

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

December 16, 2021

RE: Notice of Intent
135 Selwyn 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 Barbara Chandra, for the purpose of constructing a single-story addition and two decks associated with an existing single-family house at 135 Selwyn Road Newton MA, (Map: 81020, Lot: 0030) within Bordering Land Subject to Flooding and Riverfront Area. 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, Affidavit of Service
- *Wetland Border Report*. Goddard Consulting, LLC. 9/03/2021
- *Riverfront Planting Plan*. Goddard Consulting, LLC 12/14/2021
- *USGS of Locus Site*. Goddard Consulting, LLC. 7/14/2021
- *Orthophoto View of the Site*. Goddard Consulting, LLC. 7/14/2021
- *Site Plan of Land in Newton, MA*. Everett M. Brooks CO. 10/18/2021

Existing Conditions

The 12,500sf lot currently consists of a single-family house with associated driveway, brick walkway and lawn. The perennial stream South Meadow Brook flows through the locus site southeast of the existing single-family house. The majority of the property is located within bordering land subject to flooding (BLSF).

Proposed Conditions

The applicant proposes to construct a single-story addition with an associated landing and a deck on the east side of the existing house. An additional landing is proposed on the south side of the existing house. The majority of the existing house is within the 100-foot inner riparian zone. There is 12,500sf of riverfront area on site. The project proposes an additional of 360sf (2%) of impervious surfaces within riverfront area. The project proposes filling 5 cubic feet of flood storage and will provide 41 cubic feet of compensatory storage on-site. A 750sf Riverfront

Restoration area will be established along the southern section of the property boundary (reference *Riverfront Planting Plan*). A silt fence will be established along the limit of work during construction.

Regulatory Compliance under the Massachusetts Wetlands Protection Act:

Riverfront Area: 310 CMR 10.58(4)

310 CMR 10.58 (4)(a-d) states the following:

(4). Where the presumption set forth in 310 CMR 10.58(3) is not overcome, the applicant shall prove by a preponderance of the evidence that there are no practicable and substantially equivalent economic alternatives to the proposed project with less adverse effects on the interests identified in M.G.L. c.131 § 40 and that the work, including proposed mitigation, will have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. In the event that the presumption is partially overcome, the issuing authority shall make a written determination setting forth its grounds in the Order of Conditions and the partial rebuttal shall be taken into account in the application of 310 CMR 10.58 (4)(d)1.a. and c.; the issuing authority shall impose conditions in the Order that contribute to the protection of interests for which the riverfront area is significant.

(a) Protection of Other Resource Areas. The work shall meet the performance standards for all other resource areas within the riverfront area, as identified in 310 CMR 10.30 (Coastal Bank), 10.32 (Salt Marsh), 10.55 (Bordering Vegetated Wetland), and 10.57 (Land Subject to Flooding). When work in the riverfront area is also within the buffer zone to another resource area, the performance standards for the riverfront area shall contribute to the protection of the interests of M.G.L. c. 131, § 40 in lieu of any additional requirements that might otherwise be imposed on work in the buffer zone within the riverfront area.

The proposed work contributes to the protection of the interests of M.G.L. c. 131, § 40 to the greatest extent feasible. Minor work will be performed within Inner Riparian Zone (0-100 ft). The proposed work meets all the performance standards for all other resource areas within the Riverfront Area. The proposed work meets all the performance standards for Land Subject to Flooding.

(b) Protection of Rare Species. No project may be permitted within the riverfront area which will have any adverse effect on specified habitat sites of rare wetland or upland, vertebrate or invertebrate species, as identified by the procedures established under 310 CMR 10.59 or 10.37, or which will have any adverse effect on vernal pool habitat certified prior to the filing of the Notice of Intent.

The site is not located within Natural Heritage and Endangered Species Program priority habitat of rare species. There are no mapped potential or certified vernal pools on site.

(c) *Practicable and Substantially Equivalent Economic Alternatives.* There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40.

The proposed second story addition, deck and lands are all associated with the existing single-family house. There are no practical alternatives to the proposed project with less adverse effects.

(d) *No Significant Adverse Impact.* The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, § 40.

The proposed work will have no significant adverse impacts to the Riverfront Area. The proposed work is taking place within existing lawn. A 750sf Naturalized Area is proposed (reference *Riverfront Planting Plan*).

1. Within 200 foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997 or lots recorded after October 6, 1997 subject to the restrictions of 310 CMR 10.58(4)(c)2.b.vi., or up to 10% of the riverfront area within a lot recorded after October 6, 1997, provided that:

a. At a minimum, a 100-foot-wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100-foot-wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100-foot-wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if an applicant demonstrates by a preponderance of evidence from a competent source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation;

The lot was recorded before 1997 allowing for the alteration of up to 5,000sf or 10% of the riverfront area on-site. The impacts to the inner Riparian Zone are minor totaling 360sf (2%). The remaining yard will be used as wildlife corridor. A 750sf Naturalized Area is proposed (reference *Riverfront Planting Plan*).

b. Stormwater is managed according to standards established by the Department in its Stormwater Policy.

The proposed project is exempt from the requirements for stormwater management as it is for work on a single-family house lot.

c. Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. Work shall not result in an impairment of the capacity to provide vernal pool habitat identified by evidence from a competent source, but not yet certified. For work within an undeveloped riverfront area which exceeds 5,000 square feet, the issuing authority may require a wildlife habitat evaluation study under 310 CMR 10.60.

The site is not located within a NHESP Priority Habitat of Rare Species and there are no vernal pools located on site. The proposed work in the 100-foot riverfront area (360sf, 2%) will take place within existing lawn. The applicant will provide a Wildlife Habitat Evaluation if the Commission deems it necessary.

d. Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.

