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NOTICE OF INTENT

# Northland Newton Development

Newton, MA

PREPARED FOR

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Northland Development, LLC  
2510 Washington Street  
Newton, MA 02462

PREPARED BY

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101 Walnut Street  
PO Box 9151  
Watertown, MA 02471  
617.924.1770

April 2022



April 12, 2022

Ref: 12239.00

Newton Conservation Commission  
Planning and Development Department  
Basement Level  
100 Commonwealth Ave  
Newton, MA 02459



Re: Notice of Intent  
Northland Newton Development Project

Newton Conservation Commissioners:

The Applicant, Northland Development, LLC (the Proponent), is submitting this Notice of Intent under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) (WPA) and its implementing regulations (310 CMR 10.00).

The Applicant is proposing to redevelop an aging, obsolete 22.6-acre industrial parcel into a sustainably operated new mixed-use community (the Project). The Project will be located at 156 Oak Street, 55 Tower Road, and 275-281 Needham Street in the Newton Upper Falls neighborhood of the City of Newton, Massachusetts (the Project Site).

Wetland resource areas subject to jurisdiction under the WPA are located on the northern portion of the Project Site. A portion of South Meadow Brook and its associated 200-ft Riverfront Area (RFA) and 100-ft buffer zone to Bank are located on the Project Site. The 25-foot Naturally Vegetated Buffer (NVB) per the Newton Conservation Commission Policy is also located adjacent to South Meadow Brook. Wetland resources will be protected from impacts during construction through the implementation of an erosion and sedimentation control plan. Stormwater treatment associated with the Project will be improved and will provide broad environmental and community benefits.

On behalf of the Proponent, we respectfully request that the Commission issue an Order of Conditions for the Project presented herein. As required, abutters within 100 feet of the property will be notified as documented in Attachment B of this application. A check made payable to the Commonwealth of Massachusetts in the amount of \$775.00 has been sent directly to the DEP Lock Box for payment of the state share of the MWPA filing fee. Two checks made payable to the City of Newton; one in the amount of \$800.00 to cover the city share of the WPA filing and one in the amount of \$50.00 for the City's separate filing fee have been enclosed.

Should you have any questions concerning this submittal or require additional information, please contact me at 617-607-2653.

Regards,

A handwritten signature in blue ink that reads 'Christopher J. Wagner'.

Christopher J. Wagner, PWS  
Senior Environmental Scientist

Engineers | Scientists | Planners | Designers

101 Walnut Street  
PO Box 9151  
Watertown, Massachusetts 02471  
P 617.924.1770  
F 617.924.2286

CC: MA DEP – Northeast Region  
Northland Development, LLC



**Engineers | Scientists | Planners | Designers**

101 Walnut Street

PO Box 9151

Watertown, Massachusetts 02471

**P** 617.924.1770

**F** 617.924.2286



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**

<b>Date</b>	4/12/22
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Fill in all white cells completely

<b>Parcel</b> Address Sec/Block/Lot Book & Page	156 Oak St; 55 Tower Rd; 275-281 Needham St 51028 0005A; 51028 0005; 51028 0006 45334/129; 41513/557; 913/173	<b>Applicant name</b> Address Email Phone	Northland Development, LLC 2510 Washington Street, Newton, MA 02462 kgonzales@northland.com 617-630-7209
<b>Owner name</b> Address Email Phone	See attached property owner document	<b>Representative</b> Address Email Phone	Christopher Wagner, VHB 101 Walnut Street, Watertown, MA 02471 cwagner@vhb.com 617-607-2653

<b>Wetland type</b>	Riverfront Area	<b>sf/cf affected</b>	70,666 sf	<b>Relevant Perf. Standards</b>	10. _____
<b>Wetland type</b>		<b>sf/cf affected</b>		<b>Relevant Perf. Standards</b>	10. _____
<b>Wetland type</b>		<b>sf/cf affected</b>		<b>Relevant Perf. Standards</b>	10. _____

Components of a Complete NOI Application

<b>State Form: NOI Form 3</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Engineered Plan* title(s)</b> Plan date Plan stamped by <i>*if legible, plans should be 11"x17"</i>	The Northland Newton Development 4/15/22 Curtis Quitzau VHB
<b>Narrative</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Proof that all relevant perf. standards are met</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Locus map</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Delineation lines (backup material)</b>	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Fees</b> ● Fee Transmittal form ● City portion of state filing fee <u>\$ 800</u> ● City's separate filing fee <u>\$50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Abutter Information</b> ● Certified abutters list (within 100') ● Newton's Abutter notification form ● Affidavit & proof -- bring to hearing	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Present them at the hearing</i>
<b>Other Attachments, e.g.</b>	
<b>Planting Plan</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Floodplain analysis</b>	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
<b>Stormwater analysis</b>	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable *
<b>Riverfront Area Alternatives Analysis</b>	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Restoration or mitigation summary</b>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Phasing/Sequencing plan, O&amp;M plan, etc.</b>	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><b>Submit applications (see bullets below) by noon of the Tuesday deadline</b> (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"> <li>• <b>This coversheet</b> (1 paper copy)</li> <li>• <b>Complete application</b> -- see the checklist on the other side of this page (2 paper copies and 1 pdf) <ul style="list-style-type: none"> <li>• <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></li> </ul> </li> <li>• <b>Check</b> for city portion of the state fee</li> <li>• <b>\$50 check</b> for city filing fee</li> </ul> <p>b. <u>To Mass DEP Northeast Regional Office</u>: 205B Lowell Street, Wilmington, MA 01887</p> <ul style="list-style-type: none"> <li>• <b>Complete application</b> -- see the checklist on the other side of this page (1 paper copy)</li> <li>• <b>Photocopy of the two state checks</b></li> </ul> <p>c. <u>To DEP Lock Box</u>: Box 4062, Boston MA 02211</p> <ul style="list-style-type: none"> <li>• <b>Check</b> for state portion of the state fee</li> <li>• <b>Fee transmittal form</b></li> </ul>
	1	<p><b>Submit application (see a.-c. below) by noon of the Tuesday deadline</b> (16 days before the desired hearing):</p> <p>a. <b>DEP Form 1 (RDA)</b>, b. <b>plans</b>, and c. <b>\$50 check</b> made out to the City of Newton.</p>
-	-	<i>The Conservation Agent will schedule a Public hearing/meeting.</i>
2	-	<b>Get a certified list of all abutters within 100' of property lines from the Newton Assessor's Office.</b>
3	-	Once you know the date and time of the hearing, <b>notify all abutters within 100' of the property line</b> using the City's " <b>Notification to Abutters Form</b> " and <b>certified mail, certificate of mailing, or hand delivery with signatures</b> . (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	-	<b>Stake the project.</b> 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><b>Attend the public hearing/meeting.</b> The applicant or representative is expected to <b>provide proof of abutter notification</b>, briefly <b>present the project</b>, and <b>answer any questions about possible impacts on wetlands</b>. At the end of the hearing, the Con Com will either:</p> <ul style="list-style-type: none"> <li>• <b>Issue a Determination of Applicability</b> ("negative" determination means no further permitting is needed),</li> <li>• <b>Issue an Order of Conditions</b> (OOC) approving or denying the project, or</li> <li>• <b>Approve a continuation</b> of the public hearing to allow time for additional information to be provided.</li> </ul>
7	4	<b>Receive and read the decision and understand the conditions.</b> 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	-	<b>Wait-out the 10-Day appeal period.</b> 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	-	<b>Record the Order</b> at the Registry of Deeds. Provide proof of recording to the Conservation office.
10	-	<b>Install MassDEP file number sign and erosion controls.</b>
11	-	<b>Schedule and attend a pre-construction site visit.</b> Contact the Conservation office to schedule the site visit.
12	5	<b>Execute the project.</b> 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	-	<b>Request a Certificate of Compliance (COC).</b> Once the project is complete and all conditions have been satisfied, request a COC from the Conservation office by submitting at least: (1) <b>DEP Form 8a</b> , (2) a stamped <b>as-built plan</b> , and (3) a <b>letter from the engineer</b> 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	-	<b>Record the Certificate of Compliance (COC)</b> at the Registry of Deeds to remove the cloud from the title. <b>Provide proof of recording to the Conservation office.</b>

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**





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- Copies of Filing Fee Checks

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## Notice of Intent Forms

- › WPA Form 3A
- › NOI Wetland Fee Transmittal Form
- › Copies of Filing Fee Checks
- › Property Owners



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 #:
eDEP Transaction #:1359393
City/Town:NEWTON

