

**NOTICE OF INTENT
TO
INSTALL A RETAINING WALL, A PATIO, AND A FENCE
AT TO PERFORM GRADING**

AT

**131 HIGH ROCK STREET
WESTWOOD, MASSACHUSETTS**

PREPARED FOR:

SARA

PREPARED BY:

**GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746**

Prepared By:



**Joyce E. Hastings, P.L.S.
Wetlands Consultant**

November 24, 2014



April 13, 2017

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

**Re: Notice of Intent
Sara Bauer
131 High Rock Street, Needham, MA**

Dear Commission Members,

On behalf of Sara Bauer, we are filing a Notice of Intent to install a retaining wall, a patio and a fence in the rear yard at 131 High Rock Street, Needham, MA. The proposed project is within the 100 foot wetland buffer zone of a bordering vegetated wetland.

The house at 131 High Rock Street was constructed in 2015. This application has been prepared to complete the final landscape plan for the property. The applicants would like to create a level surface in the rear yard and are proposing to install a retaining wall to raise the grade. A patio will be installed behind the house and a fence will be installed to encompass the rear yard. The slope along the northwesterly side of the house will be stabilized with rip rap.

Proposed Erosion Control:

Project Access will be from the existing driveway. Staked compost sock will be installed as shown on the design plan prior to construction and will be maintained throughout the project. The siltation barrier will not be removed until the project is complete and the site is stabilized.

Conservation Construction Sequence:

1. Post DEP File Number.
2. Install erosion control barriers and contact Conservation Commission Agent (781-251-2580) to request inspection.
3. Install retaining wall.
4. Grade yard to meet retaining wall elevation.
5. Install new patio.
6. Install rip rap on slope.
7. Install fence
8. Loam and stabilize all exposed soils with seed.
9. Prepare as-built conditions plan.
10. Request Certificate of Compliance from the Conservation Commission.

Thank you for your attention. Please call me at 508-429-1100 if you have any questions.

Sincerely,
GLM Engineering Consultants, Inc.


Joyce E. Hastings, P.L.S.
Wetland Consultant

cc. Sara Bauer
MassDEP NERO

Contents:

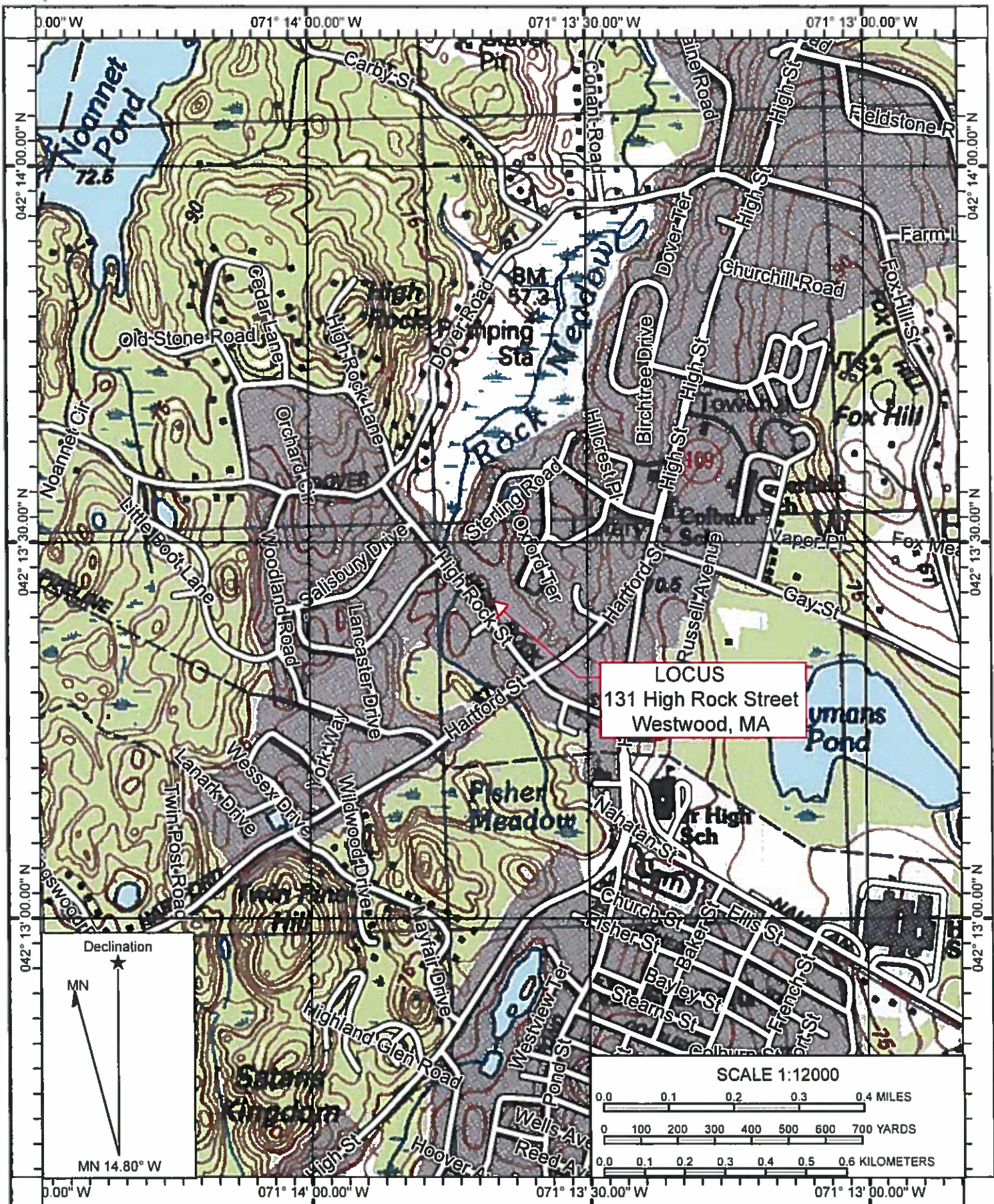
U.S.G.S. Map
Westwood Assessors Map
WPA Form 3 – Notice of Intent
Owner’s Letter of Authorization to GLM Engineering Consultants, Inc.
WPA Appendix A – Wetland Fee Transmittal Form
Westwood Wetlands Bylaw – Worksheet for Fees
Westwood Wetlands Bylaw – Town Clerk Filing Form
Westwood Wetlands Bylaw – Time Waiver Requirement Form
Westwood Wetlands Bylaw – Plan Checklist
Affidavit of Service
Abutter Notification Letter
Abutter Notification Form
Abutters List
FEMA Flood Insurance Rate Map

