

**Debora J. Anderson, PWS**  
**45 Willow Street, Norwood, MA. 02062**  
**781-603-8421**  
[Terrapin666888@comcast.net](mailto:Terrapin666888@comcast.net)

September 5, 2024

Dover Conservation Commission  
Dover Town House  
5 Springdale Avenue  
P.O. Box 250  
Dover, MA 02030

**RE: Abbreviated Notice of Resource Area Delineation (ANRAD)**  
**81 & 85 Tisdale Drive, Dover**

Dear Commissioners:

On behalf of the Applicant, Paul McGovern of Tisdale Land, LLC, I am pleased to submit this Abbreviated Notice of Resource Area Delineation (ANRAD) application for the approval of two Bordering Vegetated Wetland delineation lines located on and adjacent to 81 & 85 Tisdale Drive. One of the Bordering Vegetated Wetland delineation lines is based on the State criteria and the other, more conservative line is based on the Dover Wetlands Bylaw criteria. This is a joint filing under the Massachusetts Wetlands Protection Act (WPA) and the Dover Wetlands Protection Bylaw. A copy of this filing is being submitted concurrently to the Mass. Department of Environmental Protection.

Please find attached one original and one copy of the following:

1. Cover letter dated September 5, 2024
2. Dover Wetlands Protection Bylaw Applicant Certification Form
3. Dover Conservation Commission – Assessment of Filing Fees Form
4. Dover Wetlands Protection Bylaw Filing Notification Form
5. Dover Conservation Commission – 21 Day Waiver Form
6. MassDEP WPA Form 4A – ANRAD
7. MassDEP ANRAD Wetland Fee Transmittal Form
8. Copy of Filing Fee Checks
9. ANRAD – Narrative & Field Data Forms
10. Abutter Notification Documentation including:
  - Certified Abutter's List
  - Notification to Abutter's Under the Massachusetts Wetlands Protection Act
  - Affidavit of Service
11. Site Documentation including:
  - Town of Dover – GIS Map

ANRAD – 81 & 85 Tisdale Drive, Dover

- USDA Web Soil Survey – Site Map
  - Massmapper GIS Map
  - FEMA Firm Map
12. Plan entitled “Existing Conditions, 81 & 85 Tisdale Drive, Dover, MA”, prepared by D. O’Brien Land Surveying, dated 4/29/2024
  13. Applicable checks

An electronic copy of the filing is being submitted concurrently. If you have any questions regarding this project or the information submitted, please feel free to contact me at your earliest convenience.

Sincerely,



Debora J. Anderson, PWS  
Wetland Scientist

Cc: Mass. Department of Environmental Protection  
Paul McGovern, Applicant

**Dover Wetlands Protection Bylaw  
Applicant Certification Form**

This form must be completed and submitted with any Request For Determination, Application, or Request For Certificate of Compliance filed under the Dover Wetlands Protection Bylaw. A filing will not be considered complete until this form is completed and signed by the applicant or duly authorized representative.

**Project Name** ANRAD filing  
**Project Location** 81 & 85 Tisdale Drive  
Dover, MA 02030  
**Applicant Name** Paul McGovern, Tisdale Land, LLD  
**Address** 10 Springdale Avenue  
Dover, MA 02030  
**Telephone** 617-602-8153  
**Email** paul@pgcminc.com

Filing Type		(check one)
Request for Determination .....		<input type="checkbox"/>
Request for Certificate of Compliance .....		<input type="checkbox"/>
Application Category ..... <sup>6</sup>	a .. ANRAD	<input checked="" type="checkbox"/>
	b ....	<input type="checkbox"/>
	c ....	<input type="checkbox"/>
	d ....	<input type="checkbox"/>
	e ....	<input type="checkbox"/>

**Project Fees** (Please refer to Table 1 of the Regulations):

1. Fees To Be Submitted at the time of filing:

a. Legal Notice	\$ <u>100.00</u>
b. Filing Fee	\$ <u>1558.00</u>

\$ \$1668.00 (Bylaw)

2. Maximum Consultant Fees: Payable upon billing by the Commission \$ 5000.00

NOTE: Where the Commission disagrees with the applicant regarding the proper classification of the project category, and therefore the maximum consultant fees which may be charged, the Commission shall so notify the applicant. The applicant shall be responsible for all reasonable fees.

I certify that I am the Applicant, or duly authorized representative with regard to the above-referenced matter, and that the undersigned assumes responsibility for prompt payment of all fees (legal notice fee, filing fee, and consultant fee) required under the Dover Wetlands Protection Bylaw and its Regulations.



**Signature: Applicant or Authorized Representative**

9/5/24

**Date**

## DOVER CONSERVATION COMMISSION

### Assessment of Filing Fees

Applicant TISOME LAND LLC Date 9/5/24

Address 10 Springdale Avenue, Dover

Project Location 81 + 85 Tisdale Drive, Dover

(Please see pages 10 - 14 of Ch. 263, Rules and Regulations of the Dover Wetlands Protection Bylaw, posted on the dover website Conservation page at [www.doverma.gov](http://www.doverma.gov))

### Application Fees

Payable To: TOWN OF DOVER

Filing Type - ANRAD \$ 1568.00

Legal Notice fee \$ ~~75.00~~ 100.00

**TOTAL DUE FOR FILING \$ 1668.00**

### **Rules:**

1. Payable at time of application and are non-refundable.
2. To be calculated by the Conservation Commission per fee schedule.
3. To be in addition to state fees.
4. Town, County, State and Federal projects exempt from fees.
5. Failure to comply with the law after official notification may result in fees twice normal assessment.
6. Consultant's fees per Dover Wetlands Bylaw, are additional.

I have read and understand these rules and fees as they are written. I agree per Dover Wetlands Protection By-law, that if consultant work is deemed necessary by the Commission, I, the applicant am responsible for such fees up to a maximum of \$5,000, payable upon receipt. Further, during the course of the operation, from time of filing until completion, members of the Commission shall be permitted to enter the property in the performance of their duties.

Applicant Paul Mahoven Date 9/4/24

81 + 85 Tisdale Drive  
ANRAD Filing

Table 1: Filing Fees

Legal Notice Fee = \$100.00

Filing Type	Legal Notice Fee	Filing Fee
Request for Determination of Applicability	Yes	\$150
NOI / Application; Category (1)(a-g)	Yes	\$200 for each activity plus current fee payable to Norfolk County Registry of Deeds
NOI / Application; Category (2)(a-k)	Yes	\$500 for each activity plus current fee payable to Norfolk County Registry of Deeds
NOI / Application; Category (3)(a-e)	Yes	\$1,050 for each activity plus current fee payable to Norfolk County Registry of Deeds
NOI / Application; Category (4)(a-k)	Yes	\$1,450 for each activity plus current fee payable to Norfolk County Registry of Deeds
NOI / Application; Category (5)(a)	Yes	Total fee not less than \$100 or more than \$2,000
NOI / Application; Category (6)	Yes	Total fee shall not exceed \$200 for activities associated with s.f.h.
NOI / Application; Category (Other)	Yes	\$TBD based on review plus current fee payable to Norfolk County Registry of Deeds
Request for Certificate of Compliance	No	\$200 plus current fee payable to Norfolk County Registry of Deeds
Request for Amendment of OOC	Yes	\$150 plus current fee payable to Norfolk County Registry of Deeds
Request for Extension of OOC	No	\$150 plus current fee payable to Norfolk County Registry of Deeds

Minor Project Change	No	\$100 each
Bylaw Waiver Requests	No	\$500 each per request separate from other activities/fees

### **Category Activities and Filing Fees**

#### **Category 1 (Fee for each activity is \$200):**

- a.) work on single family lot; addition, pool, etc.;
- b.) site work without a house;
- c.) control vegetation;
- d.) resource improvement;
- e.) work on septic system separate from house;
- f.) monitoring well activities minus roadway;
- g.) new agricultural or aquaculture projects.

