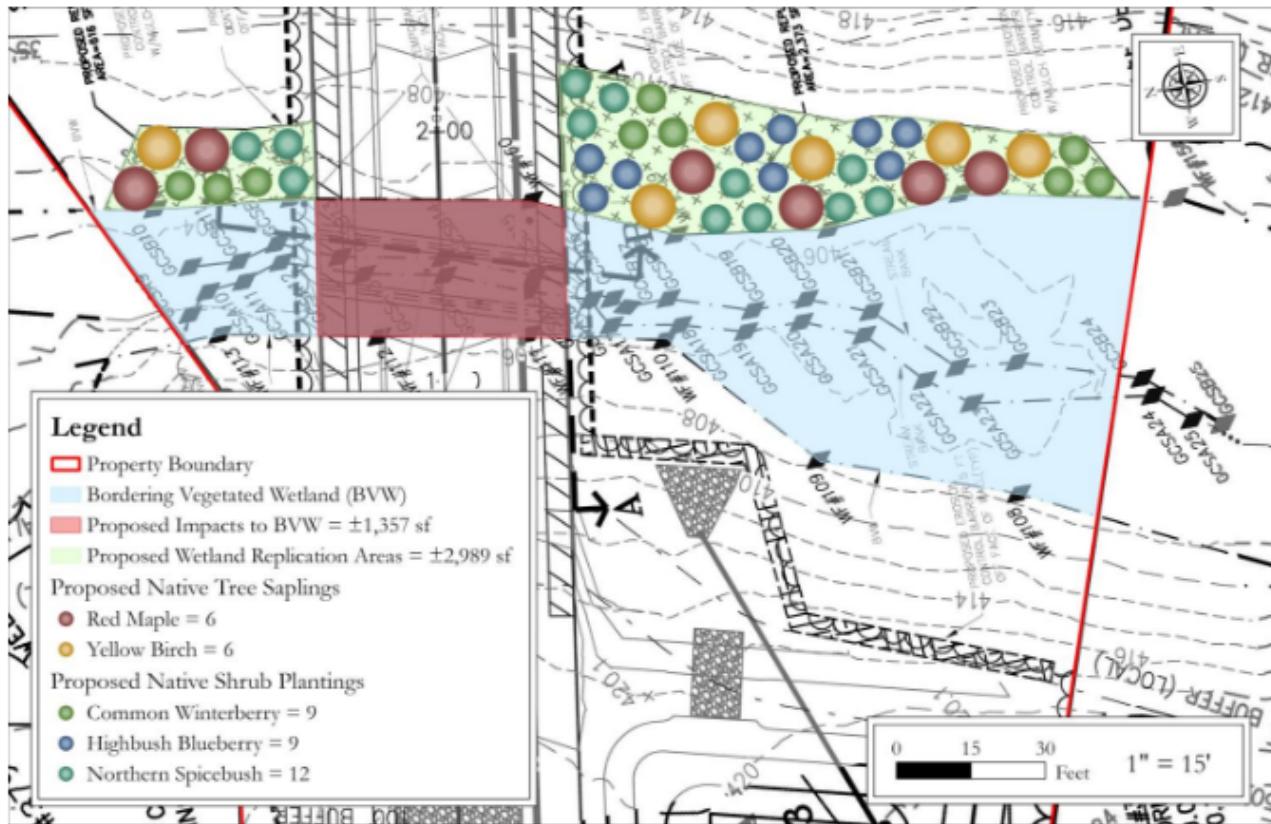


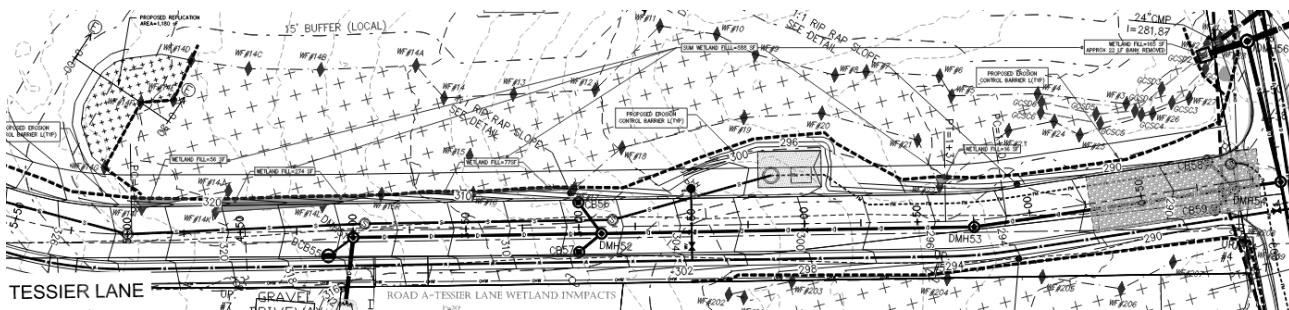
Figure 3. Proposed wetland replication planting plan adjacent to the proposed wetland crossing.

