

William G. Holt, PLS, RS, SE



*Land Survey and Design Services
Site Plans ~ Septic Design ~ Wetlands.
~ All phases of project design. ~*

83 WEST MAIN STREET
MERRIMAC, MASSACHUSETTS 01860
Tel. (978) 346-7873 e-mail: billgholt@aol.com
Cell (978) 257-4576

March 5, 2026

**TO: City of Amesbury
Conservation Commission
39 South Hunt Rd, Amesbury, MA 01913**

**PROJECT: 4 Lake Attitash Road, Amesbury
Residential redevelopment, raze &
rebuild dwell ~ NOI application.**

WE ARE SENDING YOU:

- ☒ Attached ☐ Under separate cover via
- ☐ Shop Drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specs
- ☐ Copy of letter ☐ Change Order ☒ **Notice of Intent NOI Application Package**

COPIES	DATE	NO.	DESCRIPTION
1	2/12/26	2	Notice of Intent (NOI), Application Package
1	2/12/26	2	Site Plans (1 Sheet)
1	2/12/26	2	Site Plans (1 Sheet) reduced 11x17

THESE ARE TRANSMITTED as checked below

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
- ☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
- ☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
- ☒ For review & comment ☐ _____
- ☐ FOR BIDS DUE ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: **Notice of Intent (NOI) – Residential redevelopment (raze/replace) application package**

COPY TO: MA DEP – NE Regional Office Woburn, MA

SIGNED: _____
William G. Holt PLS,RS, SE; Principal

If enclosures are not as noted, kindly notify us at once

Letter of Transmittal

William G. Holt, PLS, RS, SE



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March 5, 2026

**TO: MA DEP Northeast Regional Office
150 Presidential Way
Woburn MA 01801**

**PROJECT: 4 Lake Attitash Road, Amesbury
Residential redevelopment, raze &
rebuild dwell ~ NOI application.**

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REMARKS: **Notice of Intent (NOI) – Residential redevelopment (raze/replace) application package**

COPY TO
Town of Merrimac MA Conservation Commission

SIGNED: _____
William G. Holt PLS,RS, SE; Principal

If enclosures are not as noted, kindly notify us at once

NOTICE OF INTENT

MA-DEP ~ WPA Form 3

for

**4 LAKE ATTITASH ROAD
AMESBURY, MA 01913
MAP 71 LOT 72**

**Single Family Dwelling Project
Redevelopment (Raze and Rebuild) of Dwelling**



Prepared for:

**MDC River Street R.T. c/o Matthew D Curley
451 Newburyport Turnpike
Rowley, MA 01969**

Prepared by:

**WGH Land Survey and Design
William G. Holt, PLS, RS and Thad D. Berry, PE
83 West Main Street
Merrimac, MA 01860**

February 2026

NOTICE OF INTENT: 4 LAKE ATTITASH RD, AMESBURY, MA

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 - d. Soils – Web Soil Survey Map
 - e. Parcel Deed & Plan ~ ESRD Book 41,523 Page 414
ESRD Plan Book 54 Plan 47
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 - h. Certified List of Abutters (adjoining property owners)
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 1. Project Site Plans (1 Sheets)



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

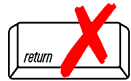
Document Transaction Number

Amesbury

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):

4 Lake Attitash

a. Street Address

Amesbury

b. City/Town

01860

c. Zip Code

Latitude and Longitude:

42.847694

d. Latitude

70.971278

e. Longitude

Map 71

f. Assessors Map/Plat Number

Parcel 72

g. Parcel /Lot Number

2. Applicant:

Matthew D

a. First Name

Curley Trustee

b. Last Name

MDC River Street Realty Trust

c. Organization

451 Newburyport Turnpike

d. Street Address

Rowley

e. City/Town

MA

f. State

01969

g. Zip Code

978-807-5557

h. Phone Number

i. Fax Number

MDC858687@aol.com

j. Email Address

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

SAME

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

William

a. First Name

Holt

b. Last Name

WGH Land Survey and Desgin

c. Company

83 West Main Street

d. Street Address

Merrimac

e. City/Town

MA

f. State

01860

g. Zip Code

978-257-4576

h. Phone Number

i. Fax Number

billgholt@aol.com

j. Email address

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

\$500.00

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50 + \$500.00 local

c. City/Town Fee Paid



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Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

Raze existing residential dwell, reconstruct replacement residential dwell on the same footprint. Project includes runoff mitigation to the extent possible. Using exist municipal utility services. Work is located within 100' buffer to BVW, and Lake Attitash only 3,599 S.F. Erosion controls to be installed..

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

- | | |
|---|---|
| 1. ☒ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☐ Other | |

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Essex South

a. County

41523

c. Book

b. Certificate # (if registered land)

414

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	NA 1. linear feet	2. linear feet
b. ☒ Bordering Vegetated Wetland	Buffer Only 3,599 S.F. 1. square feet	NA 2. square feet
c. ☐ Land Under Waterbodies and Waterways	NA 1. square feet NA 3. cubic yards dredged	2. square feet

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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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. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. ☐ Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. ☐ Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. ☐ Land Containing Shellfish	1. square feet _____	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. ☐ Yes ☒ No

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

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

2025 GIS Mapping

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area 0
percentage/acreage

(b) outside Resource Area 100
percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☒ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

North Shore - Plymouth to New Hampshire border:

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

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

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

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



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Bureau of Resource Protection - Wetlands

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

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

Online Users:

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

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

D. Additional Information

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

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

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

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



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Conservation Site Plan to Raze & Replace Existing Single Family Home

a. Plan Title

William G. Holt, PLS, RS, SE

William G. Holt, PLS, RS

b. Prepared By

c. Signed and Stamped by

6-10-25

1"=20'

d. Final Revision Date

e. Scale

Notice of Intent Application Package

2-10-2025

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1198 city part of state fee 1199 local City fee

2/13/26

2. Municipal Check Number

3. Check date

1197

2/13/26

4. State Check Number

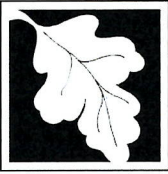
5. Check date

MDC River Realty Trust

Matthew D Curley

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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Amesbury

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.

Matthew D. Curley
1. Signature of Applicant

13 Feb 26
2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

17 Feb 26
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:

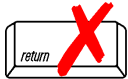
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

4 Lake Attitash Road

a. Street Address

Amesbury

b. City/Town

\$237.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Matthew D

a. First Name

Curley Trustee

b. Last Name

MDC RIVER STREET REALTY TRUST

c. Organization

451 Newburyport Turnpike

d. Mailing Address

Rowley

e. City/Town

MA

f. State

01969

g. Zip Code

978-807-5557

h. Phone Number

i. Fax Number

MDC858687@aol.com

j. Email Address

3. Property Owner (if different):

Same

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2	1	\$500.00	\$500.00
Step 5/Total Project Fee:			\$500.00
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filling Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

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

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

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

CITY OF AMESBURY
CONSERVATION COMMISSION

FILING FEES
(Amesbury's Wetlands Protection Ordinance)

Notice of Intent/Request for Determination of Applicability

Category 1 Fee for each activity is **\$110** (add 50% if in Riverfront Area in addition to another resource area)

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

Category 2 Fee for each activity is **\$500** (add 50% if in Riverfront Area in addition to another resource area)

- a.) construction of single family house;
- b.) parking lot;
- c.) beach nourishment;
- d.) electric generating facility activities;
- e.) inland limited projects minus road crossings and agriculture;
- f.) each crossing for driveway to single family house;
- g.) each project source (storm drain) discharge;
- h.) control vegetation in development;
- i.) water level variations;
- j.) any other activity not in Category 1, 3, 4, 5 or 6;
- k.) water supply exploration.

Category 3 Fee for each activity is **\$1,050** (add 50% if in Riverfront Area in addition to another resource area)

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

Category 4 Fee for each activity is **\$1,450** (add 50% if in Riverfront Area in addition to another resource area)

- a.) each crossing for development or commercial road;
- b.) dam, sluiceway, tidegate (safety) work;
- c.) landfills operation/closures;
- d.) sand and gravel operations;
- e.) railroad line construction;
- f.) bridge;
- g.) hazardous waste alterations to resource areas;

- h.) dredging;
- i.) package treatment plant and discharge;
- j.) airport tree clearing;
- k.) oil and/or hazardous material release response actions.

Category 5 Fee is \$4 per linear foot; total fee not less than \$100 or more than \$2,000 (add 50% if in Riverfront Area in addition to another resource area)

- a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

Category 6 Fee is \$2 per linear foot for each resource area: For each resource area delineation, the fee shall not exceed \$200 for activities associated with a single family house or \$2,000 for all other activities. (add 50% if in Riverfront Area in addition to another resource area)

- a.) Boundary delineations for Bordering Vegetated Wetlands

Small Project	\$100
Modification/Amendment Request	\$200
Partial Certificate of Compliance Request	\$200
Certificate of Compliance	\$200
Extension Permit Request	\$200
Removal of an Enforcement Order (if NOI is not required and fines have not been issued)	\$200
Additional Inspectional Services*	\$50 each additional

*Additional Inspectional Services include, but may not be limited to, sewer/water tie-in inspections, re-inspections of any activity described herein, and any additional inspection required as a condition of an Order of Conditions (e.g.; if additional preconstruction meetings occur).

The Amesbury Conservation Commission has a Local Fee Schedule in addition to their share of the State Filing Fee. Below is a guide that will help you determine how much you owe for your filing. If you have further questions please contact Becky Frey at freyr@amesburyma.gov or 978-388-811 EXT 502.

