

Norwood Engineering

June 4, 2018

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

Subject: East Ocean Development Group
Stephen Gagnon
Notice of Intent
906 Gay Street

Dear Commission Members:

Enclosed are the following materials in support of the application of East Ocean Development Group, Stephen Gagnon, for an Order of Conditions to construct an addition to an existing single family dwelling. The work is located in the Buffer Zone to a Bordering Vegetated Wetland delineated by John Rockwood, EcoTec, Inc. on May 11, 2018. The proposed activity of the construction of an additional 577 sf of building footprint is considered a Major Project under the Westwood Wetlands Protection By-Law.

- 9 copies of the completed Notice of Intent Applications under the Town of Westwood Wetlands Protection Bylaw and the State Wetlands Protection Act.
- 9 copies of the Building Permit Plot Plan dated May 15, 2018 (1 sheet)
- Checks payable to the "Town of Westwood" in the amount of \$456.60, Town By-Law fee and \$67.50, town portion of the State fee.
- A certified copy of the Abutters Lists for Westwood and Dedham.
- A PDF of the complete filing has been sent via email to Karon Catrone, Conservation Agent

We respectfully request that the Commission issue an Order of Conditions for the project.

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: Town Clerk
DEP Northeast Region
East Ocean Development Group, Stephen Gagnon



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 _____

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):

906 Gay Street
a. Street Address

Westwood
b. City/Town

02090
c. Zip Code

Latitude and Longitude:

16
f. Assessors Map/Plat Number

d. Latitude

22
g. Parcel /Lot Number

e. Longitude

2. Applicant:

Stephen
a. First Name

Gagnon
b. Last Name

East Ocean Development Group
c. Organization

P.O. Box 95222
d. Street Address

Newton
e. City/Town

MA
f. State

02495
g. Zip Code

978-944-3839
h. Phone Number

i. Fax Number

stephengag@gmail.com
j. Email Address

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

Masoud
a. First Name

Shahidi
b. Last Name

c. Organization

906 Gay Street
d. Street Address

Westwood
e. City/Town

MA
f. State

02090
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

781-762-8595
i. Fax Number

djohnson@norwoodengineering.com
j. Email address

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

\$110.00
a. Total Fee Paid

\$42.50
b. State Fee Paid

\$67.50
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Addition to an existing single family dwelling located within the 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 CMR10.24(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

15673

c. Book

b. Certificate # (if registered land)

214

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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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Welland	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 _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 type="checkbox"/> 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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City/Town _____

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 _____	
i. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. 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. 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

2017 Online
Version _____

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

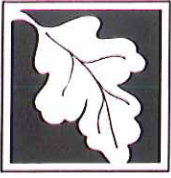
2. Assessor's Map or right-of-way plan of site

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/nhosp/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/nhosp/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.



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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.



Massachusetts Department of Environmental Protection
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MassDEP File Number

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City/Town

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.

Building Permit Plot Plan of Land

a. Plan Title

Norwood Engineering Co., Inc.

b. Prepared By

May 15, 2018

d. Final Revision Date

Matthew D. Smith

c. Signed and Stamped by

1" = 20'

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:

1578

2. Municipal Check Number

1577

4. State Check Number

Masoud

6. Payor name on check: First Name

5-31-18

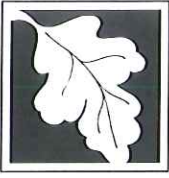
3. Check date

5-31-18

5. Check date

Shahidi

7. Payor name on check: Last Name



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

City/Town

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. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

[Handwritten Signature]
AGENT
NORWOOD ENG. CO.

6/4/2018

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:

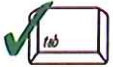
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

906 Gay Street Westwood
 a. Street Address b. City/Town
 1577 \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Stephen Gagnon
 a. First Name b. Last Name
 East Ocean Development Group
 c. Organization
 P.O. Box 95222
 d. Mailing Address
 Newton MA 02090
 e. City/Town f. State g. Zip Code
 978-944-3839 stephengag@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Masoud Shahidi
 a. First Name b. Last Name
 c. Organization
 906 Gay Street
 d. Mailing Address
 Westwood MA 02090
 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
1a.) Addition to a single family dwelling	1	\$110.00	\$110.00

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

Total Project Fee:	\$110.00
State share of filing Fee:	a. Total Fee from Step 5 \$42.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$67.50
	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.)

Filing Fees for Conservation Commission Filing 906 Gay Street, Westwood

Make checks payable to the following:

“Commonwealth of Massachusetts” – State share of filing fee = \$42.50

“Town of Westwood” – Town share of filing fee = \$67.50

Town By-Law fee

(\$250.00 + \$1 / 10 S.F. permanent/temporary impact to Buffer Zone Resource Area)

(\$250.00 + (\$1 / 10 S.F. X 2066 S.F.) = \$250.00 + \$206.60 = \$456.60

Total check for “Town of Westwood” = \$524.10

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: Wed. 6-27-18

Time: 7:00 PM

Place: Champagne Meeting Room, Carby Street Municipal Office Building
50 Carby Street
Westwood, MA

A permit is requested by Stephen Gagnon
Of East Ocean Development Group

The property is located at 906 Gay Street

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: Map 16-Parcel 22

RECORD OWNER: Masoud Shahidi

FOR WHICH BOARD: Conservation Commission

REASON FOR REQUEST: Proposing work within 100 feet of wetland

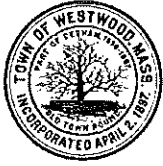
PROJECT TYPE: Notice of Intent

CONTACT PERSON: Tom Powers - Norwood Engineering Co., Inc.

TELEPHONE NUMBER: 781-762-0143

SIGNATURE:  DATE: 4/27/18

* 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.



**TOWN OF WESTWOOD
BOARD OF ASSESSORS**

580 High St.
Westwood, MA 02090

Maureen Bleday
Philip N. Shapiro
Mark F. Murphy

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

April 30, 2018

Tom Powers
Norwood Engineering, Co, Inc.