PROJECT PLAN:

Proposed Site Plan
131 High Rock Road
Westwood, Massachusetts

PREPARED BY: GLM Engineering Consultants, Inc.

DATED: April 12, 2017

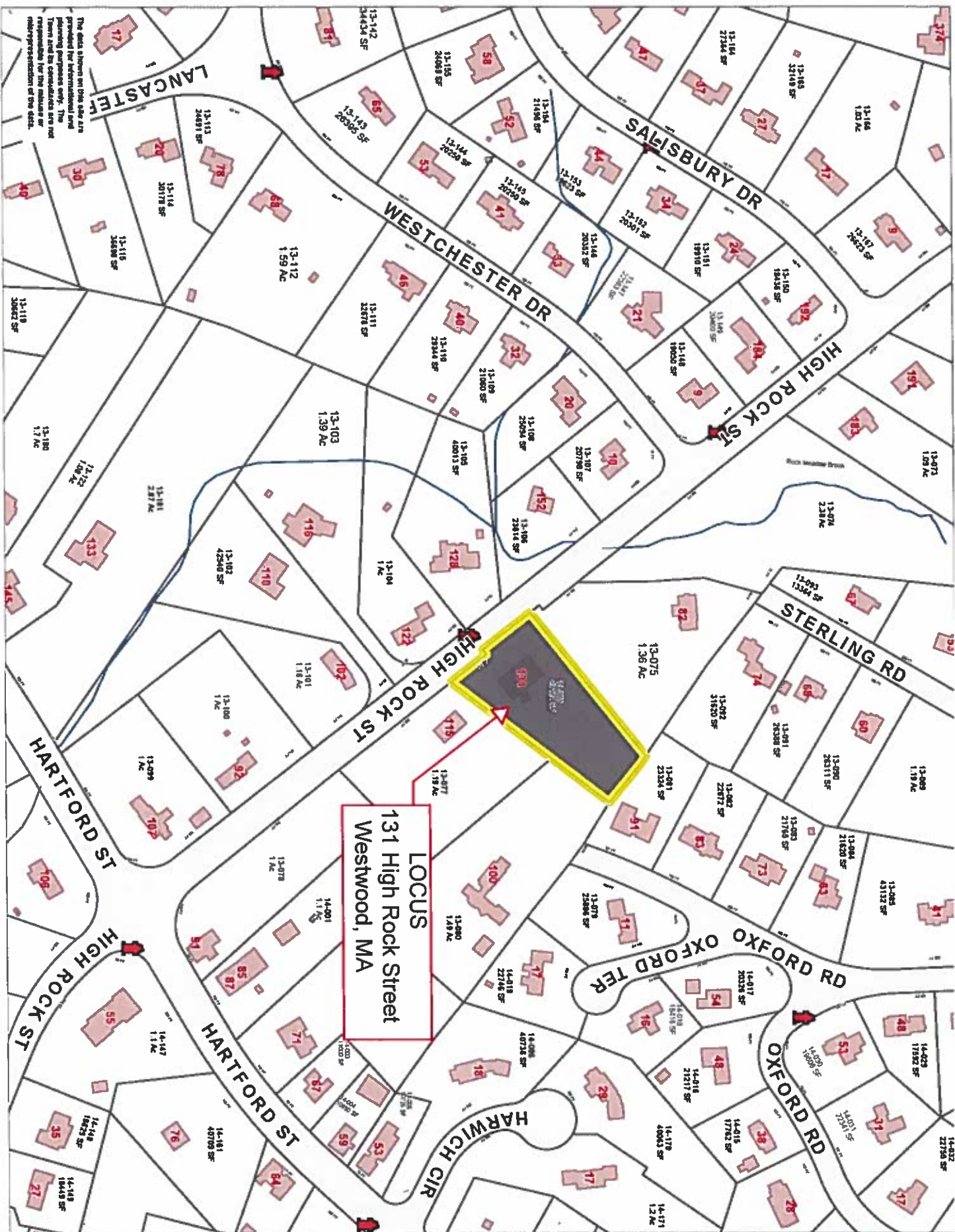


Name: NORWOOD
 Date: 11/26/14
 Scale: 1 inch = 1,000 ft.

Location: 042° 13' 24.80" N 071° 13' 39.50" W
 131 High Rock Street, Westwood, MA



- Address Numbers
- Veteran Park Paths
- Veteran Park Bikes
- Veteran Park Ball Fields
- Highways
- US Service
- One of Several
- Other Requested
- Buildings
- Towns
- Parcels
- Parcel with Other
- Town ROW
- Road ROW
- Buildings
- MA Highways
- US Highway
- Town Boundary
- Adjacent Towns
- Streets
- Rivers and Streams
- Open Water



0 290 580 ft

Printed on 04/12/2017 at 02:06 PM



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
 Westwood Wetlands Protection Bylaw

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):

131 High Rock Street
 a. Street Address

Westwood
 b. City/Town

02090
 c. Zip Code

42.2238° N
 d. Latitude

71.2277° W
 e. Longitude

Map 13
 f. Assessors Map/Plat Number

Lot 76
 g. Parcel /Lot Number

2. Applicant:

Sara
 a. First Name

Bauer
 b. Last Name

c. Organization

131 High Rock Street
 d. Street Address

Westwood
 e. City/Town

MA
 f. State

02090
 g. Zip Code

508-769-3064
 h. Phone Number

i. Fax Number

sbauer@choate.com
 j. Email Address

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

same
 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):

Joyce
 a. First Name

Hastings
 b. Last Name

GLM Engineering Consultants, Inc
 c. Company

19 Exchange Street
 d. Street Address

Holliston
 e. City/Town

MA
 f. State

01746
 g. Zip Code

508-429-1100
 h. Phone Number

508-429-7160
 i. Fax Number

joyce@glmengineering.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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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
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A. General Information (continued)

6. General Project Description:

Proposal to install a retaining wall, a patio and a fence at 131 High Rock Street, Westwood, MA. The proposed work is located in an area subject to the Westwood Wetlands Bylaw and the Massachusetts Wetlands Protection Act.

7a. Project Type Checklist:

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> 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

34846

c. Book

b. Certificate # (if registered land)

330

d. Page Number

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

- 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.
- 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 3. cubic yards dredged	2. square feet



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
 Westwood Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number _____

Document Transaction Number _____

Westwood

City/Town

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

<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) _____	
	2. Width of Riverfront Area (check one):	
	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only	
	<input type="checkbox"/> 100 ft. - New agricultural projects only	
	<input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	6. Was the lot where the activity is proposed created prior to August 1, 1996? <input type="checkbox"/> Yes <input type="checkbox"/> 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.

