

March 15, 2018

Westwood Conservation Commission
Carby Street Municipal Office Building
50 Carby Street
Westwood, MA 02090

RE: **Notice of Intent**
54 Draper Ave
Plan Name – Home Addition / Deck

Dear Members of the Commission:

I hereby submit the following items for a Notice of Intent (NOI):

1. Ten (10) copies of the NOI Application.
2. A \$95.00 check for the Town's share of the Wetlands Protection Act Filing Fee.
3. A copy of the \$70.00 check for the State's share of the Wetlands Protection Act filing fee.
4. A \$100.00 check for the Westwood Bylaw fee.

Summary of Proposed Plan:

The plan is to expand the first floor living space in the front and rear and add a front and rear deck.

Very truly yours,



Joseph Monroy

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

Applicant: Joseph Monroy

Address: 54 Draper Ave Westwood, MA 02090

Location of Project: 54 Draper Ave Westwood, MA 02090

Notice of Intent

- 1. Minor project \$100.00
- 2. Major project \$250.00 plus \$1.00 additional sq. ft.
- 3. New single family home \$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 \$ 100.00

See Westwood Wetlands Protection Bylaw Regulations for more detail.

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Wetland Protection Commission
Executive Director
William Stovall
Charles Fane



Steven Woodworth, Vice Chair
Michael Terry
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) 2/26/18

Joseph Mancoy
Applicant's or Representative's Signature

2/26/18
Date

Applicant's Name Joseph Mancoy

Project Location : 51 Draper Ave

Project Type: Home Addition

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

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

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Respected Board of Selectmen
Town Hall
Westwood
02090



Steven Woodworth, Vice Chair
Michael Terry
John C. Masterson

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.

Joseph Manroy
Applicant's or Representative's Signature

2/26/18
Date

Applicant's Name Joseph Manroy

Project Location : 54 Draper Ave

Project Type: Home Addition

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

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

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: March 28, 2018

Time: 7:00 PM

Place: Carby Street Municipal Office Building
50 Carby Street
Westwood, MA 02090

A permit is requested by Joseph Mancuy
of 54 Draper Ave, Westwood, MA 02090

The property is located at 54 Draper Ave, Westwood, MA 02090

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.

BOARD OF ASSESSORS
580 High St.
Westwood, Ma. 02090
Fax: 781-251-2588

ABUTTERS LIST REQUEST
Please allow 10 business days for final list

PARCEL REQUESTED: 54 Draper Ave Westwood, MA 02090

RECORD OWNER: Joseph Monroy

FOR WHICH BOARD: Conservation Commission

REASON FOR REQUEST: Proposing work within 100 feet of wetland

PROJECT TYPE: Home Addition / Deck

CONTACT PERSON: Joseph Monroy

TELEPHONE NUMBER: 781-762-0793

SIGNATURE:  DATE: 2/26/18

* Forward this completed request to the Assessor's Office ASAP
Upon receipt of the certified abutter's list – send abutter's notification (next sheet) to
all abutters.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:

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):

54 Draper Ave
a. Street Address

Westwood
b. City/Town

02090
c. Zip Code

Latitude and Longitude:

31
f. Assessors Map/Plat Number

d. Latitude

e. Longitude

55
g. Parcel /Lot Number

2. Applicant:

Joseph
a. First Name

Monroy
b. Last Name

c. Organization

54 Draper Ave
d. Street Address

Westwood
e. City/Town

MA
f. State

02090
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):

Scott
a. First Name

Goddard
b. Last Name

c. Company

Goddard Consulting LLC
291 Main Street Suite 8
d. Street Address

Northborough
e. City/Town

MA
f. State

01532
g. Zip Code

508-393-3784
h. Phone Number

i. Fax Number

scott@goddardconsultingllc.com
j. Email address

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

165.00
a. Total Fee Paid

70.00
b. State Fee Paid

95.00
c. City/Town Fee Paid

Dwr
978-505-0923



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Wethersfield
 City/Town

A. General Information (continued)

6. General Project Description:

Home Addition / Deck in Riverfront Area

7a. Project Type Checklist:

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

7b. Is any portion of the proposed activity eligible to be treated as a 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:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

25464

c. Book

Lot 71 in Plan Book 120

b. Certificate # (if registered land)

268

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.

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	2. square feet
	3. cubic yards dredged	



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Westwood

City/Town

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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 <input checked="" type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) <u>Mill Brook</u>	

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:

Surveyor to rate
square feet

4. Proposed alteration of the Riverfront Area:

Surveyor
a. total square feet

Surveyor
b. square feet within 100 ft.

