



COMMONWEALTH OF MASSACHUSETTS
 EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 NORTHEAST REGIONAL OFFICE
 205B LOWELL STREET, WILMINGTON, MA 01887 978-694-3200

CHARLES D. BAKER
 Governor

KATHLEEN A. THEOHARIDES
 Secretary

KARYN E. POLITO
 Lieutenant Governor

MARTIN SUUBERG
 Commissioner

DATE: October 25, 2021

Municipality HAVERHILL
 (city/town)

RE: NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER

The Department of Environmental Protection has received a Notice of Intent filed in accordance with the Wetlands Protection Act (M.G.L. c. 131, §40):

Applicant:	CIOTO REALTY TRUST	Owner:	
Address:	256 WASHINGTON STREET BOXFORD, MA 01921	Address:	
LOCUS:	38 AND 58 RAILROAD STREET		

This project has been assigned the following file # : NE 033-1511

A FILE NUMBER ONLY INDICATES THAT THE APPLICATION CONTAINS THE MINIMAL SUBMITTAL REQUIREMENTS AND IS ADMINISTRATIVELY COMPLETE - NOT THAT THE INFORMATION IN THE APPLICATION IS ADEQUATE FOR ISSUANCE OF AN ORDER OF CONDITIONS.

Although a file # is being issued, please note the following:

Unclear if project meets performance standards for redevelopment in Riverfront. Stormwater management is required, and therefore does not count as "improvement" under 10.58(5)(a). A rail trail does not count as "mitigation" under 10.58(5), as it does not add to the protection of the interests of the WPA, but addresses public access. No mitigation planting plan is provided, or details on invasive plant removal (e.g., species, approximate numbers, sizes, locations, etc.). Native plant species listed in Narrative do not appear to provide sufficient structural or species diversity. There is no discussion of why bank must remain armored, and cannot be at least partially restored. Invasive removal is "unquantified", so there is no way to determine if 1:1 mitigation is proposed. Unclear what "trees damaged by invasive plants" means. 10.58(5)(f) requires retaining trees and mature vegetation as part of RA mitigation, but the Narrative notes that trees will be removed from Bank and the slope above it. The Checklist for Stormwater Report notes that the project will "minimize disturbance to existing trees and shrubs", but no landscaping plan was provided to confirm tree/shrub retention. Native trees in RA and especially on/above Bank should be retained. Where they must be removed, they should be replaced. Unable to determine if stormwater standards are met. Locations for soil test pits not shown on the plan, so it is unclear if they were installed in locations for infiltration units. Unclear if minimum 2' separation is provided from the bottom of the infiltration units and the top of estimated seasonal high groundwater. If the bottom of infiltration units are <4' to groundwater, a mounding analysis is required.

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD# 1-866-539-7622 or 1-617-574-6868.

<http://www.mass.gov/dep>
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CIOTO REALTY TRUST
 256 WASHINGTON STREET
 BOXFORD, MA 01921

Unclear if project meets performance standards for work in BLSF at 10.57(4)(a)2 regarding restriction of flows that cause an increase in flood stage or velocity.

If you have any questions regarding this letter, please contact: ALICIA GEILEN @ (978)-694-3234

Cc: Haverhill Conservation Commission, City Hall 4 Summer Street, Haverhill, MA, 01830

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