

October 20, 2021 received



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

City/Town

**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:

Trinity Properties LLC C/O Neal Ryan

nealryan3@Hotmail.com

Name

E-Mail Address

662 Franklin St

Mailing Address

Melrose

MA

02176

City/Town

State

Zip Code

(617) 216-8975

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Same as Above

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

**B. Determinations**

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

- 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:

City of Melrose, MA.

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):

|                           |                   |
|---------------------------|-------------------|
| 8 Crystal St              | Melrose           |
| Street Address            | City/Town         |
| D9                        | 0 5               |
| Assessors Map/Plat Number | Parcel/Lot Number |

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

8 Crystal St is a 4,798 sqft lot close to Ell Pond. The south west corner of the lot is approximately 8'-10' off of Ell Pond.

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

|  |          |
|--|----------|
| Site Plan at 8 Crystal St. Melrose MA. by Thomas Manna Inc | 10/11/21 |
| Title  | Date     |
| _____  | _____    |
| Title  | Date     |
| _____  | _____    |
| Title  | Date     |

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

Convert existing commercial office space building into 4 residential units. The existing footprint of the BUILDING will not be changing. However, there is currently an enclosed rear STAIRWELL attached to original building. This rear stairwell (with impervious shingle roof) will be replaced with exterior decks over looking the pond. These decks will all have pervious crushed stone (or similar) beneath to provide as much additional drainage when possible.

The current parking is on the rear of the lot which is close to Ell Pond. The plan is to reduce the current sea of asphalt down to 6 parking spaces as per Civil Engineers plan. This involves removing 1,145sqft of impervious asphalt and concrete. New grass, shrubs and pervious patios (2) to be installed in its place. In addition, Rip Rap to be installed inbetween parking spaces closets to pond and retaining wall as per Civil Engineer Plan.



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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).

Unkown

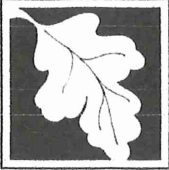
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3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- 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:

Trinity Properties LLC C/O Neal Ryan

Name

662 Franklin St.

Mailing Address

Melrose

City/Town

MA

State

02176

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.

*Neal Ryan, Manager*  
Signature of Applicant

*10/15/21*  
Date

Signature of Representative (if any)

Date