

Notice of Intent

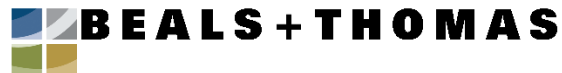
Drainage and Pond Improvement

**1897 Washington Street
Auburndale, Massachusetts**



Prepared for:
**Woodland Golf Club
1897 Washington Street
Auburndale, Massachusetts, 02466**

Prepared by:



***Submitted in Compliance with the
Massachusetts Wetlands Protection Act and
the City of Newton Floodplain Ordinance***

June 3, 2022



June 3, 2022

Daniel Green, Chair
Newton Conservation Commission
c/o Jennifer Steel, Director of Planning
1000 Commonwealth Avenue
Newton, Massachusetts 02459

Via: NewGov Online Platform

Reference: Notice of Intent
Drainage and Pond Improvement
1897 Washington Street
Auburndale, Massachusetts
B+T Project No. 3304.01

Dear Commissioners:

On behalf of the Applicant, Woodland Golf Club (the Club), Beals and Thomas, Inc. (B+T) respectfully submits this Notice of Intent (NOI) for work within the 100-foot Buffer Zone, Bank, and Land Under Waterbodies and Waterways (LUWW). The proposed work includes a phased approach to hydroraking and potential expansion of a pond on Hole 9 (henceforth the Pond) (Newton Assessors Parcel ID 42009 0007 and 42009 0008). This filing is submitted in accordance with the Massachusetts Wetlands Protection Act, MGL, Chapter 131, Section 40 and associated Regulations at 310 CMR 10.00 (collectively referred to as the Act) and the City of Newton Floodplain Ordinance (the Ordinance).

As required, enclosed are the below-listed components of the NOI submission package in electronic format (PDF). The following information is included for your review:

- Section 1: Forms
- Section 2: Project Narrative
- Section 3: Plans

As required, a copy of this filing has been provided to the Northeast Regional Office of the Department of Environmental Protection (MassDEP).

Pursuant to 310 CMR 10.05(4)(a), An applicant who proposes work solely within Land under Water Bodies or Waterways, or solely within a Lot with an area greater than 50 acres, is

Civil Engineering ▪ Land Surveying ▪ Landscape Architecture ▪ Land Use Permitting ▪ Environmental Planning ▪ Wetland Science

Daniel Green, Chair
c/o Jennifer Steel, Director of Planning
Newton Conservation Commission
May 25, 2022
Page 2

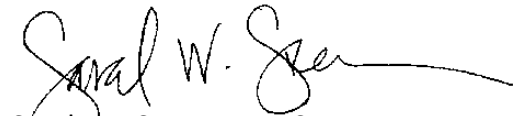
required to provide notification only to Abutters whose Lot is within one hundred feet from the Project Site. There are no abutters within 100 feet of the proposed work. Enclosed is a check payable to the City of Newton in the amount of \$262.50 for the appropriate filing fee as required by the Act. A separate check in the amount of \$237.50 has been forwarded to the MassDEP Lock Box to cover the state portion of the filing fee. An additional check in the amount of \$50 is included as required by the City of Newton for the City's separate filing fee.

We understand that the Conservation Agent will place a legal advertisement in the TAB and the Applicant will be billed directly for this service.

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this NOI and look forward to meeting with the Commission at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



Sarah W. Stearns, PWS
Associate

Enclosures

cc: MassDEP Northeast Regional Office (1 copy via Certified Mail)
Chris Donadio, Woodland Golf Club (via Email)

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Section 1.0
Notice of Intent Forms

Notice of Intent (WPA Form 3)

Wetland Fee Transmittal Form

Newton Conservation Commission Application Form and Checklist

Appendix A Simplified Wildlife Habitat Evaluation



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):

1897 Washington Street

a. Street Address

Auburndale

b. City/Town

02466

c. Zip Code

Latitude and Longitude:

42.3336054

d. Latitude

-71.2508396

e. Longitude

f. Assessors Map/Plat Number

42009 0007 and 42009 0008

g. Parcel /Lot Number

2. Applicant:

Chad

a. First Name

Becker

b. Last Name

Woodland Golf Club

c. Organization

1897 Washington Street

d. Street Address

Auburndale

e. City/Town

MA

f. State

02466

g. Zip Code

h. Phone Number

i. Fax Number

chadbecker@woodlandgolfclub.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):

Sarah

a. First Name

Stearns

b. Last Name

Beals and Thomas, Inc

c. Company

144 Turnpike Road

d. Street Address

Southborough

e. City/Town

MA

f. State

01772

g. Zip Code

508-366-0560

h. Phone Number

508-366-4391

i. Fax Number

sstearns@bealsandthomas.com

j. Email address

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

\$500

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent
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Provided by MassDEP:

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Newton

City/Town

A. General Information (continued)

6. General Project Description:

Hydroraking and expansion of the retention pond on Hole 9 of Woodland Golf Club.

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

7337

c. Book

b. Certificate # (if registered land)

390

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.



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:

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Newton

City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	<u>±250 (temporary)</u> 1. linear feet	<u>±600 (upon completion)</u> 2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	<u>0*</u> 1. square feet 3. cubic yards dredged	<u>±22,770 (upon Phase Two completion)</u> *minimal LUWW impacts due to hydrorake

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

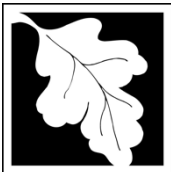
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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City/Town

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

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

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

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

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

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

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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:

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Newton

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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

05/03/22
 MassMapper _____

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/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.



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:

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Document Transaction Number

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City/Town

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

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

Project not technically exempt, however SW summary is included

- 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: Pond/Drainage Improvement
 - 1. Single-family house [Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]
 - 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.



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

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.

Hole 9 Pond Improvements Woodland Golf Club	
a. Plan Title	
Beals and Thomas, Inc.	Eric J. Las, PE; Ken Conte, PLS
b. Prepared By	c. Signed and Stamped by
June 3, 2022	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

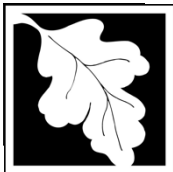
9. Attach Stormwater Report, if needed.

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:

58182	5-20-22
2. Municipal Check Number	3. Check date
58148	5-20-22
4. State Check Number	5. Check date
Woodland Golf Club	
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




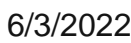
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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.

 _____ 1. Signature of Applicant	 _____ 2. Date
_____ 3. Signature of Property Owner (if different)	_____ 4. Date
 _____ 5. Signature of Representative (if any)	 _____ 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:

1897 Washington Street
 a. Street Address
 58148
 c. Check number
 Auburndale
 b. City/Town
 \$237.50
 d. Fee amount

2. Applicant Mailing Address:

Chad
 a. First Name
 Woodland Golf Club
 c. Organization
 1897 Washington Street
 d. Mailing Address
 Auburndale
 e. City/Town
 MA
 f. State
 02466
 g. Zip Code
 chadbecker@woodlandgolfclub.com
 j. Email Address
 h. Phone Number
 i. Fax Number

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 j.) any other activity	1	\$500	\$500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500

Step 6/Fee Payments:

Total Project Fee:	\$500
State share of filing Fee:	\$237.50
City/Town share of filing Fee:	\$262.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



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	June 1, 2022
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Fill in all white cells completely

Parcel	42009 0007 and 42009 0008	Applicant name	Chris Donadio
Address	1897 Washington Street	Address	1897 Washington Street
Sec/Block/Lot		Email	cdonadio@woodlandgolfclub.com
Book & Page	7337/390	Phone	
Owner name	Woodland Golf Club of Auburndale	Representative	Sarah Stearns
Address	1897 Washington Street	Address	144 Turnpike Road
Email		Email	sstearns@bealsandthomas.com
Phone	617-527-1900	Phone	508-366-0560

Wetland type	Bank	sf/cf affected	250	Relevant Perf. Standards	10.54(4)
Wetland type	LUWW	sf/cf affected	0-hydro-rake	Relevant Perf. Standards	10.56(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)	Hole 9 Pond Improvements Woodland Golf Club
Plan date	May 31, 2022
Plan stamped by	Ken Conte, PLS and Eric Las, PE
*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 <u>\$262.50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● City's separate filing fee <u>\$50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
● Certified abutters list (within 100')	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
● Newton's Abutter notification form	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
● Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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 Determination of Applicability ("negative" determination means no further permitting is needed), • Issue an Order of Conditions (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.