Conservation Fee Guide

Notice of Intent (NOI)

These fees are per activity. If the application entails multiple activities, then the total should be multiplied by number of activities.			
	State Filing Fee Owed to the City	Local Fee Owed to the City	Total Owed to the City
Category 1	\$67.50	\$110	\$177.50
Category 1 - in the Riverfront	\$95	\$165	\$260
Category 2	\$262.50	\$500	\$762.50
Category 2 - in the Riverfront	\$387.50	\$750	\$1,137.50
Category 3	\$537.50	\$1,050	\$1,587.50
Category 3 - in the Riverfront	\$800	\$1,575	\$1,850
Category 4	\$737.50	\$1,450	\$2,187.50
Category 4 - in the Riverfront	\$1,100	\$2,175	\$3,275

Notice of Intent (NOI) - Continued			
Category 5 -	Half of of the total in the local fee column plus \$12.50.	\$4 per linear foot not less than \$100 or more than \$2,000.	The state fee and local fee added together.
Category 5 - in the Riverfront	Half of of the total in the local fee column plus \$12.50.	\$4 per linear foot not less than \$100 or more than \$2,000. Add 50%	The state fee and local fee added together.
Category 6 -	Half of of the total in the local fee column plus \$12.50.	\$2 per linear foot for each resource area delineation the fee shall not exceed \$200 for activities associated with a single family home and \$2,000 for all other activites.	The state fee and local fee added together.
Category 6 - in the Riverfront	Half of of the total in the local fee column plus \$12.50.	\$2 per linear foot for each resource area delineation the fee shall not exceed \$200 for activities associated with a single family home and \$2,000 for all other activites. Add 50%	The state fee and local fee added together.

Request for Determination of Applicability (RDA)			
	State Fee Owed to the City	Local Fee Owed to the City	Total Owed to the City
Category 1	\$0.00	\$110	\$110
Category 1 - in the Riverfront	\$0.00	\$165	\$165
Category 2	\$0.00	\$500	\$500
Category 2 - in the Riverfront	\$0.00	\$750	\$750
Category 3	\$0.00	\$1,050	\$1,050
Category 3 - in the Riverfront	\$0.00	\$1,575	\$1,575
Category 4	\$0.00	\$1,450	\$1,450
Category 4 - in the Riverfront	\$0.00	\$2,175	\$2,175
Category 5 -	\$0.00	\$4 per linear foot not less than \$100 or more than \$2,000.	\$4 per linear foot not less than \$100 or more than \$2,000.
Category 5 - in the Riverfront	\$0.00	\$4 per linear foot not less than \$100 or more than \$2,000. Add 50%	\$4 per linear foot not less than \$100 or more than \$2,000. Add 50%

Request for Determination of Applicability (RDA)			
Category 6 -	\$0.00	\$2 per linear foot for each resource area delineation the fee shall not exceed \$200 for activities associated with a single family home and \$2,000 for all other activities.	\$2 per linear foot for each resource area delineation the fee shall not exceed \$200 for activities associated with a single family home and \$2,000 for all other activities.
Category 6 - in the Riverfront	\$0.00	\$2 per linear foot for each resource area delineation the fee shall not exceed \$200 for activities associated with a single family home and \$2,000 for all other activities. Add 50%	\$2 per linear foot for each resource area delineation the fee shall not exceed \$200 for activities associated with a single family home and \$2,000 for all other activities. Add 50%

	William G. Holt, PLS, RS, SE Land Surveying and Design Services 83 West Main Street, Merrimac MA 01860	#4 Lake Attitash Road (Map 71 Lot 72) ~ Amesbury, Raze and replace SFD includes utility re-connection and proposed parking area <i>Notice of Intent Project Narrative</i>
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#4 Lake Attitash Road (Map 72 Lot 71) ~ Amesbury

NARRATIVE PROJECT PURPOSE: **Notice of Intent for the razing and replacement** **of an existing Single Family Home**

The site is located at 4 Lake Attitash Road, and is largely developed and includes an existing single family home built in approximately 1900, with a 1085 s.f. building, and 1,260 s.f. impervious roof surface area. The existing lot has 32.97' of lake shore frontage, 12.25' of street frontage on Lake Attitash Road and 5,893 s.f. of lot area. This is an existing pre-existing non-conforming lot, and is exempt from enforcement, as it was created prior to the adoption of the zoning ordinance.

There is no parking area on the lot and parking currently occurs in the private 22' wide ROW to the right of the lot and to some extent on the front lawn. There are a few mature trees located on the property, which are shown on the plan, and some woodland areas to the south beyond the adjacent developed lot. A maintained grass lawn and landscaping cover the majority of the lot (4,673 s.f.), and there is some fencing along the perimeter boundary as shown on the site plan.

Access is from Lake Attitash Road and a private ROW 22' in width. The lot has municipal utility services available for electric, water and sewer and all are currently in use and connected to the existing home. The overall terrain is fairly level, and has a gentle slope throughout the site, from the roadway down to the back of the property along the bank of Lake Attitash. Wetlands resources areas have been delineated along the bank of the lake and are depicted as wetlands flags A1 to A7, as shown on the site plan and is fairly consistent with the significant grade change that occurs at the edge of the lawn area.

The applicant is proposing to raze the existing 1085 s.f. (1,260 s.f. roof footprint) home and reconstruct a 1080 s.f. (1,120 roof footprint) home in the same location. The existing municipal utilities (water, sewer and electric) services as shown on the site plan, will be maintained and reconnected in accordance with state and local regulations and specifications. Roof runoff from the new dwelling will be collected by gutters and downspouts, and directed to plastic chamber drywells sized for the first 1" of runoff. The existing elevations on the site will be maintained, as there is little to no grade changes proposed on the, with only minor grade (0.1 to 0.3') adjustments occurring during final landscape grading and seeding of the lawn disturbed during construction. These minimal grade changes cannot be represented by proposed contour lines.

	William G. Holt, PLS, RS, SE Land Surveying and Design Services 83 West Main Street, Merrimac MA 01860	#4 Lake Attitash Road (Map 71 Lot 72) ~ Amesbury, Raze and replace SFD includes utility re-connection and proposed parking area <i>Notice of Intent Project Narrative</i>
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The applicant proposes to create a dedicated one car parking area (234 s.f.) at the front of the property, which is located outside the 100 foot buffer to the resource area. The applicant proposes to install a two foot wide, 46 feet long, two foot depth infiltration trench along the proposed parking area, designed to accommodate the first flush of runoff (1”) during rain events.

The total land disturbance within the 100 foot buffer to the resource area will be 3,598 s.f. of area. The wetlands resources will be protected by the installation of erosion controls at the limit of the proposed work area as depicted on the proposed site plan. There will be no alteration of a wetland resource area and no loss of 100 year flood plain volume.

Runoff from impervious surfaces will be directed to infiltration measures designed to hold and infiltrate the first 1” in a static model (neglecting infiltration rate), and will drain within 24 hours upon completion of the rainfall event. The overall total temporary disturbance area within the 100 foot buffer is approximately 3,598 s.f. No new impervious area are located within the 100 foot buffer (a reduction of 140 s.f. of building roof area is proposed) and infiltration of the first inch of rainfall is proposed.

RESOURCE IDENTIFICATION:

Bordering vegetated wetlands (BVW) on and near the site shown as wetland flags A1 to A7; were delineated by others and shown on a site plan of the property dated February 2025; prepared by Winter GEC. During our survey the location from that plan was observed to be consistent with the actual bank of the lake and the limit of the existing upland lawn area, as shown on the current site plans prepared by WGH Land Survey and Design. The 100’ buffer to the B.V.W. resource, is depicted and labeled. FEMA has established a Stillwater 100 year floodplain elevation for Lake Attitash at this location of 97.3’ NAVD 1988 datum. The 100 year floodplain line is depicted on the existing and proposed condition plan. The lowest adjacent grade around the existing and proposed reconstructed home is 98.3’. There are no perennial streams located within 200’ of the proposed site. From inspection of the most current NHESP Habitat maps, it has been determined that the site is NOT located within the estimated habitat for rare or endangered species.

POTENTIAL IMPACT to IDENTIFIED RESOURCE AREAS:

The proposed limits of construction work are confined to the adjacent upland areas located within the 100’ BVW buffer. No work within the BVW is proposed, therefore the proposed project will not alter any of the identified resource areas. The proposed project is estimated to temporarily alter 3,598 S.F. of area within the 100’ buffer zone to the BVW to construct the replacement system for the existing single family house. It is proposed that all disturbed areas will be stabilized using BMP’s during construction with final stabilization and restoration occurring at the completion of the project.

	William G. Holt, PLS, RS, SE Land Surveying and Design Services 83 West Main Street, Merrimac MA 01860	#4 Lake Attitash Road (Map 71 Lot 72) ~ Amesbury, Raze and replace SFD includes utility re-connection and proposed parking area <i>Notice of Intent Project Narrative</i>
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MITIGATION MEASURES IMPLEMENTED:

The installation of temporary erosion control (TEC) devices such as silt fencing and staked straw bales or 12" diam. straw wattle (silt socks), placed as indicated on the site plans, will assist in mitigating the potential effects of erosion and sedimentation during construction. itthin the development during construction and until soil stabilization has occurred.

Discharge from dewatering of utility trenches if needed, will be treated with the use of a proprietary sediment removal device (such as a Dandy bag) or other methods approved by the Commission. Petroleum absorbent pads will be kept on hand in the event of spillage during re-fueling procedures, which will take place outside of the 100' buffer. Storage of construction equipment will be located beyond the limit of the 100' buffer or a protected area designated by Commission or its Agent.