#### **Category 2 (Fee for each activity is \$500)**

- a.) construction of single-family house;
- b.) parking lot;
- c.) beach nourishment;
- d.) coastal limited projects;
- e.) inland limited projects minus road crossings and agriculture;
- f.) each crossing for driveway to single family house;
- g.) each project source (storm drain) discharge;
- h.) control vegetation in development;
- i.) water level variations;
- j.) any other activity not in Category 1, 3, 4, 5 or 6;
- k.) water supply exploration.

#### **Category 3 (Fee for each activity is \$1,050)**

- a.) site preparation (for development) beyond Notice of Intent scope;
- b.) each building (for development) including site;
- c.) road construction not crossing or driveway;
- d.) hazardous cleanup;
- e.) water supply development.

**Category 4** (Fee for each activity is **\$1,450**):

- a.) each crossing for development or commercial road;
- b.) dam, sluiceway, tidegate (safety) work;
- c.) landfills operation/closures;
- d.) sand and gravel operations;
- e.) railroad line construction;
- f.) bridge;
- g.) hazardous waste alterations to resource areas;
- h.) dredging;
- i.) package treatment plant and discharge;
- j.) airport tree clearing;
- k.) oil and/or hazardous material release response actions.

**Category 5** (Fee is **\$4 per linear foot**; total fee not less than \$100 or more than \$2,000):

- a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

**Category 6** (Fee is **\$2 per linear foot for each resource area**): **For each resource area delineation, the fee shall not exceed \$200** for activities associated with a single-family house or the State maximum delineation fee, maximum shall be in line with State maximums for other filings.

(2) **Consultant Fees:**

Consultant Fees are based on the amount of review required and determined on a case by case basis taking into account the complexity of each application.

**Dover Wetlands Protection Bylaw  
Filing Notification Form**

This form is being circulated in accordance with the provisions of the Dover Wetlands Protection Bylaw and the associated Regulations, which are enforced by the Dover Conservation Commission. The purpose of this notification is to inform abutters and Town of Dover officials that, on the date shown below, a filing was made with the Dover Conservation Commission regarding the property identified below. In accordance with the provisions of the Dover Wetlands Protection Bylaw, a public hearing regarding this matter will be advertised and held by the Dover Conservation Commission. All parties which have an interest in this matter may be heard at this public hearing.

<b>Filing Type</b>	(check one)
Request for Determination	
Application	<u>ANRAD</u>
Hearing Date (if known)	<u>9/25/24</u>

<b>Project Name</b>	<u>Tisdale Land, LLC - ANRAD filing</u>
<b>Project Location</b>	<u>81 &amp; 85 Tisdale Drive</u>
	<u>Dover, MA 02030</u>

**Project Description**

This filing is an Abbreviated Notice of Resource Area Delineation (ANRAD) to approve the Bordering Vegetated Wetland delineations conducted under the Bylaw and State methodologies.

<b>Applicant Name</b>	<u>Paul McGovern, Tisdale Drive, LLC</u>
<b>Address</b>	<u>10 Springdale Avenue</u>
	<u>Dover, MA 02030</u>
<b>Telephone</b>	<u>617-602-8153</u>

**Inspection of Filing:**

A copy of the filing and associated materials may be viewed by the public, at:

**Location:** Dover Conservation Commission

**Contact Person:** Lori Hagerty

**Telephone:** (508) 785-0032 ext. 233

**Email:** Lhagerty@doverma.gov

***This portion to be filled out and provided to Commission after circulation is complete.***

I certify that all of the persons on the abutters list (attach list) have received a copy of this notice, by hand delivery or certified mail, return receipt requested, on or before \_\_\_\_\_ (fill in date)

<b>Signature:</b> Applicant or Authorized Representative	<b>Date</b>
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## DOVER CONSERVATION COMMISSION

Date: 9/5/2024

I hereby waive my right to a Determination or Decision at a public hearing within 21 days of Conservation Commission receipt of filing (310 CMR 10.05(3)(b) and (310 CMR 10.05 (5)(a), and agree to a Determination or Decision at a public hearing after more than 21 days from the date of receipt of filing.

Project: ANRAD filing for approval of wetland delineations under State and

Bylaw methodologies

Filing Received on: 9/5/2024

The hearing date will be: 9/25/2024



Signature of Applicant or representative



**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

Dover  
 City/Town

**A. General Information**

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

81 & 85 Tisdale Drive  
 a. Street Address

Dover  
 b. City/Town

02030  
 c. Zip Code

Latitude and Longitude:

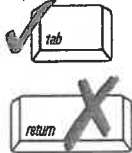
d. Latitude

e. Longitude

f. Assessors Map/Plat Number

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:

Paul  
 a. First Name

McGovern  
 b. Last Name

Tisdale Land, LLC  
 c. Organization

10 Springdale Avenue  
 d. Mailing Address

Dover  
 e. City/Town

MA  
 f. State

02030  
 g. Zip Code

617-602-8153  
 h. Phone Number

i. Fax Number

paul@pgcminc.com  
 j. Email Address

3. Property owner (if different from applicant):

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

☐ 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):

Debbie  
 a. Contact Person First Name

Anderson, PWS  
 b. Contact Person Last Name

c. Organization

45 Willow Street  
 d. Mailing Address

Norwood  
 e. City/Town

MA  
 f. State

02062  
 g. Zip Code

781-603-8421  
 h. Phone Number

i. Fax Number

Terrapin666888@comcast.net  
 j. Email Address

Fees will be calculated for online users.

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

\$798.00  
 a. Total Fee Paid

\$386.50  
 b. State Fee Paid

\$411.50  
 c. City/Town Fee Paid



**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

Dover  
 City/Town

## B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 399-feet Additional Bylaw only (385-feet)  
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:

a. Resource Area

b. Linear Feet Delineated

c. Resource Area

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

Dover

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:

3209

2. Municipal Check Number

9/4/24

3. Check date

3209

4. State Check Number

9/4/24

5. Check date

CorMc, LLC

6. Payor name on check: First Name

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 \_\_\_\_\_

City/Town \_\_\_\_\_

**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 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.

*Paul Mc Govern*

1. Signature of Applicant

*9/4/2024*

2. Date

3. Signature of Property Owner (if different)

*Deborah Clark*

5. Signature of Representative (if any)

4. Date

*9/4/24*

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:

81 & 85 Tisdale Drive

a. Street Address

\$386.50

c. Fee amount

Dover

b. City/Town

3209

d. Check number

2. Applicant:

Paul

a. First Name

McGovern

b. Last Name

Tisdale Land, LLC

c. Company

10 Springdale Avenue

d. Mailing Address

Dover

e. City/Town

617-602-8153

h. Phone Number

MA

f. State

02030

g. Zip Code

3. Property Owner (if different):

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

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  
2. ☒ all other  
projects

a. feet of BVW

399

a. feet of BVW

x \$2.00 =

2.00

x \$2.00 =

b. Fee for BVW

\$798.00

b. Fee for BVW

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

3. ☐ single family  
house project  
4. ☐ all other  
projects

a. linear feet

a. linear feet

x \$2.00 =

x \$2.00 =

b. Fee

b. Fee

\$798.00

Fee

\$386.50

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

\$411.50

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

Total Fee for all Resource Areas:

State share of filing fee:

City/Town share of filing fee:

☐ 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

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**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.)