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 _____



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

MassGIS 2017

b. Date of map _____



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

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

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.1.d, 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).*

1. 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

3. 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

(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

d. 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

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>, regulatory review tab). 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.



Massachusetts Department of Environmental Protection
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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 filers 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.



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
 Westwood Wetlands Protection Bylaw

MassDEP File Number

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

Proposed Site Plan, 131 High Rock Road, Westwood, MA

a. Plan Title

GLM Engineering Consultants, Inc.

Joyce E. Hastings

b. Prepared By

c. Signed and Stamped by

4/12/2017

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

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

MassDEP File Number

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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

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name

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

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.

I, Keith Bauer, am the owner/applicant for the property at 131 High Rock Road, Westwood, MA. I hereby authorize GLM Engineering Consultants, Inc. to file a Notice of Intent with the Westwood Conservation Commission and with DEP.

Keith Bauer

Keith Bauer

4/11/17

Date



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:

131 High Rock Street
 a. Street Address Westwood
 b. City/Town

c. Check number d. Fee amount

2. Applicant Mailing Address:

Sara
 a. First Name Bauer
 b. Last Name

c. Organization
 131 High Rock Street
 d. Mailing Address

Westwood MA 02090
 e. City/Town f. State g. Zip Code

508-769-3064 sbauer@choate.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

same
 a. First Name b. Last Name

c. Organization

d. Mailing Address

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

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

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Work at single family dwelling.	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

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

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

Applicant: Sara Bauer

Address: 131 High Rock Street, Westwood, MA

Location of Project: 131 High Rock Street, Westwood, MA

Notice of Intent

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

Total \$

See Westwood Wetlands Protection Bylaw Regulations for more detail.

