

Newton Conservation Commission  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

July 8, 2021

RE: Notice of Intent  
32 Placid Road Newton, MA 02459

Dear Newton Conservation Commission:

Goddard Consulting, LLC is pleased to submit this Notice of Intent (NOI) application on behalf of the applicant Norma Garcia, for the purpose of constructing a single-story addition and a deck associated with an existing single-family house at 32 Placid Road Newton MA, (Map 138NE, Lot 81015-0008) within Bordering Land Subject to Flooding. This NOI application is a filing under the MA Wetlands Protection Act (WPA).

Two hard copies of the NOI application are enclosed, along with one digital PDF application. The titles of all documents enclosed are as follows:

- NOI (WPA Form 3) Application Form
- NOI Wetland Fee Transmittal Form
- Conservation Commission Wetland Application Coversheet/Checklist
- Copy of Checks
- Abutters List, Notification to Abutters
- *USGS of Locus Site*. Goddard Consulting, LLC. 7/1/2021
- *Orthophoto View of the Site*. Goddard Consulting, LLC. 7/1/2021
- *Site Plan of Land in Newton, MA*. Everett M. Brooks CO. 6/21/2021

#### Existing Conditions

The 12,980sf lot currently consists of a single-family home with associated driveway and lawn. There are no wetlands located on-site. The entire property is located within Bordering Land Subject to Flooding (BLSF).

#### Proposed Conditions

The applicant proposes to construct a single-story addition and a deck on the west side of the existing house (see Figure 1). The project proposes filling 27.71 cubic feet of flood storage and will provide 67.58 cubic feet of compensatory storage on-site. A silt fence will be established along the limit of work during construction.



Figure 1. Location of the proposed addition, deck and patio to the left of the image, on the Northwest side of the house.

### Regulatory Compliance under the Massachusetts Wetlands Protection Act:

*Statement of Jurisdiction: 310 CMR 10.57(4)(a.)(1-4.)*

*1. Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.*

**The proposed work will result in 27.71 cubic feet of BLSF fill. Approximately 67.58 cubic feet of compensatory storage is proposed. This results in 39.87 cubic feet of additional compensatory storage on-site.**

*3. Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that*

*(cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.*

**The project will not alter more than 5,000sf of BLSF and there are no vernal pools on-site.**

**Regulatory Compliance under Newton Conservation Commission Flood Zone Compensatory Storage Policy:**

*To protect Newton's residents from the adverse impacts of incremental fill in BLSF, it is the policy of the Newton Conservation Commission to ensure that any project which results in an increase in fill greater than 2 cubic yards, must supply an additional 10% of compensatory flood storage capacity (i.e., 110% compensation for fill brought into the floodplain elevation). This additional flood storage capacity shall be built into the project application filed with the Commission when proposing work within BLSF. This will help ensure that overall BLSF flood storage capacity will be maintained throughout Newton.*

**The proposed work will result in 27.71 cubic feet of BLSF fill. Approximately 67.58 cubic feet of compensatory storage is proposed. This results in 39.87 cubic feet of additional compensatory storage on-site. Approximately 43% additional compensatory for flood storage capacity is being added, 33% more than required.**

If there are any questions concerning this NOI, please do not hesitate to contact us.

Very truly yours,  
GODDARD CONSULTING, LLC



Tim McGuire  
Wetland Scientist & Wildlife Biologist

CC: MA DEP, NERO, 205B Lowell Street, Wilmington, MA 01887  
Norma Garcia, 32 Placid Road Newton, MA 02459