



December 10, 2025

Amesbury Conservation Commission
Amesbury City Hall
62 Friend Street
Amesbury, MA 01913

Re: Abbreviated Notice of Resource Area Delineation (ANRAD)
27 Kimball Street Amesbury, MA 01913

Dear Amesbury Conservation Commission,

Goddard Consulting, LLC (Goddard) is pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) on behalf of the applicant, MP Properties IV for the property known as 27 Kimball Street in Amesbury (Parcel ID: 73-19). This ANRAD application is a filing under the MA Wetlands Protection Act (WPA) and the Amesbury Wetland Bylaw.

One original and one hard copy of the ANRAD application are enclosed, including two full-sized sets of plans. A list of enclosed documents is as follows:

- ANRAD Application (WPA Form 4a)
- ANRAD Wetland Fee Transmittal Form
- Copy of Checks
- Certified Abutters List
- Affidavit of Service
- Notification to Abutters
- *Wetland Border Report*, Goddard Consulting, LLC, 07/28/2025, inclusive of:
 - DEP Bordering Vegetated Wetland Determination Form
 - Orthophoto of Locus Site, Goddard Consulting LLC, 06/23/2025
 - Soils Map, Goddard Consulting LLC, 06/23/2025
 - NRCS Soil Map – Essex County, Massachusetts, Northern Part, accessed 06/23/2025
 - FEMA Map, Goddard Consulting LLC, 06/23/2025
 - USGS Map of Locus Site, Goddard Consulting LLC, 06/23/2025
- *Existing Conditions*, Allen & Major Associates, Inc, 12/09/2025

On June 18, 2025, the wetland resources were delineated on land located at 27 Kimball Street in Amesbury, MA (Parcel ID: 73-19). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the Amesbury Wetland Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes. The attached Wetland Border Report provides a description of the wetland resource areas and contains DEP Bordering Vegetated Wetland Delineation Field Data Forms (reference Wetland Border Report, Goddard Consulting LLC, 06/23/2025).

EXISTING CONDITIONS

The locus site is a 9.15-acre parcel addressed as 27 Kimball Street. The site is located on the southern side of Kimball Street. The site contains an existing single-family house with an associated detached garage, shed, maintained lawn and driveway the center portion of the site. The rest of the site is undeveloped forested land with existing cart paths running throughout. The site is surrounded by single-family house parcels on Kimball Road, Haverhill Road, Claire Road and Tallowood Lane. A delineated Bordering Vegetated Wetland (BVW) with an internal intermittent stream is located partially on-site in the southwestern portion of the property. The delineated Isolated Vegetated Wetland (IVW) is located to the southern portion of the locus site.

DELINEATION

The boundary of the Bordering Vegetated Wetland (BVW) was delineated with flag Series GCB1-GCB58. The Isolated Vegetated Wetland (IVW) was flagged with wetland flag series GCB1-GCB30.

The IVW cannot be considered Isolated Land Subject to Flooding (ILSF) due to inability to contain a ¼ acre-foot of water (10,890cf). The IVW is approximately 6,500sf. The IVW have an average depth of 1.67-feet to be able to contain 10,890cf of water. This IVW appears to not have an average depth of greater than 4-inches.

Vegetation upgradient of the BVW consists of red oak / *Quercus rubra* (FACU), white oak / *Quercus alba* (FACU), black birch / *Betula lenta* (FACU), red maple / *Acer rubrum* (FAC), American beech / *Fagus grandifolia* (FACU), shagbark hickory / *Carya ovata* (FACU), white pine / *Pinus strobus* (FACU), highbush blueberry / *Vaccinium corymbosum* (FACW), New York fern / *Thelypteris noveboracensis* (FAC), cinnamon fern / *Osmundastrum cinnamomeum* (FACW), false Solomon-seal / *Maianthemum racemosum* (FACU), and partridge berry / *Mitchella repens* (FACU). Vegetation downgradient of the BVW consists of red maple / *Acer rubrum* (FAC), shagbark hickory / *Carya ovata* (FACU), black birch / *Betula lenta* (FACU), winterberry / *Ilex verticillata* (FACW), American beech / *Fagus grandifolia* (FACU), white pine / *Pinus strobus* (FACU), northern arrowwood / *Viburnum recognitum* (FACW), New York fern / *Thelypteris noveboracensis* (FAC), and cinnamon fern / *Osmundastrum cinnamomeum* (FACW). Department of Environmental Protection (DEP) BVW field data forms were documented at wetland flag GCB48.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is not located in an Outstanding Resource Waters Area (ORW). The site does not fall within a jurisdictional FEMA Flood Zone. There are no mapped certified or potential vernal pools on site.



If you have any questions, please feel free to contact us at (508) 393-3784.

Sincerely,
Goddard Consulting, LLC

A handwritten signature in black ink, appearing to read 'Tom Schutz'.

Tom Schutz, WPIT
Lead Wetland Scientist

Cc:

MP Properties IV, LLC, 201 Washington Street, Suite 2100, Boston, MA 02108
MassDEP Northeast Regional Office, 150 Presidential Way Woburn, MA 01801



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Amesbury
City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

27 Kimball Street

a. Street Address

Amesbury

b. City/Town

01913

c. Zip Code

Latitude and Longitude:

41. 962037

d. Latitude

70.340875

e. Longitude

73

f. Assessors Map/Plat Number

19

g. Parcel /Lot Number

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Applicant:

Andrew

a. First Name

Mackin

b. Last Name

MP Properties IV, LLC

c. Organization

201 Washington Street, Suite 2100

d. Mailing Address

Boston

e. City/Town

MA

f. State

02108

g. Zip Code

(617) 780-0550

h. Phone Number

i. Fax Number

amackin@marcuspartners.com

j. Email Address

3. Property owner (if different from applicant):

Michael J

a. First Name

Demerjian

b. Last Name

c. Organization

PO Box 812734

d. Mailing Address

Wellesley

e. City/Town

MA

f. State

02482

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

☒ Check if more than one owner (attach additional sheet with names and contact information)

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

Tom

a. Contact Person First Name

Schutz

b. Contact Person Last Name

Goddard Consulting, LLC

c. Organization

291 Main Street, Suite 8

d. Mailing Address

Northborough

e. City/Town

MA

f. State

01532

g. Zip Code

508-525-0726

h. Phone Number

i. Fax Number

tom@goddardconsultingllc.com

j. Email Address

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

\$1,350

a. Total Fee Paid

\$662.50

b. State Fee Paid

\$687.50+\$2,000 (Bylaw Fee)

c. City/Town Fee Paid

Fees will be calculated for online users.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Amesbury
City/Town

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 675
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
 - a. ☒ MassDEP BVW Field Data Form (attached)
 - b. ☐ Other Methods for Determining the BVW boundary (attach documentation):
 1. ☒ 50% or more wetland indicator plants
 2. ☒ Saturated/inundated conditions exist
 3. ☒ Groundwater indicators
 4. ☒ Direct observation
 5. ☒ Hydric soil indicators
 6. ☐ Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

Isolated Vegetated Wetland (IVW - Bylaw Only)

a. Resource Area

N/A

c. Resource Area

230

b. Linear Feet Delineated

N/A

d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ☒ ANRAD (Delineation Plans only)
2. ☒ 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.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☒ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

D. Fees



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Amesbury
City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

