



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Lowell

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

Municipality

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: Mullins Management Co
First Name Last Name
Address: 11 Beacon Street STE 432
City/Town: Boston State: MA Zip Code: 02108
Phone Number: 781-849-3388 Email Address: klessin@Jrmco.net

2. Property Owner (if different from Applicant):
Massachusetts Mills III LP
First Name Last Name
Address: 11 Beacon Street STE 432
City/Town: Boston State: MA Zip Code: 02108
Phone Number: 781-849-3388 Email Address: klessin@Jrmco.net

3. Representative (if any)
Kayla Lessin
First Name Last Name
Company Name
Address
City/Town State Zip Code
Phone Number Email Address (if known)

B. Project Description

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

169.1 Bridge Street Lowell
Street Address City/Town
42.64724 -71.30442
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
177 780-169.1
Assessors' Map Number Assessors' Lot/Parcel Number

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

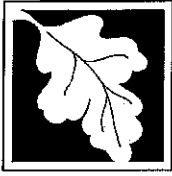
Main Power building side next to Merrimack River and adjoining area on the Riverwalk

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Congress Companies Construction Management Plan 4/12/2024
Title Date
Title Date

How to find Latitude and Longitude

and how to convert to decimal degrees



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B. Project Description (cont.)

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

Remove fallen bricks from Riverwalk surface. Selectively demolish other areas of the Main Power parapet as needed, and cover parapet roof area with new waterproof material. Restore any damage to Riverwalk surface and fence. Install netting or other fall protection.

- 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.)

See attached



C. Determinations

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

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above 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 above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above 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 Activities in the Riverfront Area as depicted on referenced plan(s).

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.

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.

Karla Tesoro
Signature of Applicant

5/21/2024
Date

Signature of Representative (if any)

Date



LAND USE BOARD: MAIN APPLICATION

The following application is made to the City of Lowell Division of Development Services in accordance with the provisions of The Code of Ordinances, City of Lowell, Massachusetts, Chapter 270, Zoning Code.

1. Application Information

Address of Property Location: 169.1 Bridge street

Owner: Massachusetts Mills III LP Telephone No. 781-849-3388 Email: klessin@Jrmco.net

Address (if different) 11 Beacon Street Suite 432 City: Boston State: MA Zip Code: 02108

Second Owner (if applicable): _____ Telephone No. _____ Email: _____

Address (if different) _____ City: _____ State: _____ Zip Code: _____

Applicant: (If different from Owner): Mullins Management Company Telephone No: 781-849-3388

Email: klessin@jrmco.net Title (Tenant/Lessee/Purchaser/Etc.): Manager

Address 11 Beacon Street Suite 432 City: Boston State: MA Zip Code: 02108

Owner's Agent (if applicable): _____ Telephone No. _____

Email: _____ Title: (Attorney/Architect/Contractor/Etc.): _____

Address _____ City: _____ State: _____ Zip Code: _____

2. Please check all Board/Commission Approval(s) sought:

____ The applicant is requesting the following from the Planning Board (Please also complete and attach the appropriate form)

- ____ Site Plan Review (see Site Plan Review Supplement Form)
- ____ Special Permit (see Main Special Permit Supplement Form)
- ____ Preliminary Subdivision Approval (see Preliminary Subdivision Supplement Form)
- ____ Definitive Subdivision Approval (see Definitive Subdivision Supplement Form)
- ____ Planned Residential Development
- ____ Endorsement of a Plan thought not to Require Approval (ANR)
- ____ Repetitive Petition (see Special Permit Main Supplement Form)
- ____ Telecommunications (see Telecommunications Supplement Form)

____ The applicant is requesting the following from the Zoning Board (Please also complete and attach the appropriate form)

- ____ Special Permit
- ____ Variance
- ____ Appeal of Building Commissioner's Determination

____ The applicant is requesting approval from the Historic Board (Please also complete and attach the appropriate form):

- ____ Downtown District
- ____ Acre District
- ____ Other Neighborhood District - Please Specify: _____

The applicant is requesting the following from the Conservation Commission (Please also complete and attach the appropriate form):

- Request for Determination of Applicability (RDA)
- ____ Notice of Intent (NOI)
- ____ Abbreviated Notice of Resource Area Delineation (ANRAD)
- ____ Certificate of Compliance (COC)
- ____ Other (Please Specify): _____

3. Property Information (Applies to Planning Board and Zoning Board applicants only):

Zoning District of Property: _____

Type of Structures (Existing and Proposed on Property):

Residential: E _____ P _____ Commercial: E _____ P _____ Industrial: E _____ P _____

Institutional: E _____ P _____ Other: _____

Parking Spaces: Existing _____ Proposed _____ Estimated Project Cost: _____

Land Area Square Feet: _____ Building Area Square Feet: _____

Number of Stories: _____ Number of Dwelling Units: E _____ P _____ Ave. Unit Size (SQ FT) _____

Occupied: _____ Partially Occupied: _____ Vacant: _____ Vacant Land: _____

4. Notification Requirements: Mailing of Abutter Notices

All applicants will be responsible for submitting prepaid abutter notice mailings to meet notification requirements under MGL Ch. 40A. Notices shall be submitted to Development Services staff at least two weeks prior to the scheduled public hearing.

Permit Signs (Please see the Notice of Intent Checklist for details regarding the Permit Sign for that application)

All of the following applications are required to post a Request for Permit Sign:

- Special Permit, Site Plan Review and Subdivision Applications from the Planning Board
- Special Permit and Variance Applications from the Zoning Board of Appeals
- New Construction Projects from the Historic Board

Request for Permit Signs must meet the following standards:

- The sign shall include the following information:
 - NOTICE: REQUEST FOR PERMIT
 - Address of Property:
 - Type of Permit: (special permit, site plan review, subdivision, variance, etc.)
 - Specific information about the project: (type of use, number of units, size of commercial space, etc.)
 - Proposed Use of Property:
 - Date, Time and Place of a Public Hearing.
- For additional information, contact the City of Lowell at:
 - Division of Development Services, City Hall, Room 51, 375 Merrimack Street, Lowell, MA 01852
 - Phone: (978) 674-4144
 - City Website: www.lowellma.gov
- The sign shall include a copy of the site plan or plot plan submitted with the permit application.
- The sign shall be made of wood or metal. Size of said sign shall be a minimum of 3 feet by 4 feet.
- The applicant shall notify the City of Lowell in writing that the sign has been erected and where located.
- The sign shall be posted 14 days prior to the opening of the public hearing.

Submit all required materials to:

Division of Development Services, City Hall, Room 51, 375 Merrimack Street, Lowell, MA 01852

NOTE: Projects greater than 1 acre (43,560 square feet) are required to apply for a NPDES Permit. Please refer to <https://www.epa.gov/npdes> for more information.

Account: M23735

GIS ID 0780-169.1
Parcel ID 0177 0780 0169.1 0000
Legal Address 169.1 BRIDGE ST
Legal Owner MASSACHUSETTS MILLS III LTD PTNSHP C/O
MULLINS MANAGEMENT
Legal Area 12959 sq ft
Book/Page 4531/0091
Access Deed Info [Click here](#)
Property Record Card [Click Here](#)

Owner Info

Owner Address 11 BEACON ST STE 432
City, State, Zip BOSTON, MA, 02108

Assessing Info

Land Value 88100
Building Value 58700
Total Value 146800
Year Built 0
Land Zone DMU
Land Use Description Vacant Land Dev

Additional Resources

Parcel Sketch [Click here](#)

Additional GIS Information