



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
**City of Newburyport Wetlands Protection Ordinance**

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Newburyport

City/Town SEC#19044

**Important:**

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



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

### A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>5 Helena Street</u>	<u>Newburyport</u>	<u>01950</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.808152</u>	<u>-70.817897</u>	
d. Latitude	e. Longitude	
<u>75</u>	<u>243</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Kimberly</u>	<u>Goulette</u>	
a. First Name	b. Last Name	
c. Organization		
<u>5 Helena Street</u>		
d. Street Address		
<u>Newburyport</u>	<u>MA</u>	<u>01950</u>
e. City/Town	f. State	g. Zip Code
<u>413-530-0893</u>	<u>kinggoulette@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Michael</u>	<u>Seekamp</u>	
a. First Name	b. Last Name	
<u>Seekamp Environmental Consulting, Inc.</u>		
c. Company		
<u>129 Route 125</u>		
d. Street Address		
<u>Kingston</u>	<u>NH</u>	<u>03848</u>
e. City/Town	f. State	g. Zip Code
<u>603-642-8300</u>	<u>603-642-8500</u>	<u>seekampm.sec@comcast.net</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>110.00</u>	<u>42.50</u>	<u>62.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid
Town Fees: 200.00		



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**A. General Information** (continued)

6. General Project Description:

Expand a bedroom within the footprint of an existing deck of a single family home. Replace existing decks. The number of supports will be reduced from 19 to 13 and and the space underneath will remain open and confined to the existing footprint. The property is on a Barrier Beach and Coastal Dune/Plum Island. The dwelling is within the 100-foot buffer to a BVW which borders a mudflat.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

<u>Essex</u>	_____
a. County	b. Certificate # (if registered land)
<u>34782</u>	<u>0598</u>
c. Book	d. Page Number

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

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Newburyport	_____
City/Town	SEC#19044

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b> _____	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____	b. square feet within 100 ft. _____	c. square feet between 100 ft. and 200 ft. _____
----------------------------	-------------------------------------	--

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.

Temporary impacts only. No increase in impacts.



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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input checked="" type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	
	1. square feet	2. cubic yards beach nourishment
e. <input checked="" type="checkbox"/> Coastal Dunes	-0-	-0-
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

Current MassOliver  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:
 

(a) within wetland Resource Area	percentage/acreage
(b) outside Resource Area	percentage/acreage

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

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - Project description (including description of impacts outside of wetland resource area & buffer zone)
  - Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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### C. Other Applicable Standards and Requirements (cont'd)

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
  2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP
  3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

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

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

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

North Shore - Hull to New Hampshire border:

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

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

**C. Other Applicable Standards and Requirements (cont'd)**

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?  
 a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.  
 b. ACEC

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- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?  
 a.  Yes  No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?  
 a.  Yes  No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?  
 a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
  - 1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  - 2.  A portion of the site constitutes redevelopment
  - 3.  Proprietary BMPs are included in the Stormwater Management System.
 b.  No. Check why the project is exempt:
  - 1.  Single-family house
  - 2.  Emergency road repair
  - 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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#### D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Plan to Accompany a Notice of Intent, Proposed Conditions Site Plan

a. Plan Title

GA Consultants, Inc.

John Hargreaves

b. Prepared By

c. Signed and Stamped by

December 29, 2020

1" = 10'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

#### E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1755

2. Municipal Check Number

10-02-2020

3. Check date

1756

4. State Check Number

10-02-2020

5. Check date

Kimberly

6. Payor name on check: First Name

Goulette

7. Payor name on check: Last Name





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City/Town SEC#19044

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

<p> _____</p> <p>1. Signature of Applicant</p>	<p><i>10-1-20</i> _____</p> <p>2. Date</p>
<p>3. Signature of Property Owner (if different)  _____</p> <p>5. Signature of Representative (if any)</p>	<p>4. Date <i>10-1-20</i> _____</p> <p>6. Date</p>

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Work on a single family lot	1	110.00	110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	<u>110.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>42.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	<u>62.50</u>
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

KIMBERLY A GOULETTE 09-06

53-8341/2118

1756

PH. 413-530-0893  
5 HELENA STREET  
NEWBURYPORT, MA 01950

DATE 10/2/20  
PMP

PAY TO THE  
ORDER OF

Commonwealth of Mass

\$ 42.50

Forty-two and 50/100

DOLLARS

Heat  
Reactive  
Ink



You'll Feel Right At Home.  
P.O. Box 1398  
Holyoke, MA 01041

*[Signature]*

MEMO \_\_\_\_\_

MP

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

KIMBERLY A GOULETTE 09-06

53-8341/2118

1757

PH. 413-530-0893  
5 HELENA STREET  
NEWBURYPORT, MA 01950

DATE 10/2/20  
PMP

PAY TO THE  
ORDER OF

City of Newburyport

\$ 150.00

One Hundred Fifty and 00/100

DOLLARS

Heat  
Reactive  
Ink



You'll Feel Right At Home.  
P.O. Box 1398  
Holyoke, MA 01041

*[Signature]*

MEMO \_\_\_\_\_

MP

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

KIMBERLY A GOULETTE 09-06

53-8341/2118

1755

PH. 413-530-0893  
5 HELENA STREET  
NEWBURYPORT, MA 01950

DATE 10/2/20  
PMP

PAY TO THE  
ORDER OF

City of Newburyport

\$ 117.50

One Hundred seventeen and 50/100

DOLLARS

Heat  
Reactive  
Ink



You'll Feel Right At Home.  
P.O. Box 1398  
Holyoke, MA 01041

*[Signature]*

MEMO \_\_\_\_\_

MP

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

## Project Narrative

for  
**Kimberly Goulette**  
(applicant)

for a property at

5 Helena Street  
Newburyport, Massachusetts

(revised 1/7/21)

### **Proposed project**

The proposed project involves the removal of the existing bump out (half of the existing bedroom) along with the existing decks on a single family house. The bedroom will then be expanded/reconstructed along with the replacement decks within the existing footprint of the structure/decks. The existing home is on a Barrier Beach/Coastal Dune, Plum Island and is within the 100-foot buffer to a Bordering Vegetated Wetland.

### **Elevation rule**

The elevation of the proposed replacement support members is greater than two feet above the base flood elevation and the highest ground elevation in those areas. The area below the lowest support beam will remain open. The total on-the-ground impacts will be minimal since the 19 existing posts supporting the decks will be replaced with 13 helical piles for the replacement decks and expanded bedroom.

See plans.

## **25% - 50% Rule**

The area being added to the living space of the existing building (approx. 131 sq. ft.) is less than 25% of the existing living space (689.5 sq. ft.). The value of the of this increase in the size of the bedroom (\$7,000.00) will be less than 50% of the value of the existing dwelling \$119,000.00. We have provided an analysis of these assertions with this application (See appraisal reports). The following is the summary conclusion of the appraiser. The term "improvement" is synonymous with the value of the dwelling alone:

### Existing conditions

#### **Final Reconciliation :**

All three approaches to value were considered when forming an opinion of value. The income approach was not developed as single families such as the subject are not typically bought and sold as investment properties. The cost was not developed due to the intended use of the assignment. In the appraiser's opinion the sales comparison approach is most indicative of market behavior for buyers of residential homes when adequate sales are available in the marketplace, as is true in this instance. With the emphasis on the sales comparison approach, it is my opinion that the subject property value is **\$442,000**. Based on a **27.0%** improvement value the current improvement value would be **\$119,000**.

#### **Improvement Value**

**Improvement value is based on Sales 1, 2, and 4. Per Assessors, Sale #1 has an improvement value of 30%, Sale #2 has an improvement value of 28%, and Sale #3 has an improvement value of 23%, call 27.0%.**

### After added floor space

#### **Final Reconciliation :**

All three approaches to value were considered when forming an opinion of value. The income approach was not developed as single families such as the subject are not typically bought and sold as investment properties. The cost was not developed due to the intended use of the assignment. In the appraiser's opinion the sales comparison approach is most indicative of market behavior for buyers of residential homes when adequate sales are available in the marketplace, as is true in this instance. With the emphasis on the sales comparison approach, it is my opinion that the subject property value is **\$467,000**. Based on a **27.0%** improvement value the proposed improvement value would be **\$126,000**.

#### **Improvement Value**

**Improvement value is based on Sales 1, 2, and 4. Per Assessors, Sale #1 has an improvement value of 30%, Sale #2 has an improvement value of 28%, and Sale #3 has an improvement value of 23%, call 27.0%.**

## **Wetlands**

The Bordering Vegetated Wetlands have a distinct break with the upland area. The soil is all sand and well drained. The vegetation on the upland side of the wetland line is predominantly Rugosa rose and the vegetation immediately on the wetland side of the line is predominantly Seaside goldenrod. The wetlands were delineated on July 15, 2019. No part of the proposed renovation will be closer to the BVW than exists now.

**Resource area impacts**

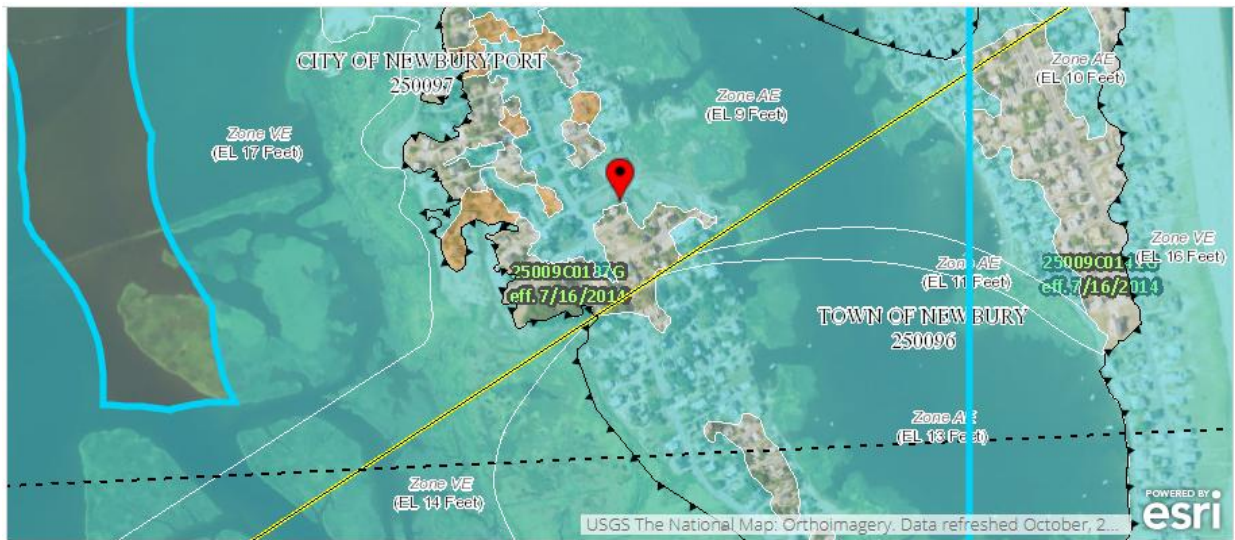
Impacts due to construction activities are expected to be minimal and temporary. To the extent that the sparse vegetation is disturbed the applicant proposes to augment any disturbed areas by planting beach grass (*Ammophila breviligulata*) to ensure a post construction density of one culm per 1.5 square foot (18"²) in any disturbed areas outside of the existing footprint.

A handwritten signature in black ink that reads "Michael Seekamp". The signature is written in a cursive style with a large, sweeping initial "M".

