

**RECEIVED**

By Mattie VandenBoom at 2:08 pm, May 01, 2024

**NOTICE OF INTENT**

**LILI, LLC**

**11 CLIFF STREET**

**WORCESTER, MASSACHUSETTS**

Prepared For  
**Danilo Matos**  
1127 Grafton Street  
Worcester, MA 01604

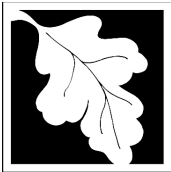


214 Worcester Street  
No. Grafton, Massachusetts, 01536

(508) 826-1859

[rgmenviron@verizon.net](mailto:rgmenviron@verizon.net)

April 29, 2024



**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

**WORCESTER**

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):

<u>11 CLIFF STREET</u>	<u>WORCESTER</u>	<u>01604</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>31-003</u>	<u>42° 13' 10" N</u>	<u>71° 46' 57" W</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>006A</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>DANILO</u>	<u>MATOS</u>	
a. First Name	b. Last Name	
<u>LILI,LLC</u>		
c. Organization		
<u>1127 GRAFTON STREET</u>		
d. Street Address		
<u>WORCESTER</u>	<u>MA</u>	<u>01604</u>
e. City/Town	f. State	g. Zip Code
<u>774-242-8096</u>	<u>Mass_Landscape@hotmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

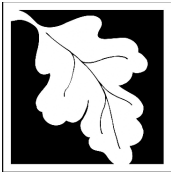
<u>SAME</u>		
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>ROBERT</u>	<u>MURPHY</u>	
a. First Name	b. Last Name	
<u>ROBERT G. MURPHY &amp; ASSOCIATES, INC., ENVIRONMENTAL CONSULTANTS</u>		
c. Company		
<u>214 WORCESTER STREET</u>		
d. Street Address		
<u>NORTH GRAFTON</u>	<u>MA</u>	<u>01536</u>
e. City/Town	f. State	g. Zip Code
<u>508-826-1859</u>	<u>RGMENTVIRON@VERIZON.NET</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,050.00</u>	<u>\$512.50</u>	<u>\$537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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## A. General Information (continued)

6. General Project Description:

DEVELOP A COMMERCIAL GARAGE FOR A LANDSCAPING BUSINESS.  
SITE WILL ALSO HAVE AN OUTDOOR NURSERY FOR LANDSCAPE PLANTS.  
ALL DRAINAGE IS TO BE MITIGATED WITHIN A STORMWATER MANAGEMENT SYSTEM.  
THERE IS NO WORK PROPOSED WITHIN THE 25' RIVERFRONT ZONE.

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:

WORCESTER SOUTH

a. County

68170

c. Book

b. Certificate # (if registered land)

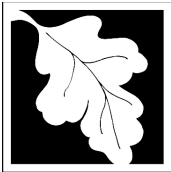
381

d. Page Number

## B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1.  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.
- 2.  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.



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

f.  Riverfront Area  
 UNNAMED STREAM  
 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: 580 SF  
square feet

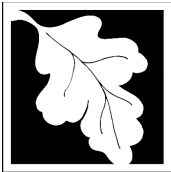
4. Proposed alteration of the Riverfront Area:

<u>0</u>	<u>0</u>	<u>0</u>
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. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____ 1. square feet _____ 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____ 1. square feet	_____ 2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____ 1. square feet	_____ 2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____ 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____ 1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____ 1. square feet	_____ 2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____ 1. square feet _____ 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____ 1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above  _____ 1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____ 1. square feet	

4.  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.

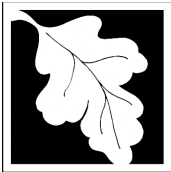
\_\_\_\_\_  
a. square feet of BVW

\_\_\_\_\_  
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

- 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](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**

APRIL 2024  
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\*

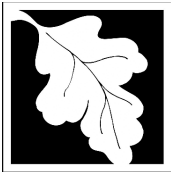
- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

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

- 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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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 [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)). 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, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

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

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

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

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

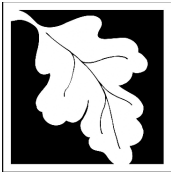
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744  
 Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



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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

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- 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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## 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.

