

For Registry of Deeds Use Only



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**  
**WPA Form 4B – Order of Resource Area**  
**Delineation**

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

Provided by MassDEP:

099-1415

MassDEP File Number

eDEP Transaction Number

Andover

City/Town

**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.



**Note:** Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Andover  
 1. Conservation Commission

2. This Issuance is for (check one):

- a.  Order of Resource Area Delineation  
 b.  Amended Order of Resource Area Delineation

3. Applicant:

Thomas Congoran  
 a. First Name b. Last Name  
300 600 Federal Holdings, LLC  
 c. Organization  
10 Post Office Square, Suite 800 So  
 d. Mailing Address  
Boston MA 02109  
 e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

300 600 Federal Holdings, LLC 300 600 Federal Holdings, LLC  
 a. First Name b. Last Name  
10 Post Office Square, Suite 800 So  
 c. Organization  
10 Post Office Square, Suite 800 So  
 d. Mailing Address  
Boston MA 02019  
 e. City/Town f. State g. Zip Code

5. Project Location:

300 Federal Street Andover 01810  
 a. Street Address b. City/Town c. Zip Code  
144 3  
 d. Assessors Map/Plat Number e. Parcel/Lot Number

Latitude and Longitude 42.6d85m32s -71.2d18m70s  
 (in degrees, minutes, seconds): f. Latitude g. Longitude

6. Dates: June 7, 2022 May 16, 2023 May 22, 2023  
 a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance



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**A. General Information (cont.)**

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Abbreviated Notice of Resource Area Delineation Plan Overall

rev. 4/5/2023

a. Title

b. Date

c. Title

d. Date

**B. Order of Delineation**

1. The Conservation Commission has determined the following (check whichever is applicable):

a.  **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1.  Bordering Vegetated Wetlands

2.  Other resource area(s), specifically:

a. Wetland Resource Areas

b.  **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1.  Bordering Vegetated Wetlands

2.  Other resource area(s), specifically:

a.

c.  **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1.  Bordering Vegetated Wetlands

2.  Other resource area(s), specifically:



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## B. Order of Delineation (cont.)

- 3.  The boundaries were determined to be inaccurate because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

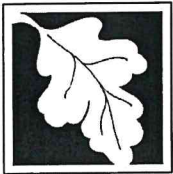
This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

## D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



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**E. Signatures**

May 22, 2023  
Date of Issuance

Please indicate the number of members who will sign this form.

5  
1. Number of Signers

Signatures

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Signature of Conservation Commission Member

Donald Cooper

Printed Name

Ellen Townson

Printed Name

Jon Honea

Printed Name

Floyd Greenwood

Printed Name

Alix Driscoll

Printed Name

Ruby Brown

Printed Name

Miranda Chave

Printed Name

Printed Name

**This Order is valid for three years from the date of issuance.**

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on \_\_\_\_\_ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2.  By hand delivery on

3.  By certified mail, return receipt requested on

a. Date

May 22, 2023  
a. Date



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\_\_\_\_\_  
City/Town

**Recording Information**

Prior to commencement of work, this Order of Resource Area Delineation must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Resource Area Delineation. The recording information on this page shall be submitted to the Conservation Commission listed below.

\_\_\_\_\_  
Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

\_\_\_\_\_  
Conservation Commission

Please be advised that the Order of Resource Area Delineation for the Project at:

\_\_\_\_\_  
Project Location

\_\_\_\_\_  
MassDEP File Number

Has been recorded at the Registry of Deeds of:

\_\_\_\_\_  
County

\_\_\_\_\_  
Book

\_\_\_\_\_  
Page

For: \_\_\_\_\_  
Property Owner

and has been noted in the chain of title of the affected property in:

\_\_\_\_\_  
Book

\_\_\_\_\_  
Page

In accordance with the Order of Resource Area Delineation issued on:

\_\_\_\_\_  
Date

If recorded land, the instrument number identifying this transaction is:

\_\_\_\_\_  
Instrument Number

If registered land, the document number identifying this transaction is:

\_\_\_\_\_  
Document Number

\_\_\_\_\_  
Signature of Applicant