673, 674

2. Municipal Check Number

672

4. State Check Number

Marcus Partners

6. Payor name on check: First Name

12/02/2025

3. Check date

12/02/2025

5. Check date

7. Payor name on check: Last Name

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Amesbury
 City/Town

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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

12/1/2025

2. Date

4. Date

12/01/2025

6. Date

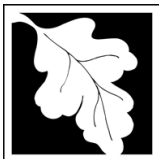
For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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
ANRAD 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:

27 Kimball Street

a. Street Address

\$662.50

c. Fee amount

Amesbury

b. City/Town

672

d. Check number

2. Applicant:

Andrew

a. First Name

Mackin

b. Last Name

MP Properties IV, LLC

c. Company

201 Washington Street, Suite 2100

d. Mailing Address

Boston

e. City/Town

(617) 780-0550

h. Phone Number

MA

f. State

02108

g. Zip Code

3. Property Owner (if different):

Michael

a. First Name

Demerjian

b. Last Name

c. Company

PO Box 8127234

d. Mailing Address

Wellesley

e. City/Town

MA

f. State

02482

g. Zip Code

h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. ☐ single family house project

a. feet of BVW

x \$2.00 =

b. Fee for BVW

2. ☒ all other projects

a. feet of BVW

\$675

x \$2.00 =

\$1,350

b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. ☐ single family house project

a. linear feet

x \$2.00 =

b. Fee

4. ☐ all other projects

a. linear feet

x \$2.00 =

b. Fee

Total Fee for all Resource Areas:

Fee

\$662.50

State share of filing fee:

5. 1/2 of total fee **less** \$12.50

City/Town share of filing fee:

\$687.50

6. 1/2 of total fee **plus** \$12.50

☐ **Online users:** check box if fee exempt.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
ANRAD Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

MCP Fund IV (NON-REIT), LLC
c/o Marcus Partners, Inc.
One Boston Place
201 Washington Street Suite 2100
Boston MA 02108

U.S. Bank National Association
Minneapolis, MN

17-2
910

Date 12/02/2025 Check No. 673 Check Amount **\$687.50*******

**** SIX HUNDRED EIGHTY SEVEN AND 50/100 DOLLARS

Pay to the order of:

City of Amesbury
62 Friend Street
Amesbury, MA 01913



Security Features Included Details on back

⑈000673⑈ ⑆091000022⑆ 104797501681⑈

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

MCP Fund IV (NON-REIT), LLC
c/o Marcus Partners, Inc.
One Boston Place
201 Washington Street Suite 2100
Boston MA 02108

U.S. Bank National Association
Minneapolis, MN

17-2
910

Date 12/02/2025 Check No. 672 Check Amount **\$662.50*******

**** SIX HUNDRED SIXTY TWO AND 50/100 DOLLARS

Pay to the order of:

Commonwealth of Massachusetts



Security Features Included Details on back

⑈000672⑈ ⑆091000022⑆ 104797501681⑈

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

MCP Fund IV (NON-REIT), LLC
c/o Marcus Partners, Inc.
One Boston Place
201 Washington Street Suite 2100
Boston MA 02108

U.S. Bank National Association
Minneapolis, MN

17-2
910

Date 12/02/2025 Check No. 674 Check Amount **\$2,000.00*****

**** TWO THOUSAND AND 00/100 DOLLARS

Pay to the order of:

City of Amesbury
62 Friend Street
Amesbury, MA 01913



Security Features Included Details on back

⑈000674⑈ ⑆091000022⑆ 104797501681⑈

Laurie Poshpeck

From: noreply@civicplus.com
Sent: Friday, October 31, 2025 10:37 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:	27 Kimball Street
MAP/LOT (IF KNOWN)	73-19
REQUESTER:	Thomas Schutz - Goddard Consulting, LLC
PHONE NUMBER:	2036154909
EMAIL:	tom@goddardconsultingllc.com
REQUEST IS MADE FOR APPLICATION TO THE FOLLOWING BOARD	CONSERVATION COMMISSION (300')
When Abutters List is Ready	I want to pick up the list (Assessor's Department will call you). , 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.](#)

73/24
THERRIEN MARK
30A KIMBALL RD
AMESBURY,MA 01913

73/29
DESIMONE JOHN G
20 KIMBALL RD
AMESBURY,MA 01913

73/23
GORMAN IRREVOCABLE TRUST
32 KIMBALL RD
AMESBURY,MA 01913

73/31
MORRILL-FAUCHER JACQUELINE M
16 KIMBALL RD
AMESBURY,MA 01913

73/26
BONAIUTO NATHAN J
28 KIMBALL RD
AMESBURY,MA 01913

73/9
KELLEHER JOHN R
105 HAVERHILL RD
AMESBURY,MA 01913

73/21
MARK THOMAS KIERAS LIVING TRUST
33 KIMBALL ROAD
AMESBURY,MA 01913

73/12
LEBLANC KEITH A
7 KIMBALL RD
AMESBURY,MA 01913

73/16
SRECA JAKE & NATALIE SRECA (T/E)
21 KIMBALL ROAD
AMESBURY,MA 01913

73/6
MIRANDA JAMES EDWARD JR
10 CLAIRE RD
AMESBURY,MA 01913

73/33
KATHLEEN J HARRIS
12 KIMBALL RD
AMESBURY,MA 01913

73/27
COHEN SCOTT A
24 KIMBALL RD
AMESBURY,MA 01913

73/32
BISSON TRUST
14 KIMBALL RD
AMESBURY,MA 01913

73/30
PARE NORMAND W
18 KIMBALL ROAD
AMESBURY,MA 01913

72/76
LIPPMAN KAE LAN
17 CLAIRE RD
AMESBURY,MA 01913

73/18
BARTHOLOMEW ANDREW KEITH
25 KIMBALL RD
AMESBURY,MA 01913

73/11
DONDERO STEPHEN W
5 KIMBALL RD
AMESBURY,MA 01913

73/17
GOMES MARCELO
23 KIMBALL RD
AMESBURY,MA 01913

73/4
BENNETT KIMBERLEY
6 CLAIRE ROAD
AMESBURY,MA 01913

73/7
THOMAS STEPHANIE M
12 CLAIRE RD
AMESBURY,MA 01913

73/34
ODOM TODD E
10 KIMBALL RD
AMESBURY,MA 01913

73/25
PARE CONSTANCE P
30 KIMBALL RD
AMESBURY,MA 01913

73/31
MORRILL-FAUCHER JACQUELINE M
16 KIMBALL RD
AMESBURY,MA 01913

73/28
TERZIS FAMILY TRUST
22 KIMBALL ROAD
AMESBURY,MA 01913

73/8
KIRBY IRA
111 HAVERHILL RD
AMESBURY,MA 01913

73/20
ROCHE ROBERT M
31 KIMBALL RD
AMESBURY,MA 01913

73/14
CALLAS ALEXANDER F
15 KIMBALL RD
AMESBURY,MA 01913

73/15
RUTHERFORD DYLAN & MYROSLAVA BASISTA T/E
19 KIMBALL RD
AMESBURY,MA 01913

73/5
BLAKE LAYTON G
8 CLAIRE RD
AMESBURY,MA 01913

72/86
COOKE MARK
14 CLAIRE RD
AMESBURY,MA 01913

73/13
BONIN ROBERT C
29 KIMBALL RD
AMESBURY,MA 01913

72/88
JONES KEVIN
39 KIMBALL RD #R
AMESBURY,MA 01913

73/14
SOFFRON JAMES P
17 KIMBALL RD
AMESBURY,MA 01913

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72/89
AMESBURY CITY OF
62 FRIEND ST
AMESBURY,MA 01913