Tom:


Attached please find a list of abutters within 300 feet of wetlands for:

906 Gay Street

- Map 16 Lot 022

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

Sincerely


Mark F. Murphy
Assessor

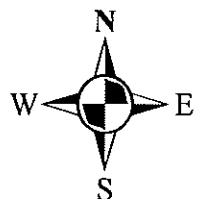
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ABUTTERS FOR 906 GAY STREET



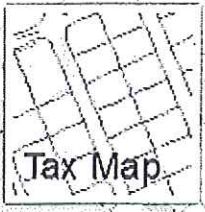
MAP 16 LOT 022

VISION APPRAISAL TECHNOLOGY



ABUTTERS LIST FOR 906 GAY STREET
WESTWOOD, MA

MAP & LOT	OWNER	CO-OWNER	Mailing Address	City	St Zip	Location
16018	WHITE JR DAVID W	DENISE I MURPHY	870 GAY ST	WESTWOOD	MA 02090	870 GAY ST
16019	MACKIEWICZ HENRY T	ANNA K MACKIEWICZ	876 GAY ST	WESTWOOD	MA 02090	876 GAY ST
16020	HORNSTEIN MARK D	ABBY M	882 GAY ST	WESTWOOD	MA 02090	882 GAY ST
16021	HESS STEPHEN	KAREN BROWN HESS	886 GAY ST	WESTWOOD	MA 02090	886 GAY ST
16022	SHAHIDI MASOUD		906 GAY ST	WESTWOOD	MA 02090	906 GAY ST
16023	1000 WASHINGTON STREET LL		31 ATWILL ROAD	WEST ROXBURY	MA 02132	WASHINGTON ST
16024	14 WESTWOOD LLC		408 WASHINGTON STREET	WOBURN	MA 01801	14 WASHINGTON ST
16025	ZINNO SALVATORE J		6 LULL ST	WESTWOOD	MA 02090	6 LULL ST
16026	PAPPAGEORGE-LAMPLEY AMBER	ARTHUR HAYNES	10 LULL ST	WESTWOOD	MA 02090	10 LULL ST
16030	GRIFFIN DANIEL & JAMES TR	OF LIVING TRUST AGREEMENT	14 GAY STREET EXT	WESTWOOD	MA 02090	14 GAY ST EXT
16251	WALTER CONTE TRUSTEE	SCS REALTY TRUST	50 COACH LN	WESTWOOD	MA 02090	21-23 WASHINGTON ST
16252	SEVI ROLAND		616 HARTFORD ST	WESTWOOD	MA 02090	17 WASHINGTON ST
16253	PREVAZI QAZINE	EDMOND PREVAZI	907-909 GAY ST	WESTWOOD	MA 02090	907-909 GAY ST
16254	WANG WEI N	YING ZHENG	895 GAY ST	WESTWOOD	MA 02090	895 GAY ST
16255	KEANE BRIAN J		887 GAY ST	WESTWOOD	MA 02090	887 GAY ST
16454	PELMAR REALTY TRUST	WALTER CONTE, TRUSTEE	50 COACH LN	WESTWOOD	MA 02090	WASHINGTON ST
16455	PELMAR REALTY TRUST	WALTER CONTE, TRUSTEE	50 COACH LN	WESTWOOD	MA 02090	WASHINGTON ST
16456	PELMAR REALTY TRUST	WALTER CONTE, TRUSTEE	50 COACH LN	WESTWOOD	MA 02090	CROFT REGIS RD



FAIR OAK RD

POND FARM RD

CARMICHAEL CIR

CHICKERING RD

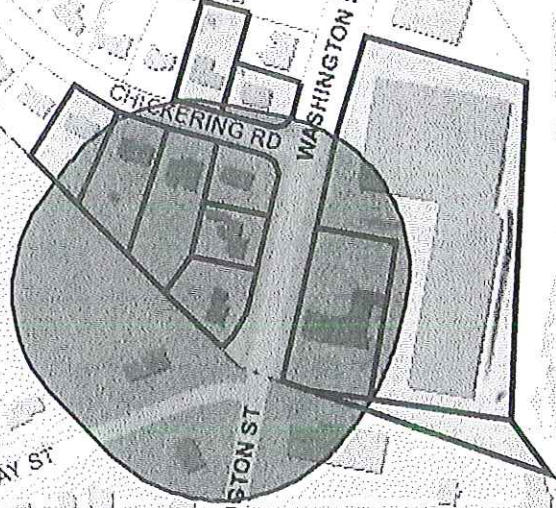
WASHINGTON ST

128

93

GAY ST

WASHINGTON ST



160-38
DEDHAM ABUTERS
CERTIFIED LIST
5/8/18

160-37
JEROME MICHAEL M ETUX
JEROME LAURA M TE
15 GAY ST
WESTWOOD MA 02090

160-36
DEDHAM FEE LLC
C/O KS PARTNERS
150 EAST 58TH ST SUITE 2000
NEW YORK NY 10155

160-35
1000 WASHINGTON ST REALTY LLC
40 ATWILL RD
WEST ROXBURY MA 02132

160-39
MAZZAFERRO RENATO
995 WASHINGTON ST
DEDHAM MA 02026

160-40
GREIGE ZIAD ETAL
MANSOUR RADA JT
6 CHICKERING RD
DEDHAM MA 02026

160-42
FINN LAURENCE V ETUX
FINN CLAIRE M TE LIFE ESTATE
20 CHICKERING RD
DEDHAM MA 02026

160-43
DRISCOLL DAVID R ETUX
DRISCOLL CHERYL A TE
26 CHICKERING RD
DEDHAM MA 02026

160-28
7 CHICKERING ROAD NOMINEE TRUST
TOPKINS ELLIOTT S TRUSTEE
7 CHICKERING RD
DEDHAM MA 02026

160-27
FAGAN JOINT REVOCABLE TRUST
FAGAN KARL W ETUX TRS
15 CHICKERING RD
DEDHAM MA 02026

160-38
LYNCH REALTY TRUST OF 2013
LYNCH FRANCIS J TRS
1003 WASHINGTON ST
DEDHAM MA 02026

160-41
BOUKOUVALAS GEORGE T
14 CHICKERING RD
DEDHAM MA 02026

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

May 17, 2018

Mr. David Johnson
Norwood Engineering Co., Inc.
1410 Route One
Norwood, MA 02062

RE: Wetland Resource Evaluation, 906 Gay Street, Westwood, Massachusetts

Dear Mr. Johnson:

On May 11, 2018, EcoTec, Inc. 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 (the “Bylaw”) and associated regulations (the “Bylaw Regulations”); and (3) the U.S. Clean Water Act. John P. Rockwood, Ph.D., PWS conducted the inspection.