Surveyor
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)

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number _____

Document Transaction Number _____

Westwood
 City/Town

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

	<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 _____

C. Other Applicable Standards and Requirements

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://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/online_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
 Route 135, North Drive
 Westborough, MA 01581

b. Date of map _____



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weswood

City/Town

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

- 3 Separate MESA review completed.
 Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
2. 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 or hand delivery of NOI to either:
- | | |
|---|--|
| South Shore - Cohasset to Rhode Island, and the Cape & Islands: | North Shore - Hull to New Hampshire: |
| Division of Marine Fisheries - Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694 | Division of Marine Fisheries - North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930 |

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.

3. 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 filters click on Website.
- b. ACEC
4. 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
5. 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
6. 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

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



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

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

- 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

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.
- 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. *MAHW Delineated by Guddard Consulting*
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

Home Addition / Deck 54 Draper Ave Westwood, MA 02090
 a. Plan Title

T. Design, LLC *Tuan Nguyen*
 b. Prepared By c. Signed and Stamped By

2/22/18 *1/4*
 d. Final Revision Date e. Scale

Future Plot Plan *2/23/18*
 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Weymouth
City/Town

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:

2. Municipal Check Number: 916, 920
3. Check date: 2/26/18, 3/11/18
4. State Check Number: 912, 919
5. Check date: 2/26/18, 3/11/18
6. Payor name on check: First Name: Joseph
7. Payor name on check: Last Name: Monroy

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.

1. Signature of Applicant
2. Date: 3/10/18
3. Signature of Property Owner (if different)
4. Date: 3/10/18
5. Signature of Representative (if any)
6. Date: 3/10/18

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:

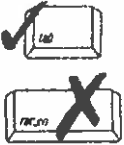
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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

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:

54 Draper Ave _____ Westwood, _____
 a. Street Address b. City/Town
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Joseph _____ Manroy _____
 a. First Name b. Last Name
 c. Organization
 54 Draper Ave _____
 d. Mailing Address
 Westwood _____ MA _____ 02090 _____
 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.

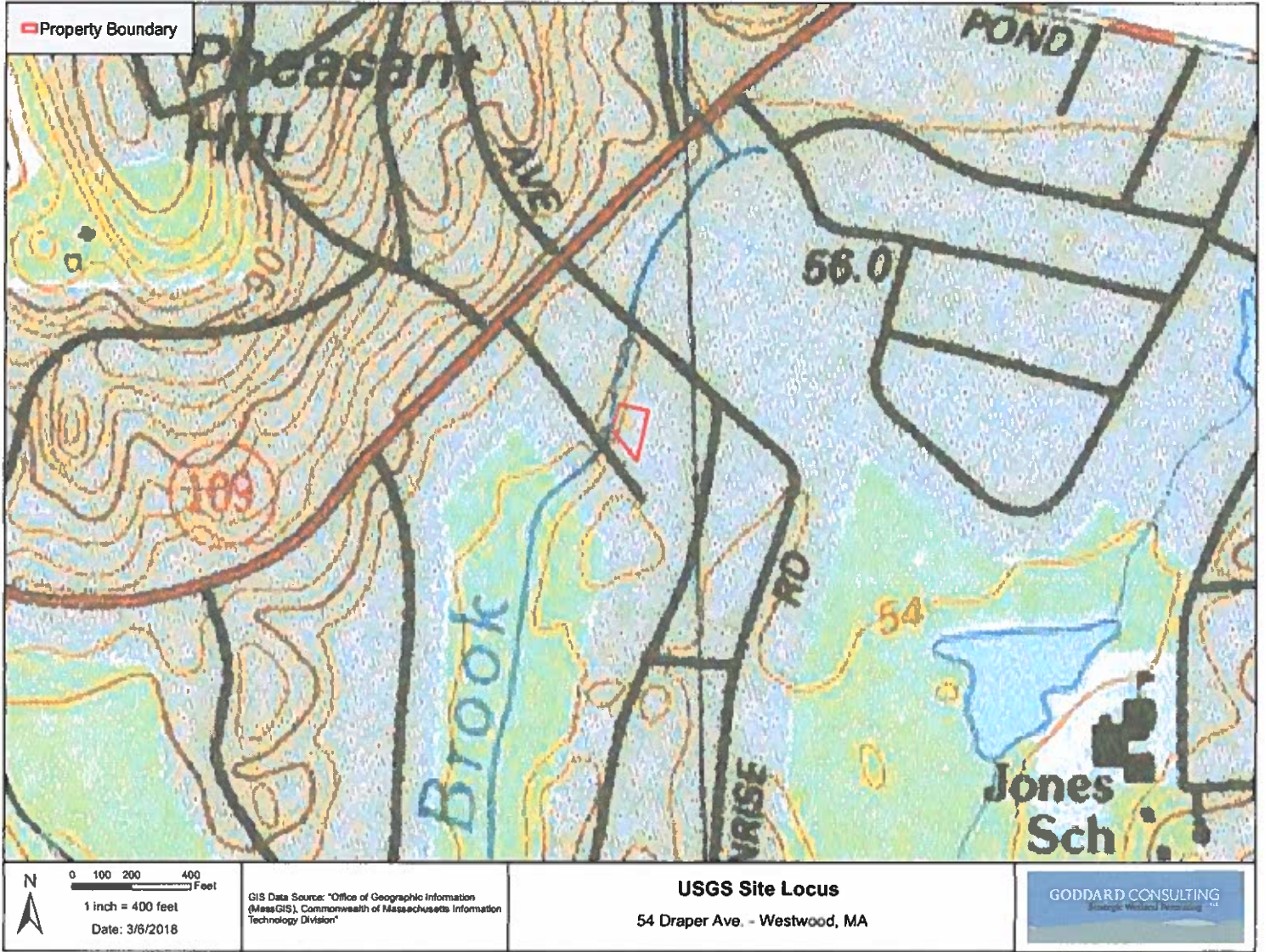
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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).