A.General Information

1. Project Location:

a. Street Address 156 OAK ST, 55 TOWER RD, 275-281 NEEDHAM ST
b. City/Town NEWTON c. Zip Code 02464
d. Latitude 42.30917N e. Longitude 71.21728W
f. Map/Plat # 51028; 51028; 51028 g.Parcel/Lot # 0005A; 0005; 0006

2. Applicant:

Individual Organization

a. First Name KENT b.Last Name GONZALES
c. Organization NORTHLAND DEVELOPMENT LLC
d. Mailing Address 2510 WASHINGTON STREET
e. City/Town NEWTON f. State MA g. Zip Code 02462
h. Phone Number 617-630-7209 i. Fax j. Email kgonzales@northland.com

3.Property Owner:

more than one owner

a. First Name KENT b. Last Name GONZALES
c. Organization NORTHLAND DEVELOPMENT LLC
d. Mailing Address 2510 WASHINGTON STREET
e. City/Town NEWTON f.State MA g. Zip Code 02462
h. Phone Number 617-630-7209 i. Fax j.Email kgonzales@northland.com

4.Representative:

a. First Name CHRIS b. Last Name WAGNER
c. Organization VHB
d. Mailing Address 101 WALNUT STREET
e. City/Town WATERTOWN f. State MA g. Zip Code 02471
h.Phone Number 617-607-2653 i.Fax j.Email cwagner@vhb.com

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

a.Total Fee Paid 1,575.00 b.State Fee Paid 775.00 c.City/Town Fee Paid 800.00

6.General Project Description:

REDEVELOPMENT OF AN 22.6-ACRE INDUSTRIAL PARCEL INTO A MIXED-USE DEVELOPMENT.

7a.Project Type:

- Single Family Home Residential Subdivision
Limited Project Driveway Crossing Commercial/Industrial
Dock/Pier Utilities
Coastal Engineering Structure Agriculture (eg., cranberries, forestry)
Transportation Other

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

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Provided by MassDEP:  
 MassDEP File #:  
 eDEP Transaction #:1359393  
 City/Town:NEWTON

1.  Yes  No If yes, describe which limited project applies to this project:  
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

<b>a. County:</b>	<b>b. Certificate:</b>	<b>c. Book:</b>	<b>d. Page:</b>
SOUTHERN MIDDLESEX		45334; 41513; 913	129; 557; 173

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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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	
--	------------------------	--

d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
--	----------------	----------------

	3. cubic feet of flood storage lost	4. cubic feet replaced
--	-------------------------------------	------------------------

e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
---	----------------	--

	2. cubic feet of flood storage lost	3. cubic feet replaced
--	-------------------------------------	------------------------

f. <input checked="" type="checkbox"/> Riverfront Area	South Meadow Brook	
	1. Name of Waterway (if any)	

2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only	
	<input type="checkbox"/> 100 ft. - New agricultural projects only	
	<input checked="" type="checkbox"/> 200 ft. - All other projects	

3. Total area of Riverfront Area on the site of the proposed project	98065 square feet
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4. Proposed Alteration of the Riverfront Area:			
70666	34545	36121	
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



□ **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 #:

eDEP Transaction #:1359393

City/Town:NEWTON

a. number of new stream crossings

b. number of replacement stream crossings

**C. Other Applicable Standards and Requirements**

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

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

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review \* (Check boxes as they apply)

1.  Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b.  Photographs representative of the site

c.  MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/esa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

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

d.  Vegetation cover type map of site

e.  Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1.  Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

b. Date submitted to NHESP

3.  Separate MESA review completed.

□ **Massachusetts Department of Environmental Protection**

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**WPA Form 3 - Notice of Intent**

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

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1359393

City/Town:NEWTON

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?  
a.  Not applicable - project is in inland resource area only

b.  Yes  No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 S. Rodney French Blvd  
New Bedford, MA 02744

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a.  Yes  No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a.  Yes  No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a.  Yes  No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a.  Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)

2.  A portion of the site constitutes redevelopment

3.  Proprietary BMPs are included in the Stormwater Management System

b.  No, Explain why the project is exempt:

1.  Single Family Home

2.  Emergency Road Repair



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City/Town:NEWTON

- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

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

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

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).  
Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
THE NORTHLAND NEWTON DEVELOPMENT	VHB	CURTIS QUITZAU	4/15/22	1":30'

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



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 - Notice of Wetland Fee Transmittal**  
**Form**

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

Provided by MassDEP:  
 MassDEP File #:  
 eDEP Transaction #:1359393  
 City/Town:NEWTON

**A. Applicant Information**

1. Applicant:

a. First Name	KENT	b. Last Name	GONZALES	
c. Organization	NORTHLAND DEVELOPMENT LLC			
d. Mailing Address	2510 WASHINGTON STREET			
e. City/Town	NEWTON	f. State	MA	g. Zip Code 02462
h. Phone Number	6176307209	i. Fax	j. Email	kgonzales@northland.com

2. Property Owner:(if different)

a. First Name	KENT	b. Last Name	GONZALES	
c. Organization	NORTHLAND DEVELOPMENT LLC			
d. Mailing Address	2510 WASHINGTON STREET			
e. City/Town	NEWTON	f. State	MA	g. Zip Code 02462
h. Phone Number	6176307209	i. Fax	j. Email	kgonzales@northland.com

3. Project Location:

a. Street Address	156 OAK ST, 55 TOWER RD, 275-281 NEEDHAM ST	b. City/Town	NEWTON
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Are you exempted from Fee?  (YOU HAVE SELECTED 'NO')

**Note:** Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

**B. Fees**

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) EACH BUILDING (FOR DEVELOPMENT) INCLUDING SITE;	1	1050.00	RFA MULTIPLIER 1.5	1575.00

City/Town share of filing fee	\$800.00	State share of filing fee	\$775.00	Total Project Fee	\$1,575.00
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Northland Newton Development – Property Owners

275-281 Needham Street  
ap/lot: 51/6  
bk/pg: 913/173  
Needham Street Associates  
Friedman Arthur Trustee  
2150 Washington Street  
Newton, MA 02462

55 Tower Road  
ap/lot: 51/5  
bk/pg: 41513/557  
Northland Tower Road Investors LLC  
NXS NEWTAX C1900  
Merrifield, VA 22166-7699

156 Oak Street  
ap/lot: 51/5A  
bk/pg: 45334/129  
Northland Oak Street LLC  
NXS NEWTAX C2900  
Merrifield, VA 22116-7699





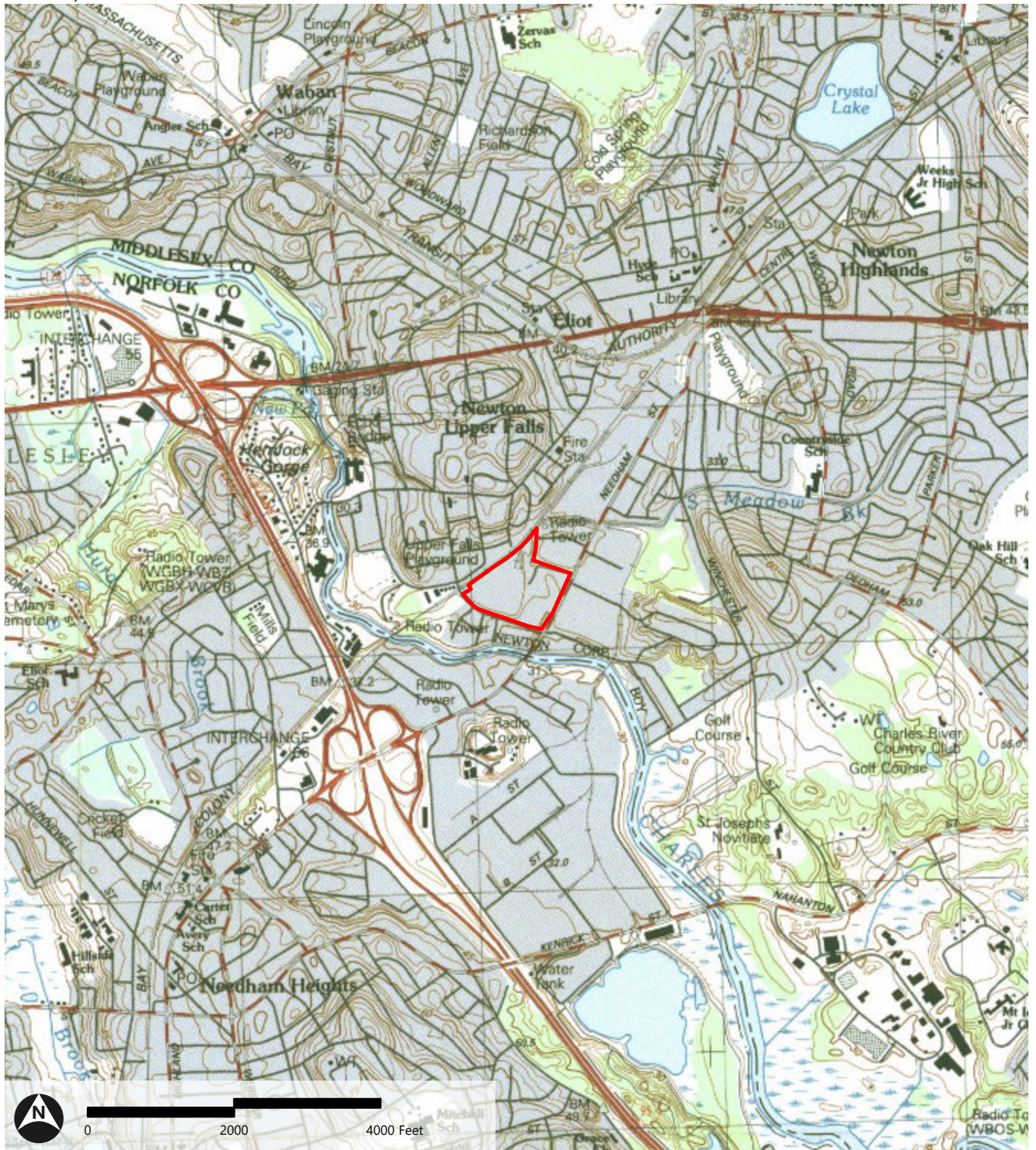
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## Notice of Intent Figures