Michael Seekamp  
Senior Wetland Scientist

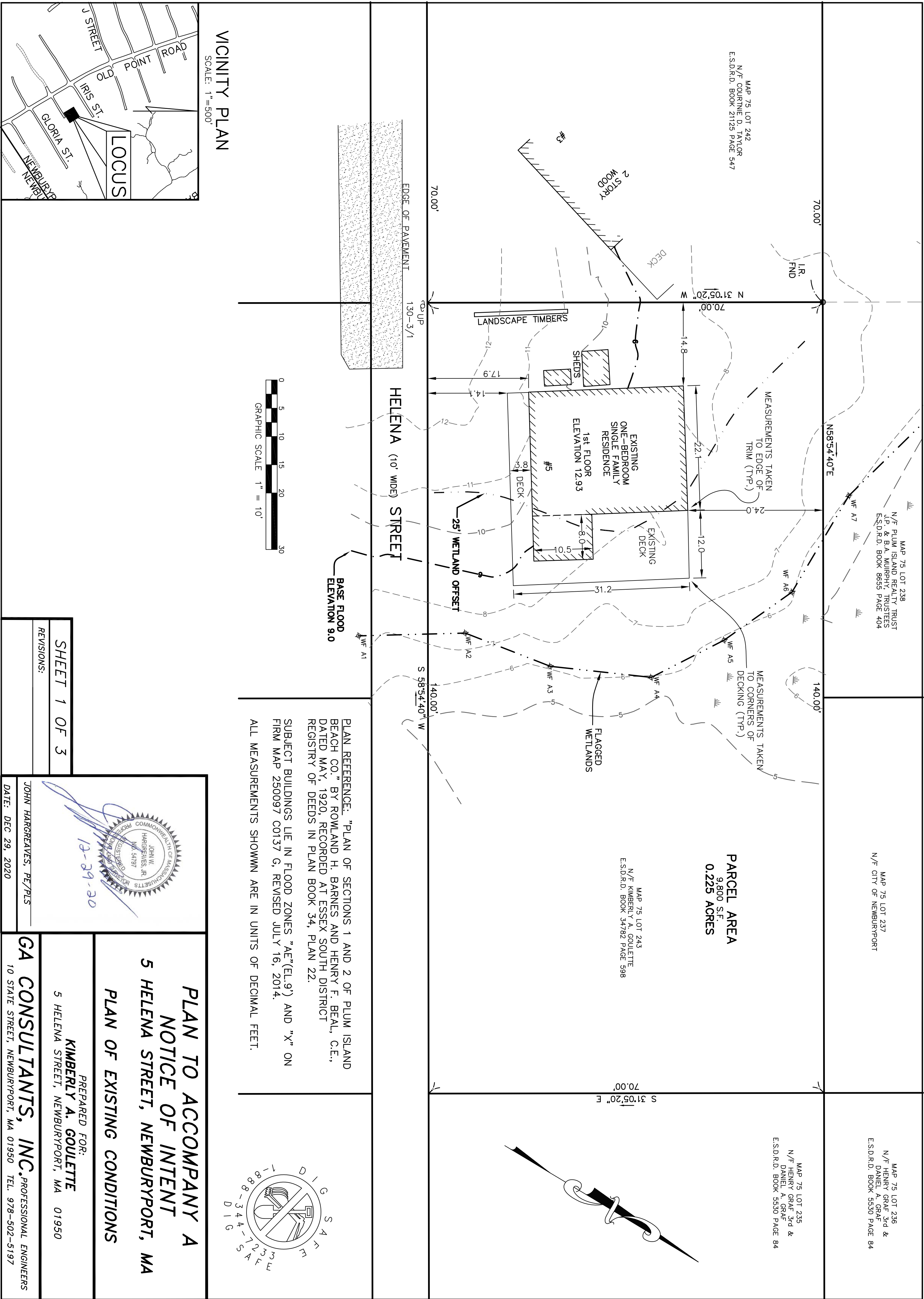
# FEMA Flood Zone Map

5 Helena Street, Newburyport, Massachusetts



<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, A</li> </ul>	<p><b>Cross Sections with 1% Annual Chance</b></p> <ul style="list-style-type: none"> <li> 20.2</li> <li> 17.8</li> <li> Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul>
<p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 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</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
<p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRS</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>		





MAP 75 LOT 242  
N/F COURTNEY D. TAYLOR  
E.S.D.R.D. BOOK 21125 PAGE 547

MAP 75 LOT 238  
N/F PLUM ISLAND REALTY TRUST  
J.P. & B.A. MURPHY, TRUSTEES  
E.S.D.R.D. BOOK 8935 PAGE 404

MAP 75 LOT 237  
N/F CITY OF NEWBURYPORT

MAP 75 LOT 236  
N/F HENRY GRAF 3rd &  
DANIEL A. GRAF  
E.S.D.R.D. BOOK 5530 PAGE 84

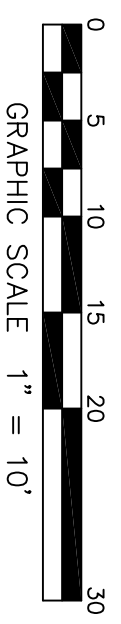
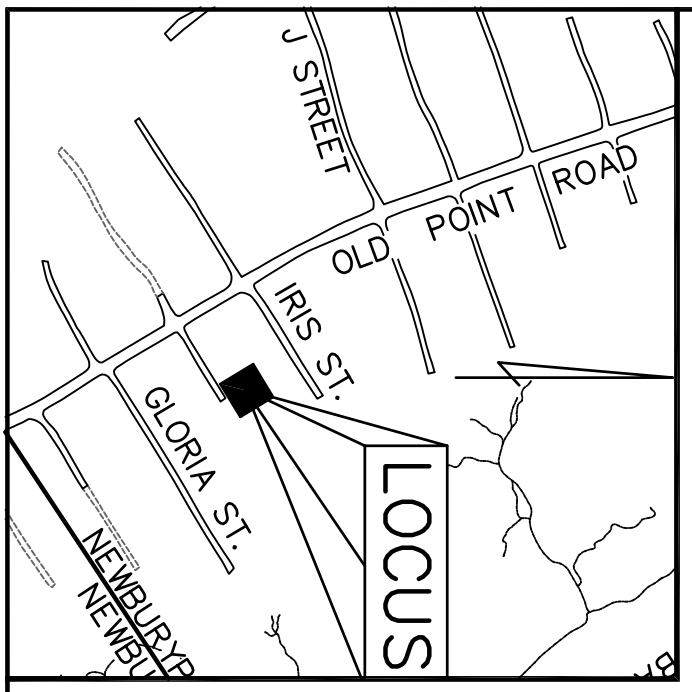
**PARCEL AREA**  
9,800 S.F.  
0.225 ACRES

MAP 75 LOT 245  
N/F KIMBERLY A. GOULETTE  
E.S.D.R.D. BOOK 34782 PAGE 598

MAP 75 LOT 235  
N/F HENRY GRAF 3rd &  
DANIEL A. GRAF  
E.S.D.R.D. BOOK 5530 PAGE 84

**VICINITY PLAN**

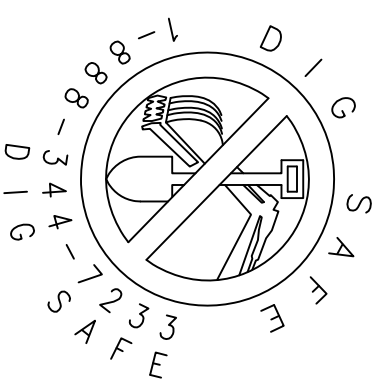
SCALE: 1"=500'



PLAN REFERENCE: "PLAN OF SECTIONS 1 AND 2 OF PLUM ISLAND BEACH CO." BY ROWLAND H. BARNES AND HENRY F. BEAL, C.E., DATED MAY, 1920, RECORDED AT ESSEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 34, PLAN 22.

SUBJECT BUILDINGS LIE IN FLOOD ZONES "AE"(EL.9') AND "X" ON FIRM MAP 250097 C0137 G, REVISED JULY 16, 2014.

ALL MEASUREMENTS SHOWN ARE IN UNITS OF DECIMAL FEET.



**PLAN TO ACCOMPANY A  
NOTICE OF INTENT  
5 HELENA STREET, NEWBURYPORT, MA  
PLAN OF EXISTING CONDITIONS**

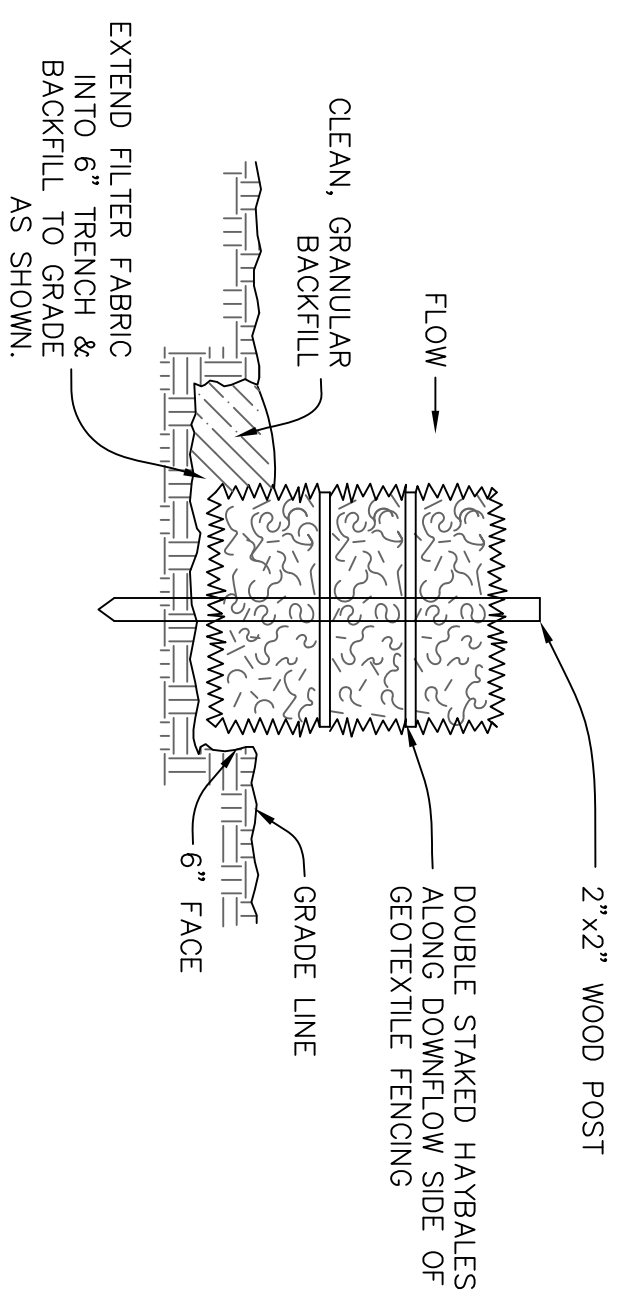
PREPARED FOR:  
**KIMBERLY A. GOULETTE**  
5 HELENA STREET, NEWBURYPORT, MA 01950