Property Boundary
M335TaxPar

N
0 25 50 100 Feet
1 inch = 100 feet
Date: 3/6/2018

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts Information Technology Division"

Orthophoto View of Site
54 Draper Ave. - Westwood, MA

GODDARD CONSULTING
Strategic Wetland Permitting

National Flood Hazard Layer FIRMette



Legend

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

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 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 X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone B Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available 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 3/5/2018 at 12:48:07 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.

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: March 28, 2018

Time: 7:00 PM

Place: Carby Street Municipal Office Building
50 Carby Street
Westwood, MA 02090

A permit is requested by Joseph Monaco
of 51 Draper Ave, Westwood, MA 02090

The property is located at 51 Draper Ave, Westwood, MA 02090

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.

**LEGAL NOTICE OF PUBLIC HEARING
Massachusetts Wetlands Protection Act
And**

Westwood Wetlands Protection By-law, Chapter 392

The Westwood Conservation Commission will hold a public hearing, under M.G.L., Chapter 131, Section 40 and Chapter 392 of Westwood General Bylaws on:

Date: March 14, 2018

Time: 7:00 pm

Place: 50 Carby Street

A permit is requested by Joseph Monroy

Address – 54 Draper Avenue, Westwood, MA 02090

The project is located at 54 Draper Avenue, Westwood, MA 02090. The applicant is proposing the construction of addition and deck within the Riverfront Area.

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

Westwood Conservation Commission

Please bill – Joseph Monroy

Address – 54 Draper Avenue, Westwood, MA 02090

Phone –781-762-0793

Plans Checklist to Accompany DEP Application for Notice of Intent (NOI)

This is a Bylaw Supplemental form to aid you in submitting complete and appropriate information on your plans.
THIS PAGE MUST BE INCLUDED WITH YOUR NOI APPLICATION. All applicable boxes must be marked with or identified as "N/A"

These details are required on plans to accompany a DEP NOI application:

- north arrow focus insert bar scale- 1 in. = 40-20 ft.
 - existing contours (black dashed line-)
 - existing structure(s) with natural and man-made features
 - existing rights-of-way, easements, ancient ways or other deeded ways
 - existing utilities- all locations (use standard engineering symbols/notations)
 - name of Wetland Specialist responsible for identifying wetland boundaries
 - date wetland was flagged (must be no more than 3 yrs. prior to current date²)
 - wetland boundaries with flag #'s (highlighted blue)
 - notations identifying all wetland types
(include potential or certified vernal pools w/ 100' hazard area highlighted in green)
 - 100 ft Buffer zone to wetlands (solid green line)
 - 10 ft no-structure setback to wetlands (dashed green line - - - - -)
 - 35 ft no-disturbance setback to wetland (dashed green line - . . . -)
 - floodplain (highlighted orange, per FEMA flood plain maps (if applicable))
 - Annual MHW line to Riverfront area (purple solid line) labeled w/ name of River
 - 200 ft. and 100 ft. Riverfront areas (purple dashed line- - - - -) (if applicable)
 - wetland fill and replication areas (yellow for filled area, ~~orange for replication areas~~)
 - shortest distances to all resource areas from closest proposed structure (use arrow)
 - shortest distances to all resource areas from closest point of erosion control materials
- I certify that the above checked items have been completed and understand that incomplete applications are cause for scheduling delays/continuations of public hearings.