72/25
STENSON TRISTAN
35 KIMBALL RD
AMESBURY,MA 01913

38/

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/

/

72/87
CONNORS THOMAS H
18 CLAIRE RD
AMESBURY,MA 01913

72/26
GANNON ALAN P
37 KIMBALL RD
AMESBURY,MA 01913

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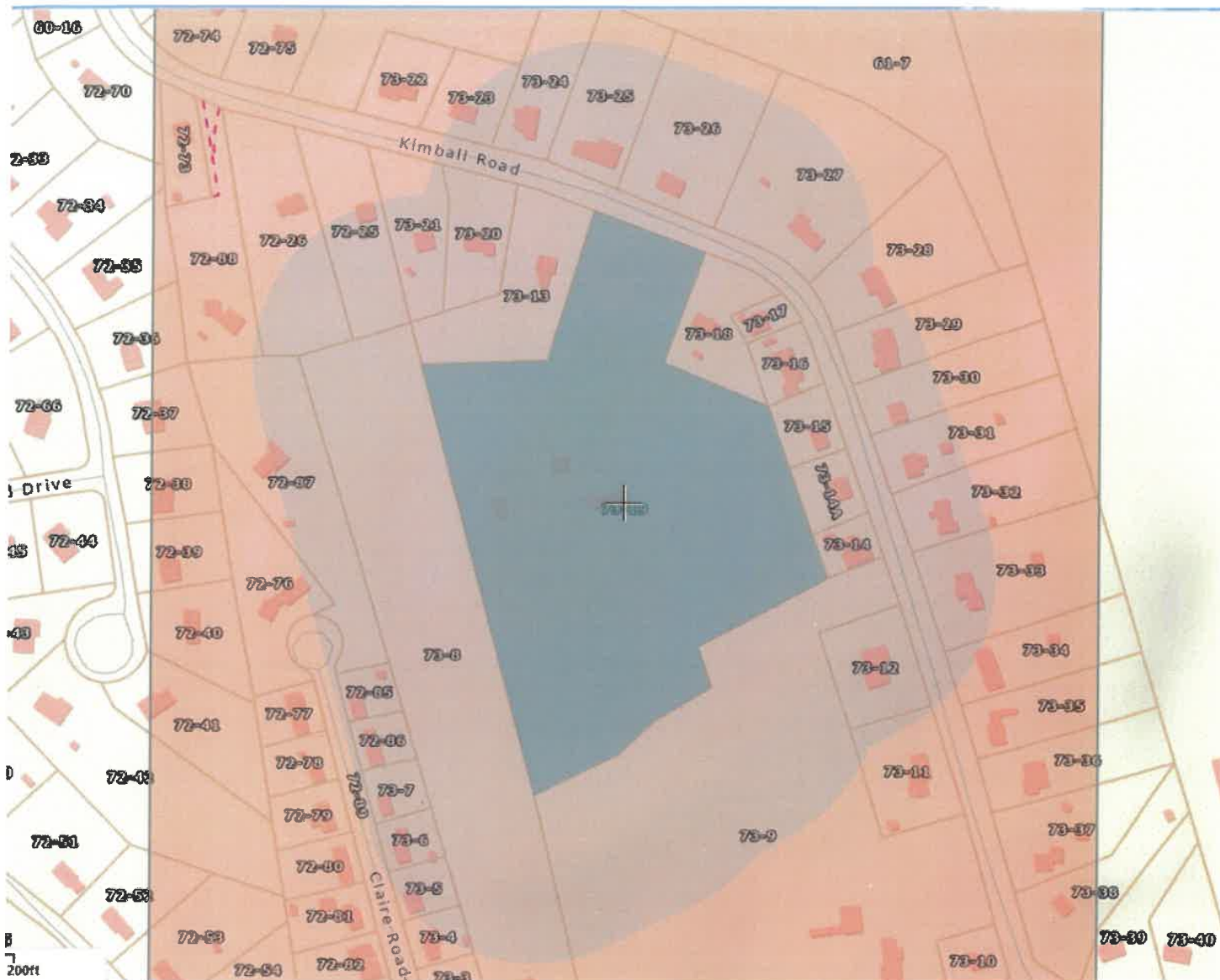
/

