



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
**WPA Form 4B - Order of Resource Area
Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131 S40

Provided by MassDEP:
MassDEP File #:144-0902
eDEP Transaction #:1629278
City/Town:DOVER

A. General Information

1. Conservation Commission DOVER

2. This Issuance is for (Check one):

- a. ☒ Order of Resource Area Delineation
b. ☐ Amended Order of Resource Area Delineation

3. Applicant Details

a. First Name	ESSEK	b. Last Name	PETRIE
c. Organization	PULTE HOMES OF NEW ENGLAND, LLC		
d. Mailing Address	115 FLANDERS ROAD		
e. City/Town	WESTBOROUGH	f. State	MA
		g. ZIP	01581

4. Property Owner (if different from applicant):

a. First Name	FRANK N.	b. Last Name	GOBBI, JR.
c. Organization	TRUSTEE OF THE FRANK N. GOBBI REVOCABLE TRUST		
d. Mailing Address	P. O. BOX 220		
e. City/Town	WESTWOOD	f. State	MA
		g. ZIP	02090

5. Project Location

a. Street Address	JUNCTION STREET		
b. City/Town	DOVER	c. Zip	02030
d. Assessors Map/Plat#	20	e. Parcel/Lot#	5,9,10,11
f. Latitude	42.21686N	g. Longitude	71.3249W

6. Dates

a. Date ANRAD Filed	8/24/2023	b. Date Public Hearing Closed	10/25/2023	c. Date Of Issuance	11/7/2023
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7. Final Approved Plans and Other Documents

Plan Title	Plan Prepared By	Plan Signed By	Plan Final Date	Plan Scale
CONTROL POINT ASSOCIATES INC. ANRAD PLAN FOR PULTE HOMES REV. 10/25/2023	GERRY HOLDRIGHT, PLS	CONTROL POINT ASSOCIATES, INC.	rev. 10/25/2023	1"=50'

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable)

a. ☒ **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☒ Bordering Vegetated Wetlands
2. ☒ Other resource area(s), specifically
a. IVW UNDER DOVER BYLAW

b. ☐ **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☐ Bordering Vegetated Wetlands



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2. ☐ Other resource area(s), specifically
a.
- c. ☐ **Inaccurate::** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):
1. ☐ Bordering Vegetated Wetlands
 2. ☐ Other resource area(s), specifically
a.
 3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, S 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation. This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant. Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination. The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, S 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

DOVER CONSERVATION COMMISSION

ORAD 144-902

This ORAD confirms BVW and IVW and does not consider other possible resource areas.



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E. Signatures

Please indicate the number of members who will sign this form.

Provided by MassDEP:

144-902
MassDEP File Number

1629278
eDEP Transaction Number

Dover
City/Town

11-7-2023
Date of Issuance

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1. Number of Signers

Signatures

John Sullivan
Signature of Conservation Commission Member

John Sullivan

Printed Name

Tim Holiner
Signature of Conservation Commission Member

Tim Holiner

Printed Name

Signature of Conservation Commission Member

Amey D. Moot

Printed Name

Sarah Monaco
Signature of Conservation Commission Member

Sarah Monaco

Printed Name

Signature of Conservation Commission Member

James McLaughlin

Printed Name

Signature of Conservation Commission Member

Anna Nagy

Printed Name

Signature of Conservation Commission Member

Amira Quraishi

Printed Name

Signature of Conservation Commission Member

Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on 11-7-2026 unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☒ By hand delivery on

3. ☐ By certified mail, return receipt requested on

~~11-7-2023~~ 11-7-2023
a. Date

a. Date