Impact to these resource areas will be limited to the minimal temporary disturbances commonly associated with the construction activities undertaken to construct the proposed septic system replacement and utilities, which as previously indicated will be mitigated through the use of temporary erosion control (T.E.C.) devices, installed prior to commencement of work, as depicted on the accompanying site drawings. These TEC devices will be maintained in place until slope stabilization has been reached. Soils removed from the disturbed areas may be removed from the site, if stored on site, they will be stockpiled, and protected with hay bale and silt fence erosion controls as shown on the plans. Final restoration of the disturbed areas will be accomplished initially by re-grading the area by mechanically replacing the previously removed top soil. Finer grading will be performed by hand, with rakes and shovels. Placement of mulch, jute matting, or similar grade stabilization measures will be implemented on all slopes of 3:1 or greater, preventing potential impact to, or loss of, the resource areas.

SUMMARY:

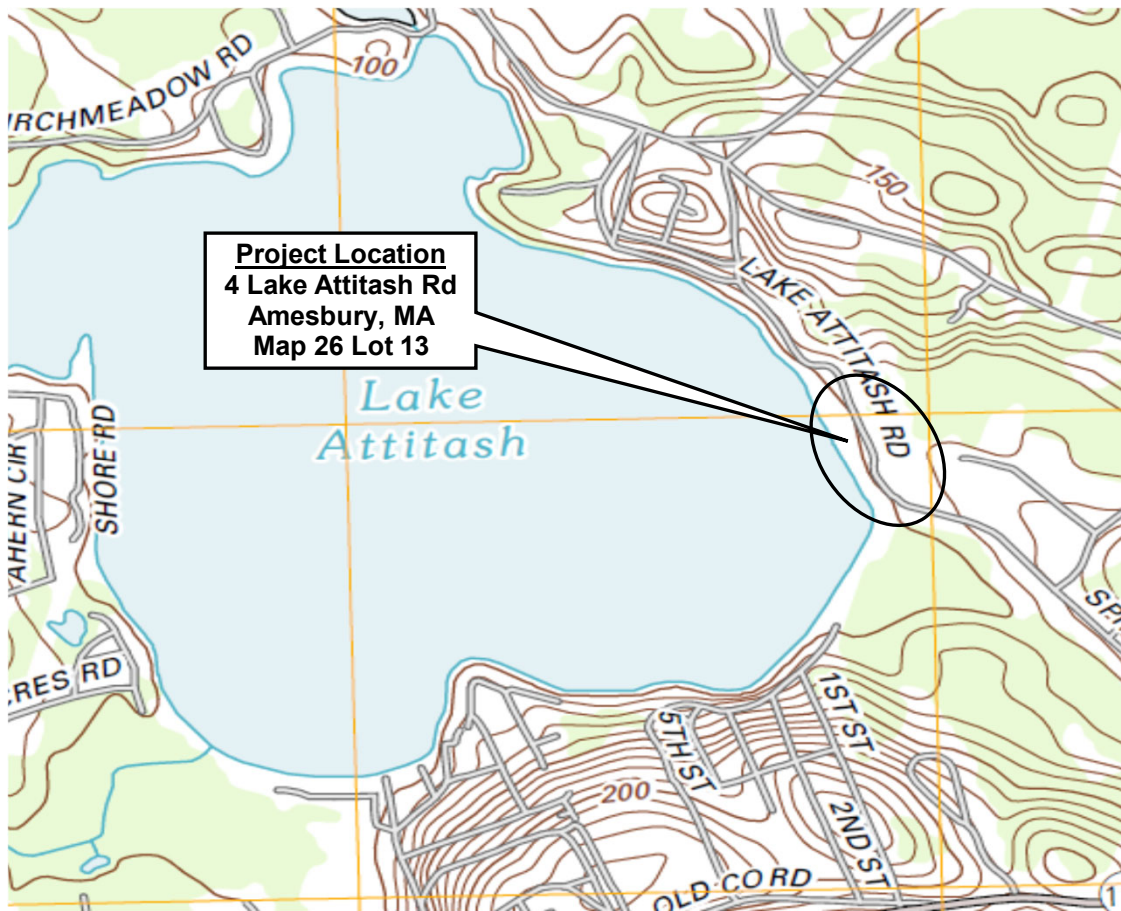
This proposal is limited in scope to work within the 100' buffer for the construction of portion of the stormwater management roof drywell, portions of the dwelling, and, portions of the site grading required on Lot 8, with NO loss of resource area proposed.

The project constructed as proposed, with the necessary temporary and long term construction Best Management Procedures (BMP's) in place, preservation of adequate vegetated buffers, and restoration and stabilization of disturbed upland areas, will assure the continued stability of the site, and maintenance of the runoff water quality, thereby protecting the resource areas associated within and adjacent to the site.

Printed: February 13, 2026

USGS MAP

Newburyport West



NOT TO SCALE

Lat 42°-50'-51.7"N Long 70°-58'-16.6"W

USGS ~ Locus Map
NOI APPLICATION
4 Lake Attitash Rd Map 26 Lot 13

83 West Main Street, Merrimac MA 01860

TEL: (978) 257-4576

[e-mail: billgholt@aol.co](mailto:billgholt@aol.co)



National Flood Hazard Layer FIRMMette



70°58'35"W 42°51'5"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

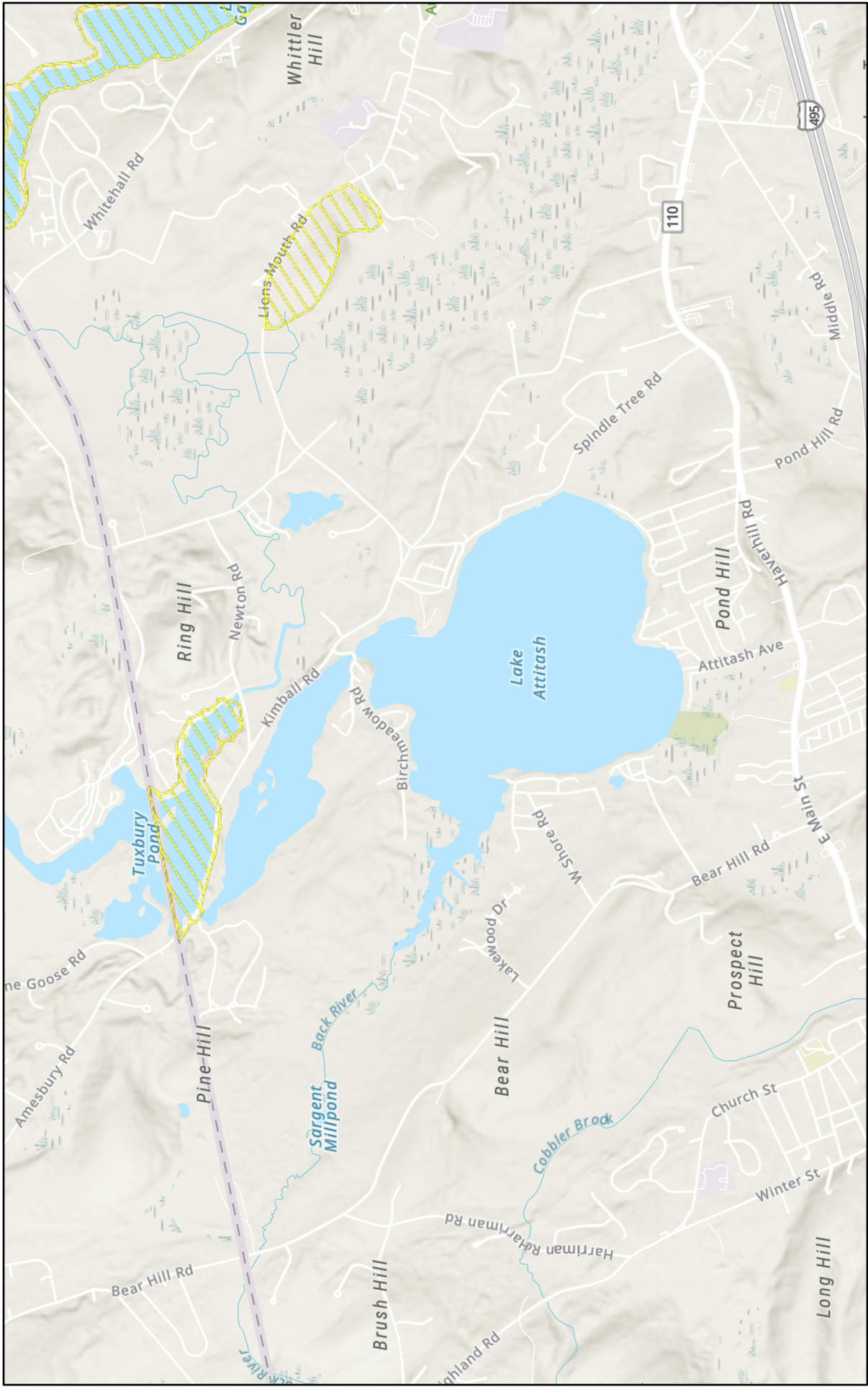
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/12/2026 at 4:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

70°57'58"W 42°50'39"N

Basemap Imagery Source: USGS National Map 2023



2/11/2026



NHESP Priority Habitats of Rare Species

World_Hillshade

1:35,548



0.9 mi

0.23

0.45

0.7

1.4 km

0

0

0.23

0.45

0.7

1.4 km

0

0

0.23

0.45

0.7

1.4 km

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

Soil Map—Essex County, Massachusetts, Northern Part (4 Lake Attitash Soil Map)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Northern Part
Survey Area Data: Version 21, Sep 5, 2025