Title Block with the following information: Plan Title

Applicant's Name(s), address and phone

Property Owner Name(s), address and phone

Location/Street name and number-
Must obtain from Assessor's Office if new lot, prior to submission of NOI

Assessor Map and Lot number(s) (All lots on which there will be activity be must listed on the plan with appropriate Registry info - BK/Pg or Cert. #)

plan preparer's name, title and company/firm name

date plan prepared

proposed contours (black solid line)

proposed structure(s) (including driveway work, septic components, etc.)³

proposed location of utility lines

erosion control line (highlighted red) with erosion control material detail

limit of Work line (solid red line- may be same as erosion control line)

conservation post locations (solid square symbol to indicate location of posts)

conservation post detail and plaque detail (copy available on website)

location of temporary stockpiles w/ notation of content (e.g. excavated soils)⁴

~~drywells for stormwater run-off are required for all structures requiring a Building~~

drywell construction detail (copy available on website)

detail showing the access pathway to work area

crushed stone apron onto property as per DPV standards

signature and stamp of licensed surveyor or professional engineer

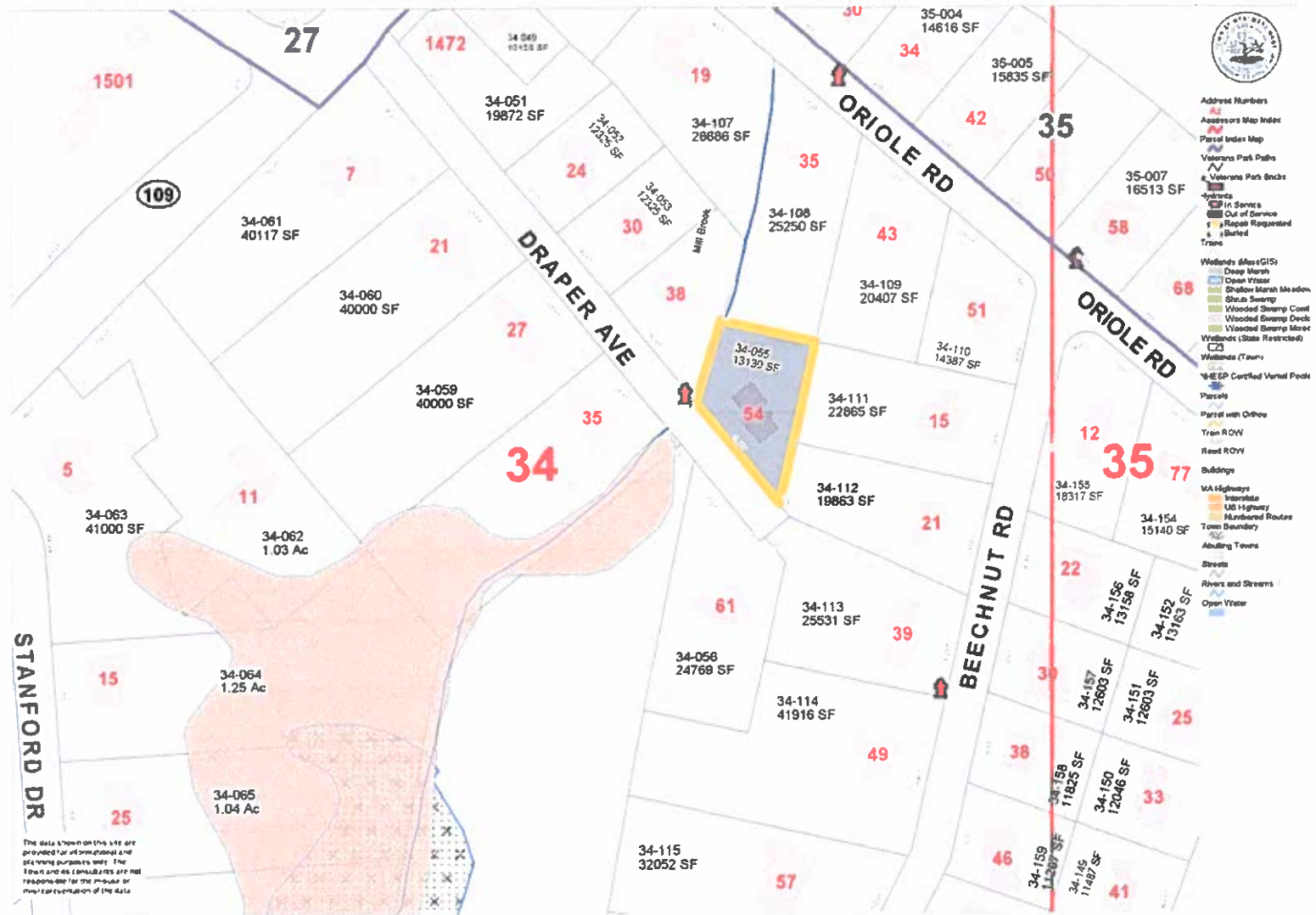
Signed: _____

[Handwritten Signature]

Title: Property Owner

Date: 2/26/18

¹ Other documents are required with the application packet- see Submittal Requirements form.
² Wetland delineation more than three years old is not acceptable for plan submission to the Cons. Commission. Call the Cons. Office for further details.
³ For Septic upgrades, show location of all features to be abandoned including detail notations. For structure demolition, show existing structural footprint.
⁴ depending on the content and size, stockpiles, even temporary piles, may require erosion control at base.



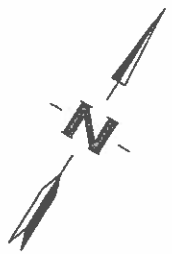
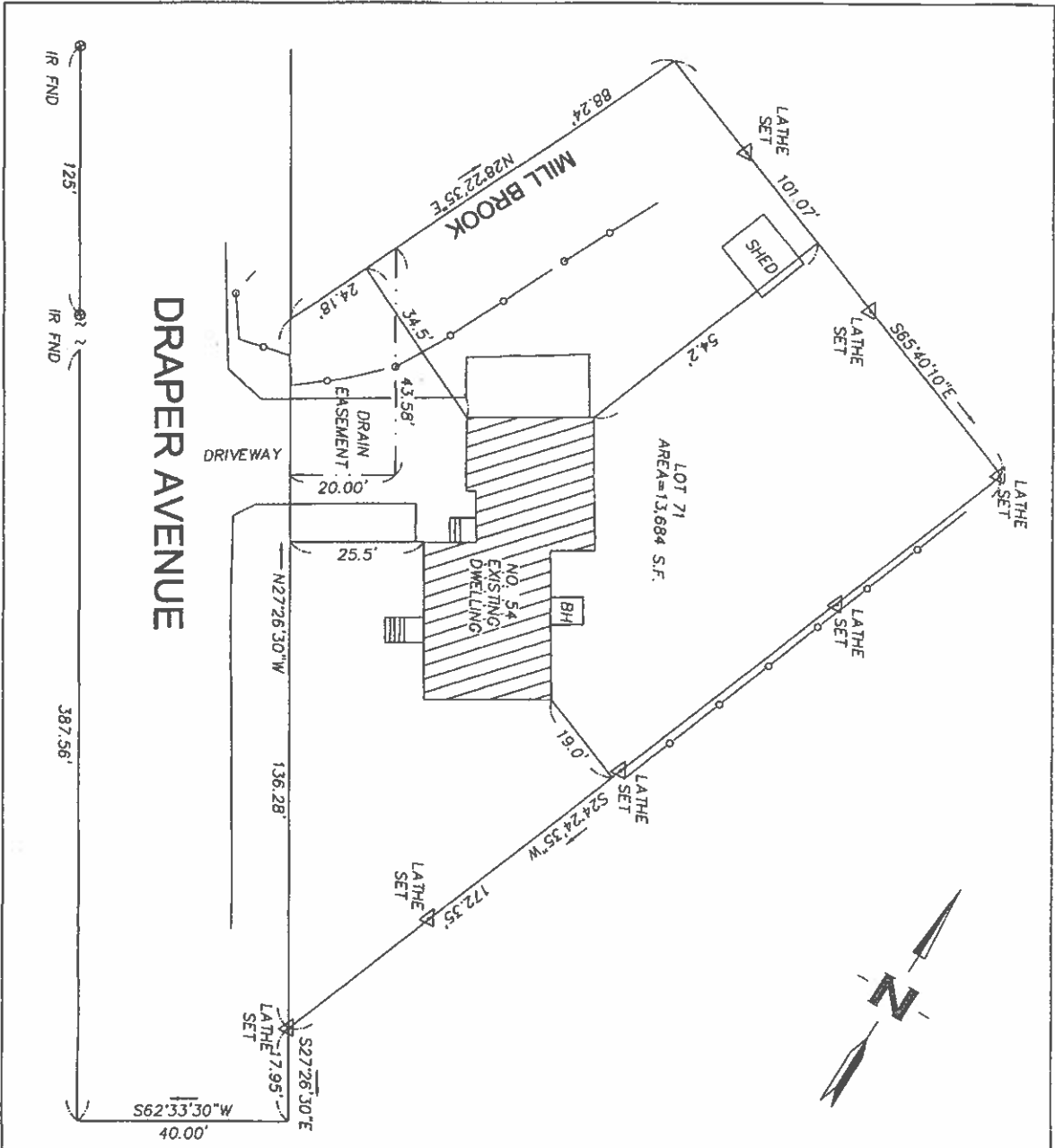
- Address Numbers
- Assessors Map Index
- Parcel Index Map
- Veterans Park Paths
- Veterans Park Bndrs
- Utilities
 - Out of Service
 - Rights Requested
 - Barred
 - Trans
- Wetlands (GIS)
 - Deep Marsh
 - Open Water
 - Shallow Marsh Meadow
 - Shrub Swamp
 - Wooded Swamp Cont
 - Wooded Swamp Decid
 - Wooded Swamp Misc
- Wetlands (State Restricted)
- Wetlands (Town)
 - CEQP Certified Vernal Pools
- Parcels
- Parcel with Ordos
- Town ROW
- Road ROW
- Buildings
- VA Highways
 - Interstate
 - US Highway
 - Minor Road
- Town Boundary
- Abating Towns
- Streets
- Rivers and Streams
- Open Water

