

September 8, 2022

New Bedford Conservation Commission
133 William Street, Room 304
New Bedford, MA 02740

Re: **RDA-19** Hathaway Road New Bedford, 02746
(Map 101, Parcel 8)

Dear New Bedford Conservation Commission:

Goddard Consulting, LLC is pleased to submit this Request for Determination of Applicability (RDA) on behalf of Andrew Young of SAFStor Real Estate Co, LLC for confirmation of all jurisdictional resources on the property known as 19 Hathaway Road in New Bedford, MA (Map: 101 Parcel 8). This is a filing under the Massachusetts Wetlands Protection Act (WPA) and New Bedford Wetland Protection Ordinance.

This application includes one (1) original and one (1) copy of the application. This application also includes two (2) full size copies of the site plans. The documents enclosed are as follows:

- RDA (WPA Form 1) Application Form
- Copy of Checks
- Proof of property ownership/Deed
- Local Fee Calculation Worksheet
- Certified Abutters List, Notification to abutters, Affidavit of Service
- *Wetland Border Report*, Goddard Consulting, LLC. 5/19/2022
- *Orthophoto of the Locus Site*. Goddard Consulting, LLC. 5/11/2022
- *USGS of the Locus Site*. Goddard Consulting, LLC. 5/11/2022
- *Existing Conditions Plan*, Langan Engineering and Environmental Services, Inc. 8/25/2022

Existing Conditions

The locus site is located at the addresses 19 Hathaway Road New Bedford, MA (Map: 101, Parcel: 8). The site is partially paved and heavy disturbed. In the center of the site, wetland vegetation is growing on top of existing concrete. This area cannot be considered a jurisdictional wetland. An industrial building existed in the middle of the site in 2016 and was removed in 2017. This left behind parking lot, rubble, concrete. To north of the site is a non-jurisdictional drainage ditch (reference attached Wetland Border Report)

This RDA is for the confirmation of all resource areas shown on the plans that are jurisdictional under the Massachusetts Wetland Protection Act.



WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

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



1. Applicant:

Andrew Young _____ E-Mail Address _____
 Name
 444 Seabreeze Blvd., Suite 840 _____
 Mailing Address
 Daytona Beach _____ FL _____ 32118 _____
 City/Town State Zip Code
 (386) 234-2200 _____
 Phone Number Fax Number (if applicable) _____

2. Representative (if any):

Goddard Consulting, LLC _____
 Firm
 Scott Goddard _____ scott@goddardconsultingllc.com _____
 Contact Name E-Mail Address
 291 Main Street Suite #8 _____
 Mailing Address
 Northborough _____ MA _____ 02740 _____
 City/Town State Zip Code
 (508) 393-3784 _____
 Phone Number Fax Number (if applicable) _____

B. Determinations

1. I request the New Bedford _____ make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

New Bedford _____
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>19 Hathaway Road</u>	<u>New Bedford</u>
Street Address	City/Town
<u>101</u>	<u>8</u>
Assessors Map/Plat Number	Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The locus site is located at the addresses 19 Hathaway Road New Bedford, MA (Map: 101, Parcel: 8). The site is partially paved and heavy disturbed. In the center of the site, wetland vegetation is growing on top of existing concrete. This area cannot be considered a jurisdictional wetland. An industrial building existed in the middle of the site in 2016 and was removed in 2017. This left behind parking lot, rubble, concrete. To north of the site is a non-jurisdictional drainage ditch (reference attached Wetland Border Report).

- c. Plan and/or Map Reference(s):

<u>Existing Conditions Plan</u>	<u></u>
Title	Date
<u></u>	<u></u>
Title	Date
<u></u>	<u></u>
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

This RDA is for the confirmation of jurisdictional resources on-site under the Massachusetts Wetland Protection Act.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Areas on-site do not meet the definitions for Bordering Vegetated Wetland or Bank or Stream 310 CMR 10.55(2) and 310 CMR 10.04.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Andrew Bishins

Name

92 Kilburn Street

Mailing Address

New Bedford

City/Town

MA

State

02740

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant: SAFStor Real Estate Co, LLC