The proposed project provides for erosion and sedimentation controls during construction to prevent impairment to groundwater and surface water quality.

The calculation of square footage of alteration shall exclude areas of replication or compensatory flood storage required to meet performance standards for other resource areas, or any area of restoration within the riverfront area. The calculation also shall exclude areas used for structural stormwater management measures, provided there is no practicable alternative to siting these structures within the riverfront area and provided a wildlife corridor is maintained (e.g. detention basins shall not be fenced).

Riverfront Area is the only on-site resource area. Compensatory storage has been added to meet the performance standards set forth in 310 CMR 10.57.

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 5 cubic feet of BLSF fill. Approximately 41 cubic feet of compensatory storage is proposed. This results in 36 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 5 cubic feet of BLSF fill. Approximately 41 cubic feet of compensatory storage is proposed. This results in 36 cubic feet of additional compensatory storage on-site. Approximately 88% additional compensatory for flood storage capacity is being added.

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

Very truly yours,
GODDARD CONSULTING, LLC



Tom Schutz
Wetland Scientist

CC: MA DEP, NERO, 205B Lowell Street, Wilmington, MA 01887
Barbara Chandra, 135 Selwyn Road Newton, MA 02461



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Newton

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):

135 Selwyn Road
a. Street Address

Newton
b. City/Town

02459
c. Zip Code

42.184569
d. Latitude

-71.120047
e. Longitude

81020
f. Assessors Map/Plat Number

0030
g. Parcel /Lot Number

2. Applicant:

Barbara
a. First Name

Chandra
b. Last Name

c. Organization

135 Selwyn Road
d. Street Address

Newton
e. City/Town

MA
f. State

02459
g. Zip Code

(617) 256-3818
h. Phone Number

i. Fax Number

barbarachandra81@gmail.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):

Tom
a. First Name

Schutz
b. Last Name

Goddard Consulting, LLC
c. Company

291 Main Street Suite #8
d. Street Address

Northborough
e. City/Town

MA
f. State

01532
g. Zip Code

(508) 393-3784
h. Phone Number

i. Fax Number

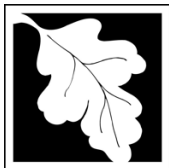
tom@goddardconsultingllc.com
j. Email address

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

\$110
a. Total Fee Paid

\$42.50
b. State Fee Paid

\$67.50+\$50 City Filing Fee
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The applicant proposes to construct a single-story addition with an associated landing and a deck on the west side of the existing house. An additional landing is proposed on the south side of the existing house.

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:

Middlesex

a. County

32317

c. Book

b. Certificate # (if registered land)

57

d. Page Number

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

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 5 3. cubic feet of flood storage lost _____	2. square feet _____ 41 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 checked="" type="checkbox"/> Riverfront Area	Inland- South Meadow Brook	
	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: 12,500 square feet

4. Proposed alteration of the Riverfront Area:

<u>360</u>	<u>360</u>	<u>0</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

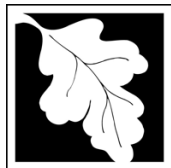
	1. cubic yards dredged	
i. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
 If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5. Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No

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

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 2021

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 **

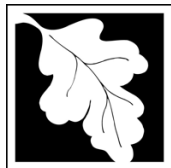
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

North Shore - Hull to New Hampshire border:

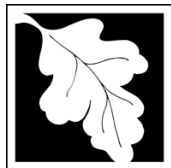
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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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.

Site Plan of Land in Newton, MA

a. Plan Title

Everett M. Brooks

Bruce Bradfodd

b. Prepared By

c. Signed and Stamped by

10/18/2021

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:

206, 207

10/6/2021

2. Municipal Check Number

3. Check date

205

10/6/2021

4. State Check Number

5. Check date

Barbara

Chandra

6. Payor name on check: First Name

7. Payor name on check: Last Name



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Newton
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.

Barbara Chandra
1. Signature of Applicant (Barbara Chandra)

Oct. 6, 2021
2. Date

3. Signature of Property Owner (if different)

4. Date

T. McGuire
5. Signature of Representative (if any)(Tim McGuire, Goddard Consulting)

10/13/21
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.



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:

135 Selwyn Road
 a. Street Address
 Newton
 b. City/Town
 205
 c. Check number
 \$42.50
 d. Fee amount

2. Applicant Mailing Address:

Barbra
 a. First Name
 Chandra
 b. Last Name
 c. Organization
 135 Selwyn Road
 d. Mailing Address
 Newton MA 02459
 e. City/Town f. State g. Zip Code
 (617) 256-3818
 h. Phone Number i. Fax Number j. Email Address
 barbarachandra81@gmail.com

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
Category 1. Work on Single Family House	1	\$110	\$110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$110+ City Fee
	a. Total Fee from Step 5
State share of filing Fee:	\$42.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	\$67.50+\$50.00 City Fee

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.)



