



Wetlands Delineation & Permitting Wildlife Studies Herpetology Vernal Pool Ecology Botany Aerial Imagery

**Notice of Intent
New Garage Proposal
31/33 Randall Road
Parcel ID: 21-0-141**



May 2026, Proposed Garage Area

Submitted on behalf of:
Gary Houle
31/33 Randall Road
Montague, MA 01351

Prepared by:
Oxbow Associates, Inc.
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978-929-9058
www.oxbowassociates.com

July 27, 2026



Wetlands Delineation & Permitting Wildlife Studies Herpetology Vernal Pool Ecology Botany Aerial Imagery

**Notice of Intent
Pursuant to the Massachusetts Wetlands Protection Act M.G.L. c. 131, §40**

**31/33 Randall Road
Montague, MA
Parcel 21-0-141**

**Applicant: Gary Houle
31/33 Randall Road
Montague, MA 01351**

Contents:

- WPA Form 3 – Notice of Intent
- WPA Appendix B - Wetland Fee Transmittal Form
- Project Narrative
- Site Plans
- Representative Site Photographs
- USGS Site Locus Map
- NRCS Web Soil Survey Map
- FEMA Flood Map
- Copy of Filing Fee Checks
- Certified List of Abutters
- Notification to Abutters
- Property Deed
- Project Location Orthoimage

Site Plan: Plan of Existing Conditions Wetland Flag Locations & Proposed
Garage
Daniel Salls Land Surveying
July 8, 2026



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Montague

City/Town

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):

31/33 Randall Road

a. Street Address

Montague

b. City/Town

01351

c. Zip Code

Latitude and Longitude:

d. Latitude

e. Longitude

21-0-141

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Gary

a. First Name

Houle

b. Last Name

c. Organization

31 Randall Road

d. Street Address

Montague

e. City/Town

MA

f. State

01351

g. Zip Code

ghoule830@gmail.com

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Adam

a. First Name

Kohl

b. Last Name

Oxbow Associates, Inc.

c. Company

629 Massachusetts Ave Suite 2C

d. Street Address

Boxborough

e. City/Town

MA

f. State

01719

g. Zip Code

413-450-8837

h. Phone Number

i. Fax Number

adam@oxbowassociates.com

j. Email address

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

\$165

a. Total Fee Paid

\$70

b. State Fee Paid

\$95

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

New 1,200 square foot garage

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 CMR 10.24(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:

Franklin

a. County

4550

c. Book

b. Certificate # (if registered land)

323

d. Page Number

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

- ☐ 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.
- ☒ 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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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. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	unnamed brook 1. Name of Waterway (if available) - specify coastal or inland	

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: 92,417
square feet

4. Proposed alteration of the Riverfront Area:

<u>1,200</u>	<u>641</u>	<u>559</u>
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.



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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. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. ☐ Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. ☐ Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. ☐ Land Containing Shellfish	1. square feet _____	
k. ☐ 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. ☐ Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ 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. ☐ 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

1. 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.

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**

Aug. 1, 2021

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*

1. ☐ 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

2. ☐ 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 **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-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 <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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 - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

Online Users:

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

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
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.



Massachusetts Department of Environmental Protection
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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.

Existing Conditions, Wetland Flag Locations, & Proposed Garage

a. Plan Title

Daniel Salls Land Surveying

Daniel Salls

b. Prepared By

July 8, 2026

c. Signed and Stamped by

1" = 20'

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:

1342

07/22/2026

2. Municipal Check Number

3. Check date

1343

07/22/2026

4. State Check Number

5. Check date

Erynn

Dayhoff

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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.

July 28, 2026

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

July 28, 2026

5. Signature of Representative (if any)

6. Date

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.