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

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

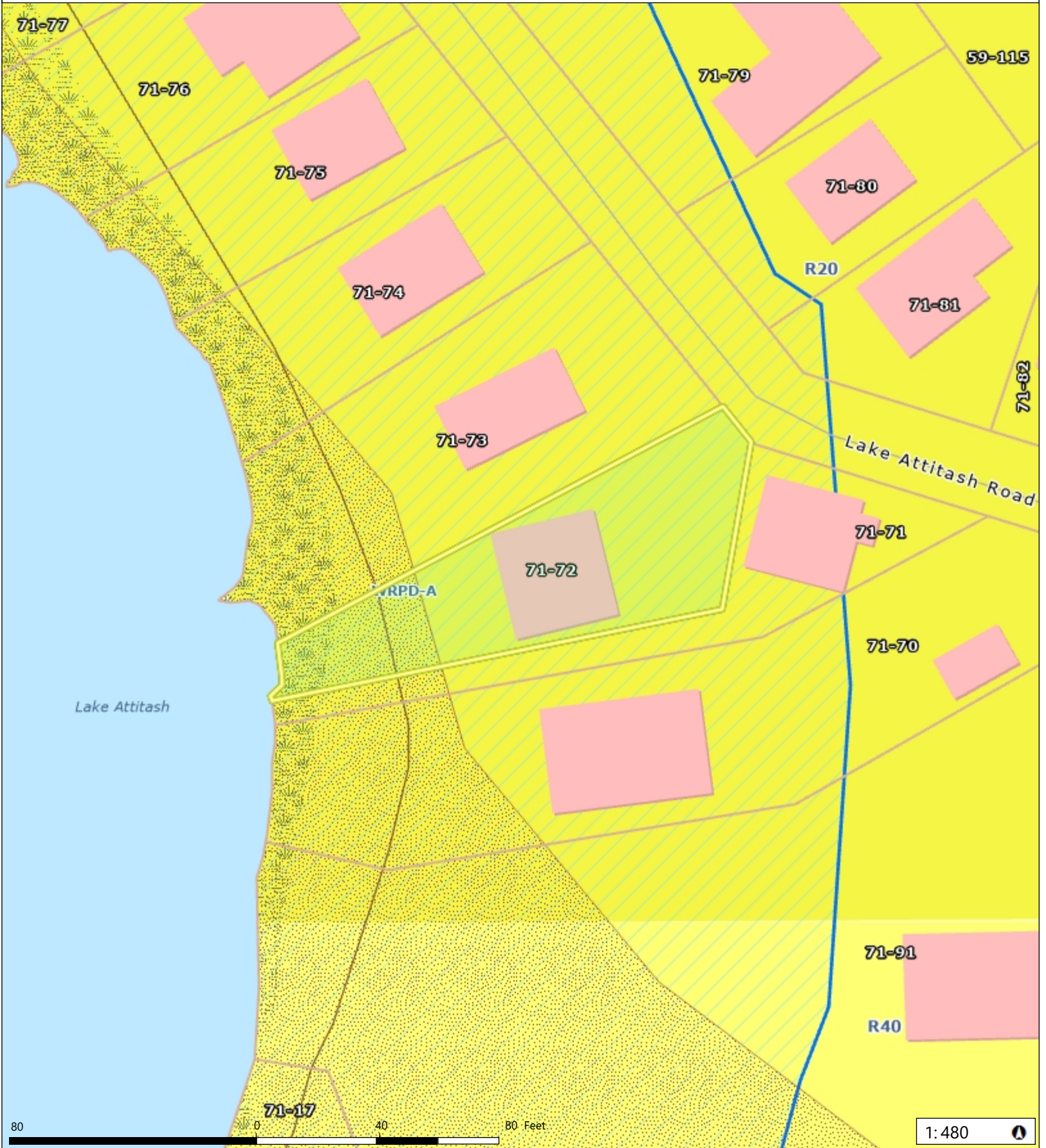
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	0.0	1.5%
31A	Walpole sandy loam, 0 to 3 percent slopes	0.2	94.1%
651	Udorthents, smoothed	0.0	4.4%
Totals for Area of Interest		0.2	100.0%

City of Amesbury

04/25/2025



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Amesbury & MassGIS. MVPC AND THE CITY OF AMESBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF AMESBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Legend			
Municipal Boundary	Parcels	Building Footprint	Roads
Local Road	Contour Lines	Easements	Hydrographic Features
Floodplain	100-Year Floodplai	500-Year Floodplai	Overlay District
Elm Street Overlay	Medical Marijuana	Planned Unit Deveck	Planned Unit Deve
Water Resource Ph	Water Resource Ph	Water Resource Ph	Wetlands and Floo
			Wetlands and Floo
			Interstate
			Streams
			Adult Entertainer
			Priority Developme
			Overlay District1
			Amesbury Gateway
			Renewable Energy
			Brown Hill Overlay
			Planned Unit Deve

Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001

© Merrimack Valley Planning Commission

City of Amesbury

04/25/2025



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Municipal Boundary
Local Road
Floodplain

Parcels
Contour Lines
100-Year Floodplain

Building Footprint
Easements
500-Year Floodplain

Legend

Roads
Hydrographic Features

Interstate
Streams

Major Road
Wetlands

1:480





SO.ESSEX #263 Bk:41523 Pg:414
04/18/2023 11:02 AM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 04/18/2023 11:02 AM
ID: 1572245 Doc# 20230418002630
Fee: \$2,097.60 Cons: \$460,000.00

QUITCLAIM DEED

We, Jay Tropea and Mary Wing, Trustees of the Jeanne A. Tropea Trust, u/d/t dated April 2, 1992, whose terms are set forth in a Trustee Certificate recorded in Essex South Registry of Deeds at Book 36573, Page 227, of Pelham NH

For consideration of: Four Hundred Sixty Thousand (\$460,000) Dollars;

Grant to: Matthew D. Curley, as Trustee of the MDC River Street Realty Trust udt dated September 7, 2006, with an address of 451 Newburyport Turnpike, Rowley, MA 01969, Trustee Certificate Pursuant to M.G.L. c. 184, sec. 35 recorded herewith

With Quitclaim Covenants,

PROPERTY ADDRESS: 4 LAKE ATTITASH ROAD, AMESBURY MA, further described as:

A certain parcel of land with the buildings thereon, situated at Lake Attitash and bounded and described as follows:

Beginning at the Northerly corner thereof at an iron bound which marks the intersection of the Southerly line of a passway twenty-two (22) feet width laid out by Ruth E. Osborne with the Westerly line of a passway twenty-five (25) feet in width, also laid out by said Osborne, thence running by the last mentioned passway.

SOUTH 19°39' East (magnetic 1927) twelve and twenty-five hundredths (12.25) feet to an iron bound at remaining land now or formerly of Strangman; thence running:

SOUTHWESTERLY along a fence by land nor or formerly of Strangman to a stake at land now or formerly of Strangman at a point five and one half (5.5) feet Northeasterly from the Southwesterly boundary line of lan now or formerly of Strangman; thence running:

WESTERLY by land now or formerly of Strangman on a line parallel with and five and one-half (5.5) feet Northeasterly by the Southwesterly boundary line of land now or formerly of Strangman one hundred six (1060 feet, more or less, to an iron bound at Lake Attitash: thence running

NORTHERLY by said Lake Attitash nineteen and one-half (19.5) feet to an iron bound; thence running by said Lake Attitash

NORTH 3°47' West about thirteen and five tenths (13.5) feet to an iron bound; thence running by said Lake Attitash

NORTH 76° 48' East by said passway about one hundred twenty-five and one-tenth (125.1) feet to an iron bound at the point of beginning.

Being a part of Lot 10 on Plan of Chelsey and Osborne Subdivision, Lake Attitash, by John P. Titcomb, C.E. dated May 2, 1927, recorded with Essex South District Registry of Deeds as a part of a second parcel described in the deed of Ralph E. Bowden to Everett C. and Leah Strangman, dated June 16, 1953, recorded in said Registry, Book 3987, Page 355, said part of Lot 10 being a part of the first parcel described in said deed.

Together also with the use of the right of way as described in the deed of Ruth E. Osborne to J. Willis Carrier et ux, dated June 1, 1928, recorded with the said Registry of Deeds in Book 2678 at Page 229 and together also with all rights of way appurtenant to said parcels and to said Lot 10, as now in use or as may be hereafter provided in the grant of way to said Osborne by said Chesley heirs and recorded with said Registry of Deeds; together also with the right to use the passway of twenty-two (22) feet in width shown on the Northerly side of Lot 10 on said Plan and two triangular parcels conveyed in the aforementioned deed of Bowden to Everett C. and Leah Strangman.

The within conveyance is made subject to flowage rights of the Merrimac Power and Buildings Company, its successors and assigns.

Grantors state that this is not their primary residence and waive all rights of homestead and state, under the penalties of perjury, that there are no other persons entitled to claim an estate of homestead in the premises.

For title see deed recorded in Essex South Registry of Deeds at Book 36573, Page 229.

Executed as a sealed instrument, of our own free will, this 14th day of April, 2023

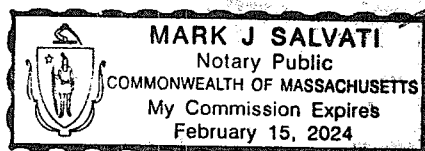
Jay S. Tropea
Jay S. Tropea, Trustee

Mary Wing
Mary Wing, Trustee

Michael, ss. Commonwealth of Massachusetts

On 14th day of April, 2023, before me, the undersigned notary public, personally appeared Jay S. Tropea and Mary Wing, the above-named and proved to me through satisfactory evidence of identification, to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose and that the foregoing instrument is their free act and deed.

Mark J. Salvati
Notary Public



Plan of the Chesley and Osborne Subdivision

Lake Atitash, Amesbury.

Mass:

MAY 2. 1927.

Scale 20 feet to an inch

John W. Tuwomb,

111 Third St.,
Boston, Mass.
Civil Engineers.

TEST

Woody Kinball REGISTER.

Woody Kinball REGISTER.

