

Norwood Engineering

July 12, 2017

Conservation Commission
50 Carby Street
Westwood, MA 02090

Subject: Notice of Intent
Canton Street Realty Trust
Westwood Estates
Lot 10- Hedgerow Lane

Dear Commission Members:

Enclosed are the following materials in support of the Notice of Intent for Canton Street Realty Trust, for an Order of Conditions under the Wetland Protection Act and the Town of Westwood Wetland Protections Bylaw. The Notice of Intent is for the construction of a single-family dwelling, driveway, retaining wall, utilities and associated grading within the 100-foot buffer to a bordering vegetated wetland. Please note that the wetland delineation completed by EcoTEC is as shown on the definitive subdivision plan for Westwood Estates and the project activity is located entirely within the Town of Westwood.

- 8 Copies of the Notice of Intent (State forms)
- 8 Copies of the Town of Westwood Permit Application Forms which include Filing Procedure Summary, Plans Checklist, Worksheet for Fees, 45 Day Time Waiver Requirement, Wetland Permit Application: Town Clerk, Notice to Abutters and Abutter Information.
- 8 Copies of the Notice of Intent, Building Permit Plan dated June 7, 2017
- A certified list of abutters for the Town of Westwood and the Town of Norwood
- Checks in the amount of \$262.50 for the Town share of the Notice of Intent filing fee and \$1,770.00 for the Westwood Bylaw filing fee.

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

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

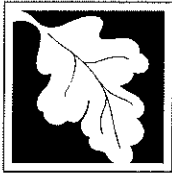
Sincerely,

NORWOOD ENGINEERING CO., INC.



David A. Johnson, AICP
Senior Project Manager

CC: David Spiegel, Trustee - Applicant
Town Clerk



WPA Form 3 – Notice of Intent

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

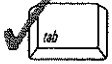
MassDEP File Number

Document Transaction Number

Westwood

City/Town

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



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

A. General Information

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

Lot 10 - Hedgerow Lane

a. Street Address

Westwood

b. City/Town

02090

c. Zip Code

Latitude and Longitude:

32

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

Lot 32-197

g. Parcel /Lot Number

2. Applicant:

David

a. First Name

Spiegel, Trustee

b. Last Name

Canton Street Realty Trust

c. Organization

PO Box 890

d. Street Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

781-501-5667

h. Phone Number

i. Fax Number

dspiegel@gallerygroup.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

David

a. First Name

Johnson

b. Last Name

Norwood Engineering Company, 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):

\$500

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Westwood

City/Town

A. General Information (continued)

6. General Project Description:

Construction of a single-family dwelling, driveway, retaining wall, utilities and associated grading. The work is located in the 100' buffer zone to a bordering vegetated wetland.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 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

34780

c. Book

b. Certificate # (if registered land)

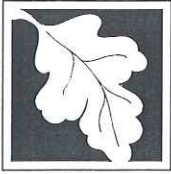
197

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.



WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Westwood

City/Town

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

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

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

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

f. Riverfront Area

1. Name of Waterway (if available) - **specify coastal or inland** _____

2. Width of Riverfront Area (check one):

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

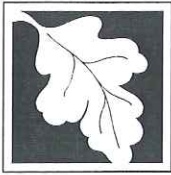
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Westwood

City/Town

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

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

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

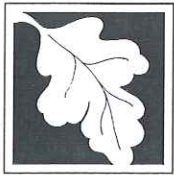
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4. 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 BWV _____ b. square feet of Salt Marsh _____

5. Project Involves Stream Crossings
a. number of new stream crossings _____ b. number of replacement stream crossings _____



WPA Form 3 – Notice of Intent

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

MassDEP File Number _____

Document Transaction Number _____

Westwood

City/Town

C. Other Applicable Standards and Requirements

- 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

October 1, 2008

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage _____

(b) outside Resource Area

percentage/acreage _____

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

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

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

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

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



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Westwood

City/Town

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

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

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

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

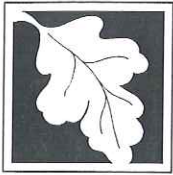
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
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.



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Westwood

City/Town

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

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.

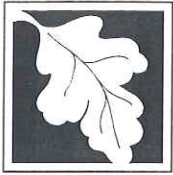
D. Additional Information

- 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.



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Westwood

City/Town

D. Additional Information (cont'd)

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

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

Notice of Intent - Building Permit Plan, Lot 10, Hedgerow Lane

a. Plan Title

Norwood Engineering Company, Inc

Matthew D. Smith, P.E.

b. Prepared By

c. Signed and Stamped by

June 7, 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.

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:

1121 and 1114

6/26/2017 and 6/22/2017

2. Municipal Check Number

3. Check date

1115

6/22/2017

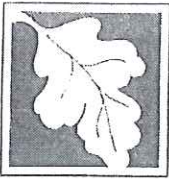
4. State Check Number

5. Check date

Canton Street Realty Trust

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Westwood

City/Town

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

6/22/17
2. Date

3. Signature of Property Owner (if different)

4. Date


5. Signature of Representative (if any)

6/22/17
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.

