



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Westwood, MA

City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and Westwood Bylaw - Article 18

A. General Information

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



1. Applicant:

Name Bryan Werner E-Mail Address bryan.m.werner@gmail.com
 Mailing Address 96 Mill st
 City/Town Westwood State MA Zip Code 02090
 Phone Number 860 803 9031 Fax Number (if applicable)

2. Representative (if any):

Firm _____
 Contact Name _____ E-Mail Address _____
 Mailing Address _____
 City/Town _____ State _____ Zip Code _____
 Phone Number _____ Fax Number (if applicable) _____

B. Determinations

1. I request the Westwood Conservation Commission make the following determination(s). Check any that apply:

- a. whether the area depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the boundaries of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the work depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any municipal wetlands ordinance or bylaw of:

Westwood
Name of Municipality

- e. whether the following scope of alternatives is adequate for work in the Riverfront Area as depicted on referenced plan(s).

N/A



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request)

96 Mill St
Street Address
Westwood
City/Town
28
Assessors Map/Plat Number
018
Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

Unsafe old garage 20 x 21 (approx)

- c. Plan and/or Map Reference(s):

Title	Date
Sketch Plan	N/A

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Tear down + build new garage



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Buildings no closer to wetlands

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Name Bryan Werner
Mailing Address 96 Mill St
City/Town Westwood
State MA Zip Code 02090

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant [Signature] Date 7/11/17
Signature of Representative (if any) _____ Date _____

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

Request for Determination of Applicability

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

Date: 9/13/17

Time: 7:00pm

Place: 50 Carby st
Westwood MA 02090

A permit is requested by Bryan Werner
of 96 Mill st Westwood MA 02090

The property is located at 96 Mill st, westwood MA 02090

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

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Joseph E. Previtara, Chairman
Leo J. Crowe
Eugene E. Elmes
Barry D. Hoffman
John C. Masterson



Christopher Poreda
Richard P. Thompson
Suzanne R. Wall, Associate
Anne T. CaCligan, Associate

CONSERVATION COMMISSION

TIME WAIVER REQUIREMENT

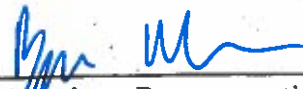
Westwood Conservation Commission
Westwood Town Hall
High Street
Westwood, MA 02090

Dear Commissioners:

I hereby waive the benefit of the time requirements set forth in Chapter 131 §40, (Wetlands 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

7/11/17

Date

Applicant's Name: Bryan Werner
Project Location: 96 Mill St
Project Type: Garage tear down / rebuild

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Joseph E. Provitera, Chairman
Len J. Crowe
Eugene E. Elmes
Barry D. Hoffman



John C. Masterson
Christopher Poreda
Richard P. Thompson
Suzanne R. Wall, Associate

CONSERVATION COMMISSION

Wetlands Permit Application: Town Clerk

Westwood Conservation Commission
Westwood Town Hall
580 High Street
Westwood, MA 02090

Dear Commissioners:

I hereby certify that a complete copy of the application and plans submitted to the Conservation for a permit under the Wetlands Protection Act, M.G.L. c. 131, §40, 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

Applicant's or Representative's Signature Date 7/11/17

Applicant's Name: Bryan Werner

Project Location: 96 Mill St

Project Type: Garage tear down / rebuild

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

Applicant: Bryan Werner

Address: 96 Mill St Westwood MA 02090

Location of Project: 96 Mill St Westwood MA 02090

Notice of Intent

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

Total \$ 100.00

See Westwood Wetlands Protection Bylaw Regulations for more detail.

sent 7/11/17

LEGAL NOTICE OF PUBLIC HEARING

Massachusetts Wetlands Protection Act

And

Westwood Wetlands Protection By-law, Chapter 392

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

Date: September 13, 2017

Time: 7:00 pm

Place: 50 Carby Street

A permit is requested by Bryan Werner

Address – 96 Mill Street, Westwood, MA 02090

The project is located at 96 Mill Street, Westwood, MA 02090. The applicant is proposing the tear down and rebuild of the existing garage. This work is 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 – Bryan Werner