Name: Andrew Young

Title: Authorized Representative

Date

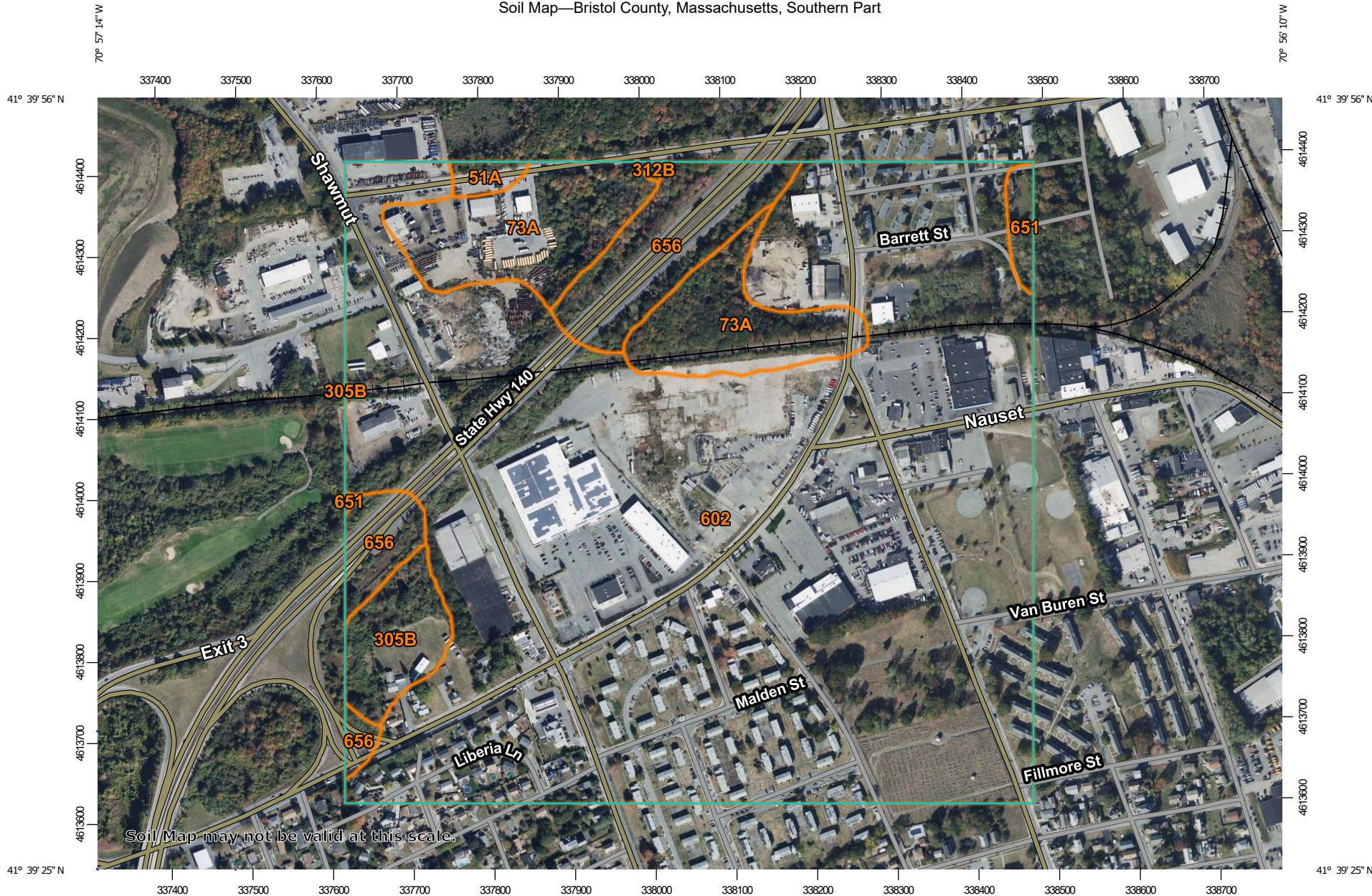
8/29/22

Signature of Representative (if any)