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Joseph E. Previtera, Chairman
Leo J. Crowe
William Stowe
TOWN CLERK



Steven Woodworth, Vice Chair
Michael Ferry
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.

Eight (8)

~~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~~ Westwood Press 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
- 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)
- N/A 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)
- N/A 10 ft no-structure setback to wetlands (dashed green line - - - - -)
- 35 ft no-disturbance setback to wetland (dashed green line - - - - -)
- N/A floodplain (highlighted blue) 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, ~~orange for excavation~~)
- 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: 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. ~~Contains located stockpile soils with storm dry wells for discharge to ground water.~~
- 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: Senior Project Manager
Date: 7/12/2017

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

TOWN OF WESTWOOD
Commonwealth of Massachusetts

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



Steven Woodworth, Vice Chair
Michael Perry
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) July 17, 2017

David Spiegel
Applicant's or Representative's Signature

July 17, 2017
Date

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

Project Location : Lot 10 - Hedgerow Lane

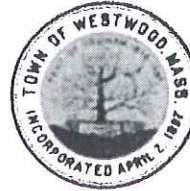
Project Type: Single-family dwelling in buffer zone only

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. Plym-Ford, Chairman
1000 Centre
Westwood Street
Westwood, MA



Steven Woodworth, Vice Chair
Michael Ferry
John C. Musterson

CONSERVATION COMMISSION

Time Waiver Requirement

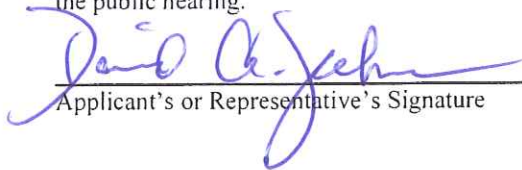
Westwood Conservation Commission
Westwood Town Hall
50 Carby Street
Westwood, MA 02090

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

7/12/2017
Date

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

Project Location : Lot 10 - Hedgerow Lane

Project Type: Single family dwelling buffer zone only

Westwood Conservation Commission
50 Carby Street
Westwood, MA 02090

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

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

Applicant: David Spiegel, Trustee - Canton Street Realty Trust

Address: PO Box 890 Norwood, MA 02062

Location of Project: Lot 10 - Hedgerow Lane (Map 32 Lot 32-197)

Notice of Intent

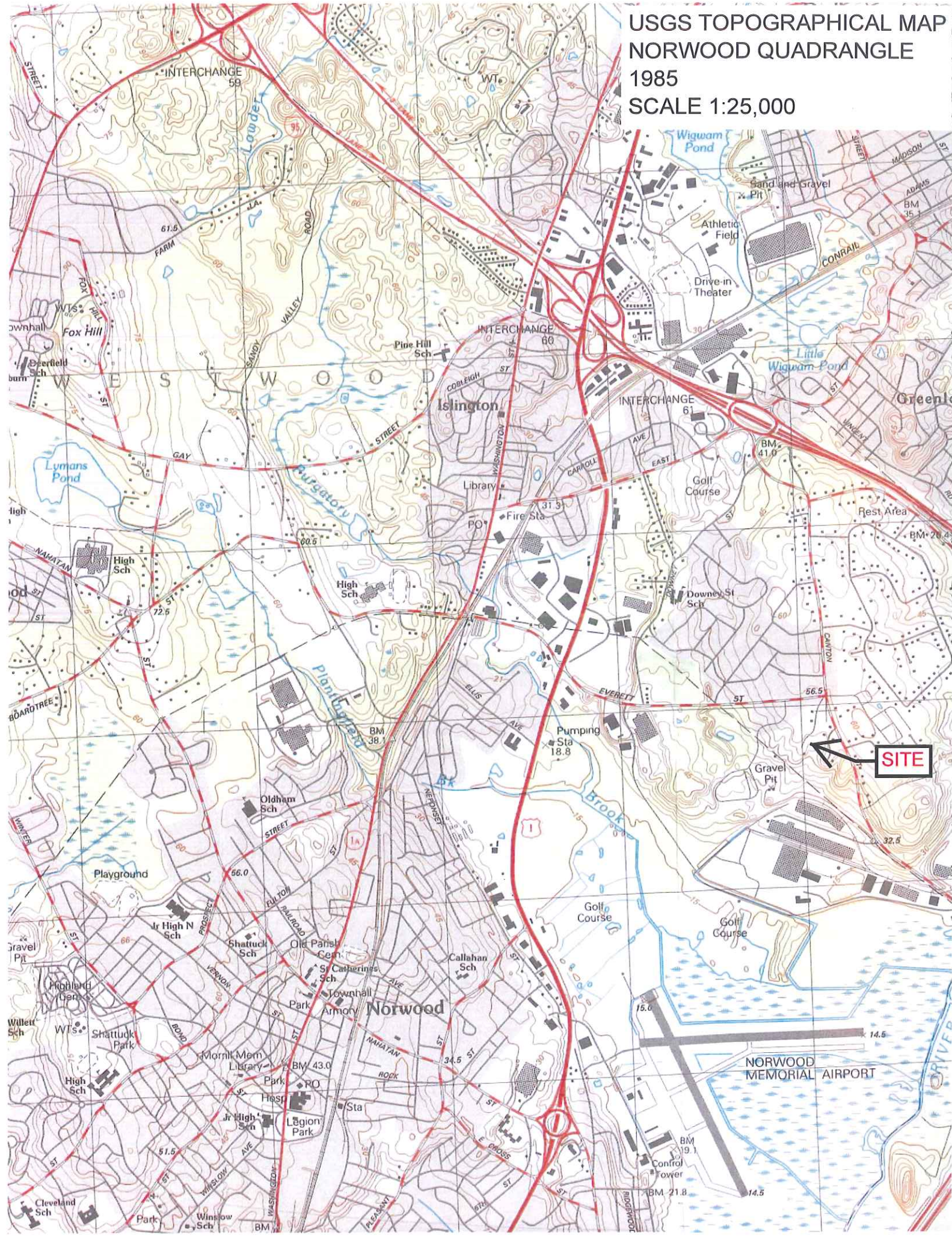
- | | | |
|---|------------------|--|
| 1. Minor project | _____ | \$100.00 |
| 2. Major project | _____ | \$250.00 plus \$1.00 additional sq. ft. |
| 3. New single family home | * <u>X</u> _____ | \$500.00 plus \$1.00 per 10 sq. ft. of disturbance |
| 4. Subdivision road and utility | _____ | \$750.00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