Wildlife Habitat Protection Guidance

Appendix A: Simplified Wildlife Habitat Evaluation

Project Information

1897 Washington Street

Project Location (from NOI)

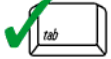
Andrew Gorman, Beals and Thomas, Inc

05/06/2022

Name of Person Completing Form

Date

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



Important Habitat Features

Direct alterations to the following important habitat features in resource areas may be permitted only if they will have no adverse effect (refer to Section V).

- Habitat for state-listed animal species (receipt of a positive opinion or permit from MNHESP shall be presumed to be correct. Do not refer to Section V).
- Sphagnum hummocks and pools suitable to serve as nesting habitat for four-toed salamanders
- Trees with large cavities (≥ 18 " tree diameter at cavity entrance)
- Existing beaver, mink or otter dens
- Areas within 100 feet of existing beaver, mink or otter dens (if significant disturbance)
- Existing nest trees for birds that traditionally reuse nests (bald eagle, osprey, great blue heron)
- Land containing freshwater mussel beds
- Wetlands and waterbodies known to contain open water in winter with the capacity to serve as waterfowl winter habitat
- Turtle nesting areas
- Vertical sandy banks (bank swallows, rough-winged swallows or kingfishers)

The following habitat characteristics when not commonly encountered in the surrounding area:

- Stream bed riffle zones (e.g. in eastern MA)
- Springs
- Gravel stream bottoms (trout and salmon nesting substrate)
- Plunge pools (deep holes) in rivers or streams
- Medium to large, flat rock substrates in streams



Wildlife Habitat Protection Guidance

Appendix A: Simplified Wildlife Habitat Evaluation

Activities

When any one of the following activities is proposed within resource areas, applicants should complete a Detailed Wildlife Habitat Evaluation (refer to Appendix B).

- Activities located in mapped “Habitat of Potential Regional or Statewide Importance”
- Activities affecting certified or documented vernal pool habitat, including habitat within 100’ of a certified or documented vernal pool when within a resource area
- Activities in bank, land under water, bordering land subject to flooding (presumed significant) where alterations are more than twice the size of thresholds (Temporary alterations for Pond expansion)
- Activities affecting vegetated wetlands >5000 sq. ft. occurring in resource areas other than Bordering Vegetated Wetland
- Activities affecting the sole connector between habitats >50 acres in size
- Installation of structures that prevent animal movement
- Activities for the purpose of bank stabilization using hard structure solutions that significantly affect ability of stream channel to shift and meander, or disrupt continuity in cover that would inhibit animal passage
- Dredging (greater than 5,000 sf)

Section 2.0
Project Narrative

2.0 PROJECT NARRATIVE

2.1 Introduction

The Woodland Golf Club of Auburndale is an 18-hole course with a rich history spanning back to its creation at the start of the turn of the 20th century. In addition to Wayne Stiles being the Architect of Record, other course architects such as Donald Ross (1920s) and Geoffrey Cornish (1960s) have been involved in reshaping the course into its current arrangement. The area subject to this Application is a manmade pond which appears to have been constructed near Hole 9 during Geoffrey Cornish’s tenure in working on the course in the 1960s.

The Club is located on approximately 135-acres, made up of multiple parcels, in Newton, Massachusetts. The course is comprised of an 18-hole layout, 11 holes on one side and 7 holes on the other side of the MBTA Green Line. The parcels subject to the proposed work on Hole 9 are 16.48± acres and 27.46± acres. Surrounding land uses include Woodland T Stop to the east, the Riverside T stop to the west, Route 95 to the south, and residential areas to the north (refer to Figure 1, Locus Map or aerial map below). The project site is located within a southwesterly portion of the overall Property.



Photograph 1: Hole 9 pond project locus

With respect to the Hole 9 Pond, the Club is proposing to improve drainage and enhance the pond quality and surrounding area in two phases. These phases involve initially hydroraking within the footprint of the existing Pond and then the possible subsequent expansion of the Pond to improve drainage conditions.

The two phases of the Project shall be as follows:

Phase One: The Club proposes to hydrorake the Pond by using a qualified and experienced operator to remove accumulated organic detritus from the pond bottom. The purpose of this hydroraking is to improve the water-holding capacity and ecological conditions of the Pond.

Phase Two: The Club proposes to expand the Pond to increase the resource area and better address the drainage as an expanded retention area.

According to the most recent Natural Heritage Atlas (15th Edition; August 1st, 2021) prepared by the Massachusetts Natural Heritage and Endangered Species Program (NHESP), there are no areas of Estimated or Priority Habitats of Rare or Endangered Species within the Property. There are also no Potential or Certified Vernal Pools within the Property.

Additionally, according to the City of Newton's Geographic Information Systems (GIS) database, the Project is not located within the City's Floodplain District. There is a Floodplain District that lies to the northeast of the Pond (located within the Property extent), but none of the Floodplain area touches the Pond or Hole 9 in general (see photo below).



Photograph 2: Project locus in relation to floodzones/floodplains. The light blue in the top left corner represents FEMA floodzones and the teal color in the center of the map shows local floodplains (shapefile is from Newton GIS).

The topography in the vicinity of Hole 9 ranges from 64 feet to 71 feet in elevation, creating a swale near the existing Pond. The tee box is located near Washington Street at the top of the slope, dropping dramatically to a low point by the Pond. By enhancing and expanding this resource area, the Club hopes to add additional area for stormwater retention and release using the existing drainage system.

2.1.1 Wetland Resource Areas Defined by 310 CMR 10.00

Regulated resource areas associated with the pond are Bank and Land Under Waterbodies and Waterways (LUWW).

Bank (310 CMR 10.54)

Bank is defined as “the portion of the land surface which normally abuts and confines a water body.” There is a clearly defined Bank that surrounds the pond; this Bank is defined as a near-vertical break in topography surrounding this historically manmade feature. The Bank is almost exclusively vegetated with turf grass, with the exception of sparse emergent vegetation in isolated clusters.



*Photographs 3 and 4: Views facing north and east, respectively, of Bank.
Photographs dated March 14, 2022.*



*Photograph 5: View facing southeast.
Photograph dated October 4, 2021.*

Land Under Water Bodies and Waterways (310 CMR 10.56)

Land under Water Bodies and Waterways (LUWW) is defined as “the land beneath any creek, river, stream, pond or lake.” LUWW exists below the pond described herein. The substrate is generally composed of mucky silt and organic detritus, and the accumulation of this material has reduced capacity of the pond as such to warrant intervention for drainage purposes. Much of the accumulated debris can be viewed from the Bank or turf grass surrounding the Pond.



Photographs 6 and 7: Sample LUWW Conditions with organic debris accumulation. Photographs dated March 14, 2022.

Buffer Zone

State-jurisdictional Buffer Zone, which is not itself considered a resource area, extends 100 feet from Bank. With the exception of a nearby willow (*Salix* sp.) tree, this Buffer Zone is largely comprised of turf grass, a cart path, and drainage infrastructure such as catch basins. Note: The existing willow tree is compromised and will likely fall into the Pond. The Club has discussed this situation with the Newton Tree Warden, who has approved its removal contingent upon notification of the Agent.