Address – 96 Mill Street, Westwood, MA 02090

Phone –860-803-9031

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

ABUTTERS LIST REQUEST
Please allow 10 business days for final list

PARCEL REQUESTED: 96 Mill St Map 28018

RECORD OWNER: Bryan Werner

FOR WHICH BOARD: Conservation Commission

REASON FOR REQUEST: Proposing work within 100 feet of wetland

PROJECT TYPE: Tear down, rebuild garage

CONTACT PERSON: Bryan Werner

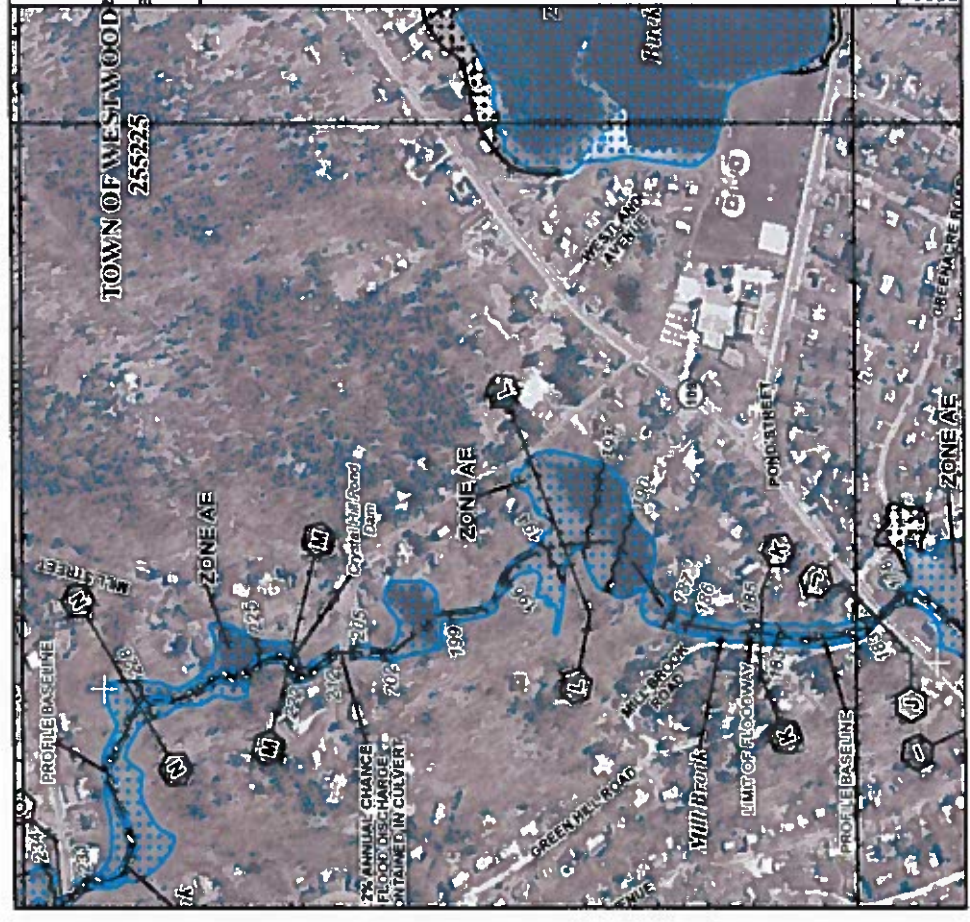
TELEPHONE NUMBER: 860 803 9031

SIGNATURE: Bryan Werner DATE: 7/11/17

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



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0178E

FIRM

FLOOD INSURANCE RATE MAP

NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 178 OF 430
(SEE MAP MOCK FOR FIRM PANEL LAYOUT)

COMMUNITY	COMMUNITY NUMBER	FIRM NUMBER	EFFECTIVE DATE
WESTWOOD	255225	4178	8/17/12
WESTWOOD	255225	4178	8/17/12
WESTWOOD	255225	4178	8/17/12
WESTWOOD	255225	4178	8/17/12