**CorMc, LLC**  
10 Springdale Ave.  
Dover, MA 02030



53-7052/2113



3209

DATE  
9/4/2024AMOUNT  
\*\*\*\*\*386.50

THE SUM OF THREE HUNDRED EIGHTY SIX DOLLARS AND 50 CENTS \*\*\*\*\*

PAY  
TO THE  
ORDER  
OF

Commonwealth of MA



*Paul McBover*  
AUTHORIZED SIGNATURE

⑈003211⑈ ⑆211370529⑆004 032932 8⑈

**CorMc, LLC**  
10 Springdale Ave.  
Dover, MA 02030



53-7052/2113



3208

DATE  
9/4/2024AMOUNT  
\*\*\*\*\*1,668.00

THE SUM OF ONE THOUSAND SIX HUNDRED SIXTY EIGHT DOLLARS AND NO CENTS \*\*\*\*\*

PAY  
TO THE  
ORDER  
OF

Town of Dover  
5 Springdale Ave  
Dover, MA 02030



*Paul McBover*  
AUTHORIZED SIGNATURE

⑈003208⑈ ⑆211370529⑆004 032932 8⑈

**CorMc, LLC**  
10 Springdale Ave.  
Dover, MA 02030



53-7052/2113



3211

DATE  
9/4/2024AMOUNT  
\*\*\*\*\*411.50

THE SUM OF FOUR HUNDRED ELEVEN DOLLARS AND 50 CENTS \*\*\*\*\*

PAY  
TO THE  
ORDER  
OF

Town of Dover  
5 Springdale Ave  
Dover, MA 02030



*Paul McBover*  
AUTHORIZED SIGNATURE

⑈003209⑈ ⑆211370529⑆004 032932 8⑈



Debora J. Anderson, PWS  
Wetland Scientist  
45 Willow Street  
Norwood, MA. 02062  
781-603-8421  
[Terrapin666888@comcast.net](mailto:Terrapin666888@comcast.net)

September 5, 2024

Paul McGovern  
PG Construction Management, Inc.  
1218 Great Plain Avenue  
Needham, MA. 02492

**RE: 81 & 85 Tisdale Drive, Dover**  
Wetland Delineations

Dear Mr. McGovern:

At your request, on October 22, 2023, Debbie Anderson, PWS, inspected the properties at 81 & 85 Tisdale Drive in Dover, Massachusetts for the presence of wetland resources as defined by the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, S. 40) and its implementing regulations (310 CMR 10.00 et seq.), the Dover Wetlands Protection Chapter (Ch. 181) and its implementing regulations (Rules and Regulations for the Dover Wetlands Protection Bylaw Ch. 263), and the U.S. Clean Water Act. The following is a brief description of the existing conditions observed during the site inspection and the potentially regulated wetland resources present at the site.

There are two (2) Bordering Vegetated Wetland boundary lines that were delineated in the field and shown on the survey plan entitled "Existing Conditions, 81 & 85 Tisdale Drive, Dover, MA", prepared by D. O'Brien Land Surveying, and dated 4/29/2024. The Dover Bylaw wetland line was delineated using the criteria under the Dover Wetland Regulations concentrating on vegetation and is identified on the plan and in the field with blue flagging tape numbered as (DA D-1) to (DA D-16). As the proposed project would be going before the ZBA as a 40B, the additional wetland line identified on the plan and in the field with pink flagging tape numbered as (DA S-1) to (DA S-17) was delineated under the State guidelines using vegetation and other indicators of hydrology including hydric soil indicators. The difference between the two delineations was relatively minor. The Dover methodology saw some upland creep of wetland species which pushed the delineation border further uphill. The State delineation boundary will be the delineation used for this project.

The neighboring property at 61 County Road was the subject of a 40B project within the past few years and is currently constructed and will be before the Conservation Commission with a Request for Partial Certificate of Compliance this Fall. Although located along the same stretch of Bordering Vegetated Wetlands as the County Road filing, the Tisdale Road properties are not

81 & 85 Tisdale Drive, Dover

within 100-feet of the delineated vernal pool that is located within the boundaries of the Bordering Vegetated Wetlands adjacent to the County Road property and the subject to review for that project. Evidence that the vernal pool is functioning as such has been submitted to the Massachusetts Natural Heritage & Endangered Species Program for Certification as part of the requirements of that Wetlands Permit.

Both 81 & 85 Tisdale Drive are single-family house lots accessed off of Tisdale Drive which in turn is off of County Road. The 81 Tisdale Drive property is 59,297 square feet and the 85 Tisdale Drive property is 166,878 square feet in size. Across Tisdale Drive to the west and to the south are townhouses. The 61 County Road 40B property is located to the south of 85 Tisdale. To the rear of both properties are Bordering Vegetated Wetlands with the vernal pool located in the southern portion of Lot 85. The wetlands are fed by an intermittent stream from the north. In some areas along the BVW, the slope is quite steep while in other areas the slope is moderate. The slopes are forested. Across County Street is the Town of Walpole.

Aside from Buffer Zone, the Massachusetts Wetlands Protection Act Regulations have established five (5) freshwater resource categories: (1) Bank; (2) Bordering Vegetated Wetlands; (3) Land Under Water Bodies and Waterways; (4) Land Subject to Flooding; and (5) Riverfront Area. The site was examined and areas that qualified as any of the above resource categories were identified. Under the State Regulations, vegetated wetlands are identified by the presence of a vegetational community comprised of 50% or more wetland plant species and the presence of wetland hydrology (i.e. hydric soils and/or other indicators of hydrology). The State Bordering Vegetated Wetland line was delineated in accordance with the methodology set forth in the “Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands”, Second Addition, dated September 2022, produced by the Massachusetts Department of Environmental Protection, Division of Wetlands and Waterways. The Dover Wetlands Bylaw Wetland delineation line was based on vegetation and other indicators of hydrology.