**GA CONSULTANTS, INC.** PROFESSIONAL ENGINEERS  
10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197

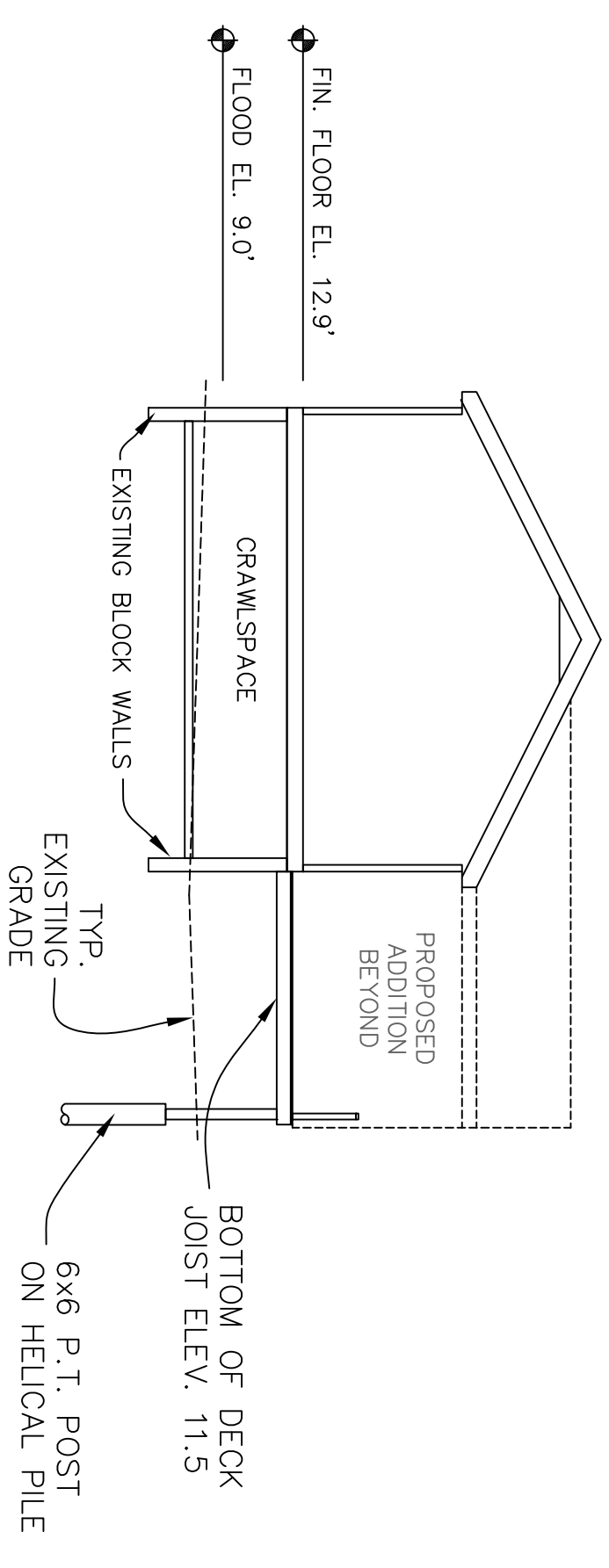
SHEET 1 OF 3

REVISIONS:  
JOHN HARGREAVES, PE/PLS  
DATE: DEC 29, 2020





HAY BALE SILTATION CONTROL DETAIL  
NOT TO SCALE



PROPOSED CROSS SECTION A-A  
SCALE: 1"=8'

SHEET 3 OF 3

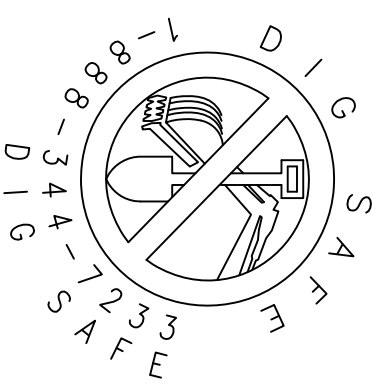
REVISIONS:

12-29-20

JOHN W. HARGREAVES, JR.  
NO. 54197  
COMMONWEALTH OF MASSACHUSETTS  
REGISTERED PROFESSIONAL ENGINEER

JOHN HARGREAVES, PE/PLS  
DATE: DEC. 29, 2020

PLAN TO ACCOMPANY A  
NOTICE OF INTENT  
5 HELENA STREET, NEWBURYPORT, MA  
SECTION & DETAILS



PREPARED FOR:  
**KIMBERLY A. GOULETTE**  
5 HELENA STREET, NEWBURYPORT, MA 01950

**GA CONSULTANTS, INC.** PROFESSIONAL ENGINEERS  
10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197

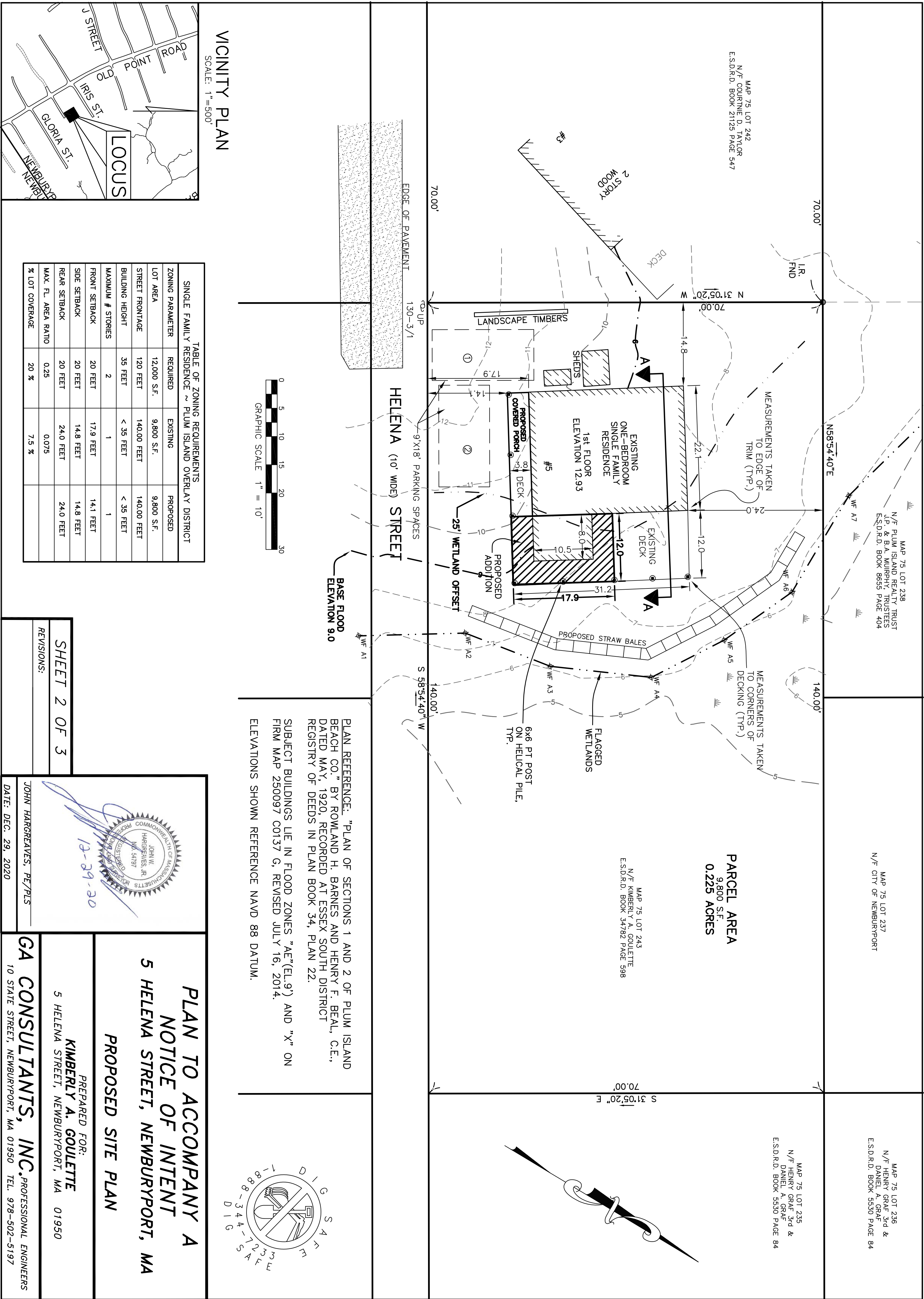


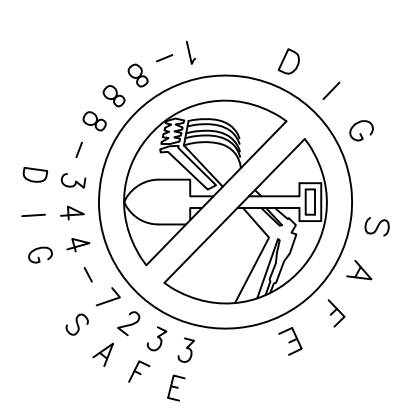
TABLE OF ZONING REQUIREMENTS  
SINGLE FAMILY RESIDENCE ~ PLUM ISLAND OVERLAY DISTRICT

ZONING PARAMETER	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,000 S.F.	9,800 S.F.	9,800 S.F.
STREET FRONTAGE	120 FEET	140.00 FEET	140.00 FEET
BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET
MAXIMUM # STORIES	2	1	1
FRONT SETBACK	20 FEET	17.9 FEET	14.1 FEET
SIDE SETBACK	20 FEET	14.8 FEET	14.8 FEET
REAR SETBACK	20 FEET	24.0 FEET	24.0 FEET
MAX. FL. AREA RATIO	0.25	0.075	
% LOT COVERAGE	20 %	7.5 %	

PLAN REFERENCE: "PLAN OF SECTIONS 1 AND 2 OF PLUM ISLAND BEACH CO." BY ROWLAND H. BARNES AND HENRY F. BEAL, C.E., DATED MAY, 1920, RECORDED AT ESSEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 34, PLAN 22.

SUBJECT BUILDINGS LIE IN FLOOD ZONES "AE"(EL.9') AND "X" ON FIRM MAP 250097 C0137 G, REVISED JULY 16, 2014.

ELEVATIONS SHOWN REFERENCE NAVD 88 DATUM.



**PLAN TO ACCOMPANY A  
NOTICE OF INTENT  
5 HELENA STREET, NEWBURYPORT, MA  
PROPOSED SITE PLAN**

PREPARED FOR:  
**KIMBERLY A. GOULLETTE**  
5 HELENA STREET, NEWBURYPORT, MA 01950

**GA CONSULTANTS, INC.** PROFESSIONAL ENGINEERS  
10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197

SHEET 2 OF 3

JOHN HARGREAVES, PE/PLS  
DATE: DEC. 29, 2020



# The Goulette Residence

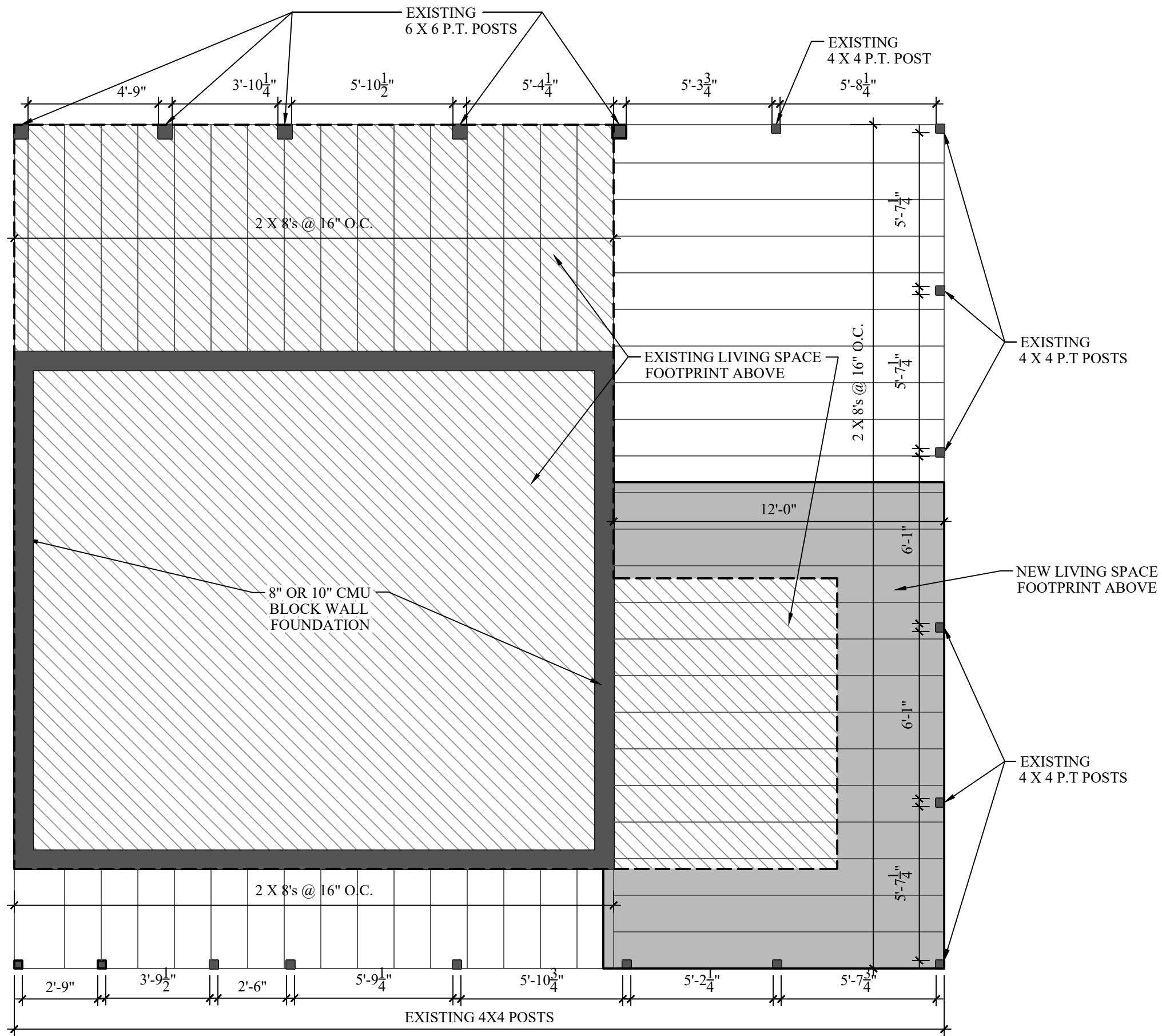
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5 Helena Street  
Newburyport, MA

