



April 25, 2024

Freetown Conservation Commission

3 North Main Street
Assonet MA, 02702

**RE: Abbreviated Notice of Resource Area Delineation for 81 Middleboro Road
Assessors Parcels 243-79-0 & 243-85-0**

Dear Commission Members,

On behalf of the applicant, Robert Naser, please find the following documents for the above-referenced filing of an ANRAD under the Town of Freetown Wetlands bylaw and the state's Wetlands Protection Act and its regulations at 310 CMR 10.00 et seq.:

- One (1) copy of the WPA Form 4A Abbreviated Notice of Resource Area Delineation with attachments.
- One (1) full size and one (1) 11x17 copy of accompanying plan "Existing Conditions 81 Middleboro Road in East Freetown, MA" by Outback Engineering, Inc. dated February 14, 2023.
- Check in the amount of \$793.50 payable to the Town of Freetown to cover the WPA filing fees.
- Check in the amount of \$10.00 payable to the Town of Freetown to cover the Local Bylaw filing fees.
- Tax collector sign-off form.

The applicant is seeking confirmation of 248 lf of bordering vegetated wetland (BVW), 375 lf of top of bank (TOB) of an unnamed stream and 158 lf of top of bank of a pond at 81 Middleboro Road in Freetown MA. The wetlands (BVW Series 1-12), top of bank of an unnamed stream (TOB Series 1-10) and top of bank of part of an on-site pond (TOB Series 1A-7A) were flagged by Gregory Drake of Outback Engineering, Inc. on February 7, 2023, and located by field survey as part of the preparation for the Existing Conditions plan that is part of this submittal. The wetland resources on site are associated with a larger wetland complex that borders the property to the north, south and west. The unnamed stream was diverted when the existing cranberry bogs were constructed in the late 1940s. Based on the upland bog research that was done for the existing phase one solar array that is located in the northeast corner of the bog, it appears the southeast corner was also mostly upland before the bog was constructed and would be considered non-jurisdictional. The upland bog research letter and associated attachments are included in this application.

Should you have any questions or require additional information, please do not hesitate to contact me by phone 508-946-9231 or email gdrake@outback-eng.com. Thank you.

Sincerely,

OUTBACK ENGINEERING, INC.

Gregory Drake, R.L.A.
Wetland Scientist

cc: DEP, Southeast Region
Robert Naser

Abbreviated Notice of Resource Area Delineation
81 Middleboro Road & O County Road
Freetown MA
Robert Naser

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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

Freetown
 City/Town

A. General Information

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

81 Middleboro Road & 0 County Road

a. Street Address

Freetown

b. City/Town

02717

c. Zip Code

Latitude and Longitude:

41d45'49.55" N

d. Latitude

70d56'31.62" W

e. Longitude

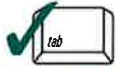
243

f. Assessors Map/Plat Number

79 & 85

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:

Robert

a. First Name

Naser

b. Last Name

Garnett Properties LLC

c. Organization

339 Washington Street, Suite 203

d. Mailing Address

Dedham

e. City/Town

MA

f. State

02026

g. Zip Code

rdnaser@garnettpropertiesllc.com

j. Email Address

h. Phone Number

i. Fax Number

3. Property owner (if different from applicant):

Elton

a. First Name

Ashley

b. Last Name

c. Organization

81 Middleboro Road

d. Mailing Address

Freetown

e. City/Town

MA

f. State

02717

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):

Gregory

a. Contact Person First Name

Drake

b. Contact Person Last Name

Outback Engineering Inc.

c. Organization

165 East Grove Street

d. Mailing Address

Middleborough

e. City/Town

MA

f. State

02346

g. Zip Code

508-946-9231

h. Phone Number

i. Fax Number

gdrake@outback-eng.com

j. Email Address

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

\$1,562.00

a. Total Fee Paid

\$768.50

b. State Fee Paid

\$793.50

c. City/Town Fee Paid

Fees will be calculated for online users.



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

Freetown
 City/Town

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 248
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:

Top of Bank Unnamed Stream

a. Resource Area

375

b. Linear Feet Delineated

Top of Bank Pond

c. Resource Area

158

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

Freetown
 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:

2449

2. Municipal Check Number

2451

4. State Check Number

Robert

6. Payor name on check: First Name

4-24-24

3. Check date

4-24-24

5. Check date

Naser

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

Freetown
 City/Town

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.

1. Signature of Applicant <i>Robert D. Mason</i>	2. Date 4-25-24
3. Signature of Property Owner (if different) <i>[Signature]</i>	4. Date 4/25/2024
5. Signature of Representative (if any) <i>[Signature]</i>	6. Date 4/25/24

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:

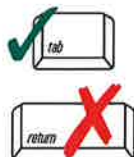
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand 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 Middleboro Road

a. Street Address

\$768.50

c. Fee amount

Freetown

b. City/Town

2451

d. Check number

2. Applicant:

Robert

a. First Name

Naser

b. Last Name

Garnett Properties LLC

c. Company

339 Washington Street, Suite 203

d. Mailing Address

Dedham

e. City/Town

MA

f. State

02026

g. Zip Code

h. Phone Number

3. Property Owner (if different):

Elton

a. First Name

Ashley

b. Last Name

c. Company

81 Middleboro Road

d. Mailing Address

Freetown

e. City/Town

MA

f. State

02717

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

248

a. feet of BVW

x \$2.00 =

\$496.00

x \$2.00 =

b. Fee for BVW

\$496.00

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

533

a. linear feet

x \$2.00 =

\$1,066.00

x \$2.00 =

b. Fee

\$1,066.00

b. Fee

\$1,562.00

Total Fee for all Resource Areas:

Fee

\$768.50

State share of filing fee:

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

City/Town share of filing fee:

\$793.50

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

☐ **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

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.)