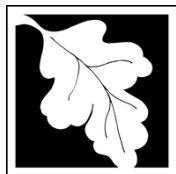
For MassDEP:

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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NOI 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:

31/33 Randall Road

a. Street Address

Montague

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Gary

a. First Name

Houle

b. Last Name

c. Organization

31 Randall Road

d. Mailing Address

Montague

e. City/Town

MA

f. State

01351

g. Zip Code

h. Phone Number

i. Fax Number

ghoule830@gmail.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

MA

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
new garage on house lot	1	\$110	$\$110 \times 1.5 = \165

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	<u>\$165</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$70</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$95</u>
	c. 1/2 Total Fee plus \$12.50

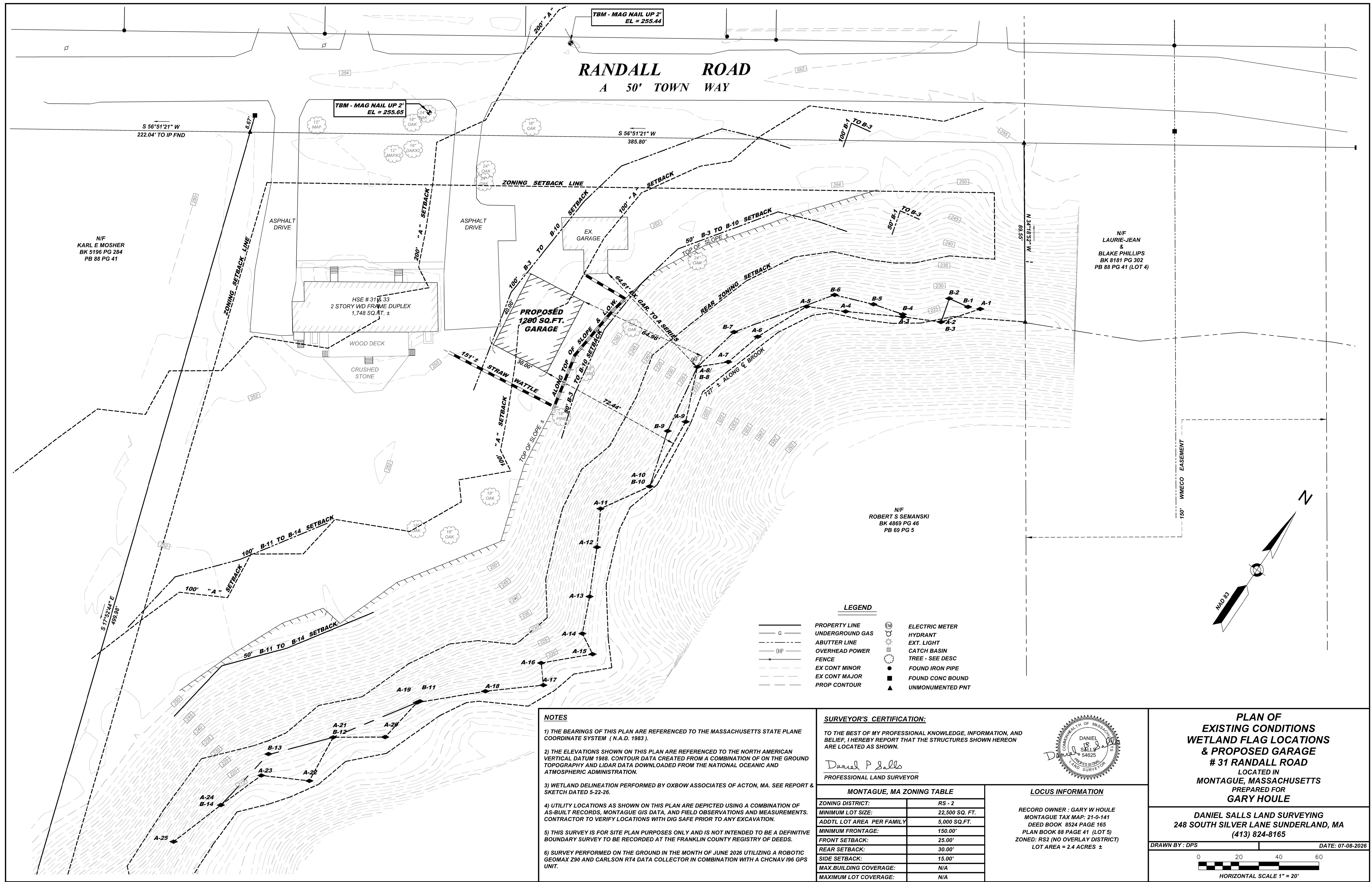
C. Submittal Requirements

- 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.)