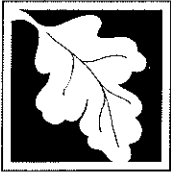
Total \$ 1,770.00

See Westwood Wetlands Protection Bylaw Regulations for more detail.

* 12,700 sf of disturbance x \$1/10 sf of disturbance = \$1270 + \$500 = \$1770.00

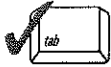
USGS TOPOGRAPHICAL MAP
NORWOOD QUADRANGLE
1985
SCALE 1:25,000





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:

Lot 10 - Hedgerow Lane	Westwood
a. Street Address	b. City/Town
1115	\$237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

David	Spiegel, Trustee	
a. First Name	b. Last Name	
Canton Street Realty Trust		
c. Organization		
PO Box 890		
d. Mailing Address		
Norwood	MA	02062
e. City/Town	f. State	g. Zip Code
781-501-5667	dspiegel@gallerygroup.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

_____	_____	
a. First Name	b. Last Name	

c. Organization		

d. Mailing Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
2a) Construction of single family house	1	\$500	\$500

Step 5/Total Project Fee: \$500

Step 6/Fee Payments:

Total Project Fee:	\$500
State share of filing Fee:	\$237.50
City/Town share of filing Fee:	\$262.50
	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.)



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

June 26, 2017

*Canton Street Realty Trust
David Spiegel Trustee
P O Box 890
Norwood, Ma 02062*

Dear David,

*Attached please find a list of abutters and abutters to abutters within 300' of the locus,
9 Hedgerow Ln, St, Westwood known as Assessor's Map 32,197.*