2.1.2 Wetland Resource Areas Defined by Newton Conservation Commission**Floodplain District**

Based on available mapping retrieved from the City’s GIS database (Floodplain District Shapefile), no work is proposed to take place within the local Floodplain District.

Naturally Vegetated Buffer

In addition to the previously described resource areas, City of Newton also maintains a policy of protecting a '25-Foot Naturally Vegetated Buffer' (NVB) around regulated resource areas (adopted by the Newton Conservation Commission on June 20, 2019). The area within twenty-five feet of the Bank is largely part of the existing course and primarily consists of maintained turf, along with an approximate two-foot no-mow strip added around the circumference of the Pond.



*Photograph 8: View facing north of sample conditions within 25 feet of Bank.
Photograph dated March 14, 2022.*

2.2 Proposed Conditions

The Project is divided into two phases as described below.

In Phase One, the Club proposes to hydrorake the Pond by using a qualified and experienced operator to remove accumulated organic detritus from the Pond bottom. Hydroraking of the Pond will be conducted with the Pond drawn down and “dry,” and all material excavated and removed from hydroraking shall be transported directly into dump trucks and brought to a designated dewatering area, if needed. Once material has sufficiently dried, it shall be loaded into watertight dump trucks and reused in upland areas onsite. No more than 100 cubic yards of pond substrate will be removed, and no removed material is to be discharged back into the Pond.

In Phase Two, the Club proposes to expand the Pond to increase the resource area and better address the drainage as an expanded retention area. The Pond may be increased

in either the north or east from its current footprint. Excavation for the Pond shaping and expansion shall be done in accordance with the grading depicted on the Site Plan (See Section 3.0: Plans).

Once the Pond expansion area has been excavated to its desired final depth, suitable material shall be installed, if needed, on the bottom of the Pond that generally matches the type and consistency of the material observed at the base of the existing Pond. Similar to Phase 1, excavation in this phase will be conducted with the Pond drawn down and “dry” when seasonal conditions permit. The Pond area will be increased from ±8,920 square feet to ±22,770 square feet.

A temporary gravel construction road will be installed to access the site, if needed, and sediment control barriers and sandbag cofferdams will be installed outside the limit of work to restrict flow of sediment laden construction runoff outside of the limit of work. The temporary road and other disturbed areas as part of this proposed work will be loamed and reseeded to achieve vegetation stabilization. Once stabilized, sedimentation control barriers shall be removed, pending authorization from the issuing authority. Also, existing drainage structures surrounding the current Pond footprint shall be temporarily plugged, and temporary sandbag cofferdams or alternative measures will block the inlet pipes to keep the work area dry during construction.

2.2.1 Work proposed within Jurisdictional Areas

Bank (310 CMR 10.54)

Pursuant to the Act, Bank is significant to public or private water supply, groundwater supply, flood control, storm damage prevention, prevention of pollution, protection of fisheries and wildlife habitat. If composed of artificial impervious material, Bank is significant to flood control and storm damage prevention. Where a proposed activity will alter Bank, it is presumed that the Bank is significant to the listed interests, unless the presumption is rebutted by a clear showing that the Bank does not play a role in said interests.

The Applicant is proposing to temporarily disturb approximately 250 linear feet of Bank as part of the Pond expansion. This expansion will result in the creation of approximately 600 linear feet of new Bank. The following represents a description of Bank impacts with respect to the individual project phases and the performance standards of 310 CMR 10.54(4).

Phase One: No impacts to Bank are proposed during hydrosinking.

Phase Two: The proposed Pond expansion will result in an increase in Bank.

(a) Where the presumption set forth in 310 CMR 10.54(3) is not overcome, any proposed work on a Bank shall not impair the following:

1. *The physical stability of the Bank;*
In Phase One, hydroraking will not result in any impacts to the Bank. In Phase Two, Pond expansion as part of this Project will expand the Pond to a new footprint. Therefore, the physical stability of the Bank will be maintained.
2. *The water carrying capacity of existing channel within the Bank;*
Not applicable. There is no channel within the Bank as it encompasses a Pond.
3. *Groundwater and surface water quality;*
Phase One of this Project will improve surface water quality by reducing nutrient overload. For Phase Two of the Project, appropriate sediment controls will be installed prior to construction (straw wattles or silt socks) in coordination with the Chief Environmental Planner.
4. *The capacity of the Bank to provide breeding habitat, escape cover, and food for fisheries;*

Phase One of The Project (hydroraking) will result in improved breeding habitat, escape cover, and food for fisheries. Hydroraking clears nuisance rooted vegetation and accumulated organic matter, which can cause water quality issues that threaten fish and aquatic life. Therefore, the capacity of the Bank to provide breeding habitat, escape cover, and food for fisheries will be improved.

In Phase Two, the temporary alteration of the existing Bank will result in expanded breeding habitat, escape cover, and food for fisheries.

5. *The capacity of the Bank to provide important wildlife habitat functions. 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 50 feet (whichever is less) of the length of the bank found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. In the case of a*

bank of a river or an intermittent stream, the impact shall be measured on each side of the stream or river.

Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.

For Phase One, wildlife habitat functions will be maintained. Because hydroraking helps with water quality issues, wildlife habitat will be improved with the removal of accumulated debris.

In Phase Two, The capacity of the Bank to provide important wildlife habitat functions will be expanded due to the increased extent of Bank in the Pond. The Pond is not in any NHESP Priority or Estimated Habitat of Rare Species, so the alteration of this Bank will not impair capacity to provide important wildlife habitat functions.

In accordance with the above-cited regulations, an Appendix A: Simplified Wildlife Habitat Evaluation is provided in Section 1.0 of this application package.

Land under Water Bodies and Waterways (310 CMR 10.56)

Work proposed as part of the Drainage and Pond Improvement involves temporary and minimal LUWW alterations, and proposed hydroraking will restore ecosystem functions. Hydroraking removes accumulated leaf litter and organics, and helps prolong or prevent the need for future dredging. Additionally, removing plants and debris in this manner reduces the overall nutrient load, which minimizes water quality issues such as low dissolved oxygen, foul odors, and algal blooms.

The Project has been designed in conformance with the performance standards afforded to LUWW. The following is the Club's written response to these standards (310 CMR 10.56(4)(a-c).

(a) Where the presumption set forth in 310 CMR 10.56(3) is not overcome, any proposed work within Land under Water Bodies and Waterways shall not impair the following:

1. *The water carrying capacity within the defined channel, which is provided by said land in conjunction with the Banks;*

Phase One (the phase of the project that proposes temporary alterations to LUWW) will not result in any adverse impacts of the LUWW's ability to provide water storage or the overall water-carrying capacity. Rather, this Project intends to increase this water-carrying capacity beyond its pre-project conditions to the extent practicable.

2. *Ground and surface water quality;*

The Project is not anticipated to result in any adverse impacts to ground or surface water quality. Where applicable, appropriate erosion and sediment controls shall be deployed throughout the Site to prevent sedimentation of the resource areas.

3. *The capacity of said land to provide breeding habitat, escape cover and food for fisheries; and*

The Project will not impair the overall Pond's (including Bank and LUWW) ability to provide wildlife habitat values beyond that of its pre-project conditions. See more detailed analysis in the corresponding section above for Bank.

4. *The capacity of said land to provide important wildlife habitat functions. 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 may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures established under 310 CMR 10.60.*

LUWW impacts are to be minimal and only those which are required to hydrorake the Pond and remove aquatic plants/restore ecosystem function and health.

5. *Work on a stream crossing shall be presumed to meet the performance standard set forth in 310 CMR 10.56(4)(a) provided the work is performed in compliance with the Massachusetts Stream Crossing Standards [...]*

Work for this Project does not involve a stream crossing.