The boundary of the State Bordering Vegetated Wetlands line was delineated using the Massachusetts Wetlands Protection Act criteria. The plant species identified in wetland and upland areas of the site include: white oak (*Quercus alba*), northern red oak (*Quercus rubra*), yellow birch (*Betula alleghaniensis*), red maple (*Acer rubrum*), Sassafras (*Sassafras albidum*), and eastern white pine (*Pinus strobus*) in the tree and sapling layers; sweet pepperbush (*Clethra alnifolia*), glossy buckthorn (*Rhamnus frangula*), highbush blueberry (*Vaccinium corymbosum*), and lowbush blueberry (*Vaccinium angustifolium*) in the shrub layer; royal fern (*Osmunda regalis*), cinnamon fern (*Osmunda cinnamomea*), hayscented fern (*Dennstaedtia punctilobula*), and sphagnum moss (*Sphagnum spp.*) in the groundcover layer; and oriental bittersweet (*Celastrus orbiculata*), poison ivy (*Toxicodendron radicans*), and common greenbrier (*Smilax rotundifolia*) woody vines. Evidence of hydrology located within the delineated wetland include hydric soils, drainage patterns and water-stained leaves.

The boundary of the Bylaw Bordering Vegetated Wetland line was determined by the vegetational community comprised of 50% or more wetland plant species. The shrub layer and specifically the sweet pepperbush (*Clethra alnifolia*) tends to creep up slope resulting in the Bylaw delineation being more restrictive.

As part of the wetland evaluation for this site, the Massachusetts Natural Heritage Atlas, August 1, 2021 Edition, published by the Massachusetts Natural Heritage and Endangered Species Program, was reviewed. According to the Atlas, the site does not exist within any area designated as an Estimated Habitat of Rare Wetlands Wildlife or Priority Habitat. According to the Atlas, there is one Potential Vernal Pool located within the Bordering Vegetated Wetlands located in the southern portion of 85 Tisdale Drive. This vernal pool was studied and determined to be certifiable.

If you have any questions, please feel free to contact me.

Cordially,

*Debora J. Anderson*

Debora Anderson, PWS  
Wetland Scientist/Wildlife Biologist

Attachments

# BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 81 & 85 Tisdale Drive City/Town: Dover Sampling Date: 10/22/2023  
 Applicant/Owner: Paul McGovern, Tisdale Land, LLC Sampling Point or Zone: D-15 Wetland  
 Investigator(s): Debbie Anderson, PWS Latitude / Longitude: 42.2054 N -71.2634 W  
 Soil Map Unit Name: Swansea muck 0-1% slopes NWI or DEP Classification: \_\_\_\_\_

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.: Dover Wetlands Bylaw criteria.		

## HYDROLOGY

<b>Field Observations:</b>		
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines  <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits  <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): Bylaw delineation criteria based on vegetation.		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Red Maple	Acer rubrum	FAC	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
2. Eastern White Pine	Pinus strobus	FACU	<input checked="" type="checkbox"/>	10.5	No	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Yellow Birch	Betula alleghaniensis	FAC	<input checked="" type="checkbox"/>	20.5	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
4.							
5.							
6.							
7.							
8.							
9.							
				<u>69.0</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Sweet Pepperbush	Clethra alnifolia	FAC	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
2. Highbush Blueberry	Vaccinium corymbosum	FACW	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>76.0</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Cinnamon Fern	Osmundastrum cinnamomeum	FACW	<input checked="" type="checkbox"/>	63.0	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				<u>63.0</u> = Total Cover			

**VEGETATION – continued.**

Woody Vine Stratum		Plot size <u>30-feet</u>	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name					
1. Oriental Bittersweet	<i>Celastrus orbiculatus</i>	FACU <input checked="" type="checkbox"/>	10.5	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	
2. Poison Ivy	<i>Toxicodendron radicans</i>	FAC <input checked="" type="checkbox"/>	20.5	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	
3.						
4.						
			31.0 = Total Cover			

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?
	7	6	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:
	OBL species		X 1
	FACW species		X 2
	FAC species		X 3
	FACU species		X 4
	UPL species		X 5
	Column Totals	(A) 0	
Prevalence Index		B/A = 0.00	Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Wetland vegetation criterion met?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

**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 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

# BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 81 & 85 Tisdale Drive City/Town: Dover Sampling Date: 10/22/2023  
 Applicant/Owner: Paul McGovern, Tisdale Land, LLC Sampling Point or Zone: D-15 Upland  
 Investigator(s): Debbie Anderson, PWS Latitude / Longitude: 42.2054 N -71.2634 W  
 Soil Map Unit Name: Canton fine sandy loam 15-35% slopes, ex stony NWI or DEP Classification: \_\_\_\_\_

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/> No <input type="checkbox"/>		
Wetlands hydrology present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks, Photo Details, Flagging, etc.: <b>Dover Wetlands Bylaw criteria.</b>			

## HYDROLOGY

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Northern Red Oak	Quercus rubra	FACU	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
2. Eastern White Pine	Pinus strobus	FACU	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>76.0</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Sweet Pepperbush	Clethra alnifolia	FAC	<input checked="" type="checkbox"/>	20.5	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
2. Lowbush Blueberry	Vaccinium angustifolium	FACU	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>58.5</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Hayscented Fern	Dennstaedtia punctilobula	UPL	<input checked="" type="checkbox"/>	20.5	Yes	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				<u>20.5</u> = Total Cover			



**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1. <i>Oriental Bittersweet</i>	<i>Celastrus orbiculatus</i>	FACU	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
2.							
3.							
4.							
				38.0 = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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?
	6	1		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.00
	FACW species		X 2	= 0.00
	FAC species		X 3	= 0.00
	FACU species		X 4	= 0.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = 0.00		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met?				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**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 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

# BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 81 & 85 Tisdale Drive City/Town: Dover Sampling Date: 10/22/2023  
 Applicant/Owner: Paul McGovern, Tisdale Land, LLC Sampling Point or Zone: S-5 Upland  
 Investigator(s): Debbie Anderson, PWS Latitude / Longitude: 42.2054 N -71.2634 W  
 Soil Map Unit Name: Canton fine sandy loam 8-15% slopes, ex stony NWI or DEP Classification: \_\_\_\_\_

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:		

## HYDROLOGY

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

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u> Plot size <u>30-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Northern Red Oak	Quercus rubra	FACU <input checked="" type="checkbox"/>	38.0	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
2. Eastern White Pine	Pinus strobus	FACU <input checked="" type="checkbox"/>	38.0	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Sassafras	Sassafras albidum	FACU <input checked="" type="checkbox"/>	10.5	No <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
4.					
5.					
6.					
7.					
8.					
9.					
			<u>86.5</u>	= Total Cover	
<u>Shrub/Sapling Stratum</u> Plot size <u>15-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Sweet Pepperbush	Clethra alnifolia	FAC <input checked="" type="checkbox"/>	20.5	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
2. Lowbush Blueberry	Vaccinium angustifolium	FACU <input checked="" type="checkbox"/>	38.0	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Red Maple saplings	Acer rubrum	FAC <input checked="" type="checkbox"/>	20.5	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
4. Eastern White Pine saplings	Pinus strobus	FACU <input checked="" type="checkbox"/>	20.5	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
5.					
6.					
7.					
8.					
9.					
			<u>99.5</u>	= Total Cover	
<u>Herb Stratum</u> Plot size <u>5-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name				
1. Hayscented Fern	Dennstaedtia punctilobula	UPL <input checked="" type="checkbox"/>	20.5	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
2. Eastern White Pine seedlings	Pinus strobus	FAC <input checked="" type="checkbox"/>	38.0	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			<u>58.5</u>	= Total Cover	