SITE PLAN - 11 CLIFF STREET, WORCESTER, MA

a. Plan Title

ALPHA OMEGA ENGINEERING, INC

b. Prepared By

4-10-2024

d. Final Revision Date

ROUMANY WASEF, PE

c. Signed and Stamped by

1" = 20'

e. Scale

STORMWATER MANAGEMENT PLAN

f. Additional Plan or Document Title

4-10-2024

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:

2073

2. Municipal Check Number

2021

4. State Check Number

DANILO

6. Payor name on check: First Name

4-12-2024

3. Check date

9-20-2023

5. Check date

MATOS

7. Payor name on check: Last Name



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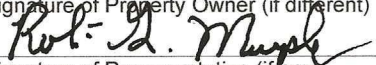
WORCESTER

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.

	4-12-2024
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	4-12-2024
5. Signature of Representative (if any)	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.

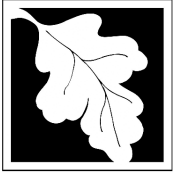
**For MassDEP:**

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.



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 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:

11 CLIFF STREET  
 a. Street Address  
 WORCESTER  
 b. City/Town  
 2021  
 c. Check number  
 \$512.50 PREVIOUSLY PAID SEPT. 2023  
 d. Fee amount

2. Applicant Mailing Address:

DANILO  
 a. First Name  
 MATOS  
 b. Last Name  
 LILI, LLC.  
 c. Organization  
 1127 GRAFTON STREET  
 d. Mailing Address  
 WORCESTER MA 01604  
 e. City/Town f. State g. Zip Code  
 774-242-8096  
 h. Phone Number i. Fax Number  
 Mass\_Landscape@hotmail.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

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

**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.

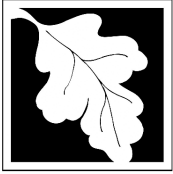
**Step 2/Number of Activities:** Identify the number of each type of activity.

**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.



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
COMMERCIAL SITE	1	1,050.00	1,050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			1,050.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			1,050.00
State share of filing Fee:			512.50
City/Town share of filing Fee:			537.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

**ROBERT G. MURPHY & ASSOCIATES, INC.**  
**ENVIRONMENTAL CONSULTANTS**

214 Worcester Street  
No. Grafton, Massachusetts 01536

Phone (508) 839-0310  
Cell (508) 826-1859

DESIGN NARRATIVE – 11 Cliff Street, Worcester, MA

The applicant, Danilo Matos, has proposed a privately owned landscaping business with a single commercial building, parking lot and nursery storage area to be located at 11 Cliff Street, Worcester, Massachusetts within the MG-1.0 Zoning District. Currently the property is a vacant, undeveloped lot located on a public street. The property is to be serviced with municipal cable, electricity and television. Since the property is located within the 100 foot Buffer Zone of an unnamed perennial stream, a Notice of Intent has been filed with the Worcester Conservation Commission following the guidelines as set forth in the Worcester Wetlands Protection Ordinance. The Riverfront Zone in this neighborhood is 25 feet.

Site Design - The proposed site is to consist of a single steel framed building within the western portion of the lot. This site is currently undeveloped and is vegetated with a second stage growth of woodland, brush and weeds. There is no work proposed within the 30' buffer zone of the wetland resource area. The design of the site includes a paved driveway, manicured landscaping as well as a subsurface infiltration system for the roof and pavement drainage. A Stormceptor hydrodynamic separator is to be installed as a pretreatment device. Erosion and sediment controls are to be installed prior to construction and shall be maintained as required during all phases of construction. The existing topography and soil are to be altered in a manner that will require a minimal amount of material to be removed from the site. The materials for constructing the building foundation and utility trenches are to be delivered to the site during normal business hours.