(b) Notwithstanding the provisions of 310 CMR 10.56(4)(a), the issuing authority may issue an Order in accordance with M.G.L. c. 131, § 40 to

maintain or improve boat channels within Land under Water Bodies and Waterways when said work is designed and carried out using the best practical measures so as to minimize adverse effects such as the suspension or transport of pollutants, increases in turbidity, the smothering of bottom organisms, the accumulation of pollutants by organisms or the destruction of fisheries habitat or nutrient source areas.

All LUWW-disturbing activities associated with the Project are those which are necessary in hydroraking the Pond. The Club shall deploy appropriate sediment controls (e.g., turbidity curtain, etc.) to minimize adverse impacts to LUWW to the greatest extent practicable.

(c) Notwithstanding the provisions of 310 CMR 10.56(4)(a) or (b), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.

The Project shall not have any adverse impact on specific areas of rare vertebrate or invertebrate species as detailed herein.

Buffer Zone

The work in the Buffer Zone (Pond expansion), will increase the extent of the Buffer Zone of Bank outwards onto the turf areas. Work within the Buffer Zone includes installation of a temporary gravel construction road leading up to the Pond. Additionally, work will be done in this area to remove existing drain lines, drainage structures and outlet control structures that are associated with the Pond. In the areas in which this infrastructure is removed, temporary sandbag cofferdams or other alternative measures will be implemented to block the associated piping, keeping the work area dry during construction.

2.2.2 Phase Two Enhancement Planting

Pursuant to the Commission's 25-Foot Naturally Vegetated Buffer (NVB) Policy, the Club proposes the addition of plant species in Phase Two primarily located in the out-of-play portion of the expanded Pond footprint. This enhancement planting is proposed to be installed after Phase Two and includes a mix of trees, shrubs and low growing vegetation. A planting list is included on the enclosed plans in Section 3.0 detailing the installation selected to provide a diverse wildlife habitat.

2.3 Interests of the Massachusetts Wetlands Protection Act and the City of Newton Floodplain Ordinance

The following is a discussion of the project site to the interests of the Massachusetts Wetlands Protection Act (Act) as defined by 310 CMR 10.01(2) and the City of Newton Floodplain Ordinance (the Ordinance).

2.3.1 Protection of Public and Private Water Supply and Ground Water Supply

The Site is not located within a Zone I or Zone II or other drinking water supply Area (MassMapper). The Project is limited to the footprint of Hole 9 at the Club and the surrounding area. As designed, the Project will not result in any adverse impacts to public or private water supplies. Additionally, the Site will not implement infiltration and is not located within or adjacent to an Aquifer (stratified drift). Therefore, the public and private water supply and groundwater supply protection interests of the Act and the Ordinance will be upheld.

2.3.2 Flood Control and Storm Damage Prevention

The project area does not contain nor is adjacent to Bordering or Isolated Land Subject to Flooding (BLSF) (FEMA Firmette 25017C0534E). Expanding the Pond footprint will increase area for stormwater retention and release using the existing drainage system. Therefore, the flood control and storm damage prevention interests of the Act and the Ordinance will be maintained.

2.3.3 Prevention of Pollution

Where applicable, the Club shall install sediment controls in line with Newton local regulations (e.g., boom or turbidity curtain) to prevent sedimentation from the Pond expansion process. Therefore, the pollution interests of the Act and the Ordinance will be upheld.

2.3.4 Protection of Fisheries, Shellfisheries and Wildlife Habitat

The Site is not located within any areas of Estimated or Priority Habitat for Rare and Endangered Species mapped by the NHESP and does not contain any NHESP designated areas such as vernal pools. The site does not house or is located upstream from shellfisheries or fisheries. Therefore, the fisheries, shellfisheries, and wildlife habitat interests of the Act and the Ordinance will be protected.

2.4 Summary

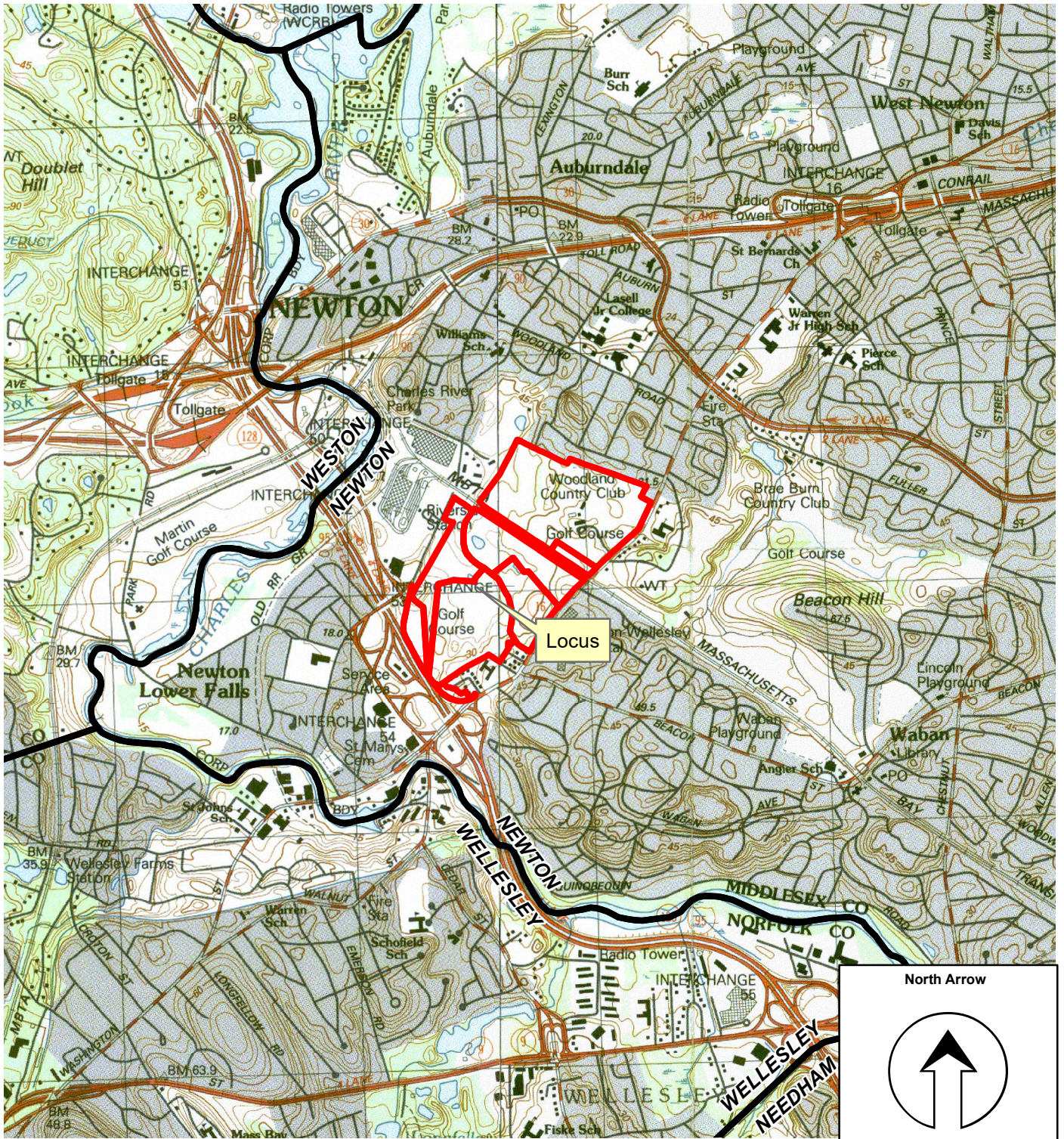
As noted throughout this application, proposed work to improve water quality, drainage and retention at the Pond is proposed in phased approach: hydroraking and expansion, for which the Club respectfully requests an Order of Conditions. Overall, impacts to the resource areas

are anticipated to be limited, and ultimately increase the extent of jurisdictional resource area.