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 25021C0178E
EFFECTIVE DATE JULY 17, 2012

Federal Emergency Management Agency

This is an alternate copy of a portion of the above referenced flood map. It was generated using the same data as the original map. It is not intended for use in any way other than as a reference. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



Federal Emergency Management Agency
Washington, D.C. 20472

Dear Community Official:

Enclosed are copies of recent Letters of Map Amendment (LOMAs) and/or Letters of Map Revision based on Fill (LOMR-Fs) issued to amend or revise the National Flood Insurance Program (NFIP) map for your community.

As you know, the map repository is a local resource for information regarding the risks of flooding in your community. A priority of the Federal Emergency Management Agency (FEMA) is to ensure that changes to the flood-risk information, such as those resulting from the issuance of a map amendment or map revision, are sent to the repository for the benefit of the public. Please note that NFIP regulations require that the local map repository attach the enclosed copy of the LOMA and/or LOMR-F to the appropriate NFIP map on file.

We appreciate your cooperation in maintaining this valuable community resource. If you have any questions about any of the enclosures, or if the address of the repository for your community has changed, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP).

Sincerely,

A handwritten signature in black ink that reads "Matthew B. Miller". The signature is written in a cursive style.

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

RECEIVED
TOWN OF WESTWOOD
BUILDING COMMISSIONER

Enclosures

JUN 2 2000



Federal Emergency Management Agency

Washington, D.C. 20472

May 30, 2000

MR. DONALD J. MEDEIROS
CIVIL ENGINEERING CONCEPTS, INC.
1723 STAFFORD ROAD
TIVERTON, RI 02878

CASE NO.: 00-01-0254A
COMMUNITY: TOWN OF WESTWOOD, NORFOLK COUNTY,
MASSACHUSETTS
COMMUNITY NO.: 255225

DEAR MR. MEDEIROS:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Hugh Shaffer



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF WESTWOOD, NORFOLK COUNTY, MASSACHUSETTS	A parcel of land, as described in Quitclaim Deed Document No. 72236, Book 11017, Page 642, filed in the Norfolk County Registry of Deeds, on August 28, 1995
	COMMUNITY NO.: 255225	
AFFECTED MAP PANEL	NUMBER: 2552250005C	
	NAME: TOWN OF WESTWOOD, NORFOLK COUNTY, MASSACHUSETTS	
	DATE: 04/17/1984	
FLOODING SOURCE: MILL BROOK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.211, -71.239 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 4.0 DATUM: NAD83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD29)	LOWEST ADJACENT GRADE ELEVATION (NGVD29)	LOWEST FLOOR ELEVATION (NGVD29)	LOWEST LOT ELEVATION (NGVD29)
—	—	—	96 Mill Street	Structure	C	200.4 feet	206.5 feet	203.0 feet	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Version 1.3.2

MX17300200332735LOMA32735SPF1



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

This Determination Document has removed the subject of the determination from the Special Flood Hazard Area (SFHA). However, portions of the property may remain in the SFHA. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210.

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

LEGAL NOTICE OF PUBLIC HEARING

Massachusetts Wetlands Protection Act

And

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Westwood Conservation Commission

Please bill – Bryan Werner

Address – 96 Mill Street, Westwood, MA 02090

Phone –860-803-9031

ASSESSORS:

MAP 28, LOT 18

ZONING:

SINGLE RESIDENTIAL C

REFERENCES:

DEED BOOK 16189, PAGE 539
PLAN 976 OF 1960

RECORD OWNERS:

BRIAN & ANNA HURLEY
96 MILL STREET
WESTWOOD, MA 02090

NOTES:

- 1) THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/ACSM LAND TITLE SURVEY, NOR IS IT TO BE USED FOR RETRACEMENT OF PROPERTY LINES.
- 2) POND SHOWN HEREON WAS SCALED FROM PLAN 976 OF 1960.
- 3) NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY.