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

ALB 11365

AV PID	MBLU	Lot	Lot Cnt	Location	Deed Book	Deed Page	Address Line 1	City	State	Zip	Owner Full Name
5258	61	7		36 KIMBALL RD	30307	0432	62 FRIEND ST	AMESBURY	MA	01913	AMESBURY CITY OF
5266	73	24		30 KIMBALL RD #A	42824	236	30A KIMBALL RD	AMESBURY	MA	01913	THERRIEN MARK
5273	73	33		12 KIMBALL RD	43001	106	12 KIMBALL RD	AMESBURY	MA	01913	KATHLEEN J HARRIS
5274	73	34		10 KIMBALL RD	39843	0223	10 KIMBALL RD	AMESBURY	MA	01913	ODOM TODD E
5286	73	29		20 KIMBALL RD	37291	0249	20 KIMBALL RD	AMESBURY	MA	01913	DESMONE JOHN G
5287	73	27		24 KIMBALL RD	16280	0288	24 KIMBALL RD	AMESBURY	MA	01913	COHEN SCOTT A
5299	73	25		30 KIMBALL RD	40554	0532	30 KIMBALL RD	AMESBURY	MA	01913	PARE CONSTANCE P
5302	73	23		32 KIMBALL RD	38267	0382	32 KIMBALL RD	AMESBURY	MA	01913	GORMAN IRREVOCABLE TRUST
5303	73	32		14 KIMBALL RD	41174	0549	14 KIMBALL RD	AMESBURY	MA	01913	BISSON TRUST
5304	73	31		16 KIMBALL RD	33576	0388	16 KIMBALL RD	AMESBURY	MA	01913	MORRILL-FAUCHER JACQUELINE M
5305	73	30		18 KIMBALL RD	05036	0145	18 KIMBALL ROAD	AMESBURY	MA	01913	PARE NORMAND W
5306	73	28		22 KIMBALL RD	42209	092	22 KIMBALL ROAD	AMESBURY	MA	01913	TERZIS FAMILY TRUST
5312	73	26		28 KIMBALL RD	39929	0418	28 KIMBALL RD	AMESBURY	MA	01913	BONAUTO NATHAN J
5539	72	76		17 CLAIRE RD	39055	0085	17 CLAIRE RD	AMESBURY	MA	01913	LIPPMAN KAEELAN
5540	73	8		111 HAVERHILL RD	39028	0278	111 HAVERHILL RD	AMESBURY	MA	01913	KIRBY IRA
5541	73	9		105 HAVERHILL RD	37223	0103	106 HAVERHILL RD	AMESBURY	MA	01913	KELLEHER JOHN R
5542	73	18		25 KIMBALL RD	34163	0139	25 KIMBALL RD	AMESBURY	MA	01913	BARTHOLOMEW ANDREW KEITH
5543	73	20		31 KIMBALL RD	38582	0175	31 KIMBALL RD	AMESBURY	MA	01913	ROCHE ROBERT M
5544	73	21		33 KIMBALL RD	41748	533	33 KIMBALL ROAD	AMESBURY	MA	01913	MARK THOMAS KIERAS LIVING TRUST
5546	73	11		5 KIMBALL RD	10525	0544	5 KIMBALL RD	AMESBURY	MA	01913	DONDERO STEPHEN W
5547	73	14		15 KIMBALL RD	37908	0301	15 KIMBALL RD	AMESBURY	MA	01913	GALLAS ALEXANDER F
5633	73	12		7 KIMBALL RD	32984	0525	7 KIMBALL RD	AMESBURY	MA	01913	LEBLANC KEITH A
5634	73	17		23 KIMBALL RD	21962	0002	23 KIMBALL RD	AMESBURY	MA	01913	GOMES MARCELO
5651	73	15		19 KIMBALL RD	40445	0466	19 KIMBALL RD	AMESBURY	MA	01913	RUTHERFORD DYLAN & MYROSLAVA BASISTA T/E
5652	73	16		21 KIMBALL RD	41567	433	21 KIMBALL ROAD	AMESBURY	MA	01913	SRECA JAKE & NATALIE SRECA (T/E)
6160	73	4		6 CLAIRE RD	39186	0531	6 CLAIRE ROAD	AMESBURY	MA	01913	BENNETT KIMBERLEY
6161	73	5		8 CLAIRE RD	24272	0548	8 CLAIRE RD	AMESBURY	MA	01913	BLAKE LAYTON G
6162	73	6		10 CLAIRE RD	40690	0563	10 CLAIRE RD	AMESBURY	MA	01913	MIRANDA JAMES EDWARD JR
6163	73	7		12 CLAIRE RD	38906	0022	12 CLAIRE RD	AMESBURY	MA	01913	THOMAS STEPHANIE M
6164	72	86		14 CLAIRE RD	13101	0321	14 CLAIRE RD	AMESBURY	MA	01913	COOKE MARK
6166	72	85		16 CLAIRE RD	18041	0113	16 CLAIRE RD	AMESBURY	MA	01913	ENAIRE WILLIAM
6669	73	13		29 KIMBALL RD	42496	164	29 KIMBALL RD	AMESBURY	MA	01913	BOININ ROBERT C
6800	72	89		CLAIRE RD	128370TL	0	62 FRIEND ST	AMESBURY	MA	01913	AMESBURY CITY OF
6801	72	87		18 CLAIRE RD	13217	0089	18 CLAIRE RD	AMESBURY	MA	01913	CONNORS THOMAS H
6802	72	88		39 KIMBALL RD #R	34479	0083	39 KIMBALL RD #R	AMESBURY	MA	01913	JONES KEVIN
6857	72	25		35 KIMBALL RD	32576	0115	35 KIMBALL RD	AMESBURY	MA	01913	STENSON TRISTAN
6858	72	26		37 KIMBALL RD	17645	0368	37 KIMBALL RD	AMESBURY	MA	01913	GANNON ALAN P
101063	73	14	A	17 KIMBALL RD	34054	025					

[illegible]



State Use 1010
Print Date 10/31/2025 11:46:16

[illegible]

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	04	Cape Cod					
Model:	01	Residential					
Grade:	03	Average					
Stories:	1	1 Story					
Occupancy:	1	Vinyl Siding					
Exterior Wall 1	25						
Exterior Wall 2							
Roof Structure:	03	Gable/Hip					
Roof Cover:	03	Asph/F Gls/Cmp					
Interior Wall 1	05	Drywall/Sheet					
Interior Wall 2							
Interior Fir 1	14	Carpet					
Interior Fir 2							
Heat Fuel:	02	Oil					
Heat Type:	04	Forced Air-Duc					
AC Type:	01	None					
Total Bedrooms:	03	3 Bedrooms					
Total Bthrms:	2						
Total Half Baths:	1						
Total Xtra Fixtrs:							
Total Rooms:	6	6 Rooms					
Bath Style:	02	Average					
Kitchen Style:	02	STANDARD					
</							

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act &
Amesbury Wetland Bylaw

(to be submitted to the Massachusetts Department of Environmental
Protection and the Conservation Commission)

I, Tom Schutz, hereby certify under the pains and penalties of perjury that on 12/10/2025. I gave notification to abutters in Compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dating April 8, 1994 in connection with the following matter:

An Abbreviated Notice of Resource Area Delineation (ANRAD) was filed under the Massachusetts Wetlands Protection Act by MP Properties IV, LLC, with the Amesbury Conservation Commission on December 10, 2025 for property located at 27 Kimball Street, (Map 73, Parcel 19) in Amesbury, MA for the confirmation of the location and delineation of wetland resource areas located on-site.

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



(Name)

12/10/2025

(Date)

**NOTIFICATION TO ABUTTERS
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT
AND AMESBURY WETLANDS PROTECTION ORDINANCE**

In accordance with the Massachusetts General Laws, Chapter 131, Section 40, and the Amesbury Wetlands Protection Ordinance, you are hereby notified of the following:

The Amesbury Conservation Commission will hold a public hearing on

January 5, 2026 at 6:30 pm, located VIRTUALLY
(date) (time) (hearing location)

Amesbury, to consider a Abbreviated Notice of Resource Area Delineation submitted by
(application type)

This application is strictly to confirm the location and delineation of the wetland resource areas on the locus site. No work is proposed within this application.

to _____
(brief description of the proposed project)

at 27 Kimball Street Amesbury, MA 01913

(project location)

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>. For more information concerning the date, time or place of hearing, contact the Conservation Commission at 978-388-8110.

NOTE: Notice of the public hearing, including its date, time, and place will be posted in City Hall not less than 48 hours in advance. **The meeting link will be on the agenda posted on the City's website.**

NOTE: Notice of the public hearing, including its date, time, and place will be published in the Newburyport Daily News not less than 5 business days prior to the public hearing.

NOTE: You may also contact the Amesbury Conservation Commission or the Department of Environmental Protection (DEP) Wetlands Division- Northeast Regional Office (NERO) for more information about this application or the Wetlands Protection Act. The DEP, Northeast Regional Office can be reached at 978-694-3405.

Covid-19 Notice: This meeting will be conducted under the 'Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c.30A, §20, signed on March 12, 2020. The public can view this meeting on ACTV Channel 6, and the ACTV website.

To submit a public comment, you can email conservation@amesburyma.gov with PUBLIC COMMENT in the subject line.

Wetland Border Report

Site Locus 27 Kimball Street, Amesbury, MA 01913

Prepared for: MP Properties IV, LLC

Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough, MA 01532

Date: 06/23/2025

INTRODUCTION

On June 18th, 2025, the wetland resources were delineated for Marcus Partners on land on or surrounding property known as 27 Kimball Street Amesbury, MA 01913 (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and, the Amesbury Wetlands Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of the attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form
- Orthophoto of Locus Site, Goddard Consulting LLC, 06/23/2025
- Soils Map, Goddard Consulting LLC, 06/23/2025
- NRCS Soil Map – Essex County, Massachusetts, Northern Part, accessed 06/23/2025
- FEMA Map, Goddard Consulting LLC, 06/23/2025
- USGS Map of Locus Site, Goddard Consulting LLC, 06/23/2025

SUMMARY OF FINDINGS

An Isolated Vegetated Wetland (IVW) exists in the southeastern portion of the site and was flagged with series GCA1-GCA30. The boundary of a Bordering Vegetated Wetland (BVW) and bank of intermittent stream, partially on and off-site towards the western property boundary, was delineated with flag series GCB1-GCB58. The stream is considered as intermittent based on the lack of mapping on the most recent version of the USGS map and the StreamStats application. The sampling point for the BVW determination took place near flag GCB48.