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Joseph F. Pizzarello, Chairman
Edward Crowe
William Stowe
Charles Fure



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) 4/13/2017


Applicant's or Representative's Signature

4/13/2017
Date

Applicant's Name Sara Bauer

Project Location : 131 High Rock Street, Westwood, MA

Project Type: Notice of Intent - Minor project

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

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

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Accepted - President, Conservation
Committee
Date: 4/13/17
Westwood, MA
Conservation Commission



Steven Woodworth, Vice Chair
Michael Ferry
John C. Mesterson

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

4/13/17
Date

Applicant's Name Sara Bauer

Project Location : 131 High Rock Street, Westwood, MA

Project Type: Notice of Intent - Minor project

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

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

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 ceruffed 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- - - - -)
- 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, ~~highlighted blue~~)
- 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

Title Block with the following information:

- 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
- drywell construction detail (copy available on website)
- 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

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:  Title: P.L.S. Date: 4/13/17

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.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Wetland Protection Act and the Westwood Wetlands Protection Bylaw.

I, Joyce E. Hastings, hereby certify under the pains and penalties of perjury that, on April 13, 2017, I gave notification to abutters within 300 feet of the proposed project in compliance with the Act and the Town of Westwood Wetlands Protection Bylaw in connection with the following matter:

A Notice of Intent filed to perform work in an area subject to the Massachusetts Wetlands Protection Act and the Bylaw at 131 High Rock Street, Westwood, MA.

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

Name Joyce E. Hastings

Date 4/13/17



April 13, 2017

To whom it may concern,

Please be aware that on April 13, 2017, on behalf Sara Bauer, I filed a Notice of Intent with the Westwood Conservation Commission install a retaining wall, patio and fence in an area subject to the Massachusetts Wetlands Protection Act and the Westwood Wetlands Bylaw at 131 High Rock Street, Westwood, MA.

The application and related plans are filed with and available for examination at the Westwood Conservation Commission office at the Carby Street Municipal Office Building at 50 Carby Street, Westwood, MA, during regular office hours (phone number 781-251-2580) or at GLM Engineering Consultants, Inc. (Monday through Friday 7:30 a.m. to 4:00 p.m. by appointment (508-429-1100).

The public hearing will be held on _____.

A legal notice will be published at least five (5) days in advance in the *Boston Globe* as to the date, time and place of the initial hearing.

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.

It is the abutter's responsibility to contact the Conservation Office to find out the dates and times of any subsequent hearings related to the above project.

Yours truly,
GLM Engineering Consultants, Inc.

Joyce E. Hastings, P.L.S.
Wetland Consultant

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: _____

Time: _____

Place: _____

A permit is requested by Sara Bauer

of 131 High Rock Street, Westwood, MA

The property is located at 131 High Rock Street, Westwood, MA

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.



TOWN OF WESTWOOD

BOARD OF ASSESSORS

580 High St.

Westwood, Ma. 02090

Maureen Bleday
Michael P. Krone
Mark F. Murphy

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

April 5, 2017

*Keith D Bauer
Sara D Bauer
131 High Rock St.
Westwood, Ma 02090*

Dear Keith & Sara,

*Attached please find a list of abutters and abutters to abutters within 300' of the locus,
131 High Rock St Westwood known as Assessor's Map 13, Lot 076.*