TBM - MAG NAIL UP 2'
EL = 255.44

TBM - MAG NAIL UP 2'
EL = 255.65

S 56°51'21" W
222.04' TO IP FND

RANDALL ROAD

A 50' TOWN WAY

S 56°51'21" W
385.80'

N/F
KARL E MOSHER
BK 5198 PG 284
PB 88 PG 41

N/F
LAURIE-JEAN
&
BLAKE PHILLIPS
BK 8181 PG 302
PB 88 PG 41 (LOT 4)

N/F
ROBERT S SEMANSKI
BK 4869 PG 46
PB 69 PG 5

150' WMECO EASEMENT

LEGEND

- | | | | |
|----------------|-----------------|---|------------------|
| — G — | PROPERTY LINE | ⊕ | ELECTRIC METER |
| - - - G - - - | UNDERGROUND GAS | ⊕ | HYDRANT |
| - - - HP - - - | ABUTTER LINE | ⊕ | EXT. LIGHT |
| - - - HP - - - | OVERHEAD POWER | ⊕ | CATCH BASIN |
| - - - HP - - - | FENCE | ⊕ | TREE - SEE DESC |
| - - - HP - - - | EX CONT MINOR | ● | FOUND IRON PIPE |
| - - - HP - - - | EX CONT MAJOR | ■ | FOUND CONC BOUND |
| - - - HP - - - | PROP CONTOUR | ▲ | UNMONUMENTED PNT |

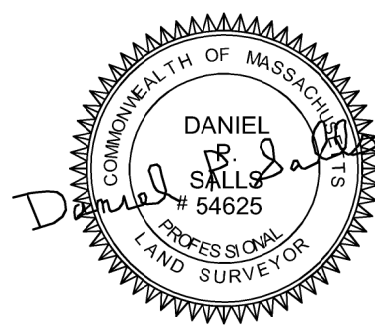
NOTES

- 1) THE BEARINGS OF THIS PLAN ARE REFERENCED TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (N.A.D. 1983).
- 2) THE ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988. CONTOUR DATA CREATED FROM A COMBINATION OF ON THE GROUND TOPOGRAPHY AND LIDAR DATA DOWNLOADED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.
- 3) WETLAND DELINEATION PERFORMED BY OXBOW ASSOCIATES OF ACTON, MA. SEE REPORT & SKETCH DATED 5-22-26.
- 4) UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE DEPICTED USING A COMBINATION OF AS-BUILT RECORDS, MONTAGUE GIS DATA, AND FIELD OBSERVATIONS AND MEASUREMENTS. CONTRACTOR TO VERIFY LOCATIONS WITH DIG SAFE PRIOR TO ANY EXCAVATION.
- 5) THIS SURVEY IS FOR SITE PLAN PURPOSES ONLY AND IS NOT INTENDED TO BE A DEFINITIVE BOUNDARY SURVEY TO BE RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS.
- 6) SURVEY PERFORMED ON THE GROUND IN THE MONTH OF JUNE 2026 UTILIZING A ROBOTIC GEOMAX 290 AND CARLSON RT4 DATA COLLECTOR IN COMBINATION WITH A CHCNAV I96 GPS UNIT.

SURVEYOR'S CERTIFICATION:

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, I HEREBY REPORT THAT THE STRUCTURES SHOWN HEREON ARE LOCATED AS SHOWN.