Vegetation upgradient of the BVW consists of red oak / *Quercus rubra* (FACU), white oak / *Quercus alba* (FACU), black birch / *Betula lenta* (FACU), red maple / *Acer rubrum* (FAC), American beech / *Fagus grandifolia* (FACU), shagbark hickory / *Carya ovata* (FACU), white pine / *Pinus strobus* (FACU), highbush blueberry / *Vaccinium corymbosum* (FACW), New York fern / *Thelypteris noveboracensis* (FAC), cinnamon fern / *Osmundastrum cinnamomeum* (FACW), false Solomon-seal / *Maianthemum racemosum* (FACU), and partridge berry / *Mitchella repens* (FACU). Vegetation downgradient of the BVW consists of red maple / *Acer rubrum* (FAC), shagbark hickory / *Carya ovata* (FACU), black birch / *Betula lenta* (FACU), winterberry / *Ilex verticillata* (FACW), American beech / *Fagus grandifolia* (FACU), white pine / *Pinus strobus* (FACU), northern arrowwood / *Viburnum recognitum* (FACW), New York fern / *Thelypteris noveboracensis* (FAC), and cinnamon fern / *Osmundastrum cinnamomeum* (FACW).

Soils identified on the property include fine sandy loams, silty loams, and loamy silts. In the wetland soil sample, an A layer with the consistency of silty loam colored 10YR2/2 with redoximorphic features in the matrix colored 2.5R3/6 was found from 0-12" with the redoximorphic features occurring at 6". From 12-24" a C1 layer with the consistency of loamy silt colored 10YR3/2 with redoximorphic features in the matrix colored 10YR4/6 was found.

In the upland soil sample, an A layer with the consistency of fine sandy loam colored 10YR2/2 was found from 0-5". From 5-12" a B¹ layer with the consistency of fine sandy loam colored 10YR4/6 was found. From 12-20" a B² layer with the consistency of fine sandy loam colored 10YR4/4 was found. In the wetland soil sample, an A layer with the consistency of fine sandy loam colored 10YR2/1 was found from 0-2." A C¹ layer with the consistency of

fine sandy loam colored 7.5YR2.5/1 from 5-12.” A C² layer with the consistency of fine sandy loam colored 5Y5/2 and redox colored 10YR5/6 was found from 8-16”

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife or an Area of Critical Environmental Concern (ACEC). The site is not located in an Outstanding Resource Waters Area (ORW). The site does not fall within a jurisdictional FEMA Flood Zone. There are no mapped certified or potential vernal pools on site.

The MA Wetlands Protection Act and the Town of Amesbury takes jurisdiction over Bordering Vegetated Wetlands (BVW) and bank of intermittent stream. The town of Amesbury takes jurisdiction on the Isolated Vegetated Wetland. The BVW and bank partially on and off-site has a jurisdictional 100-foot Buffer Zone that casts partially onto the locus site.

Any work within these resource areas including the 100-foot Buffer Zones requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Amesbury Conservation Commission.

DESCRIPTION OF REGULATED INLAND RESOURCE AREA

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

Resource Area	Regulatory Jurisdiction	Flag Numbers and Color	Wetland Types and Locations
Bordering Vegetated Wetland (BVW) & Bank	BVW, Bank & 100-foot Buffer Zone	GCB1-GCB58 (Blue flags)	The boundary BVW and bank located partially on site (western portion of site).
Isolated Vegetated Wetland (IVW)	IVW & 100-foot Buffer Zone (Bylaw Only)	GCA1-GCA30 (Blue flags)	The boundary IVW located in the southeastern portion of the site.

SITE PHOTOS



Photo 1. A photo of the on-site IVW. Water-stained leaves can be seen.



Photo 2. A photo of the on-site IVW.



Photo 3. A photo of the on-site IVW.



Photo 4. A photo of the intermittent stream and BVW in the western portion of the site.



Photo 5. A photo of the BVW in the western portion of the site.

Sincerely,

Goddard Consulting, LLC



Tom Schutz
Wetland Scientist, WPIT, WSA

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 27 Kimball Street City/Town: Amesbury, MA 01913 Sampling Date: 6/18/25
Applicant/Owner: MP Properties IV, LLC Sampling Point or Zone: GCB 48
Investigator(s): Tom Schutz Latitude/Longitude: 42.84582, -70.96191
Soil Map Unit Name: 306B NWI or DEP Classification: PSS/FO

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X 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 <u> </u>	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes <u> </u>	No <u>X</u>
Hydric Soils criterion met?	Yes <u> </u>	No <u>X</u>			
Wetlands hydrology present?	Yes <u> </u>	No <u>X</u>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:			
Surface Water Present?	Yes <u> </u>	No <u>X</u>	Depth (in) <u> </u>
Water Table Present?	Yes <u> </u>	No <u>X</u>	Depth (in) <u> </u>
Saturation Present (including capillary fringe)?	Yes <u> </u>	No <u>X</u>	Depth (in) <u> </u>
Wetland Hydrology Indicators			
Reliable Indicators of Wetlands	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water	
Hydrology			
<u> </u> Water-stained leaves	<u> </u> Hydrological records	<u> </u> Direct observation of inundation	
<u> </u> Evidence of aquatic fauna	<u> </u> Free water in a soil test hole	<u> </u> Drainage patterns	
<u> </u> Iron deposits	<u> </u> Saturated soil	<u> </u> Drift lines	
<u> </u> Algal mats or crusts	<u> </u> Water marks	<u> </u> Scoured areas	
<u> </u> Oxidized rhizospheres/pore linings	<u> </u> Moss trim lines	<u> </u> Sediment deposits	
<u> </u> Thin muck surfaces	<u> </u> Presence of reduced iron	<u> </u> Surface soil cracks	
<u> </u> Plants with air-filled tissue (aerenchyma)	<u> </u> Woody plants with adventitious roots	<u> </u> Sparsely vegetated concave surface	
<u> </u> Plants with polymorphic leaves	<u> </u> Trees with shallow root systems	<u> </u> Microtopographic relief	
<u> </u> Plants with floating leaves	<u> </u> Woody plants with enlarged lenticels	<u> </u> Geographic position (depression, toe of slope, fringing lowland)	
<u> </u> 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.