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
 Telefax
(617) 796-1086
 www.newtonma.gov

Barney S. Heath
Director

Conservation Commission Wetland Application Coversheet/Checklist

Date	12/16/2021
-------------	------------

Fill in all white cells completely

Parcel		Applicant name	Barbara Chandra
Address	135 Selwyn Road Newton, MA	Address	135 Selwyn Road Newton, MA
Sec/Block/Lot	81020-0030	Email	barbarachandra81@gmail.com
Book & Page	32317/57	Phone	(617) 256-3818
Owner name	Barbara Chandra	Representative	Tim McGuire
Address	135 Selwyn Road Newton, MA	Address	291 Main Street Suite #8 Northborough, MA
Email	barbarachandra81@gmail.com	Email	tim@goddardconsultingllc.com
Phone	(617) 256-3818	Phone	(508) 393-3784

Wetland type	Riverfront Area	sf/cf affected		Relevant Perf. Standards	10.58 (4)(a-d)
Wetland type	Bordering Land Subject to Flooding	sf/cf affected	5cf	Relevant Perf. Standards	10.57(4)(a.)(1-4.)
Wetland type		sf/cf affected		Relevant Perf. Standards	10._____

Components of a Complete NOI Application

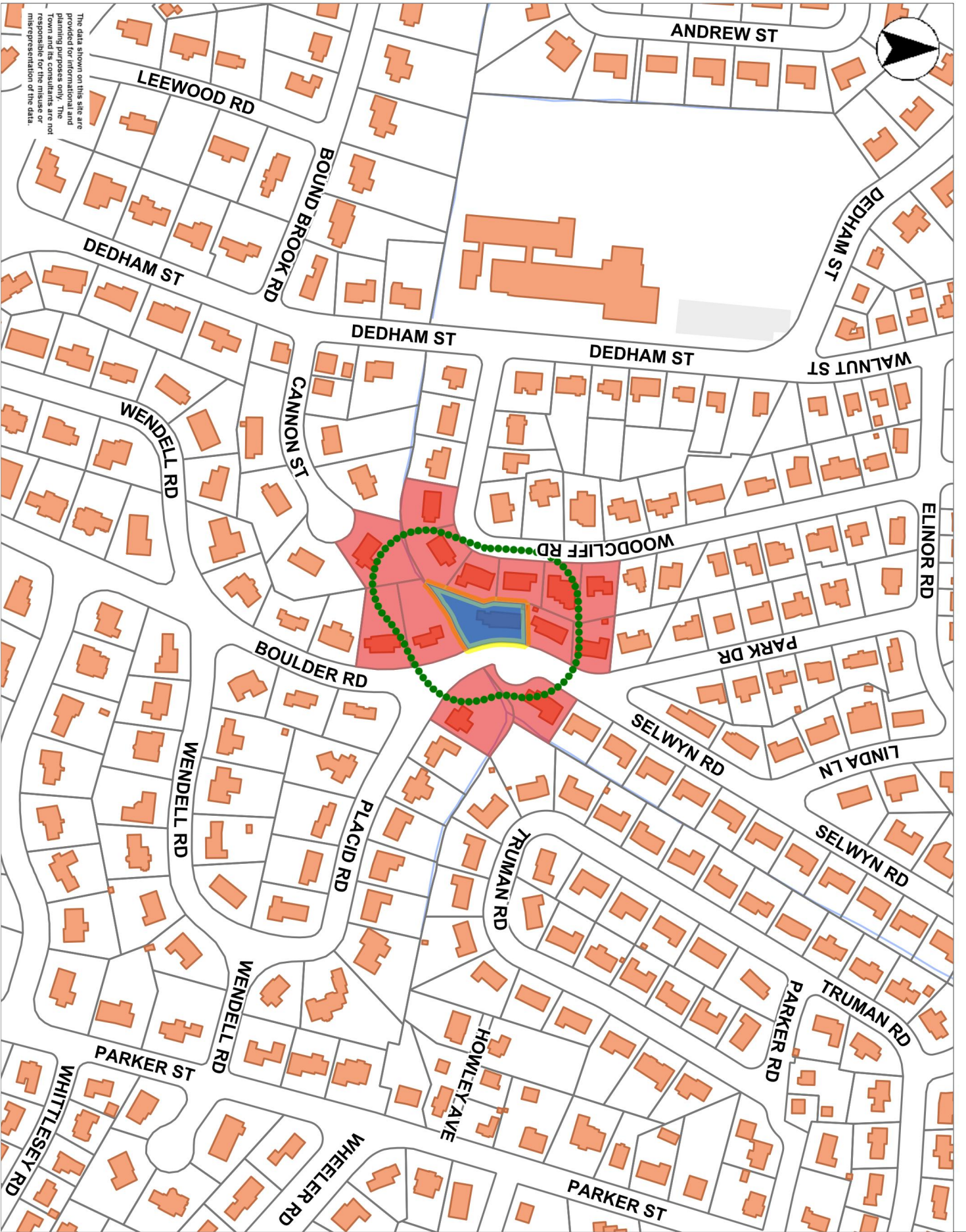
State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan* title(s)	Plan of Land in Newton, MA
Plan date	10/18/2021
Plan stamped by	Michael S Kosmo Bruce Bradford
*if legible, plans should be 11"x17"	
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Locus map	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
● Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● City portion of state filing fee \$ 42.50	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● City's separate filing fee \$50	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
● Certified abutters list (within 100')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● Newton's Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● Affidavit & proof -- bring to hearing	Present them at the hearing
Other Attachments, e.g.	
Planting Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Riverfront Area Alternatives Analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Restoration or mitigation summary	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Phasing/Sequencing plan, O&M plan, etc.	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