Design Set  
February 7, 2020

**CW** Design LLC

19 Inn Street  
Newburyport, MA 01950 (978) 397 - 3233  
[www.cwc-design.com](http://www.cwc-design.com)



**The Goulette Residence**

5 Helena Street  
Newburyport, MA

DATE: 1-16-20

REV:

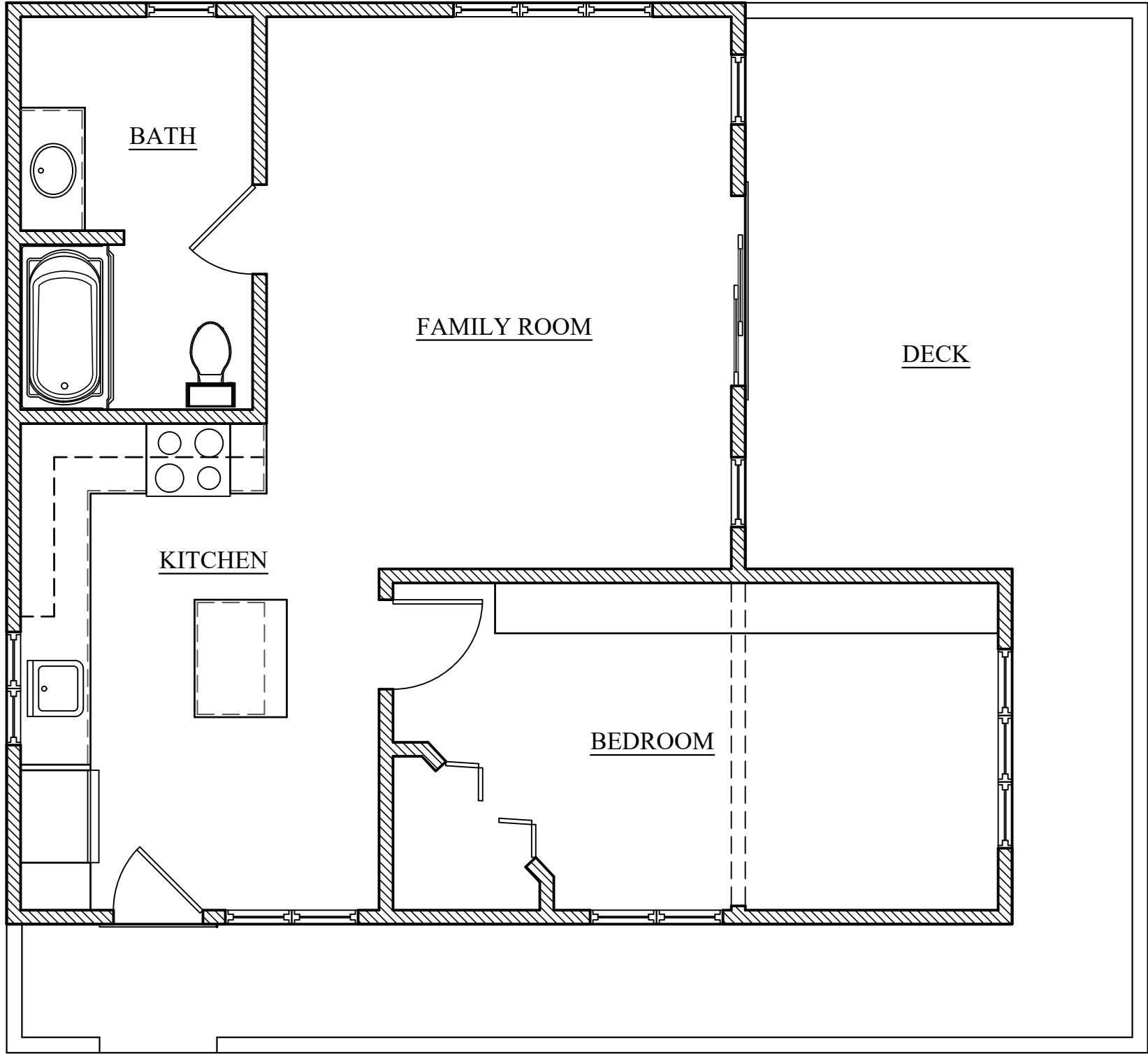
REV:

REV:



**Existing Foundation / Deck Framing & Posts Plan**

1/4" = 1'-0"



Existing First Floor Plan  
1/4" = 1'-0"

The Goulette Residence

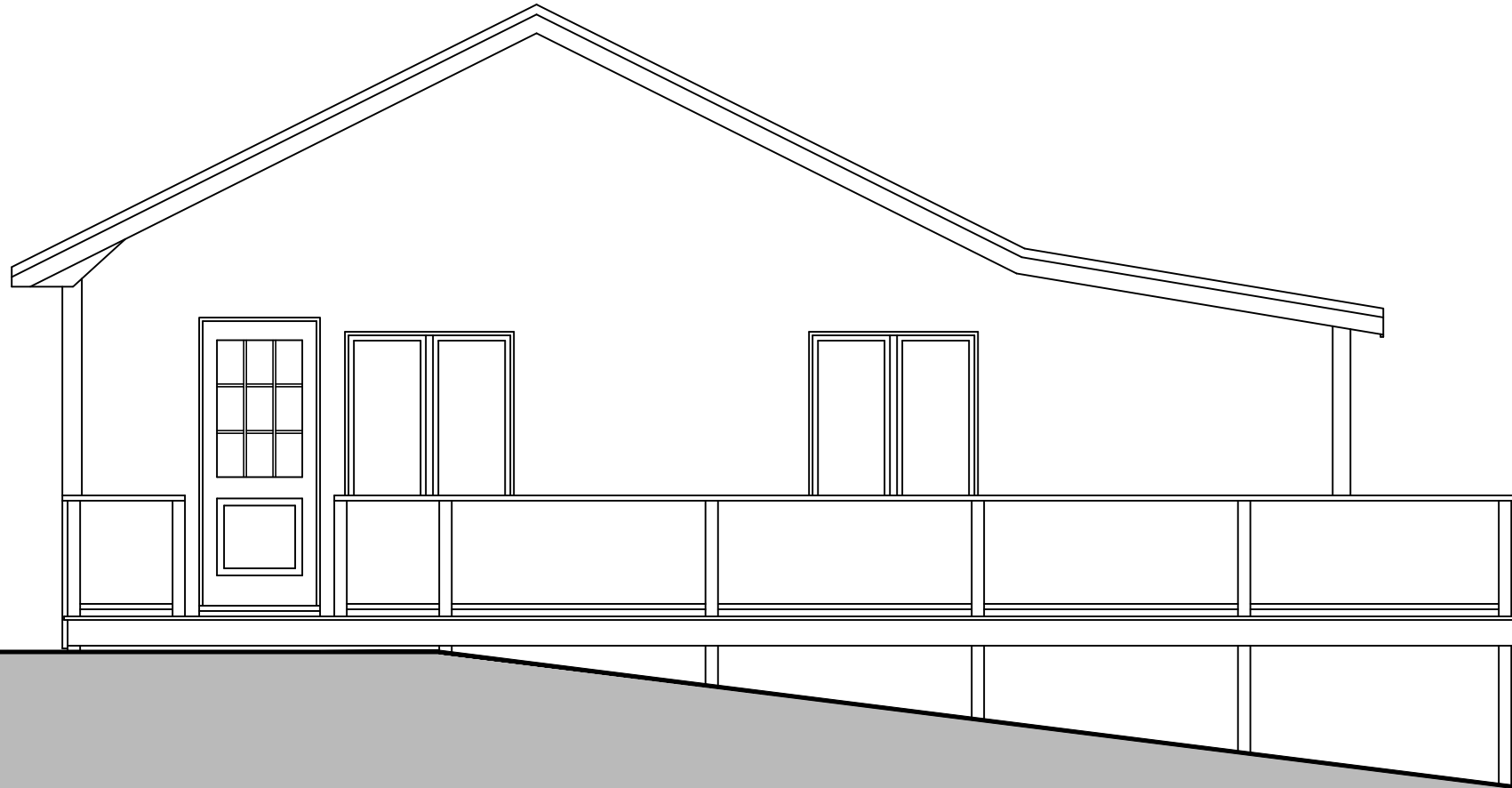
5 Helena Street  
Newburyport, MA

DATE: 4-26-19

REV:

REV:

REV:



Existing Southeast Elevation  
1/4" = 1'-0"

DATE: 4-26-19  
REV:  
REV:  
REV:

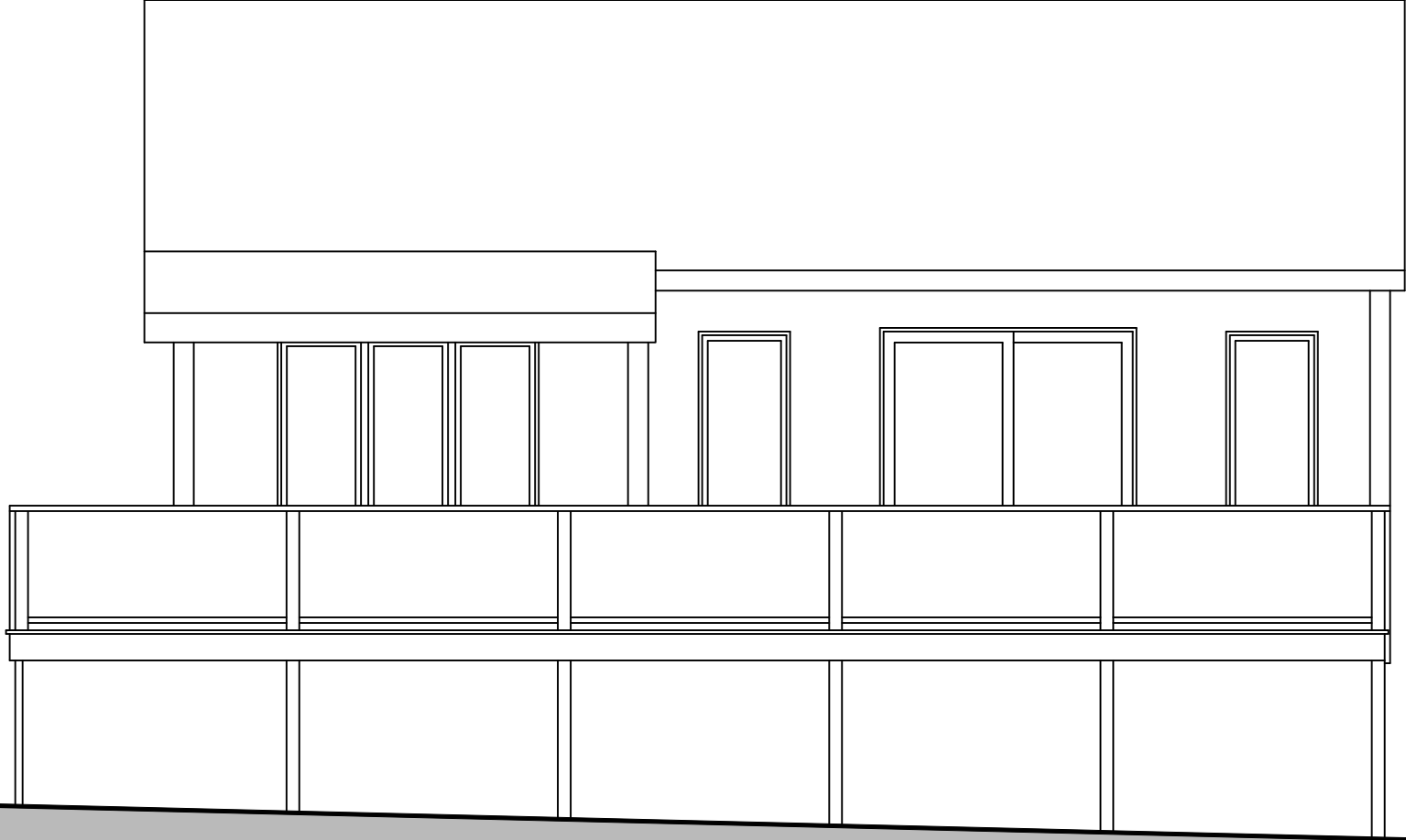
EX-2.0

The Goulette Residence

5 Helena Street  
Newburyport, MA

**GWC Design**<sup>CH</sup>

19 Inn Street  
Newburyport, MA 01950 (978) 397 - 3233  
[www.cwc-design.com](http://www.cwc-design.com)



Existing Northeast Elevation  
1/4" = 1'-0"