PLAN BOOK 54 PLAN 47

**ESSEX REGISTRY OF DEEDS, SO. DIST.
SALEM, MASS.**

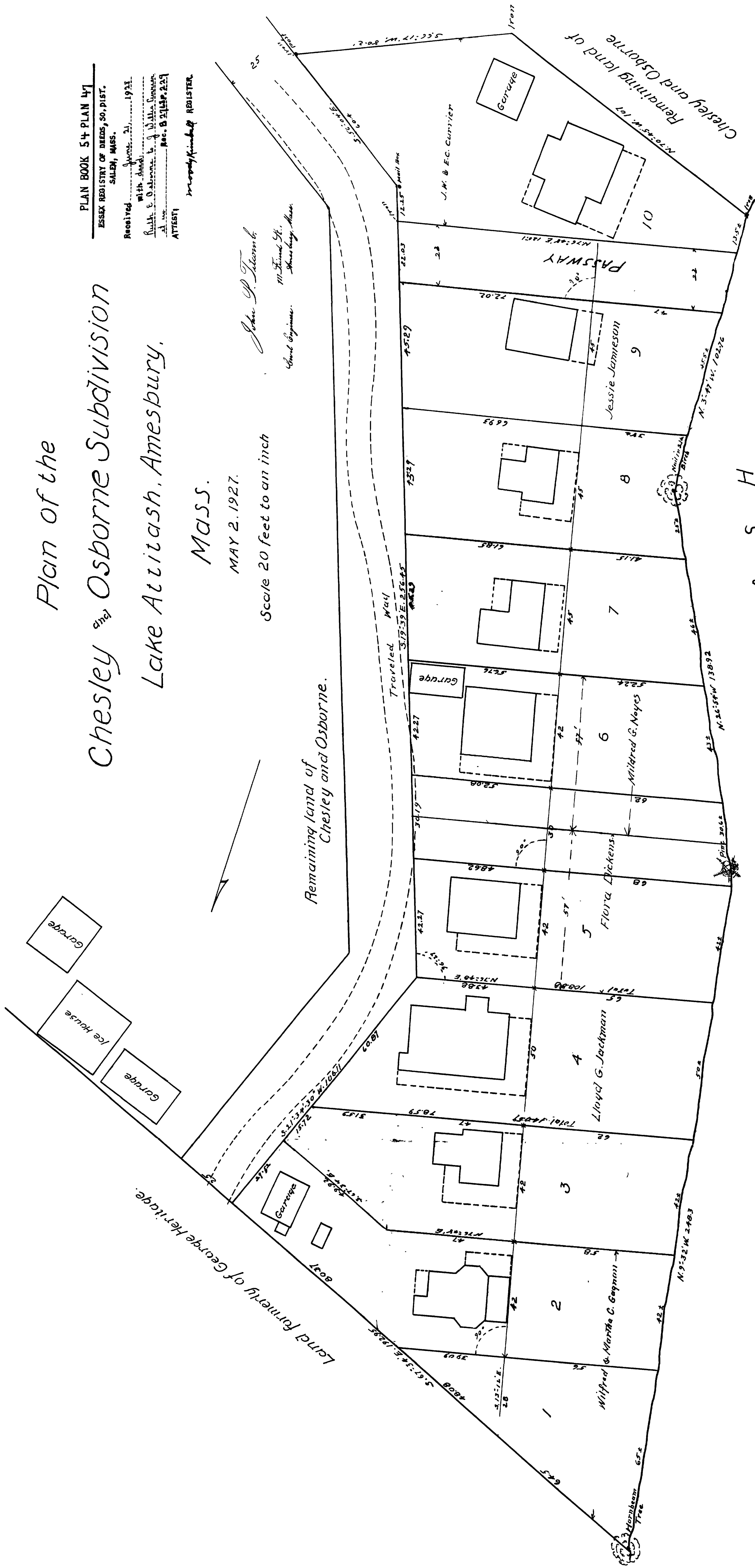
Received June 21, 1928

with dead:

North E. Osborne to J. Wallace Lawrence
Dec 27/1922

ATTEST:

Sec. of Agr. Ex.



LAKE ATTASH

Bruce Collins

From: noreply@civicplus.com
Sent: Monday, August 11, 2025 11:42 AM
To: Assessor
Subject: Online Form Submittal: REQUEST FOR AN ABUTTERS LIST

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you have confirmed that the content is safe.

REQUEST FOR AN ABUTTERS LIST

LOCATION OF PROPERTY:	4 lake Attitash rd
MAP/LOT (IF KNOWN)	<i>Field not completed.</i>
REQUESTER:	Matthew D Curley
PHONE NUMBER:	9788075557
EMAIL:	MDC858687@aol.com
REQUEST IS MADE FOR APPLICATION TO THE FOLLOWING BOARD	CONSERVATION COMMISSION (300')
When Abutters List is Ready	I would like the abutters list emailed to me & cc' the appropriate City department.
CUSTOM LIST - EXPLAIN (FEE MAY BE REQUIRED)	<i>Field not completed.</i>

NOTE: The Assessor Office will typically complete your request within 10 days from the date of receipt. We will call the requestor when the abutters list is complete. The ORIGINAL COMPLETE ABUTTERS list must be submitted with your application for the appropriate board. LISTS CANNOT BE MAILED UNLESS A PREPAID, SELF ADDRESSED ENVELOPE IS SENT TO OUR OFFICE. We will not be responsible for lists sent through the mail. Completed lists can be picked up at the Assessors Office during normal office hours.

Email not displaying correctly? [View it in your browser.](#)

59-115

LARSON FRANCES A & LARSON JAMES W T/E
TIFFANY PURINGTON & TROY PURINGTON 1
12 WHITEWOOD CR
AMESBURY, MA 01913

59-44

FLEMING FRANCIS O
LAURA H FLEMING T/E
18 LAKE ATTITASH RD
AMESBURY, MA 01913

71-71

COLBY LISA M
4A LAKE ATTITASH ROAD
AMESBURY, MA 01913

71-74

8 LAKE ATTITASH ROAD TRUST
MARK N GEORGE MARGARET E CULLEN TRU
8 LAKE ATTITASH ROAD
AMESBURY, MA 01913

71-77

CAHOON KYLE J
IVANA E GARSIDE
14 LAKE ATTITASH RD
AMESBURY, MA 01913

71-80

SMITH RANDY
7 LAKE ATTITASH ROAD
AMESBURY, MA 01913

71-84

THE EDWARD D DONAHUE, JR AND CHERYL
EDWARD D DONAHUE, JR AND CHERYL A DO
1 LAKE ATTITASH ROAD
AMESBURY, MA 01913

72-21

SMYTH STEPHEN
RENEE D SMYTH
10 WHITEWOOD CR
AMESBURY, MA 01913

59-42

FAULKNER JANET
3062 EASTLAND BOULEVARD
CLEARWATER, FL 33761

71-17

AMESBURY ATTITASH LAKE SHORES IMPROV
C.O KYLE J LANGLOIS TREASURE
6 CROSS ST
AMESBURY, MA 01913

71-72

MDC RIVER STREET REALTY TRUST
MATTHEW D CURLEY (TRUSTEE)
451 NEWBURYPORT TURNPIKE
ROWLEY, MA 01913

71-75

BRENNICK HENRY A
MARGARET A BRENNICK
10 LAKE ATTITASH RD
AMESBURY, MA 01913

71-78

ANDERSON STEPHANIE M
9A LAKE ATTITASH RD
AMESBURY, MA 01913

71-81

LARBES NICHOLAS W
MEGHAN K SINNOTT T/E
5 LAKE ATTITASH RD
AMESBURY, MA 01913

71-91

NOYES-HAMEL TRUST
BARBARA R HAMEL & MARK V NOYES TRUST
2 LAKE ATTITASH RD A
AMESBURY, MA 01913

83-24

BUCKLEY RYAN P
33 BARCLAY STREET #1
WORCESTER, MA 01604

59-43

SHERRY POWERS REVOCABLE FAMILY TRUS
SHERRY LEE POWERS (TRUSTEE)
13 LAKE ATTITASH RD
AMESBURY, MA 01913

71-70

HAGAN JOEL
2 LAKE ATTITASH RD
AMESBURY, MA 01913

71-73

HARRISON GERALD M
BARBARA A HARRISON T/E
6 LAKE ATTITASH RD
AMESBURY, MA 01913

71-76

COOK KRISTIN
CHRISTOPHER COOK T/E
12 LAKE ATTITASH RD
AMESBURY, MA 01913

71-79

KNOX ANDREW
LINDSAY MULCAHY
9 LAKE ATTITASH RD
AMESBURY, MA 01913

71-82

BENNETT JOHN C
PAMELA S BENNETT T/E
3 LAKE ATTITASH RD
AMESBURY, MA 01913

72-1

HIBBINS STANLEY R JR
TRACI L HIBBINS T/E
36 SPINDLETREE RD
AMESBURY, MA 01913

THE BOARD OF ASSESSORS OF THE TOWN OF
AMESBURY, MA HEREBY CERTIFIES THAT THIS
LIST OF ABUTTERS IS THE MOST RECENT
APPLICABLE TAX LIST AS REQUIRED BY CHAPTER
40A, SECTION 11 OF THE MASSACHUSETTS
GENERAL LAWS AS AMENDED

Brian G. Stukas

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
MDC RIVER STREET REALTY TRUST		1 Level	1 All Public	1 Paved	1 Urban	Description	Assessed	
MATTHEW D CURLEY (TRUSTEE)					7 Waterfront	RESIDENTL	35,500	
451 NEWBURYPORT TURNPIKE						RES LAND	406,500	
		SUPPLEMENTAL DATA						
		Alt Pct ID	00070	00000	00002			
		Sub-Div	Use Chang					
		Spec.Cond	Original Lo					
		OWNER O	NOTES					
		ABC	STYLE					
		ABAPPLI	CHAPTER					
ROWLEY	MA	01969	GIS ID		M_243225_955371	Assoc Pct#		
							Total	442,000
								442,000

VISION

AMESBURY, MA

101

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
							Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
MDC RIVER STREET REALTY TRUST JEANNE A TROPEA TRUST TROPEA JEANNE A	41523	414	Q	I	460,000	00										
	36573	0229	U	I	100	1A	2024	1013	56,300	2023	1013	66,700	2022	1013	60,900	
	06683	0397			33,000			1013	307,900		1013	253,500		1013	237,700	
							Total		364,200		Total	320,200		Total	298,600	

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Amesbury Conservation Commission on 3/5/2026 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

The project involves razing the existing residential dwelling, and reconstructing a replacement residential dwelling on the same/reduced footprint. Project includes runoff mitigation to the extent possible, using roof runoff and driveway infiltration beds. The applicant proposes using exist municipal utility services. Work is located within 100' buffer to BVW, and Lake Attitash with approximately 3,599 S.F. disturbance in the buffer zone only. No resource areas will be altered or lost. Erosion controls to be installed as shown on the design plans to control and mitigate sediment and erosion.