2449

GARNETT PROPERTIES, LLC339 Washington Street Suite #203
Dedham, MA 02026www.bluestone.bank
53-7282/2113

4/24/2024

PAY TO THE
ORDER OF

Town of Freetown

\$**793.50

Seven Hundred Ninety-Three and 50/100*****

DOLLARS

Town of Freetown
3 N. Main St
Assonet MA 02702

MEMO

81 Middleboro Rd - WPA fee

AUTHORIZED SIGNATURE

2450

GARNETT PROPERTIES, LLC339 Washington Street Suite #203
Dedham, MA 02026www.bluestone.bank
53-7282/2113

4/24/2024

PAY TO THE
ORDER OF

Town of Freetown

\$**10.00

Ten and 00/100*****

DOLLARS

Town of Freetown
3 N. Main St
Assonet MA 02702

MEMO

81 Middleboro Rd - ConCom filing fee

AUTHORIZED SIGNATURE

2451

GARNETT PROPERTIES, LLC339 Washington Street Suite #203
Dedham, MA 02026www.bluestone.bank
53-7282/2113

4/24/2024

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$**768.50

Seven Hundred Sixty-Eight and 50/100*****

DOLLARS

Commonwealth of Massachusetts
One Ashburton Place, Room 1719
Boston, MA 02108

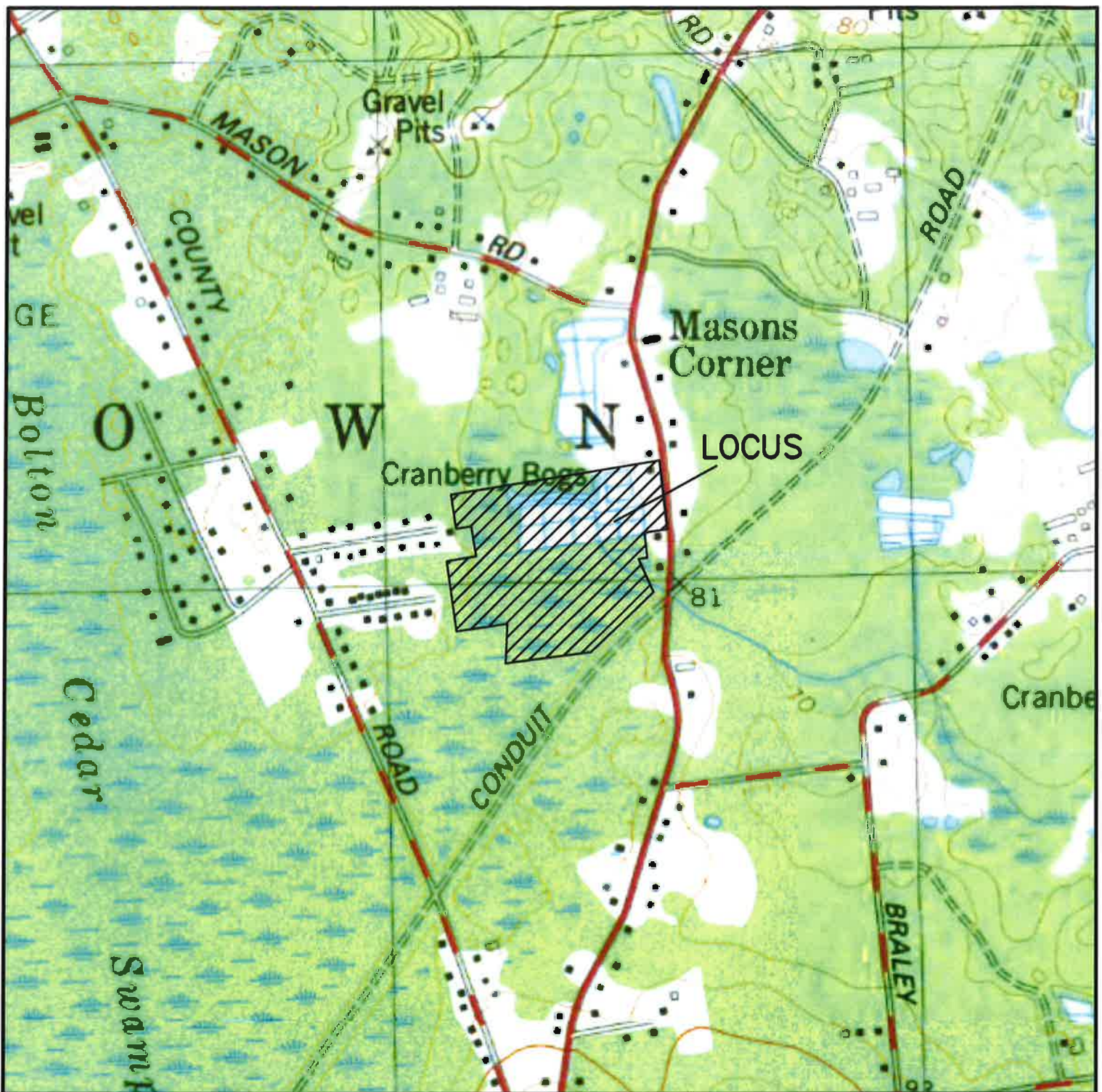
MEMO

81 Middleboro Rd - State WPA filing fee

AUTHORIZED SIGNATURE

Figure 1

USGS Topographic Map



USGS LOCUS MAP
 81 MIDDLEBORO ROAD &
 0 COUNTY ROAD
 FREETOWN, MA
 OE-3792
 SOURCE: MASSGIS

0 1000' 2000' 3000'
 FEET

SCALE: 1"=1000'



Outback
Engineering
 Incorporated

165 EAST GROVE STREET
 MIDDLEBOROUGH, MA. 02346
 TEL 508-946-9231

FIGURE 1

Figure 2

MassGIS NHESP Map

NHESP



NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Property Tax Parcels

Property Tax Parcels

Attachment A

MassDEP Wetland Data Forms

MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Robert Naser Prepared by: Gregory Drake Project location: 81 Middleborough Ave. Freetown, MA DEP File #:
 Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I.