**VEGETATION** – continued.

<u>Woody Vine Stratum</u>		Plot size <u>30-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1. <i>Oriental Bittersweet</i>	<i>Celastrus orbiculatus</i>	FACU	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
2.							
3.							
4.							
				38.0 = Total Cover			

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up $\geq 50\%$ of dominant plant species? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	9	2		
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.00
	FACW species		X 2	= 0.00
	FAC species		X 3	= 0.00
	FACU species		X 4	= 0.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 0		(B) 0
Prevalence Index		B/A = 0.00		Is the Prevalence Index $\leq 3.0$ ? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Wetland vegetation criterion met?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				

**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 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

## SOIL

<b>Profile Description:</b> (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Location <sup>2</sup>		
1-0"							fibric	plant material
0-3"	10 YR 3/2						fsl	
3"-15"	10YR 5/6						fsl	
15"-20"	10YR 5/4						fsl	gravelly

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains      <sup>2</sup>Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)	
<input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Redox Depressions (F8)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)		
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Other (Include Explanation in Remarks)	
<input type="checkbox"/> Stripped Matrix (S6)		
<input type="checkbox"/> Dark Surface (S7)		

**Restrictive Layer (if observed)**    Type: \_\_\_\_\_ Depth (inches): \_\_\_\_\_

Remarks:

---

**Hydric Soils criterion met?**                      Yes ☐ No ☒

# BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 81 & 85 Tisdale Drive City/Town: Dover Sampling Date: 10/22/2023  
 Applicant/Owner: Paul McGovern, Tisdale Land, LLC Sampling Point or Zone: S-5 Wetland  
 Investigator(s): Debbie Anderson, PWS Latitude / Longitude: 42.2054 N -71.2634 W  
 Soil Map Unit Name: Swansea muck 0-1% slopes NWI or DEP Classification: \_\_\_\_\_

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:		

## HYDROLOGY

<b>Field Observations:</b>		
Surface Water Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>10.00</u>
Saturation Present (including capillary fringe)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) <u>0.00</u>
<b>Wetland Hydrology Indicators</b>		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input checked="" type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input checked="" type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input checked="" type="checkbox"/> Free water in a soil test hole <input checked="" type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines  <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input checked="" type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits  <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
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.

**VEGETATION** – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Red Maple	Acer rubrum	FAC	<input checked="" type="checkbox"/>	63.0	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
2. Sassafras	Sassafras albidum	FACU	<input checked="" type="checkbox"/>	10.5	No	<input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Yellow Birch	Betula alleghaniensis	FAC	<input checked="" type="checkbox"/>	20.5	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
4.							
5.							
6.							
7.							
8.							
9.							
				<u>94.0</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Sweet Pepperbush	Clethra alnifolia	FAC	<input checked="" type="checkbox"/>	63.0	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
2. Highbush Blueberry	Vaccinium corymbosum	FACW	<input checked="" type="checkbox"/>	20.5	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				<u>83.5</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5-feet</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1. Cinnamon Fern	Osmundastrum cinnamomeum	FACW	<input checked="" type="checkbox"/>	38.0	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
2. Royal Fern	Osmunda spectabilis	OBL	<input checked="" type="checkbox"/>	10.5	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
3. Skunk Cabbage	Symplocarpus foetidus	OBL	<input checked="" type="checkbox"/>	10.5	Yes	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				<u>59.0</u> = Total Cover			

**VEGETATION – continued.**

Woody Vine Stratum		Plot size <u>30-feet</u>	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name					
1. <i>Oriental Bittersweet</i>	<i>Celastrus orbiculatus</i>	FACU <input checked="" type="checkbox"/>	10.5	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>	
2. <i>Poison Ivy</i>	<i>Toxicodendron radicans</i>	FAC <input checked="" type="checkbox"/>	38.0	Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	
3.						
4.						
			48.5 = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	
	9	8	
		Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Prevalence Index:		Total % Cover (all strata)	Multiply by:
	OBL species		X 1
	FACW species		X 2
	FAC species		X 3
	FACU species		X 4
	UPL species		X 5
	Column Totals	(A) 0	
Prevalence Index		B/A = 0.00	Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

**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 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %



## SOIL

[illegible]



OFFICE OF  
**BOARD OF ASSESSORS**  
P.O. BOX 250  
DOVER, MASSACHUSETTS 02030-0250  
508-785-0032 EXT. 241

August 27, 2024

Debbie Anderson, PWS  
45 Willow Street  
Norwood, MA 02062

Re: Certified List of 300-Foot Abutters to Parcel Nos. 25-9-A (85 Tisdale Drive)  
& 25-9-B (81 Tisdale Drive)

Dear Ms. Anderson:

Listed below are the abutters of the properties assessed to Tisdale Land, LLC, 1218 Great Plain Avenue, Needham, MA 02492-2207, which are known as 85 Tisdale Drive and 81 Tisdale Drive and shown on the Assessors Plans as Map 25, Parcels 9A & 9B. This list represents owners of land within 300 feet of the property lines, including those across a traveled way or across a body of water, according to our most recent tax list. Please contact Town of Walpole for additional abutters in that community.

23-95-D  
Jack Wilson & Amy Wilson  
21 Schaffner Lane  
Dover, MA 02030

25-3-R  
Shobha Frey & Timothy C. Frey  
44 Draper Road  
Dover, MA 02030

25-3-S  
Christie Marston & Nicholas Marston  
48 Draper Road  
Dover, MA 02030

25-3-T (Lot C, Draper Road)  
Town of Dover  
PO Box 250  
Dover, MA 02030-0250

25-3-U  
Vitoria Bartholomew Kane, Trustee  
Draper Road Realty Trust  
54 Draper Road  
Dover, MA 02030

25-6-BA1-0 (7 Tisdale Drive)  
Bernard A. Katz, Trustee  
Katz Tisdale Realty Trust  
22 Rosalie Road  
Newton, MA 02459

Debbie Anderson  
August 27, 2024  
Page 2

*300-Foot Abutters to Parcel Nos. 25-9-A & 25-9-B (continued)*

25-6-BA4-0  
Norma Sullivan, Trustee  
Norma Sullivan Trust  
1 Tisdale Drive  
Dover, MA 02030

25-6-BB2-0 (5 Tisdale Drive)  
Edgar A. Florian  
151 Atlantic Avenue  
North Hampton, NH 03862-2312

25-6-BC3-0  
Christopher C. Buras, Trustee  
Christopher C. Buras Revocable Trust  
3 Tisdale Drive  
Dover, MA 02030-1644

25-6-CA1-0  
Anna Lou McPheeters-Kelleher, Trustee  
Anna Lou McPheeters-Kelleher Realty Trust  
9 Tisdale Drive  
Dover, MA 02030

25-6-CA4-0  
Alyson Winters Kavanagh  
15 Tisdale Drive  
Dover, MA 02030

25-6-CB2-0  
Cam J. Houshman  
11 Tisdale Drive  
Dover, MA 02030

25-6-CB3-0  
Yuxiang Zhou & Qiaoqiao Lin  
13 Tisdale Drive  
Dover, MA 02030-1644

25-6-DA1-0 (23 Tisdale Drive)  
Sheri Ellen Amara  
99 Walker Road  
Westwood, MA 02090-2134