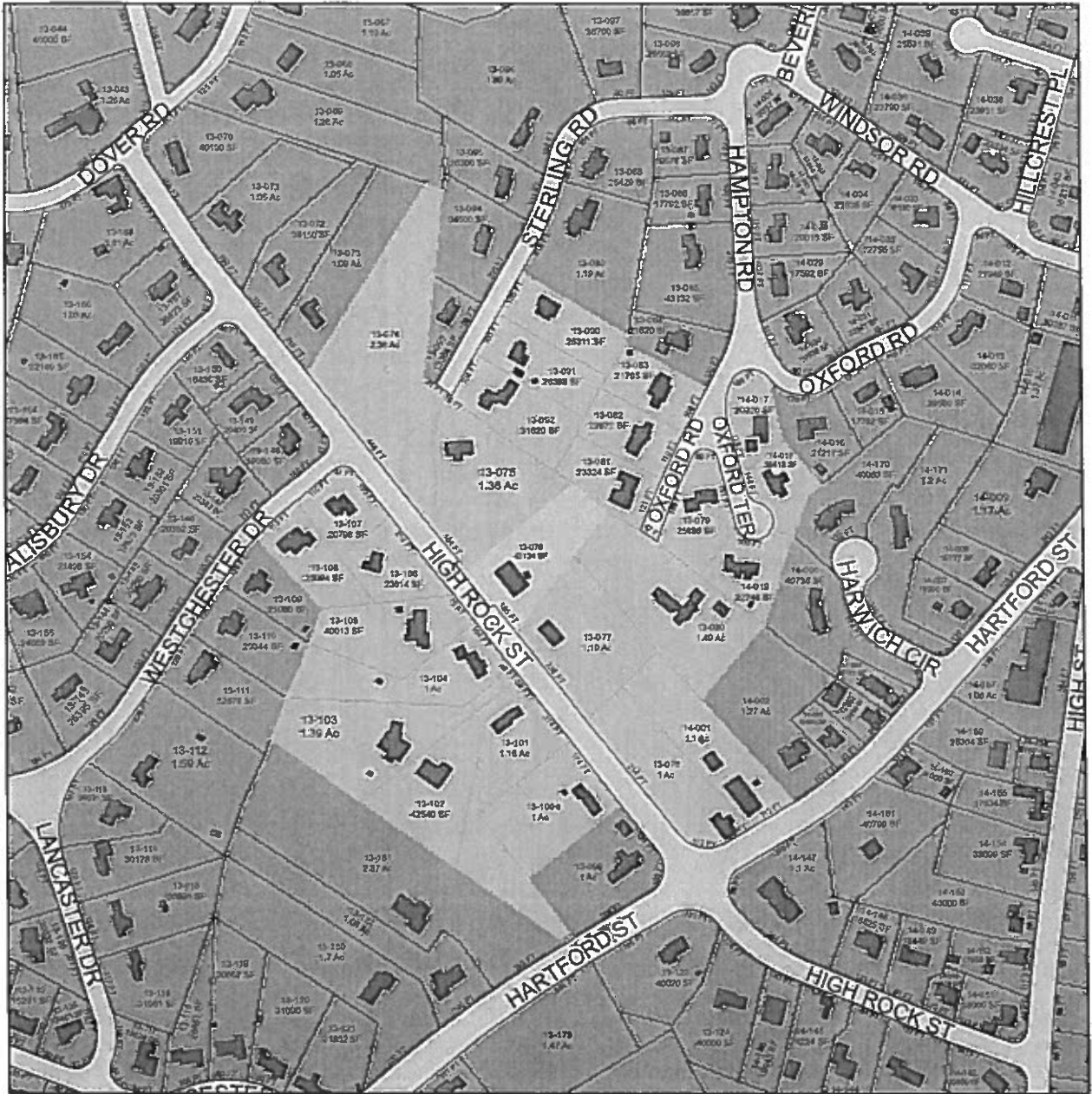
*This list reflects owners of record as of January 1, 2017 or current owners, according to our
records.*