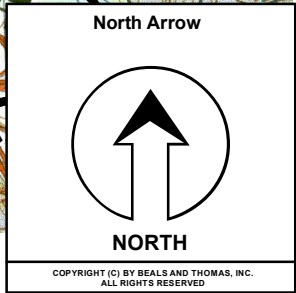
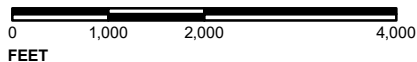
Section 3.0
Plans

Locus Map
Aerial Maps

Entitled: Hole 9 Pond Improvements Woodland Golf Club
Prepared by Beals and Thomas, Inc.
In 5 Sheets
June 3, 2022



Digital USGS Map of Newton, MA, dated 1987, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



PROJECT:

Drainage and Pond Improvement
Newton, Massachusetts

PREPARED FOR:

Woodland Golf Club
1897 Washington Street
Auburndale, Massachusetts

Locus Map
Figure 1

Scale: 1" = 2,000'

Date: 02/16/2022

Source File 330401P001A.mxd

B+T Project No. 3304.01



Digital orthophotograph, dated 2019, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 250 500 1,000
FEET

North Arrow

NORTH

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PROJECT:
Drainage and Pond Improvements
Auburndale, Massachusetts

PREPARED FOR:
Woodland Golf Club
1897 Washington Street
Auburndale, Massachusetts

Aerial Map
Figure 2

Scale: 1" = 500'

Date: 02/16/2022

Source File 330401P002A.mxd

B+T Project No. 3304.01

HOLE 9 POND IMPROVEMENTS

WOODLAND GOLF CLUB

IN

AUBURNDALE, MASSACHUSETTS

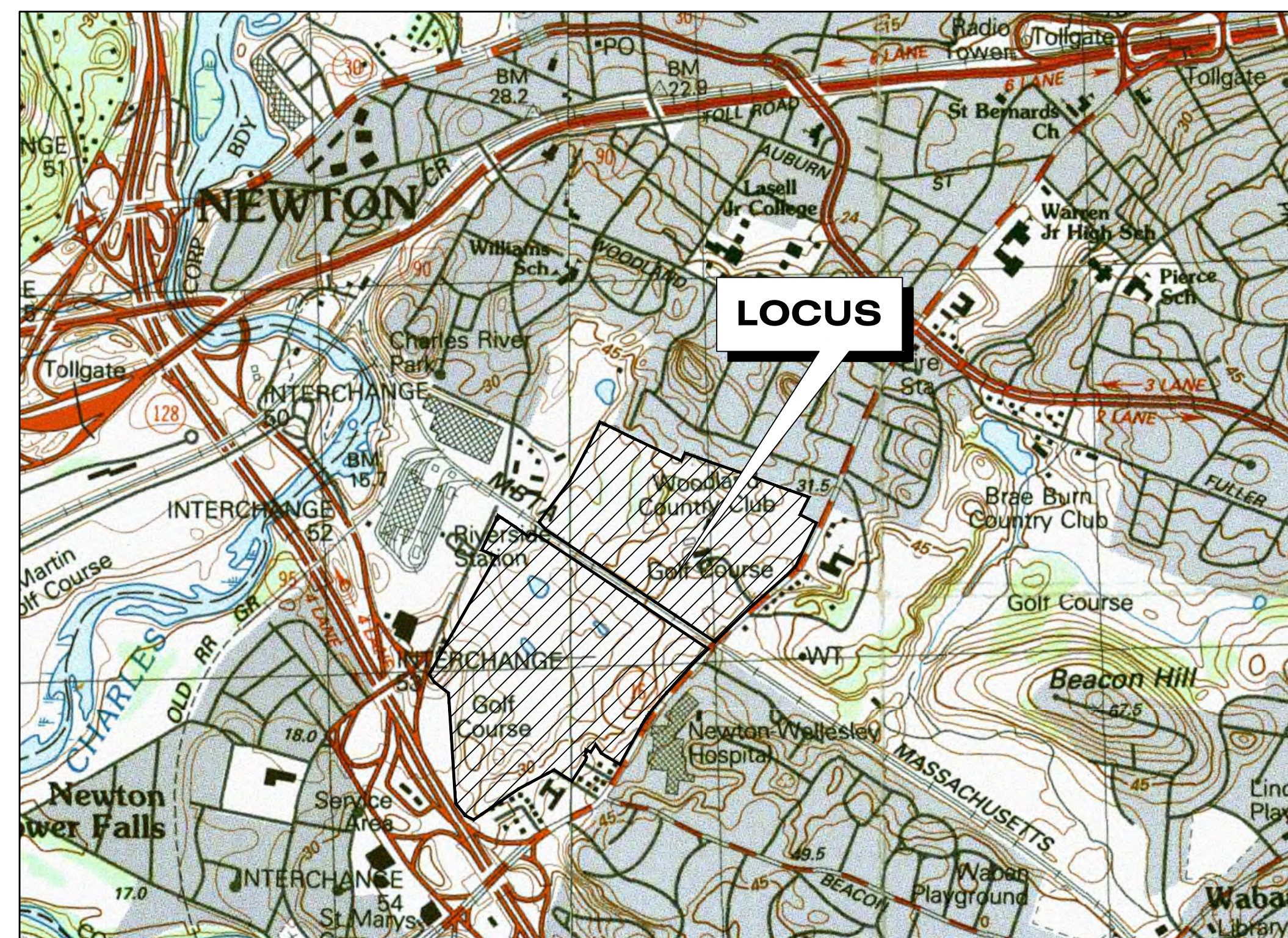
(Middlesex County)

OWNER/APPLICANT

Woodland Golf Club
 1897 Washington Street
 Auburndale, Massachusetts 02466

CIVIL ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT AND WETLAND SCIENTIST

Beals and Thomas, Inc.
 144 Turnpike Road
 Southborough, Massachusetts 01772



Locus Map
 Scale: 1" = 1000'



SHEET INDEX

	Cover Sheet
TP	Topographic Plan
C2.1	Site Preparation and Sedimentation Control Plan
C3.1	Site Plan
C4.1	Phase 2 Landscape Plan