It is found that the design of the proposed wetland crossing is aligned to minimize the temporary and permanent resource area impacts compared to Alternatives that were explored for the development.

A second location where a waiver is being sought is the area along the north side of the existing private roadway, Tessier Lane. A Bordering Vegetated Wetland (WF#1-#28) as a well as an intermittent stream exists in this location that flows to an existing 24" CMP that goes under South Tessier Street. Additionally, there is a BVW located on the Southern Side of the Tessier Lane (WF#201-209).

Presently the condition of South Tessier Lane is in disrepair and frequently experiences erosion within the graveled roadway. It has been determined that a roadway installation with a proper drainage system within Tessier Lane, (rather than alternative locations that were analyzed) would provide an upgrade to the existing conditions of the wetlands system while providing long-term stormwater protection.

The upgrading of Tessier Lane will include minor filled areas to allow for installation of an updated roadway that will also serve the proposed subdivision as well as the existing residents on Tessier Lane. The fill areas have been minimized by implementing stabilized rip rap slopes in areas that are in proximity to the resource areas. The proposed Sewer Pump Station is proposed to have a limit of work within 7 feet of the BVW at its closest Point. All resource area impacts, and replication are further discussed in the Notice of Intent.

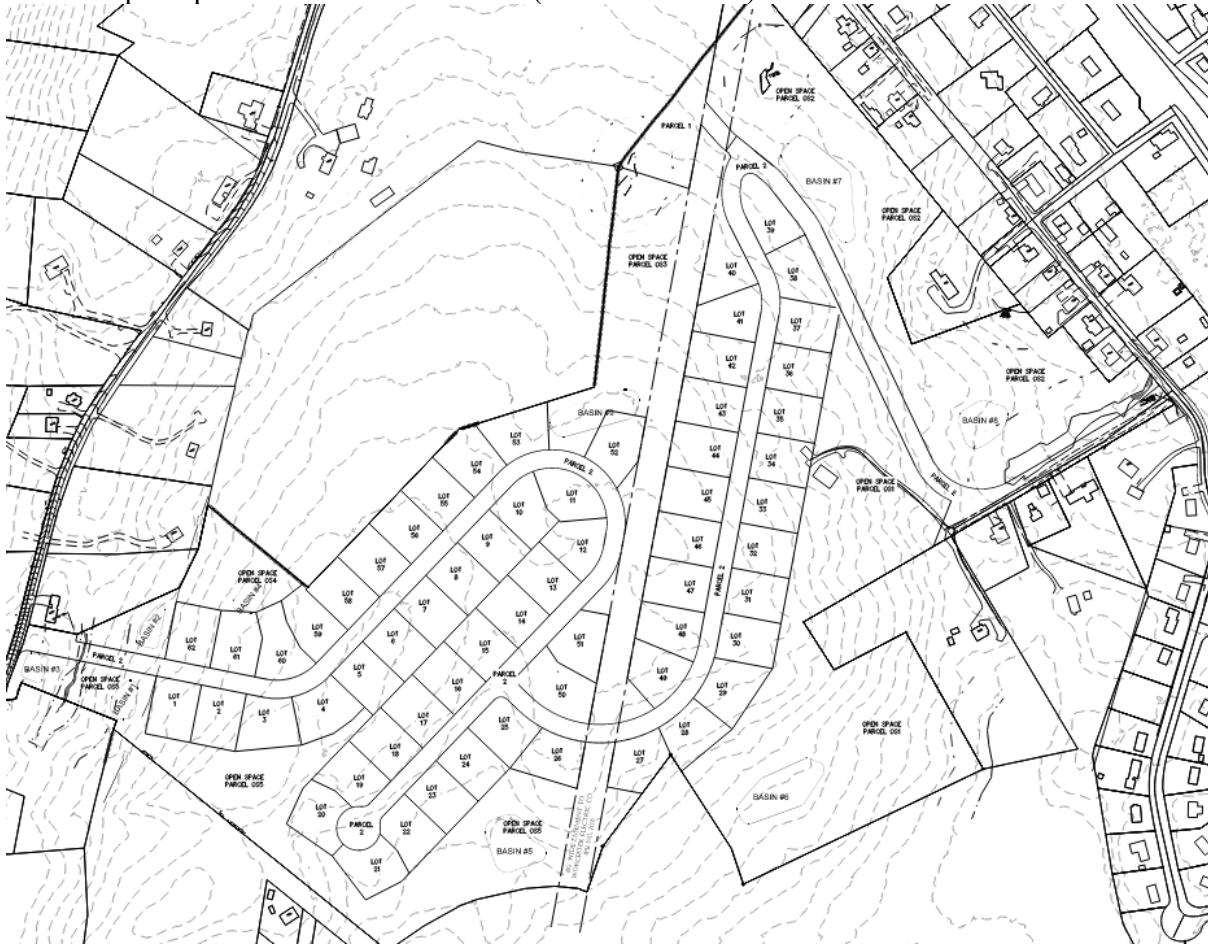


Alternatives Analysis

The following, but not limited to, Alternatives has been considered. The Project has been reviewed in the past extensively by the Town as well as other proposants. Based upon the evolution of the alternatives that have been explored for the site, the Applicant believes that the Preferred Alternative has evolved based on critical feedback that has been received from the Towns as well as the Public During Preliminary Plan Review and provided the creates protection to the surrounding resource areas while conserving and providing open space

Preferred Alternative: The Preferred alternative is detailed thoroughly in the Enclosed Notice of intent and with the Fox Hollow Definitive Subdivision Plans enclosed.

- 62 Duplex Lots = 124 Dwelling Units
- Provide impacts that would be similar to viable Allatives. Impacts are noted within the Notice of Intent
- Replication: As noted within the Notice of Intent:
- Provided layout to minimize undisturbed areas (31.32 acres-40.43% of the site.)
- Open Space: 38.35 acres Provided (49.7% of the Site).



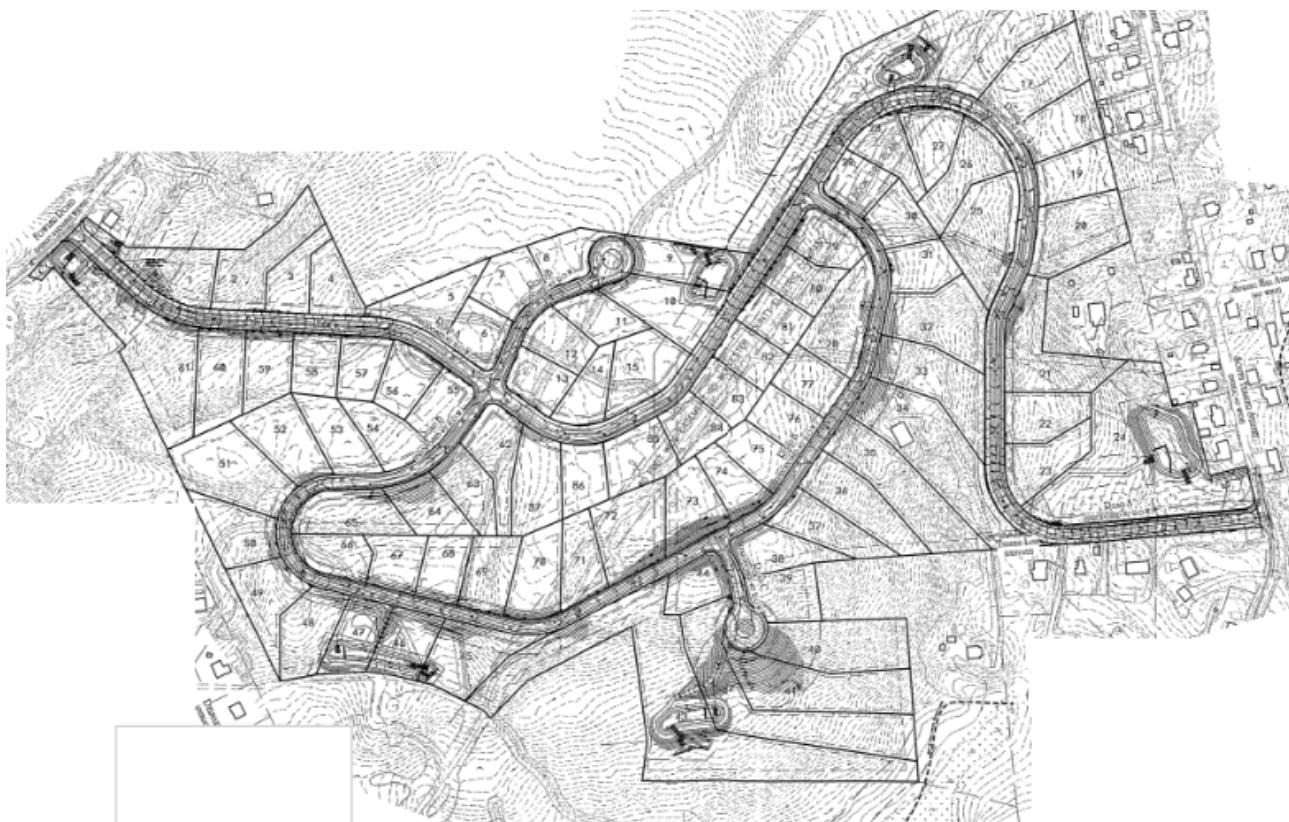
Preferred Alternative:

No Construction: “No Construction” is not a viable option as the Project is intended to address many of the goals and purposes set forth in the Towns Master plan and Subdivision Control Bylaws such as providing needed houses and providing open space that will provide opportunities for integrated passive recreation with adjacent Town owned Conservation Lands (Benett’s Pasture”). construct the infrastructure without assurances. Therefore, No Construction is not a viable option.

2006- Plan Considerations

A Definitive Plan was explored after the 2xxx preliminary Plan it would provide

- 87 Proposed Lots
- Provides for similar Wetland Impacts as to the Preferred Alternative
- Not Desired though it provides additional lots but at the cost of greater land alteration
- Not Desired as No Open is proposed.



2006- Concept Plan

2013 Concept Plan::

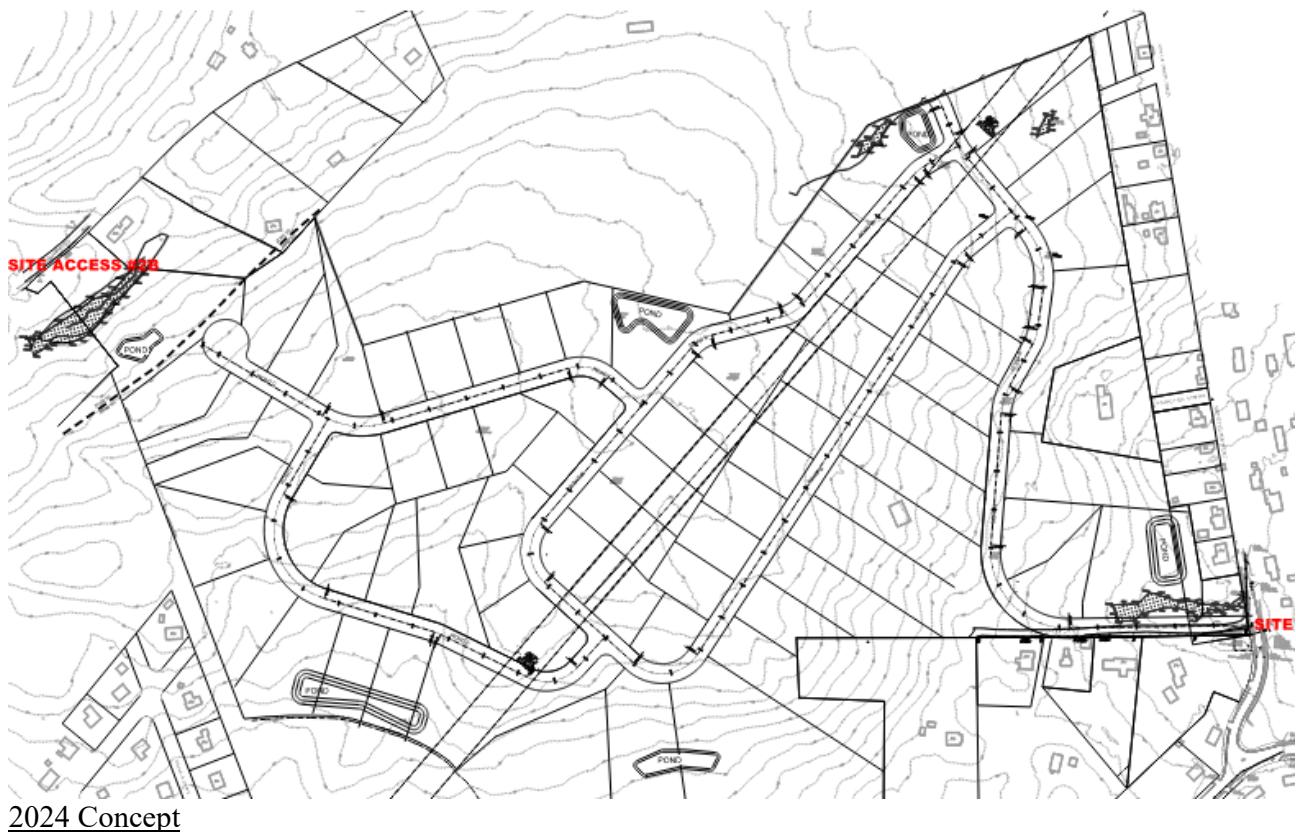
- 77 Duplex Lots = 154 Dwelling Units
- Provides for similar Wetland Impacts as to the Preferred Alternative
- Not Desired though it provides additional lots but at the cost of greater land alteration
- Not Desired as No Open is proposed.