DATE: 4-26-19  
REV:  
REV:  
REV:

EX-2.1

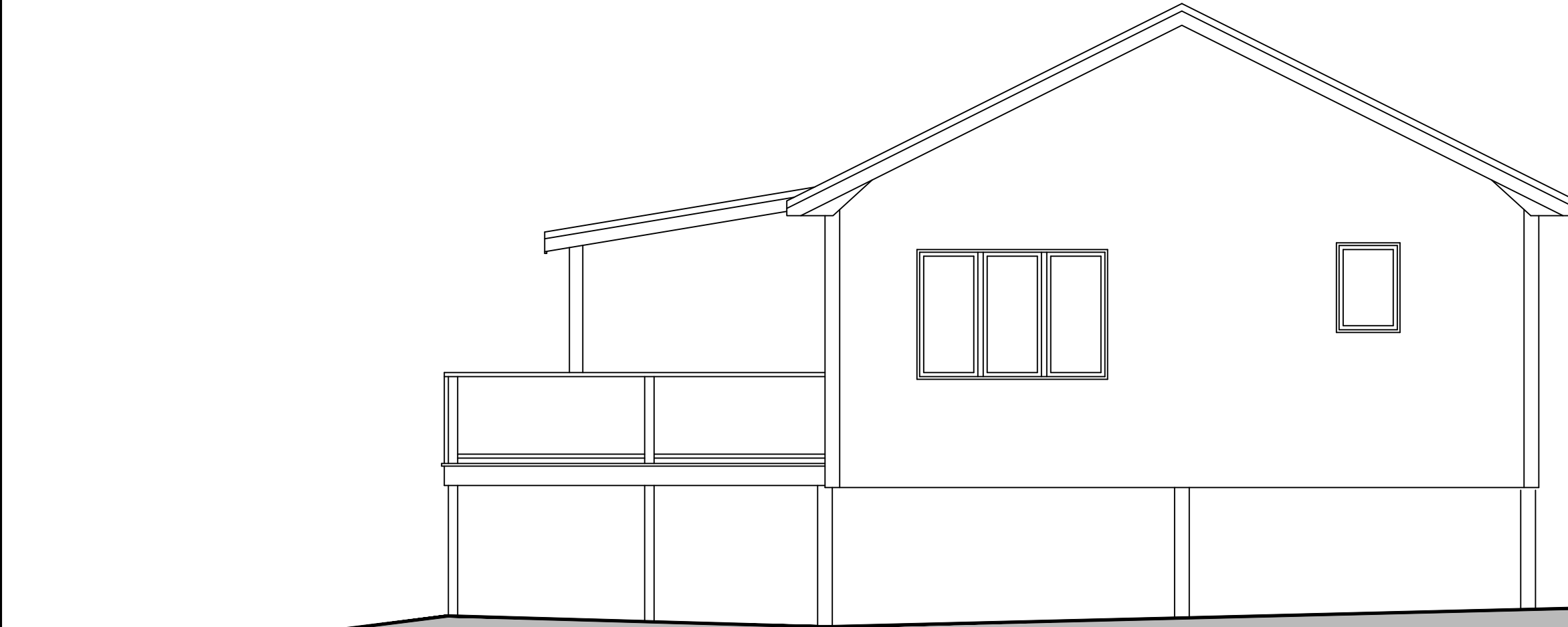
The Goulette Residence

5 Helena Street  
Newburyport, MA

**GWC Design**<sup>CH</sup>

19 Inn Street  
Newburyport, MA 01950 (978) 397 - 3233  
www.gwc-design.com





Existing Northwest Elevation  
1/4" = 1'-0"

DATE: 4-26-19

REV:

REV:

REV:

The Goulette Residence

5 Helena Street  
Newburyport, MA

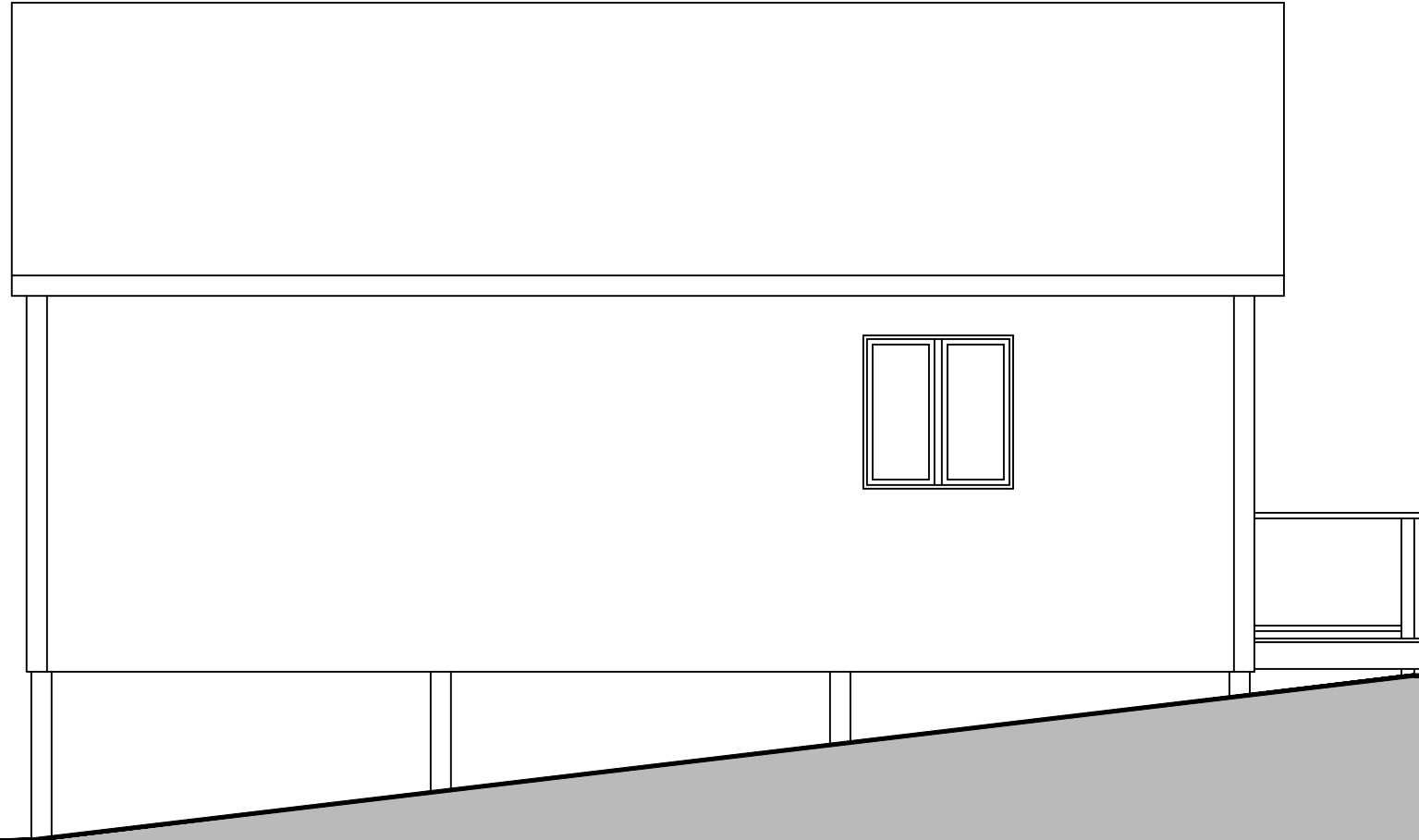
**GWC Design**<sup>CH</sup>

19 Inn Street  
Newburyport, MA 01950 (978) 397 - 3233  
[www.cwc-design.com](http://www.cwc-design.com)

EX-2.2



Existing West Elevation  
1/4" = 1'-0"



DATE: 4-26-19

REV:

REV:

REV:

EX-2.3

The Goulette Residence

5 Helena Street  
Newburyport, MA

**GWC Design** CH

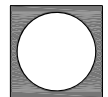
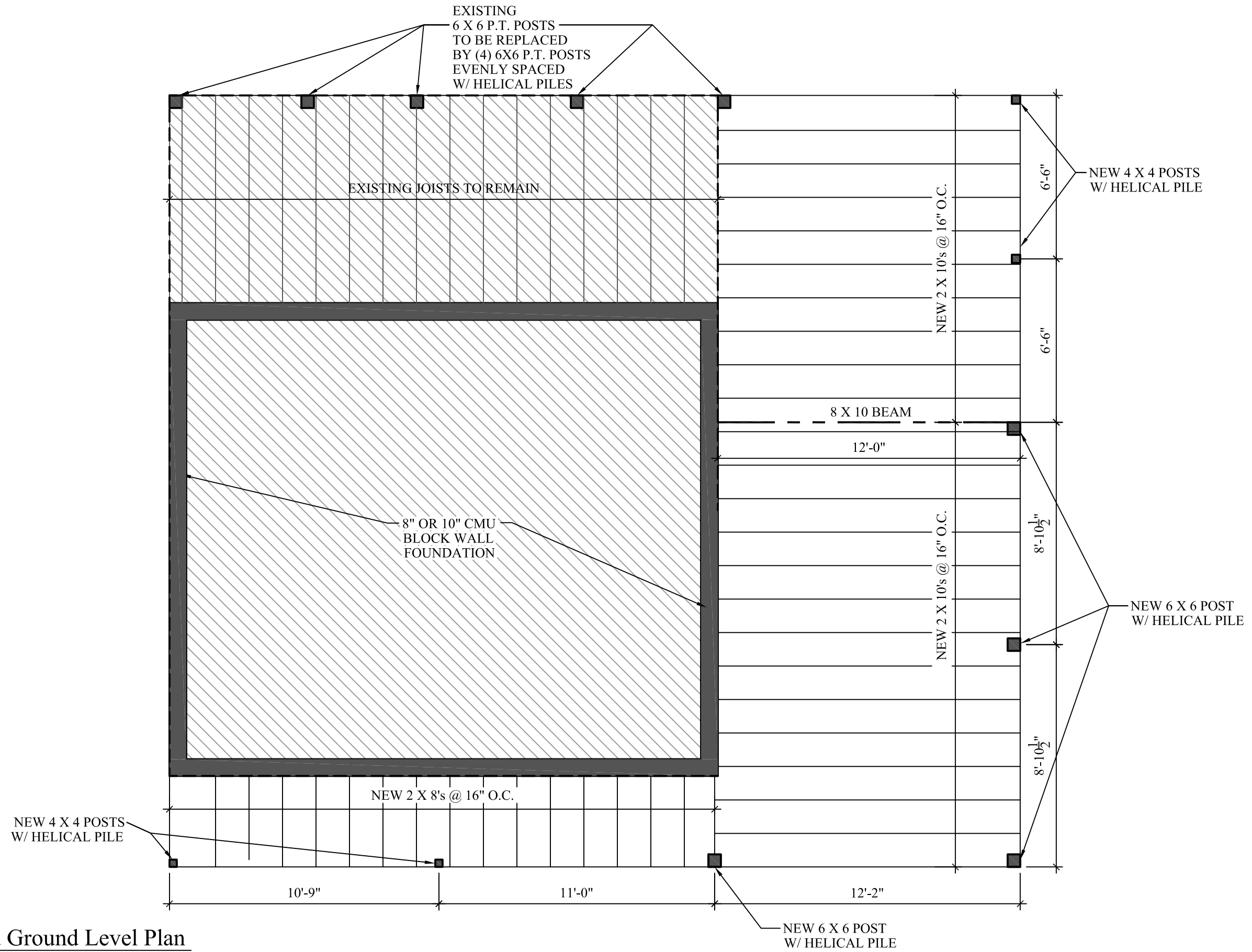
19 Inn Street  
Newburyport, MA 01950 (978) 397 - 3233  
www.cwc-design.com