The subject site consists of a 18,306± square foot parcel located to the north of Gay Street in southwestern Westwood, Massachusetts at the Westwood/Dedham municipal boundary. The site is largely developed with a single-family house with attached garage, paved driveway, walkways/stairs, concrete patio, swing set, trampoline, gardens, and associated lawn and landscaping. A thin band of upland forest occurs near the northern property boundary. Plant species observed in this area include northern red oak (*Quercus rubra*), eastern white pine (*Pinus strobus*), black cherry (*Prunus serotina*), red maple (*Acer rubrum*), Norway maple (*Acer platanoides*), black birch (*Betula lenta*), and American plum (*Prunus americana*) trees, saplings, and/or shrubs; poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), winter-creeper (*Euonymus fortunei*), English ivy (*Hedera helix*), and oriental bitter-sweet (*Celastrus orbiculata*) climbing woody vines; common barberry (*Berberis vulgaris*), Japanese barberry (*Berberis thunbergii*), eastern red cedar (*Juniperus virginiana*), glossy buckthorn (*Rhamnus frangula*), and American yew (*Taxus canadensis*) shrubs; and hayscented fern (*Dennstaedtia punctilobula*), wild-lily-of-the-valley (*Maianthemum canadense*), and aster (*Aster sp.*) ground cover. 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 A5 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 A16 Flared End	Blue Flags	Boundary of Bordering Vegetated Wetlands located near the northern property boundary that is associated with an intermittent stream.

Findings

Wetland A (i.e., A-series flags) consists of forested swamp located near the northern property boundary that is associated with an intermittent stream located within the delineated wetland. Plant species observed include red maple (*Acer rubrum*) trees, saplings, and/or shrubs; poison ivy (*Toxicodendron radicans*) and common greenbrier (*Smilax rotundifolia*) climbing woody vines and ground cover; arrow-wood (*Viburnum dentatum*) and glossy buckthorn (*Rhamnus frangula*) shrubs; and sensitive fern (*Onoclea sensibilis*), spinulose woodfern (*Dryopteris spinulosa*), skunk-cabbage (*Symplocarpus foetidus*), spotted touch-me-not (*Impatiens capensis*), aster (*Aster sp.*), grasses (Gramineae sp.), and sedges (Cyperaceae sp.) ground cover. Evidence of wetland hydrology, including hydric soils, high groundwater, and saturated soils, was observed within the delineated wetland. This vegetated wetland borders an intermittent stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands 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 25021C0181E, Effective Date July 17, 2012 (Dynamic FIRMette 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

Mr. Joseph DePippo
May 17, 2018
Page 3.

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 or the 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, Norwood Quadrangle, dated 1985, there are no mapped streams located on or within 200 feet of the site. Based upon observations made during the site inspection, there is an unmapped stream located within the wetland near the northern site boundary that flows to the east into a flared end culvert. Based upon Massachusetts StreamStats, the stream has a watershed area of 0.14 square miles (analysis attached). As such, the stream would be designated as intermittent under the Regulations and Bylaw/Bylaw Regulations and Riverfront Area under the Act/Regulations and Bylaw/Bylaw Regulations would not occur on the site. Riverfront Area does not have 100-foot Buffer Zone under the Act/Regulations or the 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 from the NHESP Interactive Viewer, valid from August 1, 2017, and Certified Vernal Pools 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, 9 pages)

18/wr/WESTWOOD906GAYWRE

EcoTec, Inc.

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

Applicant: Prepared by: EcoTec, Inc. Project location: 906 Gay Street, Westwood DEP File #:

Check all that apply:

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

Section I. Vegetation Date of Delineation: 5/11/2018

A. Sample Layer and Plant Species # (by common/scientific name)	Observation Plot Number: A5	Transect Number: Up	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category * #
Tree						
Red Maple	<i>Acer rubrum</i>		15	23	Yes	FAC*
Northern Red Oak	<i>Quercus rubra</i>		30	46	Yes	FACU-
Eastern White Pine	<i>Pinus strobus</i>		20	31	Yes	FACU
Climbing Woody Vine						
Common Greenbrier	<i>Smilax rotundifolia</i>		10	100	Yes	FAC*
Sapling						
Black Birch	<i>Betula lenta</i>		10	100	Yes	FACU
Shrub						
White Ash	<i>Fraxinus americana</i>		10	14	Yes	FACU
Glossy Buckthorn	<i>Rhamnus frangula</i>		10	14	Yes	FAC*
Black Cherry	<i>Prunus serotina</i>		20	29	Yes	FACU
Stiff Dogwood	<i>Cornus foemina</i>		10	14	Yes	FAC*
Black Birch	<i>Betula lenta</i>		10	14	Yes	FACU
Red Maple	<i>Acer rubrum</i>		10	14	Yes	FAC*
Ground Cover						
English Ivy	<i>Hedera helix</i>		20	44	Yes	NL
Wild-lily-of-the-valley	<i>Maianthemum canadense</i>		20	44	Yes	FAC-
Black Cherry	<i>Prunus serotina</i>		5	11	No	FACU

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: 5 Number of dominant non-wetland indicator plants: 8
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? No

TRANSECT A5 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	0-3	10 YR 3/2 Loam	-
B	3-16	10 YR 4/6 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 BVW: _____
- 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"/>
Wetland 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 BVW	<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: 906 Gay 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: A5	Transect Number: Wet	Date of Delineation: 5/11/2018	
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	Red Maple Northern Red Oak	30 20	60 40	Yes Yes	FAC* FACU-
Climbing Woody Vine	Common Greenbrier	10	100	Yes	FAC*
Sapling	Red Maple	10	100	Yes	FAC*
Shrub	Black Cherry Glossy Buckthorn	10 15	40 60	Yes Yes	FACU FAC*
Ground Cover	Black Cherry Spotted Touch-me-not Glossy Buckthorn Poison Ivy Skunk-cabbage English Ivy Wild-lily-of-the-valley Aster	10 20 10 10 5 5 15 5	13 25 13 13 6 6 19 6	Yes Yes Yes Yes No No Yes No	FACU FACW* FAC* FAC* OBL* NL 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: 7 Number of dominant non-wetland indicator plants: 4
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes

TRANSECT A5 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 0-8 10 YR 3/1 Loam

B 8-16 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: 12 inches
- Depth to soil saturation in observation hole: 8 inches
- Water marks: _____
- Drift lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- 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 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



42°13'56.05"N

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

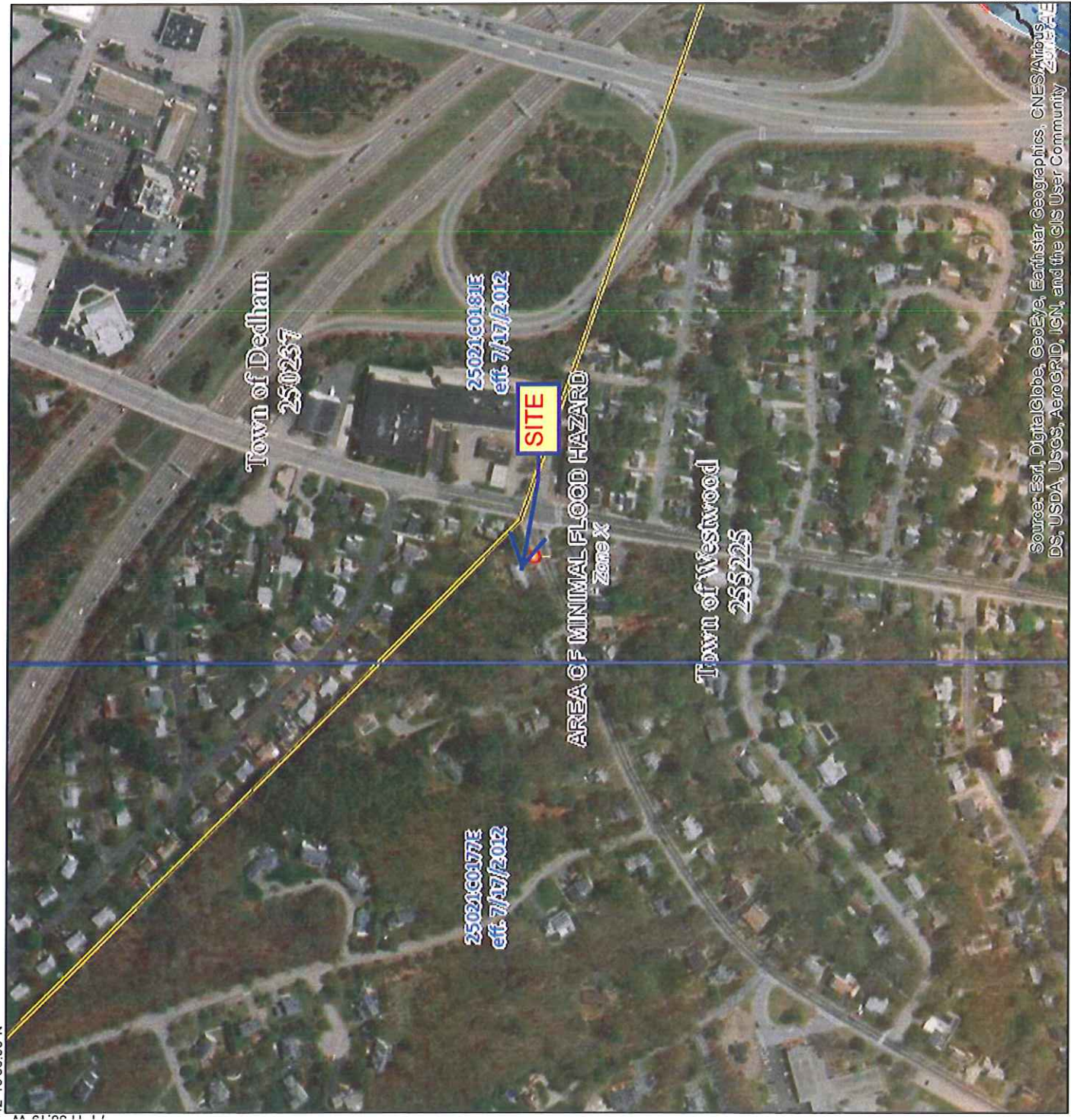
Legend

<p>SPECIAL FLOOD HAZARD AREAS</p> <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, AF 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area 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 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRS Area of Undetermined Flood Hazard Zone X 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>OTHER FEATURES</p> <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 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped
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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 5/11/2018 at 8:40:49 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.

