



N O T N O T  
A N A N  
O F F I C I A L O F F I C I A L  
C O P Y C O P Y  
Town of Wrentham  
Chapter 375  
General Bylaw for Wetland Protection

**ORDER OF RESOURCE AREA DELINEATION**

**DEP # SE 351-1226**

**Project Location: 483 Thurston St.**

**Map: O-07 Block: 5 Lot: 2**

**Applicant: 483 Thurston LLC**

**Property owner if different: 483 Thurston Realty, LLC & George Willig**

**Representative(s): Garrett Horsfall, Kelly Engineering Group, Inc.**

**The Wrentham Conservation Commission (WCC) has reviewed the following materials submitted by the Applicant:**

**Based on a review of materials submitted at the Project Location the WCC determines that the Application and Plans dated 03/10/2026 are Accurate:**

The boundaries described in the referenced Plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource areas under the Wrentham Wetlands Protection Bylaw and Regulations:

- a. Riparian Areas: The subject property lies outside of the Outer Riparian Zone as stated in the application.
- b. Isolated Land Subject to Flooding under the Massachusetts Wetlands Protection Act (the Act) and Wrentham's Wetland Protection Bylaw (the Bylaw): This area is depicted accurately on the plans as being an upland area and is not jurisdictional under either the Act or Bylaw.

ISSUED BY THE WRENTHAM CONSERVATION COMMISSION ON 04/13/26

By Vote on 08/28/25, the individuals listed above have accepted the provisions of M.G.L. c.110G regarding electronic signatures and that its members will henceforth execute documents either with electronic signatures or with wet ink signatures and that both will carry the same legal weight and effect. This was recorded with the Norfolk County Registry of Deeds in Book 42681 Page 371.

Signatures:

*Leo E. Immonen*

Leo E. Immonen

*Dianne Demarais*

Dianne Demarais

*Lynn Malisz*

Lynn Malisz

*Janet Sozio*

Janet Sozio

*Julie Garland*

Julie Garland

*Delana Reardon*

Delana Reardon

*Seth M. Jensen*

Seth M. Jensen

*Heather Ledbetter*

Heather Ledbetter, Land Use Specialist

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY



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

Provided by MassDEP: 351-1226 MassDEP File Number eDEP Transaction Number City/Town

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.



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

From: Wrentham 1. Conservation Commission

2. This Issuance is for (check one):

- a. [X] Order of Resource Area Delineation b. [ ] Amended Order of Resource Area Delineation

3. Applicant:

a. First Name 483 Thurston LLC b. Last Name c. Organization d. Mailing Address 275 Grove St. Suite 3 e. City/Town Auburndale MA f. State g. Zip Code 02035

4. Property Owner (if different from applicant):

[X] George Willig a. First Name b. Last Name c. Organization 483 Thurston Realty, LLC d. Mailing Address 30 Mechanic St., Suite 3 e. City/Town Foxborough MA f. State g. Zip Code 02035

5. Project Location:

483 Thurston St. Wrentham 02093 a. Street Address b. City/Town c. Zip Code d. Assessors Map/Plat Number O-07 Block - 5 e. Parcel/Lot Number 2

Latitude and Longitude 42d3m16.668s -71d17m51.684s (in degrees, minutes, seconds): f. Latitude g. Longitude

6. Dates: 03/11/26 04/09/26 04/13/26 a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance

Handwritten numbers: (18589) 1272856



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:  
351-1226  
MassDEP File Number  
eDEP Transaction Number  
City/Town

**WPA Form 4B – Order of Resource Area  
Delineation**

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

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

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

Plan to Accompany ANRAD	03/10/26
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. a. Riparian Areas: The subject property lies outside of the Outer Riparian Zone as stated in the application.

b. Isolated Land Subject to Flooding under the Massachusetts Wetlands Protection Act (the Act) and Wrentham's Wetland Protection Bylaw (the Bylaw): This area is depicted accurately on the plans as being an upland area and is not jurisdictional under either the Act or Bylaw.

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:

\_\_\_\_\_

\_\_\_\_\_



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:  
351-1226  
MassDEP File Number  
eDEP Transaction Number  
City/Town

**WPA Form 4B – Order of Resource Area**

A N Delineation A N

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

C O P Y C O P Y

**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 appellent.

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.



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

Provided by MassDEP:  
 351- 1226  
 MassDEP File Number

**WPA Form 4B – Order of Resource Area**

O F F I C I A L **Delineation** O F F I C I A L

Massachusetts Wetlands Protection Act M.G.L. c. 271, §40

eDEP Transaction Number  
**Wrentham**  
 City/Town

**E. Signatures**

04/13/26  
 Date of Issuance

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

8  
 1. Number of Signers

**Signatures**

Leo E. Immonen  
 Signature of Conservation Commission Member

Leo E. Immonen  
 Printed Name

Julie Garland  
 Signature of Conservation Commission Member

Julie Garland  
 Printed Name

Dianne Demarais  
 Signature of Conservation Commission Member

Dianne Demarais  
 Printed Name

Maria Jomides  
 Signature of Conservation Commission Member

Maria Jomides  
 Printed Name

Delana Reardon  
 Signature of Conservation Commission Member

Delana Reardon  
 Printed Name

Seth M. Jensen  
 Signature of Conservation Commission Member

Seth M. Jensen  
 Printed Name

Janet Sozio  
 Signature of Conservation Commission Member

Janet Sozio  
 Printed Name

Heather Ledbetter  
 Signature of Conservation Commission Member

Heather Ledbetter, Land Use Specialist  
 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

a. Date

04/13/26

By Vote on 08/28/25, the individuals listed above have accepted the provisions of M.G.L. c.110G regarding electronic signatures and that its members will henceforth execute documents either with electronic signatures or with wet ink signatures and that both will carry the same legal weight and effect. This was recorded with the Norfolk County Registry of Deeds in Book 42681 Page 371.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**Request for Departmental Action Fee**  
**Transmittal Form**

DEP File Number:

351-1226

Provided by DEP

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

**A. Request Information**

1. Location of Project

a. Street Address \_\_\_\_\_ b. City/Town, Zip \_\_\_\_\_  
 c. Check number \_\_\_\_\_ d. Fee amount \_\_\_\_\_

2. Person or party making request (if appropriate, name the citizen group's representative):

Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

4. DEP File Number:

\_\_\_\_\_

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**B. Instructions**

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

DEP File Number:

**Request for Departmental Action Fee  
Transmittal Form**

351-1226

Provided by DEP

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

**B. Instructions (cont.)**

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. 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.



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

Provided by MassDEP:  
 351-1226  
 MassDEP File Number  
 eDEP Transaction Number  
 City/Town

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

**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.

Wrentham

Conservation Commission

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

To:

Wrentham

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:

Norfolk

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