25-6-DA4-0  
Barbara Ehrlich, Trustee  
The Barbara Ehrlich Revocable Trust  
17 Tisdale Drive  
Dover, MA 02030-1644

25-6-DB3-0  
Peter E. Summers & Alina Summers  
19 Tisdale Drive  
Dover, MA 02030-1644

25-6-DC2-0 (21 Tisdale Drive)  
Yan Ying Liu & Kai Bao  
318 Old Littleton Road  
Harvard, MA 01451-1418

25-6-EA1-0  
Richard Charron & Margaret Charron  
18 Tisdale Drive  
Dover, MA 02030-1600

25-6-EA4-0  
Robert M. Brown  
24 Tisdale Drive  
Dover, MA 02030

25-6-EB2-0  
Deborah A. Mangan  
20 Tisdale Drive  
Dover, MA 02030

*300-Foot Abutters to Parcel Nos. 25-9-A & 25-9-B (continued)*

25-6-EB3-0 (22 Tisdale Drive)  
Guoping Xiao & Miao Dai  
5 Picardy Lane  
Dover, MA 02030

25-6-FA1-0  
Cara M. Schulze  
34 Tisdale Drive  
Dover, MA 02030

25-6-FA5-0  
Aihua Yang & Hualiang Xu  
26 Tisdale Drive  
Dover, MA 02030

25-6-FB2-0 (32 Tisdale Drive)  
Kathryn Barbosa  
1 Cedar Hill Road  
Dover, MA 02030-1631

25-6-FB3-0  
Wendy L. Barrows  
30 Tisdale Drive  
Dover, MA 02030-1600

25-6-FC4-0  
Janis Abramovitz  
28 Tisdale Drive  
Dover, MA 02030-1600

25-6-GA1-0  
Archana Rajkumar Nadendla  
36 Tisdale Drive  
Dover, MA 02030

25-6-GA5-0  
Rose A. McDermott  
44 Tisdale Drive  
Dover, MA 02030-1600

25-6-GB2-0  
Alicia Fitzpatrick & Kevin Fitzpatrick  
38 Tisdale Drive  
Dover, MA 02030

25-6-GB3-0 (40 Tisdale Drive)  
John C. Tam & Roxanna Io  
5 Presidential Drive  
Southborough, MA 01772

25-6-GC4-0 (42 Tisdale Drive)  
Robert B. Hutchison, III, Trustee &  
Jonathan L. Hutchison, Trustee  
Robert B. Hutchison, Jr. Irrevocable Trust  
1104 Jennifers Drive  
Guilford, CT 06437-1377

25-6-HA1-0  
Barry B. Goldberg & Arnold Sacks  
54 Tisdale Drive  
Dover, MA 02030

25-6-HA5-0  
Heidi A. Laine  
46 Tisdale Drive  
Dover, MA 02030

25-6-HB2-0  
Deborah L. Frydman  
52 Tisdale Drive  
Dover, MA 02030

Debbie Anderson  
August 27, 2024  
Page 4

*300-Foot Abutters to Parcel Nos. 25-9-A & 25-9-B (continued)*

25-6-HB4-0  
Olga Kuperman  
48 Tisdale Drive  
Dover, MA 02030

25-6-HC3-0  
Carol A. Pilch & Michael W. Koch  
50 Tisdale Drive  
Dover, MA 02030

25-6-JA1-0  
Dinesh Singh & Seema Singh  
56 Tisdale Drive  
Dover, MA 02030

25-6-JA6-0  
Natalia Botsford & Christopher M. Botsford  
66 Tisdale Drive  
Dover, MA 02030

25-6-JB2-0  
Sean J. Toole  
58 Tisdale Drive  
Dover, MA 02030

25-6-JB3-0  
Bruce D. Lynch & Brian Daniel Lynch  
60 Tisdale Drive  
Dover, MA 02030

25-6-JB4-0 (62 Tisdale Drive)  
Alan R. Levine & Joyce Levine  
125 Alder Road  
Westwood, MA 02090-3402

25-6-JC5-0  
Igor Sobolev & Vera Kodynsky  
64 Tisdale Drive  
Dover, MA 02030

25-6-KA1-0  
Agnes Sharma  
68 Tisdale Drive  
Dover, MA 02030

25-6-KA6-0  
Linda V. Avedikian & Craig A. Avedikian  
78 Tisdale Drive  
Dover, MA 02030

25-6-KB2-0  
Jill Arkin  
70 Tisdale Drive  
Dover, MA 02030

25-6-KB3-0  
Robert E. Barry & Carolyn D. Ciaccia  
72 Tisdale Drive  
Dover, MA 02030

25-6-KB5-0  
William N. Powell & Jennifer Hall  
76 Tisdale Drive  
Dover, MA 02030

25-6-KC4-0  
Victor Muravyov  
74 Tisdale Drive  
Dover, MA 02030

\*25-6-NA1-0  
Mustafa Hameed  
80 Tisdale Drive  
Dover, MA 02030

\*\*25-6-NA5-0  
Chunyan Xiang & Sivoush Nayyeri  
88 Tisdale Drive  
Dover, MA 02030

Debbie Anderson  
August 27, 2024  
Page 5

*300-Foot Abutters to Parcel Nos. 25-9-A & 25-9-B (continued)*

25-6-NB3-0  
Melissa B. Frank  
84 Tisdale Drive  
Dover, MA 02030

25-6-NB4-0  
Cheryl MacDonald  
86 Tisdale Drive  
Dover, MA 02030

25-6-NC2-0  
Wei Sun & Yiman Wu  
82 Tisdale Drive  
Dover, MA 02030

25-6-OA1-0  
Alongkritt Chutinan & Supattriya Chutinan  
2 Tisdale Drive  
Dover, MA 02030

\*\*\*25-6-OA4-0  
Anand Kapai & Mihika Dilip Varma  
8 Tisdale Drive  
Dover, MA 02030

25-6-OB2-0  
Isabel C. Yee & Roland C. Yee  
4 Tisdale Drive  
Dover, MA 02030

25-6-OB3-0 (6 Tisdale Drive)  
Wai On Kwong  
7920 Collins David S. Drive, Unit 131  
McKinney, TX 75070-1564

25-6-PA1-0  
Nicolaas De Munnik Hackett &  
Amanda Hackett  
16 Tisdale Drive  
Dover, MA 02030

25-6-PA4-0  
Kathleen M. Lynch  
10 Tisdale Drive  
Dover, MA 02030

25-6-PB2-0  
Christopher E. Jackman &  
Barbara J. Jackman  
14 Tisdale Drive  
Dover, MA 02030

25-6-PB3-0 (12 Tisdale Drive)  
Theresa Kelleher  
PO Box 15  
Dover, MA 02030-0015

25-7-A  
Cassandra Yvette Lockett  
67C County Street  
Dover, MA 02030-1656

25-7-B  
Walter Dittel  
67D County Street  
Dover, MA 02030

25-7-C  
Ivan Kwong  
67B County Street  
Dover, MA 02030

Debbie Anderson  
August 27, 2024  
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*300-Foot Abutters to Parcel Nos. 25-9-A & 25-9-B (continued)*

25-7-D (Lot A, Off County Street)  
Dover Village, LLC  
275 Martine Street, Suite 110  
Fall River, MA 02724-1518