Issued For Permitting - MAY 5, 2022

Revised For Permitting - JUNE 3, 2022

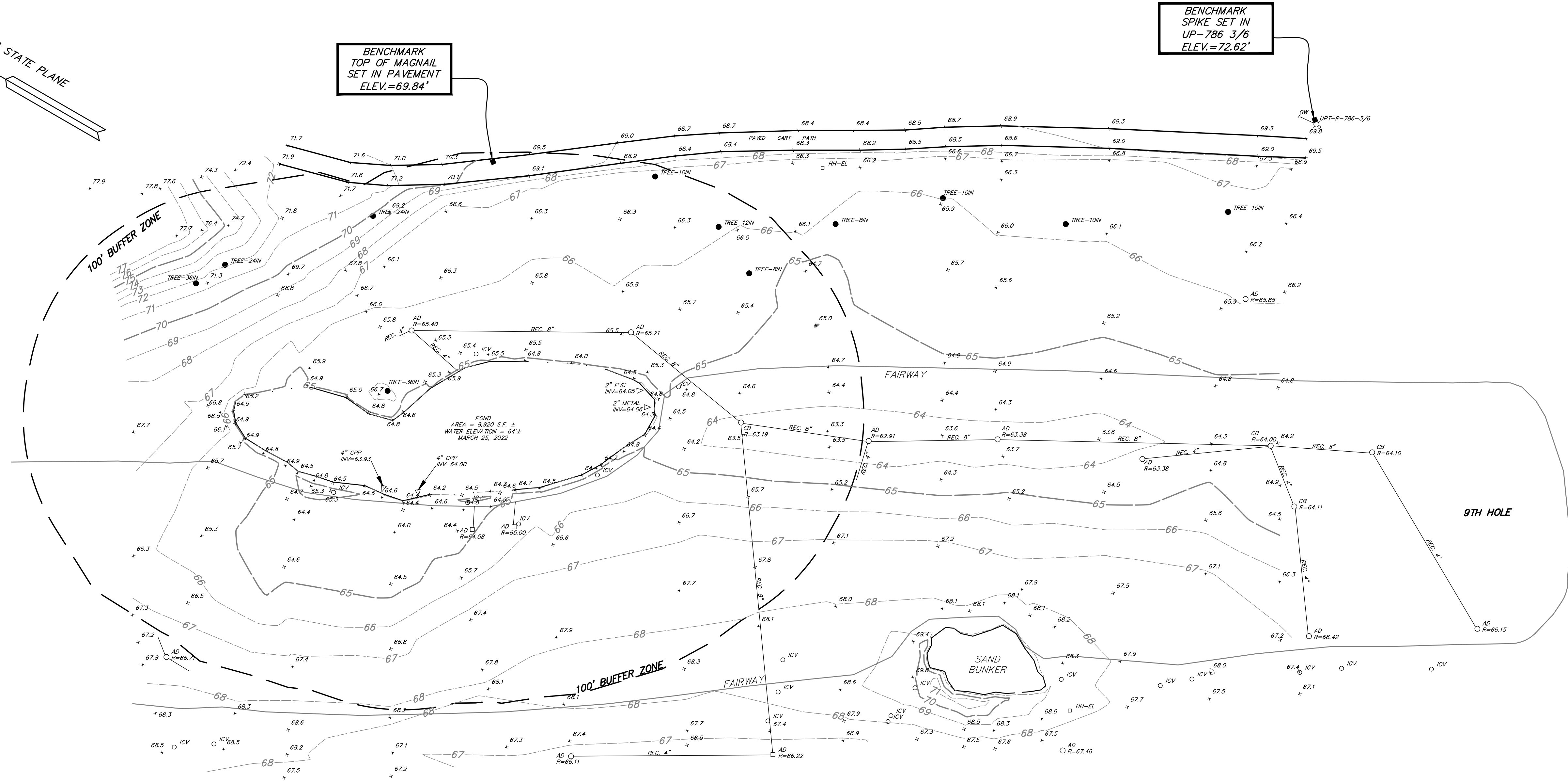
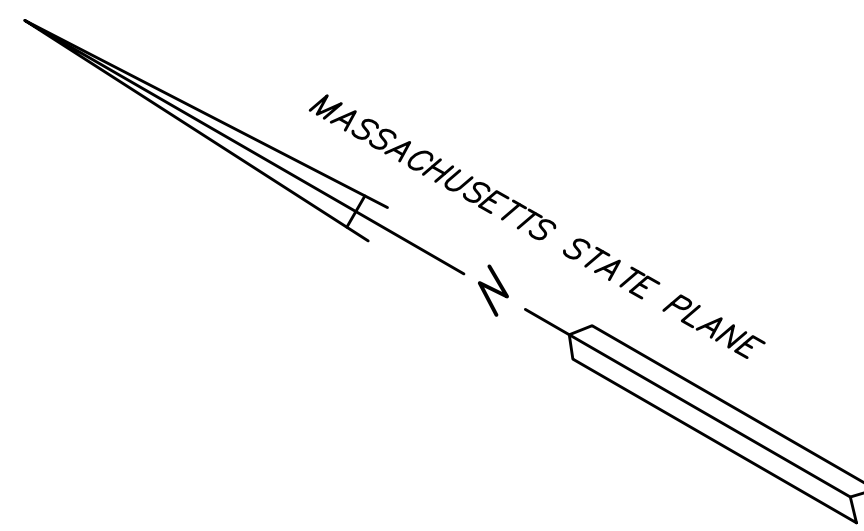


FOR PERMITTING
 ONLY

Job No.: 3304.01
 Plan No.: 330401P004B-001
 Sheet 1 of 5

PREPARED FOR:
WOODLAND GOLF CLUB
 1897 WASHINGTON STREET
 NEWTON, MA 02466

RECORD OWNER:
WOODLAND GOLF CLUB OF AUBURNDALE
 Book 7337 Page 390

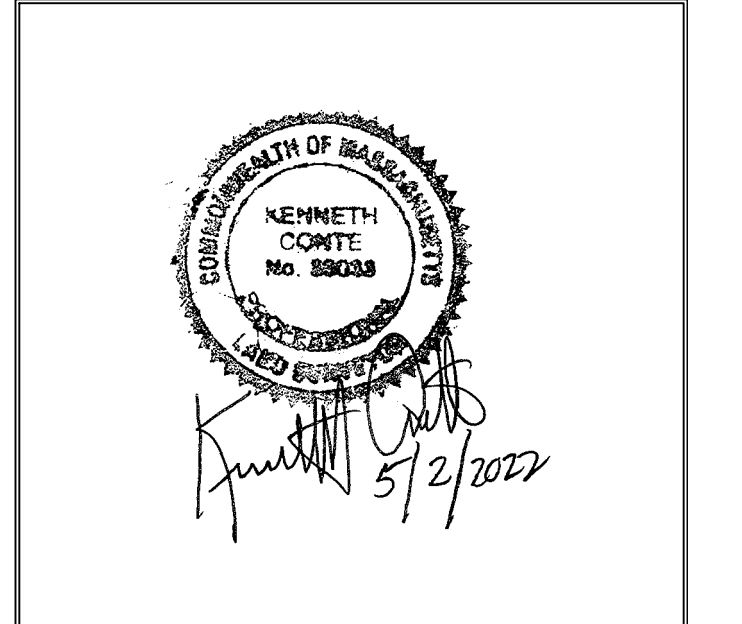


LEGEND	
BM ■	BENCHMARK
○ CB □ CB	CATCH BASIN
INV. I=100.00	INVERT ELEVATION
AD □	AREA DRAIN
R=100.00	RIM ELEVATION
UP □	UTILITY POLE
○ CW	GUY WIRE
○ ICV	IRRIGATION CONTROL VALVE
● TREE	TREE
--- 124 ---	MINOR CONTOUR
--- 130 ---	MAJOR CONTOUR
x125.4	SPOT ELEVATION

NOTES

- 1) UNDERGROUND UTILITIES ARE NOT SHOWN.
- 2) SUBSURFACE DRAIN PIPES SHOWN WERE TAKEN FROM AN "IRRIGATION & DRAINAGE AS-BUILT" PLAN, DATED MAY 2007 BY GPS NEW ENGLAND, COHASSET, MA.
- 3) THIS PLAN WAS PREPARED FROM AN ACTUAL TOPOGRAPHIC SURVEY MADE ON THE GROUND USING A TRIMBLE S7 ROBOTIC TOTAL STATION ON MARCH 25, 2022.
- 4) WETLAND RESOURCE AREAS REVIEWED BY BEALS AND THOMAS, INC. ON MARCH 14, 2022.
- 5) ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 6) NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS METHODS.
- 7) THIS PLAN IS NOT INTENDED FOR PROPERTY LINE DETERMINATION - BOUNDARY LINES ARE NOT SHOWN AS A BOUNDARY SURVEY WAS NOT COMPLETED.