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misinterpretation of the data.

0 170 340 ft

Printed on 02/25/2018 at 04:43 PM

Westwood MapsOnline



REFERENCE:
 BOOK 25795 PAGE 247
 PLAN BOOK 79 OF 1937

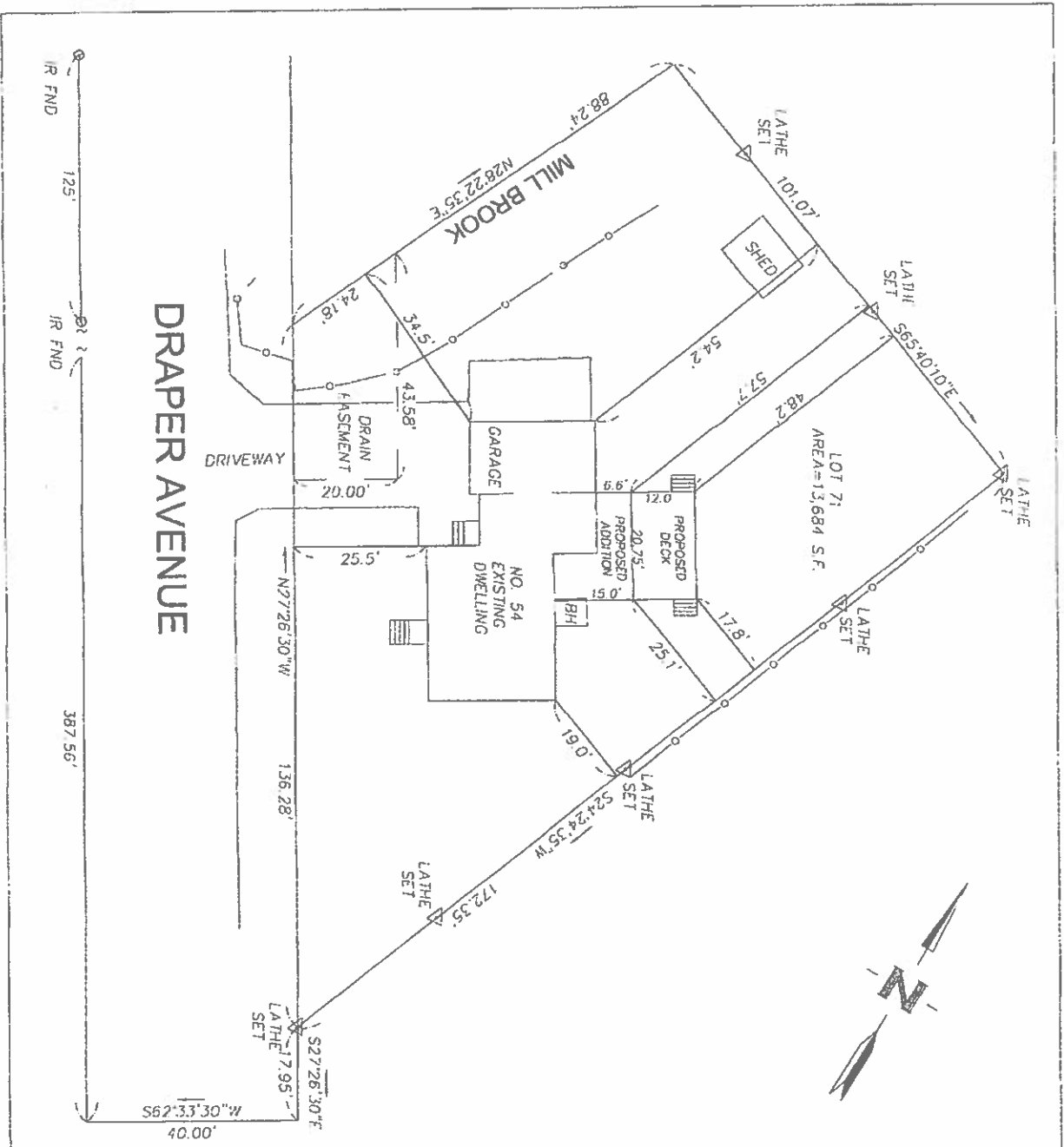


Stephen Desrosiers
 PROFESSIONAL LAND SURVEYOR
 DATE: 12/6/17



PLOT PLAN
 AT
54 DRAPER AVENUE