25-8-0  
Barbara J. Vounatsos &  
John S. Vounatsos  
65 County Street  
Dover, MA 02030

25-9-0  
Shuanglu Zhang & Xingxing Liu  
57 County Street  
Dover, MA 02030

25-11-0 (61 County Street)  
Red Robin Pastures, LLC  
10 Springdale Avenue  
Dover, MA 02030

25-12-A  
Ryan M. Salomone & Zhen You  
17 Schaffner Lane  
Dover, MA 02030

25-12-B  
Shawn Whalen &  
Meredith M. Whalen  
15 Schaffner Lane  
Dover, MA 02030

25-12-C  
Kai Lau & Cary Chan  
11 Schaffner Lane  
Dover, MA 02030

25-12-D  
Yun Zou  
9 Schaffner Lane  
Dover, MA 02030

26-1-0  
Sonia El-Nar  
53 County Street  
Dover, MA 02030

26-4-0  
Panteli G. Poulikakos & Natasha Darras  
161 Walpole Street  
Dover, MA 02030-1608

26-5-0  
Colin White  
159 Walpole Street  
Dover, MA 02030-1608

26-5-A  
Lee Davison Beck & Shannon Albarelli  
157 Walpole Street  
Dover, MA 02030

26-6-0  
Anne Clay  
155 Walpole Street  
Dover, MA 02030

*\* Conveyed June 20, 2024 to Roman Vityk & Evgeniia Shabailova, 80 Tisdale Drive, Dover, MA 02030-1600.*

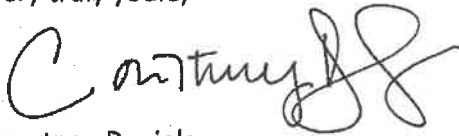
Debbie Anderson  
August 27, 2024  
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*300-Foot Abutters to Parcel Nos. 25-9-A & 25-9-B (continued)*

*\*\*Conveyed March 7, 2024 to Chunyan Xiang, 88 Tisdale Drive, Dover, MA 02030-1600.*

*\*\*\*Conveyed June 20, 2024 to Manohar Kilaru & Sai Charitha Atluri, 8 Tisdale Drive, Dover, MA 02030-1600.*

Very truly yours,

A handwritten signature in black ink, appearing to read "Courtney Daniels", with a stylized flourish at the end.

Courtney Daniels  
Assistant Town Assessor

C: Conservation Commission

C: Paul McGovern

CorMc, LLC

10 Springdale Avenue

Dover, MA 02030



## Notification to Abutters

### By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

*This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).*

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A ANRAD (NOI, RDA, Amendment, ANRAD) was filed with the Dover Conservation Commission on 9/5/2024 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

#### Description of the proposed project

This filing with the Conservation Commission and DEP is only for the approval of the delineated Bordering Vegetated Wetland boundaries. No project is being proposed at this time.

- B. The name of the applicant is: Tisdale Land, LLC

- C. Address of the land where the activity is proposed is:

81 & 85 Tisdale Drive Assessors map(s)/parcel number(s) Map 25 Lots 9-A and 9-B

- D. Copies of the filing may be examined or obtained from the office of the Dover Conservation Commission, located at 5 Springdale Ave. Regular business hours of the Commission Office are Mon-Thu 9 am – 4 pm and the Commission may be reached at 508-785-0032 x233 or at [Lhagerty@doverma.gov](mailto:Lhagerty@doverma.gov).

- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling  
Name: Debbie Anderson, PWS Phone/email: Terrapin666888@comcast.net

An administrative fee may be applied for providing copies of the filing and plans.

- F. Information regarding the date, time, and location of the public hearing regarding the filing may be obtained from the Dover Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Dover/Sherborn Hometown Weekly.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter.  
See 310 CMR 10.05(7)(a)4.

\* To be submitted prior to the Hearing

## AFFIDAVIT OF SERVICE

### Under the Massachusetts Wetlands Protection Act

(to be submitted to the Massachusetts Department of Environmental Protection and the Dover Conservation Commission when filing a Notice of Intent)

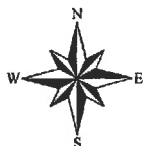
I, Debbie Anderson, PWS, hereby certify under the pains and penalties of perjury that on \_\_\_\_\_ I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

~~A Notice of Intent~~  
ANRAD  
A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Dover Wetlands Protection Bylaw by Paul McGovern, Tisdale Land, LLC with the Town of Dover on 9/5/2024 for property located at:  
81 & 85 Tisdale Drive, Dover