Components of a Complete NOI Application

Conservation Commission Wetland Permit Process

NOI	RDA	Process
1	-	<p>Submit applications (see bullets below) by noon of the Tuesday deadline (16 days before the desired hearing):</p> <p>a. <u>To Newton Conservation Commission</u>: 1000 Comm Ave., Newton, MA 02459</p> <ul style="list-style-type: none"> • This coversheet (1 paper copy) • Complete application -- see the checklist on the other side of this page (2 paper copies and 1 pdf) <ul style="list-style-type: none"> • <i>IF LEGIBLE, plans should be provided in 11" x 17" format. Plans must be stamped by an engineer if any component of the project requires engineering.</i> • Check for city portion of the state fee • \$50 check for city filing fee <p>b. <u>To Mass DEP Northeast Regional Office</u>: 205B Lowell Street, Wilmington, MA 01887</p> <ul style="list-style-type: none"> • Complete application -- see the checklist on the other side of this page (1 paper copy) • Photocopy of the two state checks <p>c. <u>To DEP Lock Box</u>: Box 4062, Boston MA 02211</p> <ul style="list-style-type: none"> • Check for state portion of the state fee • Fee transmittal form
	1	<p>Submit application (see a.–c. below) by noon of the Tuesday deadline (16 days before the desired hearing):</p> <p>a. DEP Form 1 (RDA), b. plans, and c. \$50 check made out to the City of Newton.</p>
-	-	<i>The Conservation Agent will schedule a Public hearing/meeting.</i>
2	-	Get a certified list of all abutters within 100' of property lines from the Newton Assessor's Office.
3	-	Once you know the date and time of the hearing, notify all abutters within 100' of the property line using the City's " Notification to Abutters Form " and certified mail, certificate of mailing, or hand delivery with signatures . (N.B. Present proof of notification at the beginning of the public hearing.)
4	2	<i>The Conservation Agent will place a legal ad in the TAB and the Applicant will be billed for the ad.</i>
5	-	Stake the project. 2 weeks in advance of the public hearing, stake all proposed structures, erosion control barriers, stormwater systems, etc. within Con Com jurisdiction.
-	-	<i>The Conservation Agent will perform a site visit before the public hearing to confirm existing conditions and proposed work. If you wish to be informed of the time of the visit, please contact the Con Com office.</i>
6	3	<p>Attend the public hearing/meeting. The applicant or representative is expected to provide proof of abutter notification, briefly present the project, and answer any questions about possible impacts on wetlands. At the end of the hearing, the Con Com will either:</p> <ul style="list-style-type: none"> • Issue a <u>Determination of Applicability</u> ("negative" determination means no further permitting is needed), • Issue an <u>Order of Conditions</u> (OOC) approving or denying the project, or • Approve a continuation of the public hearing to allow time for additional information to be provided.
7	4	Receive and read the decision and understand the conditions. Contact the Con Com if you have any questions. Some conditions are temporary (such as maintaining erosion controls), and some are perpetual (such as maintaining restoration planting areas or limiting the use of fertilizers and outdoor lighting).
8	-	Wait-out the 10-Day appeal period. A decision of the Con Com can be appealed to MassDEP by any abutter, applicant, or 10-citizen group within 10 business days of the decision.
9	-	Record the Order at the Registry of Deeds. Provide proof of recording to the Conservation office.
10	-	Install MassDEP file number sign and erosion controls.
11	-	Schedule and attend a pre-construction site visit. Contact the Conservation office to schedule the site visit.
12	5	Execute the project. The project must be completed within 3 years, unless an extension of the permit is issued; extensions must be requested least 30 days prior to the expiration of the permit.
13	-	Request a Certificate of Compliance (COC). Once the project is complete and all conditions have been satisfied, request a COC from the Conservation office by submitting at least: (1) DEP Form 8a , (2) a stamped as-built plan , and (3) a letter from the engineer stating that everything is in substantial compliance with the approved plans and OOC. The Con Com will perform a site visit to ensure compliance and will issue a COC if appropriate.
14	-	Record the Certificate of Compliance (COC) at the Registry of Deeds to remove the cloud from the title. Provide proof of recording to the Conservation office.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 04/26/2021 at 09:48 AM

Newton, MA DPW - MapOnline

- Address Numbers
- Buildings
- Parcels
- Parking Lots
- EOP
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Streets
- Town Boundary
- Abutting Towns (Opaque)
- Abutting Towns
- Streams
- Surface Water

Abutters List[print this list](#)

Date: April 26, 2021

Subject Property Address: 135 SELWYN RD Newton, MA
Subject Property ID: 81-020-0030

Search Distance: 100 Feet

Prop ID: 81-014-0012
Prop Location: 55 PLACID RD Newton, MA
Owner: CARMEL ROI & LITAL
Mailing Address:

55 PLACID RD
NEWTON CENTRE, MA 02459

Prop ID: 81-019-0001
Prop Location: 100 BOULDER RD Newton, MA
Owner: NASHAT AMIR H
Co-Owner: BARNES CARMEN M
Mailing Address:

100 BOULDER RD
NEWTON CENTRE, MA 02459

Prop ID: 81-019-0002
Prop Location: 90 BOULDER RD Newton, MA
Owner: WEISSMAN MICHAEL
Co-Owner: ADELSTEIN PAMELA K
Mailing Address:

90 BOULDER RD
NEWTON, MA 02459

Prop ID: 81-019-0023
Prop Location: 36 CANNON ST Newton, MA
Owner: BROS GAL ISH-LEV & ARIE
Mailing Address:

36 CANNON ST
NEWTON, MA 02461

Prop ID: 81-020-0004
Prop Location: 294 WOODCLIFF RD Newton, MA
Owner: SAHBTI NOAM

Co-Owner: AUERBACH-SAHBTI NAOMI

Mailing Address:
294 WOODCLIFF RD
NEWTON, MA 02461

Prop ID: 81-020-0005
Prop Location: 290 WOODCLIFF RD Newton, MA
Owner: REITER ILAN I & ADA T
Mailing Address:
290 WOODCLIFF RD
NEWTON, MA 02461