The contractor and all sub-contractors are to be made aware of the recorded Order of Conditions as issued by the Worcester Conservation Commission and its Regulations applicable to this project. The contact information for the general contractor and site contractors is to be supplied to the Conservation Commission prior to the commencement of construction. A copy of the Site Plans and Specifications and this Design Narrative are to be available on site at all times during all phases of construction. The DEP File number and Wetland Ordinance File number are to be installed along the street as required where they can be easily viewed prior to construction.

Staked straw wattles and silt fences are to be installed where shown on the site plan. All erosion controls are to be inspected and approved by the Worcester Conservation Commission prior to land clearing activities. The contractor and the owner are responsible for the proper maintenance of the erosion controls and to identify and correct all sources of erosion. Extra straw wattles are to be stored on site in order to quickly repair erosion prone areas. Construction materials are to be stockpiled behind the straw wattles in a manner that will not impact the nearby wetlands and municipal drainage system. Silt Sacks are to be installed in all catch basins within 100' of the site.

Rough grading and stump removal are to be confined to areas as shown on the site plan for the development of the building, drainage, paving and landscaped areas. All fueling of construction equipment is to be done in the upland areas outside of the buffer zone when practicable. All construction debris is to be properly contained and removed from the site on a weekly basis.

Temporary stabilization of disturbed areas is to limit erosion toward the Wetlands and Cliff Street. All trenches are to be filled on a daily basis with special care taken to avoid routing rainfall through gullies toward the lower paved areas. The contractor is to use proper judgment relative to construction practices during adverse weather conditions. All exposed slopes are to be stabilized within ten days. Special care is to be taken to prevent sediments from flowing toward Cliff Street.

Periodic maintenance of the erosion control structures is required in order to ensure the proper protection of the municipal drainage system. The straw wattles are to serve as the limit of work. Once the Silt Sacks have been installed within the Cliff Street Right of Way, they are to be inspected and cleaned on a weekly basis or when subjected to high intensity rainfall of more than ½" during a 24 hour period. There is to be no work performed within the adjacent Right of Way without the expressed consent of the Worcester Department of Public Works.

All graded areas are to be stabilized as soon as the final grading is completed. All landscape slopes are to be seeded as soon as possible in order to insure the rapid stabilization of the erosion prone areas. A Conservation Seed Mixture of 33% Annual Ryegrass, 33% Chewings Fescue & 33% Canada Bluegrass is required. Additional watering is recommended during dry periods. No exposed landscape areas are to remain unstabilized for more than 10 days.

Staked, 100% biodegradable straw wattles are to remain in place for at least one full growing season or when the Certificate of Compliance has been issued. Periodic inspections of these erosion control structures is to continue during all phases of vegetation stabilization. In areas where silt fences have been installed, they are to be removed once the slopes have been stabilized in order to promote migration of local amphibious species.

Periodic inspections of the entire construction site are to be performed by a competent representative who will ensure compliance with the regulations as set forth in the Wetlands Protection Act and the Worcester Wetlands Protection Ordinance. The contractor is to allow unimpeded access to the jurisdictional areas by the Agents of the Worcester Conservation Commission (with proper notification) in order that they may view the construction procedures. All recommendations relative to construction practices are to be made through the proper "chain of command". No unauthorized individuals are to enter the construction area without the expressed consent of the owner and the site contractor.