Daniel P Salls
PROFESSIONAL LAND SURVEYOR



MONTAGUE, MA ZONING TABLE	
ZONING DISTRICT:	RS - 2
MINIMUM LOT SIZE:	22,500 SQ. FT.
ADDTL LOT AREA PER FAMILY	5,000 SQ.FT.
MINIMUM FRONTAGE:	150.00'
FRONT SETBACK:	25.00'
REAR SETBACK:	30.00'
SIDE SETBACK:	15.00'
MAX.BUILDING COVERAGE:	N/A
MAXIMUM LOT COVERAGE:	N/A

LOCUS INFORMATION

RECORD OWNER : GARY W HOULE
MONTAGUE TAX MAP: 21-0-141
DEED BOOK 8524 PAGE 165
PLAN BOOK 88 PAGE 41 (LOT 5)
ZONED: RS2 (NO OVERLAY DISTRICT)
LOT AREA = 2.4 ACRES ±

PLAN OF
EXISTING CONDITIONS
WETLAND FLAG LOCATIONS
& PROPOSED GARAGE
31 RANDALL ROAD
LOCATED IN
MONTAGUE, MASSACHUSETTS
PREPARED FOR
GARY HOULE

DANIEL SALLS LAND SURVEYING
248 SOUTH SILVER LANE SUNDERLAND, MA
(413) 824-8165

DRAWN BY: DPS DATE: 07-08-2026

0 20 40 60
HORIZONTAL SCALE 1" = 20'



**Narrative to Accompany Notice of Intent
31/33 Randall Road (Parcel 21-0-141)
Montague, MA**

Oxbow Associates, Inc. (OA; specifically, A. Kohl) reviewed the above-referenced property with specific regard to wetland resource areas on May 22, 2026. This evaluation was conducted in accordance with standard methodology for delineating vegetated wetlands under the Massachusetts Wetlands Protection Act (MGL Ch. 131, §40) and its Regulations (310 CMR 10.00). The accompanying Notice of Intent is submitted for the proposed construction of a new garage within the 200-foot Riverfront Area (310 CMR 10.54).

Existing Conditions

The subject property is located south of Randall Road, approximately 1,000 feet west of Turners Falls Road, and north and east of an unnamed brook. The 2.45±-acre lot has been developed and contains a two-family home, two driveways, and an existing garage.

Topography is relatively flat along the developed portions of the parcel except a steep slope along the southern portion of the property along an unnamed perennial stream flowing southwest towards the Connecticut River. The wetland Resource Areas along the unnamed perennial stream are subject to jurisdiction under the Massachusetts Wetlands Protection Act (MGL Ch. 131, §40) and its regulations (310 CMR 10.00). Wetland Resource Areas include Riverfront Area (RFA: 310 CMR 10.58), Bordering Vegetated Wetland (BVW; 10.55), and Bank/Mean Annual High Water (MAHW) (10.54).

Resource Area Description

OA examined existing vegetation, soil, and hydrologic indicators and delineated the boundary of the MAHW with blue plastic flags labeled OA-A1 to OA-A25. We flagged the edge of the BVW using pink plastic flags labeled OA-B1 to OA-B14.

Series A – Regulated under WPA (A1 to A25) represents the northern and eastern edge of MAHW extending along the toe of the slope following the mapped perennial stream.

Series B – Regulated under WPA (B1 to B14) outlines three sections of BVW associated with the mapped perennial stream; B1-B3, B4-B10, and B11-B14 represent distinct BVWs that extend away from the perennial stream.

Wetland vegetation associated with the A and B-series includes eastern hemlock (*Tsuga canadensis*), white ash (*Fraxinus americana*), American elm (*Ulmus americana*), skunk cabbage (*Symplocarpus foetidus*), jewelweed (*Impatiens* sp.), cinnamon fern (*Osmundastrum cinnamomeum*), golden Alexanders (*Zizia aurea*), and water forget-me-not (*Myosotis scorpioides*).

Plant species found in upland portions of the Site closest to the delineated wetlands include black birch (*Betula lenta*), black cherry (*Prunus serotina*), chokecherry (*Prunus virginiana*), American hazelnut (*Corylus americana*), mountain laurel (*Kalmia latifolia*), Canada mayflower

(*Maianthemum canadense*), hay-scented fern (*Dennstaedtia punctilobula*), and Christmas fern (*Polystichum acrostichoides*).