Sincerely,

*Michael Krone
Assessor*

djr

ABUTTERS FOR 131 HIGH ROCK ST



MAP 13, LOT 076

WESTWOOD BOARD OF ASSESSORS

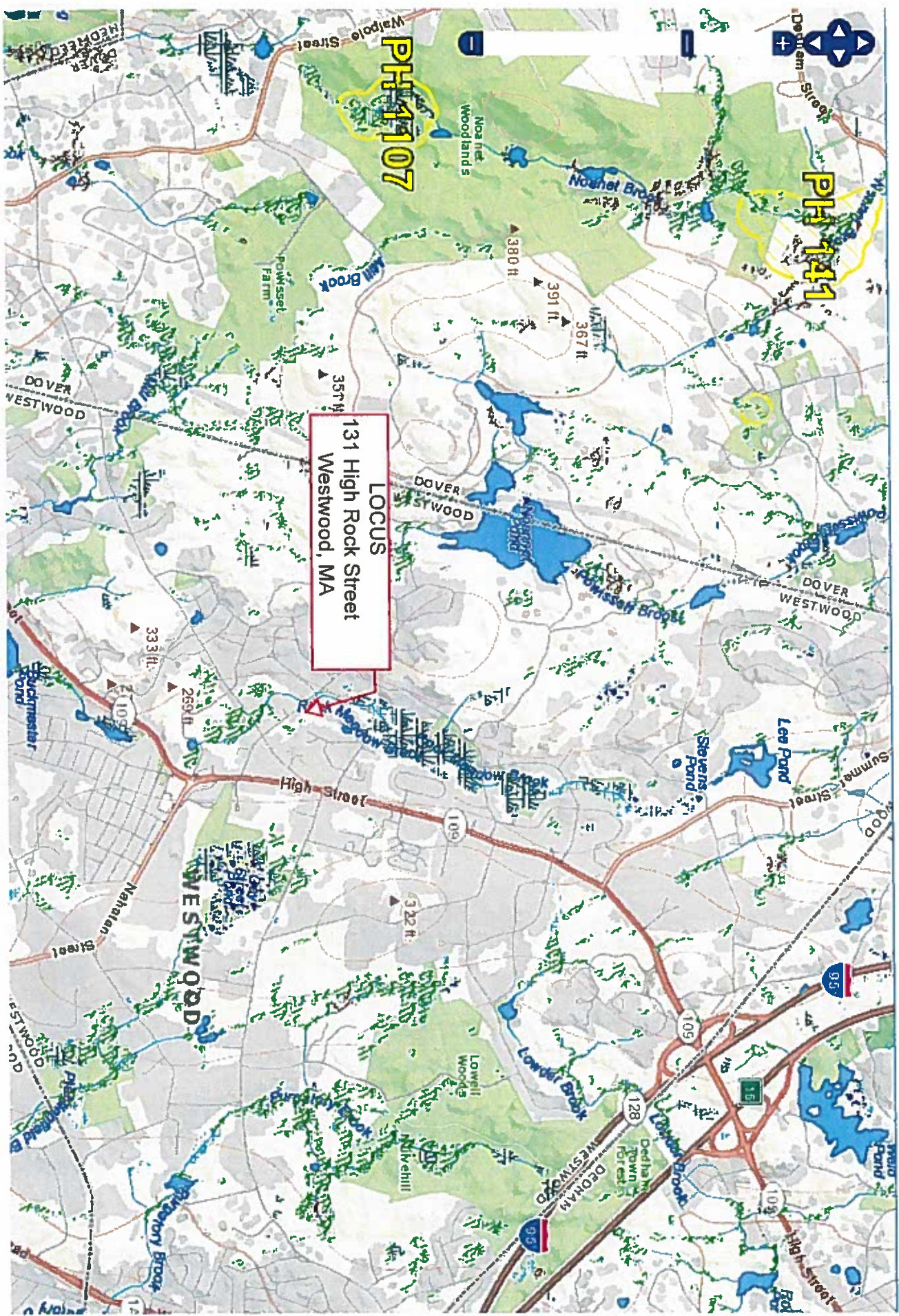


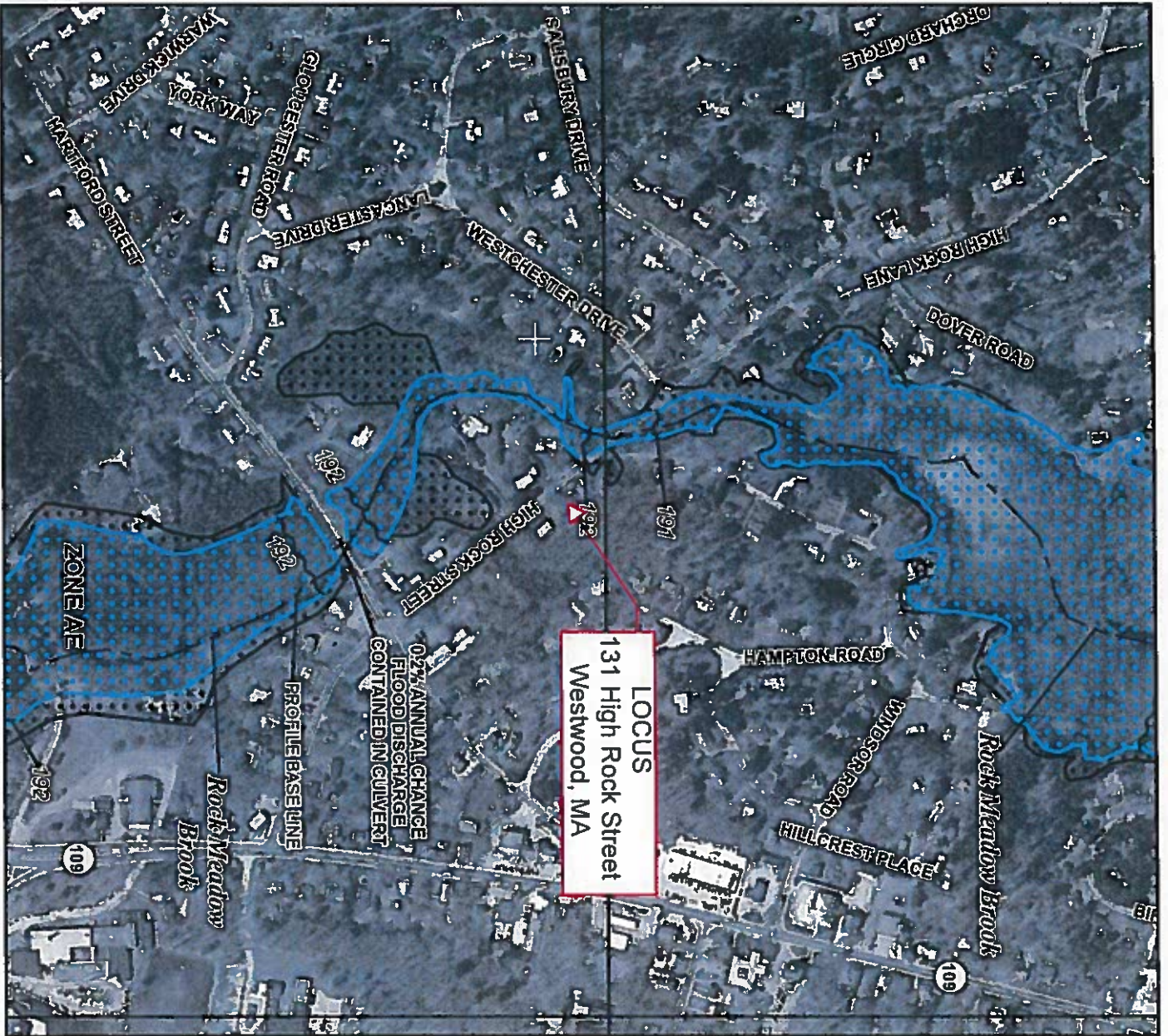
ABUTTERS LIST FOR 131 HIGH ROCK ST
WESTWOOD, MA

MAP & LOT	OWNER	CO-OWNER	Mailing Address	City	St Zip	Location
13074	TOWN OF WESTWOOD	CONSERVATION COMMISSION	580 HIGH ST	WESTWOOD	MA 02090	HIGH ROCK ST*
13075	OBRIEN STEPHEN J	JONETTE NAKO NAGAI	82 STERLING RD	WESTWOOD	MA 02090	82 STERLING RD
13076	BAUER KEITH D	SARA M BAUER	131 HIGH ROCK ST	WESTWOOD	MA 02090	131 HIGH ROCK ST
13077	FIORENZA LEO A	JANET M	115 HIGH ROCK ST	WESTWOOD	MA 02090	115 HIGH ROCK ST
13078	ABUKASIS ROSLYN R	PINHAS ABUKASIS	91 HARTFORD ST	WESTWOOD	MA 02090	91 HARTFORD ST
13079	WELBY MICHAEL	ERIN WELBY	11 OXFORD TER	WESTWOOD	MA 02090	11 OXFORD TER
13080	COPPOLA MEGAN K		100 OXFORD RD	WESTWOOD	MA 02090	100 OXFORD RD
13081	ZAPCIC DAVID A	KATHLEEN M	91 OXFORD RD	WESTWOOD	MA 02090	91 OXFORD RD
13082	CLOSE JOHN CLEMENT	CHRISTINA MARIE CLOSE	83 OXFORD RD	WESTWOOD	MA 02090	83 OXFORD RD
13083	THOMAS RICHARD L	SARAH DUGGAN THOMAS	73 OXFORD RD	WESTWOOD	MA 02090	73 OXFORD RD
13090	YANG FAN	DONGLING YE	60 STERLING RD	WESTWOOD	MA 02090	60 STERLING RD