Sunny, 37 degrees

Vegetation	Observation Plot Number: 1	Transect Number: Wetland	Date of Delineation: 2/3/2023
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	C. Percent Dominance	D. Dominant Plant (yes or no) E. Wetland Indicator Category*
Ground			
Onoclea Sensibiliis (Sensitive Fern)	20.5	100.0	Yes OBL*
Shrub			
Clethra Alnifolia (Summersweet)	38.0	78.4	Yes FAC*
Viburnum Dentatum (Arrowwood Viburnum)	10.5	21.6	Yes FAC*
Climbing Vine			
Similax Rotundifolia (Horsebrier)	10.5	100.0	Yes FAC*
Sapling			
Betula Alleghaniensis (Yellow Birch)	20.5	35.0	Yes FAC*
Red Maple (Acer Rubrum)	38.0	64.9	Yes FAC*
Tree			
Betula Alleghaniensis (Yellow Birch)	20.5	35.0	Yes FAC*
Red Maple (Acer Rubrum)	38.0	64.9	Yes FAC*

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion:

Number of dominant wetland indicator plants: 8 Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes
title/date: Web Soil Survey/ February 2023
map number: MA603
soil type mapped: 73A Whitman Fine Sandy Loam, 0-3% slopes,
extremely stoney
hydric soil inclusions: yes

Are field observations consistent with soil survey? No
Remarks:

2. Soil Description			
Horizon	Depth	Matrix Color	Mottles Color
O	0-8"	2/2 10 YR	
A	8-16"	5/1 10 YR	25% Redox 4/6 7.5 YR

Remarks: Free standing water filled hole to 14" depth.
Does not hold form after 16"

3. Other:
Conclusion: Is soil hydric? yes

Other Indicators of Hydrology: (check all that apply & describe)

- ☐ Site Inundated: _____
- ☒ Depth to free water in observation hole: __ 14" _____
- ☒ Depth to soil saturation in observation hole: __ 14" _____
- ☐ Water marks: _____
- ☐ Drift lines: _____
- ☐ Sediment Deposits: _____
- ☐ Drainage patterns in BVW: _____
- ☐ Oxidized rhizospheres: _____
- ☒ Water-stained leaves: _____
- ☐ Recorded Data (streams, lake, or tidal gauge; aerial photo; other):

- ☐ Other: _____

Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ # of non-wetland indicator plants	Yes	_____

Wetland hydrology present:

Hydric soil present	Yes	_____
Other indicators of hydrology present	Yes	_____
Sample location is in a BVW	Yes	_____

Submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes
title/date: Web Soil Survey/ February 2023
map number: MA603
soil type mapped: 60A Swansea Course Sand, 0-2% slopes
hydric soil inclusions: no

Are field observations consistent with soil survey? Yes
Remarks:

2. Soil Description

Horizon	Depth	Matrix Color
O	0-1"	2.5/3 7.5 YR
A	2-16"	3/4 10 YR
B	16-20"	5/3 10 YR

Remarks: Uniform sandy soil

3. Other:

Conclusion: Is soil hydric? no

Other Indicators of Hydrology: (check all that apply & describe)

- ☐ Site Inundated: _____
- ☐ Depth to free water in observation hole: _____
- ☐ Depth to soil saturation in observation hole: _____
- ☐ Water marks: _____
- ☐ Drift lines: _____
- ☐ Sediment Deposits: _____
- ☐ Drainage patterns in BVW: _____
- ☐ Oxidized rhizospheres: _____
- ☐ Water-stained leaves: _____
- ☐ Recorded Data (streams, lake, or tidal gauge; aerial photo; other): _____
- ☐ Other: _____

Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ # of non-wetland indicator plants		No
Wetland hydrology present:		
Hydric soil present		No
Other indicators of hydrology present		No
Sample location is in a BVW		No

Submit this form with the Request for Determination of Applicability or Notice of Intent.

Attachment B

Abutter List, Abutter Notification and Affidavit of Service



100 feet Abutters List Report

Freetown, MA
April 22, 2024

Freetown Board of Assessors CERTIFIED ABUTTERS LIST

EXPIRATION DATE

MAY 22 2024

Subject Property:

Parcel Number: 243-079
CAMA Number: 243-079
Property Address: 81 MIDDLEBORO RD

Mailing Address: ASHLEY ELTON E JR & ANN MARIE L/E
81 MIDDLEBORO RD
EAST FREETOWN, MA 02717

Abutters:

Parcel Number: 226-143
CAMA Number: 226-143
Property Address: 56 MASON RD

Mailing Address: PERKINS RALPH P & ROBIN M
56 MASON ROAD
E FREETOWN, MA 02717

Parcel Number: 242-008.06
CAMA Number: 242-008.06
Property Address: 4 PINECONE LN

Mailing Address: DEMELO ERIC L
4 PINECONE LN
EAST FREETOWN, MA 02717

Parcel Number: 242-008.07
CAMA Number: 242-008.07
Property Address: 2 PINECONE LN