5		
4		
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0	05/02/2022	INITIAL ISSUE
	ISSUE DATE	DESCRIPTION
JMC	SJC	SDR
FLD	CALC	DWN
	KCC	CHK'D

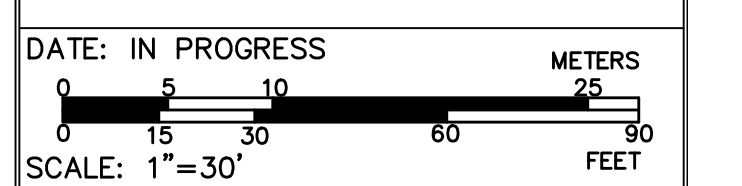


TOPOGRAPHIC PLAN

WOODLAND GOLF CLUB
 AUBURNDALE, MA
 (MIDDLESEX COUNTY)

PREPARED BY:
BEALS + THOMAS

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 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
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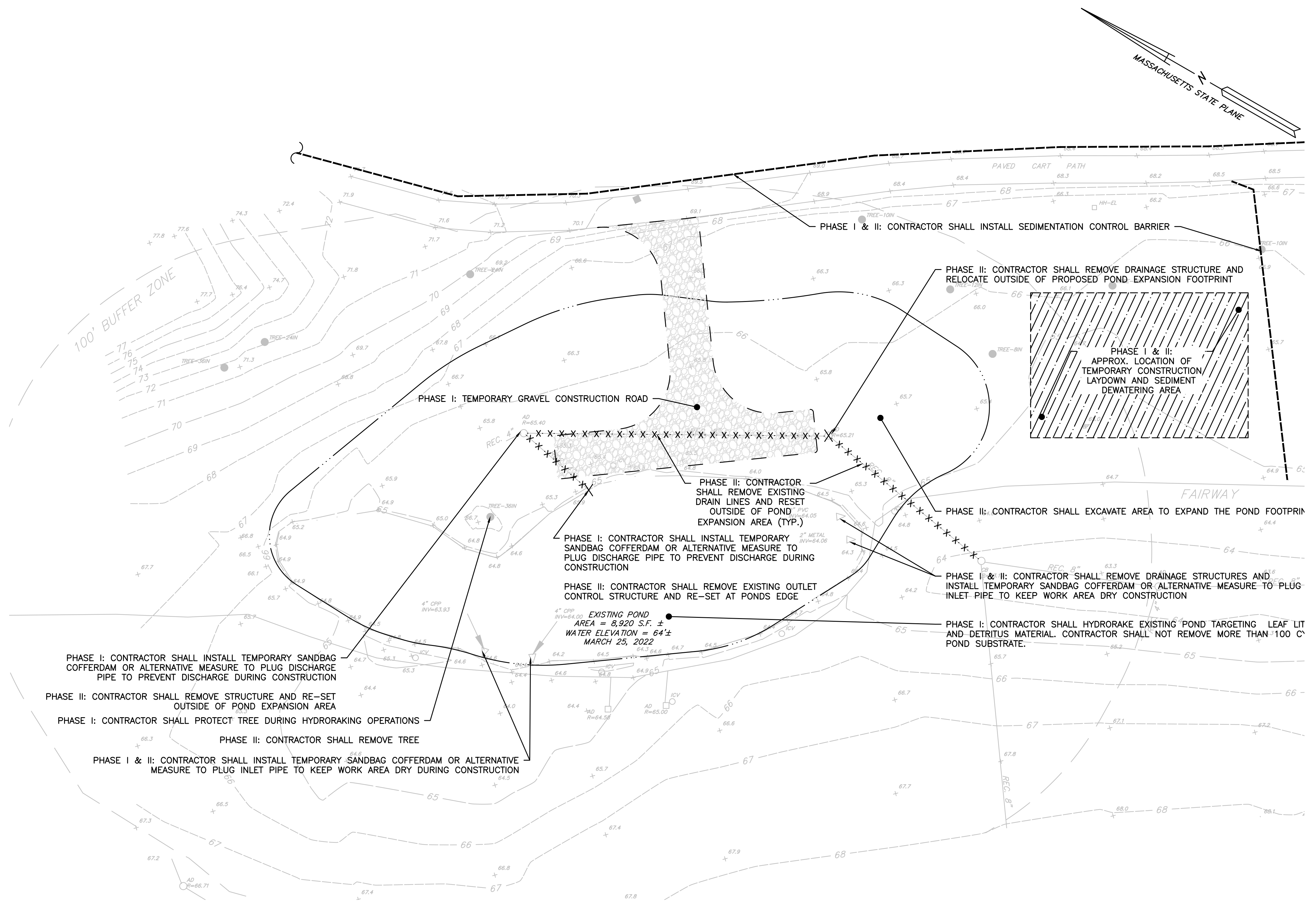


