



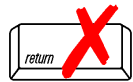
# WPA Form 1- Request for Determination of Applicability

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

## A. General Information

**Important:**

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



1. Applicant:

229 Northen Blvd Realty Trust (Rob Ciampitti, Jr - Trustee)

Rob@LibertyLawMA.com

Name

E-Mail Address

552 Merrimac Street

Mailing Address

Newburyport

MA

01950

City/Town

State

Zip Code

978-609-0181

800-706-2393

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Liberty Law & Title, LLC.

Firm

Robert Ciampitti, Jr. Esq.

Rob@LibertyLawMA.com

Contact Name

E-Mail Address

11A Liberty Street

Mailing Address

Newburyport

MA

01950

City/Town

State

Zip Code

978-462-8488 x4

800-706-2393

Phone Number

Fax Number (if applicable)

## B. Determinations

1. I request the Newburyport Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

229 Northern Blvd

Street Address

Newburyport

City/Town

M-77

Assessors Map/Plat Number

B-61

Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

(1) Remove and properly dispose of ALL existing impervious asphalt (black-top) currently covering driveway and front yard setback of premises (as shown in attached Photos). Replace all impervious black-top with previous natural round stone and a granite cobble retaining edging (as shown on the attached drawing).

(2) Remove existing lawn along the left-most (southerly) front and side yard of the cottage. Replace existing lawn with indigenous sand and plant sprigs of indigenous American Dune Grasses (*Camophillia Breviligulata*) at no less than an 18" spacing (as shown on the attached drawing)

\*\* See Photos of Premises and intended work area attached

c. Plan and/or Map Reference(s):

Title Date

Title Date

Title Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

(1) Remove and properly dispose of ALL existing impervious asphalt (black-top) currently covering driveway and front yard setback of premises (as shown in attached Photos). Replace all impervious black-top with previous natural round stone and a granite cobble retaining edging (as shown on the attached drawing).

(2) Remove existing lawn along the left-most (southerly) front and side yard of the cottage. Replace existing lawn with indigenous sand and plant sprigs of indigenous American Dune Grasses (*Camophillia Breviligulata*) at no less than an 18" spacing (as shown on the attached drawing)

\*\* See Photos of Premises and intended work area attached



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### C. Project Description (cont.)

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).
3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.
- Single family house on a lot recorded on or before 8/1/96
  - Single family house on a lot recorded after 8/1/96
  - Expansion of an existing structure on a lot recorded after 8/1/96
  - Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
  - New agriculture or aquaculture project
  - Public project where funds were appropriated prior to 8/7/96
  - Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
  - Residential subdivision; institutional, industrial, or commercial project
  - Municipal project
  - District, county, state, or federal government project
  - Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.
- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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## D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Robert Ciampitti, Jr. - Trustee (229 Northern Blvd Realty Trust)

Name

552 Merrimac Street

Mailing Address

Newburyport

City/Town

MA

State

01950

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

12-2-2020

Date

Signature of Representative (if any)

Date

# Newburyport MIMAP

Merrimack Valley Planning Commission (2020)

Search...