Sampling Point GCB 48

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Red Oak	Quercus rubra	FACU	20.5%	X		39.4%
2	Northern White Oak	Quercus alba	FACU	10.5%	X		20.2%
3	Black Birch	Betula lenta	FACU	10.5%	X		20.2%
4	Red Maple	Acer rubrum	FAC	10.5%	X	X	20.2%
5							
6							
7							
8							
9							
				52.0%	=Total Cover		

Shrub/Sapling Stratum Plot size <u>15'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	American Beech	Fagus grandifolia	FACU	20.5%	X		46.1%
2	Shagbark Hickory	Carya ovata	FACU	10.5%	X		23.6%
3	Eastern White Pine	Pinus strobus	FACU	10.5%	X		23.6%
4	Highbush Blueberry	Vaccinium corymbosum	FACW	3.0%		X	6.7%
5							
6							
7							
8							
9							
				44.5%	=Total Cover		

Herb Stratum Plot size <u>5'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	New York Fern	Parathelypteris noveboracensis	FAC	20.5%	X	X	46.1%
2	Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5%	X	X	23.6%
3	False Solomon's Seal	Smilacina racemosa	FACU	10.5%	X		23.6%
4	Partridge Berry	Mitchella repens	FACU	3.0%			6.7%
5							
6							
7							
8							
9							
10							
11							
12							
				44.5%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum Plot size 30'							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes	No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?		
	10	3		Yes	No	X
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result		
	OBL species	0%	x1	=	0%	
	FACW species	14%	x2	=	27%	
	FAC species	31%	x3	=	93%	
	FACU species	97%	x4	=	386%	
	UPL species	0%	x5	=	0%	
	Column Totals (A)	141%		(B)	506%	
	Prevalence Index	B/A=	3.59	Is the Prevalence Index ≤ 3.0?		
				Yes	No	X
Wetland vegetation criterion met? Yes No X						

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 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

[illegible]

DOWNGRADIENT

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?	Yes ☒	No ☐
Hydric Soils criterion met?	Yes ☒	No ☐			
Wetlands hydrology present?	Yes ☒	No ☐			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:					
Surface Water Present?	Yes	No	☒	Depth (in)	
Water Table Present?	Yes	☒	No	Depth (in)	18+"
Saturation Present (including capillary fringe)?	Yes	No	☒	Depth (in)	
Wetland Hydrology Indicators					
Reliable Indicators of Wetlands		Indicators that can be Reliable with		Indicators of the Influence of Water	
☐ Water-stained leaves		☐ Hydrological records		☐ Direct observation of inundation	
☐ Evidence of aquatic fauna		☐ Free water in a soil test hole		☐ Drainage patterns	
☐ Iron deposits		☐ Saturated soil		☐ Drift lines	
☐ Algal mats or crusts		☐ Water marks		☐ Scoured areas	
☐ Oxidized rhizospheres/pore linings		☐ Moss trim lines		☐ Sediment deposits	
☐ Thin muck surfaces		☒ Presence of reduced iron		☐ Surface soil cracks	
☐ Plants with air-filled tissue (aerenchyma)		☐ Woody plants with adventitious roots		☐ Sparsely vegetated concave surface	
☐ Plants with polymorphic leaves		☐ Trees with shallow root systems		☐ Microtopographic relief	
☐ Plants with floating leaves		☐ Woody plants with enlarged lenticels		☒ Geographic position (depression, toe of slope, fringing lowland)	
☐ 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.

Sampling Point GCB 48

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute%	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	Acer rubrum	FAC	38.0%	X	X	64.4%
2	Shagbark Hickory	Carya ovata	FACU	10.5%			17.8%
3	Black Birch	Betula lenta	FACU	10.5%			17.8%
4							
5							
6							
7							
8							
9							
				59.0%	=Total Cover		
Shrub/Sapling Stratum Plot size <u>15'</u>							
	Common Name	Scientific name	Indicator	Absolute%	Dominant?	Wetland Indicator?	% Dominant
1	Winterberry	Ilex verticillata	FACW	20.5%	X	X	69.5%
2	American Beech	Fagus grandifolia	FACU	3.0%			10.2%
3	White Pine	Pinus strobus	FACU	3.0%			10.2%
4	Arrowwood	Viburnum recognitum	FACW	3.0%		X	10.2%
5							
6							
7							
8							
9							
				29.5%	=Total Cover		
Herb Stratum Plot size <u>5'</u>							
	Common Name	Scientific name	Indicator	Absolute%	Dominant?	Wetland Indicator?	% Dominant
1	New York Fern	Parathelypteris noveboracensis	FAC	20.5%	X	X	60.3%
2	Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5%	X	X	30.9%
3	Red Maple	Acer rubrum	FAC	3.0%		X	8.8%
4							
5							
6							
7							
8							
9							
10							
11							
12							
				34.0%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum		Plot size	30'				
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

<u>Rapid Test:</u>	Do all dominant species have an indicator status of OBL or FACW?				Yes	X	No	
<u>Dominance Test:</u>	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make				
	4	4		Yes	X	No		
<u>Prevalence Index:</u>		Total % Cover	Multiply by:	Result				
	OBL species	0%	x1	=	0%			
	FACW species	34%	x2	=	68%			
	FAC species	62%	x3	=	185%			
	FACU species	27%	x4	=	108%			
	UPL species	0%	x5	=	0%			
	Column Totals (A)	123%		(B)	361%			
Prevalence Index		B/A=	2.94	Is the Prevalence Index ≤ 3.0?				
				Yes	X	No		
Wetland vegetation criterion met?								
	Yes	X	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 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

Sampling Point GCB 48

[illegible]