 IN
WESTWOOD, MASS.
 NEPONSET VALLEY SURVEY ASSOC., INC.
 95 WHITE STREET
 QUINCY, MA 02269
 TEL. 617-472-4867

SCALE: 1"=20'
 DATE: DECEMBER 05, 2017



REFERENCE:
 BOOK 25795 PAGE 247
 PLAN BOOK /9 OF 1937

PROFESSIONAL LAND SURVEYOR
 DATE: 2/23/18



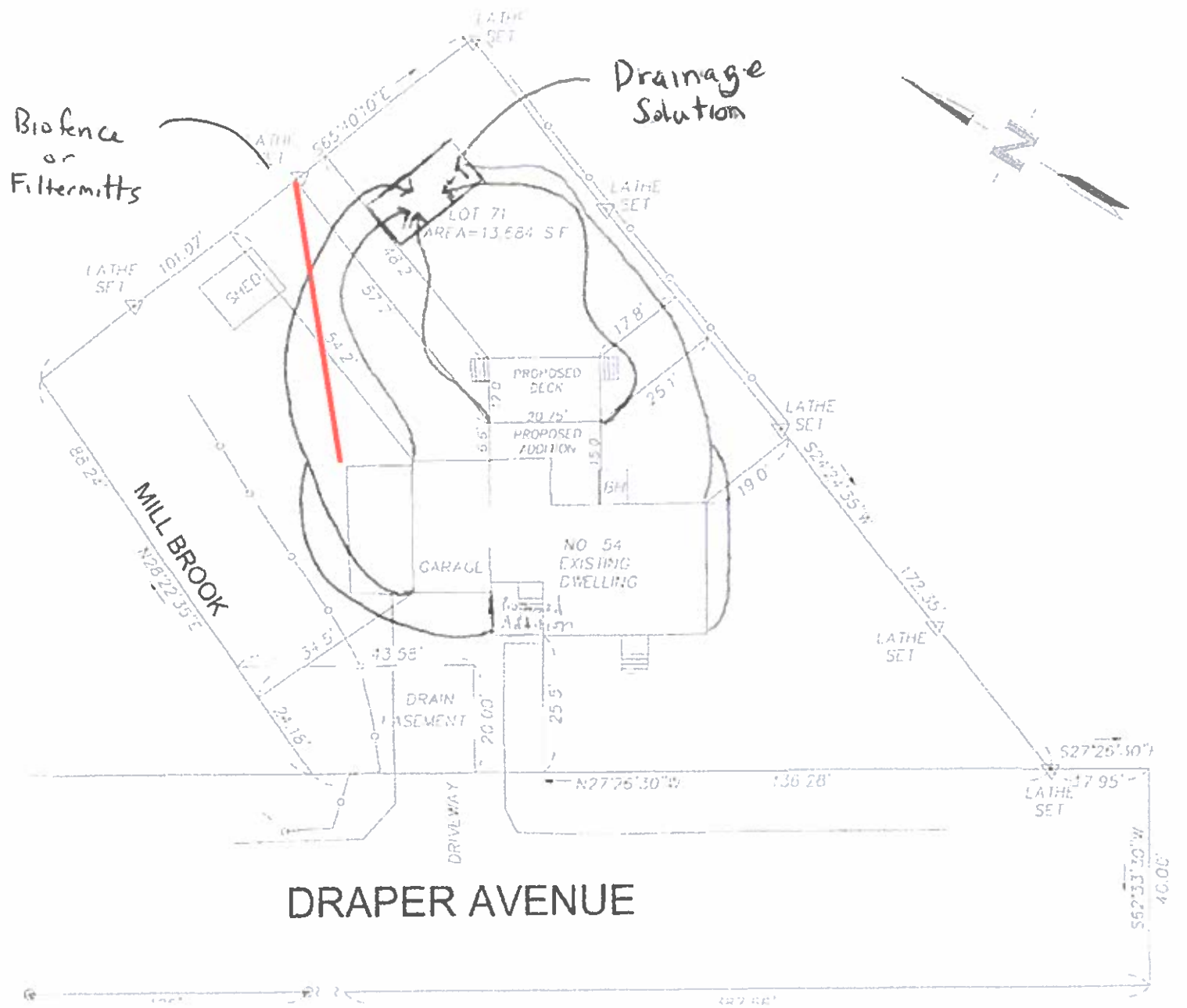
PROPOSED ADDITION
 AT
54 DRAPER AVENUE
 IN
WESTWOOD, MASS.

