

Norwood Engineering

August 20, 2018

Conservation Commission
50 Carby Street
Westwood, MA 02090

Subject: Notice of Intent
Canton Street Realty Trust
21 Hedgerow Lane

Dear Commission Members:

Enclosed are the following materials in support of the Notice of Intent for Canton Street Realty Trust, for an Order of Conditions under the Wetland Protection Act and the Town of Westwood Wetland Protections Bylaw. The Notice of Intent is for the demolition of an existing structure and the construction of a single-family dwelling, driveway, retaining wall, utilities and associated grading in the 100' buffer to a bordering vegetated wetland.

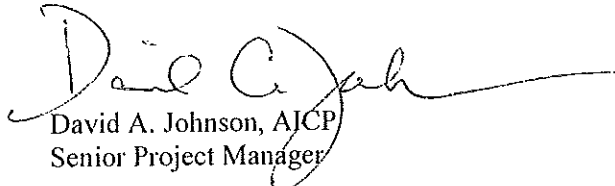
- 9 Copies of the Notice of Intent (State forms)
- 9 Copies of the Town of Westwood Permit Application Forms which include Filing Procedure Summary, Plans Checklist, Worksheet for Fees, 45 Day Time Waiver Requirement, Wetland Permit Application: Town Clerk, Notice to Abutters and Abutter Information.
- 9 Copies of the Notice of Intent, Building Permit Plan dated August 1, 2018
- A certified list of abutters for the Town of Westwood and the Town of Norwood
- A check in the amount of \$ 3062.50 for the Town share of the Notice of Intent filing fee (\$ 262.50) and for the Westwood Bylaw filing fee (\$ 2,800).

The abutters to the Project have been notified of the filing, as required. Furthermore, it is our understanding that the Commission will be placing the legal ad for the Project and the Applicant will be responsible for the billing.

If you have any questions or need additional information, please contact me.

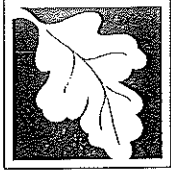
Sincerely,

NORWOOD ENGINEERING CO., INC.


David A. Johnson, AICP
Senior Project Manager

CC: David Spiegel, Trustee - Applicant
Town Clerk

Norwood Engineering Co., Inc. * Consulting Engineers & Land Surveyors
1410 Route One * Norwood, Ma. 02062 * (781) 762-0143 * FAX (781) 762-8595
95 State Road * Box 207 * Sagamore Beach, Ma. 02562 * (508) 888-0088



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

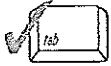
MassDEP File Number

Document Transaction Number

Westwood

City/Town

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.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

21 Hedgerow Lane

a. Street Address

Westwood

b. City/Town

02092

c. Zip Code

Latitude and Longitude:

42-12-23

d. Latitude

71-09-56

e. Longitude

32

f. Assessors Map/Plat Number

202

g. Parcel /Lot Number

2. Applicant:

David

a. First Name

Spiegel, Trustee

b. Last Name

Canton Street Realty Trust

c. Organization

PO Box 890

d. Street Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

David

a. First Name

Johnson

b. Last Name

Norwood Engineering Co., Inc

c. Company

1410 Route One

d. Street Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

781-762-0143

h. Phone Number

i. Fax Number

djohnson@norwoodengineering.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$500.00

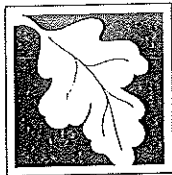
a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Demolition of an existing dwelling, the construction of a new single family dwelling, driveway and associated grading within the 100' Buffer Zone to a Bordering Vegetated Wetland.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

35979

c. Book

b. Certificate # (if registered land)

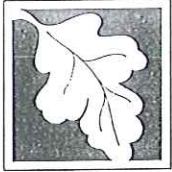
533

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

- f. Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland _____
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

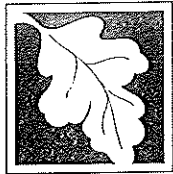
Online Users:
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	
	<u>Proposed Replacement (if any)</u>	
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

Online version _____

b. Date of map _____

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

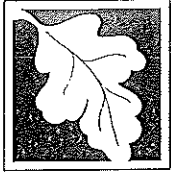
2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and *mail to NHESP* at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
 3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

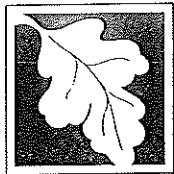
D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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Provided by MassDEP:

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Westwood

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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Notice of Intent - Building Permit Plan dated August 1, 2018

a. Plan Title

Norwood Engineering Co., Inc

Matthew D. Smith, PE, PLS

b. Prepared By

c. Signed and Stamped by

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1296

2. Municipal Check Number

8-14-18

3. Check date

1297

4. State Check Number

8-14-18

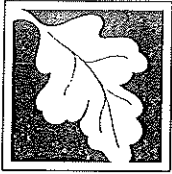
5. Check date

Canton Street Realty Trust

6. Payor name on check: First Name

Canton Street Realty trust

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

<p>1. Signature of Applicant</p> <p><i>David C. Spear</i> for</p>	<p>2. Date</p> <p>August 14, 2018</p>
<p>3. Signature of Property Owner (if different)</p> <p>DAVID SPEAR, CSRT</p>	<p>4. Date</p>
<p>5. Signature of Representative (if any)</p> <p><i>David C. Spear</i>, NORWOOD ENG. CO.</p>	<p>6. Date</p> <p>AUGUST 14, 2018</p>

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

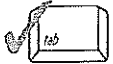
USGS TOPOGRAPHICAL MAP
NORWOOD QUADRANGLE
1985
SCALE 1:25,000





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 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

21 Hedgerow Lane _____ Westwood, MA _____
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

David _____ Spiegel, Trustee _____
 a. First Name b. Last Name
 Canton Street Realty Trust _____
 c. Organization
 PO Box 890 _____
 d. Mailing Address
 Norwood _____ MA _____ 02062 _____
 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

_____ a. First Name b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. *Please see instructions before filling out worksheet.*

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Single Family Dwelling	1	500.00	\$500.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$500.00
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$262.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

May 23, 2018

Mr. Joseph DePippo
Norwood Engineering Co., Inc.
1410 Route One
Norwood, MA 02062

RE: Wetland Resource Evaluation, 443 Canton Street and 9 and 21 Hedgerow Lane,
Westwood, Massachusetts

Dear Mr. DePippo:

On January 15, 2016, EcoTec, Inc. ("EcoTec") inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the "Act") and its implementing regulations (310 CMR 10.00 *et seq.*; the "Regulations"); (2) the Town of Westwood Wetlands Protection Bylaw (Article 18; the "Bylaw") and Conservation Commission Regulations (the "Bylaw Regulations"); and (3) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). There was about one inch of snow cover at the time of the January 15, 2016 inspection. On May 23, 2018, EcoTec extended the wetland line onto the property at 21 Hedgerow Lane. John P. Rockwood, Ph.D., PWS conducted the inspections.

The subject site consists of three parcels totaling 13.11± acres located in eastern Westwood, Massachusetts along the Westwood/Norwood municipal boundary. The first parcel, 443 Canton Street, consists of 10± acres of land located at the terminus of Wight Lane between Lyons Drive to the west and Canton Street to the east. This parcel is developed with a residential house and outbuildings. The remainder of this parcel is wooded and consists largely of upland forest. Plant species observed in the upland forest include northern red oak (*Quercus rubra*), white oak (*Quercus alba*), eastern white pine (*Pinus strobus*), spruce (*Picea sp.*), eastern red cedar (*Juniperus virginiana*), black cherry (*Prunus serotina*), red maple (*Acer rubrum*), Norway maple (*Acer platanoides*), shag-bark hickory (*Carya ovata*), and white ash (*Fraxinus americana*) trees, saplings, and/or shrubs; poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), oriental bitter-sweet (*Celastrus orbiculata*), and grape (*Vitis sp.*) climbing woody vines and ground cover; American witch-hazel (*Hamamelis virginiana*), highbush blueberry (*Vaccinium corymbosum*), honeysuckle (*Lonicera sp.*), multiflora rose (*Rosa multiflora*), European privet (*Ligustrum vulgare*), Japanese barberry (*Berberis thunbergii*), common buckthorn (*Rhamnus cathartica*), and glossy buckthorn (*Rhamnus frangula*) shrubs; and sheep-laurel (*Kalmia angustifolia*), bracken fern (*Pteridium aquilinum*), hayscented fern (*Dennstaedtia punctilobula*), golden-rods (*Solidago sp.*), and grasses (*Gramineae sp.*) ground cover. The

remaining parcels, 9 and 21 Hedgerow Lane, total 3.11± acres of land located north and west of Hedgerow Lane. The former parcel was developed with a single-family house, tennis court, driveway, and associated lawn and landscaping (currently a subdivision roadway) while the latter parcel is currently developed with single-family house with deck, paved driveway, and associated land and landscaping, respectively. The wetland resources observed on the site are described below.

Methodology

The site was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands was delineated in the field in accordance with the definition set forth in the regulations at 310 CMR 10.55(2)(c). Section 10.55(2)(c) states that "The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist." The methodology used to delineate Bordering Vegetated Wetlands is further described in: (1) the BVW Policy "*BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology*," issued March 1, 1995; and (2) "*Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook*," produced by the Massachusetts Department of Environmental Protection, dated March 1995. The plant taxonomy used in this report is based on the *National List of Plant Species that Occur in Wetlands: Massachusetts* (Fish and Wildlife Service, U.S. Department of the Interior, 1988). Bylaw and federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands. One set of DEP Bordering Vegetated Wetland Delineation Field Data Forms completed for observation plots located in the wetlands and uplands near flag A27 is attached. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A33 Stop ^(1/15/16)	Blue Flags	Boundary of Bordering Vegetated Wetlands located in the southeastern portion of the site that is associated with an off-site intermittent stream.
Connect to A34 to A45 Stop ^(5/23/18)	Pink Flags	

Note: This evaluation describes the wetland resources located on the site within Westwood that were delineated by EcoTec under these evaluations. It must be noted that in January 2016 pink/black flags placed by others were observed in Norwood to the southwest of the site. EcoTec did not evaluate these flags as the property was posted. One of these wetland areas beginning with WF308 at the property line is a continuation of the A-series line detailed above (i.e., flag WF308 connects to A1). The other two wetland areas are off-site; WF217 to WF222 would project a 100-foot Buffer Zone onto the site; WF 129 to WF130 would not project a 100-foot Buffer Zone onto the site based upon the NECI survey.