Prop ID: 81-020-0006
Prop Location: 284 WOODCLIFF RD Newton, MA
Owner: KEREN ROI & TALIA
Mailing Address:
284 WOODCLIFF RD
NEWTON, MA 02461

Prop ID: 81-020-0007
Prop Location: 280 WOODCLIFF RD Newton, MA
Owner: TYDYKOV VALERY & GALINA
Mailing Address:
280 WOODCLIFF RD
NEWTON HGLDS, MA 02461

Prop ID: 81-020-0008
Prop Location: 272 WOODCLIFF RD Newton, MA
Owner: SALOMON ERAN & LIMOR
Mailing Address:
272 WOODCLIFF RD
NEWTON, MA 02461

Prop ID: 81-020-0009
Prop Location: 268 WOODCLIFF RD Newton, MA
Owner: LU YIFAN
Co-Owner: QIN ZHE
Mailing Address:
268 WOODCLIFF RD
NEWTON, MA 02461

Prop ID: 81-020-0028
Prop Location: 121 SELWYN RD Newton, MA
Owner: LOWENSTEIN HAROLD L & BARBARA
Mailing Address:
121 SELWYN RD
NEWTON HGLDS, MA 02461

Prop ID: 81-020-0029
Prop Location: 129 SELWYN RD Newton, MA
Owner: COHEN DAVID & HELEN TRS
Co-Owner: DAVID & HELEN COHEN TRUSTS
Mailing Address:
129 SELWYN RD
NEWTON, MA 02461

Prop ID: 81-031-0001
Prop Location: 126 SELWYN RD Newton, MA
Owner: ROTENBERG ZORIAN
Co-Owner: RABKIN GALINA
Mailing Address:
126 SELWYN RD
NEWTON, MA 02461

**Notification to Abutters under the
Massachusetts Wetlands Protection Act and
Newton Wetlands Protection Ordinance**

In accordance with the second paragraph of Massachusetts Wetlands Protection Act (Massachusetts General Laws Chapter 131, Section 40) and the Newton Floodplain Protection Ordinance, you are hereby notified of the following.

The applicant filed a **Notice of Intent** with the Conservation Commission for the municipality of Newton, MA seeking permission to **remove, fill, dredge or alter an area subject to protection under the Wetlands Protection Act** (General Laws Chapter 131, Section 40) and **Newton Floodplain Protection Ordinance** (City Ordinance Section 22-22. Floodplain/Watershed Protection Provisions).

Applicant: Barbara Chandra

Project Location: 135 Selwyn Road Newton, MA

Project Section-Block-Lot: Map- 81020-0030

Project Description: _____

The applicant proposes to construct a single-story addition with an associated landing, a deck, and an additional landing within riverfront area and bordering land subject to flooding.

A Public Hearing will be held remotely via Zoom.

The Public Hearing will be held remotely on:
1/6/2021 7:00
(date) (time)

- The Public Hearing can be accessed remotely:**
- From your computer or tablet: (weblink)
 - Meeting ID: [XXXXXXXXX]
 - From your phone: Dial +1 646 558 8656, followed by (meeting ID#) XXXXXXXXXXXX#

Information regarding the date, time, and Zoom ID for the public hearing: will be published at least five (5) days in advance in the TAB or may be obtained from the Newton Conservation Commission by calling 617-796-1134.

Public Participation via Virtual Means

In light of the ongoing COVID-19 coronavirus outbreak, Gov. Baker issued an Emergency Order on March 12, 2020, allowing public bodies greater flexibility utilizing technology in the conduct of meetings under the Open Meeting Law. The City of Newton has decided to implement the “remote participation” procedures allowed under Gov. Baker’s Emergency Order for all boards, committees, and commissions.

Copies of the Notice of Intent can be requested by email from jsteel@newtonma.gov and crundelli@newtonma.gov. You may also contact the Northeast Regional Office of the Department of Environmental Protection at 978-694-3200 for more information about this application or the Wetlands Protection Act.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, Thomas Schutz hereby certify under the pains and
name
penalties of perjury that on December 16, 2021 I gave notification to abutters in
date
compliance with the second paragraph of the Massachusetts General Laws, Chapter 131,
Section 40 and the DEP Guide to Abutter Notification in connection with the following
matter:

A(n) NOI application was filed under the Massachusetts Wetlands Protection
Act by Barbara Chandra with the Newton Conservation Commission on
name
December 16, 2021 for a property located at 135 Selwyn Road Newton, MA.
Date *address*

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



signature

December 16, 2021

date

December 14, 2021

Riverfront Enhancement Planting Plan
135 Selwyn Road

135 Selwyn Road
Newton, MA

PREPARED FOR:
Barbara Chandra
135 Selwyn Road
Newton, MA 02459

Table of Contents:

- I. Riverfront Enhancement Area**
 - A. Existing Conditions**
 - B. General Installation Procedure**
 - C. Planting Plan**
 - D. Conclusions**

I. RIVERFRONT ENHANCEMENT AREA

References: See Site Plans approved

A. EXISTING CONDITIONS:

A perennial river, South Meadow Brook flows along the south full extent of the side of the property boundary. The area consists of an existing single-family house and lawn.

The following steps may be completed congruently to ensure transplanted vegetation is immediately planted.

B. GENERAL INSTALLATION PROCEDURES:

Supervision: All work within the enhancement area shall be supervised by a qualified wetland scientist with a minimum of five years' experience. Wetland scientist shall submit qualification for approval by the Conservation Commission prior to the commencement of work that requires supervision. The supervisor shall submit monitoring reports to the Conservation Commission as described below. Reports shall contain details of all work performed and photographs of completed conditions.