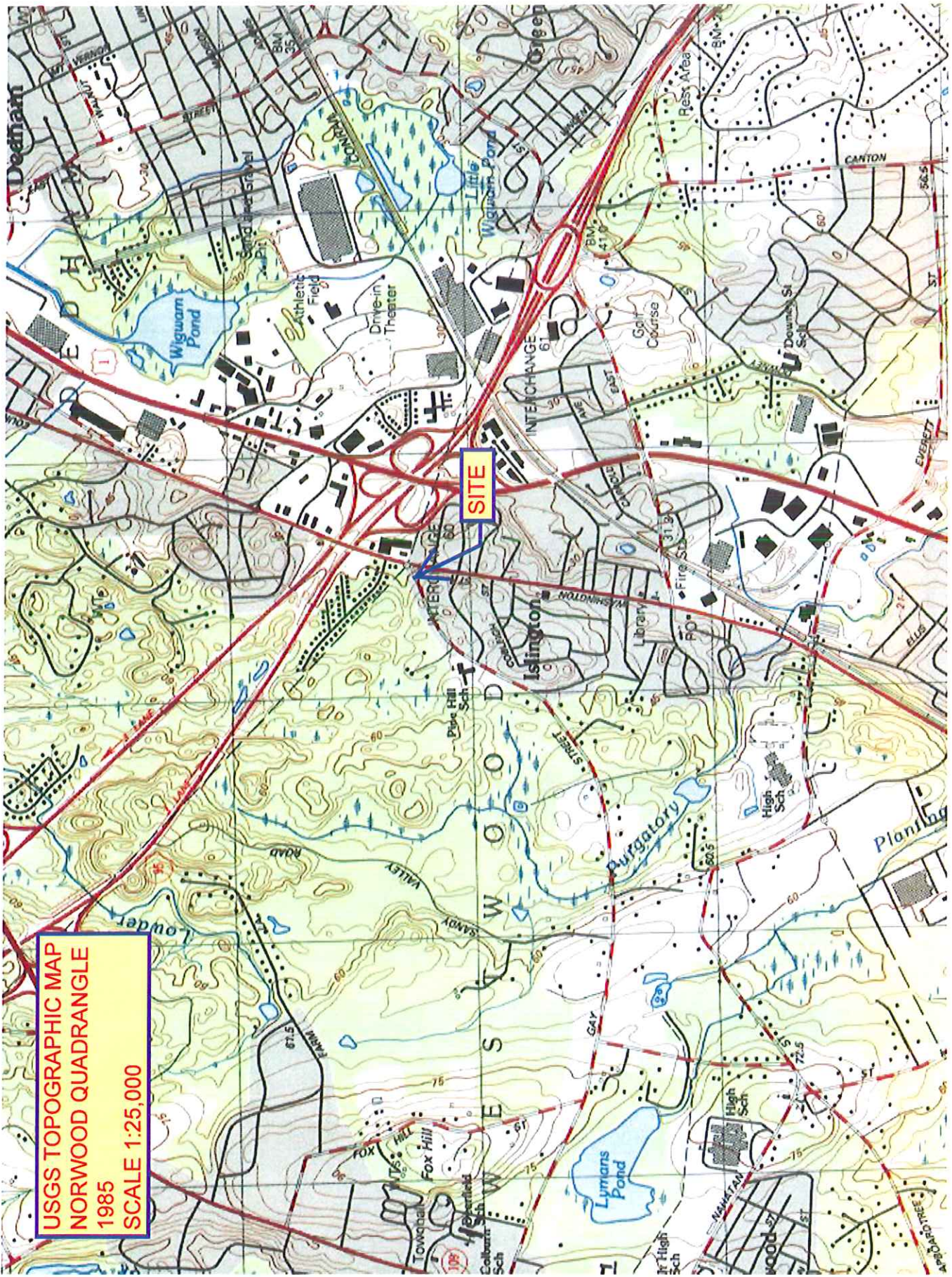


71°10'52.74"W

42°13'29.41"N



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



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

SITE

StreamStats Report

Region ID:

MA

Workspace ID:

MA20180512002316618000

Clicked Point (Latitude, Longitude):

42.22904, -71.18586

Time:

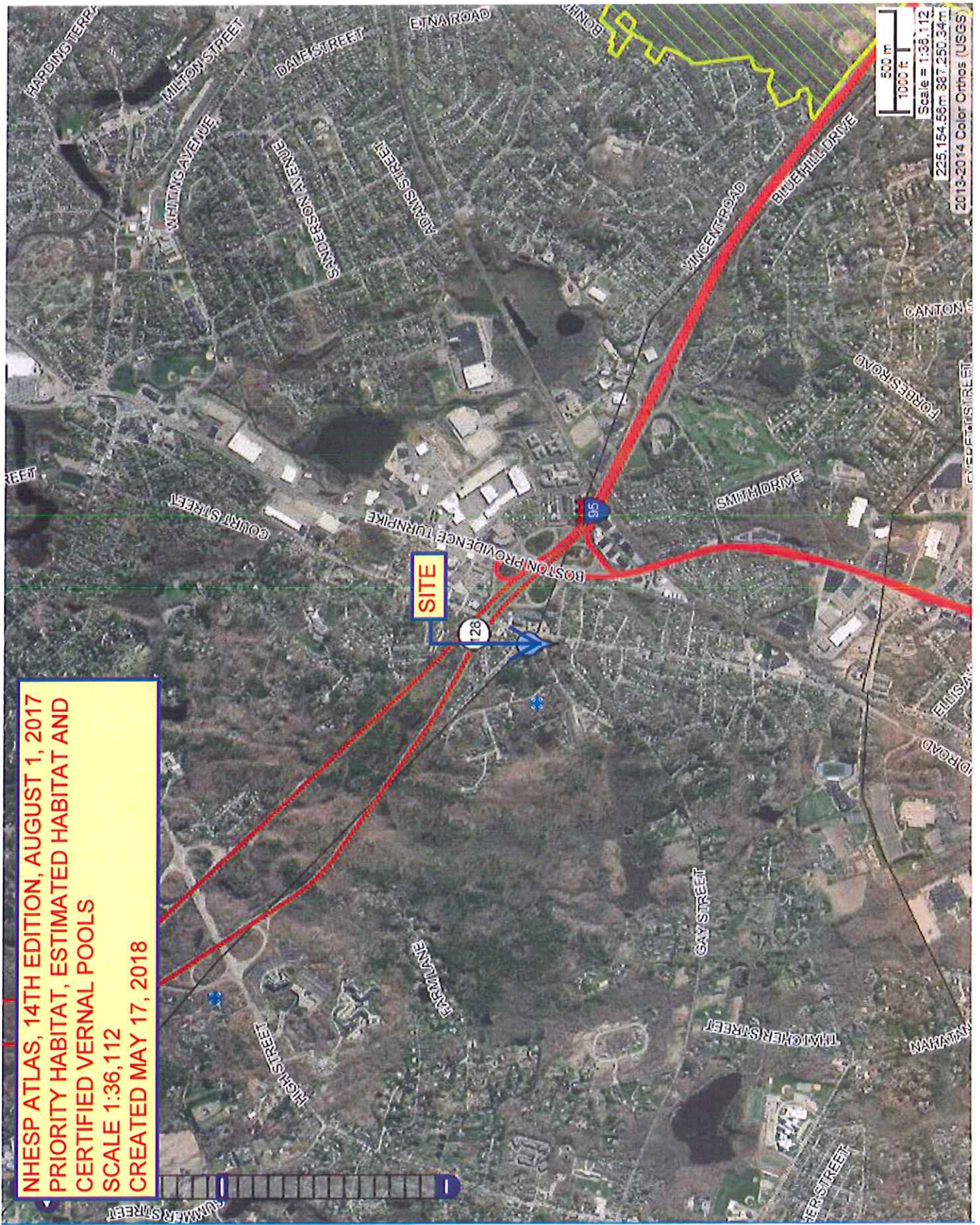
2018-05-11 20:23:32 -0400



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.14	square miles

NHESP ATLAS, 14TH EDITION, AUGUST 1, 2017
PRIORITY HABITAT, ESTIMATED HABITAT AND
CERTIFIED VERNAL POOLS
SCALE 1:36,112
CREATED MAY 17, 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.

