



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:

Dennis A Labkovich

Name

dlabkovich@gmail.com

E-Mail Address

49 Homestead Rd

Mailing Address

Lynnfield

City/Town

MA

State

01940

Zip Code

781-854-8965

Phone Number

Fax Number (if applicable)

2. Representative (if any):

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 Lynnfield Conservation Commission make the following determination(s). Check any that apply:

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

Name of Municipality

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

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LYNNFIELD
CONSERVATION COMMISSION



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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):

49 Homestead Rd

Street Address

24

Assessors Map/Plat Number

Lynnfield

City/Town

713

Parcel/Lot Number

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

Current driveway and grass lawn.

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

Plot Plan by Scott Cerrato (page 5)

Title

06/28/2022

Date

Sewage Disposal System Site Plan by Joseph W. Serwatka (page 6)

Title

10/11/21

Date

View and 3D Model of existing and proposed design (pages 7-10)

Title

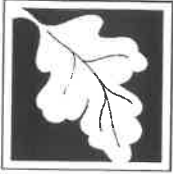
07/01/2022

Date

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

Our project is to extend our existing house with the garage and room above it. Currently the area of the project consists of a driveway, plastic shed and grass lawn. There are 2 Emerald Green Arborvitaes behind the shed. We will plant them at different location.

Once the addition is built we are planning on building a small retaining wall to improve land grading at the side of the house.



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

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

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

Dennis Labkovich

Name

49 Homestead Rd

Mailing Address

Lynnfield

City/Town

MA

State

01940

Zip Code

Signatures:

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

Signature of Applicant

Date

Signature of Representative (if any)

Date

N/F
LYNNFIELD CENTER WATER DISTRICT

43.61'

34.98'



LOT AREA
22,772± S.F.

N/F
SANDRA & SCOTT LAVEY
#51 HOMESTEAD ROAD

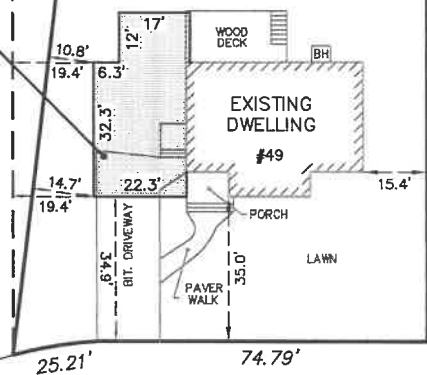
N/F
MONICA & WILFRED AUDETTE
#47 HOMESTEAD ROAD

260.56'

279.69'

LAWN

PROPOSED
ADDITION



25.21' 74.79'

HOMESTEAD ROAD
(PUBLIC - 40' WIDE)

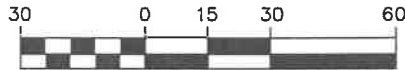
ZONING SETBACKS: RA

FRONT YARD 30'
SIDE YARD 15'
REAR YARD 20'

RECORD OWNER:

PAMELA L ROMANO
BOOK 11874 PAGE 49

GRAPHIC SCALE



1" = 30'



SCOTT M. CERRATO
Professional Land Surveyor

PO Box 366 - Exeter, NH 03833 - 781-775-3724

PLOT PLAN

**49 HOMESTEAD ROAD
LYNNFIELD, MASSACHUSETTS
PARCEL ID: 0024 0000 0713**

I HEREBY CERTIFY THAT THIS PLAN IS BASED
ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE
GROUND IN JUNE 2022 AND THE STRUCTURES
DEPICTED HEREON ARE LOCATED AS SHOWN.

5-28-22

DATE

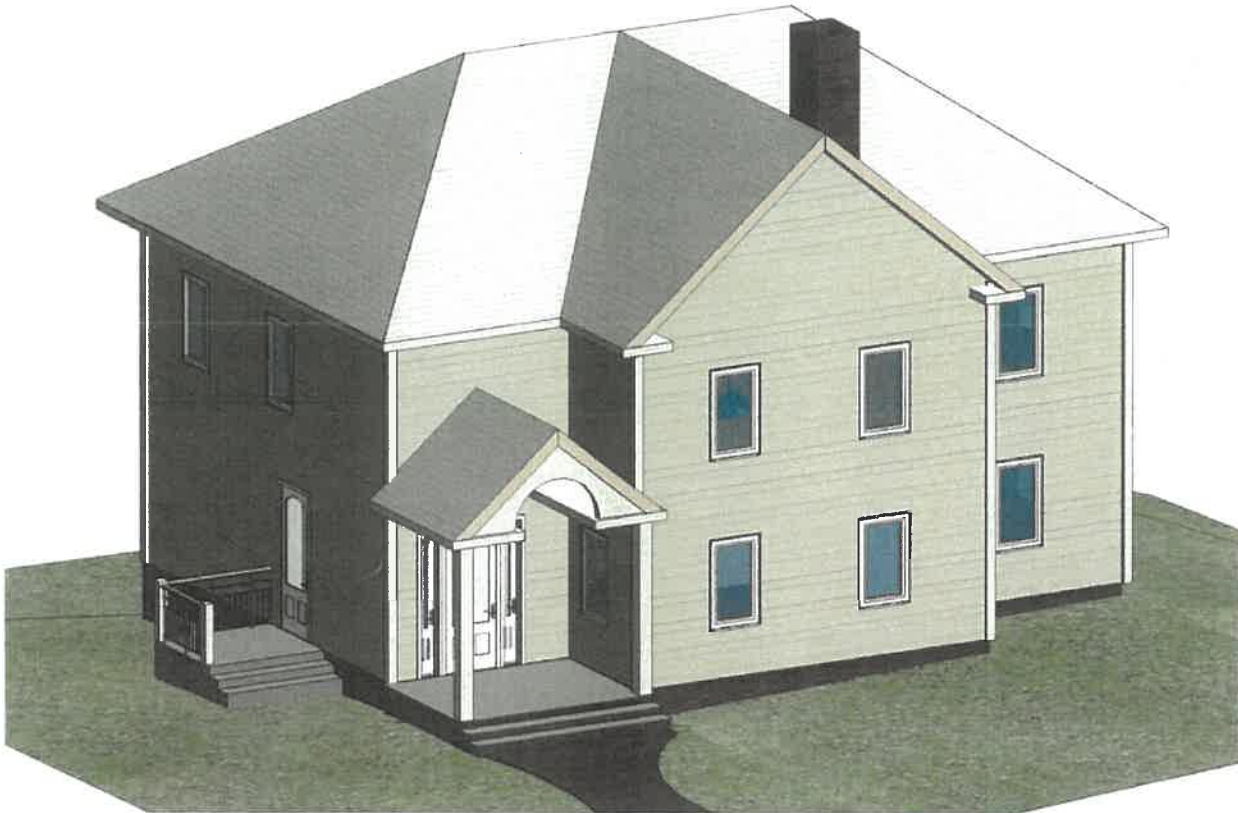
Scott M. Cerrato
SIGNATURE

JUNE 28, 2022





49 Homestead Rd., current view



49 Homestead Rd., proposed addition

