

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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:

Albert

First Name

Mendelsohn

Last Name

58-60 Railroad LLC, 42 Brentwood Rd

Address

Chelmsford

City/Town

MA

State

01824

Zip Code

508-962-4591

Phone Number

al@adamcoco.com

Email Address

2. Property Owner (if different from Applicant):

First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

Thomas

First Name

Hughes

Last Name

Hughes Environmental Consulting

Company Name

44 Merrimac Street, Suite 311

Address

Newburyport

City/Town

MA

State

01950

Zip Code

978-465-5400

Phone Number

thughes@hughesenvr.com

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):

58-60 Railroad St

Street Address

Haverhill

City/Town

42.77123

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

-71.06944

Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

702

Assessors' Map Number

635-1

Assessors' Lot/Parcel Number

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

The site is a developed property in the floodplain and riverfront along the Merrimack River.

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

RDA 58-60 Railroad by Millennium Engineering, Inc.

Title

9/23/2026

Date

Existing Flood Storage 58-60 Railroad Street

Title

9/23/2026

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):

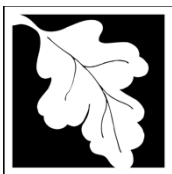
The existing building is collapsing. In order to demolish the building, the applicant is seeking to confirm certain existing conditions that will be affected. The primary condition is the flood storage incrementally as shown on the plan. The other is the existing building as degraded riverfront in case the backfilled foundation hole becomes vegetated. Any existing areas of pavement should remain largely unaffected and will be patched with binder to preserve paved/imperious conditions.

- 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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C. Determinations

1. I request the Haverhill 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.

Signature of Applicant

9/24/2026

Date

[Signature]
Signature of Representative (if any)