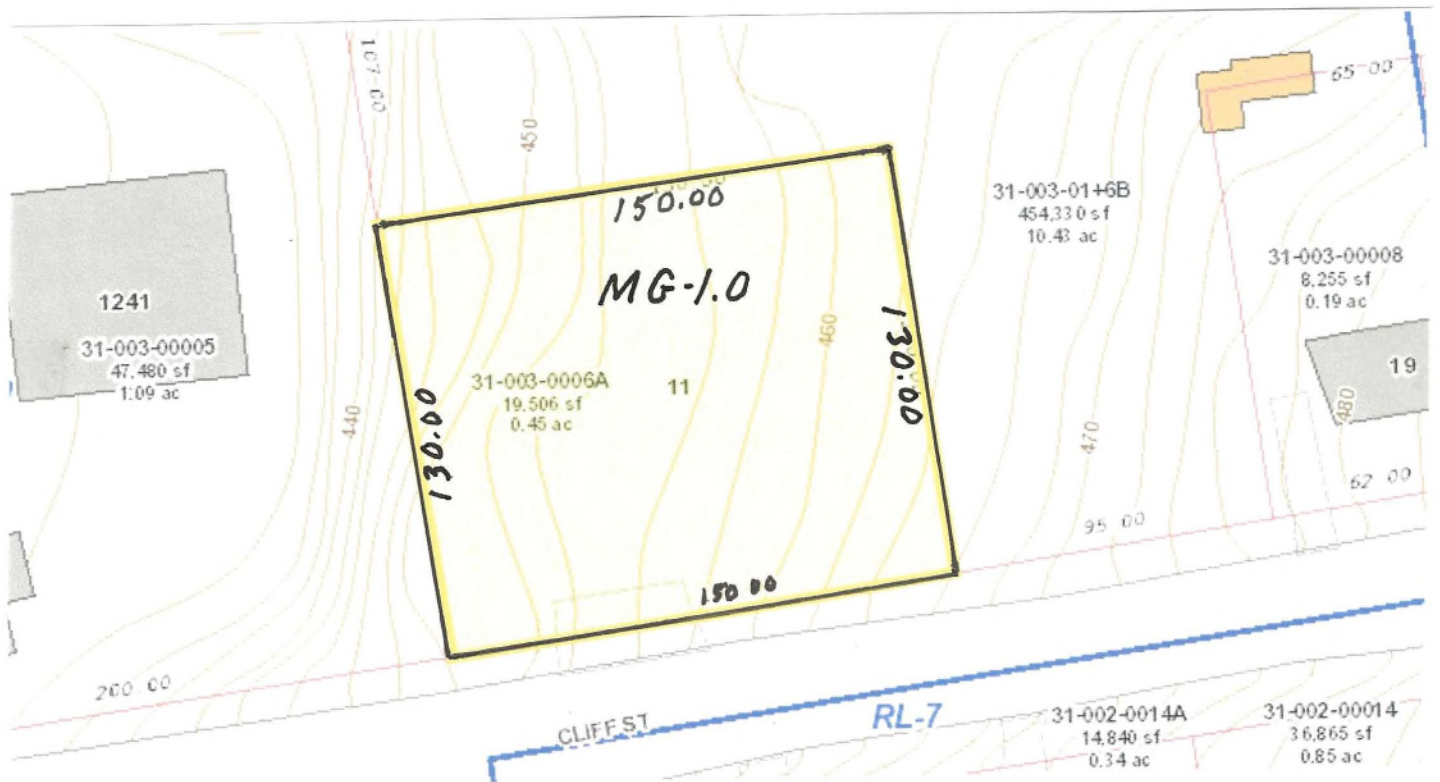
A copy of the recorded Order of Conditions along with the approved Site Plans are to be readily available for review on site at all times during the entire construction phase of this project. All construction management personnel are to be familiar with the contents of these documents. Emergency contact information for the General Contractor is to be provided to the Worcester Conservation Commission and the Department of Public Works prior to construction. A licensed representative of the General Contractor is to be on site at all times during construction hours.

All buried utilities as shown are taken from available information and are to be considered as approximate only. Prior to commencement of construction, the contractor is to contact DIG SAFE at 1-888-DIG SAFE to have all buried utilities properly located.

The Owner is to notify the Worcester Conservation Commission when the project is completed and properly stabilized. The Certificate of Compliance (when issued) shall be recorded at the Worcester South Registry of Deeds.