Findings

Wetland A (i.e., blue flags A1 to A33 connect to pink flags A34 to A45) consists of a forested swamp located in the southeastern portion of the site that is associated with an intermittent stream. Plant species observed include red maple (*Acer rubrum*), northern catalpa (*Catalpa*

speciosa), eastern hemlock (*Tsuga canadensis*), and American elm (*Ulmus americana*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) and common greenbrier (*Smilax rotundifolia*) climbing woody vines; highbush blueberry (*Vaccinium corymbosum*), common winterberry (*Ilex verticillata*), arrow-wood (*Viburnum dentatum*), silky dogwood (*Cornus amomum*), glossy buckthorn (*Rhamnus frangula*), and sweet pepper-bush (*Clethra alnifolia*) shrubs; and sheep-laurel (*Kalmia angustifolia*), bristly blackberry (*Rubus hispidus*), cinnamon fern (*Osmunda cinnamomea*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), spinulose woodfern (*Dryopteris spinulosa*), spotted touch-me-not (*Impatiens capensis*), golden-rods (*Solidago sp.*), and sphagnum moss (*Sphagnum sp.*) ground cover. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils, pore linings, evidence of flooding, and drainage patterns, was observed within the delineated wetland. This vegetated wetland borders an intermittent stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the intermittent stream would be regulated as Bank under the Regulations and Bylaw/Bylaw Regulations. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Regulations and Bylaw/Bylaw Regulations.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm." Based upon a review of the Flood Insurance Rate Map, Norfolk County, Massachusetts, Map Number 25021C0183E, Effective Date July 17, 2012 (Dynamic FIRMapette attached), the site and surrounding area are mapped as Other Area: Zone X, which is defined as areas located outside of the 0.2% annual chance flood (i.e., outside of 500-year floodplain). The project engineer should confirm the absence of Bordering Land Subject to Flooding on the site. When present, Bordering Land Subject to Flooding would occur in areas where the 100-year floodplain is located outside of or upgradient of the delineated Bordering Vegetated Wetlands boundary. Bordering Land Subject to Flooding does not have a 100-foot Buffer Zone under the Regulations and Bylaw/Bylaw Regulations.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (i.e., Norwood Quadrangle, dated 1985, attached) and observations made during the site inspection, a stream that is not shown on the USGS Map is located off-site to the southeast and south. The watershed area for this stream at the site was determined to be 0.0372 square miles (see attached Massachusetts StreamStats Basin Characteristics Ungaged Site Report). As such, the stream would be designated intermittent under the Regulations and the Bylaw/Bylaw Regulations. Furthermore, based upon a review of the current USGS Map and observations made during the site inspection, there are no other mapped or significant unmapped streams

Mr. Joseph DePippo
May 23, 2018
Page 4.

located within 200 feet of the site. Accordingly, Riverfront Area would not occur on the site. Riverfront Area does not have a Buffer Zone under the Act/Regulations or Bylaw/Bylaw Regulations.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 14th edition, Priority Habitats and Estimated Habitats, valid from August 1, 2017 and Certified Vernal Pools as of May 23, 2018 from MassGIS (attached), there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified Vernal Pools on or in the immediate vicinity of the site.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. A brief description of my experience and qualifications is attached. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.



John P. Rockwood, Ph.D., PWS
Chief Environmental Scientist

Attachments (6, 10 pages)

18/wr/WESTWOOD443CANTONWREREV

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____ Prepared by: EcoTec, Inc. Project location: Canton Street, Westwood DEP File # : _____

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indications of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: A27	Transect Number: Up	Date of Delineation: 1/15/2016		
A. Sample Layer and Plant Species # (by common/scientific name)			B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category * #
Tree	Norway Maple	<i>Acer platanoides</i>	60	86	Yes	NL
	Eastern White Pine	<i>Pinus strobus</i>	10	14	No	FACU
Climbing Woody Vine	Virginia Creeper	<i>Parthenocissus quinquefolia</i>	10	100	Yes	FACU
Sapling	Norway Maple	<i>Acer platanoides</i>	10	100	Yes	NL
Shrub	European Privet	<i>Ligustrum vulgare</i>	25	42	Yes	FACU
	Blackberry	<i>Rubus alleghaniensis</i>	15	25	Yes	FACU-
	Multiflora Rose	<i>Rosa multiflora</i>	20	33	Yes	FACU
Ground Cover	Wrinkled Golden-rod	<i>Solidago rugosa</i>	20	100	Yes	FAC*

Plant Taxonomy and Wetland Indicator Category from "National List of Plant Species that Occur in Wetlands: Massachusetts" (Fish & Wildlife Service, U.S. Department of the Interior, 1988) as required by 310 CMR 10.55(2)(c).

*Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusions:
 Number of dominant wetland indicator plants: 1 Number of dominant non-wetland indicator plants: 6
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? No

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

TRANSECT A27 UP (CONT.)

Section II. Indicators of Hydrology

1. Soil Survey

Is there a published soil survey for this site? -

title/date: -
 map number: -
 soil type mapped: -
 hydric soil inclusions: -

Are field observations consistent with soil survey? -

Remarks: -

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-8	10 YR 3/1 Loam	-
B	8-16	10 YR 5/6 Sandy Loam	-

Remarks: Terminated at 16 inches; groundwater not encountered.

3. Other: -

Conclusion: Is soil Hydric? No

Other Indications of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift lines: _____
- Sediment deposits: _____
- Drainage patterns in BWV: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____
- Other: _____

Vegetation and Hydrology Conclusion		yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Welland hydrology present:			
hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sample location is in a BWV	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Submit this form with the Request for Determination of Applicability or Notice of Intent.

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____ Prepared by: *EcoTec, Inc.* Project location: *Canton Street, Westwood* DEP File #: _____

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indications of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number: <i>A27</i>	Transect Number: <i>Wet</i>	Date of Delineation: <i>1/15/2016</i>		
A. Sample Layer and Plant Species # (by common/scientific name)			B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category * #
Tree	Norway Maple	<i>Acer platanoides</i>	20	22	Yes	NL
	Red Maple	<i>Acer rubrum</i>	60	67	Yes	FAC*
	White Ash	<i>Fraxinus americana</i>	10	11	No	FACU
Climbing Woody Vine	Poison Ivy	<i>Toxicodendron radicans</i>	10	100	Yes	FAC*
Sapling	Red Maple	<i>Acer rubrum</i>	10	100	Yes	FAC*
Shrub	Northern Catalpa	<i>Catalpa speciosa</i>	15	27	Yes	FAC*
	Red Maple	<i>Acer rubrum</i>	10	18	No	FAC*
	Japanese Barberry	<i>Berberis thunbergii</i>	20	36	Yes	FACU
	Silky Dogwood	<i>Cornus amomum</i>	10	18	No	FACW*
Ground Cover	Poison Ivy	<i>Toxicodendron radicans</i>	20	50	Yes	FAC*
	Sensitive Fern	<i>Onoclea sensibilis</i>	5	20	Yes	FACW*

Plant Taxonomy and Wetland Indicator Category from "National List of Plant Species that Occur in Wetlands: Massachusetts" (Fish & Wildlife Service, U.S. Department of the Interior, 1988) as required by 310 CMR 10.55(2)(c).

*Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c. 131, s. 40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusions:

Number of dominant wetland indicator plants: **6** Number of dominant non-wetland indicator plants: **2**
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **Yes**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP: 3/95

TRANSECT A27 WET (CONT.)

Section II. Indicators of Hydrology

1. Soil Survey

Is there a published soil survey for this site? -

title/date: -
 map number: -
 soil type mapped: -
 hydric soil inclusions: -

Are field observations consistent with soil survey? -

Remarks: -

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-12	10 YR 2/1 Mucky Loam	Pore Linings
B	12-16	10 YR 5/2 Sandy Loam	7.5 YR 5/6

Remarks: Terminated at 16 inches.

3. Other: -

Conclusion: Is soil Hydric? Yes

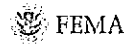
Other Indications of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: Within 12 inches of surface
- Water marks: _____
- Drift lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: Within 12 inches of surface
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____
- Other: _____

Vegetation and Hydrology Conclusion		
	yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, X, AE
	With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone D
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	<input type="checkbox"/> NO SCREEN Area of Minimal Flood Hazard Zone A
	<input type="checkbox"/> Effective LOMRs
OTHER AREAS	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	- - - - Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	22.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Profile Baseline
MAP PANELS	<input type="checkbox"/> Digital Data Available
	<input type="checkbox"/> No Digital Data Available
	<input type="checkbox"/> Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/23/2018 at 3:06:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Basin Characteristics Ungaged Site Report

Date: Thurs Jan 28, 2016 1:35:22 PM GMT-5

Study Area: Massachusetts

NAD 1983 Latitude: 42.2047 (42 12 17)

NAD 1983 Longitude: -71.1676 (-71 10 04)

Label	Value	Units	Definition
DRNAREA	0.0372	square miles	Area that drains to a point on a stream
STRMTOT	0	miles	Total length of mapped streams in basin
DRFTPERSTR	-100000	square mile per mile	Area of stratified drift per unit of stream length
MAREGION	0	dimensionless	Region of Massachusetts 0 for Eastern 1 for Western
FOREST	0.73	percent	Percentage of area covered by forest
CRSDFT	85.89	percent	Percentage of area of coarse-grained stratified drift
BSLDEM10M	3.27	percent	Mean basin slope computed from 10 m DEM
BSLDEM250	0.548	percent	Mean basin slope computed from 1:250K DEM
ACRSDF	0.0326	square miles	Area underlain by stratified drift
LC11IMP	22	percent	Percentage of impervious area determined from NLCD 2011 impervious dataset
LC11DEV	67.1	percent	Percentage of land-use from NLCD 2011 classes 21-24
ELEV	179	feet	Mean Basin Elevation
PRECPRIS00	49	inches	Basin average mean annual precipitation for 1971 to 2000 from PRISM
LAKEAREA	0	percent	Percentage of Lakes and Ponds
OUTLETX	227445	State plane coordinates	Basin outlet horizontal (x) location in state plane coordinates
OUTLETY	883855	State plane coordinates	Basin outlet vertical (y) location in state plane coordinates
MAXTEMP	15.4	degrees	Mean annual maximum air temperature over basin area, in degrees Centigrade
WETLAND	0	percent	Percentage of Wetlands
CENTROIDX	227568.5	State plane coordinates	Basin centroid horizontal (x) location in state plane coordinates
CENTROIDY	884177.6	State plane coordinates	Basin centroid vertical (y) location in state plane units

[URL: http://streamstatsags.cr.usgs.gov/v3_beta/BCreport.htm](http://streamstatsags.cr.usgs.gov/v3_beta/BCreport.htm)
 Page Contact Information: StreamStats Help
 Page Last Modified: 01/26/2016 11:44:09 (Web1)