The brook ranges from 1-4 feet wide and approximately 2-3 inches deep at the time of the delineation. The soil on the developed portions of the parcel is Windsor Loamy Sand while the slopes and associated perennial stream are mapped as Windsor and Merrimac (NRCS Web Soil Survey). Both soils on site are listed as 'excessively drained'.

According to the current Massachusetts Natural Heritage and Endangered Species Program data layers (MassGIS August 2021), portions of the property are mapped as Estimated and Priority Habitats of Rare Species (PH 1749), but no work is proposed to overlap with these areas. There are no Certified Vernal Pools, or Potential Vernal Pools within the site.

Proposed Project

The proposed project consists of a new garage to be constructed within a portion of the property that has been historically landscaped with approximately 1,200 square feet of disturbance within the 200-foot RFA, all of which is also within the 100-foot buffer zone to the BVW.

Due to the configuration of the property, all proposed work will occur within the 200-foot Riverfront Area. Since this lot was created prior to August 1, 1996 (see attached Deed) the Applicant is limited to disturbing 10% or less of the total Riverfront Area on site.

Prior to the start of work, erosion and sedimentation controls (siltation fence and straw wattles) will be installed along the approved limit of work to prevent disturbance outside the project area and minimize risk to the downhill Resource Areas.

Buffer Zone to BVW

There are no temporary or permanent impacts proposed within the 0–50-foot buffer zone to BVW. 1,200 square feet of impact is proposed within the 50–100-foot buffer zone.

Floodplain

No permanent or temporary impacts are proposed within the floodplain.

Riverfront Area

Most of the site is within the Riverfront Resource Area, encompassing approximately 92,418 square feet of the 102,873 square foot lot. The project proposes to alter 641 square feet within the 0-100 foot Riverfront Area, and 559 square feet within the 100-200 foot Riverfront Area. Prior to the commencement of any work, erosion controls will be established at the limit of work (further explained below) to control sediment and stabilize exposed and disturbed soils during construction.

The project complies with each of the standards identified in 310 CMR 10.58 (4)(a)-(c)

(a) Protection of Other Resource Areas. The work shall meet the performance standards for all other resource areas within the Riverfront Area, as identified in 310 CMR 10.30.

- 1,200 square feet of impact is proposed within the 100-foot buffer zone to the BVW.
- No work is proposed within the 25-foot, or 50-foot buffer zones.

(b) Protection of Rare Species. No project may be permitted within the Riverfront Area which will have any adverse effect on specified habitat sites of rare wetland or upland, vertebrate or invertebrate species, as identified by the procedures established under 310 CMR 10.59 or 10.37,

or which will have any adverse effect on vernal pool habitat certified prior to the filing of the Notice of Intent.

- A portion of the property is within Priority or Estimated Habitat of Rare Species, but work will not take place within either habitat polygon or have any impact on this area because it is already landscaped.

(c) Practicable and Substantially Equivalent Economic Alternatives. There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40.

- All possible alternatives have been assessed and described below.

Alternatives Analysis

OA believes that the project, as proposed, minimizes work within jurisdictional areas to the maximum extent practicable and will not result in any adverse impacts to the interests of the Wetlands Protection Act. There are no other practical locations on site for a second garage that would have less impact on the Resource Areas and their buffer zones. In a previous version of the plans, the garage was proposed to be closer to the perennial stream. The Applicant has revised the plans to move and rotate the proposed garage closer to the driveway to reduce its proximity to the stream. This reduced the square footage of alterations within the 0-100 foot Riverfront Area by 100 square feet and work is no closer than existing.

No-Build Alternative

The no-build alternative does not meet the goals of the project and is not being pursued.

Preferred Alternative

The plan proposed herein is the preferred alternative. This alternative scheme is fully compliant with the requirements and provisions at 310 CMR 10.58, for development in close proximity to the Commonwealth's rivers and streams. In that regard, this Project minimizes impact to the Resource Areas on site.