Timing: The installation of the plantings should be accomplished during the spring or fall growing seasons (between April 16 and May 31 or between September 16 and October 30).

Step 1: Identify Shrubs, Woody Debris, and Boulders to be re-used in Enhancement Area

The wetland scientist shall identify and flag any native wetland shrubs within the enhancement area that are to remain in place in the enhancement area. Trees that lie or stand along the edge of the enhancement area may be preserved at the discretion of the wetland scientist.

Step 2: Remove Invasive Species

Once native trees and shrubs are flagged, clear and remove the invasive species within the enhancement area in preparation for loaming and reseeded.

Step 3: Loaming and Planting

Loam will be spread over the enhancement area. Soils will be spread by hand raking only. Plantings will be installed according to the plan and immediately seeded with New England Wetland Plants Conservation Mix to stabilize the soils. Precise citing of plants may be determined by the wetland scientist in the field prior to installation. All plantings (reference the planting list from section C) shall be distributed randomly throughout the area; shrubs spaced at 8’ on center. All plantings will be removed from burlap sacks, wire cages and plastic containers prior to planting. Each plant will have it roots loosened prior to planting to encourage root growth away from the planting bulb. Leaf litter shall be spread throughout area if available. Conservation seed mix shall be scattered evenly by hand throughout the enhancement area. Once all work is complete an erosion control barrier will be installed to enclose the enhancement area on the access side of the enhancement area.

Step 4: Enhancement Monitoring

a. **Seasonal monitoring reports** shall be prepared for the enhancement area by a qualified wetland scientist for a period of 2 additional years after installation or every year until a COC is issued by the Newton Conservation Commission. This monitoring program will consist of early summer and early fall inspections and will include photographs and details about the vitality of the enhancement area. Monitoring reports shall be submitted to the Commission by November 15th of each year. Monitoring reports shall describe, using narratives, plans, and color photographs, the physical characteristics of the enhancement area with respect to stability, survival of vegetation and plant mortality, aerial extent and distribution, species diversity and vertical stratification (i.e. herb, shrub and tree layers).

b. **At least 75% of the surface area** of the enhancement area shall be re-established with indigenous plant species within two growing seasons. If the enhancement area does not meet the 75% re-vegetation requirement by the end of the second growing season after installation, the Applicant shall submit a remediation plan to the Commission for approval that will achieve enhancement goals, under the supervision of a Wetland Specialist. This plan must include an analysis of why the areas have not successfully re-vegetated and how the Applicant intends to resolve the problem.

C. PLANTING LIST:

Proposed Plantings for Enhancement Area (750 s.f.)

Common Name	Scientific Name	Number	Size
Shrubs/Trees (n=15)*			
Black Birch	<i>Betula lenta</i>	3	3 gal. pot
Witch Hazel	<i>Hamamelis virginiana</i>	4	3 gal. pot
Sweet Pepperbush	<i>Clethra alnifolia</i>	4	3 gal. pot
Red Maple	<i>Acer rubrum</i>	4	3 gal. pot

Seed Mix			
New England Wetland Plants CONSERVATION SEEDMIX or equivalent*	Disturbed areas around enhancement area and access.	1	5

*Planting species and seed mixes may be substituted with Conservation Commission approval with similar native species with the same wetland indicator status if certain species are unavailable.

D. CONCLUSIONS







The proposed mitigation plantings will re-establish naturalized Riverfront Area. All local, state and federal statutory interests and performance standards have been protected and will be met by the project, as described above.