StreamStats Version 8.0, Massachusetts

Zoom To: ▾

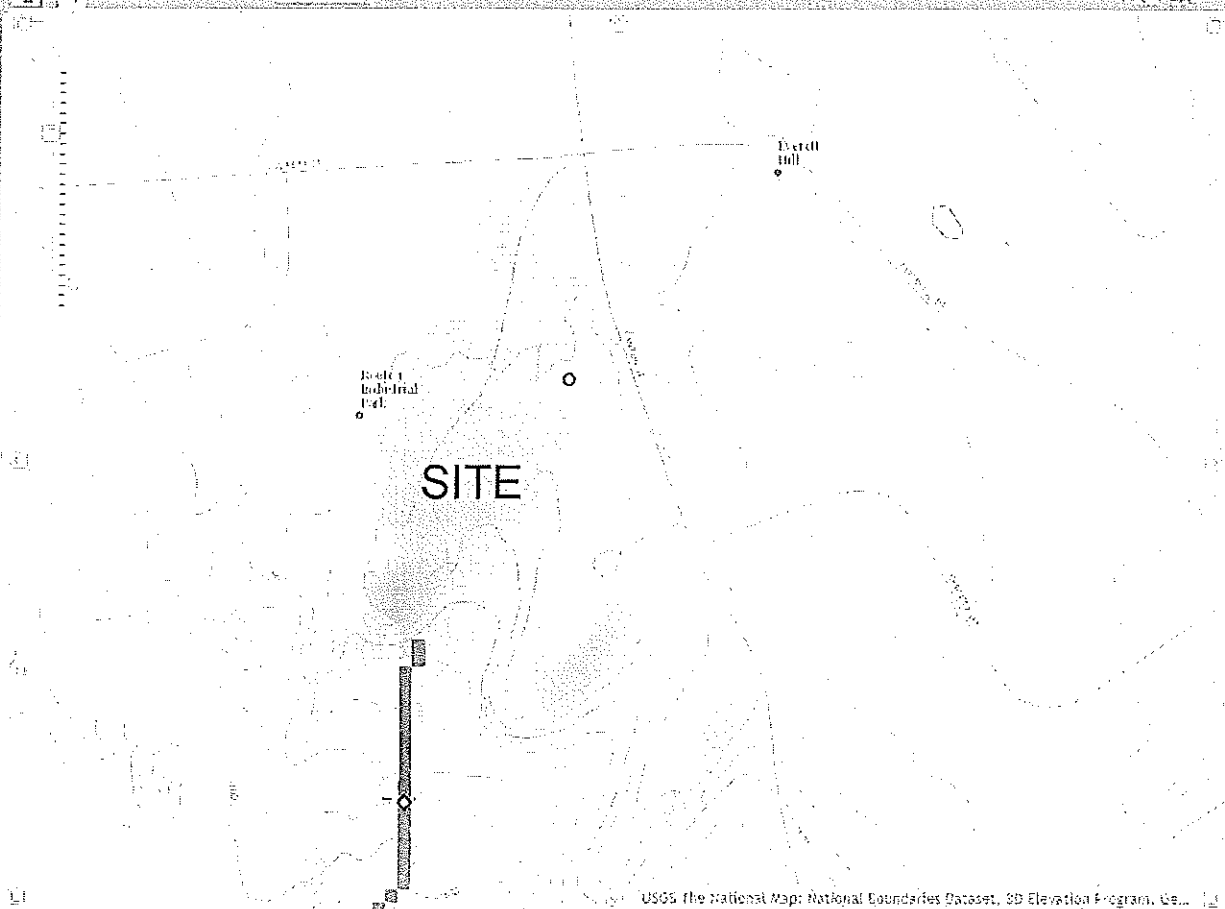
Select on a tool on the toolbar, if the tool remains depressed, click on the map to perform the desired action.

MA Map Layers

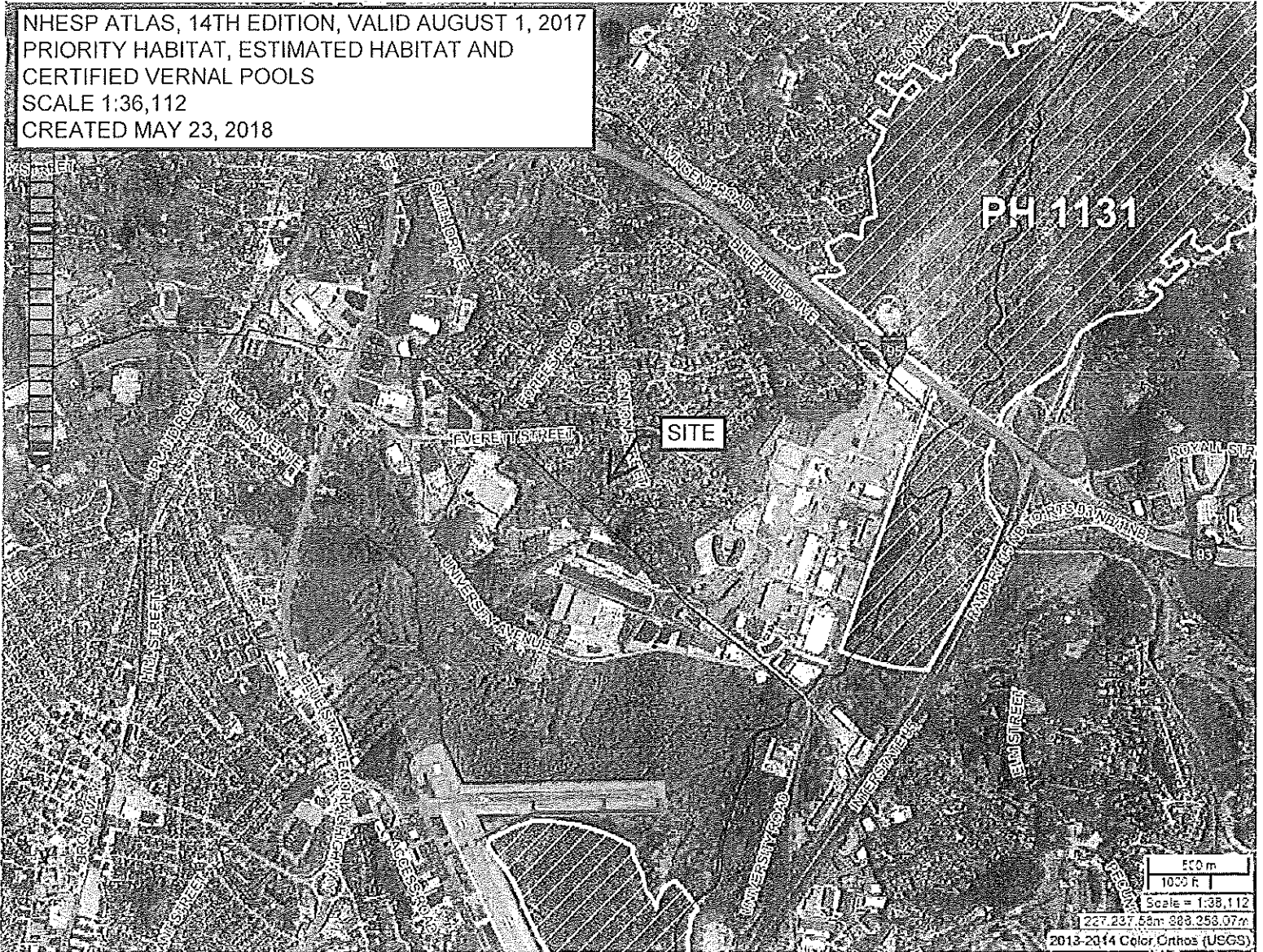
- Streamgages
- Stream Grid from DEM
- Areas of limited functionality
- Massachusetts
- Study Area Bndys
- Base Layers**
 - Imagery
 - Street Map
 - World Topo
 - USA Topo
 - Canadian Topo
 - T-M Topo

0 100 300ft
Scale: 1 : 4,514

Latitude: 42.20834
Longitude: -71.16924 55



NHESP ATLAS, 14TH EDITION, VALID AUGUST 1, 2017
PRIORITY HABITAT, ESTIMATED HABITAT AND
CERTIFIED VERNAL POOLS
SCALE 1:36,112
CREATED MAY 23, 2018



EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

John P. Rockwood, Ph.D., PWS
Chief Environmental Scientist

Dr. John P. Rockwood has been with EcoTec, Inc. since October 1999. Dr. Rockwood was previously a Chief Environmental Scientist at Sanford Ecological Services, Inc. of Southborough, Massachusetts from September 1990 to October 1999. Dr. Rockwood was certified in August 2002 and recertified in March 2008 and January 2013 as a Professional Wetland Scientist (PWS) by the Society of Wetland Scientists, the leading professional organization in the field. His project experience includes wetland resource evaluation, delineation, and permitting at the local, state, and federal levels; wildlife habitat evaluation; pond and stream evaluation; vernal pool evaluation, certification, construction/replication, and monitoring; rare species habitat and impact assessment; wetland replacement, replication, and restoration area design, construction, and monitoring; and expert testimony preparation. He has served as a consultant to municipalities, conservation commissions, the development community, engineering and survey firms, industry, and citizen's groups. He has managed and participated in a wide variety of wetlands-related projects ranging in scope from single-family house lots to subdivisions, commercial developments, golf courses, a water park, and a regional mall. He has assessed the potential impacts of stormwater runoff, landfill leachate, and/or hazardous waste disposal sites on rare vertebrate and/or invertebrate species, and has conducted and/or directed surveys, delineated actual habitat, conducted habitat evaluations, and/or developed mitigation strategies necessary to protect rare vertebrate, invertebrate, and plant species and their habitats from proposed development-related impacts. He has conducted a drift fence study for the marbled salamander. He has conducted and led preconstruction sweeps for the spotted turtle, wood turtle, and eastern box turtle. He has filed MESA Project Review Checklists and has prepared applications for Conservation and Management Permits under MESA. He has conducted environmental impact assessments, and has prepared MEPA documentation related to an office park, an MBTA commuter train station, a water park, residential subdivisions, a landfill, and a regional mall. Dr. Rockwood also has extensive experience in environmental site assessment related to possible oil and/or hazardous material contamination. He has conducted numerous environmental assessments, several including subsurface investigations, for sites located in Massachusetts, and has conducted preliminary environmental assessments for properties located in New York, New Hampshire, and Rhode Island. He has conducted ecological risk assessments (i.e., Stage I Environmental Screenings and Stage II Environmental Risk Characterizations) for a number of disposal sites in Massachusetts, including several disposal sites that had the potential to affect state-listed vertebrate and invertebrate species, and has utilized the EPA Rapid Bioassessment Protocol for macroinvertebrates to assess potential impacts of disposal sites and hazardous material releases on streams and rivers in Massachusetts and New York. He has served as the environmental contractor to the Franklin Consolidated Office of the Federal Deposit Insurance Corporation (FDIC-FCO) for 16 months, where he reviewed environmental reports, prepared scopes-of-work for site assessments, and provided technical advice to FDIC employees related to environmentally compromised assets. Dr. Rockwood has designed, conducted, and evaluated numerous surface water and groundwater monitoring programs. His prior research includes a laboratory study of the effects of low pH and aluminum on dragonfly nymphs and a field survey of the impact of chlorinated sewerage effluent of algal periphyton community dynamics. Dr. Rockwood is the co-author of a text book on aquatic biology, and is the principal author of three peer-reviewed research publications in the field of aquatic toxicology that address the effect of low pH and aluminum on nymphs of the dragonfly *Libellula julia*. Dr. Rockwood has served as the as the Editor of the AMWS Newsletter from November 2004 to October 2010 and as Assistant Editor from May 2003 to November 2004 and October 2010 to January 2012. He has served as President of the Association of Massachusetts Wetland Scientists from November 2013 to December 2015 and as Immediate Past President from December 2015 to December 2017.