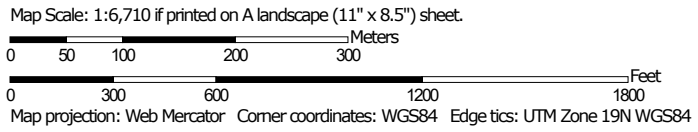
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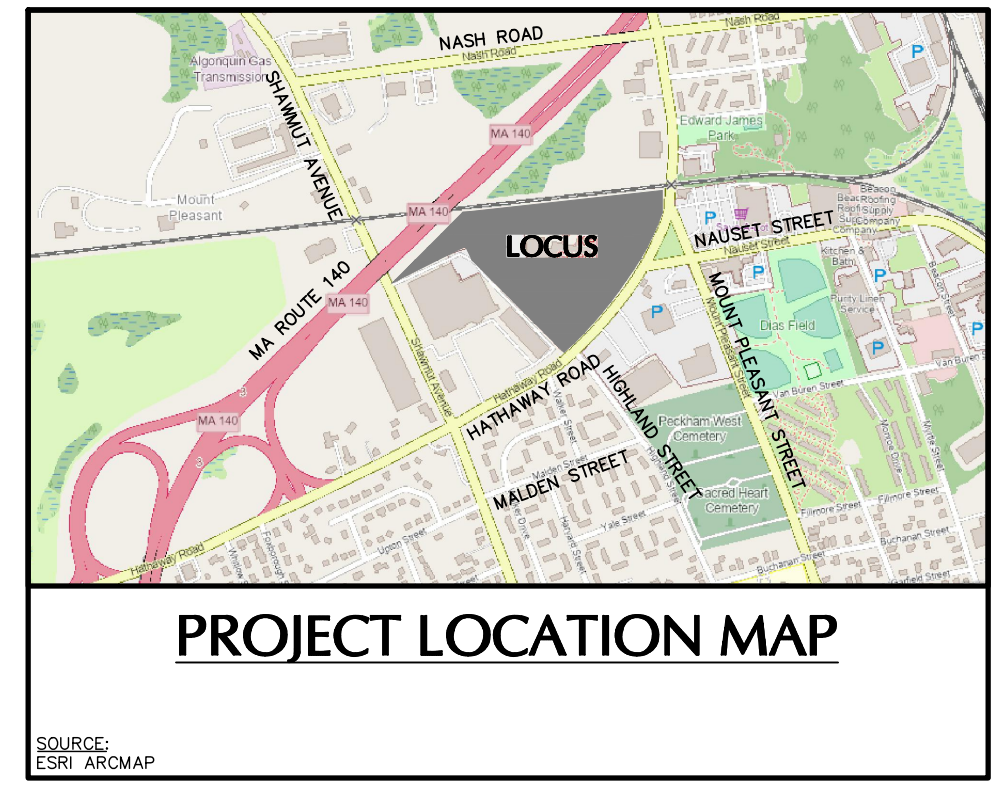
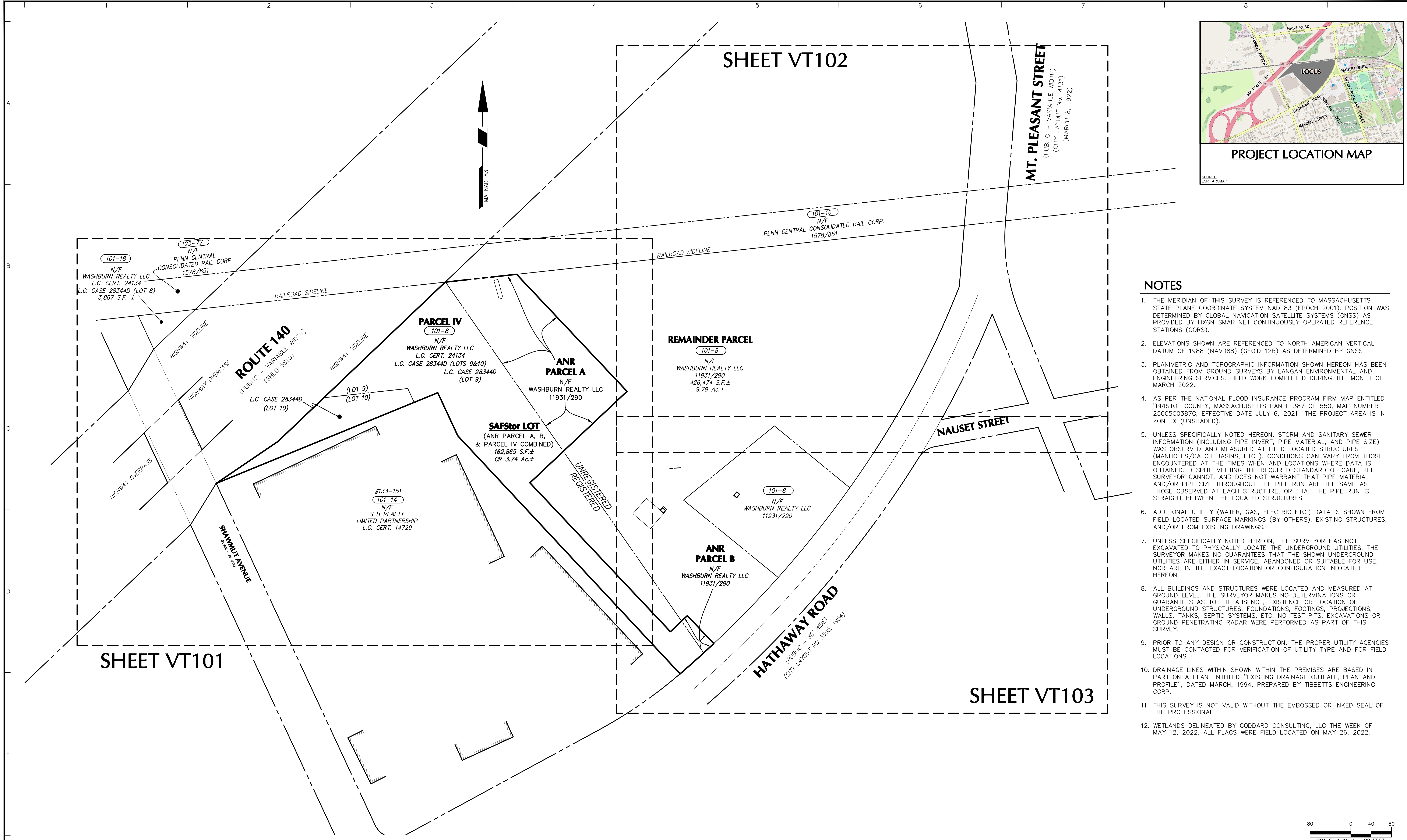
8/29/22

Soil Map—Bristol County, Massachusetts, Southern Part



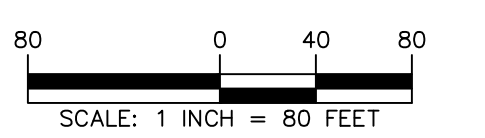
Soil Map may not be valid at this scale.





NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2001). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
2. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENVIRONMENTAL AND ENGINEERING SERVICES. FIELD WORK COMPLETED DURING THE MONTH OF MARCH 2022.
4. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "BRISTOL COUNTY, MASSACHUSETTS PANEL 387 OF 550, MAP NUMBER 25005C0387G, EFFECTIVE DATE JULY 6, 2021" THE PROJECT AREA IS IN ZONE X (UNSHADED).
5. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
6. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA IS SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
7. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
8. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
9. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
10. DRAINAGE LINES WITHIN THE PREMISES ARE BASED IN PART ON A PLAN ENTITLED "EXISTING DRAINAGE OUTFALL, PLAN AND PROFILE", DATED MARCH, 1994, PREPARED BY TIBBETTS ENGINEERING CORP.
11. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
12. WETLANDS DELINEATED BY GODDARD CONSULTING, LLC THE WEEK OF MAY 12, 2022. ALL FLAGS WERE FIELD LOCATED ON MAY 26, 2022.



Date	Description	No.
REVISIONS		

SIGNATURE _____ DATE SIGNED _____
 PROFESSIONAL LAND SURVEYOR
 STATE LIC. No. 47403

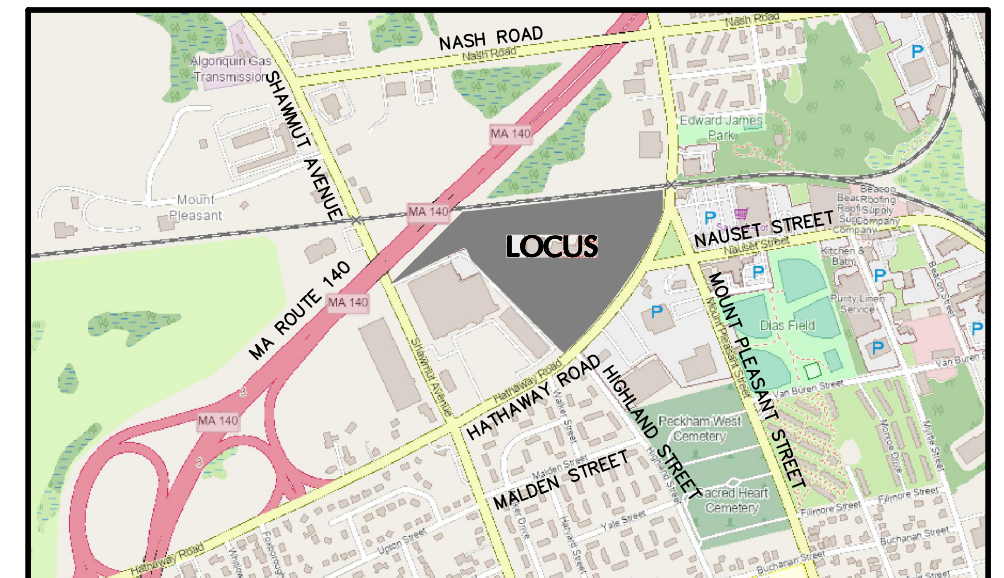
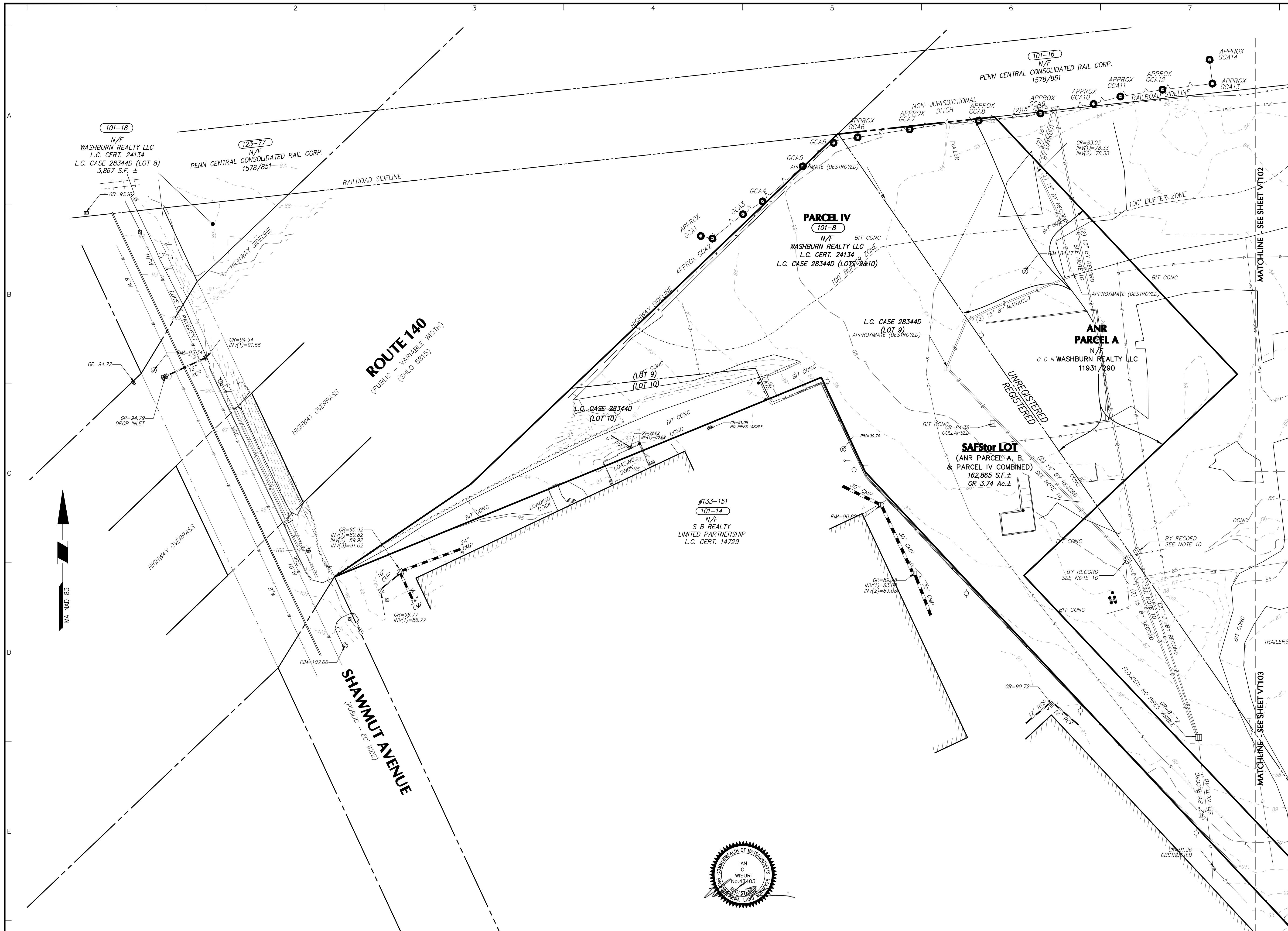
LANGAN
 Langan Engineering and
 Environmental Services, Inc.
 100 Cambridge Street, Suite 1310
 Boston, MA 02114
 T: 617.824.9100 F: 617.824.9101 www.langan.com