- B. The name of the applicant is: MDC RIVER STREET R.T. c/o Matthew D Curley.
- C. The address of the land where the activity is proposed is: 4 Lake Attitash Rd, Amesbury MA 01913; Map 71 Lot 72.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Amesbury Conservation Commission, located at 39 South Hunt Road. The regular business hours of the Commission are Monday-Thursday 9:00 AM – 3:30 PM; and the Commission may be reached at 978-388-8110 or 978-300-8110.
- E. Copies of the Notice of Intent may be obtained from the applicant or MDC River Street RT c/o Matt Curley representative by calling applicant at 978-807-5557. An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Amesbury Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Newburyport Daily News.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, William G. Holt, hereby certify under the pains and penalties of perjury that on March 2026 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 filed under the Massachusetts Wetlands Protection Act by **MDC River Street RT c/o Matthew D Curley**, with the City of **Amesbury** Conservation Commission on **March 5, 2026**, for property located at **4 Lake Attitash Road, Assessor Map 71 Parcel 72.**

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.



3-5-26
Date

LEGAL NOTIFICATION

AMESBURY CONSERVATION COMMISSION

In accordance with the Wetland Protection Act (Massachusetts General Law, Chapter 131, Section 40 and the Amesbury Wetlands Protection Ordinance:

The applicant, MDC River Street R.T. has filed a Notice of Intent Form 3
Name Form Name

with the Amesbury Conservation Commission for the proposed
Raze existing dwelling and replace on same footprint, reconnect exist utilities, add parking area.

Description of work – intent

at 4 Lake Attitash Road (Map 71 Lot 72), Amesbury, MA 01913.
Address of Property

A Public Hearing will be held VIRTUALLY at 6:30 pm on
Address/Location of meeting Time

4/6/26 at which time all persons and organizations
Month/Day/Year

having interest may be heard. Copies of the application may be examined at the Conservation Commission office, 39 South Hunt Road, Amesbury, MA 01913. The application can also be viewed by visiting the Amesbury Conservation Commission website at
<https://www.amesburyma.gov/AgendaCenter/Conservation-Commission-12>

Regards,

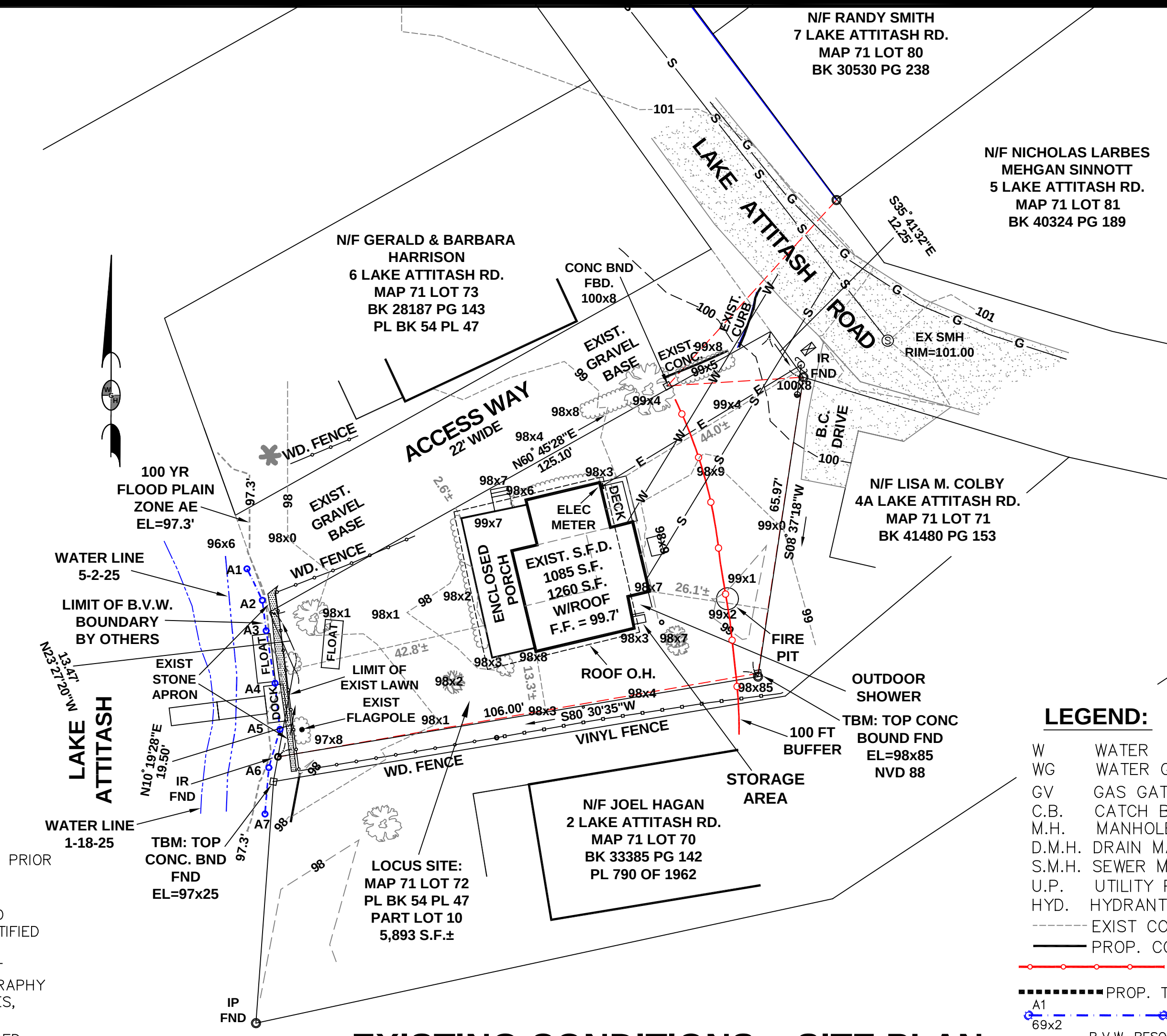
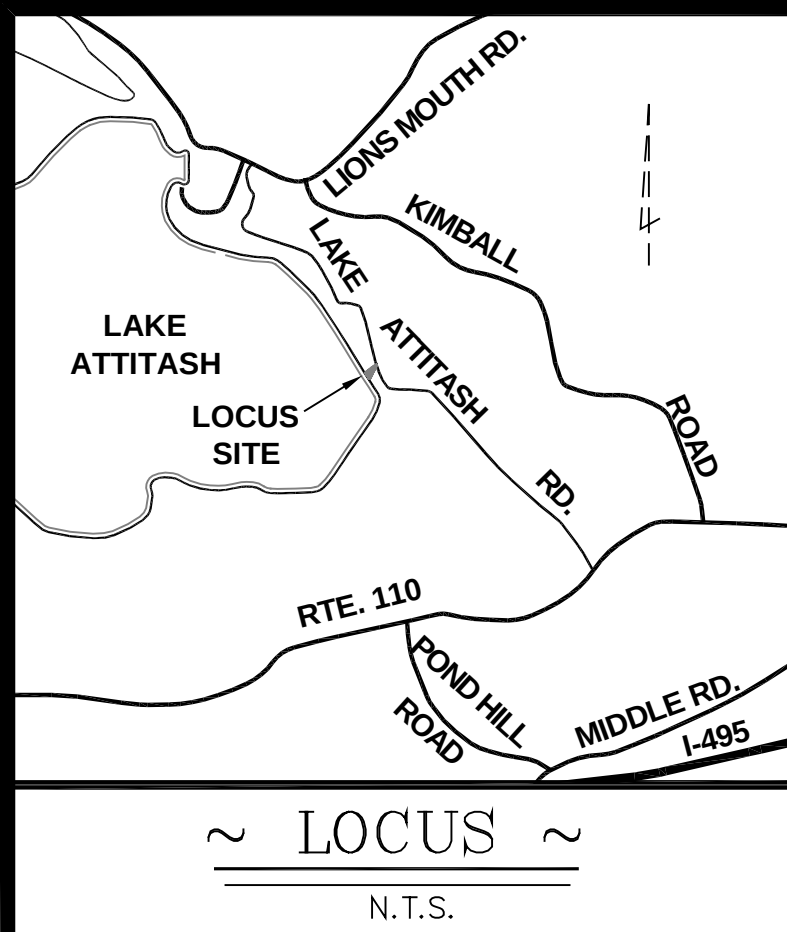
Fred Zackon, Acting Chair

AMESBURY CONSERVATION COMMISSION

Publish: (No later than five (5) days prior to public hearing)