In view of the above, OA recommends the preferred alternative because it will result in the least impact to Resource Areas. The limit of work (LOW) is outside the 0-50-foot buffer to the BVW and less than 10% of existing and proposed alteration within the total amount of Riverfront Area on site.

Erosion Control, Stabilizing, and Stockpiling

Straw wattles are proposed for erosion and sedimentation control along the limit of work at the top of the slope, as shown on the plans prepared by Daniel Salls Land Surveying. Erosion and sedimentation control measures will be installed prior to the start of work, inspected regularly, and maintained throughout the entirety of the project.

All disturbed areas will be stabilized as soon as practicable following construction. Exposed soils will be prepared and seeded. Any temporary stockpiling of excavated material will occur at the furthest distance from Resource Areas as feasible and will be surrounded by erosion controls as necessary to prevent sediment migration.

Representative Site Photographs



Photo 1. Proposed garage area – facing east



Photo 2. Proposed garage site, and existing garage and driveway – facing east.



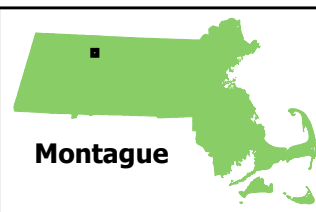
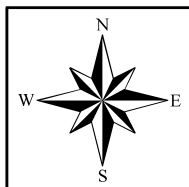
Photo 3. Perennial stream – facing south.



Photo 5. Perennial stream and BVW – facing northeast.



Photo 6. Path down to perennial stream – facing south.



Montague



Legend

 Site Locus

OXBOW
ASSOCIATES, INC.

1:24,000

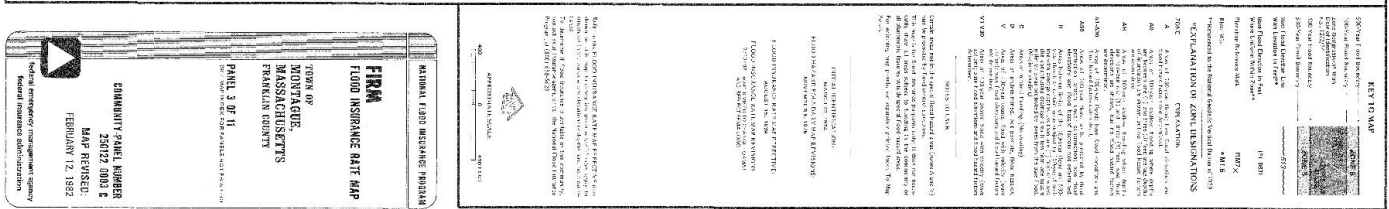
1 inch = 2,000 Feet

0 1,920 3,840
Feet

31-33 Randall Road
Montague, MA
USGS Topo Map
May 18, 2026

Custom Soil Resource Report Soil Map







Wetlands Delineation & Permitting Wildlife Studies Herpetology Vernal Pool Ecology Botany Aerial Imagery

**Copy of Filing Fee Checks
Notice of Intent
31/33 Randall Road, Montague, MA**

1343

OXBOW ASSOCIATES INC
PO BOX 971
ACTON, MA 01720
(978) 929-9058

Enterprise Bank
Member FDIC
53-274/113

07/22/2026

PAY TO THE ORDER OF Commonwealth of Massachusetts \$70.00

Seventy and 00/100 DOLLARS

Commonwealth of Massachusetts
BOX 4062
BOSTON, MA 02211

MEMO WPA fee: 31-33 Randall Road, Montague

[Redacted]

[Signature]
AUTHORIZED SIGNATURE

1342

OXBOW ASSOCIATES INC
PO BOX 971
ACTON, MA 01720
(978) 929-9058

Enterprise Bank
Member FDIC
53-274/113

07/22/2026

PAY TO THE ORDER OF Town of Montague \$95.00

Ninety-five and 00/100 DOLLARS

Town of Montague

MEMO NOI Bylaw Fee: 31-33 Randall Road

[Redacted]

[Signature]
AUTHORIZED SIGNATURE



100 feet Abutters List Report

Montague, MA

June 25, 2026

Subject Property:

Parcel Number: 21-0-141
CAMA Number: 21-0-141
Property Address: 31 33 RANDALL RD

Mailing Address: HOULE GARY W
31 RANDALL RD
MONTAGUE, MA 01351

Abutters:

Parcel Number: 21-0-017
CAMA Number: 21-0-017
Property Address: 186 TURNERS FALLS RD

Mailing Address: SEMASKI ROBERT S
P O BOX 502
TURNERS FALLS, MA 01376

Parcel Number: 21-0-027
CAMA Number: 21-0-027
Property Address: TURNERS FALLS RD

Mailing Address: NARANJO JORGE NARANJO RHINA
PO BOX 1212
GREENFIELD, MA 01302-1212

Parcel Number: 21-0-051
CAMA Number: 21-0-051
Property Address: 20 RANDALL RD

Mailing Address: KENNEY TIMOTHY J
20 RANDALL RD
MONTAGUE, MA 01351

Parcel Number: 21-0-052
CAMA Number: 21-0-052
Property Address: 24 RANDALL RD

Mailing Address: RICHOTTE LAWRENCE R
24 RANDALL RD
MONTAGUE, MA 01351

Parcel Number: 21-0-059
CAMA Number: 21-0-059
Property Address: 37 RANDALL RD

Mailing Address: MOSHER KARL E
37 RANDALL RD
MONTAGUE, MA 01351

Parcel Number: 21-0-065
CAMA Number: 21-0-065
Property Address: 36 RANDALL RD

Mailing Address: HALLETT COLTON
98 BARNEY HALE RD
GILL, MA 01354

Parcel Number: 21-0-074
CAMA Number: 21-0-074
Property Address: 34 RANDALL RD

Mailing Address: HASTINGS JUDITH L HASTINGS KEVIN J
34 RANDALL RD
MONTAGUE, MA 01351

Parcel Number: 21-0-075
CAMA Number: 21-0-075
Property Address: 32 RANDALL RD

Mailing Address: KLEEBOURG ADAM J KLEEBOURG
JESSICA L
32 RANDALL RD
MONTAGUE, MA 01351

Parcel Number: 21-0-076
CAMA Number: 21-0-076
Property Address: 30 RANDALL RD

Mailing Address: GLIDDEN BETTY L C/O BETTY
RICHOTTE
30 RANDALL RD
MONTAGUE, MA 01351

Parcel Number: 21-0-140
CAMA Number: 21-0-140
Property Address: 9 RANDALL RD

Mailing Address: PHILLIPS LAURIE JEAN PHILLIPS BLAKE
9 RANDALL RD
MONTAGUE, MA 01351



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6/25/2026

Page 1 of 2



100 feet Abutters List Report

Montague, MA

June 25, 2026

Parcel Number: 21-0-153
CAMA Number: 21-0-153
Property Address: RANDALL RD

Mailing Address: RICHOTTE TODD
127 TURNERS FALLS RD
MONTAGUE, MA 01351



www.cai-tech.com

6/25/2026

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Page 2 of 2

Notification to Abutters

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

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

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

- A. A Notice of Intent was filed with the Montague Conservation Commission on July 29, 2026 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

Construction of a new garage within the Riverfront Area

- B. The name of the applicant is: Gary Houle.
- C. The address of the land where the activity is proposed is: 31/33 Randall Road (Parcel 21-0141).
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Montague Conservation Commission, located at 1 Avenue A in Turners Falls. The regular business hours of the Commission are Monday, Tuesday, Thursday: 8:30 AM to 5:30 PM; Wednesday: 8:30 AM to 6:30 PM. The Commission may be reached at 413-863-3200 ext. 112.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling Adam Kohl of Oxbow Associates, Inc. at 413-450-8837. An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Montague Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Montague Reporter.