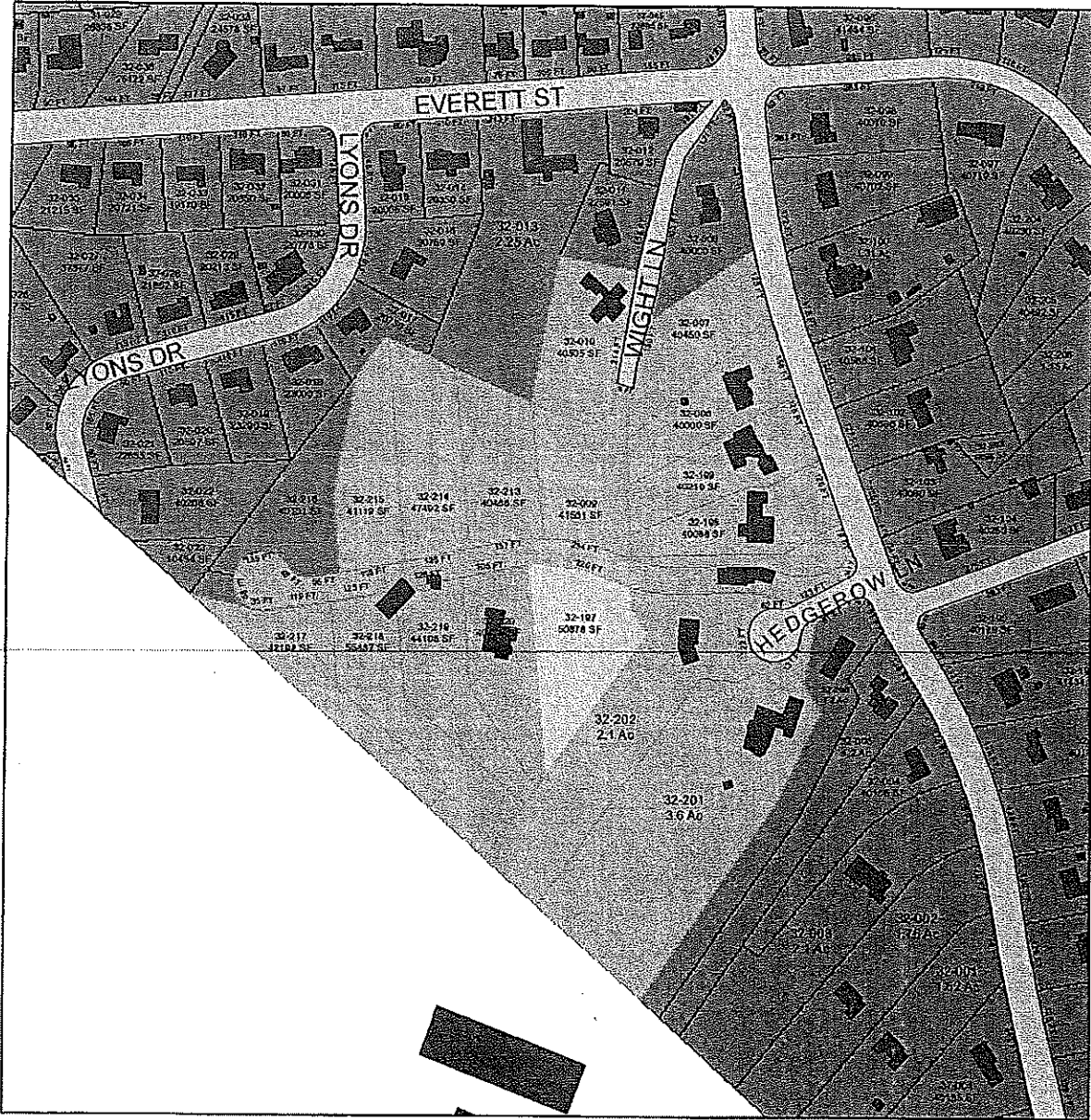
*This list reflects owners of record as of January 1, 2017 or current owners, according to our
records.*

Sincerely,

*Michael Krone
Assessor*

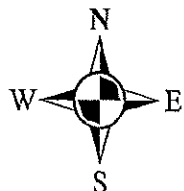
djr

ABUTTERS FOR 9 HEDGEROW LN



MAP 32, LOT 197

WESTWOOD BOARD OF ASSESSORS



ABUTTERS LIST FOR 9 HEDGEROW LN
WESTWOOD, MA

MAP & LOT	OWNER	CO-OWNER	Mailing Address	City	St Zip	Location
32006	CONOLE DAVID P	MARGARET H DRISCOLL	485 CANTON ST	WESTWOOD	MA 02090	485 CANTON ST
32007	PANTALEO GIACOMO	FRANCES PANTALEO	16 CONCORD DR	S. WALPOLE	MA 02071-1117	471 CANTON ST
32009	CANTON STREET REALTY TRUS	DAVID SPIEGEL TRUSTEE	PO BOX 890	NORWOOD	MA 02062	WIGHT LN
32010	WALKER ELIZABETH TRUSTEE	WIGHT REALTY NOMINEE TRUS	5 WIGHT LN	WESTWOOD	MA 02090	5 WIGHT LN
32197	CANTON STREET REALTY TRUS	DAVID SPIEGEL TRUSTEE	PO BOX 890	NORWOOD	MA 02062	9 HEDGEROW LN
32198	BOCH DALE					
32199	DELUPOLO MARY ANNE		501 CANTON ST	WESTWOOD	MA 02090	501 CANTON ST
32201	DAVEY JOHN P	ELLEN C	493 CANTON ST	WESTWOOD	MA 02090	493 CANTON ST
32202	LI ZHU	XIAOZHU ZHENG	18 HEDGEROW LANE	WESTWOOD	MA 02090	18 HEDGEROW LN
32213	CANTON STREET REALTY TRUS	DAVID SPIEGEL, TRUSTEE	21 HEDGEROW LN	WESTWOOD	MA 02062	21 HEDGEROW LN
32214	CANTON STREET REALTY TRUS	DAVID SPIEGEL, TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32215	CANTON STREET REALTY TRUS	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32217	CANTON STREET REALTY TRUS	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32218	CANTON STREET REALTY TRUS	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32219	CANTON STREET REALTY TRUS	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN
32220	CANTON STREET REALTY TRUS	DAVID SPIEGEL TRUSTEE	P O BOX 890	NORWOOD	MA 02062	HEDGEROW LN

Tom Powers

From: Andy Murphy <amurphy@norwoodma.gov>
Sent: Monday, May 15, 2017 10:59 AM
To: tpowers
Subject: Re: Lot 10 Westwood Estates Abutters for NoI Westwood

Hi Tom

I checked the Assessors and the information you have for 22-12-6 and 22-13-3 are the current owners.