Education: Doctor of Philosophy (Ph.D.): Aquatic Pollution Biology – Plant and Soil Sciences
University of Massachusetts at Amherst, 1989
Bachelor of Science (B.S.): Environmental Sciences, *Summa Cum Laude*
University of Massachusetts at Amherst, 1984

Professional Affiliations: Society for Freshwater Science
Sigma Xi, Full Member
Association of Massachusetts Wetland Scientists, Voting Member
Society of Wetland Scientists
Massachusetts Association of Conservation Commissions

Certifications: Society of Wetlands Scientists Professional Wetland Scientist, Certification Number 1349
OSHA Health and Safety Training, 40-Hour Training, 29 CFR 1910.120
OSHA Health and Safety Training, 8-Hour Supervisor Training
OSHA Health and Safety Training, 8-Hour Refresher Training

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Joseph E. President, Chairman
Leo F. Howe
William Stowe
Clara C. Paine



Steven Woodworth, Vice Chair
Michael Terry
John C. Masterson

CONSERVATION COMMISSION

Filing Procedure Summary

The following procedures must be followed when filing under M.G.L. c.131, §40 or the Westwood Wetlands Protection Bylaw, Article 18, for a wetland permit. The procedures apply to Notice of Intents, Abbreviated Notice of Intents, Request for Determinations, and Abbreviated Notice of Resource Area Determination. All applications for permits under M.G.L. c.131, §40 must also be filed under the Westwood Wetlands Protection Bylaw, Article 18.

This summary is not to be considered all inclusive and in no way should an applicant misconstrue its contents to replace any part of M.G.L. c.131, §40 or the Westwood Wetlands Bylaw, Article 18.

Nine (9) copies of the permit application and plans must be filed with the Conservation Commission by Certified Mail or hand delivered to the Commission Wednesday before noon, two weeks prior to the meeting.

One copy of the permit application must be filed with the Town Clerk at least five (5) working days prior to the public hearing. All plans and supporting documents submitted to the Conservation Commission must accompany the filing to the Town Clerk.

The applicant must FAX a signed affidavit to the Conservation Commission indicating that a complete copy of the application and associated plans has been filed with the Town Clerk. The FAX number is (781) - 461- 6837.

One complete copy of the application must be filed with the Department of Environmental Protection at:

Department of Environmental Protection
NERO – Wetlands Division
205B Lowell Street
Wilmington, MA 01887

The application must include a certified list of abutters located within 300 feet of the property boundaries, according to the most recent records of the Town Assessors.

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

Phone (781) 251-2580
Fax (781) 461-6837

The applicant, at the applicant's expense, shall post to each abutter by certified mail, seven (7) working days prior to the hearing, by Return Receipt Requested or Certificate of Mailing, a copy of the public hearing notice supplied to applicant by the Commission and shall state where copies of the application, including plans, may be examined. Such notice shall include the date, time and location of the public hearing.

At the applicant's expense, the Commission shall publish a legal notice in the Daily Transcript announcing the public hearing. The legal notice must be published at least five (5) working days prior to the hearing date. The notice shall include the date, time and location of the public hearing.

The application must include a signed copy of the 45 day waiver form. This allows the Commission adequate time to respond to all filings in a reasonable fashion during times of increased work load.

The application must include a copy of the Town of Westwood filing fee worksheet, a wetland transmittal worksheet and checks to cover the appropriate fees made out to the Town of Westwood.

A copy of the decision rendered by the Conservation Commission for a Determination will be sent to the applicant, to the Department of Environmental Protection and the Building Department.

The applicant must provide the Conservation Commission with the following information on or before the opening of the public hearing:

1. A copy of the local newspaper advertisement.
2. Proof of abutter notification sent to each abutter.

**Worksheet for Fees
Westwood Wetlands Bylaw – Article 18
(in Addition to DEP filing Fees)**

Applicant: David Spiegel, Trustee, Canton Street Realty Trust

Address: PO Box 890 Norwood, MA 02062

Location of Project: 21 Hedgerow Lane

Notice of Intent

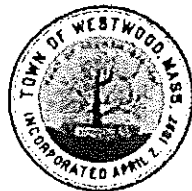
- | | | |
|---|----------------|--|
| 1. Minor project | _____ | \$100.00 |
| 2. Major project | _____ | \$250.00 plus \$1.00 additional sq. ft. |
| 3. New single family home | <u>\$2,800</u> | \$500.00 plus \$1.00 per 10 sq. ft. of disturbance |
| 4. Subdivision road and utility | _____ | \$750.00 plus \$5.00 per road sideline in resource or buffer zone |
| 5. Drainage detention/retention | _____ | \$750.00 plus \$1.00 per 10cf. of basin in resource or buffer zone |
| 6. Multiple Dwelling | _____ | \$500.00 plus \$100.00/unit and \$1.00 per 10 sq. ft. of disturbance |
| 7. Commercial institutional, industrial | _____ | \$750.00 plus \$1.00 per 10 sq. ft. of disturbance |
| 8. Request for Det. of Applicability | _____ | @ \$50.00 |
| 9. ANORAD | _____ | \$750.00 plus \$1.00 per 10 sq. ft. of disturbance |
| 10. Application filed after enforcement | _____ | Double application fees |
| 11. Amendments | _____ | \$100.00 |
| 12. Certificate of Compliance | | |
| Residence | _____ | \$100.00 |
| Non Residence | _____ | \$100.00 |
| Commercial or subdivision | _____ | \$200.00 |
| 13. Emergency Certificate | _____ | \$100.00 |
| 14. Agent Site Visit | | |
| Resident | _____ | \$25.00 per hour |
| Non Resident | _____ | \$45.00 per hour |

Total \$ \$2,800

See Westwood Wetlands Protection Bylaw Regulations for more detail.

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Joseph E. Prezitera, Chairman
Eric F. Cronin
William Steyer
Charles Pace



Steven Woodward, Vice Chair
Michael Terry
John C. Misterson

CONSERVATION COMMISSION

Time Waiver Requirement

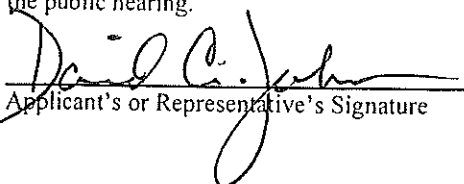
Westwood Conservation Commission
Westwood Town Hall
50 Carby Street
Westwood, MA 02090

Dear Commission:

I hereby waive the benefit of the time requirements set forth in Chapter 131 s. 40, (Wetland Protection Act) of the Massachusetts General Laws, 310 CMR. 10.00 Regulations, and the Town of Westwood Wetlands Protection By-Law, which require the Conservation Commission to convene a hearing and issue a Determination or Order within the time periods specified therein.

The public hearing shall be scheduled for the next available time slot on the meeting agenda upon receipt of the filing of a COMPLETE Notice of Intent or Request for Determination of Applicability.

The Order of Conditions or Determination of Applicability shall be issued within 45 days of the close of the public hearing.


Applicant's or Representative's Signature

AUGUST 14, 2018
Date

Applicant's Name David Spiegel, Trustee, Canton Street Realty Trust

Project Location : 21 Hedgerow Lane

Project Type: Residential - single family construction

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

Phone (781) 251-2580
Fax (781) 461-6837

Affidavit of Service
of
Abutter Notification
Under the
Wetlands Protection Act
And Local By-Law

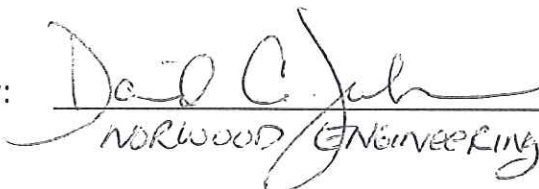
The undersigned hereby certifies under the pains and penalties of perjury that on the date below that I mailed, by Certificate of Mailing, notification to abutters in connection with a Notice of Intent filed under the Massachusetts Wetlands Protection Act. Notification was in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40 and the DEP Guide to Abutter Notification dated April 8, 1994.

Applicant: David Spiegel, Trustee, Canton Street Realty Trust

Conservation Commission for the Town of: Westwood

For property located at: 21 Hedgerow Lane, Westwood, MA

The form of the notification and a list of the abutters to whom it was given / mailed and their addresses are attached to this Affidavit of Service

By: 
NORWOOD ENGINEERING Co.

Dated: AUGUST 21, 2018

NOTICE TO ABUTTERS
Under the Massachusetts Wetlands Protection Act
and
Westwood Wetland Bylaw

Notice of Intent

The Westwood Conservation Commission will hold a public hearing, under M.G.L. Chapter 131, Section 40 and the Westwood Wetland Bylaw on

Date: September 12, 2018

Time: 7:00 PM

Place: Champagne Meeting Room
Municipal Building
50 Carby Street

A permit is requested by David Spiegel, Trustee
Of Canton Street Realty Trust

The property is located at #21 Hedgerow Lane. Proposed is the demolition of the existing house and the construction of a new dwelling with associated site work.

A complete copy of this filing is available to the public at the Westwood Conservation Commission office. Notice of the Conservation Commission meeting is posted in the Town Hall not less than 48 hours in advance as required by Open Meeting Law.