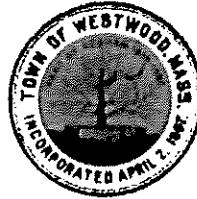
Education: Doctor of Philosophy (Ph.D.): Aquatic Pollution Biology – Plant and Soil Sciences
University of Massachusetts at Amherst, 1989
Bachelor of Science (B.S.): Environmental Sciences, *Summa Cum Laude*
University of Massachusetts at Amherst, 1984

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 L. Previtera, Chairman
Leo J. Crowe
William Stowe
Clara C. Pitt



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.

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 application¹:

north arrow locus insert bar scale- 1 in. = 40-20 ft.

existing contours (black dashed line- - - -)

existing structure(s) with natural and man-made features

N/A 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' habitat area highlighted in green).

100 ft Buffer zone to wetlands (solid green line)

10 ft no-structure setback to wetlands (dashed green line -----)

N/A 35 ft no-disturbance setback to wetland (dashed green line - - - -)

N/A floodplain (highlighted orange), per FEMA flood plain maps (if applicable)

N/A Annual MHW line to Riverfront area (purple solid line) labeled w/ name of River

N/A 200 ft. and 100 ft. Riverfront areas (purple dashed line -----) (if applicable)

N/A wetland fill and replication areas (yellow for filled area, ~~green for delineation~~)

N/A shortest distances to all resource areas from closest proposed structure (use arrow)

N/A 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.

Signed:

Dee Dydek

Title:

Project Manager

Date:

June 4, 2018

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)

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

N/A 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 Permit. Certain improved building needs also require drywells for discharge to ground water.

N/A drywell construction detail (copy available on website)

N/A detail showing the access pathway to work area

crushed stone apron onto property as per DPW standards

signature and stamp of licensed surveyor or professional engineer

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.

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

Applicant: East Ocean Development Group

Address: P.O. Box 95222, Newton, MA 02495

Location of Project: 906 Gay Street

Notice of Intent

- | | | |
|---|---------|--|
| 1. Minor project | _____ | \$100.00 |
| 2. Major project | _____ x | \$250.00 plus \$1.00 additional sq. ft. (per 10 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 _____ @ \$100.00

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 \$ _____

See Westwood Wetlands Protection Bylaw Regulations for more detail.

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Leo J. Crowe
Charles Pare
William Stowe
Jay MacMullin



Diane Hayes
John Rogers
John C. Masterson

CONSERVATION COMMISSION

Time Waiver Requirement

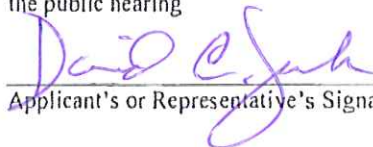
Westwood Conservation Commission
Westwood Town Hall
50 Carby Street
Westwood, MA 02090

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.


Applicant's or Representative's Signature

June 4, 2018
Date

Applicant's Name East Ocean Development Group, Stephen Gagnon

Project Location : 906 Gay Street

Project Type: Addition to an existing single family dwelling

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

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

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Joseph E. Pivetera, Chairman
Leo J. Crowe
William Stowe
Charles Pare



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) 6-5-18


Applicant's or Representative's Signature

June 4, 2018
Date

Applicant's Name East Ocean Development Group, Stephen Gagnon

Project Location : 906 Gay Street

Project Type: Addition to an existing single family dwelling

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

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

Submittal: 906 Gay Street

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

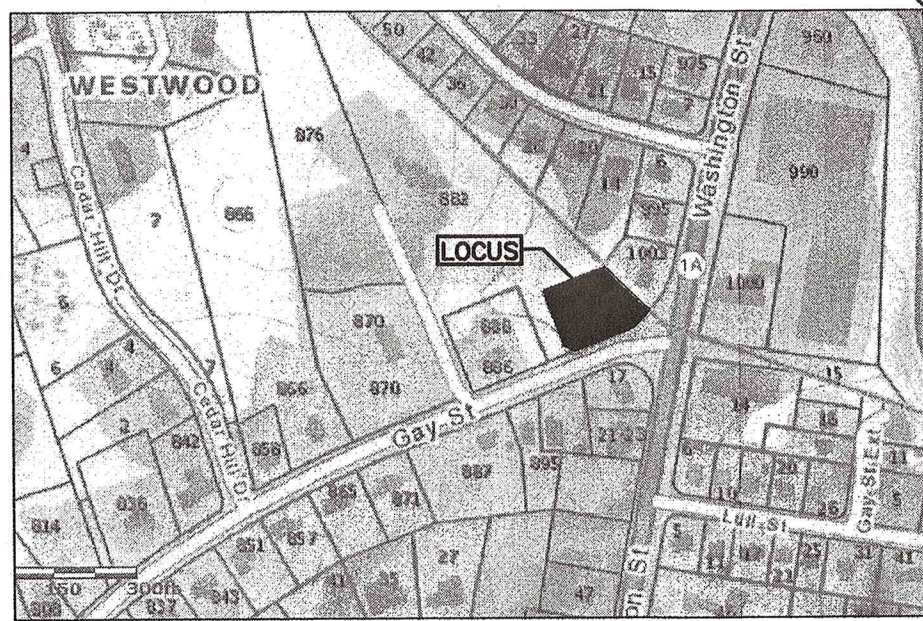
Each single lot plan must show the following:

- 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
- riverfront area
- 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
- the limit of the FEMA floodplain or the 100-year floodplain, if applicable
- large boulders and outcroppings of ledge
- 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
- 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.