Sign in

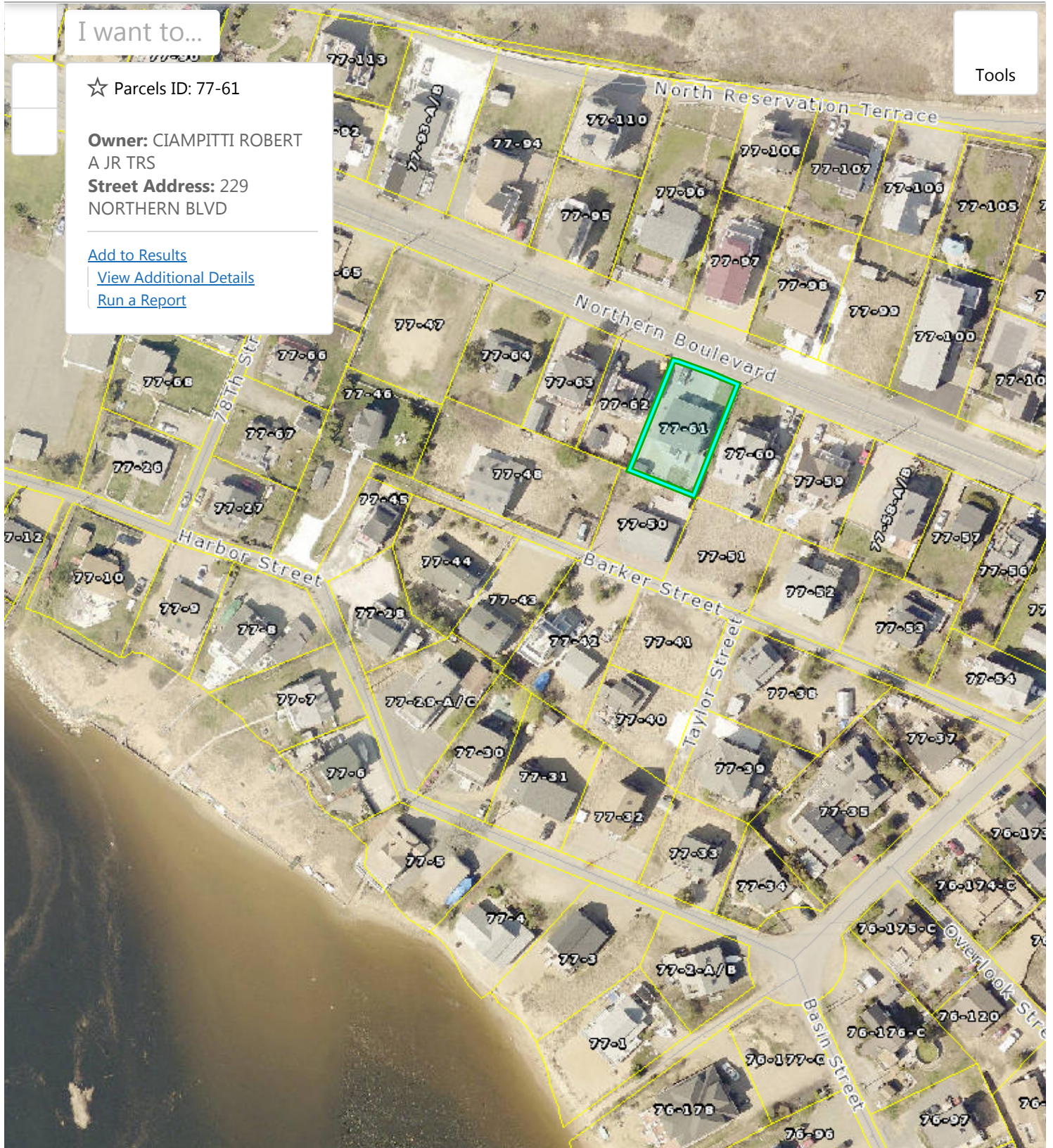
I want to...

☆ Parcels ID: 77-61

**Owner:** CIAMPITTI ROBERT  
A JR TRS  
**Street Address:** 229  
NORTHERN BLVD

- [Add to Results](#)
- [View Additional Details](#)
- [Run a Report](#)

Tools



Basemaps

Loading GIS Layers map data...