Mailing Address: FRANCIS JOSHUA & STACEY
2 PINECONE LN
E FREETOWN, MA 02717

Parcel Number: 243-004
CAMA Number: 243-004
Property Address: 84 MIDDLEBORO RD

Mailing Address: CHARBONNEAU PATRIA TRUSTEE
PATRIA CHARBONNEAU LIVING TR
84 MIDDLEBORO RD
E FREETOWN, MA 02717

Parcel Number: 243-007
CAMA Number: 243-007
Property Address: 82 MIDDLEBORO RD

Mailing Address: DAN-GIL INC
P. O. BOX 127
E FREETOWN, MA 02717

Parcel Number: 243-008
CAMA Number: 243-008
Property Address: 78 -80 MIDDLEBORO RD

Mailing Address: DDSS REALTY LLC
257-A MIDDLEBORO RD
E FREETOWN, MA 02717

Parcel Number: 243-009
CAMA Number: 243-009
Property Address: 74 MIDDLEBORO RD

Mailing Address: CRAGIN MICHAEL J
74 MIDDLEBORO RD
E FREETOWN, MA 02717

Parcel Number: 243-078
CAMA Number: 243-078
Property Address: 73 MIDDLEBORO RD

Mailing Address: CLARK MYRON W & ELAINE M
73 MIDDLEBORO ROAD
E FREETOWN, MA 02717

Parcel Number: 243-080
CAMA Number: 243-080
Property Address: 83 MIDDLEBORO RD

Mailing Address: ASHLEY THOMAS E & PAULA A
83 MIDDLEBORO ROAD
E FREETOWN, MA 02717

Parcel Number: 243-085
CAMA Number: 243-085
Property Address: 0 COUNTY/MIDDLEBORO RDS

Mailing Address: ASHLEY ELTON E JR & ANN MARIE L/E
81 MIDDLEBORO RD
EAST FREETOWN, MA 02717



www.cai-tech.com

Data shown on this report 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 report.

4/22/2024

Page 1 of 1



100 feet Abutters List Report

Freetown, MA
April 24, 2024

EXPIRATION DATE

MAY 24 2024

Freetown Board of Assessors CERTIFIED ABUTTERS LIST

Subject Property:

Parcel Number: 243-085
CAMA Number: 243-085
Property Address: 0 COUNTY/MIDDLEBORO RDS

Mailing Address: ASHLEY ELTON E JR & ANN MARIE L/E
81 MIDDLEBORO RD
EAST FREETOWN, MA 02717

Abutters:

Parcel Number: 226-143
CAMA Number: 226-143
Property Address: 56 MASON RD

Mailing Address: PERKINS RALPH P & ROBIN M
56 MASON ROAD
E FREETOWN, MA 02717

Parcel Number: 242-008.06
CAMA Number: 242-008.06
Property Address: 4 PINECONE LN

Mailing Address: DEMELO ERIC L
4 PINECONE LN
EAST FREETOWN, MA 02717

Parcel Number: 242-008.07
CAMA Number: 242-008.07
Property Address: 2 PINECONE LN

Mailing Address: FRANCIS JOSHUA & STACEY
2 PINECONE LN
E FREETOWN, MA 02717

Parcel Number: 242-016
CAMA Number: 242-016
Property Address: 15 ASHLEY AV

Mailing Address: LAWRENCE SANDRA A L/E
CARREAU GERARD A III & DANIELLE
15 ASHLEY AV
EAST FREETOWN, MA 02717

Parcel Number: 242-017
CAMA Number: 242-017
Property Address: 17 ASHLEY AV

Mailing Address: LAVENTURE RICKY A & CHRISTINE TRS
- LAVENTURE FMLY LVNG TRST
17 ASHLEY AV
EAST FREETOWN, MA 02717

Parcel Number: 242-018
CAMA Number: 242-018
Property Address: 14 ASHLEY AV

Mailing Address: PINA VINCENT MICHAEL & ANGELA
14 ASHLEY AV
EAST FREETOWN, MA 02717

Parcel Number: 242-032
CAMA Number: 242-032
Property Address: 11 JAMES AV

Mailing Address: BRUNETTE JEFF R
11 JAMES AV
E FREETOWN, MA 02717

Parcel Number: 242-033
CAMA Number: 242-033
Property Address: 12 JAMES AV

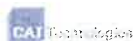
Mailing Address: CONLEY CHRISTOPHER
12 JAMES AV
EAST FREETOWN, MA 02717

Parcel Number: 242-034
CAMA Number: 242-034
Property Address: 10 JAMES AV

Mailing Address: MOTTA DUSTIN J
10 JAMES AVE
EAST FREETOWN, MA 02717

Parcel Number: 242-036
CAMA Number: 242-036
Property Address: 8 JAMES AV

Mailing Address: FREITAS ARTHUR J &
RAPOSA KELLY A
8 JAMES AV
E FREETOWN, MA 02717



www.cai-tech.com

4/24/2024

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Page 1 of 2



100 feet Abutters List Report

Freetown, MA
April 24, 2024

Parcel Number: 242-044
CAMA Number: 242-044
Property Address: 86 COUNTY RD

Mailing Address: LAPORTE MARJORIE
P O BOX 126
E FREETOWN, MA 02717

Parcel Number: 243-074
CAMA Number: 243-074
Property Address: 65 MIDDLEBORO RD

Mailing Address: STONEHOUSE JILL J
65 MIDDLEBORO RD
E FREETOWN, MA 02717

Parcel Number: 243-075
CAMA Number: 243-075
Property Address: 0 MIDDLEBORO RD

Mailing Address: NSTAR ELECTRIC CO
PROPERTY TAX DEPT
P O BOX 270
HARTFORD, CT 06141-0270