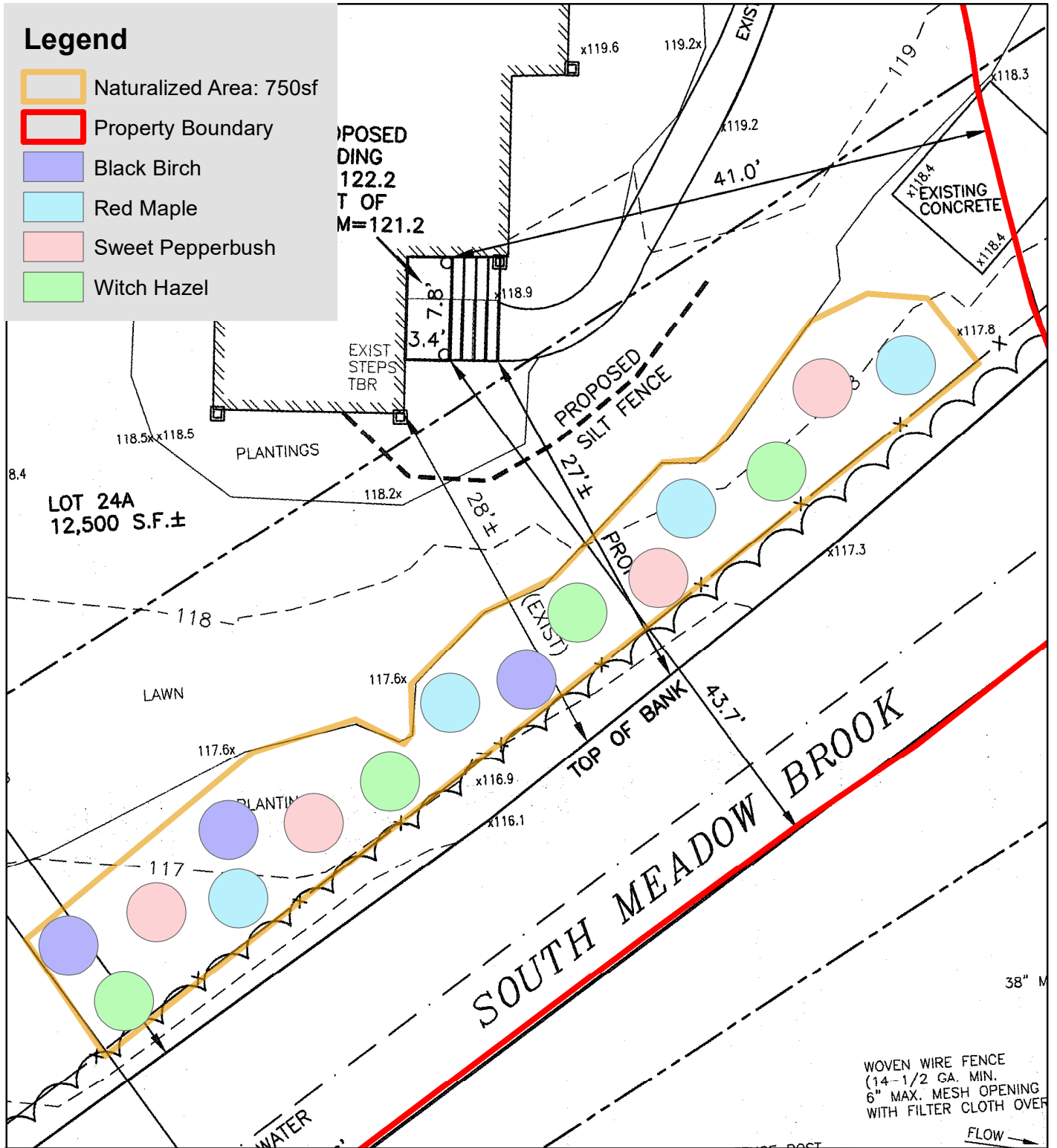
Sincerely,
Goddard Consulting, LLC



Tom Schutz
Wetland Scientist

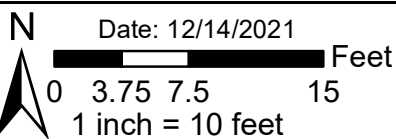
Legend

-  Naturalized Area: 750sf
-  Property Boundary
-  Black Birch
-  Red Maple
-  Sweet Pepperbush
-  Witch Hazel



Mitigation Plantings on the Locus Site

135 Selwyn Road - Newton, MA
 (Map: 81, Parcel: 20 Lot: 30)

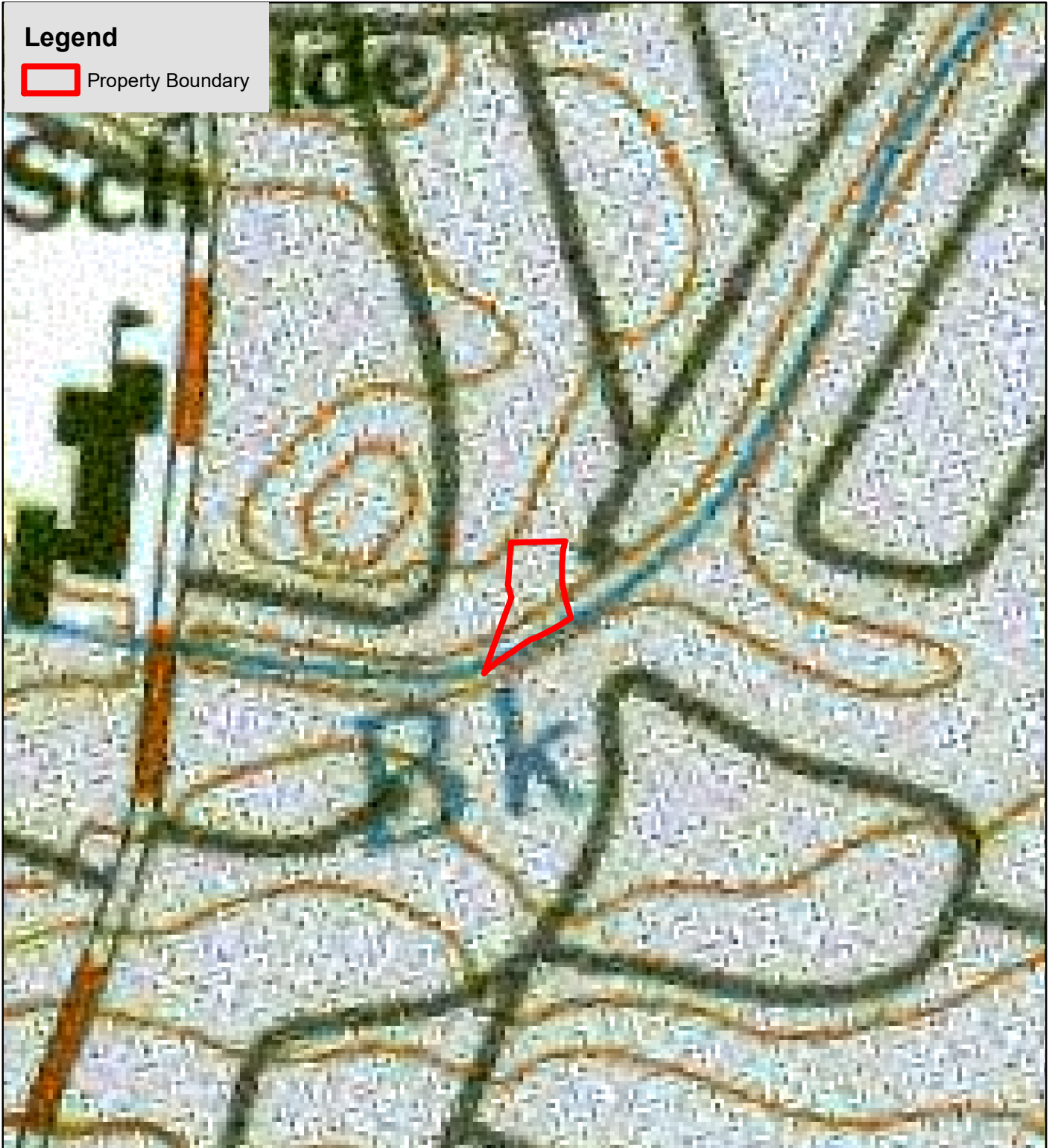


GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"