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



2004 00003998

Bk: 4550 Pg: 323 Doc: DEED
Page: 1 of 2 03/22/2004 10:40 AM

Affected Premises:
31-33 Randall Road
Montague, MA

MARG. REF.
BOOK 4556
PAGE 390

QUITCLAIM DEED

I, JAMES A. GUY, of Montague, Franklin County, Massachusetts,

in consideration of THERE BEING NO MONETARY CONSIDERATION, NO DOCUMENTARY STAMPS REQUIRED, and pursuant to the terms of a Separation Agreement executed by the parties and filed with Franklin Probate and Family Court

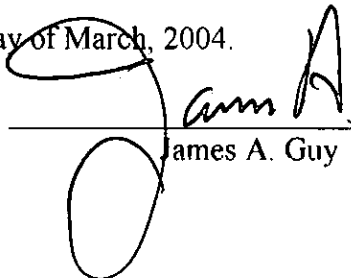
grant to LAUREL A. GUY of 31-33 Randall Road, Montague, MA 01351

with QUITCLAIM COVENANTS

all of my right, title and interest in and to the land in Montague, Franklin County, Massachusetts, with the buildings thereon, bounded and described on EXHIBIT A attached hereto and incorporated herein.

Being the same premises conveyed to John J. Shiels and Carol A. Shiels, tenants in common with James A. Guy and Laurel A. Guy, by deed of Ernestine J. LePine dated August 11, 1995 and recorded with the Franklin County Registry of Deeds in Book 3024 Page 147.

Executed as a sealed instrument this 17th day of March, 2004.


James A. Guy

COMMONWEALTH OF MASSACHUSETTS

Franklin, ss

March 17, 2004

Then personally appeared the above-named James A. Guy and acknowledged the foregoing instrument to be his free act and deed, before me,

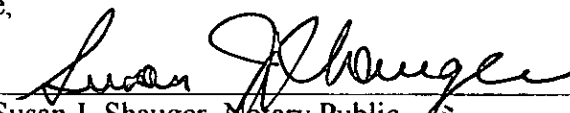

Susan J. Shauger, Notary Public
My commission expires: 9/15/06

EXHIBIT A

That certain tract or parcel of land situate on the southerly side of Randall Road, Montague, Franklin County, Massachusetts, bounded and described as follows:

Beginning at a stone bound on the southerly side of Randall Road at the northeast corner of land now or formerly of Rodney F. and Evelyn E. Krug, thence S $4^{\circ} 14' 05''$ E along land of said Krug to an iron pin, a distance of 508.65 feet;

thence N $85^{\circ} 21' 25''$ E along land now or formerly of Alexander Delongchamp, a distance of 20 feet, more or less, to the thread of the stream;

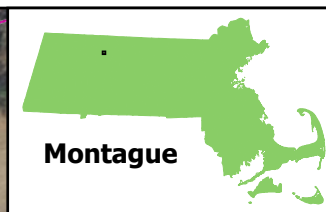
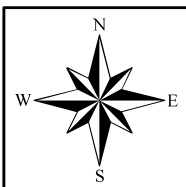
thence following the thread of the stream in a northeasterly direction a distance of 680 feet, more or less, to an iron pin;

thence N $20^{\circ} 34' 30''$ W along land now or formerly of Ernestine J. LePine to an iron pin at the top of the bank, then continuing on to an iron pin on the southerly side of Randall Road a distance of 91 feet, more or less;

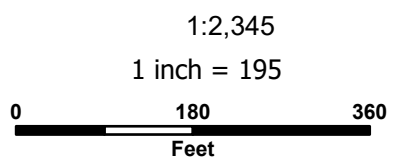
thence S $70^{\circ} 30' 00''$ W along Randall Road a distance of 385.80 feet to the point of beginning.

Containing 2.5 acres, more or less.

Being the same premises shown and described as Lot 5 on a plan of land entitled "Corrective Plan of Land in Montague, MA, Surveyed for Ernestine J. LePine" dated April 29, 1994, prepared by Robert B. Rose and Associates, recorded in the Franklin County Registry of Deeds in Plan Book 88, Page 41,



MassGIS, ESRI, NHESP, MassGIS



**31/33 Randall Road
Montague, MA
July 27, 2026**