Please send invoice to:	Your Name:	MDC River Street Realty Trust
	Street Address:	451 Newburyport Turnpike
	City/Town, State, Zip Code:	Rowley MA 01969
	Telephone / Cell:	978-807-5557
	E-mail Address:	MDC858687@aol.com

Once completed email to: NTLegals@newburyportnews.com



GENERAL NOTES:

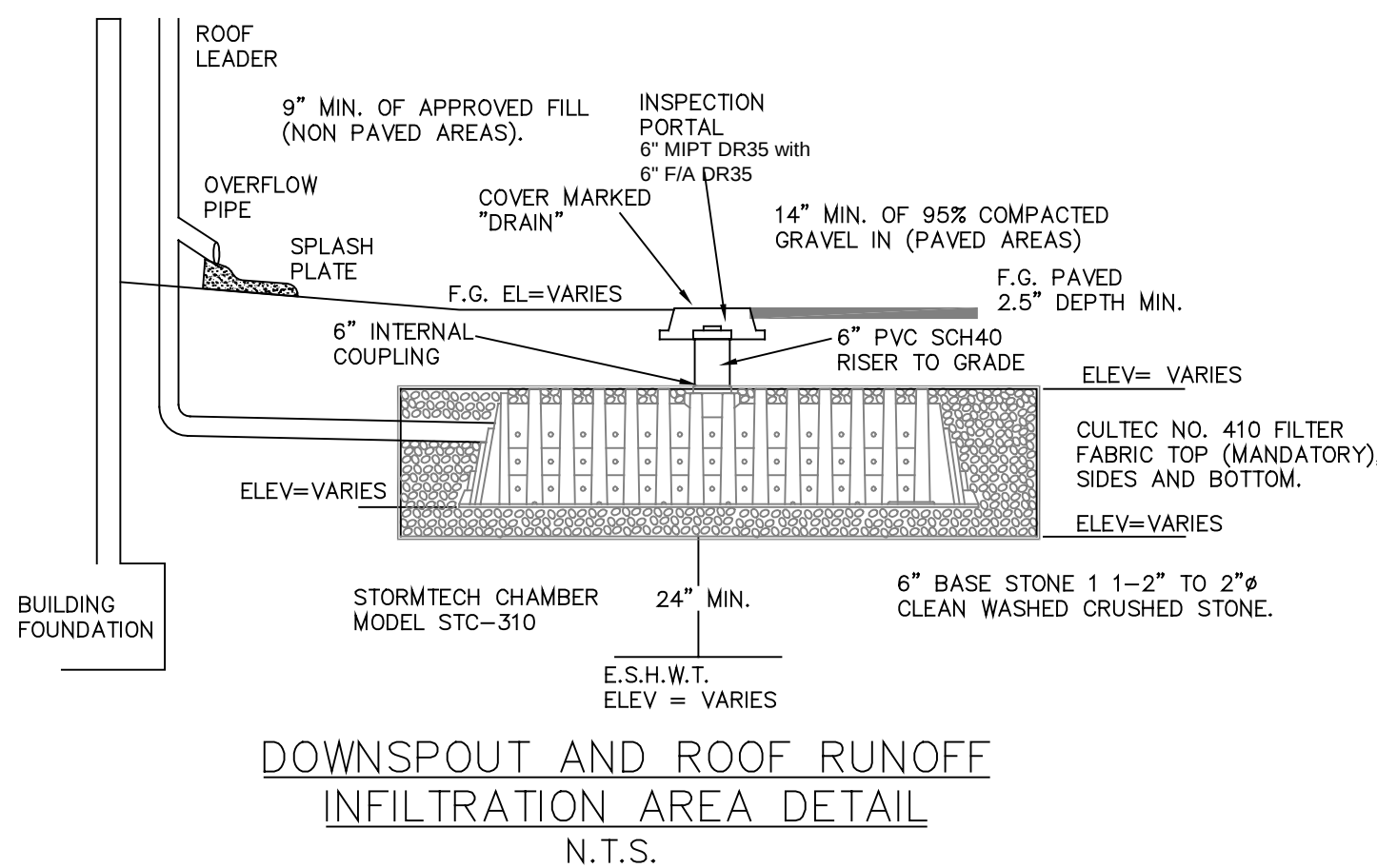
- 1 - ACTUAL FACILITY LOCATIONS TO BE DETERMINED TO ANY CONSTRUCTION. DIG SAFE MUST BE NOTIFIED PRIOR TO ANY EXCAVATION. 1-800-322-4844
- 2 - THE PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT ON DATE OF TOPOGRAPHY AND THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.
- 3 - THESE PLANS AND SPECIFICATIONS ARE INTENDED TO BE EXPLANATORY OF THE WORK TO BE DONE AND OF EACH OTHER, BUT SHOULD ANY OMISSION, ERRORS, OR DISCREPANCIES APPEAR, THEY SHALL BE SUBJECT TO CORRECTION AND INTERPRETATION BY THE DESIGN ENGINEER THEREBY DEFINING AND FULFILLING THE INTENT OF THE PLANS.
- 4 - REVISIONS TO THESE PLANS SHALL BE APPROVED BY THE APPROPRIATE LOCAL & STATE AGENCIES, PRIOR TO CONSTRUCTION.
- 5 - HIGH WATER MARK OF LAKE ATTITASH WAS OBSERVED ON THE DATES INDICATED AND DELINEATED BY FIELD SURVEY OF THE OBSERVED LOCATION.
- 6 - THE 100 YEAR FLOODPLAIN IS ESTABLISHED BY FEMA FIS & FIP FOR LAKE ATTITASH, AND IS DETERMINED TO BE ZONE AE ELEVATION 97.3' (NAVD 88). BASE TOPOGRAPHY FOR THIS PLAN WAS ESTABLISHED USING LEICA GS16/CS20 RTK SURVEY GRADE GPS MASS MAINLAND STATE PLANE COORD AND NAVD 88 DATUM.
- 7 - THE WETLAND BOUNDARY WAS TAKEN FROM A SITE PLAN BY WINTER GEC DATED FEB 2025 AND WAS OBSERVED TO BE THE BREAK IN SANDY GRAVEL LAKE BOTTOM AND THE OBSERVED UPLAND VEGETATION ON 5/2/25 BY WGH LAND SURVEY & DESIGN.

EXISTING CONDITIONS ~ SITE PLAN

SCALE: 1"=20'

ZONING DISTRICT: R20		
	REQUIRED	EXISTING
MIN. AREA:	20,000 S.F.	5,893 S.F. *
MIN. FRONTAGE:	125 FT.	12.25' * ON LAKE ATTITASH RD.
MINIMUM YARDS:		
FRONT:	40 FT	44.0'±
SIDE:	20 FT	2.6'± *
REAR:	40 FT	42.8'±
MAX. HEIGHT:	35 FT	<35'
MAX. BLDING AREA:	20%	(1260 SF/ 5893 SF)x100 = 21.38% *
MIN. OPEN SPACE:	50%	79.62%

* DENOTES PRE-EXISTING NON-CONFORMING CONDITION WHICH IS EXEMPT FROM ENFORCEMENT UNDER THE ZONING ACT.

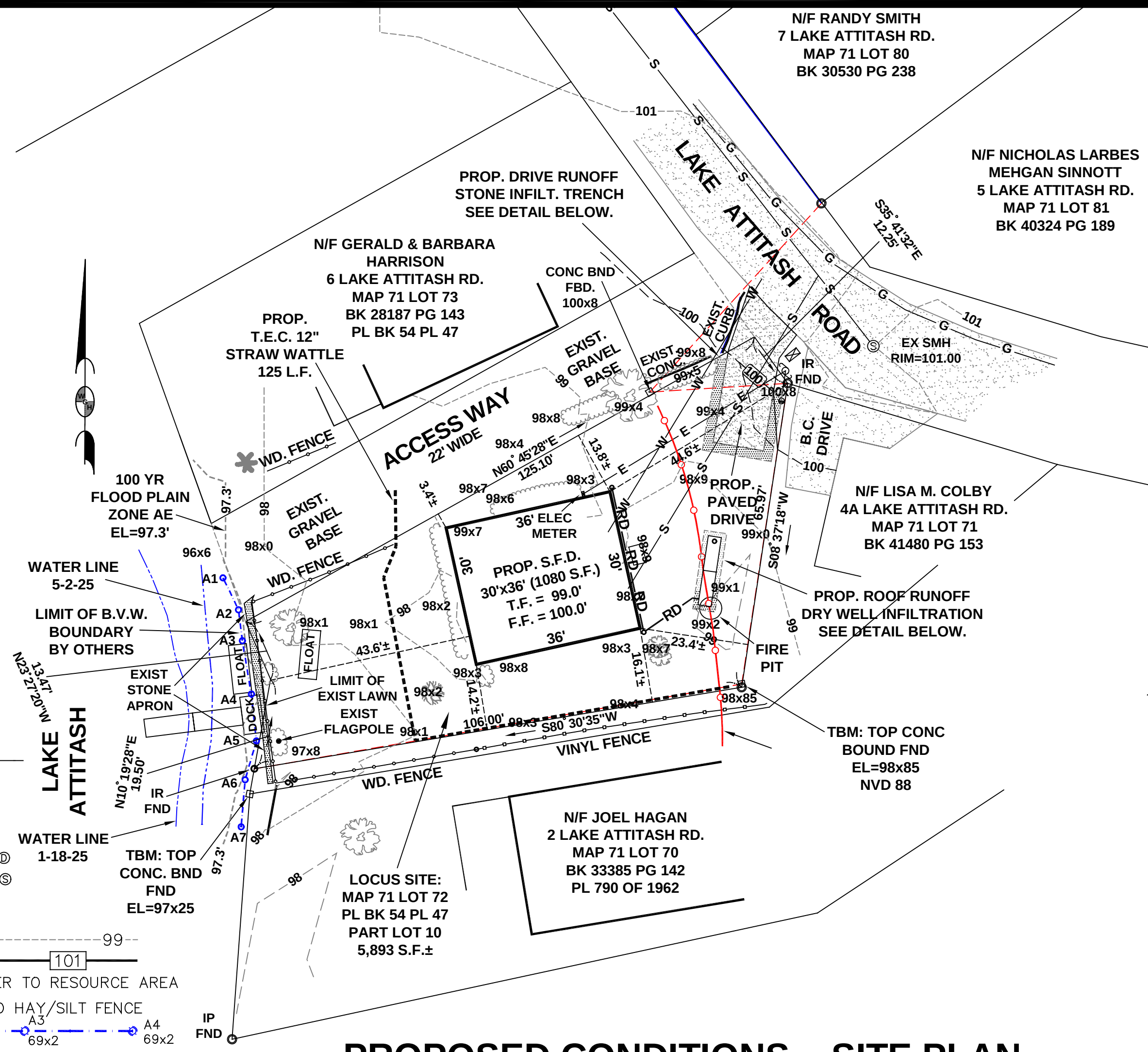


DOWNSPOUT AND ROOF RUNOFF INFILTRATION AREA DETAIL
N.T.S.