- › Figure 1 – Site Location Map
- › Figure 2 – Aerial Map
- › Figure 3 – NHESP Map
- › Figure 4 – FEMA FIRM Map



**Figure 1: USGS Site Location**  
Northland Newton Development  
Newton, MA



 Project Area

Sources: MassGIS

Path: \\vhb.com\gislibrary\Resources\Toolboxes\NOIFiguresUtility\Pro\NO\_Template\NO\_Template.aprx (svcarcis, 3/23/2022)



**Figure 2: Aerial Overview**  
Northland Newton Development  
Newton, MA



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 Project Area

Sources: MassGIS



**Figure 3: Priority Habitat**  
 Northland Newton Development  
 Newton, MA



- Project Area
  - NHESP Priority Habitats of Rare Species
  - \* NHESP Certified Vernal Pools
  - NHESP Estimated Habitats of Rare Wildlife
  - NHESP Potential Vernal Pools
- Project Comments: None present on Project site

Sources: MassGIS



**Figure 4: FEMA Floodplain**  
 Northland Newton Development  
 Newton, MA



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- |   |  |                   |
|---|--|-------------------|
| A: 1% Annual Chance of Flooding, no BFE                       | X: 1% Drainage Area < 1 Sq. Mi.            | Project Area      |
| AE: 1% Annual Chance of Flooding, with BFE                    | X: Reduced Flood Risk due to Levee         |                   |
| AE: Regulatory Floodway                                       | Area Not Included                          |                   |
| AH: 1% Annual Chance of 1-3ft Ponding, with BFE               | Area with no DFIRM - Paper FIRMs in Effect | Project Comments: |
| AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with Depth |  |                   |
| VE: High Risk Coastal Area                                    |  |                   |
| D: Possible But Undetermined Hazard                           |  |                   |
| X: 0.2% Annual Chance of Flooding                             |  |                   |



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# Attachment A

## Notice of Intent Narrative

- › Introduction
- › Site Description
- › Work Description
- › Mitigation Measures
- › Regulatory Compliance
- › Summary

# Attachment A - Notice of Intent Narrative

This Notice of Intent (NOI) is filed pursuant to the Massachusetts Wetlands Protection Act (WPA) (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00).

## Introduction

The Applicant, Northland Development LLC is proposing redevelop an existing 22.6-acre industrial parcel into a new mixed-use development (the "Project"). The proposed Project is located at 156 Oak Street, 55 Tower Road, and 275-281 Needham Street in the Newton Upper Falls neighborhood of the City of Newton, Massachusetts (the "Project Site" or "Site") (Figures 1 and 2).

The Project Site is designed to promote smart growth by converting an aging, obsolete industrial complex into a vibrant, sustainably operated mixed-use community. It reflects efforts to diversity Newton's housing stock, provide affordable housing choices, encourage pedestrian-oriented development with a mix of residential and business uses, and enhance the quality of life in the Newton Upper Falls neighborhood.

Wetland resource areas subject to jurisdiction under the WPA are located on the northern portion of the Project Site. South Meadow Brook is a perennial waterway that flows north to south through the Project Site, daylighted on the northern portion of the Site before entering a concrete box culvert and flowing underground through the remainder of the Project Site. A 200-ft Riverfront Area (RFA) is associated with the daylighted portion of the brook. The proposed Project includes a stormwater management design that exceeds stormwater management regulatory requirements of the WPA Regulations.

Wetland resource areas will be protected from impacts during construction through the implementation of an erosion and sedimentation control program. This program includes provisions to minimize areas of disturbance through phasing and sequencing, limit erosion through stabilization, and prevent sediment from leaving the Site by installing structural controls. Runoff generated from the project will be collected and treated in accordance with the Massachusetts Stormwater guidelines<sup>1</sup>.

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<sup>1</sup> DEP, 2008. *Massachusetts Stormwater Handbook*.

## Site Description

The Project Site presently contains three separate parcels that will ultimately be combined into one. 156 Oak Street is approximately 5.46 acres on the southern portion of the Project Site, containing an existing office building to the east and surface parking lot to the west. 55 Tower Road is approximately 11.1 acres in the middle and northern portion of the Project Site, containing remains of former warehouse buildings and parking lots. 275-281 Needham Street is approximately 6.09 acres on the northeastern portion of the Project Site, containing commercial and retail buildings (former Marshalls Plaza) and associated parking lot.

The Project Site is bordered by Oak Street to the South, Needham Street to the east, existing industrial facilities and Tower Road to the northeast, and the City's Upper Falls Greenway to the northwest.

According to the most recently available data provided by the Massachusetts Natural Heritage and Endangered Species Program<sup>2</sup> (NHESP), no portion of the Project Site is within Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife (Figure 3). There are no Certified or Potential Vernal Pools in the vicinity of the Project Site. The most recently issued Flood Insurance Rate Map (FIRM)<sup>3</sup> for the area, produced by the Federal Emergency Management Agency (FEMA), indicates that no portion of the Project Site is within the mapped floodplain for the 100-year storm event (Figure 4).

According to the Massachusetts Department of Environmental Protection (DEP), the Project Site is not located within an Area of Critical Environmental Concern (ACEC) or an area designated as an Outstanding Resource Water (ORW)<sup>4</sup>. The Natural Resources Conservation Service (NRCS) soil survey<sup>5</sup> has mapped the surface soils within the Project Site as urban land.

Wetland resource areas near the Project Site are described below.

## Wetland Resource Areas

Wetland resource areas subject to jurisdiction under the WPA are located on the northern portion of the Project Site. A portion of the Project Site is located within the 200-ft RFA to the Bank of South Meadow Brook, a perennial stream that flows north to south through the Project Site. The approximate boundaries of South Meadow Brook were identified using aerial imagery. The stream issues from a culvert at the northern boundary of the Project Site and flows approximately 420 linear feet (lf) before entering a culvert and flowing 1,260 lf through the remainder of the Project Site.

<sup>2</sup> NHESP, 2017. Massachusetts Natural Heritage Atlas. 13th Edition.

<sup>3</sup> Federal Emergency Management Agency, National Hazard Flood Layer, Digital Flood Insurance Rate Map (DFIRM).

<sup>4</sup> DEP, 2010. Designated Outstanding Resource Waters of Massachusetts.

<sup>5</sup> Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey



The wetland resource areas identified on the Project Site subject to the WPA include Bank of South Meadow Brook and associated RFA. These resources are defined under the WPA Regulations (310 CMR 10.00) as follows:

- **Bank:** As defined at 310 CMR 10.54(2), a Bank is the portion of the land surface, which normally abuts and confines a water body. The upper boundary of Bank is the first observable break in slope or the mean annual flood level, whichever is lower.
- **Riverfront Area:** As defined at 310 CMR 10.58(a)(3), RFA is “the area of land between a river’s mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away.

### Bank

The Bank of South Meadow Brook was previously delineated by others. The stream forms a well-defined channel at the bottom of a steep slope at least 10 feet high on both sides. Bank will not be impacted by the proposed redevelopment.