9/24/2026

Date

58 Railroad Street USGS Location Map



Prepared by Hughes Environmental Consulting,



0 2,050 4,100 8,200 Feet

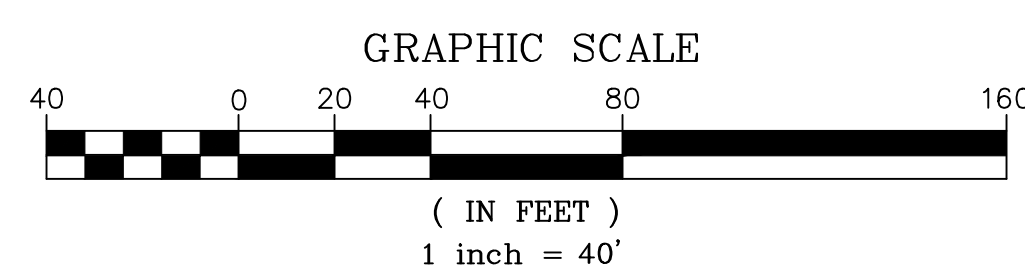
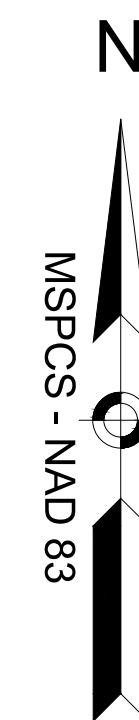
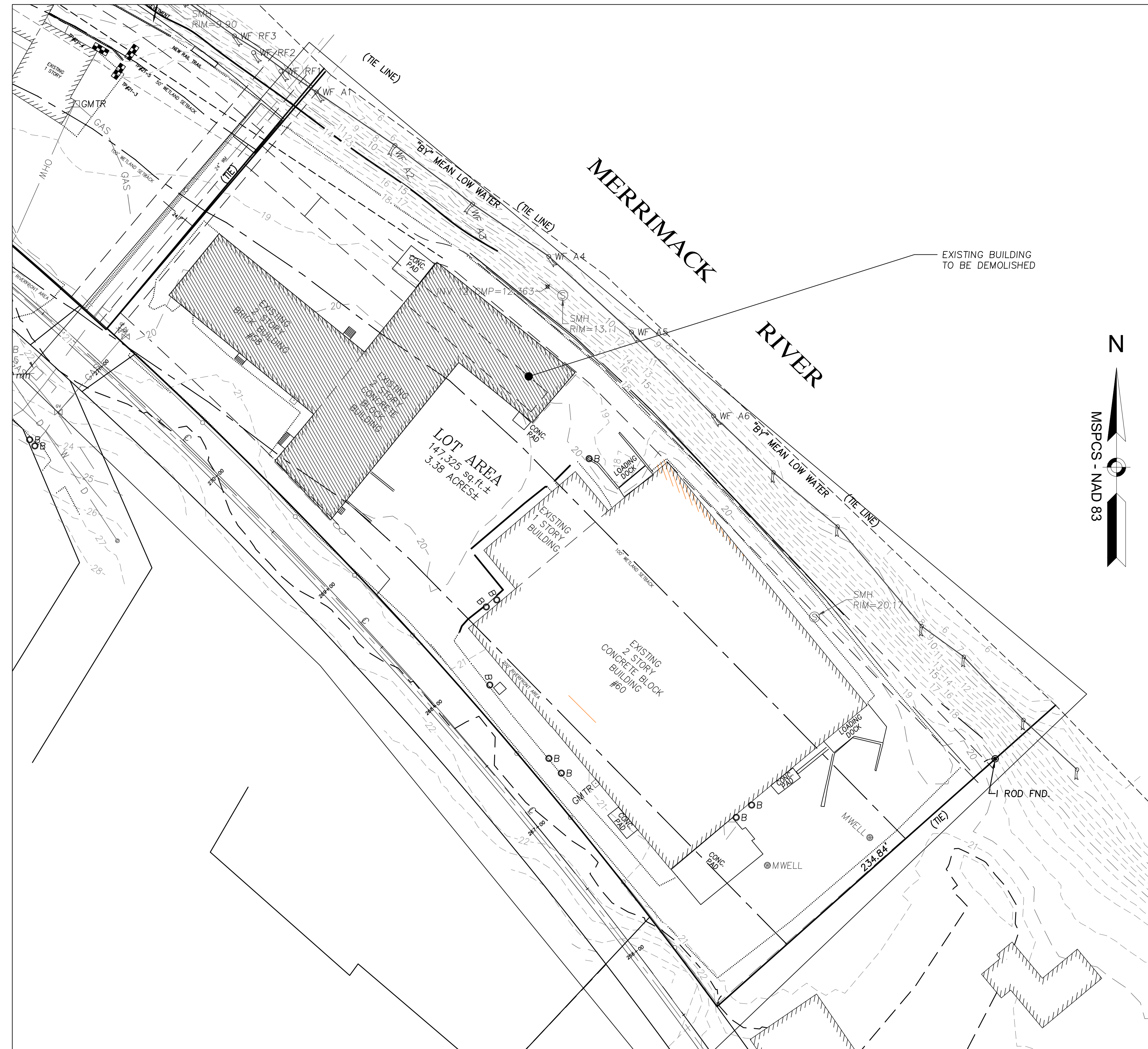
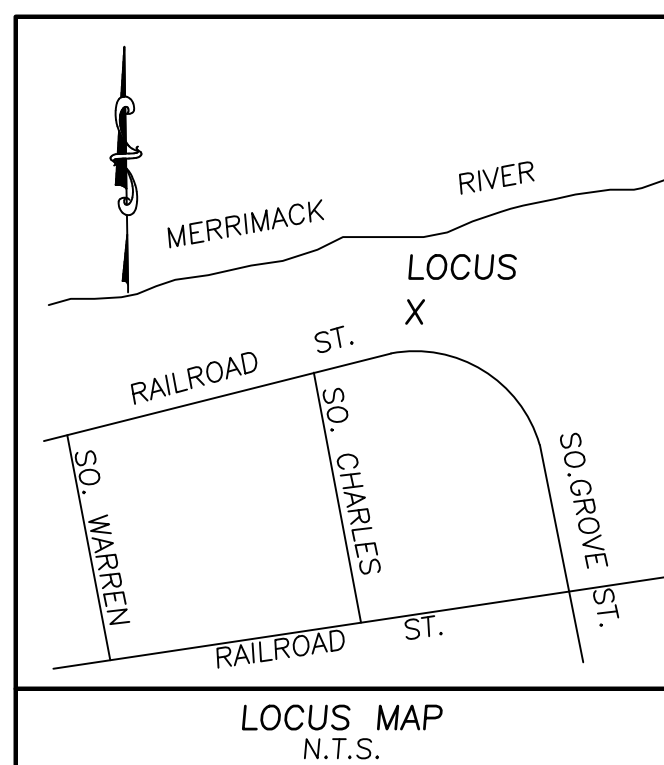
Data Source MassGIS, photo interpretation, and on ground RTK GPS by Hughes Environmental Consulting.

View from the West



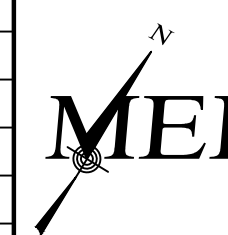
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04/14/2025



PREPARED FOR

58-60 RAILROAD LLC
60 RAILROAD STREET
HAVERHILL, MA

[illegible]

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
2 MERRIMACK ST, SUITE 504 HAVERHILL, MA 01830 (978) 241-4895
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'	CALC. BY: J.T.M.	PROJECT: M224172
DATE: SEPT. 23, 2026	CHKD. BY: F.W.B.	

SITE PLAN
IN
HAVERHILL, MA
AT
58-60 RAILROAD STREET

RDA
PLAN

SHEET: 1 OF 1