Andy

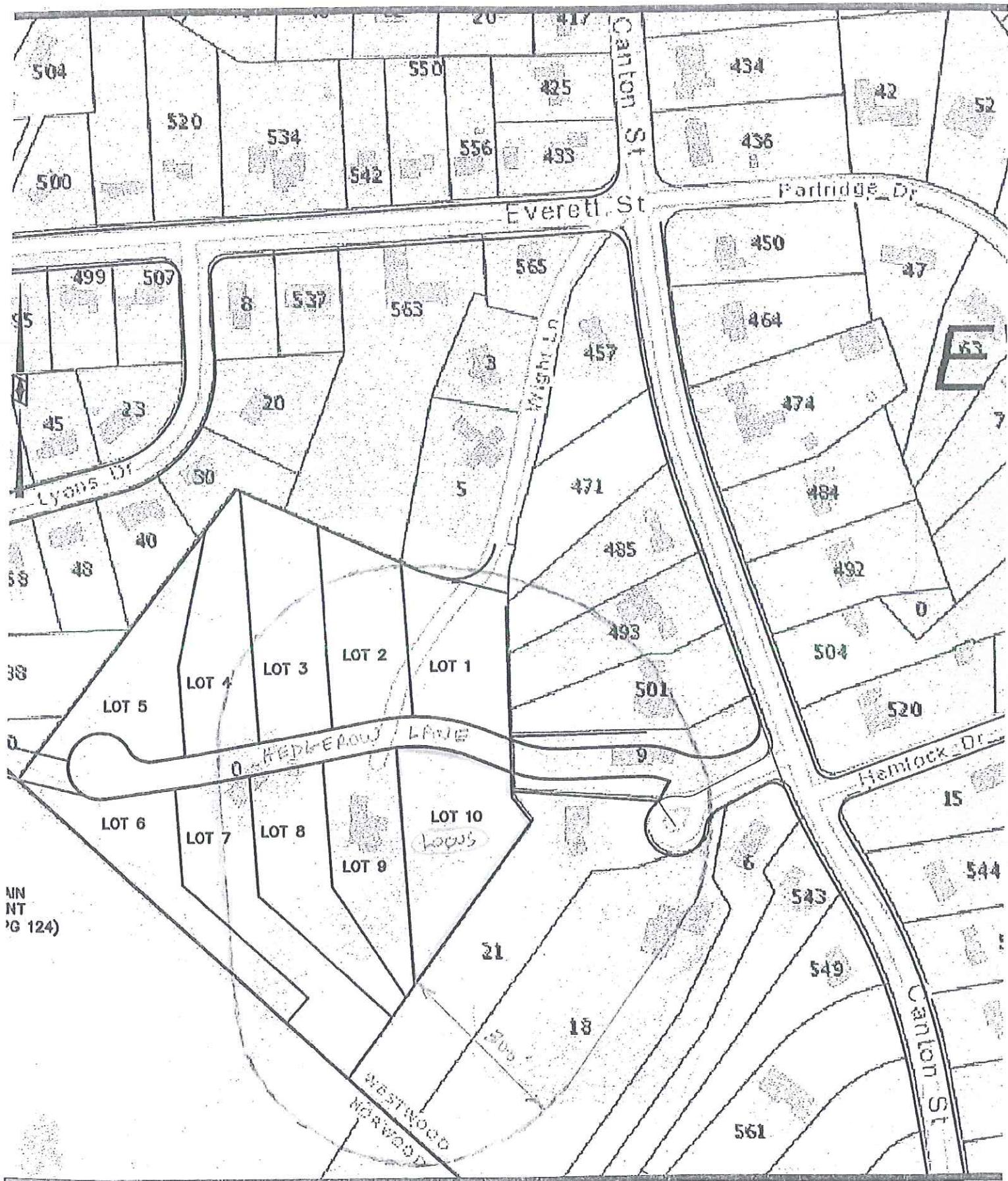
From: "tpowers" <tpowers@norwoodengineering.com>
To: "amurphy" <amurphy@norwoodma.gov>
Sent: Monday, May 15, 2017 9:31:04 AM
Subject: Lot 10 Westwood Estates Abutters for NoI Westwood

Andy,

Attached is a Locus of a Proposed Notice of Intent Filing for Lot 10, Westwood Estates. A copy of your 4-20-16 email with abutters associated with the Subdivision Filing is attached. I added the approved Hedgerow Lane and the Locus Lot 10 to the plan you forwarded to me last year. I believe there are two abutting lots, 22-12-6 and 22-13-3. If you could verify this information and the owners associated with those lots, that would be great. We are filing with the Westwood Conservation Commission only.

Thanks,

Tom Powers



Locus Map
Scale: 1" = 200'

Tom Powers

From: Andy Murphy <amurphy@norwoodma.gov>
Sent: Wednesday, April 20, 2016 10:18 AM
To: tpowers@norwoodengineering.com
Subject: Fwd: abutters list
Attachments: [Untitled].pdf

Tom

As shown on the attached sketch - there are 2 parcels in Norwood within 300' of your project.