Legend

 Property Boundary



USGs of the Locus Site

135 Selwyn Road - Newton, MA

(Map: 81, Parcel: 20 Lot: 30)

N

Date: 7/14/2021







0 75 150 300 Feet
1 inch = 200 feet




GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

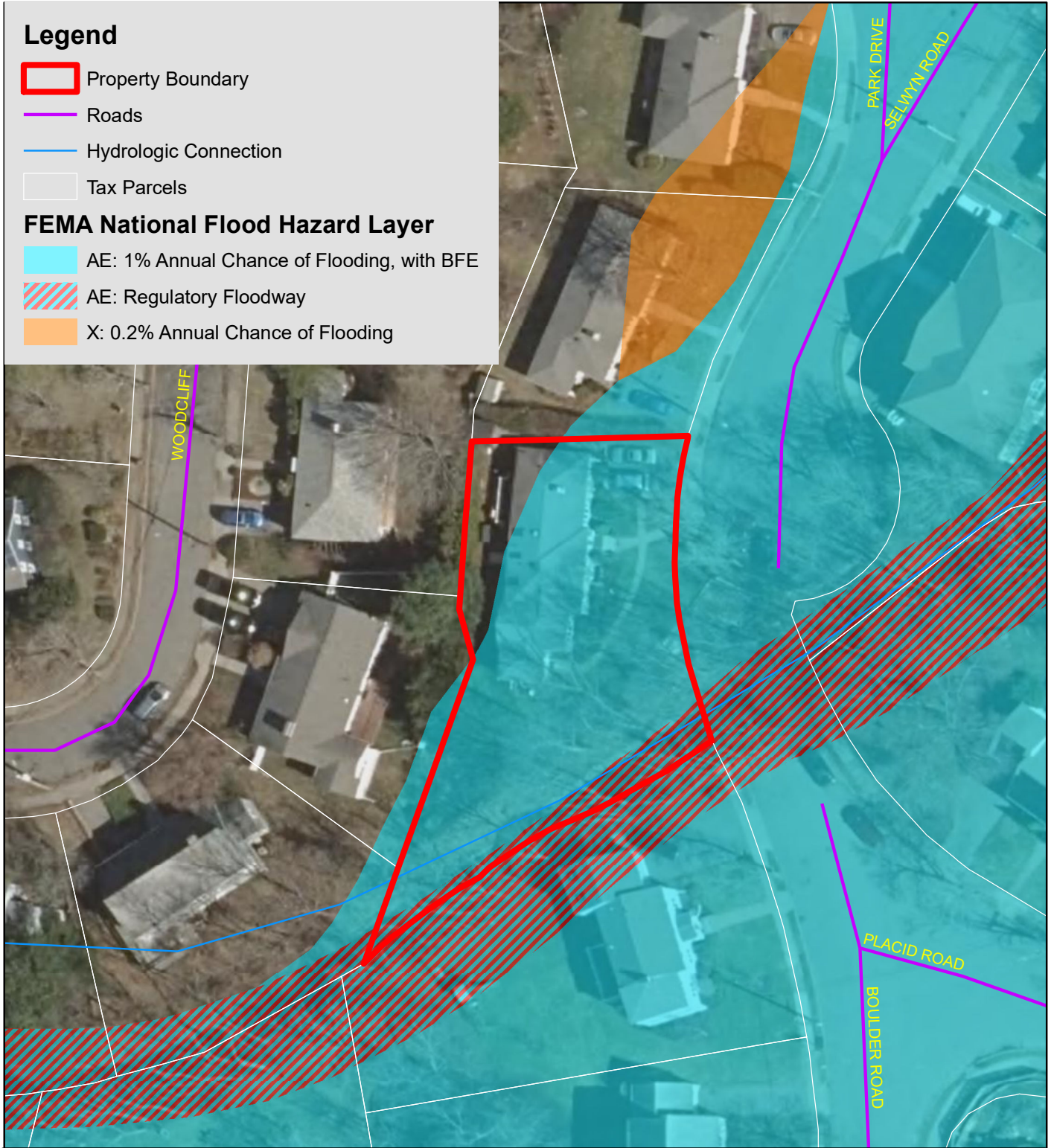
GODDARD CONSULTING
Strategic Wetland Permitting uc

Legend

-  Property Boundary
-  Roads
-  Hydrologic Connection
-  Tax Parcels

FEMA National Flood Hazard Layer

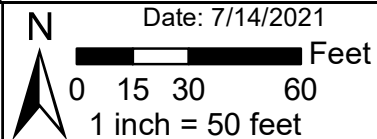
-  AE: 1% Annual Chance of Flooding, with BFE
-  AE: Regulatory Floodway
-  X: 0.2% Annual Chance of Flooding



Orthophoto of the Locus Site

135 Selwyn Road - Newton, MA

(Map: 81, Parcel: 20 Lot: 30)



Date: 7/14/2021

GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