Project
19 HATHAWAY ROAD
 MAP No. 101, LOTS No. 8 & 18
 NEW BEDFORD
 BRISTOL COUNTY MASSACHUSETTS

Drawing Title
**EXISTING
 CONDITIONS
 PLAN**

Project No. 151024901	Drawing No. VT001
Date AUGUST 25, 2022	
Drawn By BAL	
Checked By ICW	

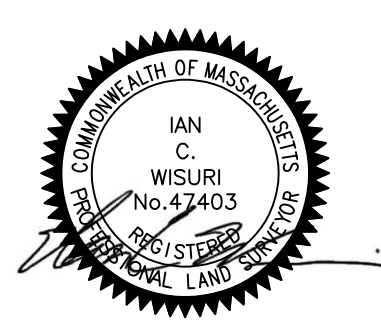
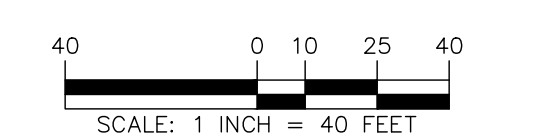
Sheet 1 of 4



PROJECT LOCATION MAP
SOURCE: ESRI ARCMAP

LEGEND (NOT SHOWN TO SCALE)

	BOLLARD
	BORING HOLE
	DOOR
	MONITORING WELL
	SIGN
	SHRUB
	TEST PIT
	TREE
	WETLAND FLAG
	CABLE BOX HAND HOLE
	CATCH BASIN
	ELECTRIC BOX
	ELECTRIC METER
	FIRE HYDRANT
	FLOORED END SECTION
	COMMUNICATION BOX
	GAS METER
	GAS VALVE
	GUY POLE
	GUY WIRE
	HAND HOLE
	LIGHT POLE
	MANHOLE (TYPE AS LABELED)
	POWER POLE
	TRAFFIC SIGNAL BOX
	PEDESTRIAN PUSH BUTTON
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL ARM
	TRAFFIC SIGNAL POLE
	UNDERGROUND VAULT
	VALVE UNKNOWN
	WATER METER
	WATER VALVE
	SPOT ELEVATION
	BITUMINOUS
	CONCRETE
	CONCRETE PAD
	LANDSCAPED AREA
	BUILDING OVERHANG
	BOTTOM OF WALL
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF WALK
	VERTICAL GRANITE CURB
	STOCKADE FENCE
	CHAINLINK FENCE
	IRON FENCE
	TREE LINE
	OVERHEAD WIRE
	WETLAND LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CONTOUR LINE
	CABLE TV MARK OUT LINE
	DRAINAGE MARK OUT LINE
	ELECTRIC MARK OUT LINE
	COMMUNICATION MARK OUT LINE
	GAS MARK OUT LINE
	SANITARY SEWER MARK OUT LINE
	WATER MARK OUT LINE
	STEAM MARK OUT LINE
	UNKNOWN MARK OUT LINE