### Riverfront Area

A 200-ft RFA associated with South Meadow Brook extends onto the northern portion of the Project Site from the edge of Mean Annual High Water (MAHW), which coincides with the top of Bank. The inner 100-ft of RFA is a mix of pavement and undisturbed vegetation. The outer 100-ft of Riverfront Area is mainly disturbed area containing pavements, abandoned rail spur, and narrow bands of mixed vegetation. The 200-ft RFA slopes downgradient to South Meadow Brook and contains some mature trees and shrubs that stabilize the slope. Some invasive species are also present within the RFA on the Project Site. RFA does not extend beyond the location where South Meadow Brook flows into the culvert intake.

### Buffer Zones

The WPA regulations (310 CMR 10.02(2)(b)) establish a 100-foot Buffer Zone from the limits of Bank, as described above. The 100-foot Buffer Zone from South Meadow Brook extends onto the northern portion of the Project Site. The 100-foot Buffer Zone includes undisturbed vegetation along with pavements used for parking and maintenance access nearer the mouth of the South Meadow Brook culvert.

The Newton Conservation Commission establishes a 25-foot Naturally Vegetated Buffer (NVB) Policy. The 25-foot NVB from South Meadow Brook is located on the northern portion of the Project Site, containing generally undisturbed vegetation.

## Work Description

The proposed Project will redevelop an existing 22.6-acre industrial complex into a sustainably oriented mixed-use community. The Project is designed to diversify Newton's housing stock, provide affordable housing choices, and encourage pedestrian-oriented development with a mix of residential and commercial uses.

The Project will provide 10.4 acres of publicly accessible open space, comprising approximately 40% of the Project Site. It includes a networked mix of parks and plazas that vary in size and character to create broad design and programmatic diversity. The Project also includes a renovation of the historic mill building and undergrounding of over 1.5 miles of overhead utility wire. The Project Site will contain 12 new building structures ranging from 2-8 stories providing a mix of affordable and market rate for-rent housing units, street level commercial space for retailers and restaurants, and underground parking.

South Meadow Brook flows southward under Tower Road and onto the northern portion of the Project Site for approximately 420 lf prior to entering an existing concrete box culvert (varying dimensions). The culvert extends through the remainder of Site for approximately 1,260 lf before passing under the 156 Oak Street mill building and off-site underneath Oak Street. A portion of this drain culvert prior to the mill building will be altered to expose a little-known waterfall within the culvert, which will be a focal point celebrating the historic industrial prior uses of the Site within a new publicly accessible park. An approximate 220-sf top portion of the culvert will be removed and a short span walking bridge will be constructed above to facilitate views of the unique water drop in the stream culvert. The side and bottom portions of the drain culvert are proposed to remain generally as is (see Attachment D).

Detailed means and methods of construction will be at the discretion and responsibility of the contractor performing the work to construct the Project. However, the Project will consist of the following general activities:

- Before any work begins, install erosion and sedimentation controls according to the Project Plans;
- Remove and/or relocate utilities as necessary to allow the start of building construction;
- Demolition of existing building structures, pavements, and other constructed site features;
- Earthwork activities, which include selective vegetation cleaning and excavation and backfill to install the stormwater management system and bring the Project Site to proposed grades;
- Construction of new buildings and utilities;
- Install curbing, sidewalks, plazas, roadway paving and striping, and site features;
- Loaming, seeding, and landscaping activities; and
- Remove erosion control measures upon stabilization.

The Project will result in a reduction of approximately 15,000 sf of impervious surface within the RFA by removing portions of the parking lot adjacent to South Meadow Brook and abandoned paved areas to the west.

## Work in WPA Regulated Areas

### Riverfront Area

In total, 98,065 sf of previously disturbed RFA currently exists on the Project Site. Of that, 70,666 sf of RFA is proposed to be altered. Proposed alteration within the steepest portions of RFA include selective removal of invasive species, installation of supplemental groundcover, slope stabilization plantings, and supplemental native shrub and perennial plantings. All plantings in these sensitive areas will be consist of plugs and bare-root whips to facilitate installation with a minimum of disturbance. Proposed alterations on the more gradual grades of RFA include vegetation clearing of primarily invasive species, and restoration with native evergreen and deciduous trees, shrubs, ground cover, and grass seed mixes.

Remaining alteration of RFA will include removal of impervious surfaces, construction of the entrance drive and walkways, new utility infrastructure, and construction of an associated bioretention stormwater basin. Paved and unmanaged areas will be converted into public access space with viewing, seating, and a walking path connecting the Upper Falls Greenway multi-use path to the Project Site. Removal of portion of the parking lot adjacent to South Meadow Brook will result in the reduction of approximately 15,000 sf of impervious surface within the RFA.

### Work in Buffer Zone

The 100-foot buffer zone to Bank extends onto the northern portion of the Project Site. Proposed work within the 100-ft buffer zone consists of selective removal and clearing of invasive vegetation, slope stabilization, native shrub plantings, removal of impervious surfaces and installation of pedestrian pathways and seating areas. 34,545 sf of buffer zone will be altered, with a net gain of restored pervious area with native plantings.

### Work in Locally Established Areas

The 25-ft NVB to South Meadow Brook extends from the edge of Bank. A portion of the NVB is previously disturbed impervious surface south of the culvert to South Meadow Brook. The proposed Project will clean up, stabilize slopes, and install supplemental plantings within the 25-ft NVB, resulting in an improvement over existing conditions.

As part of the Newton Conservation Commission Tree Replacement Guidelines, trees 8 inches or greater in diameter that are located within jurisdictional areas require permission from the Conservation Commission to remove. Some existing trees and impervious pavement will be replaced with native plantings and restoration of the buffer



zone. This design plan exceeds the mitigation requirements for Newton's Tree Replacement Guidelines.

## Mitigation Measures

A suite of mitigation measures is proposed to prevent short- and long-term impacts to wetland resource areas. Mitigation measures proposed for this Project include a sediment and erosion control program, which will include structural and non-structural practices.

### Erosion and Sediment Control

An erosion and sedimentation control program will be implemented to minimize temporary impacts to wetland resource areas during the construction phase of the project. The program incorporates Best Management Practices (BMPs) specified in guidelines developed by the DEP<sup>6</sup> and the U.S. Environmental Protection Agency (EPA)<sup>7</sup>.

Proper implementation of the erosion and sedimentation control program will:

- › minimize exposed soil areas through sequencing and temporary stabilization;
- › place structures to manage stormwater runoff and erosion; and
- › establish a permanent vegetative cover or other forms of stabilization as soon as practicable.

The following sections describe the controls that will be used and practices that will be followed during construction. These practices comply with criteria contained in the NPDES General Permit for Discharges from Large and Small Construction Activities issued by the EPA.

### Non-Structural Practices

Non-structural practices to be used during construction include temporary stabilization, temporary seeding, permanent seeding, pavement sweeping and dust control. These practices will be initiated as soon as practicable in appropriate areas at the Site.

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6 DEP, 1997. *Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas: A Guide for Planners, Designers, and Municipal Officials*.

7 EPA, 2007. *Interim Developing Your Stormwater Pollution Prevention Plan: A Guide for Construction Sites*. Office of Water. Report EPA 833-R-060-04.

### **Temporary Stabilization**

Any areas of exposed soil or stockpiles that will remain inactive for more than 14 days will be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 square feet. The mulch will be anchored with a tacking coat (non-tar) applied by a hydroseeded. Steeper slopes (greater than 10 percent) will be covered with a bonded fiber matrix (EcoAegis® or similar) according to the recommendations provided by the manufacturer.

### **Temporary Seeding**

If conditions allow, a temporary vegetative cover will be established on areas of exposed soils (including stockpiles) that remain unstabilized for a period of more than 60 days. The seeded surfaces will be covered with a layer of straw mulch or bonded fiber matrix as described above. The seed mix shall include a blend of rapid germinating grasses that are indigenous to eastern Massachusetts.

### **Permanent Seeding**

Upon completion of final grading, any areas not covered by pavement, other forms of stabilization, or other methods of landscaping will be seeded with New England Conservation/Wildlife mix produced by New England Wetland Plants, Inc or similar. This seed mix includes Virginia wild rye (*Elymus virginicus*), little bluestem (*Schizachyrium scoparium*), big bluestem (*Andropogon gerardii*), red fescue (*Festuca rubra*), switch grass (*Panicum virgatum*), partridge pea (*Chamaecrista fasciculata*), panicleleaf tick trefoil (*Desmodium paniculatum*), indian grass (*Sorghastrum nutans*), blue vervain (*Verbena hastata*), butterfly milkweed (*Asclepias tuberosa*), black eyed Susan (*Rudbeckia hirta*), common sneezeweed (*Helenium autumnale*), heath aster (*Aster pilosus/Symphotrichum pilosum*), early goldenrod (*Solidago juncea*), upland bentgrass (*Agrostis perennans*). The mix will be applied at a rate of 25 pounds per acre and will be covered with mulch or bonded fiber matrix as described above.