13091	ROSSETTI ANTHONY J	JULIA A ROSSETTI	68 STERLING RD	WESTWOOD	MA 02090	68 STERLING RD
13092	LOUGHNAME JOHN G	NORA A WALSH LOUGHNAME	74 STERLING RD	WESTWOOD	MA 02090	74 STERLING RD
13100	GANSON MICHELLE C	NICHOLAS GANSON	92 HIGH ROCK ST	WESTWOOD	MA 02090	92 HIGH ROCK ST
13101	TOPALLI ENGJELL EMIN		102 HIGH ROCK ST	WESTWOOD	MA 02090	102 HIGH ROCK ST
13102	GILMORE CHARLOTTE F		110 HIGH ROCK ST	WESTWOOD	MA 02090	110 HIGH ROCK ST
13103	ANATOLE GEOFFREY	MEGAN ANATOLE	116 HIGH ROCK ST	WESTWOOD	MA 02090	116 HIGH ROCK ST
13104	KANE CAROLE O		122 HIGH ROCK ST	WESTWOOD	MA 02090	122 HIGH ROCK ST
13105	HUSTED JOHN S	MINICH ELIZABETH G	128 HIGH ROCK ST	WESTWOOD	MA 02090	128 HIGH ROCK ST
13106	MITCHELL BRIAN R		152 HIGH ROCK ST	WESTWOOD	MA 02090	152 HIGH ROCK ST
13107	HICKS RAY P	SUSAN L HICKS	10 WESTCHESTER DR	WESTWOOD	MA 02090	10 WESTCHESTER DR
13108	OLEARY DAVID	MARIE A OLEARY	20 WESTCHESTER DR	WESTWOOD	MA 02090	20 WESTCHESTER DR
14001	KEEWAN JOHN J	NICHOLAS P	85-87 HARTFORD ST	WESTWOOD	MA 02090	85-87 HARTFORD ST
14017	WILSON ANTHONY A	DOMNICA E	54 OXFORD RD	WESTWOOD	MA 02090	54 OXFORD RD
14018	NOZZOLILLO MICHAEL B	LINDSAY R NOZZOLILLO	16 OXFORD TER	WESTWOOD	MA 02090	16 OXFORD TER
14019	MARSH RYAN	NATALIE MARSH	17 OXFORD TER	WESTWOOD	MA 02090	17 OXFORD TER