Parcel Number: 243-076
CAMA Number: 243-076
Property Address: 0 MIDDLEBORO RD

Mailing Address: NEW BEDFORD CITY OF
DEPT OF PUBLIC INFRASTRUCTURE
1105 SHAWMUT AVE
NEW BEDFORD, MA 02746

Parcel Number: 243-077
CAMA Number: 243-077
Property Address: 71 MIDDLEBORO RD

Mailing Address: LUCAS JOAQUIM
71 MIDDLEBORO ROAD
E FREETOWN, MA 02717

Parcel Number: 243-078
CAMA Number: 243-078
Property Address: 73 MIDDLEBORO RD

Mailing Address: CLARK MYRON W & ELAINE M
73 MIDDLEBORO ROAD
E FREETOWN, MA 02717

Parcel Number: 243-079
CAMA Number: 243-079
Property Address: 81 MIDDLEBORO RD

Mailing Address: ASHLEY ELTON E JR & ANN MARIE L/E
81 MIDDLEBORO RD
EAST FREETOWN, MA 02717

Parcel Number: 243-086
CAMA Number: 243-086
Property Address: 18 ASHLEY AV

Mailing Address: FULLER FRANCES D TR
FULLER FAMILY NOMINEE TRUST
5 COTTLE LN
E FREETOWN, MA 02717

Parcel Number: 243-087
CAMA Number: 243-087
Property Address: 16 ASHLEY AV

Mailing Address: BARROW HARRIET B L/E
16 ASHLEY AV
E FREETOWN, MA 02717


4/24/2024



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Notification to Abutters Under the Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

- A. The name of the applicant is Robert Naser.
- B. Property is owned by Elton Ashley.
- C. The applicant has filed an Abbreviated Notice of Resource Area Delineation with the Conservation Commission for the municipality of Freetown, Massachusetts seeking confirmation of the wetland resource lines Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- D. The address of the lot where the activity is proposed: 81 Middleboro & 0 County Road Freetown MA.
- E. Assessors Map 243 Lot 79 & 85.
- F. Please contact the Freetown Conservation Commission by email at conservation@freetownma.gov for information regarding how to review the filing.
- G. Brief description of project: The applicant is seeking confirmation of 248 lf of bordering vegetated wetland (BVW), 375 lf of top of bank (TOB) of an unnamed stream and 158 lf of top of bank of a pond at 81 Middleboro Road.
- H. Copies of the Abbreviated Notice of Resource Area Delineation may be obtained for \$50.00 from the applicant's representative, by calling this telephone number 508-946-9231 between the hours of 8:30 a.m. and 4:30 p.m. on the following days of the week: Monday-Friday
- I. Information regarding the date, time, and place of the public hearing may be obtained from the Freetown Conservation Commission by emailing the conservation clerk at conservation@freetownma.gov

NOTE: Notice of the public hearing, including its date, time, and place, will be Published at least five (5) days in advance in the Taunton Daily Gazette.

NOTE: You may contact the Department of Environmental Protection Regional office at 508-946-2800 for more information.

NOTE: You may attend this meeting if you have any questions or concerns but attendance is not required.

AFFIDAVIT OF SERVICE

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

I, Gregory Drake, hereby certify under the pains and penalties of perjury that on or before April 30, 2024, I gave notification to abutters in compliance with Massachusetts Wetlands Protection Act M.G.L. c.131, §40 in connection with the following matter:

An Abbreviated Notice of Resource Area Delineation has been filed under Massachusetts Wetlands Protection Act M.G.L. c.131, §40, by the applicant, Robert Naser with the Freetown Conservation Commission on or before April 30, 2024 seeking confirmation of 248 lf of bordering vegetated wetland (BVW), 375 lf of top of bank (TOB) of an unnamed stream and 158 lf of top of bank (TOB) of a pond at 81 Middleboro & 0 County Roads.

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


Name


Date

Attachment C

Upland Bog Research 81 Middleboro Road



July 16, 2021

Garnet Properties LLC
Attn: Robert D. Naser
339 Washington Street, Suite 203
Dedham, MA 02026

RE: Research to Determine if the Northeast Section of an existing Cranberry Bog at 81 Middleboro Road in East Freetown MA was originally an upland.

Dear Mr. Naser,

As requested, we have done some preliminary research to determine if the eastern half of the existing cranberry bog at 81 Middleboro Road was actually upland before the bog was constructed in the late 1940s. Attached are the following:

- A newspaper article from original owner/cranberry grower,
- United Geological Survey (USGS) Maps from 1963, 1948 and Overlay
- A map showing the soil sample locations
- Cape Cod Cranberry Growers Association typical bog soil profile cross section.

The newspaper article that you provided to us states that most of the existing bog was created in upland areas on site. This along with 1963 and 1948 USGS Maps and an overlay of both appear to show that most of the eastern side of the existing bog was upland before it was created. The three soil samples that we took within bog match the typical bog soil profile provided by the Cape Cod Cranberry Growers Association. We did not discover any evidence of hydric soils at any of the three locations.

It appears based on the attached information that the bog area that you are proposing to install a new solar field was mostly upland before the bog was constructed. Please let us know if you have any questions or require additional information.

Sincerely,
OUTBACK ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read 'Gregory Drake', is written over the company name.

Gregory Drake, R.L.A.
Wetland Specialist

Elton E. Ashley Of East Freetown Bests Massachusetts Average Per Acre

**He Planted Almost Entirely on High Land —
Has Been a Grower Since 1947**

By Clarence J. Hall

An enviable record of production has been achieved and maintained by Elton E. Ashley of Route 18, East Freetown, Massachusetts. Mr. Ashley until recently had five acres of bog situated to the rear of a garage he operates on Route 18. On these five acres he has achieved an average of better than 500 barrels or a little more than 100 barrels to the acre which is higher than the Massachusetts state average of about 47.