2. As-Built Plan of Foundation

For projects involving the construction of a house or other structure having a foundation, once the foundation has been laid but before framing begins, the applicant shall submit to the Commission an as-built plan, on a 1 inch = 40 feet or larger scale, that has been stamped, dated, and signed by a professional engineer or a professional land surveyor. The plan shall show:

- in a solid line, the location and dimensions of the foundation as built
- in a broken line, the location and dimensions of the foundation as shown on the plan approved by the Commission as set forth in the Order of Conditions
- the limits of all resource areas
- the edge of the 10 foot and 100 foot buffer zones bordering each resource area
- the limits of any floodplain
- the distance in feet between the foundation and the nearest part of each resource area
- the location and type of sediment controls
- the limits of disturbed area
- the contours in at least five foot intervals



CONSTRUCTION SEQUENCE FOR STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL

PRE-CONSTRUCTION MEETING:

1. THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING HELD BY THE APPLICANT. IT SHALL BE A MEETING WITH THE CONSTRUCTION SUPERINTENDENT, HIS ENGINEER, AND THE TOWN'S CONSERVATION AGENT. THE PURPOSE OF THE MEETING WILL BE TO REVIEW THE ORDER OF CONDITIONS AND OUTLINE THE PERFORMANCE STANDARDS IN GENERAL THAT WILL BE REQUIRED TO FULFILL THE REQUIREMENTS IN THE PERMIT.

2. SEDIMENT AND EROSION CONTROL:

- * INSTALL COMPOST SOCK AND CONSTRUCTION FENCE.
- * PERFORM SITE CONSTRUCTION.
- * SWEEP GAY STREET DAILY TO REMOVE SEDIMENT
- * WATER DISTURBED AREAS AS NEEDED TO PREVENT DUST AND WIND BLOWN EROSION.
- * LOAM AND SEED ALL DISTURBED AREAS. WATER AS NECESSARY.
- * REMOVE THE COMPOST SOCK/CONSTRUCTION FENCE ONCE THE DISTURBED AREAS ARE FULLY STABILIZED.

ZONING & LAND USE TABLE

ZONING DISTRICT	RESIDENCE DISTRICT SR-A		
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	12,000 S.F.	18,306 S.F.	N/C
LOT AREA UPLAND	12,000 S.F.	18,306 S.F.	N/C
LOT FRONTAGE	90 L.F.	148.73 L.F.	N/C
LOT WIDTH	90 L.F.	166.3 L.F.	N/C
SETBACKS:			
FRONT	= 25 FT*	30.0 FT	30.9 FT
SIDE	= 15 FT	24.8 FT	17.4 FT
REAR	= 30 FT	64.6 FT	62.1 FT
BLDG COVERAGE (STRUCTURE)	25%	9.1% (1,675 S.F.)	12.3% (2252 S.F.)
LOT COVERAGE (IMPERVIOUS)	50%	16.0% (2,897 S.F.)	19.0% (3474 S.F.)
WETLAND AREA	-	4 S.F.	N/C

* 12,000 S.F. FOR ALL LOTS UNCHANGED SINCE 1998.

NOTES

1. FIELD SURVEY BY NORWOOD ENGINEERING CO., INC. APRIL 2018 AND MAY 2018.
2. WETLANDS DELINEATED BY ECOTEC, INC. MAY 11, 2018; JOHN ROCKWOOD Ph. D. TEL. (508)-752-9666. SERIES A1-16 (BLUE FLAGS) - BVW

STORMWATER RECHARGE REQUIREMENT

1.0" X IMPERVIOUS AREA
 IMPERVIOUS AREA = 3,300 SF TOTAL
 3,300 SF X 1.0"/12"/FT = 275 CF RECHARGE REQUIRED
 RECHARGE PROVIDED = 280.4 CF
 USE ADS STORMTECH SC-310 + CAP
 2 ROWS OF 3 CHAMBERS/ROW WITH
 12" OF STONE SIDE & END;
 12" OF STONE UNDER;
 6" OF STONE COVER
 OVERALL SYSTEM SIZE = 24.56' X 8.17' X 2.83'