Ian C. Wisuri 8/30/2022
 SIGNATURE DATE SIGNED
 PROFESSIONAL LAND SURVEYOR
 STATE LIC. No. 47403

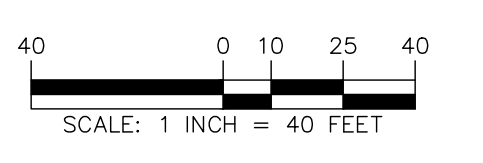
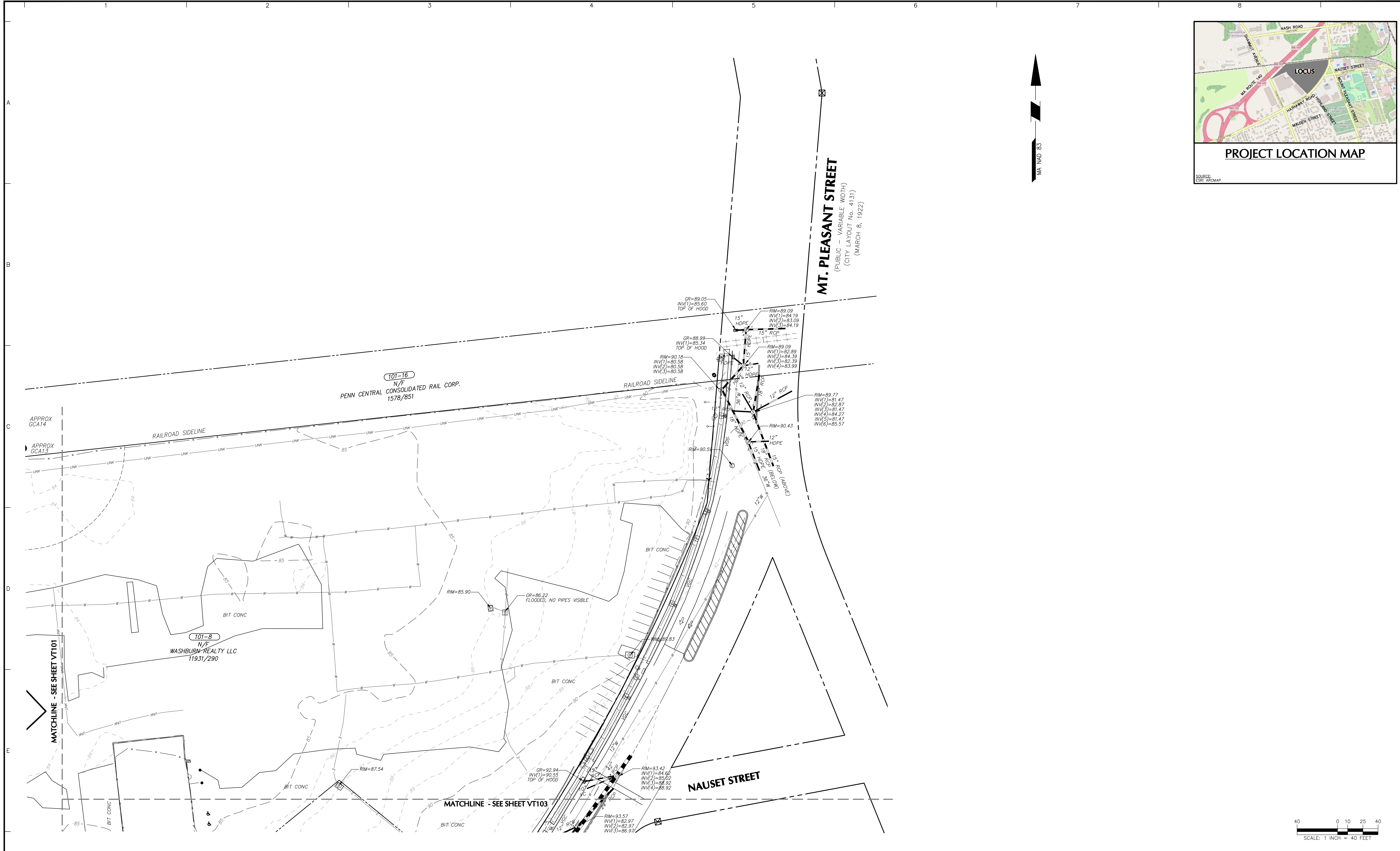
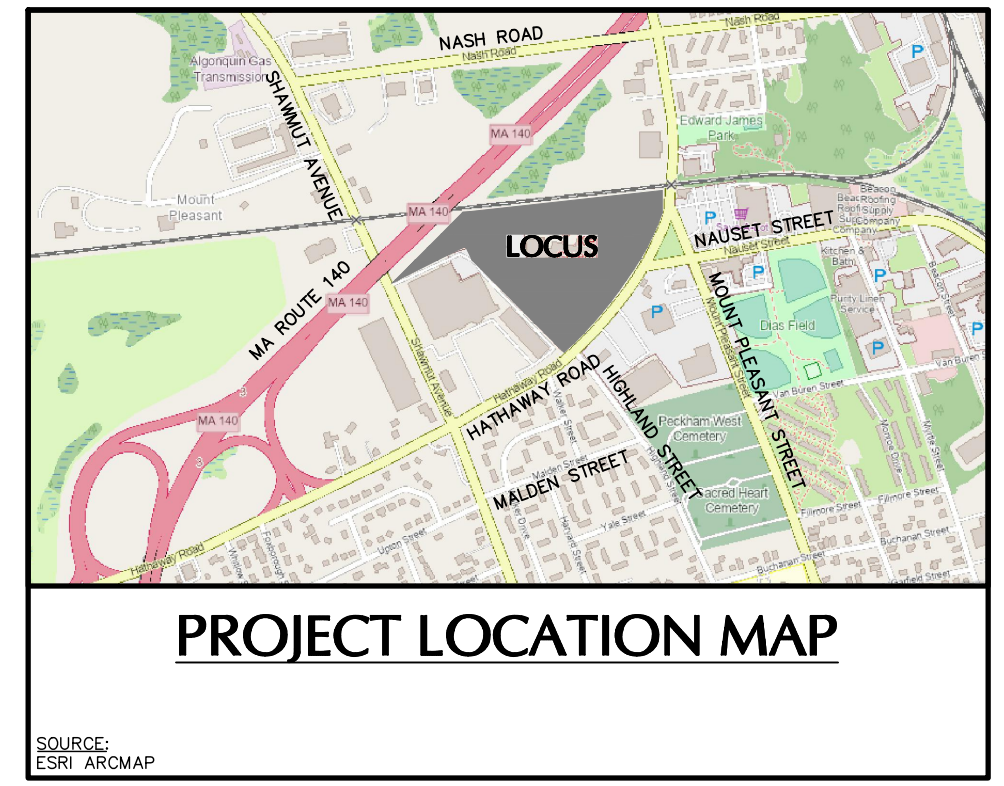
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Project
19 HATHAWAY ROAD
 MAP No. 101, LOTS No. 8 & 18
 NEW BEDFORD
 BRISTOL COUNTY MASSACHUSETTS