ABUTTERS LIST - MAP 32 LOT 202
WESTWOOD, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
32	004			SHELLEY A REEVER LIVING TRUST	S A REEVER & M G HICHAH TRUSTEES	549 CANTON ST	WESTWOOD	MA 02090	549 CANTON ST
32	005			WAHIB SALIBA	EILEEN SALIBA	543 CANTON ST	WESTWOOD	MA 02090	543 CANTON ST
32	006			CONOLE DAVID P	MARGARET H DRISCOLL	485 CANTON ST	WESTWOOD	MA 02090	485 CANTON ST
32	007			PANTALEO GIACOMO	FRANCES PANTALEO	16 CONCORD DR	S. WALPOLE	MA 02071-1117	471 CANTON ST
32	009			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	PO BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32	010			WALKER ELIZABETH TRUSTEE	WIGHT REALTY NOMINEE TRUST	5 WIGHT LN	WESTWOOD	MA 02090	5 WIGHT LN
32	102			LEFEBVRE DANIEL R	ISABELLE ZAMPIRESCU	492 CANTON ST	WESTWOOD	MA 02090	492 CANTON ST
32	103			GRIFFIN PETER	DEIRDRE M GRIFFIN	504 CANTON ST	WESTWOOD	MA 02090	504 CANTON ST
32	104			MADDEN THOMAS P	MARY C E WOJCIK	520 CANTON ST	WESTWOOD	MA 02090	520 CANTON ST
32	190			ILANGOKUNARAN SADAVANDI	VIJAYALAKSHMI RAMASUBBU	15 HEMLOCK DR	WESTWOOD	MA 02090	15 HEMLOCK DR
32	197			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	PO BOX 850	NORWOOD	MA 02062	9 HEDGEROW LN
32	198			BOCH DALE		501 CANTON ST	WESTWOOD	MA 02090	501 CANTON ST
32	199			DELUCIOLO MARY ANNE		493 CANTON ST	WESTWOOD	MA 02090	493 CANTON ST
32	200			SHANG JOHN K	HANNA HW SHANG	6 HEDGEROW LN	WESTWOOD	MA 02090	6 HEDGEROW LN
32	201			DAVEY JOHN P	ELLEN C	18 HEDGEROW LANE	WESTWOOD	MA 02090	18 HEDGEROW LN
32	202			LI ZHU	XIAOZHU ZHENG	21 HEDGEROW LN	WESTWOOD	MA 02090	21 HEDGEROW LN
32	213			CANTON STREET REALTY TRUST	DAVID SPIEGEL, TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32	217			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32	218			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32	219			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32	220			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Joseph E. Previtera, Chairman
Leo J. Crowe
William Stowe
Charles Pace



Steven Woodworth, Vice Chair
Michael Ferry
John C. Masterson

CONSERVATION COMMISSION

Wetland Permit Application: Town Clerk

Westwood Conservation Commission
Westwood Town Hall
50 Carby Street
Westwood, MA 02090

Dear Commission:

I here certify that a complete copy of the application and plans submitted to the Westwood Conservation Commission for a permit under the Wetland Protection Act, M.G.L. c. 131, s40 and/or the Westwood Wetlands Protection Bylaw, Article 18 has been filed with the Westwood Town Clerk.

The application was submitted to the Town Clerk on (date) August 20, 2018

David C. Spiegel
Applicant's or Representative's Signature

August 20, 2018
Date

Applicant's Name David Spiegel, Trustee, Canton Street Realty Trust

Project Location : 21 Hedgerow Lane

Project Type: Residential - Single family construction



TOWN OF WESTWOOD

BOARD OF ASSESSORS

580 High St.
Westwood, MA 02090

Maureen H. Bleday
Philip N. Shapiro
Mark F. Murphy

phone: 781-326-1904
fax: 781-251-2588

August 14, 2018

David Johnson, Norwood Engineering Co.

Re: Abutters List

David,

Attached please find a list of abutters to abutters within 300' of the locus,

- *Map 32 Lot 202*

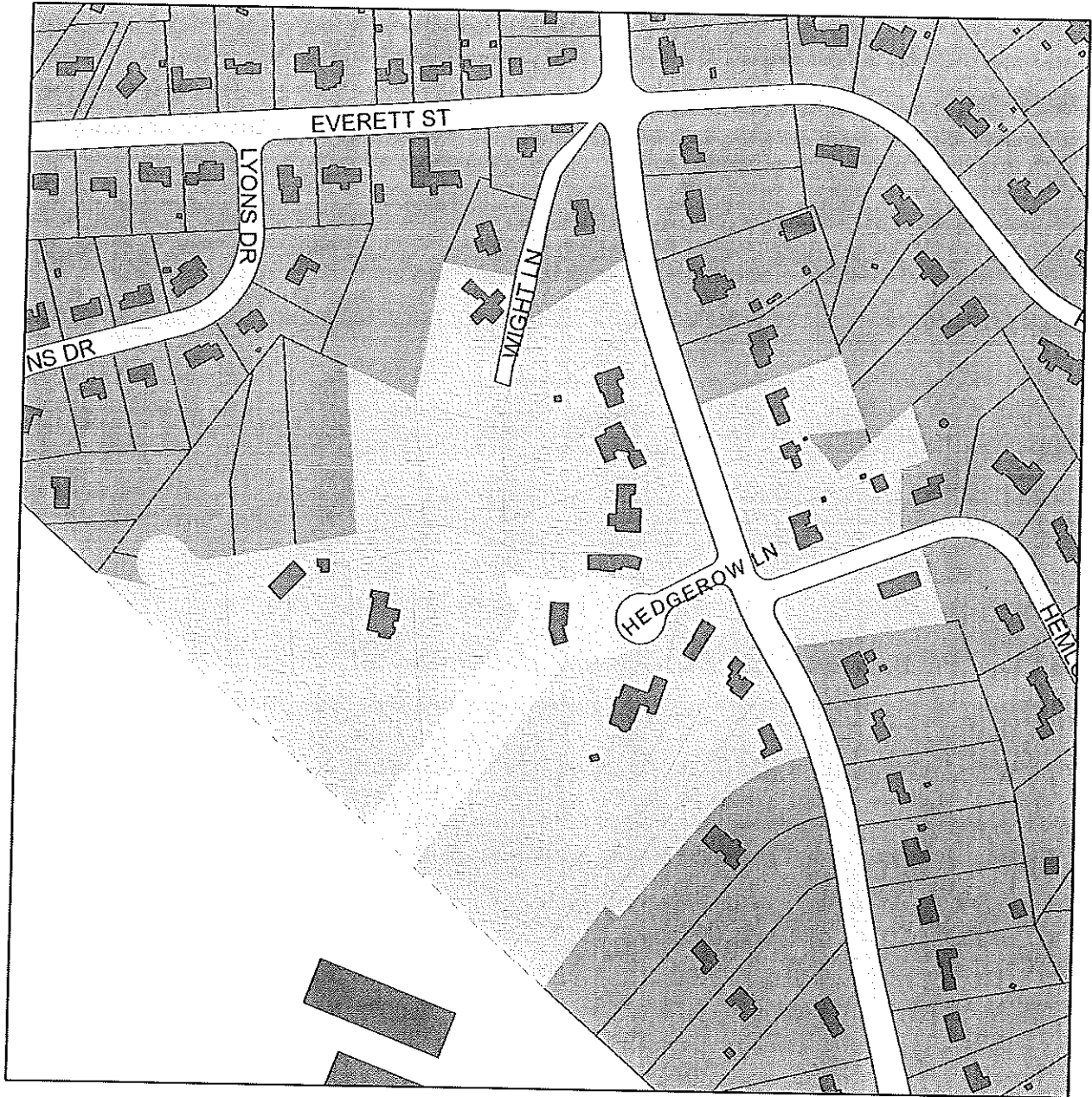
This list reflects owners of record as of January 1, 2018 or current owners, according to our records.

Sincerely,

Mark F. Murphy
Assessor

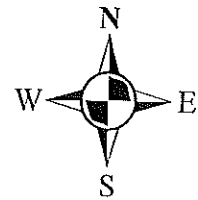
jb

ABUTTERS WITHIN 300'



MAP 32 LOT 202

VISION APPRAISAL TECHNOLOGY



ABUTERS LIST - MAP 32 LOT 202
WESTWOOD, MA

Map	Block	Lot	Unit	Owner's Name	Co Owner's Name	Address	City	ST Zip	Parcel Location
32	004			SHELLEY A REEVER LIVING TRUST	S A REEVER & M G HICHAH TRUSTEES	549 CANTON ST	WESTWOOD	MA 02090	549 CANTON ST
32	005			WAHIB SALIBA	EILEEN SALIBA	543 CANTON ST	WESTWOOD	MA 02090	543 CANTON ST
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32	007			PANTALEO GIACOMO	FRANCES PANTALEO	16 CONCORD DR	S. WALPOLE	MA 02090	485 CANTON ST
32	009			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	PO BOX 890	NORWOOD	MA 02071-1117	471 CANTON ST
32	010			WALKER ELIZABETH TRUSTEE	WIGHT REALTY NOMINEE TRUST	5 WIGHT LN	WESTWOOD	MA 02062	HEDGEROW LN
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32	103			GRIFFIN PETER	DEIRDRE M GRIFFIN	504 CANTON ST	WESTWOOD	MA 02090	492 CANTON ST
32	104			MADDEN THOMAS P	MARY C E WOJCIK	520 CANTON ST	WESTWOOD	MA 02090	504 CANTON ST
32	190			ILANGOKUMARAN SADAYANDI	VIVAYALAKSHMI RAMASUBBU	15 HEMLOCK DR	WESTWOOD	MA 02090	520 CANTON ST
32	197			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	PO BOX 890	NORWOOD	MA 02062	15 HEMLOCK DR
32	198			BOCH DALE		501 CANTON ST	WESTWOOD	MA 02090	9 HEDGEROW LN
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32	200			SHANG JOHN K	HANNA HW SHANG	6 HEDGEROW LN	WESTWOOD	MA 02090	493 CANTON ST
32	201			DAVEY JOHN P	ELLEN C	18 HEDGEROW LANE	WESTWOOD	MA 02090	6 HEDGEROW LN
32	202			LI ZHU	XIAOZHU ZHENG	21 HEDGEROW LN	WESTWOOD	MA 02090	18 HEDGEROW LN
32	213			CANTON STREET REALTY TRUST	DAVID SPIEGEL, TRUSTEE	P O BOX 890	NORWOOD	MA 02062	21 HEDGEROW LN
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32	219			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32	220			CANTON STREET REALTY TRUST	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN

21 Hedgerow Lane

Submittal: David Spiegel, Trustee, Canton Street Realty Trust

Scale of plans should be 1" = 40 feet or greater unless specified otherwise.