His record crop came this fall when he harvested 170 barrels on $\frac{1}{4}$ acre, 300 barrels on $1\frac{1}{7}$ acre and on 3 acres 495 for a total of 965 barrels on about 5 acres.

Perhaps the most remarkable aspect of his cranberry growing is that he planted almost entirely on the upland. He calls this hard-bottom bog, yet it produces well year after year. A portion of these bogs he formerly had planted to potatoes.

Set Out First Piece In 1947

He set out his first piece in 1947, a section of 3 and $\frac{1}{4}$ acres. This is entirely on hard bottom. He bulldozed the surface off. He covered the hard pan with about three to four inches of mud from a swamp in back. This was to hold moisture, he says. He sanded, having at that time to have his sand hauled in as there was none on the property. He planted to Early Blacks. The second year he snapped 60 barrels. On this particular section he has never produced less than 75 barrels since it reached maturity and has picked as high as 160.

In 1954 he set out an acre and one-seventh. This was hard bottom too. The following year he set out more bog, a little of this being on swamp, enough to bring his holdings up to five acres. On this piece of an acre and a seventh he picked 208 barrels in 1958. All his holdings are set to Blacks. When he originally bought his property in East Freetown he had eleven acres in all but to add to his water supply he had to expand this to its present 32.

His bogs are flooded by pump from the swamp in back of the upland where he planted the bogs.

Fertilize Heavily

To what does he attribute his success in producing consistently high crops? He said mainly to very adequate fertilization. He does what he calls "fall" fertilizing although he puts this on in late

July and August when the crop is there. The heavier the crop the heavier he fertilizes. He says he can tell then that the vines need a good dose of fertilizer, up to 300 pounds to the acre.

"You've got to feed a bog like anything else," he says. "You've got to put back the food your crop takes out, especially if it is a hard bottom bog. I also do some spot fertilizing in the spring, but not very often. I depend on my fall fertilizing, however, to give me the results."

He sands his property at least once in every three years.

Runs Bogs Dry

He runs his bogs dry, perhaps



Elton E. Ashley (Cranberries Photo)

(<http://www.esri.com/>) (<http://www.usgs.gov/>)

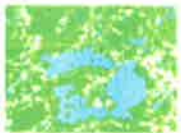
USGS Historical Topographic Map Explorer

Find a place you want to explore, then
Click on a location to see its historical maps.