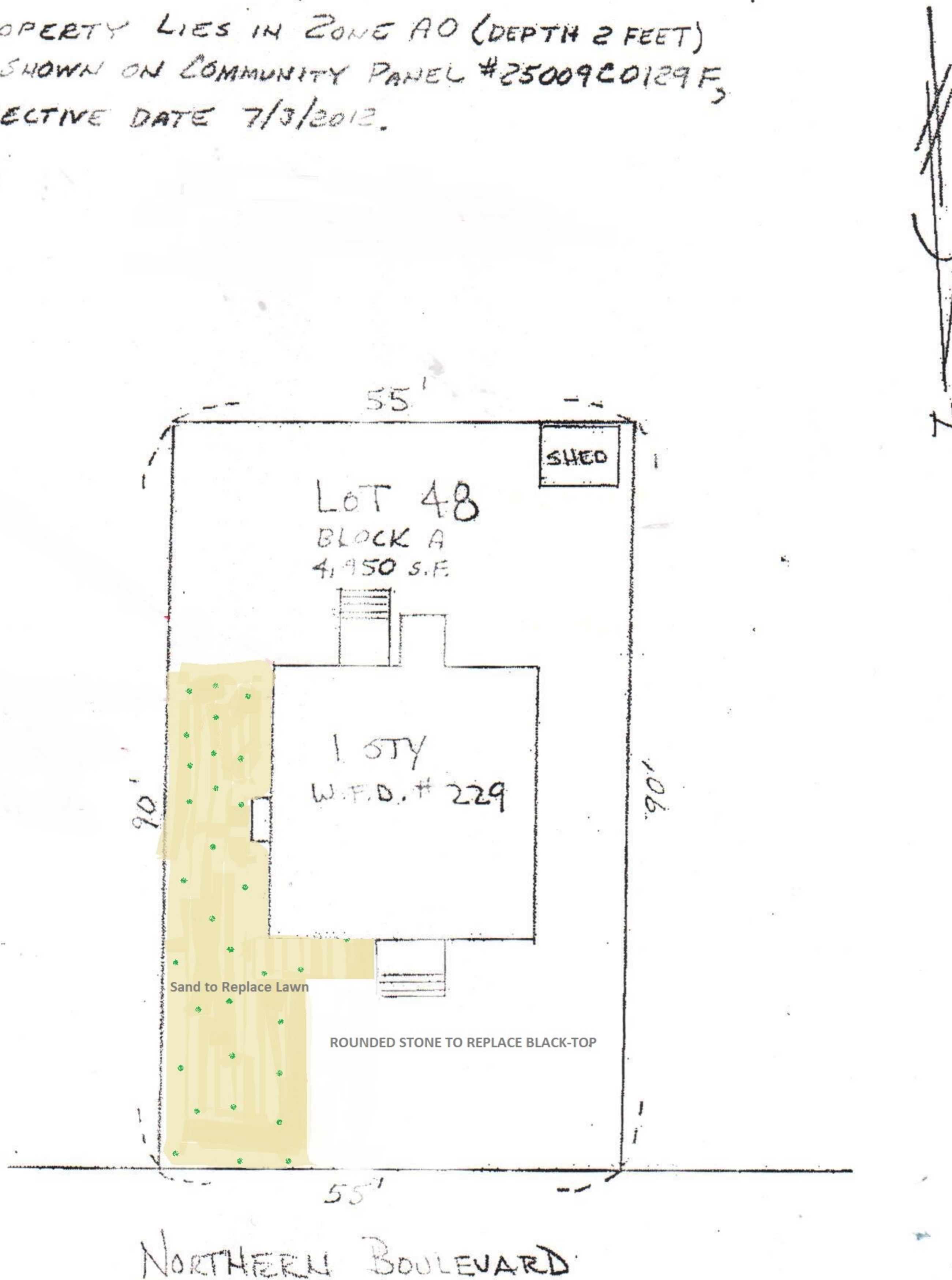


MORTGAGE INSPECTION PLAN

LOCATED IN: NEWBURYPORT, MA  
 BUYER: PALMISANO & CIAMPITTI JR.  
 SCALE: 1" = 20'  
 DATE: APRIL 25, 2019

DEED BK. 34433 PG. 247  
 PLAN NO. 22  
 BK. 34 PG.       
 CERT. OF TITLE:       
 LAND COURT PLAN:       
 PROJECT NO. M 193541

\* PROPERTY LIES IN ZONE AO (DEPTH 2 FEET)  
 AS SHOWN ON COMMUNITY PANEL #25009C0129F,  
 EFFECTIVE DATE 7/3/2012.