Each single lot plan must show the following:

- outline or "footprint" of the foundation of any proposed house or other structure using a foundation
- all proposed and existing driveways and parking lots
- the location and type of all proposed utilities
- the limit of each wetland
- the wetland line flag numbers
- areas subject to flooding Not applicable
- riverfront area Not applicable
- every other resource area defined by Article 18, Act, DEP wetlands regulations, or regulations under Article 18
- topographic contours in at least five-foot intervals
- the limit of the 100-foot buffer zone described by the Act and DEP wetland regulations
- the 10/35 foot buffer zone required by Article 18
- the limit of proposed work activity and ground disturbance
- the location and type of proposed sedimentation controls
- the limit of any proposed lawn or other landscaping
- the limit of the Watershed and Aquifer Protection Districts, if applicable Not applicable
- the limit of the FEMA floodplain or the 100-year floodplain, if applicable Not applicable
- large boulders and outcroppings of ledge Not applicable
- all existing and proposed structures, features, and outbuildings, including barns, sheds, stables, and paddocks
- porches, decks, and patios
- drainage systems, including sumps, French drains, and dry wells
- any other outdoor amenities, including without limitation, gardens, sprinkler systems, pools, whirlpools, Jacuzzi, sport courts, basketball, and tennis courts Not applicable
- any other proposed structure, feature, and amenity the construction or operation of which could affect the interests of the Bylaw, Act, DEP wetland regulations, or these Bylaw regulations.
- The distance between the proposed limit of work line and the nearest part of the resource area.
- The distance between the foundation and the nearest part of the resource area.
- The distance between the proposed lawn and or other landscaping and nearest part of each resource area.
- The inner/outer riparian zones identified in the Rivers Protection Act. Not Applicable

ADDITIONAL IMPERVIOUS AREA IN BUFFER
 DRIVEWAY/WALK +1,602 SF IMP.
IMPERVIOUS AREA TO BE REMOVED FROM BUFFER
 - DRIVEWAY - 1,041 SF IN BUFFER
 - HOUSE - 2,285 SF IN BUFFER
 -1,724 IMPERVIOUS SF NET CHANGE

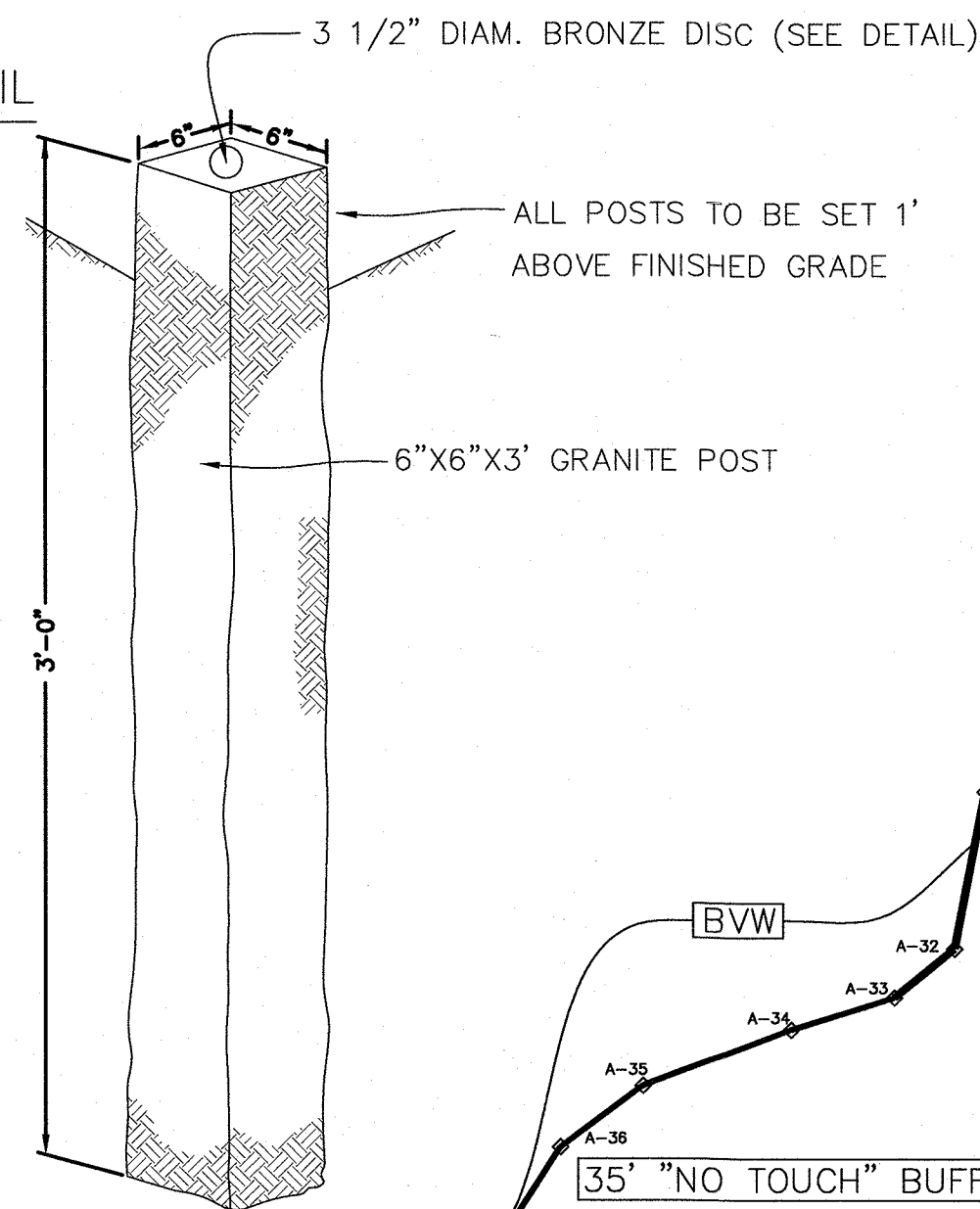
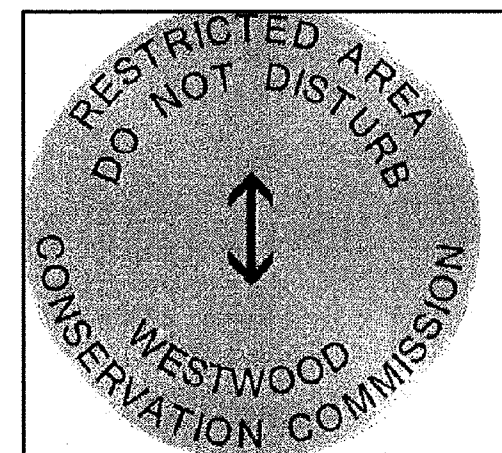
IMPERVIOUS AREA ON THE SITE
 DRIVEWAY/WALK +1,913
 DRIVEWAY TO BE REMOVED -2,819 SF.
 -906 SF NET REDUCTION

NOTE: THERE IS NO CHANGE IN THE SF OF IMPERVIOUS AREA BETWEEN THE EXISTING AND PROPOSED HOUSES.

GRANITE MONUMENT DETAIL

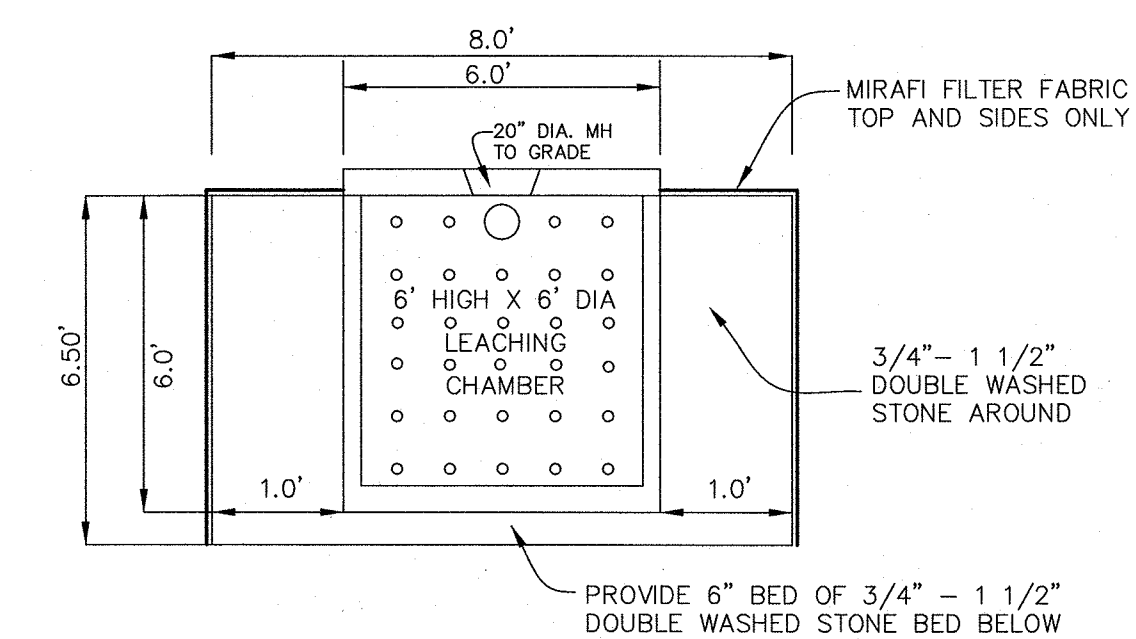
(NO SCALE)

DISKS CAN BE OBTAINED FROM
 BERTSEN INTERNATIONAL, INC.
 1-800-518-0934
 WWW.BERTSEN.COM



$$\begin{aligned} \text{INSIDE LEACHING CHAMBER VOLUME} &= \pi R^2 H \\ &= \pi \left(\frac{6.33}{2}\right)^2 \times 6' \\ &= 133.8 \text{ C.F. (1,000 GALLONS)} \\ \text{STONE VOLUME (40\% VOIDS)} &= \text{TOTAL EXCAVATION} - \text{OUTSIDE LEACHING CHAMBER VOLUME} \\ &= \pi R^2 H - \pi R^2 H \\ &= \pi \left(\frac{8.0}{2}\right)^2 \times 6.5' - \pi \left(\frac{6.0}{2}\right)^2 \times 6' \\ &= 326.5 \text{ C.F.} - 169.5 \text{ C.F.} \\ &= (326.5 \text{ C.F.} - 169.5 \text{ C.F.}) \times 0.4 \text{ (VOIDS)} = 62.8 \text{ C.F.} \end{aligned}$$

TOTAL VOLUME = INSIDE LEACHING CHAMBER VOLUME + STONE VOLUME
 TOTAL VOLUME = 133.8 C.F. + 62.8 C.F. = 196.6 C.F. PER UNIT
 TOTAL VOLUME FOR 2 UNITS = 393.2 C.F.