LOCUS

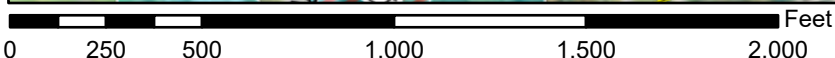


PLOT PLAN

# National Flood Hazard Layer FIRMette



71°47'15"W 42°13'25"N



1:6,000

71°46'38"W 42°12'59"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
<b>OTHER AREAS</b>		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
<b>GENERAL STRUCTURES</b>		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
<b>MAP PANELS</b>		Digital Data Available
		No Digital Data Available
		Unmapped



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 9/13/2023 at 9:42 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.





**ROBERT G. MURPHY & ASSOCIATES, INC.**  
**ENVIRONMENTAL CONSULTANTS**  
 214 Worcester Street  
 No. Grafton, Massachusetts 01536

[rgmenviron@verizon.net](mailto:rgmenviron@verizon.net)  
 Phone (508) 826-1859

**DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form**

Applicant: Danilo Matos  
 Project Location: 11 Cliff Street  
 Worcester, MA

Prepared by: Robert G. Murphy  
 DEP File #: CERO #349-

Vegetation and other indicators of hydrology used to delineate BVW boundary

**Section I Vegetation**

Observation Plot Number: 1      Transect Number: 1w      Date of Delineation:  
 10/20/2022, 2/2/2024

A. Sample Layer and Plant Species	B. Percent Cover	C. Percent Dominance	D. Dominant Plant	E. Wetland Indicator Category*
<b>TREES</b>				
* Red Maple – Acer r.	60	60	Y	FAC
Red Oak – Quercus rubrum	5	5	N	FACU
Gray Birch – Betula p.	5	5	N	FACU
Black Cherry – Prunus serotina	5	5	N	FACU
White Oak – Quercus alba	5	5	N	FACU
* White Pine – Pinus strobus	10	10	Y	FACW-
<b>SHRUBS</b>				
* Witch Hazel – Hamamelis virgin.	35	35	Y	FAC
* Silky Dogwood – Cornus amom	20	20	Y	FAC
* Winterberry Holly – Ilex vir.	15	15	Y	FACW
* H. Blueberry – Vaccinium cor.	15	15	Y	FACW-
<b>FORBS</b>				
* Sensitive Fern – Onoclea sen.	10	10	Y	FACW-
* Cinnamon Fern – Osmunda cin.	30	30	Y	FACW
* Skunk Cabbage – Symplocarpus f.	25	25	Y	OBL
* Jewelweed – Impatiens capensis	5	5	N	FACW
* Swamp Dewberry – Rubis his.	5	5	N	FACW

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL. C. 131, s. 40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptations next to the asterisk.

**Vegetation Conclusion:**

Number of dominant wetland indicator plants: **9**

Number of dominant non-wetland indicator plants: **0**

Is the number of dominant wetland plants ≥ the number of dominant non-wetland plants: **YES**

---

## Section II Indicators of Hydrology

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### Hydric Soil Interpretation:

#### 1. Soil Survey

Is there a published soil survey for this site? **Yes**

Title/date: Worcester County South, NRCS, October, 2022

Soil number: 422B

Soil type mapped: Canton Fine Sandy Loam, Stoney.

Hydric soil inclusions: **Yes**

Are field observations consistent with soil survey? **Yes**

Remarks: Road drainage has impacted upper soil horizon.

#### 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
Oa	2"	10 YR 3/0	
A	8"	10 YR 3/1	
Bw	20"	10 YR 4/3	
Cg	65"	Gleyed	10 YR 6/8

Remarks: Perennial Stream has been severely eroded by periodic flooding from above.

#### 3. Other: Wetland has been impacted by urban development to the east.

### Other Indicators of Hydrology

---

Site inundated: Partially, in sediment pools caused by scouring within the stream bed.

---

Depth to free water observation hole: 4"

---

Depth to soil saturation in observation hole: 4"

---

Water marks: **Yes**

---

Drift lines: **Yes**

---

Sediment deposits: **Yes**, road sand from Granite Street.