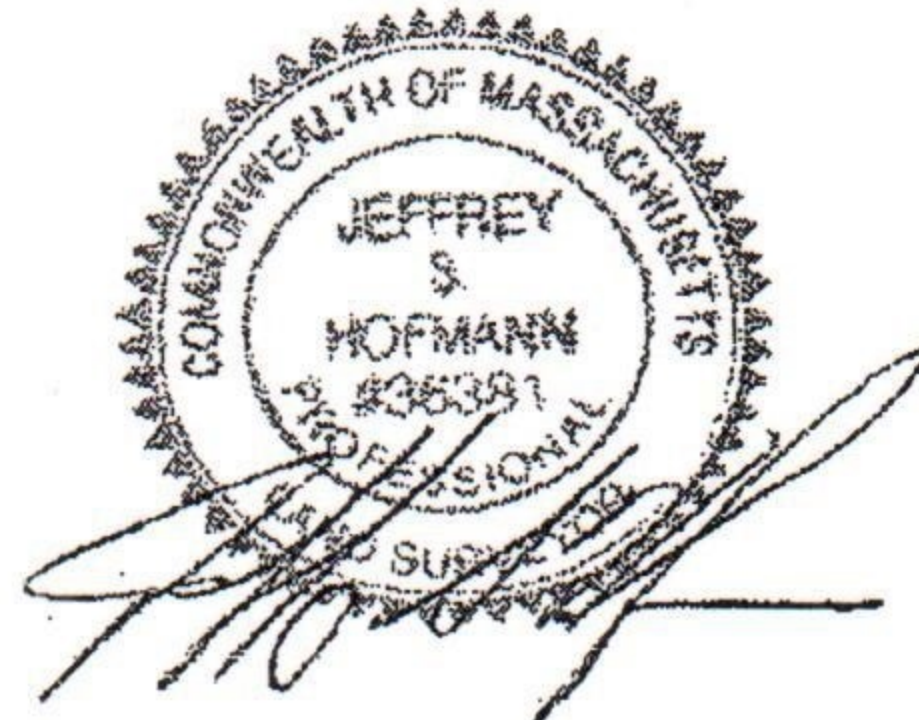


To: NEWBURYPORT FIVE CENT SAVINGS and its title insurers: I hereby certify that I have examined the premises and that all buildings are located on the ground as shown, and that they do ( ) conform to the zoning by-laws when constructed or are exempt from violation enforcement action under Mass. G.L. Title VII, Chapter 40A, Section 7, unless otherwise noted. I also certify that this property is (X) located in the flood hazard area.

**GENERAL NOTES:**  
 The declarations made above are on the basis of my knowledge, information, and belief as the result of a Mortgage Inspection Tape Survey, not the result of an Instrument Survey made to the normal standard of care by Professional Land Surveyors practice. Declarations are made to the above named client only as of this date. This plan was not prepared for recording purposes, for use in preparing deed descriptions or for construction. Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished by an accurate instrument survey. No responsibility is assumed herein to the land owner or occupant.



**MILLENNIUM ENGINEERING, INC.**  
 ENGINEERS AND LAND SURVEYORS  
 62 ELM ST. SALISBURY, MA 01952  
 13 HAMPTON RD. EXETER, NH 03833 P.O. BOX 745



CIAMPITTI RESIDENCE  
229 NORTHERN BLVD.  
NEWBURY PORT, MA

GRANITE  
COBBLESTONE  
EDGE

SAND/BEACH GRASS  
(AMPHIPHILA  
BREVILIGULATA)  
18" SPACING

- REMOVE EXISTING PAVED DRIVEWAY
- REPLACE WITH NATURAL ROUND STONE

GRANITE COBBLESTONE EDGE