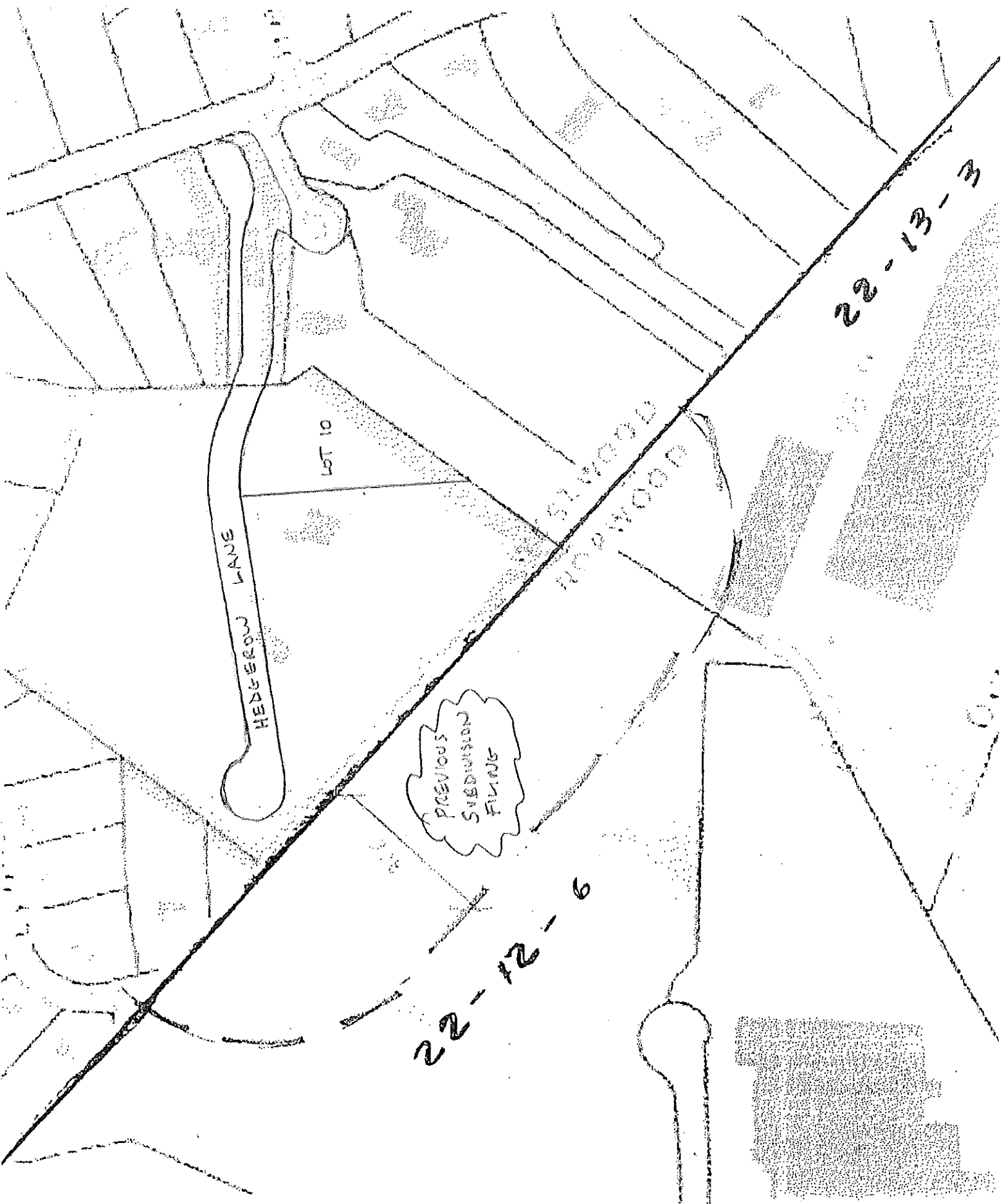
22-12-6
University Avenue Norwood, LLC
103 Clayton St
Dorchester, MA 02122

22-13-3
Twin Lights Realty, LLC
65 Holton Street
Woburn, MA 01801

Andy

----- Forwarded Message -----

From: "amurphy" <amurphy@norwoodma.gov>
To: "amurphy" <amurphy@norwoodma.gov>
Sent: Wednesday, April 20, 2016 10:04:19 AM



HEDGECOW LANE

LOT 10

PREVIOUS
SUBDIVISION
FILING

22-12-6

22-13-3

ST WOOD
WOOD

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: Wednesday July 26, 2017

Time: 7:00 PM

Place: Champagne Meeting Room
Municipal Office Building
50 Carby Street

A permit is requested by David Spiegel, Trustee
Of Canton Street Realty Trust to construct a single-family dwelling

The property is located at Lot 10 Westwood Estates- Hedgerow Lane (Map 32 Lot 32-197)

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.