### **Pavement Sweeping**

The interior roads (once paved) and the portions of the streets that front the Site shall be swept as needed during construction. The sweeping program will remove sediment and other contaminants directly from paved surfaces before their release into stormwater runoff. Pavement sweeping has been demonstrated to be an effective initial treatment for reducing pollutant loading into stormwater. A street sweeper shall be kept at the Site or at a nearby location to facilitate this practice. Once construction has been completed, sweeping at the Project Site will occur as required under the Operation and Maintenance Plan.

### **Dust Control**

The erosion and sediment control program include provisions to minimize the generation of dust during dry and windy conditions. When necessary, larger areas of exposed soil will be wetted to prevent wind borne transport of fine-grained sediment.

Enough water shall be applied to wet the upper 0.5 inches of soil. The water will be applied as a fine spray to prevent erosion. A water truck will be kept on the property (or at a nearby location) to facilitate this practice.

## **Structural Practices**

Structural erosion and sedimentation controls to be used on the Site include barriers, stabilized construction exits, and catch basin inlet protection.

### **Erosion Control Barriers**

Prior to any ground disturbance, an approved erosion control barrier will be installed at the downgradient limit of work. As construction progresses, additional barriers will be installed around the base of stockpiles and other erosion prone areas. The barriers will be entrenched into the substrate to prevent underflow.

If sediment has accumulated to a depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope of the barriers. This material will be either reused at the Project Site or disposed of at a suitable off-site location. Any damaged sections of the barrier will be repaired or replaced immediately upon discovery.

### **Stabilized Construction Exits**

Stone anti-tracking pads will be installed at each access point to the work area to prevent the off-site transport of sediment by construction vehicles. The stabilized construction exits will be at least fifty feet long and will consist of a 4-inch-thick layer of crushed stone (1.5 to 2.5 inches in diameter). The stone will be placed over a layer of non-woven filter fabric. The anti-tracking pads will remain in place until a binder coat of pavement has been established on paved surfaces.

### **Temporary Sediment Basins**

Temporary sediment basins will be designed either as excavations or bermed structures (depending on grading) that will retain runoff for enough time to allow suspended soil particles to settle out prior to discharge. These temporary basins will be located at the low points on the Site (upslope of the perimeter barrier) and will receive runoff via temporary diversion swales. Discharge from the basin will be controlled by a perforated riser surrounded by a crushed stone filter. Points of discharge from sediment basins will be stabilized with rip rap to minimize erosion.

Once constructed, the basins will be temporarily stabilized by covering them with bonded fiber matrix. If sediment has accumulated to a depth which impairs proper functioning of the basin, it will be removed and will be either reused on the Site or disposed of at a suitable off-site location. Any eroded or damaged areas will be repaired immediately upon discovery.

### **Diversion Swales**

Diversion swales will be constructed to collect runoff from construction areas and convey it to the temporary sediment basins. The swales will be lined with a non-woven erosion control blanket (BonTerra HP-90® or equivalent) installed according to the manufacturer's recommendations or a bonded fiber matrix. The temporary diversion swales will remain in place until the sediment basin is no longer required.

### **Temporary Check Dams**

Temporary check dams, consisting of staked straw bales or crushed stone, will be installed at specified intervals within the diversion swales. If sediment has accumulated behind the check dams to a depth that impairs proper functioning, it will be removed and will be either reused at the Site or disposed of at a suitable off-site location. Any damaged check dams will be repaired or replaced immediately upon discovery.

### **Catch Basin Inlet Protection**

The inlets of existing and proposed catch basins will be protected from sediment inflow during the work period by surrounding them with a barrier of staked straw bales or by installing Silt Sacks®. If straw bales are used, a layer of non-woven filter fabric shall be placed beneath the grate of each basin. If sediment has collected behind the barrier or in the Silt Sack® to a point where it impairs proper functioning, it will be removed and will be either reused onsite or disposed of at a suitable off-site location.

### **Dewatering Filters**

If necessary, sediment laden water that collects in trenches or excavated areas will be pumped into straw bale basins or filter bags. The basins will consist of a ring of staked straw bales overlain by non-woven geotextile filter fabric and crushed stone. Discharge water will be pumped into the basin and allowed to drain through the fabric onto relatively flat stabilized surfaces. Dewatering filter bags may be used in place of straw bale basins. The bags will be placed on relatively flat terrain, free of brush and stumps, to avoid ruptures and punctures. A maximum of one six-inch discharge hose will be allowed per filter bag. To help prevent punctures, geotextile fabric will be placed beneath the filter bag when used in wooded locations. Unattended filter bags will be encircled with a straw bale and silt fence barrier.

All dewatering structures will be placed as far away from wetland resources as possible. Filter bags used during construction will be bundled and removed for proper disposal.

### **Stream Protection during Culvert Alteration**

Extra precautions will be employed during selective demolition and construction activities at the culvert waterfall feature to prevent and/or capture loose construction debris from falling into the stream culvert. Debris netting will be suspended above the stream flow, and temporary wood decking will be positioned over the opened culvert for an extended period of time during construction activities within Mill Park. The

contractor's strategies for stream protection within Mill Park are provided in greater detail in the final plan set (see Attachment D).

## Stormwater Management

Low Impact Development (LID) techniques and stormwater Best Management Practices (BMPs) implemented into the Site design include reduction of impervious area, subsurface stormwater infiltration systems, bioretention basins, green roofs, rainwater harvesting, pervious pavers, and porous pavement. In general, stormwater from the proposed impervious surfaces is collected in a closed drainage system and conveyed to either bioretention basins or infiltration systems. Pretreatment is provided by quarterly pavement sweeping, and deep sump hooded catch basins. Additional pretreatment for stormwater runoff from impervious surfaces (non-roof) discharging to infiltration basins is provided by water quality units to remove 44% TSS prior to infiltration. These various treatment trains will provide 80% TSS removal from runoff.

Additionally, the project will harvest roof runoff for irrigation. Runoff collected by roof drains are collected in a separate closed drainage system and routed to a cistern in the Village Green. A by-pass manhole downgradient of the cistern will direct stored runoff to either the seasonal irrigation system or to the stormwater management system for infiltration when irrigation is not in use or as an overflow if the cistern is full.

The combination of BMP techniques satisfy a 65-percent reduction in total phosphorus from stormwater runoff, as required by the Total Maximum Daily Load (TMDL) criteria established by the EPA for the Upper/Middle Charles River. Three subsurface systems will provide groundwater recharge, peak rate attenuation, and water quality treatment for reduction of phosphorus and total suspended solids (TSS) from the Project Site. A brief description of these measures is provided below. Full details on the system (including supporting calculations) and compliance with the 10 stormwater management standards cited in Section 310 CMR 10.05(6)(k) of the WPA Regulations are included in the accompanying Stormwater Management Report that was reviewed and approved by City Engineering during their review of the final site plans. (see Attachment E).

## Groundwater Recharge

The proposed design provides a significant increase in groundwater recharge compared to existing conditions on the Project Site. The proposed stormwater management system will provide recharge that exceeds the volume required by the Massachusetts Stormwater Handbook.

## Flow Attenuation

The entirety of the stormwater conveyance system (pre- and post- development conditions) has been designed to meet MassDEP new development requirements for peak rate attenuation. The proposed peak discharge runoff rates do not increase the existing peak discharge runoff rates for the 2-, 10-, 50-, and 100-year storm events.

## Water Quality Treatment

Stormwater from the building rooftop and majority of pavement surfaces will be collected by a closed pipe drainage system consisting of drain manholes and deep sump catch basins, routed to various infiltration systems. Collectively, these measures will remove 80% of the TSS contained in runoff generated from impervious surface, as well as 44% pretreatment prior to infiltration BMPs. An Operation and Management Plan for the stormwater management system is provided in the accompany Stormwater Management Report (see Attachment E).

## Regulatory Compliance

The proposed Project includes work in the 200-ft Riverfront Area and 100-foot Buffer Zone to the Bank of South Meadow Brook. Locally established areas include the 25-foot NVB to the Bank of South Meadow Brook and a local tree replacement guideline within the 100-foot Buffer Zone. The Project fully complies with the WPA regulations and local policies and guidelines.

### Riverfront Area

The proposed Project will impact 70,666 sf of previously disturbed RFA from proposed selective removal of invasives, removal of impervious surfaces, stabilization and restoration or degraded areas, and installation of native plantings.