LEACHING CHAMBER VOLUME CALCULATION

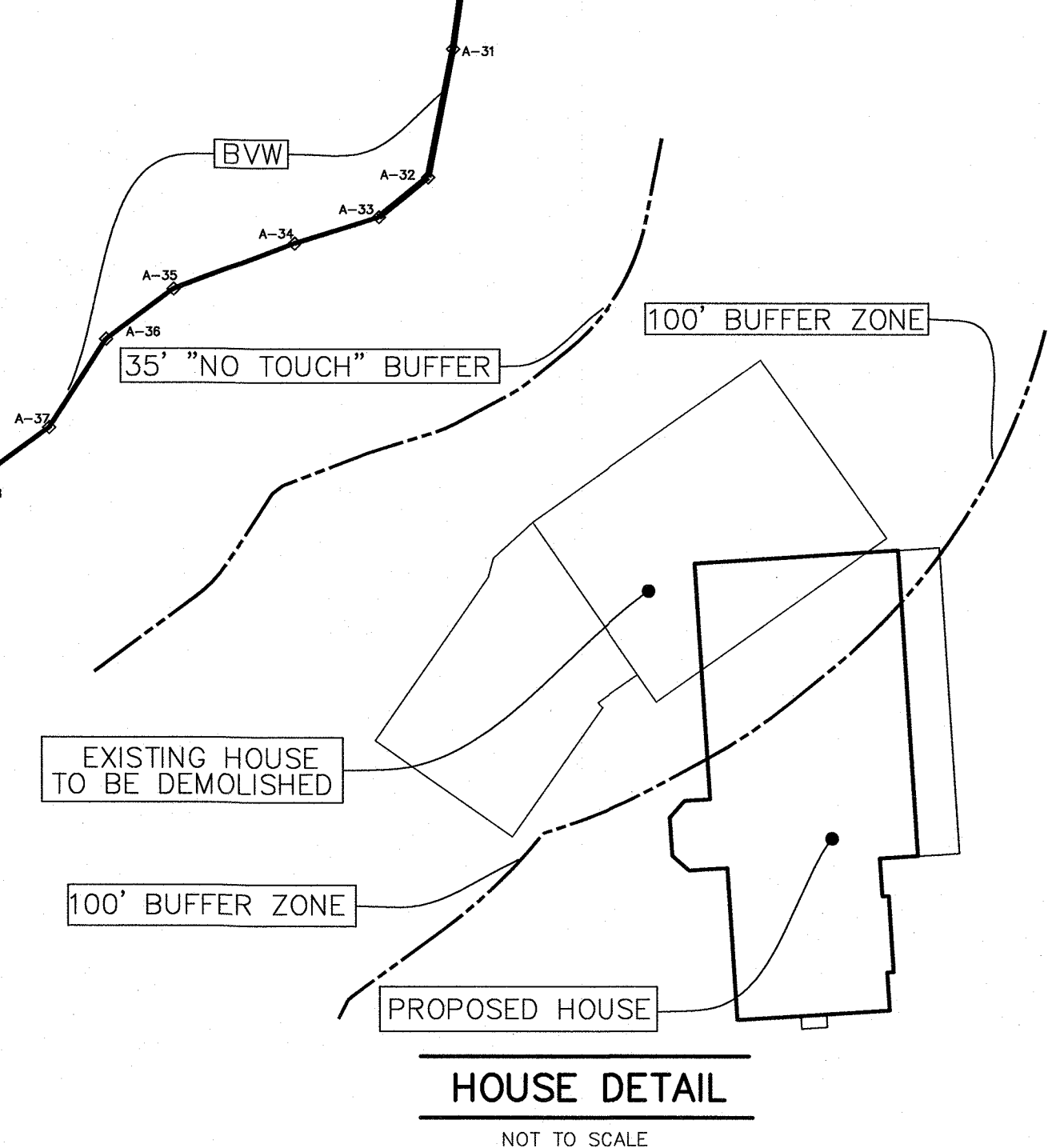
NOT TO SCALE

STORMWATER RECHARGE REQUIREMENT

1.0" X IMPERVIOUS AREA
IMPERVIOUS ROOF AREA
 2,500 S.F. HOUSE (INCLUDES PORCH)
 2,500 S.F. X 1.0"/12" = 208.3 C.F. RECHARGE REQUIRED
 RECHARGE PROVIDED = 393.2 C.F.

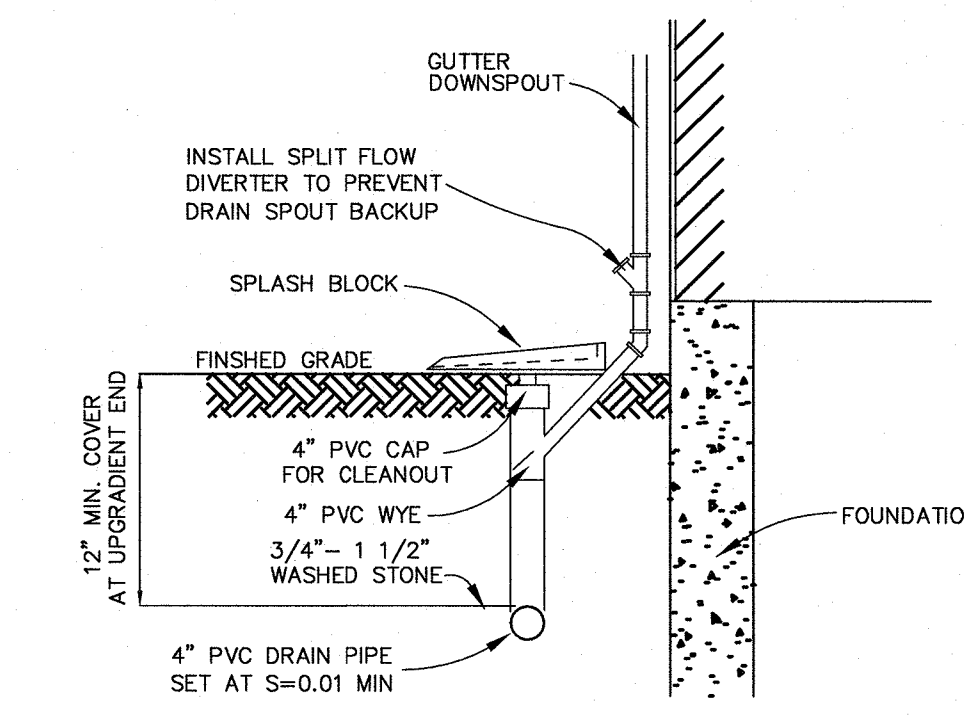
SEDIMENTATION & EROSION CONTROL SEQUENCE

- * INSTALL COMPOST SOCK, CONSTRUCTION FENCE AND SEDIMENT TRAP IN CATCH BASIN.
- * INSTALL STONE APRON
- * PERFORM SITE CONSTRUCTION.
- * WATER DISTURBED AREAS AS NEEDED TO PREVENT DUST AND WIND BLOWN EROSION.
- * LOAM AND SEED ALL DISTURBED AREAS. WATER AS NECESSARY.
- * REMOVE SEDIMENT TRAP FROM CATCH BASIN COMPOST SOCKS/CONSTRUCTION FENCE AFTER DISTURBED AREAS ARE FULLY STABILIZED.