NEPONSET VALLEY SURVEY ASSOC., INC.
 95 WHITE STREET
 QUINCY, MA 02269
 TEL. 617-472-4867

SCALE: 1"=20'
 DATE: FEBRUARY 23, 2018

Drainage Proposal
 to offset additional
 Sqft from the existing
 shed, ^{new} addition and ^{new} deck

New Addition Sqft = 686
 Existing shed Sqft = 120
 Total Sqft = 806



DRAPER AVENUE

April 3, 2018

Westwood Conservation Commission
Carby Street Municipal Office Building
50 Carby Street
Westwood, MA 02090

RE: **Notice of Intent**
54 Draper Ave
Plan Name – Home Addition / Deck

Dear Members of the Commission:

Here is the proposed plan and alternative analysis for the 54 Draper Ave.

Proposed Plan

The property owner proposes to add an addition and deck to the front and rear of the 54 Draper Ave residence adding a net increase of 543 square feet of impervious surface. Additionally, after-the-fact permission is requested for a 120 square shed that was installed without a permit. Therefore, the total new impervious surface proposed within the Riverfront Area is 663 s.f.

The project qualifies as a Redevelopment within Riverfront, pursuant to 310 CMR 10.58(5). The owner proposes mitigation pursuant to 310 CMR 10.58(5)(g) consisting of a storm water infiltration system that would significantly improve the Riverfront Area over its existing condition. The plan includes installing a Cultec Recharger 330XLHD Chamber System drainage system to collect rainwater from downspouts for the existing house (which are currently non-infiltrated) plus collect all of the new run off from the proposed addition and deck.

Steps to prevent siltation or sediment from affecting the resource area during construction include creating a crushed stone filter at the construction entrance consisting of 2 – 3½ inches of crushed stone and the installation of an erosion control composting sock at the work perimeter prior to commencement of work perimeter.

In conclusion, proper measures will be implemented to provide no adverse effects to the existing Riverfront resource area.

Alternative Analysis

The entire property is located within the Riverfront Area, so there is no alternative that would avoid Riverfront alteration. Almost the entire property is within the Inner Riparian Zone, so there is no alternative project possible that would avoid work within 100 feet of the River. The no-build alternative would result in no infiltration system being constructed, therefore the runoff from the existing house would continue to flow untreated and unimpeded towards the River. For the proposed project, considerations were made to put the addition on the side of the house requiring re-locating kitchen plumbing, re-locating the 1st floor bathroom and disturbing the living room and dining room areas making the home uninhabitable during construction. This shift would increase the costs of construction

and force unplanned alternative living arrangements for 3 – 6 months. This option is too cost prohibitive for the home owner to pursue.

Joe Monroy

Conservation Committee Punch List

- ✓ Larger plans with surveyor stamp shared in advance
 - ✓ Front Addition added
 - ✓ Updated Calculations including driveway calculations
 - ✓ Narrative
 - ✓ Alternative Analysis
 - ✓ Change the 1 - 1 1/2 stone to 2 - 3 1/2 stone
 - ✓ Provide Karon with the DEP File # 338-0663
 - ✓ Remove bio fence from the plan and add composite sock
-