Drawing Title
**EXISTING
 CONDITIONS
 PLAN**

Project No.	151024901	Drawing No.	VT101
Date	AUGUST 25, 2022		
Drawn By	BAL		
Checked By	ICW	Sheet 2 of 4	

Date	Description	No.
REVISIONS		



Date	Description	No.
REVISIONS		

SIGNATURE _____ DATE SIGNED _____
 PROFESSIONAL LAND SURVEYOR
 STATE LIC. No. 47403

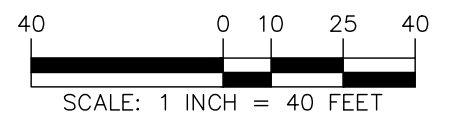
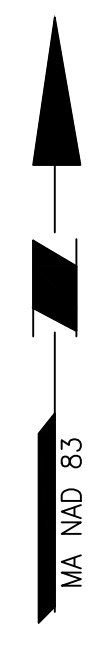
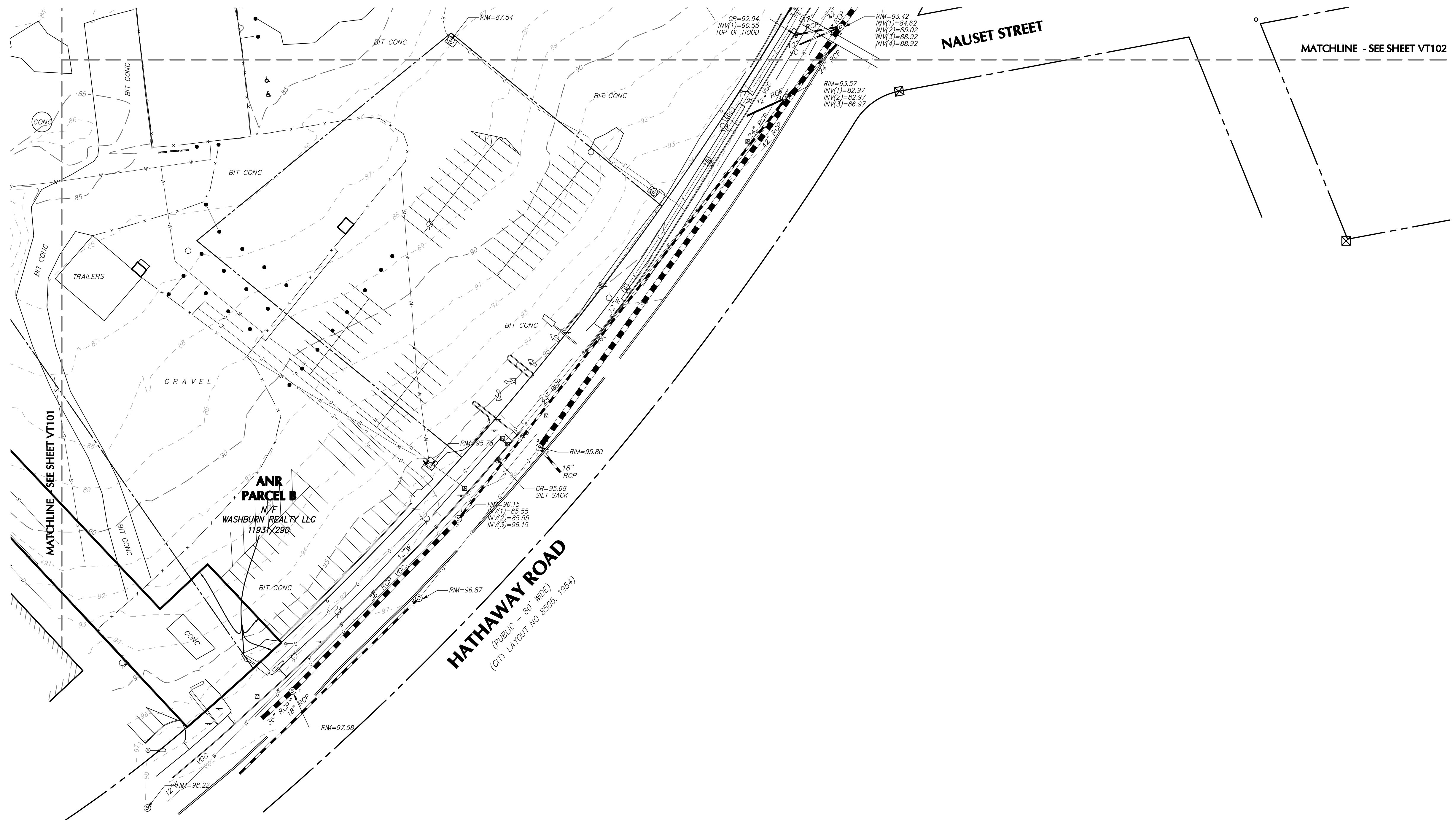
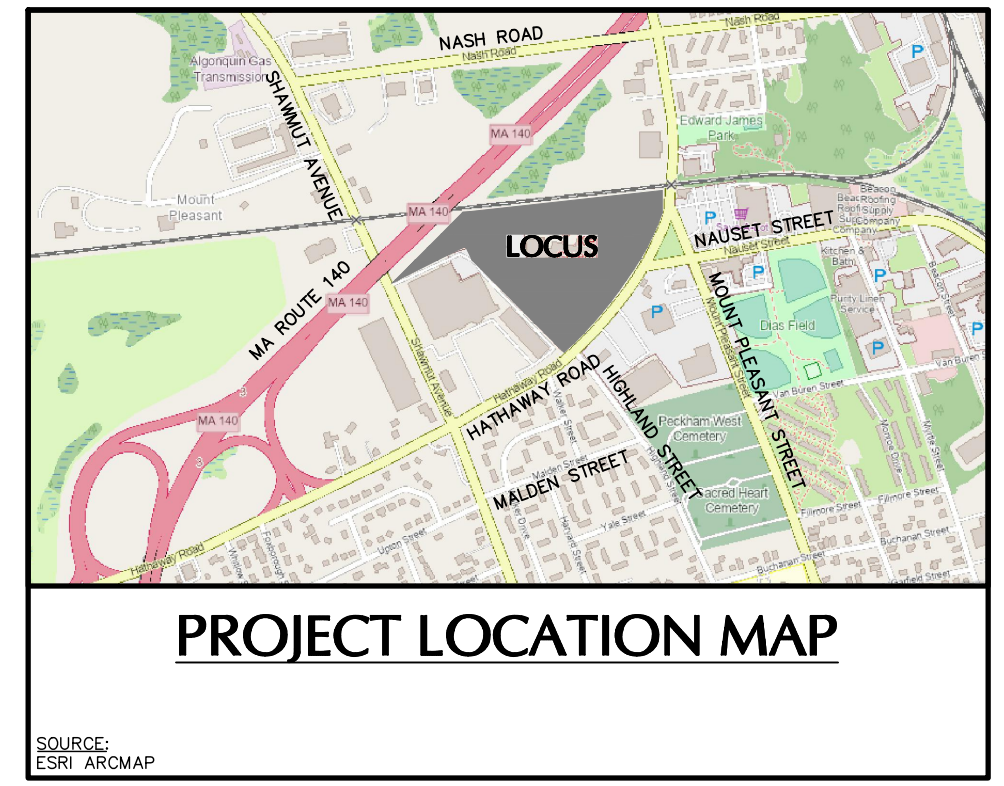
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Project
19 HATHAWAY ROAD
 MAP No. 101, LOTS No. 8 & 18
 NEW BEDFORD
 BRISTOL COUNTY MASSACHUSETTS

Drawing Title
**EXISTING
 CONDITIONS
 PLAN**

Project No. 151024901	Drawing No. VT102
Date AUGUST 25, 2022	Sheet 3 of 4
Drawn By BAL	
Checked By ICW	

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Date	Description	No.
REVISIONS		

SIGNATURE _____ DATE SIGNED _____
 PROFESSIONAL LAND SURVEYOR
 STATE LIC. No. 47403

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 100 Cambridge Street, Suite 1310
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Project
19 HATHAWAY ROAD
 MAP No. 101, LOTS No. 8 & 18
 NEW BEDFORD
 BRISTOL COUNTY MASSACHUSETTS

Drawing Title
**EXISTING
 CONDITIONS
 PLAN**

Project No.
151024901
 Date
AUGUST 25, 2022
 Drawn By
BAL
 Checked By
ICW

Drawing No.
VT103
 Sheet 4 of 4