Affidavit of Service
of
Abutter Notification
Under the
Wetlands Protection Act
and the Westwood Wetland Protection By-Law

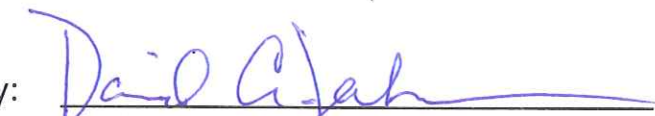
The undersigned hereby certifies under the pains and penalties of perjury that on the date below I mailed, by Certificate of Mailing, notification to abutters in connection with a Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Westwood Wetland Protection Bylaw. Notification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

Applicant: Canton Street Realty Trust

Conservation Commission for the Town of: Westwood

For property located at: Lot 10 Westwood Estates (Hedgerow Lane)

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

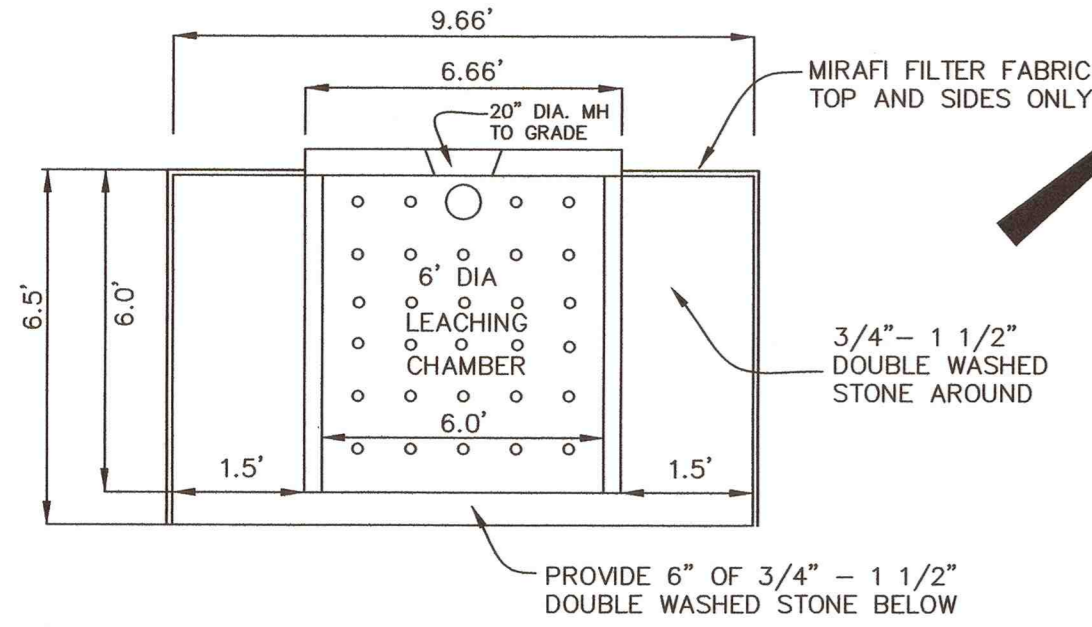
By: 
NORWOOD ENGINEERING Co, INC

Dated: July 18, 2017

INSIDE LEACHING CHAMBER VOLUME = $\pi R^2 H$
 $= \pi \left(\frac{6.00}{2}\right)^2 \times 6'$
 $= 169.6 \text{ C.F.}$

STONE VOLUME (40% VOIDS) = TOTAL EXCAVATION - OUTSIDE LEACHING CHAMBER VOLUME
 $\pi R^2 H - \pi R^2 H$
 $= \pi \left(\frac{9.66}{2}\right)^2 \times 6.5' - \pi \left(\frac{6.66}{2}\right)^2 \times 6'$
 $= 476.3 \text{ C.F.} - 209.0 \text{ C.F.} = 267.3 \text{ C.F.}$
 $= (476.3 \text{ C.F.} - 209.0 \text{ C.F.}) \times 0.4 \text{ (VOIDS)} = 106.9 \text{ C.F.}$

TOTAL VOLUME = INSIDE LEACHING CHAMBER VOLUME + STONE VOIDS VOLUME
TOTAL VOLUME = 169.6 C.F. + 106.9 C.F. = 276.5 C.F. (2,068 GALLONS)



LEACHING CHAMBER VOLUME CALCULATION
NOT TO SCALE

SEDIMENTATION & EROSION CONTROL SEQUENCE

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

ROOF INFILTRATION CHAMBER
RIM=163.5
I=161.5
BOT STONE=155.5

LOT 10
50,878 S.F.
(UPLAND AREA=32,814 S.F.)
SHAPE FACTOR=20.51

EXISTING CART ROAD TO BE REGRADED AND CONVERTED TO VEGETATED WETLAND. SEE ECOTEC PROTOCOL ON NOTICE OF INTENT PLAN REVISED 11-9-16. FILE #338-0627