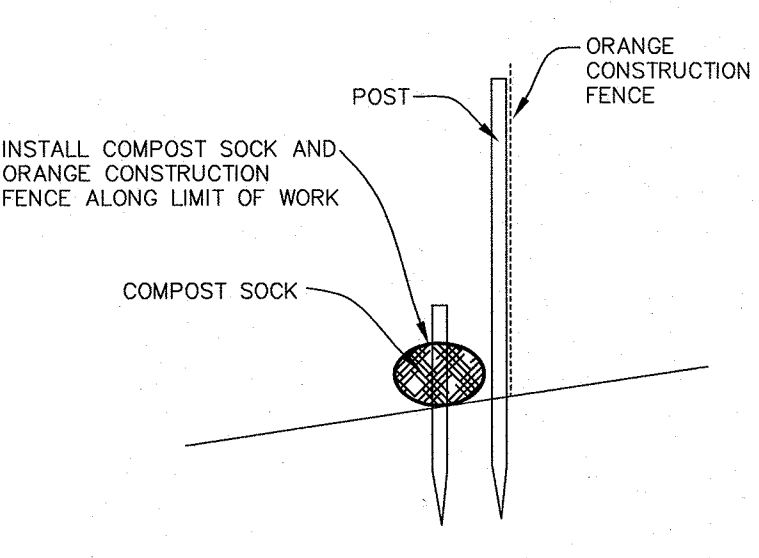
HOUSE DETAIL

NOT TO SCALE



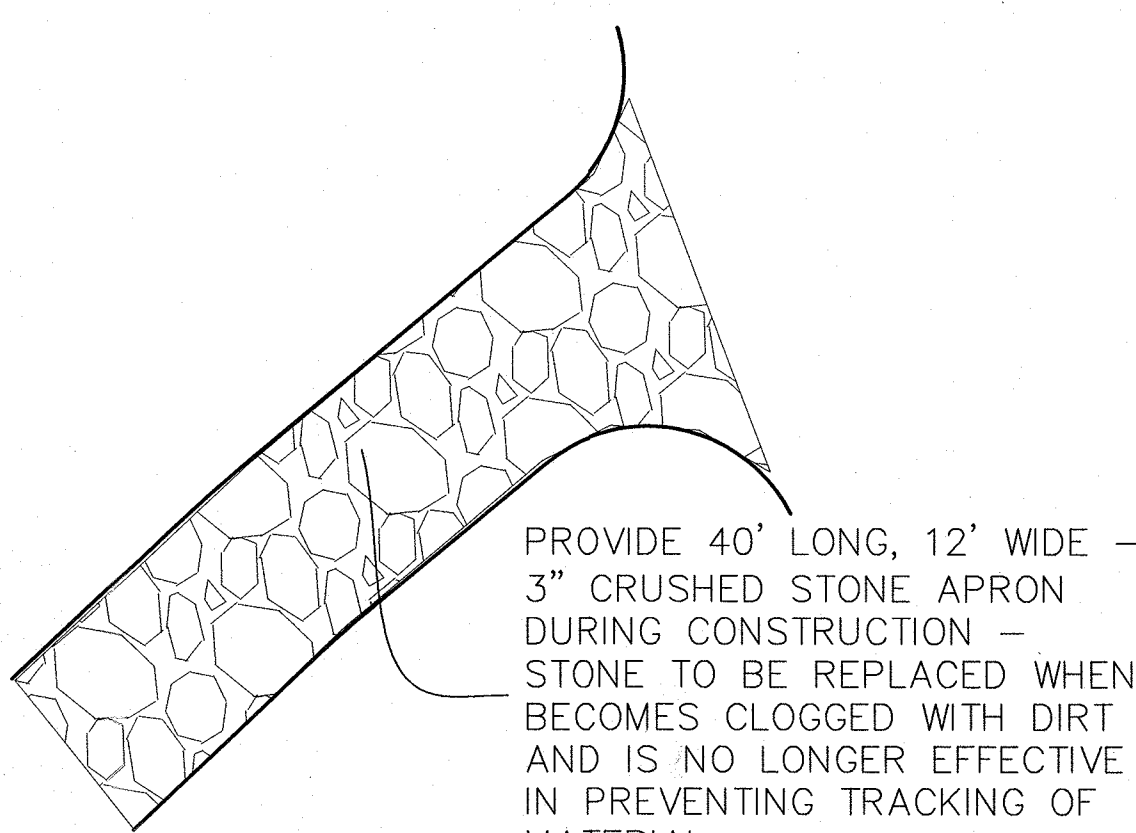
DOWNSPOUT DETAIL w/ DIVERTER

NOT TO SCALE



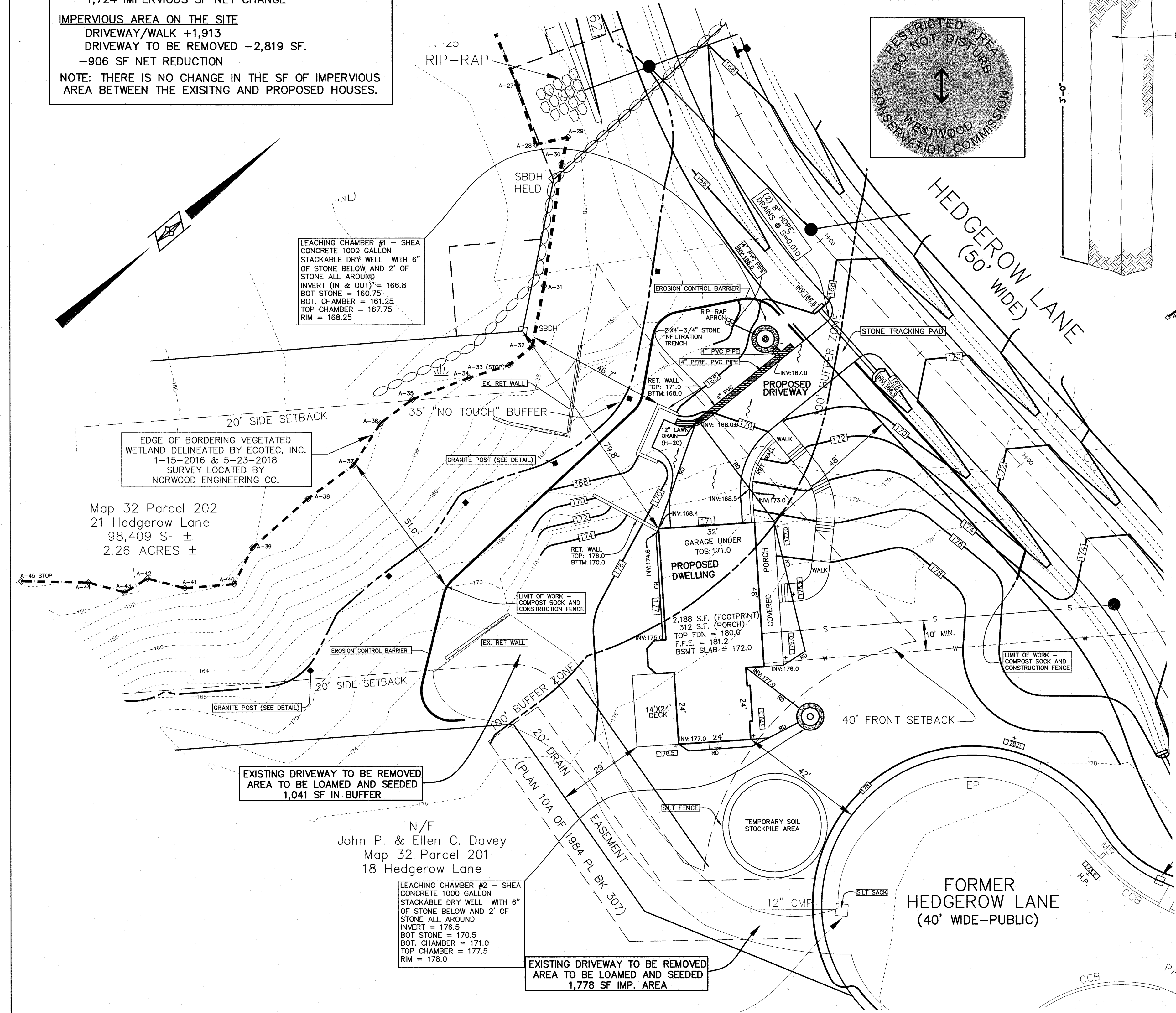
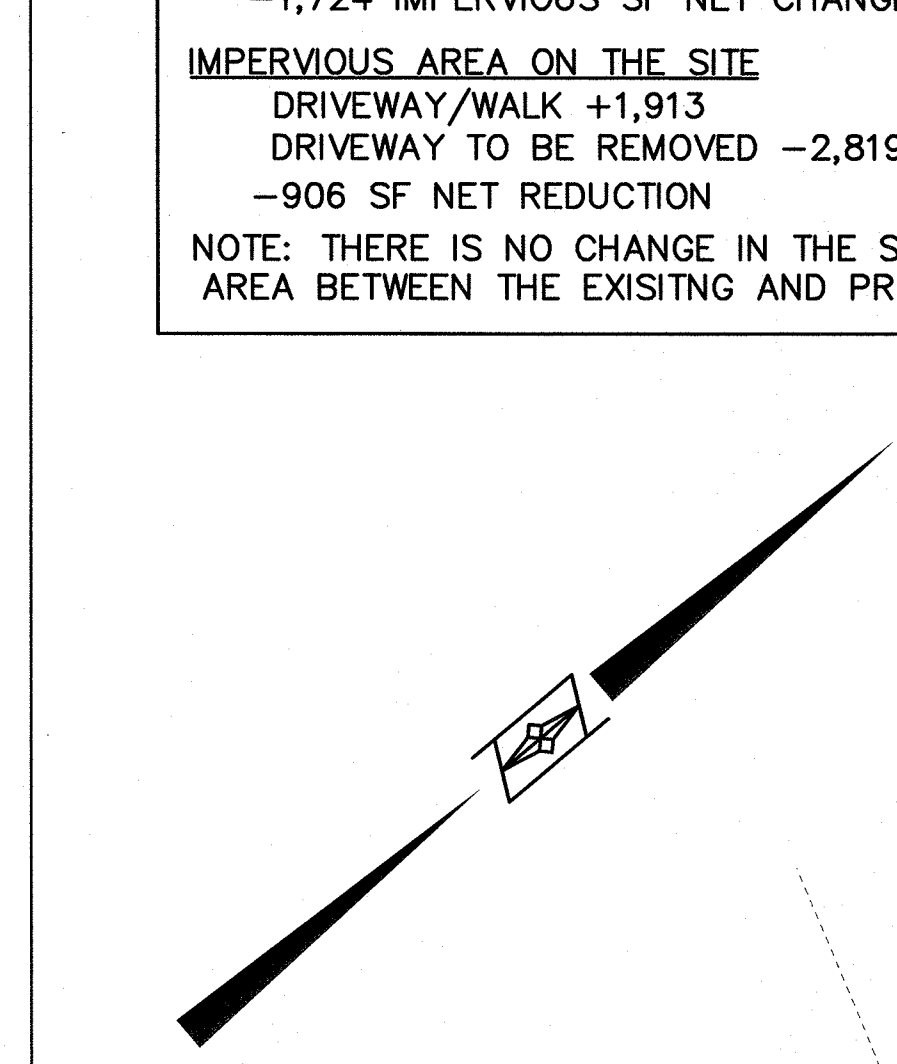
COMPOST SOCK AND CONSTRUCTION FENCE

NOT TO SCALE



CRUSHED STONE APRON SCHEMATIC

NOT TO SCALE



LEACHING CHAMBER #1 - SHEA CONCRETE 1000 GALLON STACKABLE DRY WELL WITH 6" OF STONE BELOW AND 2" OF STONE ALL AROUND INVERT (IN & OUT) = 166.8 BOT STONE = 160.75 BOT. CHAMBER = 161.25 TOP CHAMBER = 167.75 RIM = 168.25

EDGE OF BORDERING VEGETATED WETLAND DELINEATED BY ECOTEC, INC. 1-15-2016 & 5-23-2018 SURVEY LOCATED BY NORWOOD ENGINEERING CO.

Map 32 Parcel 202
 21 Hedgerow Lane
 98,409 SF ±
 2.26 ACRES ±

EXISTING DRIVEWAY TO BE REMOVED AREA TO BE LOAMED AND SEEDED 1,041 SF IN BUFFER

N/F
 John P. & Ellen C. Davey
 Map 32 Parcel 201
 18 Hedgerow Lane

LEACHING CHAMBER #2 - SHEA CONCRETE 1000 GALLON STACKABLE DRY WELL WITH 6" OF STONE BELOW AND 2" OF STONE ALL AROUND INVERT = 176.5 BOT STONE = 170.5 BOT. CHAMBER = 171.0 TOP CHAMBER = 177.5 RIM = 178.0

EXISTING DRIVEWAY TO BE REMOVED AREA TO BE LOAMED AND SEEDED 1,778 SF IMP. AREA

SINGLE RESIDENCE C (RC) - ZONE SUMMARY

	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	98,409 S.F.
MIN. LOT FRONTAGE	125 FT.	>125 FT.
MIN. LOT WIDTH	125 FT.	>125 FT.
LOT COVERAGE (BLDGs)	25% MAX.	2.5±%
LOT COVERAGE (IMPERVIOUS)	50% MAX.	4.6±%
MIN. FRONT SETBACK	40 FT.	42'/48'
MIN. SIDEYARD	20 FT.	29.0 FT.
MIN. REAR YARD	30 FT.	55.7± FT.
MAX. BUILDING HEIGHT	35 FT.	REFER TO ARCH. PLANS
	25 FT. + 1' EACH ADDITIONAL SETBACK	MAX. 35 FT.

ASSESSORS REFERENCE

32 - 202

OWNER:

CANTON STREET REALTY TRUST
 DAVID SPIEGEL, TRUSTEE
 P.O. BOX 890
 NORWOOD, MA. 02062

DEED REFERENCE

BOOK 35979 PAGE 533

BENCH MARK:

TOP SPINDLE OF HYDRANT IN FRONT OF HOUSE #485 CANTON STREET ELEVATION = 184.01

ELEVATION DATUM = NAVD88

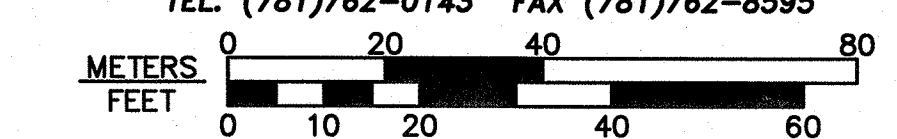
I CERTIFY THE ABOVE SHOWN LOT IS IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WESTWOOD MAP 25021C0183E DATED JULY 17, 2012.

BUILDING PERMIT PLAN
21 HEDGEROW LANE
WESTWOOD, MASSACHUSETTS

SCALE: 1" = 20' AUGUST 1, 2018

Norwood Engineering

Norwood Engineering Company, Inc.
 Consulting Engineers, Land Surveyors
 1410 ROUTE ONE, NORWOOD, MA 02062
 TEL. (781)762-0143 FAX (781)762-8595



DATE	REVISIONS
9-21-18	CON COM COMMENTS
9-26-18	REVISE IMPERVIOUS CHART
10-2-18	REVISE ROOF DRAINS PER CONCOM