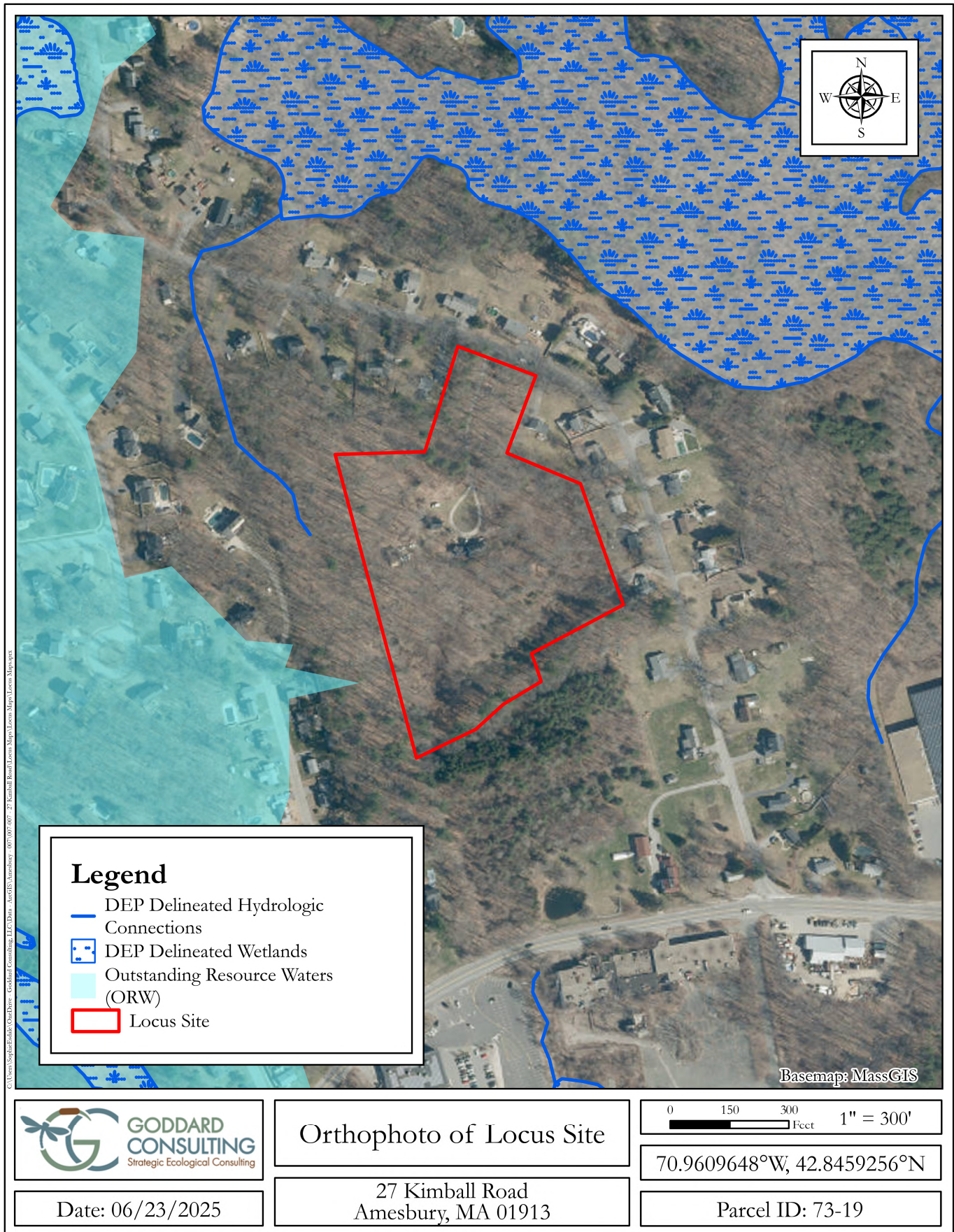
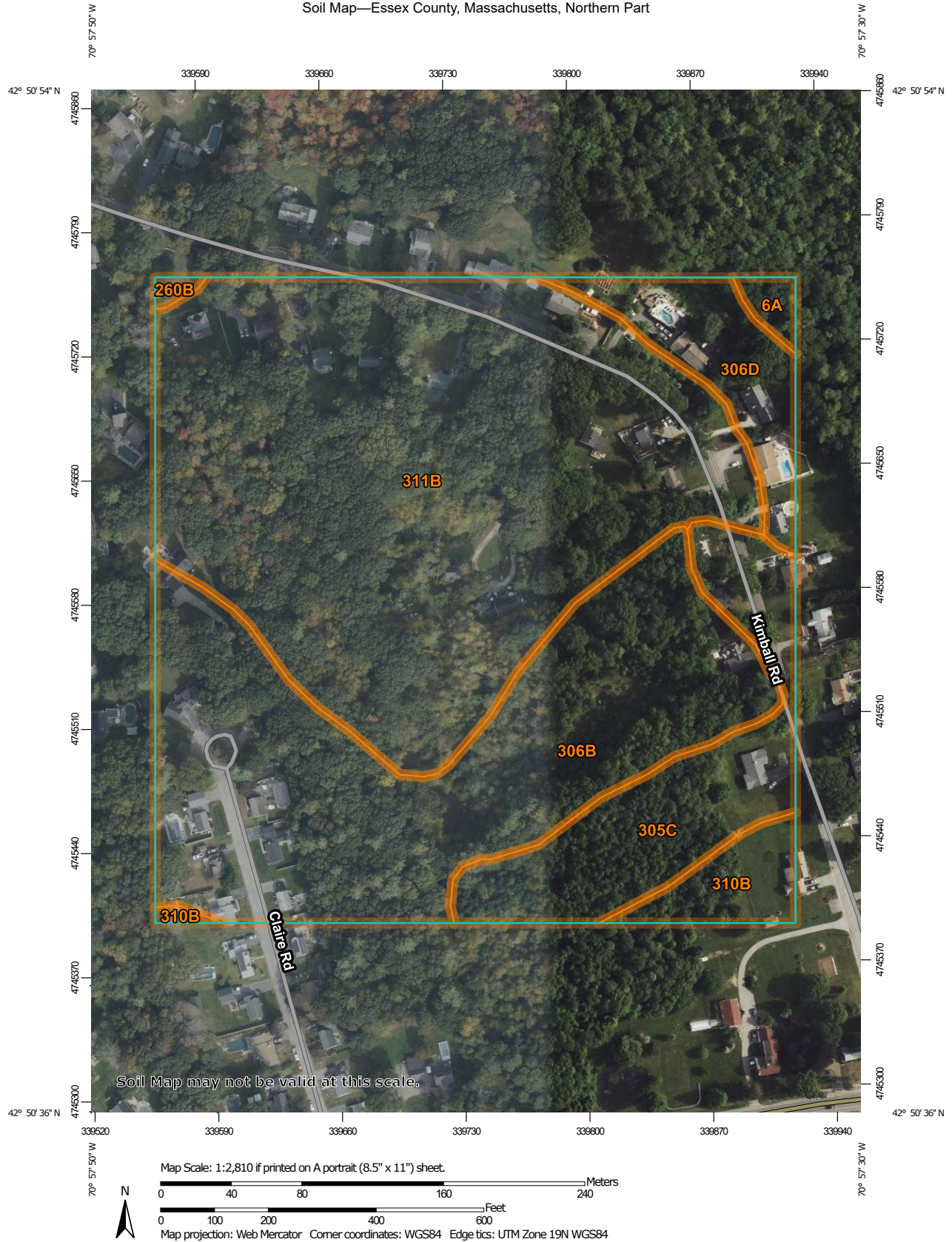


Figure 2

Soil Map—Essex County, Massachusetts, Northern Part



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/23/2025
Page 1 of 3

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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 20, Aug 27, 2024

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

Date(s) aerial images were photographed: May 22, 2022—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
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	0.2	0.7%
260B	Sudbury fine sandy loam, 3 to 8 percent slopes	0.1	0.3%
305C	Paxton fine sandy loam, 8 to 15 percent slopes	3.6	11.0%
306B	Paxton fine sandy loam, 0 to 8 percent slopes, very stony	10.0	30.6%
306D	Paxton fine sandy loam, 15 to 25 percent slopes, very stony	1.8	5.4%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	1.0	2.9%
311B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	16.1	49.1%
Totals for Area of Interest		32.7	100.0%