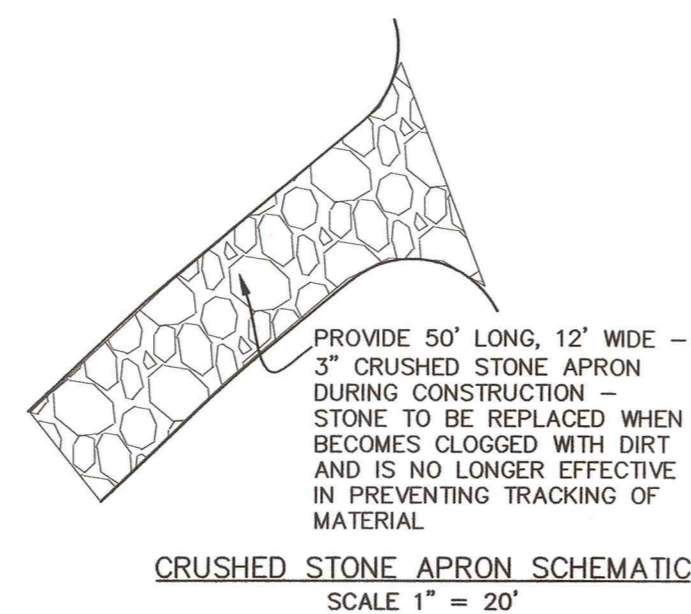
EDGE OF BORDERING VEGETATED WETLAND DELINEATED BY ECOTEC, INC 1-15-2016 SURVEY LOCATED BY NORWOOD ENGINEERING CO., INC.

SINGLE RESIDENCE C (RC) - ZONE SUMMARY

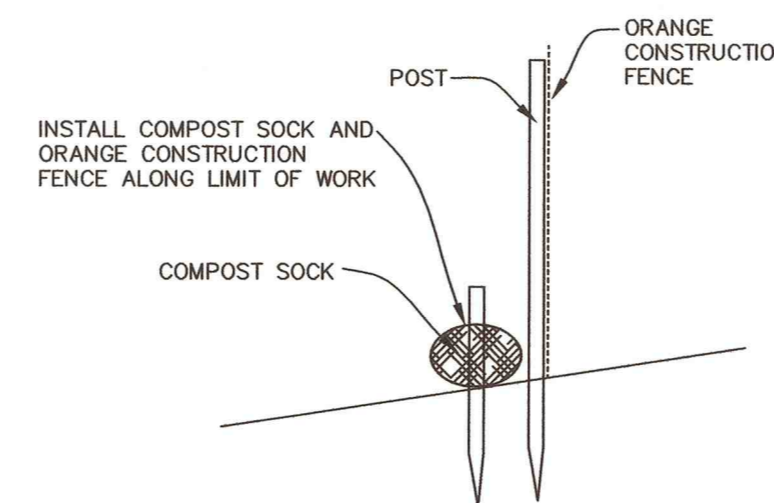
	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	50,878 S.F.
MIN. NON-WETLAND AREA	30,000 S.F.	32,814 S.F.
MIN. LOT FRONTAGE	125 FT.	199.49'
LOT COVERAGE (BLDG'S)	25% MAX.	5.0%
LOT COVERAGE (IMPERVIOUS)	50% MAX.	7.65%
MIN. LOT WIDTH	125 FT.	189.2' FT.
MIN. FRONT SETBACK	40 FT.	40.4' FT.
MIN. SIDEYARD	20 FT.	20.5 FT.
MIN. REAR YARD	30 FT.	297.6 FT.
MAX. BUILDING HEIGHT	35 FT.	REFER TO ARCH. PLANS
	25 FT. + 1' EACH	ADDITIONAL SETBACK
	MAX. 35 FT.	

STORMWATER RECHARGE REQUIREMENT

1.0" X IMPERVIOUS AREA
IMPERVIOUS ROOF AREA
2,560 S.F. HOUSE
2,560 S.F. X 1.0"/12" = 213.3 C.F. RECHARGE REQUIRED
RECHARGE PROVIDED = 276.5 C.F.
NOTE: INFILTRATION OF DRIVEWAY RUNOFF (1" MINIMUM) HAS BEEN ACCOUNTED FOR IN DEFINITIVE SUBDIVISION DESIGN.



CRUSHED STONE APRON SCHEMATIC
SCALE 1" = 20'



COMPOST SOCK AND CONSTRUCTION FENCE
NOT TO SCALE

ZONING CLASSIFICATION
SINGLE RESIDENCE C (RC)

ASSESSORS REFERENCE
32 - 32-197 (LOT 10 HEDGEROW LANE)

OWNER/APPLICANT:
CANTON STREET REALTY TRUST
DAVID SPIEGEL, TRUSTEE
P.O. BOX 890
NORWOOD, MA. 02062
781-501-5667

DEED REFERENCE
BOOK 34780 PAGE 197

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

VERTICAL PK SET IN 48" BEECH ON LOT 9
AT STA 6+84 ± LEFT
ELEVATION 176.89

ELEVATION DATUM = NAVD88

DATE	REVISIONS

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

**NOTICE OF INTENT
BUILDING PERMIT PLAN
LOT 10, HEDGEROW LANE
WESTWOOD, MASSACHUSETTS**

SCALE: 1" = 20' JUNE 7, 2017

Norwood Engineering

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

FEET 0 10 20 40 60
METERS 0 10 20 40 60
SHEET 1 OF 1 4972-35