The performance standard for redevelopment within previously developed Riverfront Area (310 CMR 10.58(5)) applies to the proposed Project. These standards require that the applicant prove that the proposed Project will result in an improvement over existing conditions and that the work, including proposed restoration or mitigation, will have no significant adverse impact on the Riverfront Area. This standard includes:

(a) *At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131, § 40.*

The Project will improve drainage and stormwater treatment within the Riverfront Area. Approximately 15,000 sf of impervious surface will be removed from the RFA adjacent to South Meadow Brook. This area will be restored with native trees, shrubs, and grasses.

(b) *Stormwater management is provided according to standards established by the Department.*

The proposed Project will meet stormwater management standards established by the Department, as described in detail in the Stormwater Report (see Attachment E).

- (c) *Within 200-foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less.*

The proposed work within previously degraded Riverfront Area will remain within the previously disturbed footprint. Supplemental plantings and restoration within the inner 100 feet of RFA is proposed.

- (d) *Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).*

Proposed work will be located at the outermost portion of the 200-foot RFA within the previously disturbed footprint.

- (e) *The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area except in accordance with 310 CMR 10.58(5)(f) or (g).*

The proposed work within previously degraded RFA will not exceed the amount of currently degraded area. Approximately 15,000 sf of impervious surface is being removed from the RFA.

- (f) *When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria.*

Restoration of the previously disturbed RFA is proposed, including removal of approximately 15,000 sf of impervious surface.

- (g) *When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure.*

The Project does not propose mitigation.

- (h) *The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition.*

## Buffer Zone

Work within buffer zones is not governed by specific regulatory performance standards. In general, work within buffer zones is permissible when said work has been designed, or can be conditioned, such that there will be no impact on the downgradient wetland resource area(s) being buffered. As stated in 310 CMR 10.53(1) of the WPA Regulations:

*For work in Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area... The issuing authority may consider the characteristics of the Buffer Zone, such as the presence of steep slopes, that may increase the potential for adverse impacts on Resource Areas. Conditions may include limitations on the scope and location of work in the Buffer Zone as necessary to avoid alteration of Resource Areas. The Issuing Authority may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the Resource Area and/or other measures commensurate with the scope and location of work with the Buffer Zone to protect the interests of the Act.*

The Project has been designed to address these considerations. Measures have been incorporated into the Project design to ensure that work will be done in a manner that prevents impacts to downgradient wetland resources. A clear limit of work will be identified, and erosion and sedimentation control areas will be installed throughout the Project Site. The Buffer Zone within the Project Site will be enhanced by removal of impervious surfaces and invasive species. Temporary disturbance in Buffer Zone will be stabilized and restored with native trees, shrubs, and grasses.

## Locally Established Areas

As stated in the Newton Conservation Commission 25-foot NVB Policy:

*To fully protect Newton's wetland resources, it is the policy of the Newton Conservation Commission to ensure that a 25-foot Naturally Vegetated Buffer (25-foot NVB) of native trees, shrubs, and low-ground vegetation is maintained or established to the maximum extent feasible immediately upgradient of the edge of a resource area subject to protection under the Massachusetts Wetlands Protection Act, G.L. c. 131 § 40.*

The proposed Project will not increase impervious surfaces further into the 25-foot NVB than what already exists. The Project will remove portions of pavement from the existing parking lot and restore these areas with native plantings.

The Newton Conservation Commission Tree Replacement Guidelines under the State Wetlands Protection Act lists the following procedures for tree replacements within the Conservation Commission's jurisdiction (100-foot Buffer Zone):

- 1. All proposed removals of trees or shrubs within Commission jurisdiction must be presented to the Conservation Commission (i.e., the full Commission or the agent of the Conservation Commission) for its review and approval under the State Wetlands Protection Act regulations through a Notice of Intent, requested for Determination of Applicability, or a request for Administrative Approval.*
- 2. Trees over 8" in diameter at breast height (dbh) must be identified individually on the proposal. Smaller trees and shrubs be indicated individually or in aggregate.*
- 3. The owner of the property shall submit a proposal for tree and/or shrub mitigation to the Conservation Commission.*



4. *The Conservation Commission shall decide if the proposal satisfies the mitigation requirements.*

Tree and shrub removal from within the NVB and 100' buffer is exclusively for removal of invasive species and restoration, in direct response to public feedback during design development and Site plan review with City officials. Natural native vegetated will be maintained and augmented with supplemental native plantings to add diversity and to maintain and improve slope stability. A mix of trees, shrubs and ground cover plantings will be installed along a pedestrian footpath that will include small "pocket park" areas for seating, and along the property line common with the Upper Falls Greenway. Disturbed areas will be stabilized by seeding with native meadow mix. Refer to the South Meadow Brook Landscape planting plans (see Attachment D).

## Summary

The Applicant is proposing to redevelop an existing 22.6-acre industrial parcel in Newton, Massachusetts. The Project will include development of a sustainably operated mixed-use community, as well as improvements to Newton's housing stock, affordable housing choices, and pedestrian-oriented development in Newton Upper Falls. The Project is in accordance with Newton's Comprehensive Plan, the Mixed Used Center Amendment, and the Needham Street Area Vision Plan.

Portions of the Project Site are located within the 200-ft RFA, 100-foot Buffer Zone, and locally established 25-foot NVB to the Bank of South Meadow Brook, a perennial stream located on the northern portion of the Project Site. A suite of mitigation measures is proposed for the impacts to resource areas, including a sediment and erosion control program during construction, and long-term restoration program. The Project has been designed in compliance with regulations set forth from the WPA and local policies and guidelines for work within the 200-ft RFA, 100-foot Buffer Zone, and 25-foot NVB. The Project exceeds stormwater management regulatory requirements while providing broad environmental and community benefits.

The Applicant respectfully requests that the Newton Conservation Commission find these measures adequately protective of the interests identified in the WPA and issue an Order of Conditions approving the work described in this NOI and shown on the accompanying plans.

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# Attachment B

## Abutter Information

- › Notification to Abutters
- › Certified List of Abutters

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

In accordance with the Massachusetts Wetlands Protection Act (Mass. General Laws Chapter 131, Section 40) and the Newton Floodplain Protection Ordinance (City Ordinance Section 22-22. Floodplain/Watershed Protection Provisions), you are hereby notified of the following.

**The applicant** has filed a **Notice of Intent** with the Newton Conservation Commission seeking permission to “remove, fill, dredge or alter an area subject to protection under the Wetlands Protection Act” and/or **Newton Floodplain Protection Ordinance**.

**Applicant:** Northland Development, LLC

**Project Location:** 156 Oak Street, 55 Tower Road, 275-281 Needham Street

**Project Site Section-Block-Lot:** 51028 0005A; 51028 0005; 51028 0006

**Project Description:** Redevelopment of a 22.6-acre industrial site into a mixed-use development.

\_\_\_\_\_  
\_\_\_\_\_

**A Public Hearing will be held remotely via Zoom.**

During the COVID-19 outbreak, Gov. Baker issued an Emergency Order on March 12, 2020, allowing public bodies greater flexibility utilizing technology in the conduct of public meetings under the Open Meeting Law. The City of Newton implemented remote participation procedures allowed under Gov. Baker’s Emergency Order for all boards, committees, and commissions.

**The Public Hearing will be held remotely on (date and time):** \_\_\_\_\_  
and notice will be published at least five (5) days in advance in the TAB newspaper.

**The Public Hearing can be accessed remotely:**

- From your computer using Meeting ID: \_\_\_\_\_ or
- From your phone: Dial +1 646 558 8656, followed by Meeting ID# \_\_\_\_\_

**Information regarding the date, time, and Zoom ID for the public hearing:**

- Will be posted on the Conservation Commission website 48 hours in advance of the hearing
- May be obtained from the Newton Conservation Commission by calling 617-796-1134 or emailing [jsteel@newtonma.gov](mailto:jsteel@newtonma.gov) or [emenounos@newtonma.gov](mailto:emenounos@newtonma.gov).

**Copies of the Notice of Intent:**

- Can be found on the Newton Conservation Commission’s website “Meeting Documents” tab: <https://www.newtonma.gov/government/planning/boards-commissions/conservation-commission/meeting-documents>)
- Can be requested from the Northeast Regional Office of the Department of Environmental Protection at 978-694-3200.