81 Middleboro Road, East Freetown

3 Compare maps using the transparency sliders, and
Reorder maps by dragging them.

Sign in to save web maps to your ArcGIS
Online account

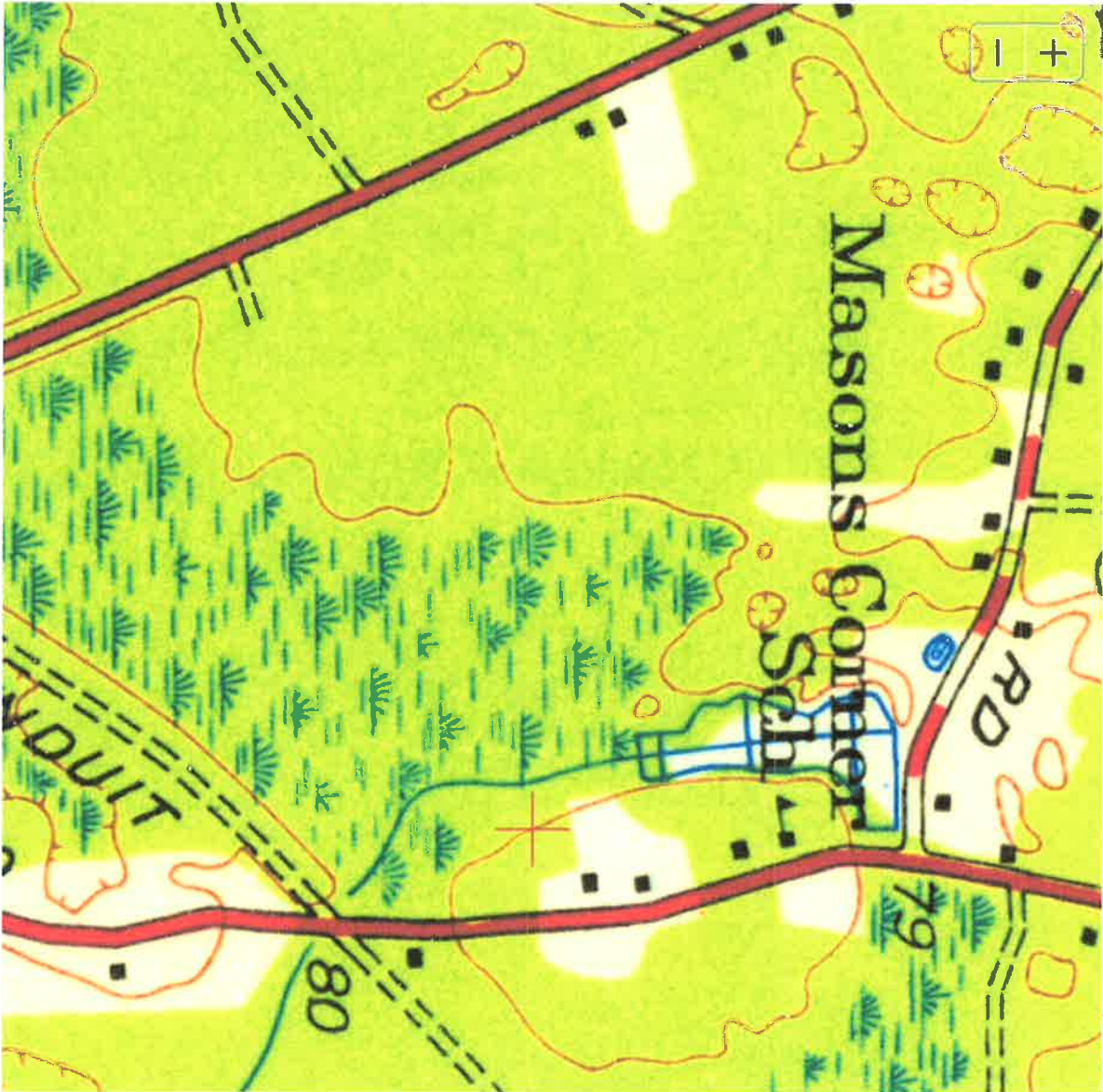


Assawompset Pond
1963
download map (<https://prd->



Assawompset Pond
1948
download map (<https://prd->

Reset



Historical Map Scales

(<http://www.esri.com/>)(<http://www.usgs.gov/>)

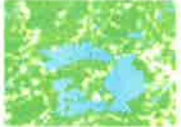
USGS Historical Topographic Map Explorer

Find a place you want to explore, then
Click on a location to see its historical maps.

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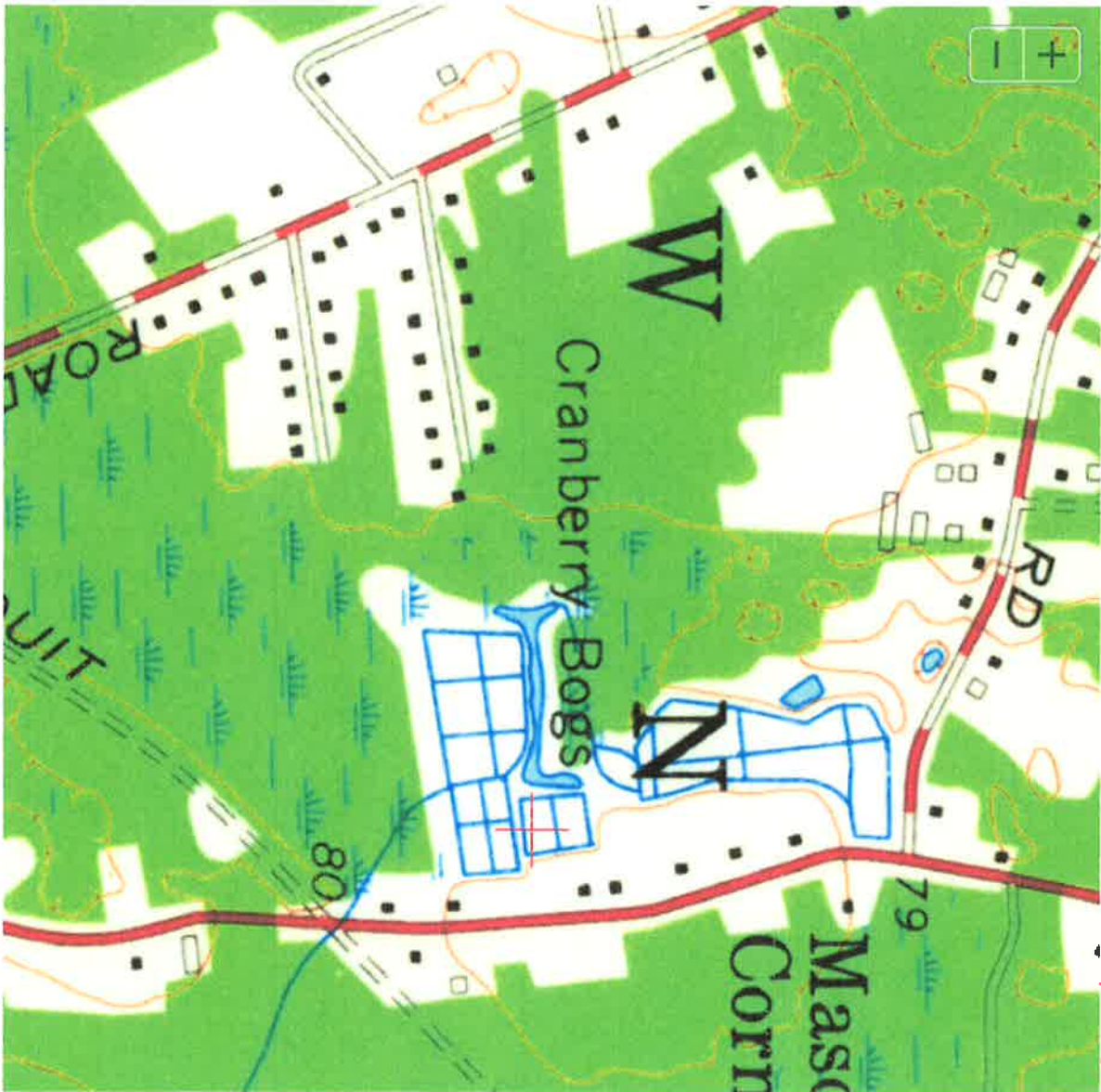


Assawompset Pond
1963
download map ([https://prd-](https://prd-tmn.s3.amazonaws.com/StagedProducts/Maps/HistoricalTopo)



Assawompset Pond
1948
download map ([https://prd-](https://prd-tmn.s3.amazonaws.com/StagedProducts/Maps/HistoricalTopo)

Reset



81 middleboro Road east free

Zoom to a town



How Cranberries Grow

Nestled among the towns and villages of Southeastern Massachusetts are more than 14,000 acres of cranberry bogs. These bogs are the workplaces of the nearly 400 cranberry growing families of the Commonwealth. For generations they have nurtured and cultivated these wetlands, contributed to their communities, provided shelter and habitat for hundreds of plants and animal species, and helped to preserve the beautiful New England countryside.