Figure 4

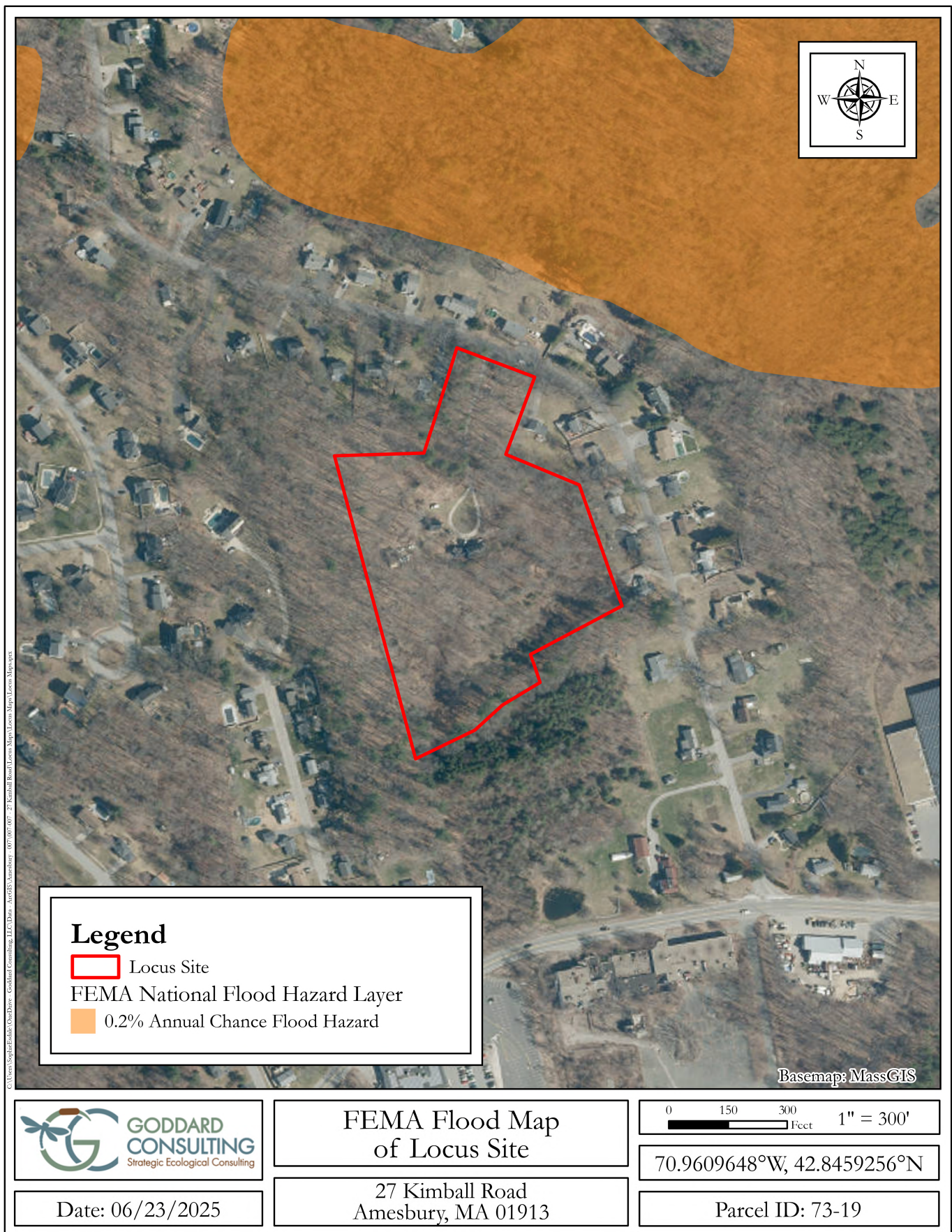


Figure 3

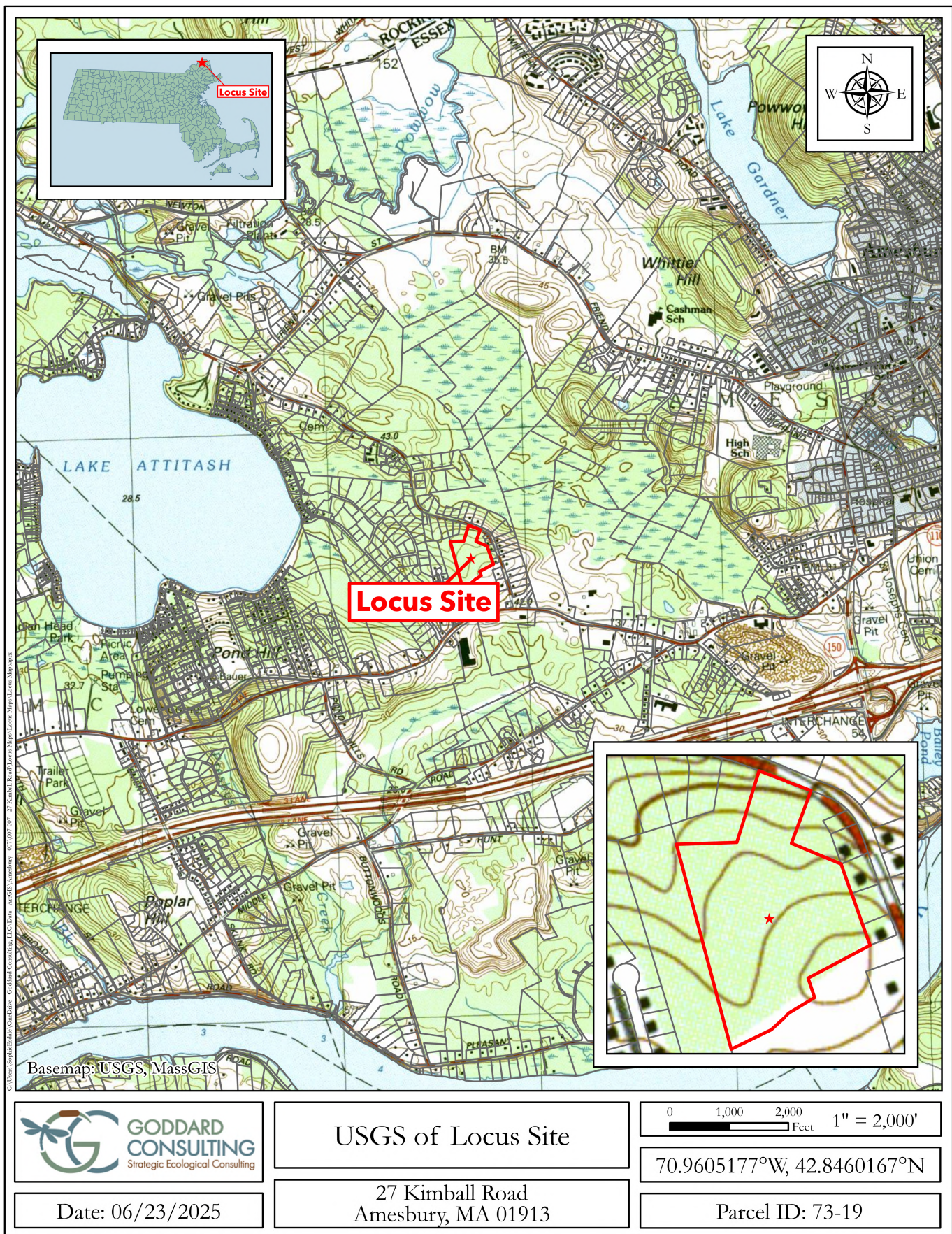


Figure 1

Digitally signed by
 Andrew J. Ruggles
 Date: 2025.12.09
 13:16:19-05'00'

PROFESSIONAL LAND SURVEYOR FOR
 ALLEN & MAJOR ASSOCIATES, INC.

[illegible]

MP PROPERTIES IV, LLC
201 WASHINGTON STREET, SUITE 2100
BOSTON, MA 02108

**#27 KIMBALL ROAD
AMESBURY, MA**

PROJECT NO.	3410-08	DATE	12/09/2022
SCALE	1" = 40'	DWG. NAME	5341003-2
DRAWN BY:	CTP	CHECKED BY:	AL



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EXISTING CONDITIONS

V-101