REQUIRED ROOF RUNOFF INFILTRATION
ROOF AREA 30' x 36' = 1080 S.F. x 1"12" = 90 CU.FT.
PROPOSED 2 CULTEC CONTACTOR 100HD CHAMBER
STORAGE UNITS AT 21.2 CU.FT. PER UNIT = 42.4 CU.FT.
INFILT BED ADD 12" STONE ALL AROUND AND 12" BELOW.
STONE BED = 5'Wx17'Lx2'D = 170.0 CU FT STONE VOLUME
W/40% VOIDS ACTUAL VOLUME = 170.0 - 42.4 (UNITS)=127.6
127.6 CU FT x.40 = 51.0 CU FT. FOR A TOTAL STORAGE
VOLUME OF 42.4+51.0 = 93.4 CU FT.
DESIGN NEGLECTS INFILTRATION CAPCITE FOR AN
ADDITIONAL SAFETY FACTOR.

LEGEND:

W	WATER	-W-	W
WG	WATER GATE	WG	
GV	GAS GATE	GV	
C.B.	CATCH BASIN	C.B.	
M.H.	MANHOLE	M.H.	
D.M.H.	DRAIN MANHOLE	D.M.H.	
S.M.H.	SEWER MANHOLE	S.M.H.	
U.P.	UTILITY POLE	U.P.	
HYD.	HYDRANT	HYD.	
---	EXIST CONTOUR	---	
---	PROP. CONTOUR	---	
---	100' BUFFER TO RESOURCE AREA	---	
---	PROP. T.E.C. STAKED HAY/SILT FENCE	---	
---	B.V.W. RESOURCE AREA	---	



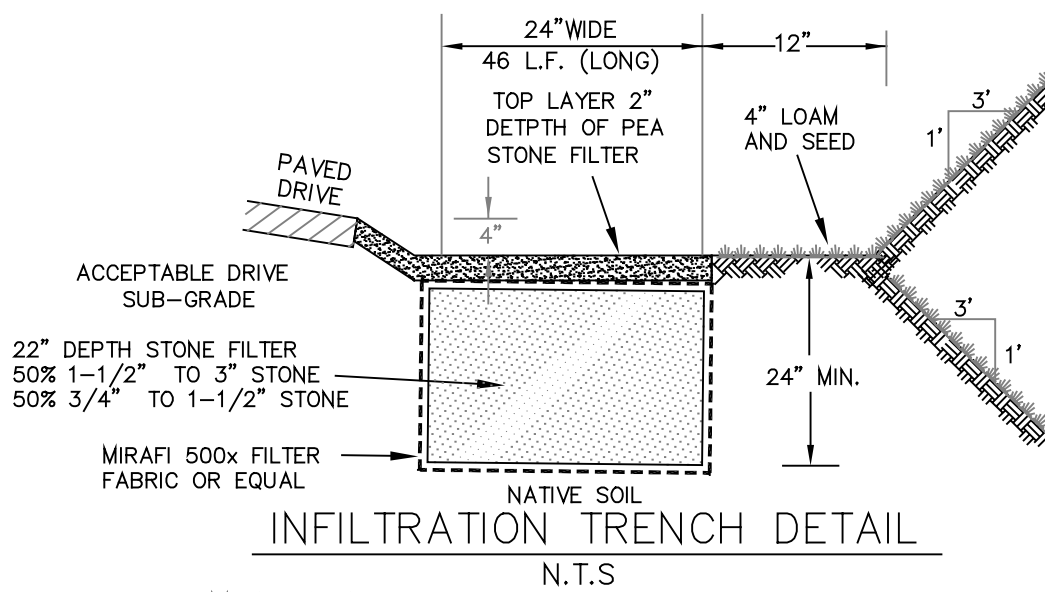
PROPOSED CONDITIONS ~ SITE PLAN

SCALE: 1"=20'

ZONING DISTRICT: R20		
	REQUIRED	EXISTING
MIN. AREA:	20,000 S.F.	5,893 S.F. *
MIN. FRONTAGE:	125 FT.	12.25' * ON LAKE ATTITASH RD.
MINIMUM YARDS:		
FRONT:	40 FT	44.6'±
SIDE:	20 FT	3.6'± **
REAR:	40 FT	43.6'±
MAX. HEIGHT:	35 FT	35' MAX.
MAX. BLDING AREA:	20%	(1147 SF/ 5893 SF)x100 = 19.46% **
MIN. OPEN SPACE:	50%	80.54%

* DENOTES PRE-EXISTING NON-CONFORMING CONDITION WHICH IS EXEMPT FROM ENFORCEMENT UNDER THE ZONING ACT.

** DENOTES THE PROPOSED REPLACEMENT SETBACK TO DWELLING WHICH WILL DECREASE THE EXISTING NON-CONFORMANCE.



INFILTRATION TRENCH DETAIL
N.T.S.

REQUIRED MAINTENANCE:

ACTIVITY	FREQUENCY
Inspect units and remove debris Remove sediment from top	Every 6 months and after every major storm
Remove top layer 2" pea stone, inspect top cover filter fabric, replace as necessary, replace top pea stone to 2" depth.	When filtration is compromised and standing water is evident for extended periods.

VOLUME REQUIRED FOR PAVED DRIVEWAY AREA OF 385 S.F.
IS 385 S.F. X 1"12" = 32.1 CU FT.

INFILTRATION TRENCH INSTALLED DIMENSIONS: 46' L x 2' W x 1.5' D
STONE TRENCH BED (3/4" TO 1-1/2" DIAM) = 46'L x 2'W x 1.5'D = 138 CU.FT.
ADJUST VOLUME OF STONE FOR TYPICAL VOIDS (40%)
TRENCH STORAGE VOLUME PROVIDED = 138 CU FT x 0.40 = 55.2 CU FT.
55.2 CU FT PROVIDED IS > 32.1 CU FT REQUIRED THEREFORE IT IS
ADEQUATE. WITH A 171% SAFETY FACTOR. (DESIGN NEGLECTS
INFILTRATION FOR AN ADDITIONAL SAFETY FACTOR).

CONSERVATION SITE PLAN TO RAZE & REPLACE EXISTING HOME

LOCATED IN
**NEWBURY
MASSACHUSETTS**
PREPARED FOR
OWNER/APPLICANT
MDC RIVER STREET R.T.
c/o MATTHEW D. CURLEY TR.
451 NEWBURYPORT
TURNPIKE
ROWLEY, MA 01913

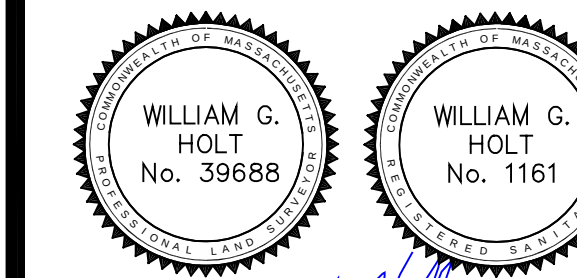
PREPARED BY
WILLIAM G. HOLT

PLS,RS,SE
83 W. MAIN STREET
MERRIMAC, MA 01860
TEL: (978) 346-7873
email: billgholt@aol.com

ASSESSOR'S DATA:

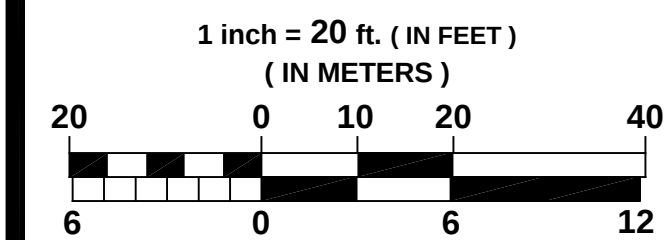
MAP: 71
PARCEL: 72

I HEREBY CERTIFY THAT THIS PLAN
CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTRAR
OF DEEDS.



2/10/26
WILLIAM G. HOLT, PLS,RS,SE

GRAPHIC SCALE



PROJECT TITLE:
**PROP REMODEL/REBUILD
#4 LAKE ATTITASH
AMESBURY, MA 01922**

DRAWN: W. HOLT
DESIGNED: W. HOLT, T. BERRY
CHECKED: W. HOLT, T. BERRY
DATE: 09-JUNE-2025
CAD FILE: 4 LAKE ATT AMES CCSP
JOB No.: #25-114 SVE SP-CPP

LOCUS DEED:
REF BK 41,523 PG 414

REVISION: 2/10/26 ADDED INFILT DETAILS
BY WGH
TDB

SHEET No. 1 OF 1