---

Drainage patterns in BVW: **Yes**

---

Oxidized rhizospheres: **Few**

---

Water-stained leaves: **Yes**, in depressions.

---

Record data: Entire area has been altered during the previous 200 years. Farming, Logging, etc.

---

Other: Heavily vegetated with invasive species.

---

### Vegetation and Hydrology Conclusion

Number of wetland indicator plants  $\geq$  number of non-wetland indicator plants: **Yes**

Wetland hydrology present: **Yes**

Hydric soil present: **Yes**

Other indicators of hydrology present: Shallow Root Systems

Sample location is in a BVW: **YES**

# Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 9/19/2023 1:42:56 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
97618	DEED		68170/381	09/02/2022	140000.00
<b>Property-Street Address and/or Description</b>					
11 CLIFF ST PCL A PL BK 965-64					
<b>Grantors</b>					
PIZZARELLA MICHAEL TR, PIZZARELLA IRREVOCABLE TRUST-2019					
<b>Grantees</b>					
LILI LLC					
<b>References-Book/Pg Description Recorded Year</b>					
61607/59 DEED 2019					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 97618
Document Type	: DEED
Recorded Date	: September 02, 2022
Recorded Time	: 03:01:06 PM
Recorded Book and Page	: 68170 / 381
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1468286
Recording Fee (including excise)	: \$793.40

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 09/02/2022 03:01 PM  
 Ctrl# 242209 10595 Doc# 00097618  
 Fee: \$638.40 Cons: \$140,000.00  
 \*\*\*\*\*

Worcester South District Registry of Deeds  
 Kathryn A. Toomey, Register  
 90 Front St  
 Worcester, MA 01608  
 (508) 798-7717

Property Address: 11 Cliff Street, Worcester, MA

**QUITCLAIM DEED**

I, Michael Pizzarella, Trustee of the Pizzarella Irrevocable Trust-2019, an unrecorded trust dated December 7, 2019, a certificate of which is recorded in Book 67092, Page 391 for consideration paid, and in full consideration of **One Hundred Forty Thousand and 00/100 (\$140,000.00) Dollars** grant to LiLi LLC, A Massachusetts Limited Liability Company of 1127 Grafton Street; Worcester, MA.

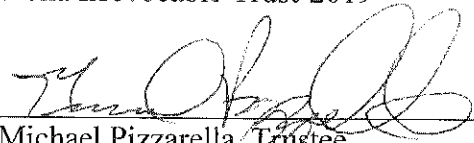
with **Quitclaim Covenants**,

The land located at 11 Cliff Street, Worcester, MA being Parcel A on “Plan of Land Located at 450 Granite St and 11 Cliff St. Worcester Owned by Angelo Pizzarella, Trustee , 233 Plantation St; Worcester, MA 01604” prepared by ALPHA OMEGA Engineering , Inc., Plan recorded in Worcester District Registry of Deeds in Plan Book 965, Plan 64 and being a portion of the property described in deed recorded in book 61607, Page 59 with all the buildings thereon.

I, the Grantor named herein, do hereby voluntarily release all of my rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and swear under oath that there is/are no other person or persons entitled to any homestead rights other than those executing this deed.

Executed as a sealed instrument this 1st day of September, 2022

Pizzarella Irrevocable Trust-2019

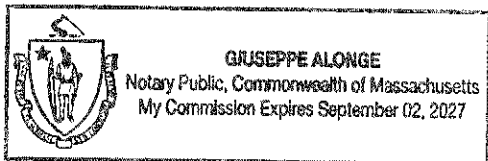
By   
Michael Pizzarella, Trustee

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

September 1, 2022

On this the 1st day of September, 2022, before me, the undersigned notary public, personally appeared the above-named, Michael Pizzarella, proved to me through satisfactory evidence of identification, which was Personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.





Giuseppe Alonge : Notary Public  
My commission expires: 09/02/2027