NORTHLAND OAK ST LLC  
NXS NEWTAX C2900  
MERRIFIELD, VA 22116-7699

VOLOSHIN YEVGENIY TR  
CATALYST VENTURES REALTY  
945 GREAT PLAIN AVE STE 18  
NEEDHAM, MA 02492

RE2 REALTY LLC  
C/O EDENIA GIANG  
9 EAST ROAD  
WAYLAND, MA 01778

NUF DEPOT INCORPORATED  
1225 CHESTNUT ST  
NEWTON, MA 02464

NORTHLAND TOWER ROAD  
INVESTORS LLC  
NXS NEWTAX C1900  
MERRIFIELD, VA 22116-7699

NEEDHAM STREET ASSOCIATES  
FRIEDMAN ARTHUR TRS  
2150 WASHINGTON ST  
NEWTON, MA 02462

MSIC PROPERTIES LLC  
1 MAIN ST  
CONCORD, MA 01742

AGY PROPERTIES LLC  
30 TOWER RD  
NEWTON, MA 02464

TOWER ROAD INC  
7 BULLFINCH PL  
BOSTON, MA 02114

BIGELOW OIL CO INC  
50 TOWER RD  
NEWTON UPR FLS, MA 02464

COLA REALTY LLC  
44 MECHANIC ST  
NEWTON, MA 02464

CUNNINGHAM KENNETH E TR  
THE 58 WETHERELL ST  
201 BEECH ST  
ROSLINDALE, MA 02131-3301

MELNICK PATRICIA A  
52 WETHERELL ST  
NEWTON, MA 02464

MALKASIAN M M & S TRS  
MARTIN MANUEL MALKASIAN  
46 WETHERELL ST  
NEWTON, MA 02464

MAURUURU PROPERTIES LLC  
1234 CHESTNUT ST #211  
NEWTON UPR FLS, MA 02464

CEC OAK RLTY LLC  
109 OAK ST AND 5 SWEET ST  
NEWTON, MA 02464

109 OAK STREET  
1234 CHESTNUT ST  
NEWTON UPR FLS, MA 02464

DENG JIAN  
XIAO LIANG PING  
1 SACO ST 1  
NEWTON UPR FLS, MA 02464

YE XUAN  
JIN YAN  
3 SACO ST 3  
NEWTON UPR FLS, MA 02464

YUN CHANGHONG  
4-6 SACO ST 4  
NEWTON, MA 02464

ZHANG MING & SUN TONG TE  
4-6 SACO ST 6  
NEWTON, MA 02464

LI ZHAODONG  
YU YUE  
135 OAK ST 3  
NEWTON, MA 02464

NOLAN ELENA TR  
137 OAK ST UN TWO TRST  
137 OAK ST 02  
NEWTON UPR FLS, MA 02464

LAI DIANA  
139 OAK ST UN 1  
NEWTON, MA 02464

BOSSelman JOSEPH  
GOLLEDGE DOROTHY ANN  
145 OAK ST  
NEWTON, MA 02464

GAN JOEANE XIUBING  
LIANG YAOWEN  
149 OAK ST  
NEWTON, MA 02464

STOFF MAX  
153 OAK ST  
NEWTON, MA 02464

HICKEY THOMAS J  
HICKEY ISABEL L TRS  
20 ROUNDTREE LANE  
SCITUATE, MA 02066

HIGHVIEW PROP  
6 HIGHVIEW ST  
NEEDHAM, MA 02492

KAL OAK REALTY LLC  
22 MEDFIELD ST 5  
BOSTON, MA 02215

POLIVY LAURIE H  
193 OAK ST UN 101E  
NEWTON, MA 02464

LEE JI HYUN  
193 OAK ST 406E  
NEWTON UPR FLS, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