We invite you to explore the sections to the right to learn more about Massachusetts cranberry production, why it's unique, and what is happening on the farm during each season.

Background

Cranberries are a unique fruit. They can grow and survive only under a very special combination of factors. These factors include acid peat soil, an adequate fresh water supply, and a growing season that extends from April to November. Cranberries grow on low-lying vines in beds layered with sand, peat, gravel and clay. These beds are commonly known as bogs or marshes and were originally created by glacial deposits. Commercial bogs use a system of wetlands, uplands, ditches, flumes, ponds and other water bodies that provide a natural habitat for a variety of plant and animal life.

Classification

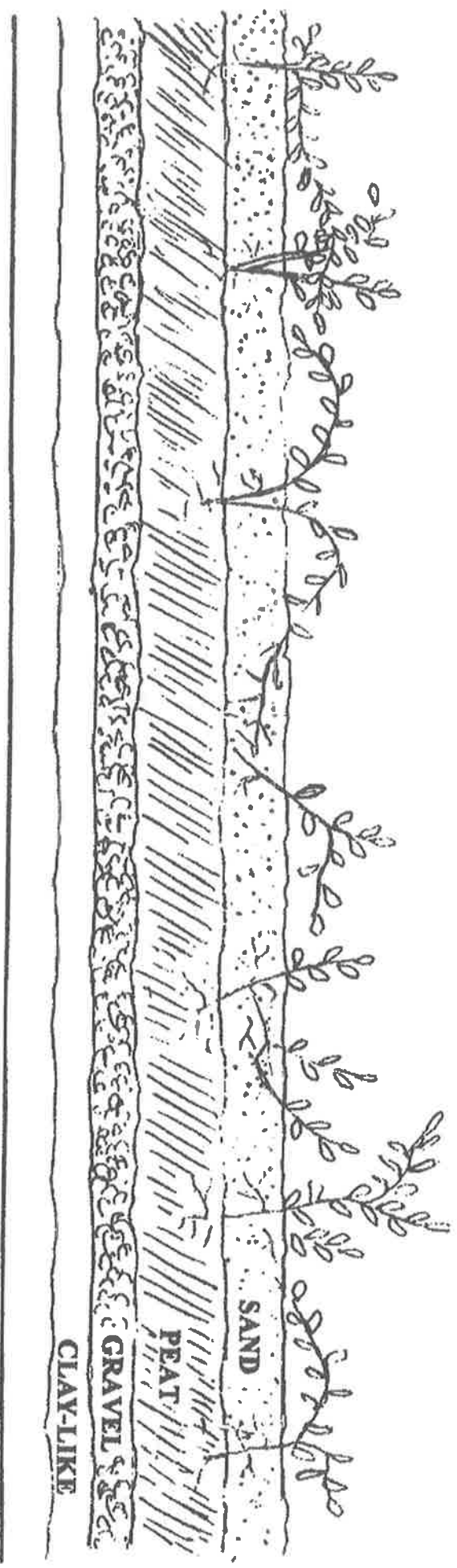
The North American cranberry, *Vaccinium macrocarpon*, is the fruit recognized by the U.S. Department of Agriculture (USDA) as the standard for fresh cranberries and the cranberry juice cocktail. The European variety, which is grown in parts of central Europe, Finland and Germany, is known as *Vaccinium oxycoccus*. This variety is a smaller fruit with anthocyanin pigment profiles similar to that of the North American variety. The European variety, however, has a different acid profile in terms of the percentages of quinic, malic and citric acid levels present. In Europe, this fruit is commonly known as English mossberry.

Cultivation

The cranberry is a Native American wetland fruit which grows on trailing vines like a strawberry. The vines thrive on the special combination of soils and water properties found in wetlands. Wetlands are nature's sponges; they store and purify water and help to maintain the water table. Cranberries grow in beds layered with sand, peat and gravel. These beds are commonly known as bogs or marshes and were originally formed as a result of glacial deposits.

In Massachusetts we call the place where cranberries grow a BOG. Natural bogs evolved from deposits left by the glaciers more than 10,000 years ago. These deposits were left in impermeable kettle holes lined with clay. The clay prevents materials from leaching into the groundwater. Rocks and other organic materials were collected by the glaciers. When the ice finally melted deposits of heavy materials were layered on top of the clay.

These kettle holes were filled with water and organic matter which created the ideal environment for cranberries. In the early 1800s Henry Hall, a veteran of the Revolutionary War who lived in Dennis Massachusetts noticed that sand blown in from nearby dunes helped vines grow faster. Today, growers spread a inch or two of sand on their bogs every three years. The sand not only helps the vines grow but also slows the growth of weeds and insects. Normally, growers do not replant each year since an undamaged cranberry vine will survive indefinitely. Some vines on Cape Cod are more than 150 years old and are still bearing fruit.



Location

Cranberries are grown through the northern part of the United States. The major production areas are New Jersey, Massachusetts, Oregon, Washington, Wisconsin and the Canadian provinces of British Columbia and Quebec. Other regions grow cranberries as well, to varying extent, and these include Delaware, Maine, Michigan, New York, Rhode Island, as well as the provinces of New Brunswick, Nova Scotia and Ontario. Cranberries are also commercially grown in Chile. These regions offer the special conditions that cranberries require, including sandy soil; abundant fresh water and a dormancy period that provides enough chill hours to produce a crop the following growing season.

[View a map](#) of where Massachusetts cranberry bogs are located.