OWNER
 MASOUD SHAHIDI
 906 GAY STREET
 WESTWOOD, MA 02090

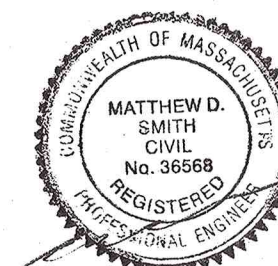
APPLICANT
 EAST OCEAN DEVELOPMENT GROUP
 P.O. BOX 95222
 NEWTON, MA 02495

DEED REFERENCE
 BOOK 15673 PAGE 214

PLAN REFERENCE
 BOOK 2900 PAGE 273

ZONE
 SINGLE RESIDENCE A - SRA

ASSESSORS
 MAP 16 - PARCEL 22

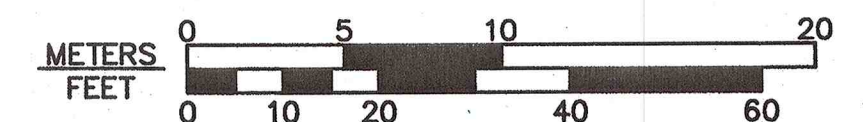


**BUILDING PERMIT
 NOTICE OF INTENT
 PLAN OF LAND
 906 GAY STREET
 WESTWOOD, MASSACHUSETTS**

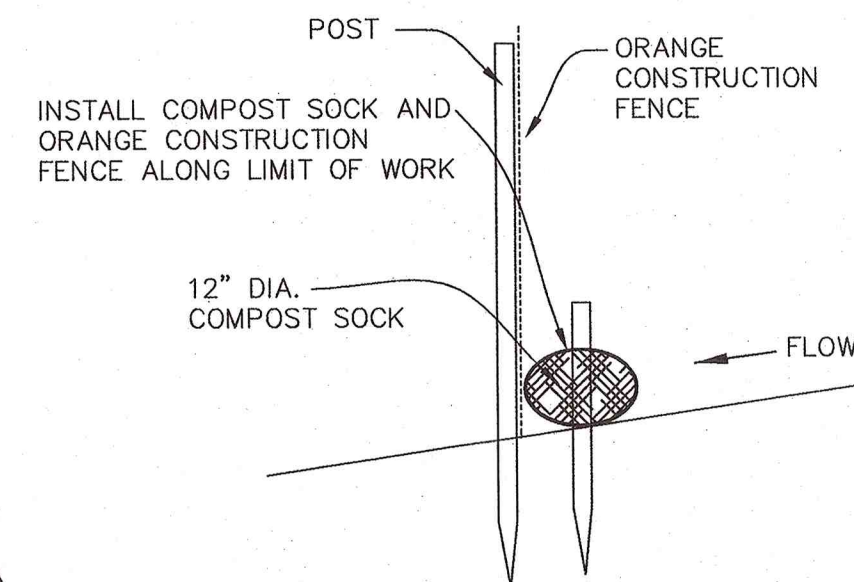
SCALE: 1" = 20' DATE: MAY 15, 2018

**Norwood
 Engineering**

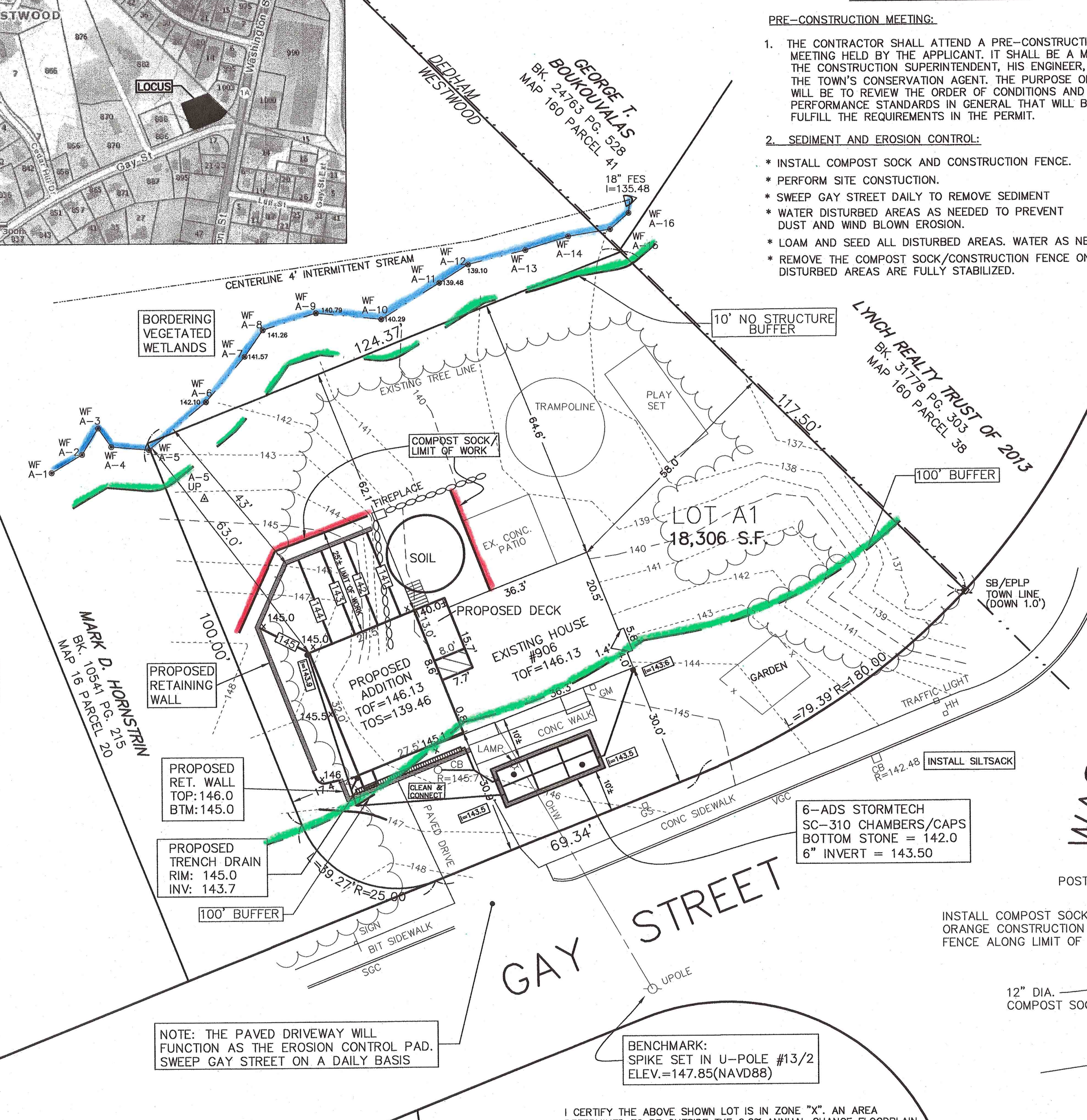
Norwood Engineering Company, Inc.
 Consulting Engineers, Land Surveyors
 1410 ROUTE ONE, NORWOOD, MA 02062
 TEL. (781)762-0143 FAX (781)762-8595



COMPOST SOCK AND CONSTRUCTION FENCE



NOT TO SCALE



NOTE: THE PAVED DRIVEWAY WILL FUNCTION AS THE EROSION CONTROL PAD. SWEEP GAY STREET ON A DAILY BASIS

BENCHMARK:
 SPIKE SET IN U-POLE #13/2
 ELEV.=147.85(NAVD88)

I CERTIFY THE ABOVE SHOWN LOT IS IN ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE HUD FLOOD INSURANCE RATE MAP 25021C0181E FOR THE TOWN OF WESTWOOD DATED JULY 17, 2012.

I CERTIFY THE BUILDING SHOWN ON THIS PLAN WAS LOCATED FROM AN ACTUAL INSTRUMENT SURVEY AND IS CORRECTLY SHOWN ON THIS PLAN.