LOEW FLORENCE & KENNETH  
K & F LOEW FAMILY TRUST  
193 OAK ST UN 408E  
NEWTON, MA 02464

COHEN ANDREW H TR  
ANDREW H COHEN TRUST  
193 OAK ST 501E  
NEWTON UPR FLS, MA 02464

LIN SUSAN & ERIC  
227 FORBES RD  
WESTWOOD, MA 02090-2225

WANG ANDREA Y TR  
EDWARD CHAN FAM TRUST  
7354 S IVY WAY  
CENTENNIAL, CO 80112

YEE BRYANT C & CHRISTINE  
15 WHITE PINE RD  
NEWTON, MA 02464

RABINOVITZ MICHAEL E TR  
UNITS 206 & 610 SLEEPER  
30 LONGWOOD AVE UNIT 303  
BROOKLINE, MA 02446

WINTHROP NEWMAN BEVERLY  
16 PICKWICK RD  
NEWTON, MA 02465

HOUSMAN KENNETH A  
193 OAK ST UN 507E  
NEWTON, MA 02464

EDELMAN DAVID  
816 COMMONWEALTH AVE  
NEWTON, MA 02459

VARGAS MARIA C  
193 OAK ST 601E  
NEWTON, MA 02464

LEW WARREN & DEBRA  
193 OAK ST 602E  
NEWTON, MA 02464

REYZIN IGOR  
193 OAK ST 603E  
NEWTON UPR FLS, MA 02464

EDELMAN DAVID & CAROL  
816 COMMONWEALTH AVE  
NEWTON, MA 02459

BAVUSO PAUL ANTHONY  
GELORMINI STEPHEN GEORGE  
193 OAK ST 605E  
NEWTON, MA 02464

G&V HOLDINGS LLC  
102 ADELINE RD  
NEWTON, MA 02459

BONCHI SUSAN R TR  
SUSAN R BONCHI TRUST  
193 OAK ST 607E  
NEWTON, MA 02464

SCHIRMACHER ERNESTO  
YAHWEH SCHIRMACHER DORIS  
193 OAK ST 608E  
NEWTON, MA 02464

BERENBAUM VITALY G  
MUSAYEV EUGENIA  
183 OAK ST G-1C  
NEWTON, MA 02464

GRODEN CAROL A  
183 OAK ST G2C  
NEWTON, MA 02464

SKOLER MICHAEL  
183 OAK ST G3C  
NEWTON, MA 02464

LEVY ALLAN C  
183 OAK ST UN G4C  
NEWTON, MA 02464

TROY HANNA M  
TROY JOAN  
183 OAK ST G5C  
NEWTON, MA 02464

BOSTON ACADEMY OF THE  
785 CENTRE ST  
NEWTON, MA 02458

KOVGANOVA EKATERINA  
3952 GEORGETOWN CT NW  
WASHINGTON, DC 20007

COLECCHI CATHERINE M  
183 OAK ST UN 101C  
NEWTON, MA 02464

YEE BENNETT & CAROL  
183 OAK ST 102C  
NEWTON, MA 02464

SZETO ARCHIE K TR  
ARCHIE KF SZETO TRUST  
183 OAK ST 103C  
NEWTON, MA 02464

SOTNICK GREGORY R  
FAYNGERSH MIRA TRS  
27 BISHOP FOREST DR  
WALTHAM, MA 02452

LIN ERIC  
LIN SUSAN TRS  
227 FORBES RD  
WESTWOOD, MA 02090

ARYAN LLC  
7 DANIEL DR  
ENGLEWOOD, NJ 07631

SLAWSBY ELLEN A  
149 ALLEN AVE  
WABAN, MA 02468

NEZAKATGOO LEILA  
183 OAK ST 201C  
NEWTON, MA 02464

BRAMAN KATHERINE E TR  
KATHERINE E BRAMAN  
183 OAK ST UN 202C  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

GALVEZ LUIS M & ROSARIO  
ELIANA BUSTAMANTE TRUST  
183 OAK ST UN 204C  
NEWTON, MA 02464

HUANG FRANK  
LING KARA  
183 OAK ST 205C  
NEWTON, MA 02464

WANG BIAO  
XU HAORONG  
183 OAK ST 206C  
NEWTON, MA 02464

SANG JAMES C  
183 OAK ST 207C  
NEWTON, MA 02464

KWOK HAROLD W  
2 LAURUS LA  
NEWTON, MA 02459

SHERMAN CECILE D  
STEINBERG STEPHEN P TRS  
183 OAK ST 209C  
NEWTON, MA 02464

KERRIGAN CAROLINE E TR  
183 OAK ST 301C RLTY  
183 OAK ST 301C  
NEWTON, MA 02464

OHGAMI JANE K  
388 GREENDALE WAY  
EMERALD HILLS, CA 94062

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

STEINBERG ROBERT W &  
STEINBERG FRANK J  
183 OAK ST UN 304 C  
NEWTON UPR FLS, MA 02464

YEE SUSAN Y  
183 OAK ST 305C  
NEWTON, MA 02464

EDELMAN DAVID & CAROL  
816 COMMONWEALTH AVE  
NEWTON, MA 02459

ARNSA REALTY LLC  
200 BROOKLINE ST  
NEWTON, MA 02459

KIGGEN SHEILA S  
193 OAK ST 103E  
NEWTON, MA 02464

CULLISON GRETA P  
183 OAK ST 308C  
NEWTON, MA 02464

EDELMAN DAVID & CAROL  
816 COMMONWEALTH AVE  
NEWTON, MA 02459

MIKHAILOV MIKHAIL  
183 OAK ST UN 401C  
NEWTON, MA 02464

LUI JARED & CECILIA  
183 OAK ST 402C  
NEWTON, MA 02464

VARTICOVSKI LYUBA  
ARIAS IRWIN M TRS  
6506 CARDIGAN ST  
BETHESDA, MD 20817

BLOOM MARC H  
SCHEIB LINDA A  
183 OAK ST 404C  
NEWTON, MA 02464

ARNSA REALTY LLC  
C/O SAREH PARANGI  
200 BROOKLINE ST  
NEWTON, MA 02459

G&V HOLDINGS LLC  
102 ADELINE RD  
NEWTON, MA 02459

LEE CUI CUI VIVIEN  
183 OAK ST 407C  
NEWTON, MA 02464

JAFFE HARRIETTE H  
183 OAK ST UN 501C  
NEWTON, MA 02464

YUAN HONGSHENG  
183 OAK ST 502C  
NEWTON, MA 02464

SARIS RICHARD L  
183 OAK ST 503C  
NEWTON, MA 02464

WALTER GEORGE L II  
183 OAK ST UN 504C  
NEWTON, MA 02464

KOPELMAN NADYA  
183 OAK ST 505C  
NEWTON, MA 02464

ARDEKANI ALI  
2750 INDIGO CIR  
MORRO BAY, CA 93442

MOHAN ARNI N & ANNE C TRS  
MOHAN OAK ST TRUST  
173 OAK ST G-2W  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

FELD GERALD A & PHYLLIS  
173 OAK ST G4-W TRUST  
69 EAST MAIN ST 2  
GLOUCESTER, MA 01930

NEVILLE JOHN J JR  
NEVILLE JUDITH MALONE  
173 OAK ST G-5W  
NEWTON UPR FLS, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

BLUESTEIN BERNICE L L/E  
BLUESTEIN FAM TRUST  
173 OAK ST 102W  
NEWTON UPR FLS, MA 02464

NG E & LUO L TRS  
EDWOOD NG TRUST  
16 DEARBORN TER  
NEWTON, MA 02464

KIM HYE WON TR  
HYE WON KIM TRUST  
58D SEVEN SPRINGS LANE  
BURLINGTON, MA 01803

MARCH HOWARD & LAURA B  
HOWARD & LAURA B MARCH  
4 BEACHWAY  
PORT WASHINGTON, NY 11050

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

SUN JIE  
173 OAK ST 106W  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

EDELMAN DAVID & CAROL  
816 COMMONWEALTH AVE  
NEWTON, MA 02459

GASPARIAN LEVON & POLINA  
LEVON & POSINA GASPARIAN  
84 WELLESLEY RD  
BELMONT, MA 02478

CLIFFORD PAUL E  
173 OAK ST UN 201W  
NEWTON, MA 02464

PINCUS SUSAN B  
173 OAK ST UN 202W  
NEWTON, MA 02464

LIN LIH WEN  
173 OAK ST 203W  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

WEINBERG ILAN  
173 OAK ST 205W  
NEWTON, MA 02464

DISARRO SANDRA L  
173 OAK ST UN 206W  
NEWTON, MA 02461

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

NEALON WILLIAM J JR  
NEALON CAROL D TRS  
173 OAK ST 208W  
NEWTON, MA 02464

FREEMAN MELINDA  
173 OAK ST UN 209W  
NEWTON, MA 02464

MILLER NASHA L TR  
THE MILLER REALTY TRUST  
173 OAK ST UN 210W  
NEWTON, MA 02464



SAMMARONE RENZO & LINDA  
173 OAK ST 301W  
NEWTON, MA 02464

JIN MYUNGHEE  
JIN SEONGGEUN  
173 OAK ST 302W  
NEWTON, MA 02464

ZAGAMI LYNNE J  
173 OAK ST 303W  
NEWTON UPR FLS, MA 02464

TEYSSÉDOU VIVIAN H  
173 OAK ST UN 304W  
NEWTON, MA 02464

CHAN FLORENCE  
173 OAK ST UN 305W  
NEWTON, MA 02464

FEINSTEIN MARK R & JANET  
MERKEN GAIL R TRS  
173 OAK ST 306W  
NEWTON, MA 02464

HAN YOUNG-SANG & BONG  
210 TOTTEN POND RD  
WALTHAM, MA 02451

HART THOMAS J  
HART KATHLEEN S TRS  
173 OAK ST 402W  
NEWTON, MA 02464

LONDON ARLENE JUDITH TR  
LONDON RLTY TRUST  
173 OAK ST 403W  
NEWTON, MA 02464

CHUNG STEFANIE  
173 OAK ST UN 404W  
NEWTON, MA 02464

YEN LUCY G  
442 WABAN AVE  
NEWTON, MA 02468

ALIBER JEFFREY D &  
173 OAK ST 501W  
NEWTON UPR FLS, MA 02464

KIM MYEONGCHAN  
JEON HYELIM  
173 OAK ST 502W  
NEWTON, MA 02464

TANGNEY MAURYA J  
193 OAK ST 203E  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

ROSSOLIMO ALEXANDER  
193 OAK ST 205E  
NEWTON, MA 02464

KOMINS LAUREN J  
CHYET EDWINA J  
193 OAK ST 206E  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

CHOE KEY SOON & YUN SU  
193 OAK ST UN 208E  
NEWTON, MA 02464

EVANS MAYA G & VANESSA  
MAYA REALTY TRUST  
193 OAK ST 301E  
NEWTON, MA 02464

SO THERESA TR  
THERESA SO TRUST  
888 WASHINGTON ST 704  
BOSTON, MA 02111

TANGNEY EUGENE M & NANCY  
193 OAK ST UN 303E  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

BLADD MARJORIE A TR  
OAK STREET TRUST  
10 WALNUT ST  
LEXINGTON, MA 02421

MCGRATH JOSEPH F & SUSAN  
193 OAK ST 306E  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

EDELMAN DAVID & CAROL  
816 COMMONWEALTH AVE  
NEWTON, MA 02459

GARTHWAIT CHERYL A  
193 OAK ST UN 401E  
NEWTON UPR FLS, MA 02464

WONG BENNY  
GEE JENNY TOM  
193 OAK ST 402E  
NEWTON, MA 02464

KOVGANOVA EKATERINA  
KOVGANOV ALEXANDRE & IVAN  
193 OAK ST 403E  
NEWTON, MA 02464

NEWTON HOUSING AUTHORITY  
82 LINCOLN ST  
NEWTON, MA 02461

WF MANAGEMENT COMPANY LLC  
1430 BEACON ST  
WABAN, MA 02468

FOX AND HOUNDS  
188 NEEDHAM ST STE 270  
NEWTON, MA 02464

FOX AND HOUNDS RLTY  
188 NEEDHAM ST STE 270  
NEWTON, MA 02464

300 NEEDHAM STREET LLC  
P O BOX 191  
WAYZATA, MN 55391

NORTHLAND 260 NEEDHAM LLC  
NXS NEWTAX R1400  
MERRIFIELD, VA 22116-7699

320 NEEDHAM DE LLC  
116 HUNTINGTON AVE STE 600  
BOSTON, MA 02116



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.

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# Attachment C

## Site Photography

› Photography Log

© VHB

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# Photography Log

## PROJECT NUMBER

12239.00

## CLIENT

Northland Development, LLC

2510 Washington Street

Newton, MA 02462

## LOCATION

156 Oak Street, 55 Tower Rd, and 275-281 Needham Street

Newton, MA 02462





NO. 1 / 7.15.2020

**DESCRIPTION**

Looking north from a parking lot at South Meadow Brook.



NO. 2 / 7.15.2020

**DESCRIPTION**

Looking north from a parking lot at South Meadow Brook. Concrete culvert walls and metal grate are visible.





NO. 3 / 7.15.2020

**DESCRIPTION**

Looking north at a parking lot west of South Meadow Brook.



NO. 4 / 7.15.2020

**DESCRIPTION**

Looking north at a parking lot and building southeast of South Meadow Brook.





NO. 5 / 7.15.2020

**DESCRIPTION**

Looking south at an outlet pipe into South Meadow Brook.



NO. 6 / 7.15.2020

**DESCRIPTION**

Looking south at South Meadow Brook. Invasive vegetation is visible on the slope.

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# Attachment D

## Project Plans

› Bound Separately

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# Attachment E

## Stormwater Management

› Bound Separately