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



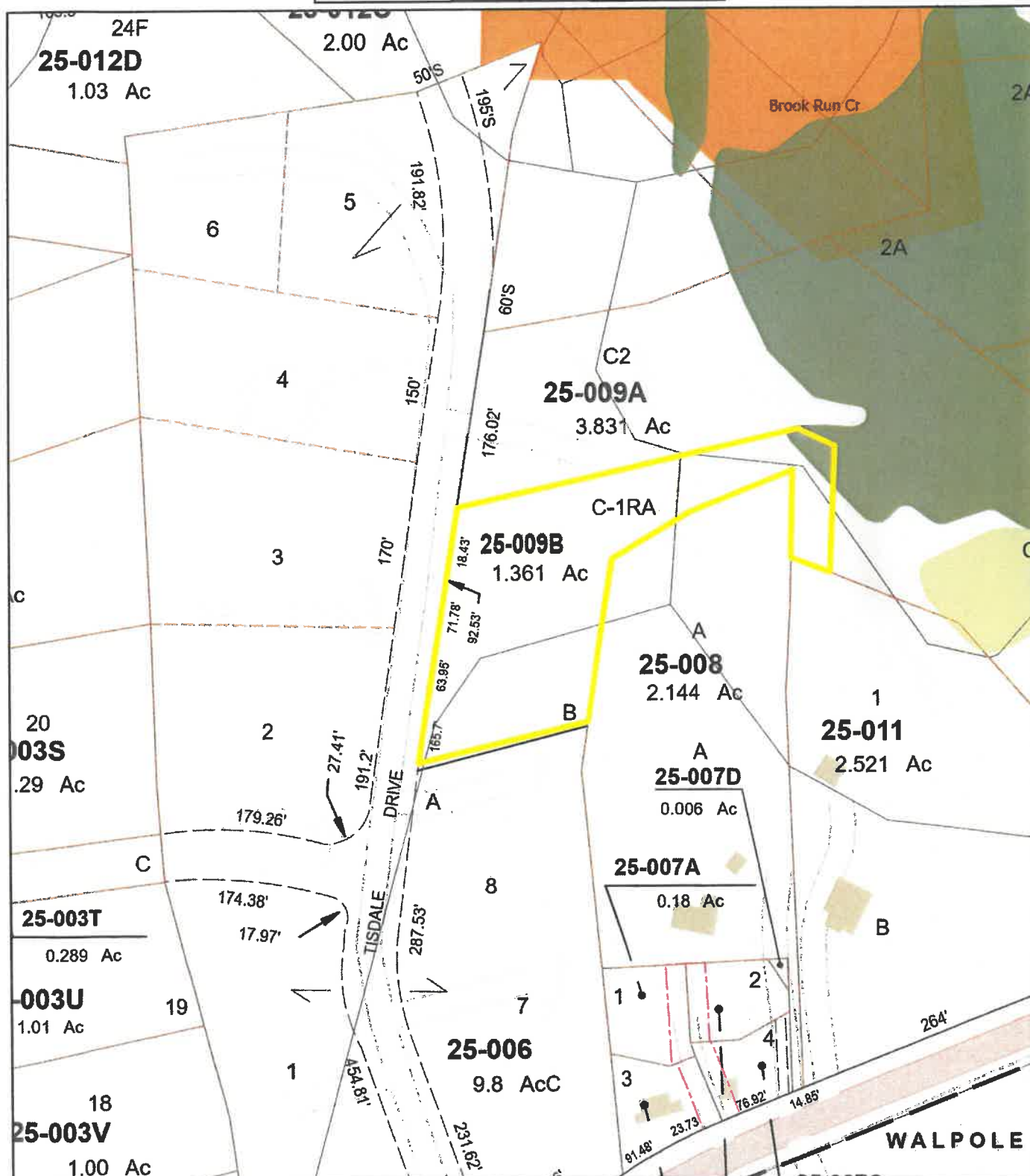
Town of Dover, MA

1 inch = 140 Feet



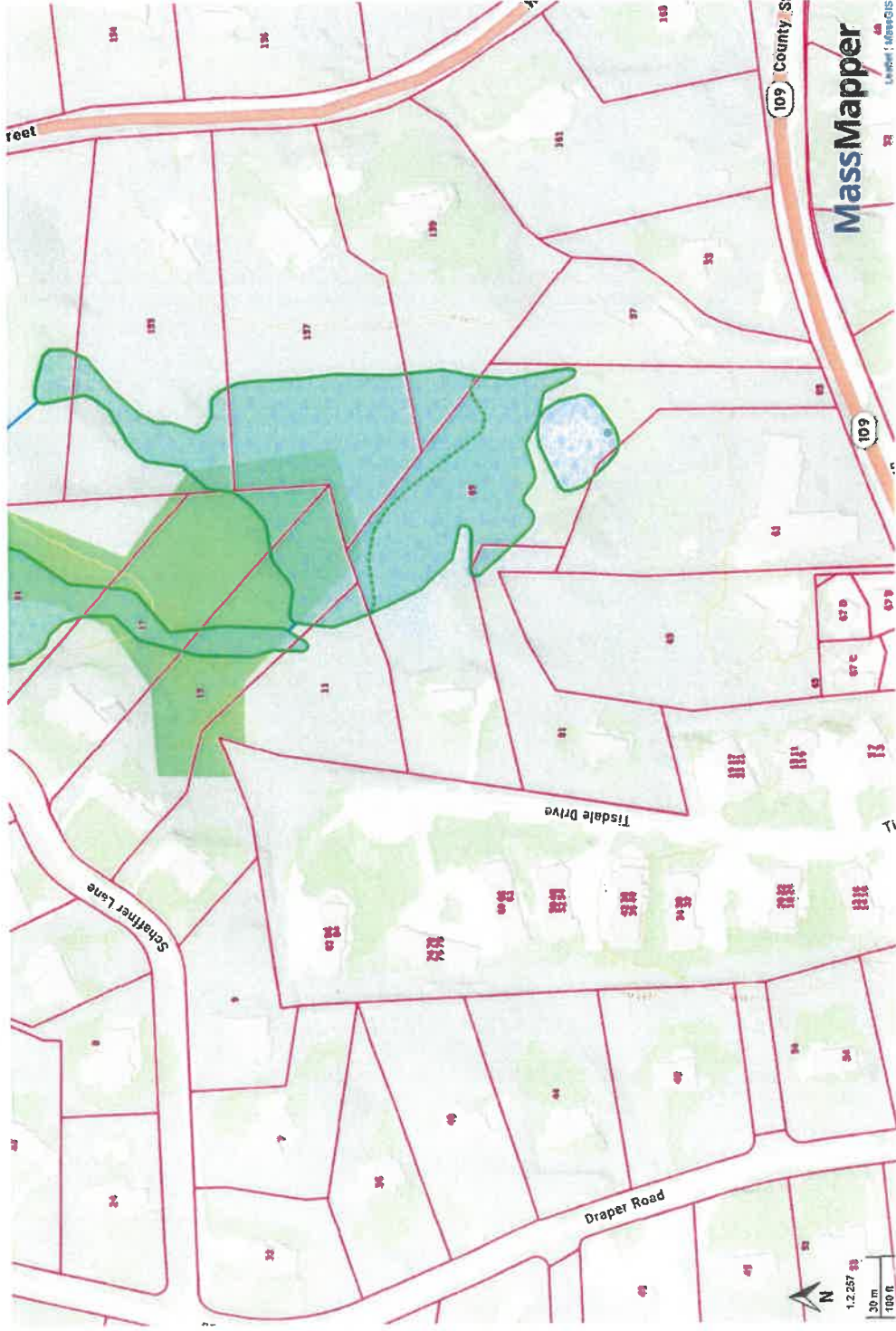
www.cai-tech.com

September 5, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# 81 & 85 Tisdale



DEP Wetlands Hydrologic Connections



DEP Wetlands Linear Features



SHORELINE



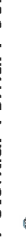
HYDROLOGIC CONNECTION



MEAN WATER LINE



APPARENT WETLAND LIMIT



CLOSURE LINE



EDGE OF INTERPRETED AREA



Potential Vernal Pools



NHESP Priority Habitats of Rare Species



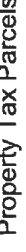
NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



Property Tax Parcels













































# Soil Map—Norfolk and Suffolk Counties, Massachusetts (81 & 85 Tisdale)



Map Scale: 1:4,410 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line 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 1:25,000.

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: Norfolk and Suffolk Counties, Massachusetts  
Survey Area Data: Version 19, Sep 10, 2023

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—Jun 5, 2022

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
51	Swansea muck, 0 to 1 percent slopes	6.1	9.8%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	0.7	1.2%
103C	Charlton-Hollis-Rock outcrop complex, 8 to 15 percent slopes	4.4	7.1%
245B	Hinckley loamy sand, 3 to 8 percent slopes	3.0	4.8%
253D	Hinckley loamy sand, 15 to 35 percent slopes	1.8	3.0%
317B	Scituate fine sandy loam, 3 to 8 percent slopes, extremely stony	2.1	3.4%
420B	Canton fine sandy loam, 3 to 8 percent slopes	11.3	18.2%
422B	Canton fine sandy loam, 0 to 8 percent slopes, extremely stony	23.1	37.1%
422C	Canton fine sandy loam, 8 to 15 percent slopes, extremely stony	1.4	2.3%
422D	Canton fine sandy loam, 15 to 35 percent slopes, extremely stony	8.2	13.2%
<b>Totals for Area of Interest</b>		<b>62.3</b>	<b>100.0%</b>



# National Flood Hazard Layer FIRMette

























1°16'10"W 42°12'31"N

## 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) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
<b>OTHER AREAS</b>		Effective LOMRs
		Area of Undetermined Flood Hazard Zone X
<b>GENERAL STRUCTURES</b>		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
<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 9/5/2024 at 10:47 AM 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