**The Goulette Residence**




5 Helena Street  
Newburyport, MA

DATE: 2-7-20  
REV: 2-10-20  
REV:  
REV:

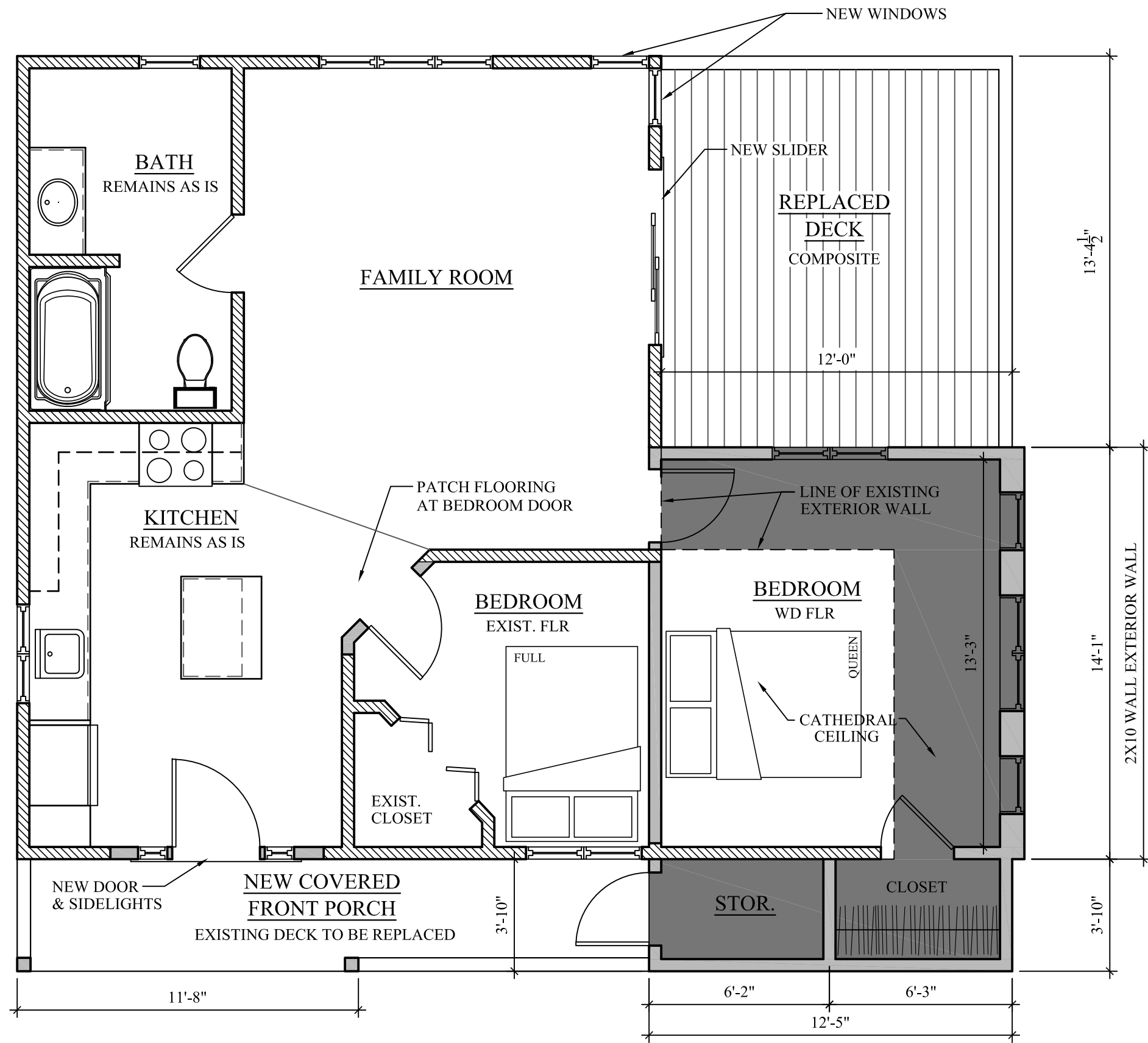
**A-1.0**



**Proposed Ground Level Plan**  
1/4" = 1'-0"

-  INDICATES EXISTING WALL
-  INDICATES NEW WALL
-  INDICATES AREA OF NEW SQUARE FOOTAGE

689 S.F. EXISTING STRUCTURE  
132 S.F. NEW ADDITION



 **Proposed First Floor Plan**  
1/4" = 1'-0"

DATE: 2-7-20
REV: 2-10-20
REV:
REV:



**Proposed Southeast Elevation**  
 1/4" = 1'-0"

**GWC Design**  
 CH

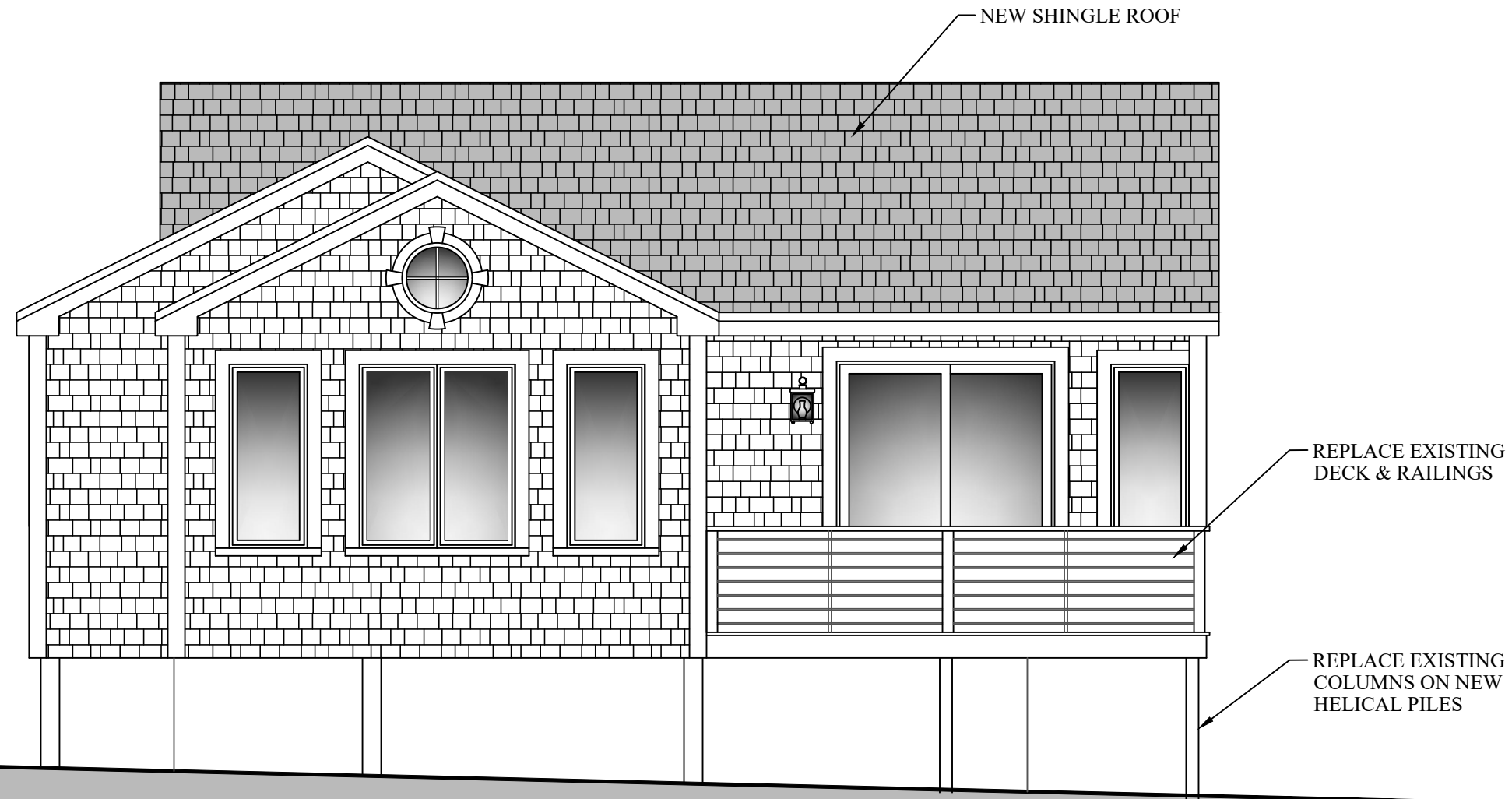
19 Inn Street  
 Newburyport, MA 01950 (978) 397 - 3233  
 www.cwc-design.com

**The Goulette Residence**

5 Helena Street  
 Newburyport, MA

DATE: 2-7-20  
 REV:  
 REV:  
 REV:

**A-2.0**



**Proposed Southeast Elevation**  
 1/4" = 1'-0"

**GWC Design**  
 CH

19 Inn Street  
 Newburyport, MA 01950 (978) 397 - 3233  
[www.cwc-design.com](http://www.cwc-design.com)

**The Goulette Residence**

5 Helena Street  
 Newburyport, MA

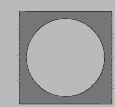
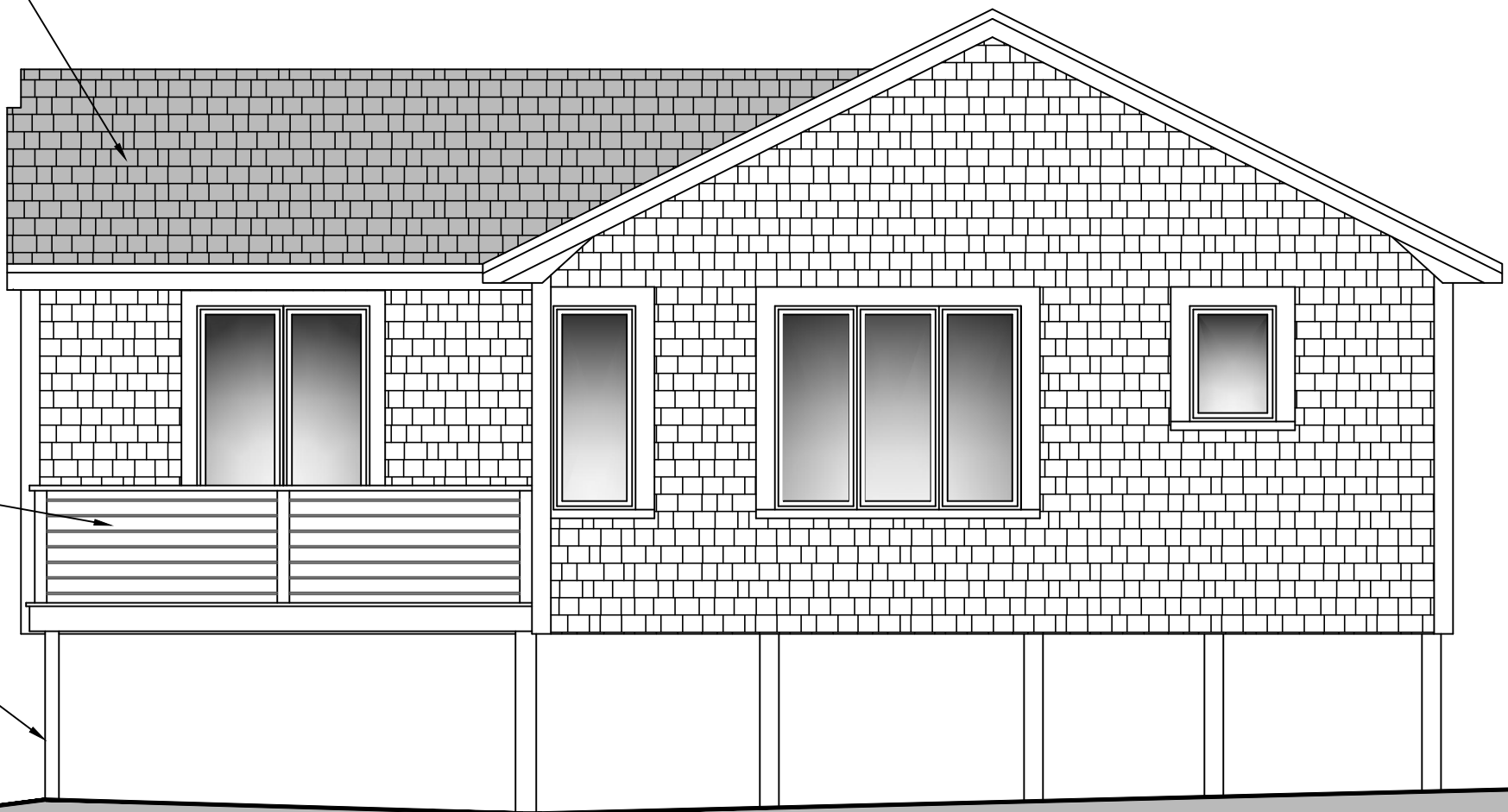
DATE: 2-7-20  
 REV:  
 REV:  
 REV:

**A-2.1**

NEW SHINGLE ROOF

REPLACE EXISTING  
DECK & RAILINGS

REPLACE EXISTING  
COLUMNS ON NEW  
HELICAL PILES



**Proposed Northwest Elevation**  
1/4" = 1'-0"

**GWC Design**  
CH

19 Inn Street  
Newburyport, MA 01950 (978) 397 - 3233  
www.cwc-design.com

**The Goulette Residence**

5 Helena Street  
Newburyport, MA

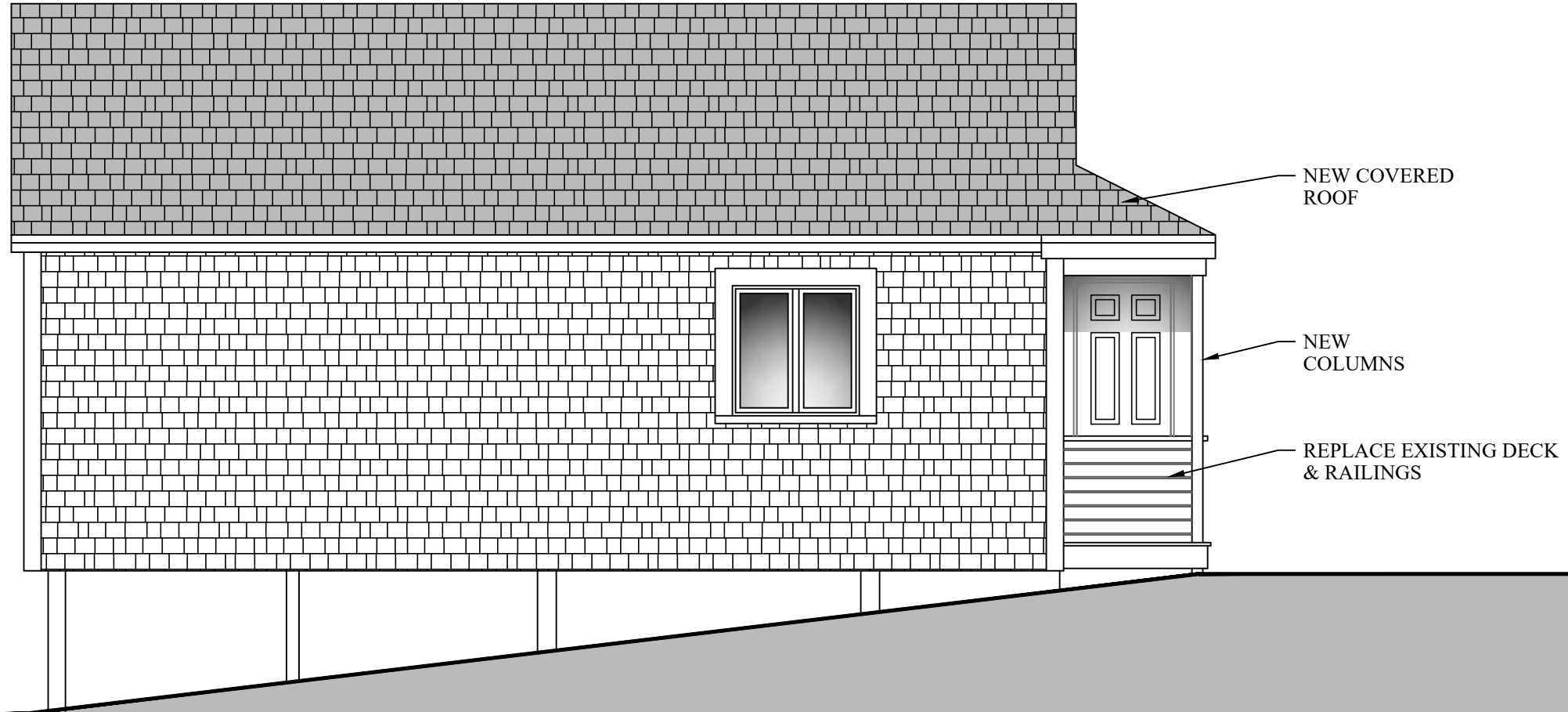
DATE: 2-7-20

REV:

REV:

REV:

**A-2.2**



NEW COVERED ROOF

NEW COLUMNS

REPLACE EXISTING DECK & RAILINGS



Proposed East Elevation C  
1/4" = 1'-0"

**GWC Design**  
CH

19 Inn Street  
Newburyport, MA 01950 (978) 397 - 3233  
www.gwc-design.com

The Goulette Residence

5 Helena Street  
Newburyport, MA

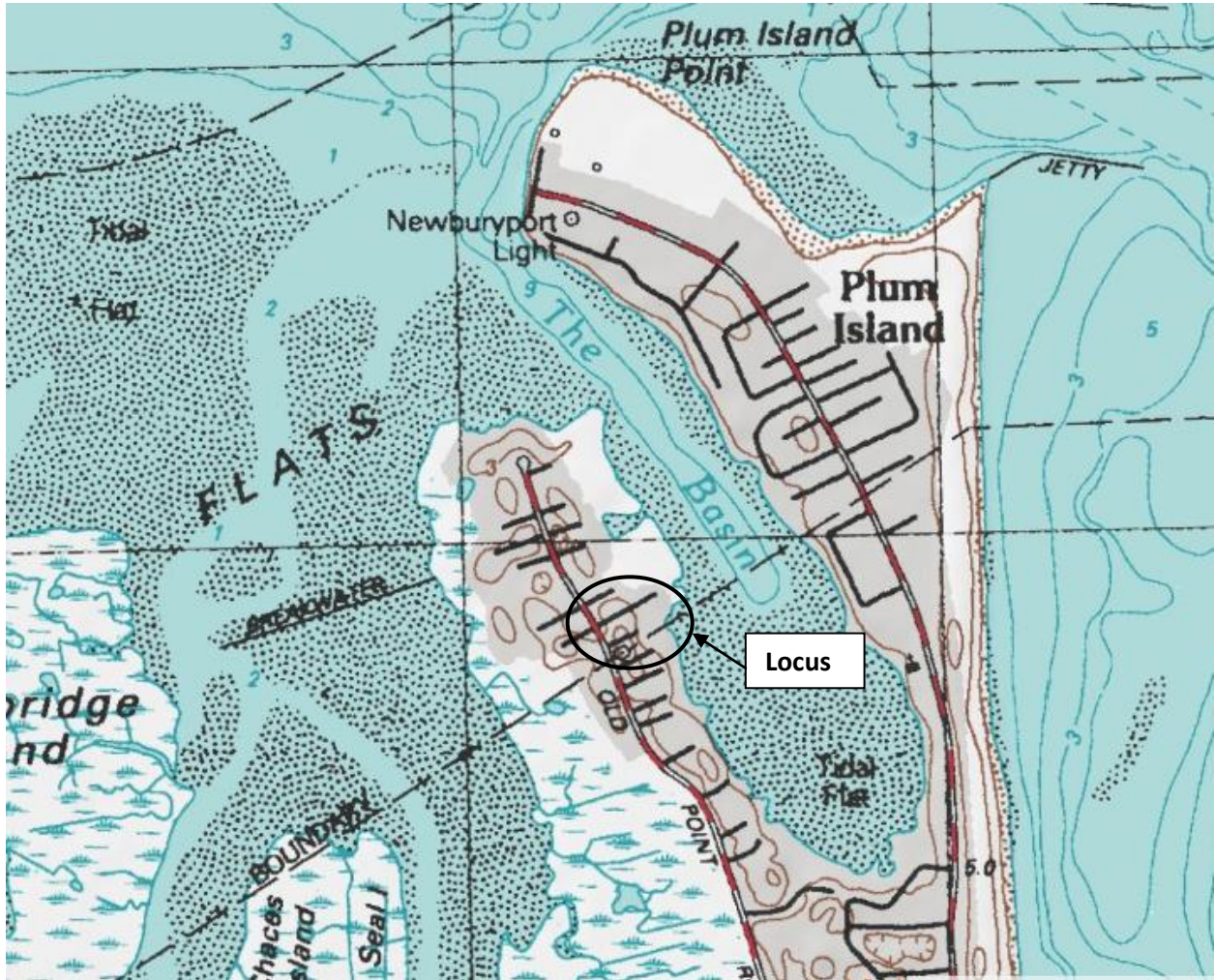
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REV:  
REV:  
REV:

A-2.3



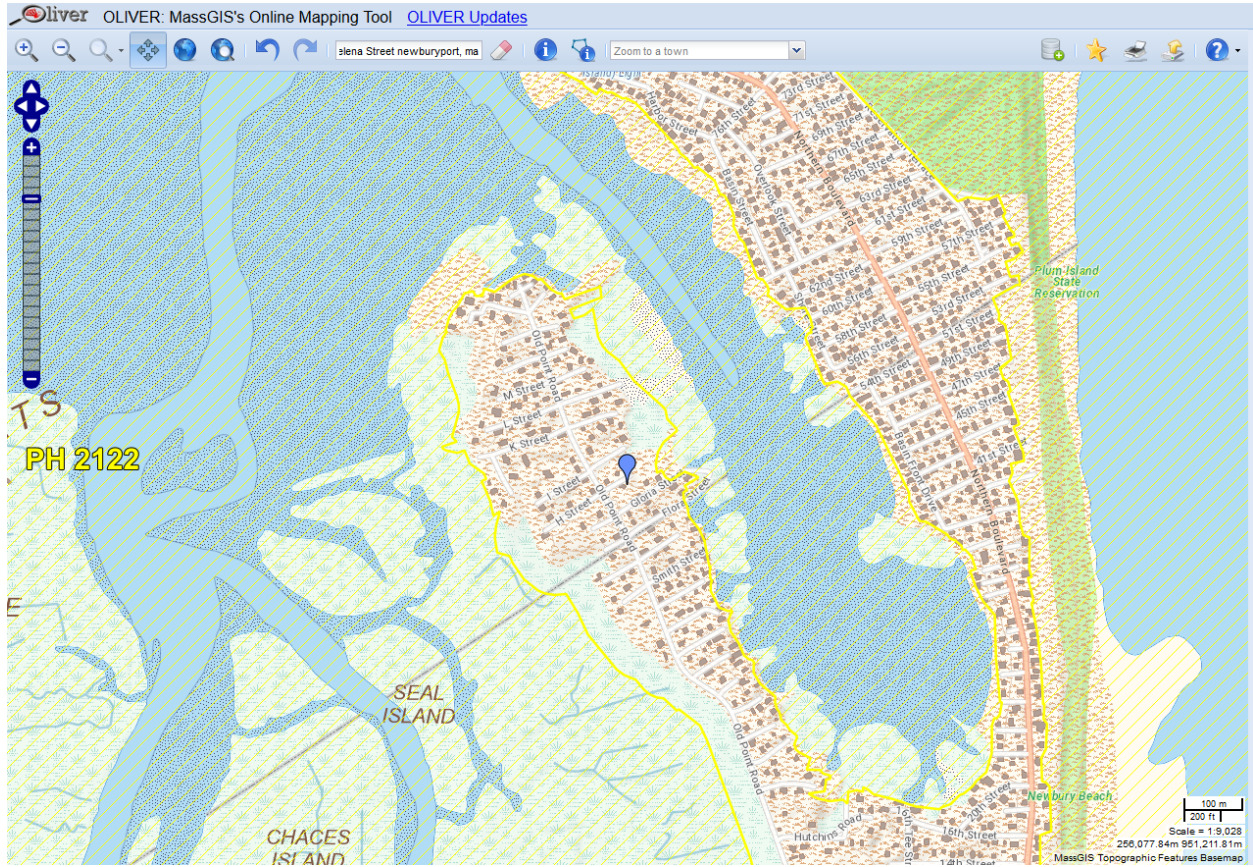
Locus

5 Helena Street, Newburyport, MA



# Natural Heritage and Endangered Species Data

## 5 Helena Street, Newburyport, MA





CITY OF NEWBURYPORT  
CONSERVATION COMMISSION  
60 PLEASANT STREET  
NEWBURYPORT, MA 01950  
978-465-4462

**Significant Improvement Determination Form**

Under the City of Newburyport Wetlands Protection Regulations, Section 6 (C), an existing building on Plum Island must be placed on pilings if the proposed renovations exceed the "25%/50% Rule."

This rule specifies that an existing building must be placed on pilings if proposed renovations satisfy both of the following criteria:

- 1) A 25% or greater increase in square-footage, based on total square footage of habitable living space, and
- 2) A 50% or greater increase in the value of the structure. This may be determined by one of two methods:
  - a. As determined by a licensed appraiser's valuation of the existing house (structure only) and the same licensed appraiser's valuation of the structure with the proposed improvements.
  - b. As determined by the assessed value of the house (structure only) from the Assessor's office and a cost estimate from a licensed builder for the proposed work.

*\*note: Appraisals and cost estimates described above do not include house-hold appliances and fixtures.*

**The licensed appraiser or contractor shall provide the detailed valuations specified above along with this form, certifying their professional approval of the submission.**

Project Address: Newburyport, 5 Helena Street

Property Owner or Applicant: Kimberly A. Goulette

Name of Certified Appraiser/Contractor: Scott R. Hamerstrom, MA. Cert. Res. 50540

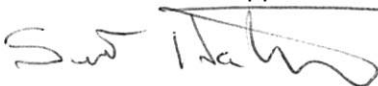
Phone number: 978-500-9755

Email address: shamerstrom@hameras.com

Project Title/Description: The Goulette Residence

Title and Date of Proposed Project Plans and Specifications used to determine values:  
CWC Design / 02/07/2020

Signature of Certified Appraiser/Builder:



Date: 03/05/2020

---

# PROJECT PROPOSAL

---

Prepared for: 5 HELENA ST.

Prepared by: SNSL CONST. INC.

Proposal #: PLUM ISLAND

---





# SNSL CONSTRUCTION INC.

119 SEQUOIA DR  
TYNGSBORO, MASS. 01879  
1-978-649-3620  
1-978-273-2141 CELL  
1-978-649-7649 FAX

TO KIM GOULETTE    SEPT 2020

DEMO EXISTING BEDROOM

DEMO EXISTING DECKS

INSTALL HELICAL PILES

ADD 222 SQ FT ADDITION

- Framing
- Windows
- Electrical
- Mechanical
- Insulation
- Sheetrock
- Paint
- Siding
- Exterior & interior Trim
- Roofing

REBUILD DECKS & RAILINGS TOTALING 243 SQ FEET

ALL PARTICULARS WILL BE DISCUSSED FURTHER IF AWARDED

**ESTIMATED TOTAL COST \$ 58,000.00**

Estimate is based off of plans from CWC Design dated 2/10/20

THANK YOU

SCOTT A. LEPORE  
SNSL CONST. INC.

75/ 228/ / /  
AMICO DAVID & AMY T/E  
130 OLD POINT RD  
NEWBURYPORT, MA 01950

75/ 230/ / /  
COLBY NORMAN K JR & STEPHANIE D  
IRIS STREET REALTY TRUST  
9 IRIS ST  
NEWBURYPORT, MA 01950

75/ 231/ / /  
COLBY NORMAN K JR & STEPHANIE D  
IRIS STREET REALTY TRUST  
9 IRIS ST  
NEWBURYPORT, MA 01950

75/ 232/ / /  
COLBY NORMAN K JR & STEPHANIE D  
IRIS STREET REALTY TRUST  
9 IRIS ST  
NEWBURYPORT, MA 01950

75/ 235/ / /  
GRAF HENRY 3RD  
GRAF DANIEL A J/T  
38 ROLFE'S LANE  
NEWBURY, MA 01951

75/ 236/ / /  
GRAF HENRY 3RD  
GRAF DANIEL A J/T  
38 ROLFE'S LANE  
NEWBURY, MA 01951

75/ 237/ / /  
CITY OF NEWBURYPORT  
VACANT LOT  
60 PLEASANT ST  
NEWBURYPORT, MA 01950

75/ 238/ / /  
MURPHY JOHN P BEVERLY A TRS  
PLUM ISLAND RLTY TRUST  
PO BOX 1510  
NEWBURYPORT, MA 01950

75/ 240/ / /  
AMICO DAVID & AMY T/E  
130 OLD POINT RD  
NEWBURYPORT, MA 01950

75/ 241/ / /  
CARLETON ANNE & JOHN T  
19 WATER ST  
NEWBURYPORT, MA 01950

75/ 242/ / /  
TAYLOR COURTNIIE D  
3 HELENA ST  
NEWBURYPORT, MA 01950

75/ 243/ / /  
GOULETTE KIMBERLY A  
5 HELENA ST  
NEWBURYPORT, MA 01950

75/ 248/ / /  
BLAKE STANLEY E JR  
44 ICABOD LANE  
HAMPDEN, MA 04444

75/ 249/ / /  
PINE MARK J  
MARGEN S KELSEY T/E  
7 GLORIA ST  
NEWBURYPORT, MA 01950

75/ 250/ / /  
PINE MARK J  
MARGEN S KELSEY T/E  
7 GLORIA ST  
NEWBURYPORT, MA 01950

75/ 251/ / /  
SKYLINE HEIGHTS REALTY LLC  
C/O RUTH MATTINGLY  
227 W SKYLINE DR  
LA HARBRA, CA 90631

75/ 252/ / /  
SKYLINE HEIGHTS REALTY LLC  
C/O RUTH MATTINGLY  
227 W SKYLINE DR  
LA HABRA HTS, CA 90631

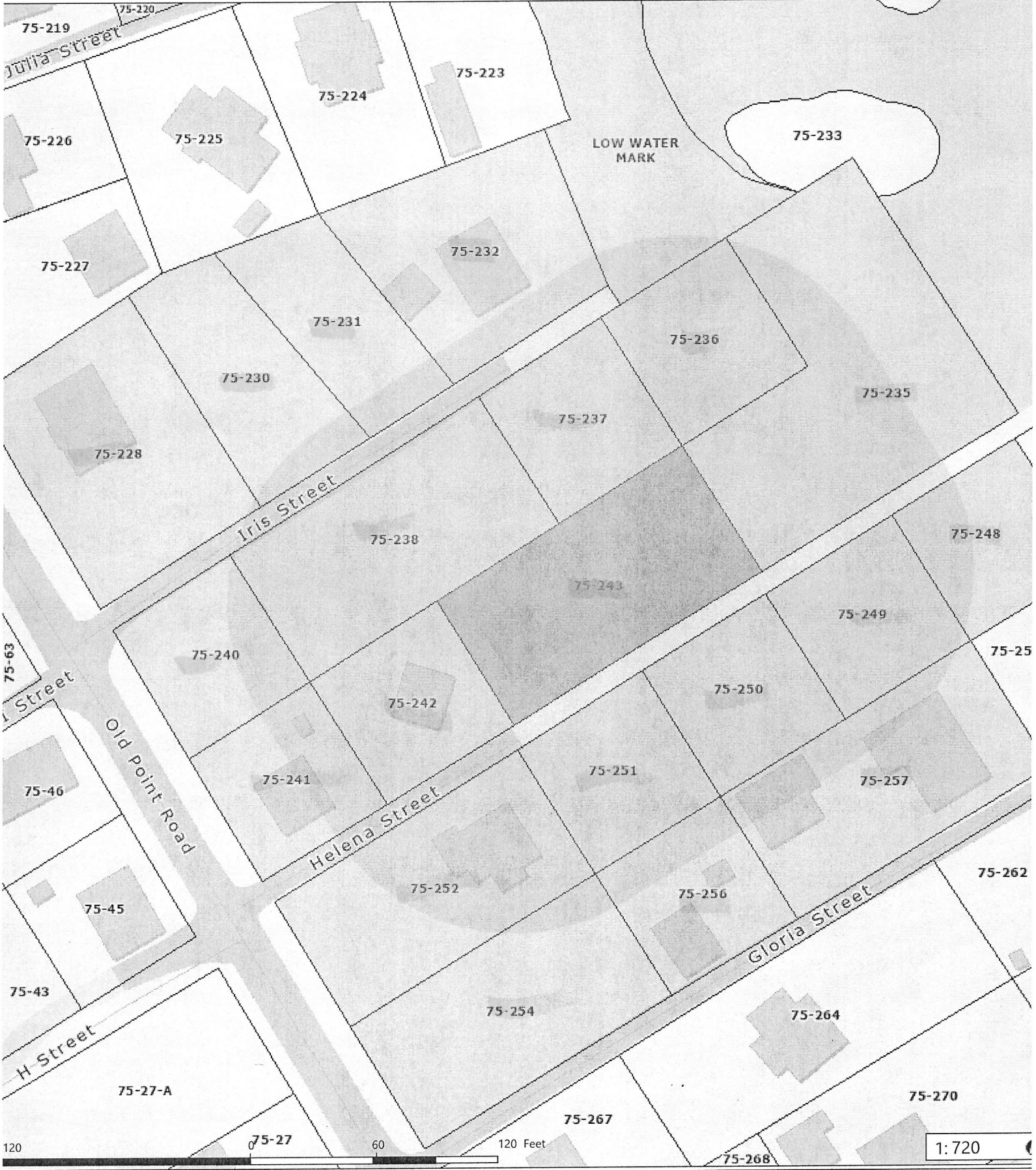
75/ 254/ / /  
CORDON JOANNE  
225 PUCKER ST  
COVENTRY, CT 06238

75/ 256/ / /  
BRANT PETER  
LEAH HAYES T/E  
5 GLORIA ST  
NEWBURYPORT, MA 01950

75/ 257/ / /  
PINE MARK J  
MARGEN S KELSEY T/E  
7 GLORIA ST  
NEWBURYPORT, MA 01950

# City of Newburyport

10/06/202



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**Legend**

Municipal Boundary	Roads	Interstate	Major Road	Local Road	Parcels
Stream	Road Right of Way	Paved	Unpaved	Hydrographic Features	Streams
	Intermittent Stream				