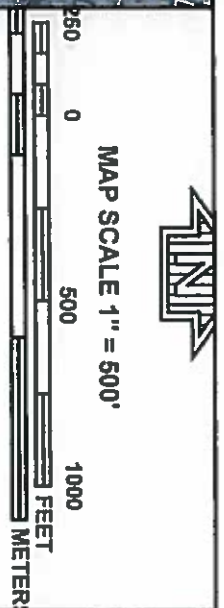
Search for a location

Zoom to a town





LOCUS
 131 High Rock Street
 Westwood, MA



MAP SCALE 1" = 500'

NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0176E

FIRM

FLOOD INSURANCE RATE MAP
 NORFOLK COUNTY,
 MASSACHUSETTS
 (ALL JURISDICTIONS)

PANEL 176 OF 430
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SHEETS
DOVER, TOWN OF	25028	0176	E
WESTWOOD, TOWN OF	25022	0176	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 25021C0176E
 EFFECTIVE DATE
 JULY 17, 2012



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MFR On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

QUITCLAIM DEED

Property Address: 131 High Rock Street, Westwood, Massachusetts

Project George, LLC, a Massachusetts limited liability company having an address of 57 Mishawum Road, Woburn, Massachusetts, for consideration paid and in full consideration of **One Million Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$1,275,000.00)** grant to **Keith D. Bauer and Sara M. Bauer**, husband and wife, as tenants by the entirety, hereinafter of 131 High Rock Street, Westwood, Massachusetts 02090, the following described premises with quitclaim covenants:

The land in Westwood, Norfolk County, Massachusetts, with the buildings thereon, known and numbered as 131 High Rock Street, Westwood, MA 02090, being shown as Lot B on a Plan of Land in Westwood, Mass., E.W. Pilling, Engr., dated June 25, 1953, recorded with Norfolk Deeds as No. 1487 of 1954, Book 3317, Page 91, bounded and described as follows:

- SOUTHWESTERLY: by High Rock Street, seventy-five (75) feet;
- SOUTHEASTERLY: by said High Rock Street, ten (10) feet;
- SOUTHWESTERLY: again by said High Rock Street, ninety-nine and 88/100 (99.88) feet;
- NORTHWESTERLY: by Lot A, shown on said plan, three hundred five and 30/100 (305.30) feet; and
- NORTHEASTERLY: by a ditch, shown on said plan, ninety-eight and 36/100 (98.36) feet; and
- SOUTHEASTERLY: by a ditch, and by Lot C, as shown on said plan, three hundred twenty-nine (329) feet.

Said Premises are conveyed together with and subject to all rights, easements, restrictions, agreements, takings and covenants of record, to the extent the same are presently in force and applicable.

Meaning and intending to convey the same premises conveyed by deed to the Grantor recorded at the Norfolk Registry of Deeds on July 15, 2015 at Book 33311, Page 545.

This conveyance does not constitute a sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts.

The premises do not constitute homestead property of the grantor or any other person.

Witness my hand and seal this 12th day of January, 2017

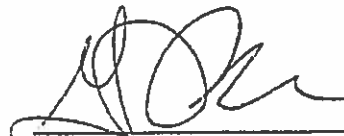
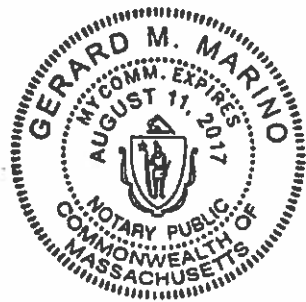


Project George, LLC
by Todd Rotondi, Manager,
Duly Authorized

COMMONWEALTH of MASSACHUSETTS

Middlesex, ss.

On this 12th day of January, 2017, before me, the undersigned notary public, personally appeared the above named Todd Rotondi proved to me through satisfactory evidence of identification, which was/were a valid State Driver's License U.S. Passport or Other Federal or State Governmental Identification Card, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of Project George, LLC.



Notary Public

My commission expires

LEGAL NOTICE OF PUBLIC HEARING

Massachusetts Wetlands Protection Act

And

Westwood Wetlands Protection By-law, Article 18

The Westwood Conservation Commission will hold a public hearing, under M.G.L., Chapter 131, Section 40 and Article 18 of Westwood General Bylaws on:

Date: May 10, 2017

Time: 7:00 pm

Place: 50 Carby Street

A permit is requested by Sara Bauer

Address – 131 High Rock Street, Westwood, MA 02090

The project is located at 131 High Rock Street, Westwood, MA 02090. The applicant is proposing the construction of a retaining wall and installation of a patio and fence within the 100 foot buffer zone to a resource 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 – Sara Bauer

Address – 131 High Rock Street, Westwood, MA 02090

Phone –508-769-3064