2013-Concept

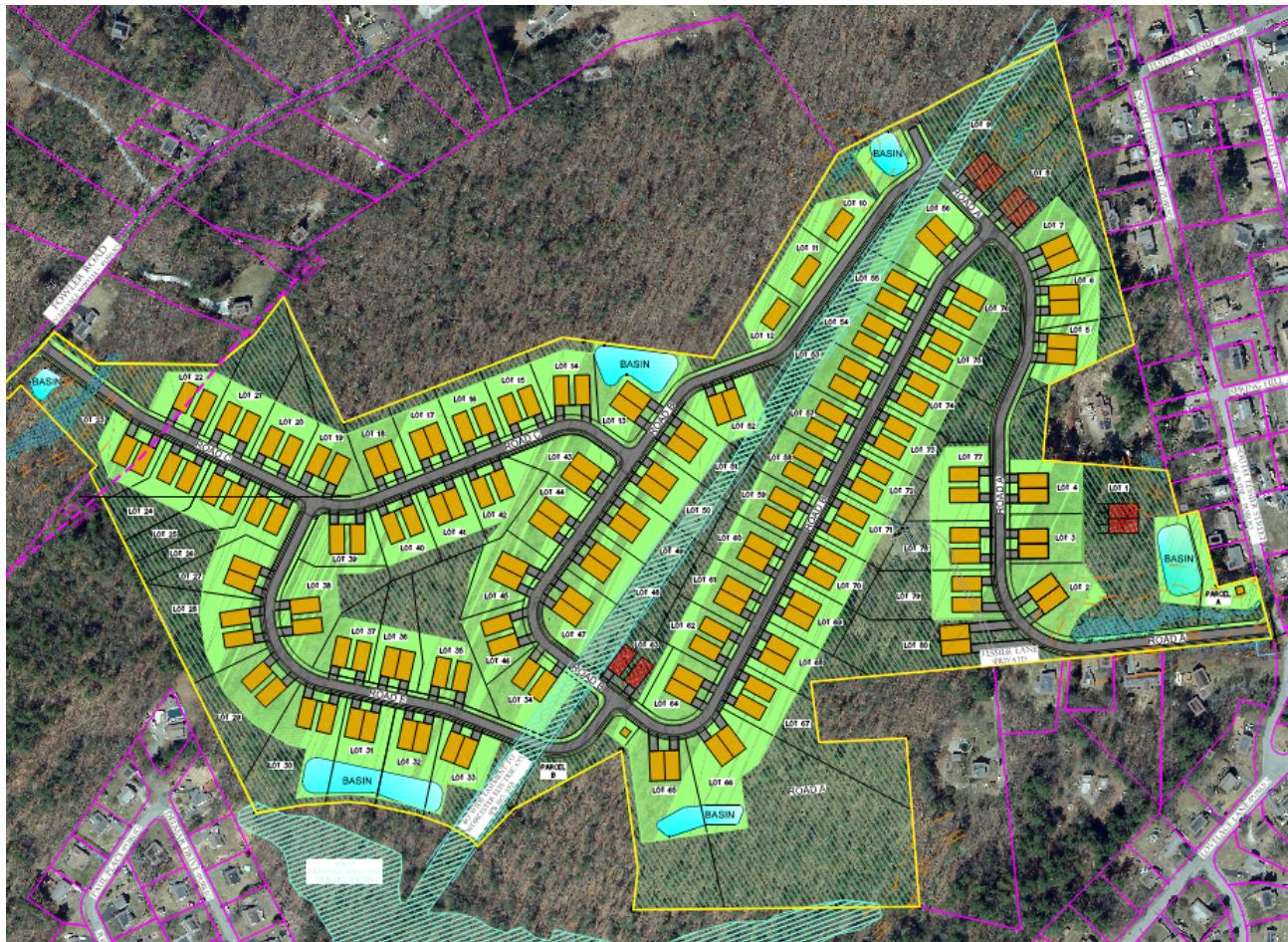
2024 Concept -Alternative Access via adjacent Land:

- 78 Duplex Lots = 156 Dwelling Units
- Provides potential for secondary access to abutter
 - An agreement could not be reached with abutting parcels to allow for a second means of access to Fowler Road
- Wetlands Cross to Fowler Road is removed along with the impact scooted with the crossing.
- Provides Cul-de-Sac to avoid wetlands crossing
 - No desired to extrusive dead-end length which is concerns as it relates to having limited emergency vehicle access
- Not Desired though it provides additional lots but at the cost of greater land alteration
- Not Desired as No Open is proposed.



2024 Preliminary Subdivision: The preliminary

- 80 Duplex Lots = 160 Dwelling Units
- Provides for similar Wetland Impacts as to the Preferred Alternative
- Not Desired though it provides additional lots but at the cost of greater land alteration
- Not Desired as No Open is proposed.



2024 Preliminary Subdivision: The preliminary

EASTLAND PARTNERS INC
997 MILLBURY ST
WORCESTER, MA 01607
508-647-1919

MUTUALONE BANK
FRAMINGHAM, MA 01701
53-7181/2113

18360

12/2/28

PAY TO THE ORDER OF Town of Northbridge \$ 2,262.50
Two thousand two hundred Sixty two and 50/100 DOLLARS

PROTECTED AGAINST FRAUD

MEMO fix hollow
NOT fee

1018360 2113718161 1048092364

MP

EASTLAND PARTNERS INC
997 MILLBURY ST
WORCESTER, MA 01607
508-647-1919

MUTUALONE BANK
FRAMINGHAM, MA 01701
53-7181/2113

18359

12/2/28

PAY TO THE ORDER OF Town of Northbridge \$ 2,250.00
Two thousand two hundred fifty DOLLARS

PROTECTED AGAINST FRAUD

MEMO fix hollow
local bylaw fee

1018359 2113718161 1048092364

MP

EASTLAND PARTNERS INC
997 MILLBURY ST
WORCESTER, MA 01607
508-647-1919

MUTUALONE BANK
FRAMINGHAM, MA 01701
53-7181/2113

19351

12/2/25

PAY TO THE
ORDER OF

Commonwealth of Mass
Two thousand two hundred thirty seven and 50/100

\$ 2237.50

DOLLARS

PROTECTED AGAINST FRAUD



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fox hollow

MP

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EASTLAND PARTNERS INC
997 MILLBURY ST
WORCESTER, MA 01607
508-647-1919

MUTUALONE BANK
FRAMINGHAM, MA 01701
53-7181/2113

20056

12/2/25

PAY TO THE
ORDER OF

Commonwealth of Mass - NHESP
Four thousand

\$ 4,000.00

DOLLARS

PROTECTED AGAINST FRAUD



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