DATE: IN PROGRESS
 B+T JOB NO. 3304.00
 B+T PLAN NO. 330400P005A-001
 SHEET No. 1 OF 1

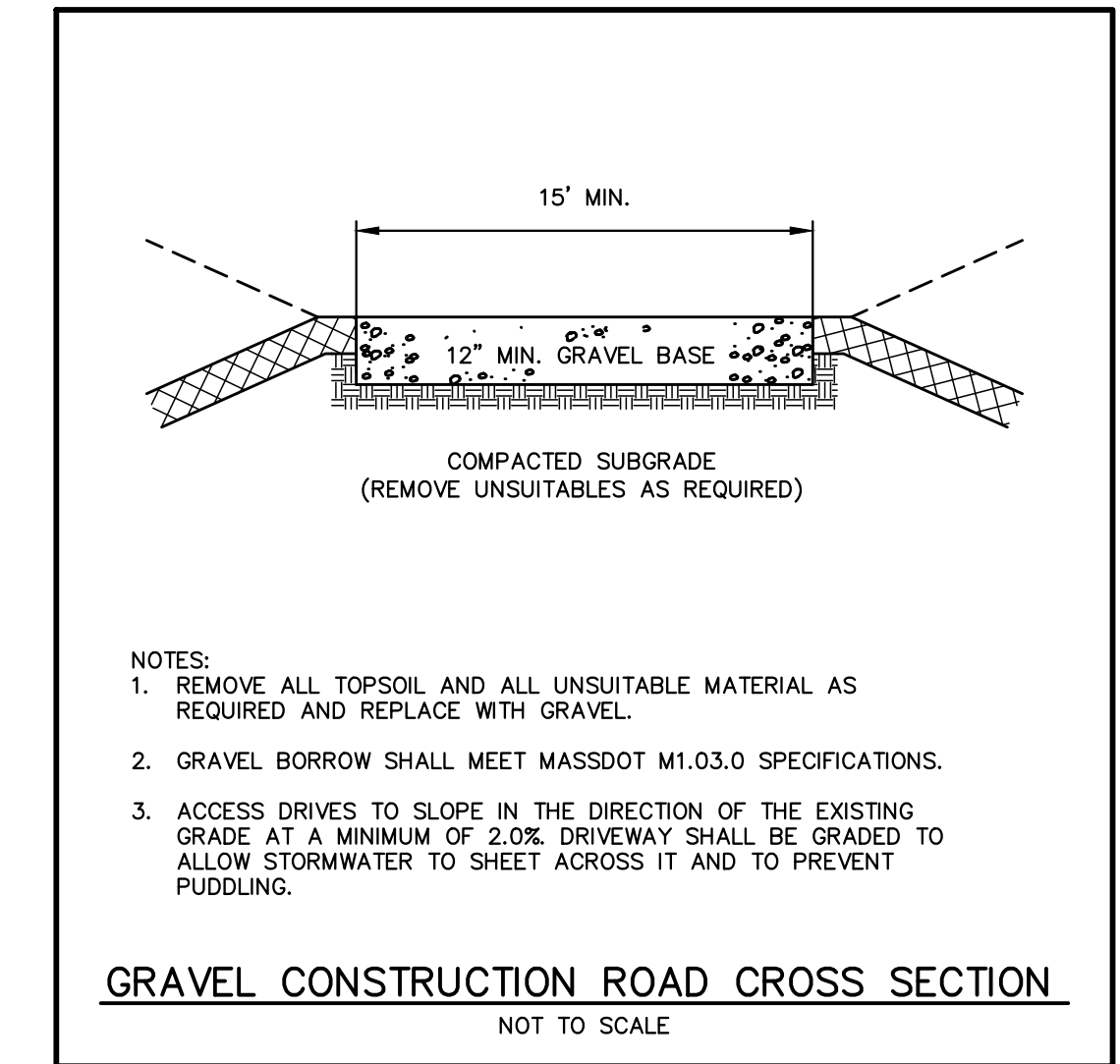
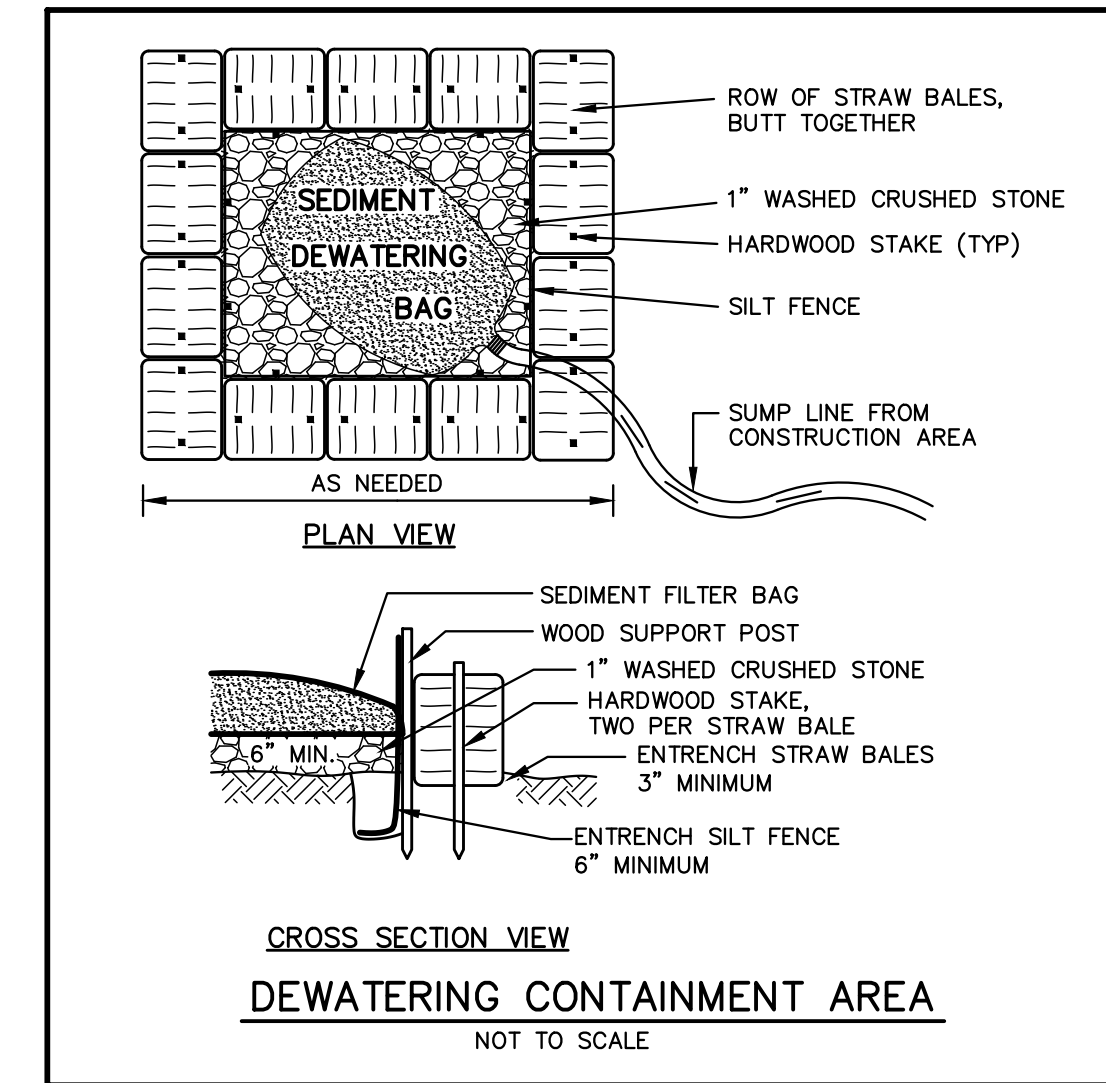
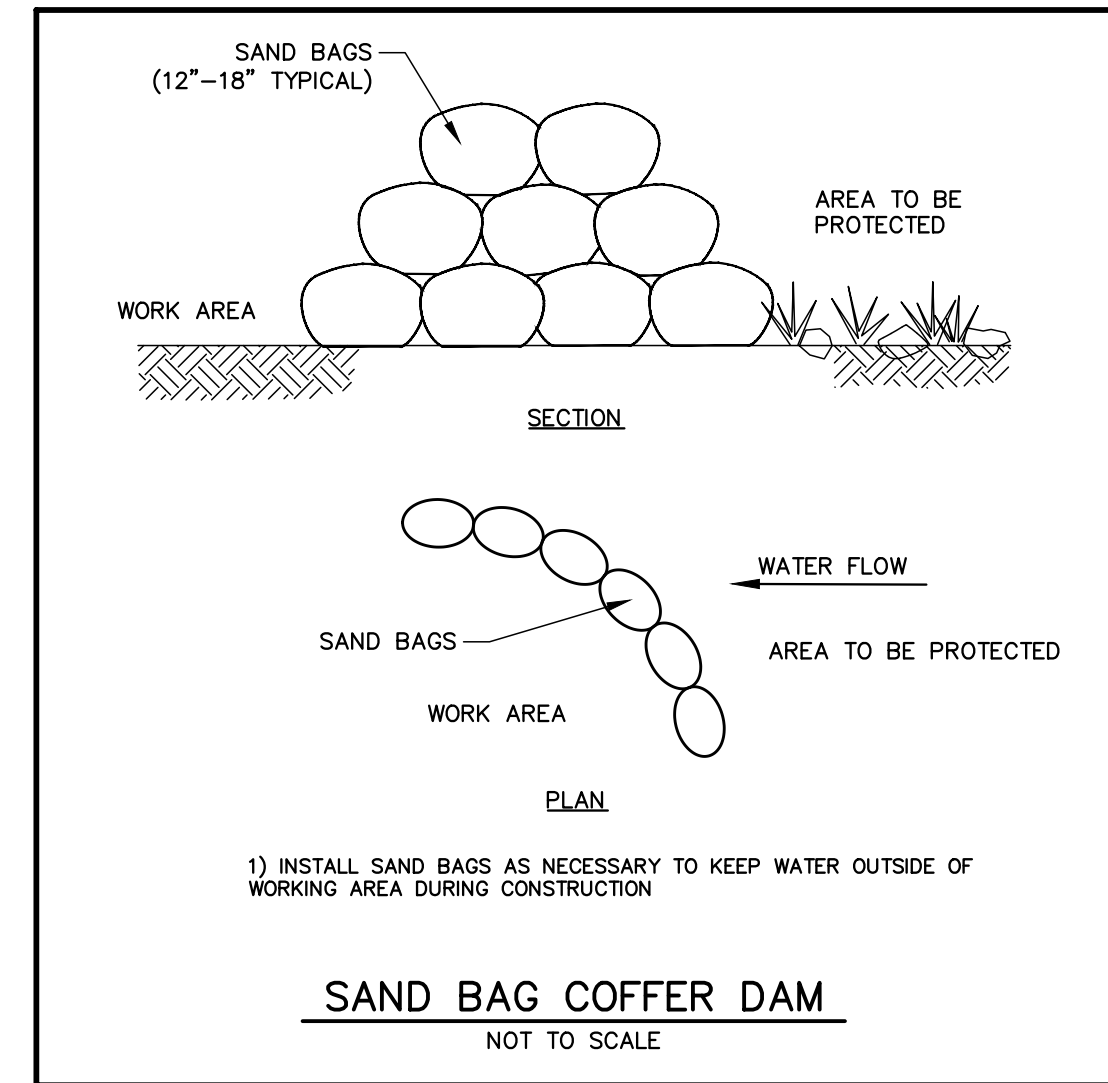
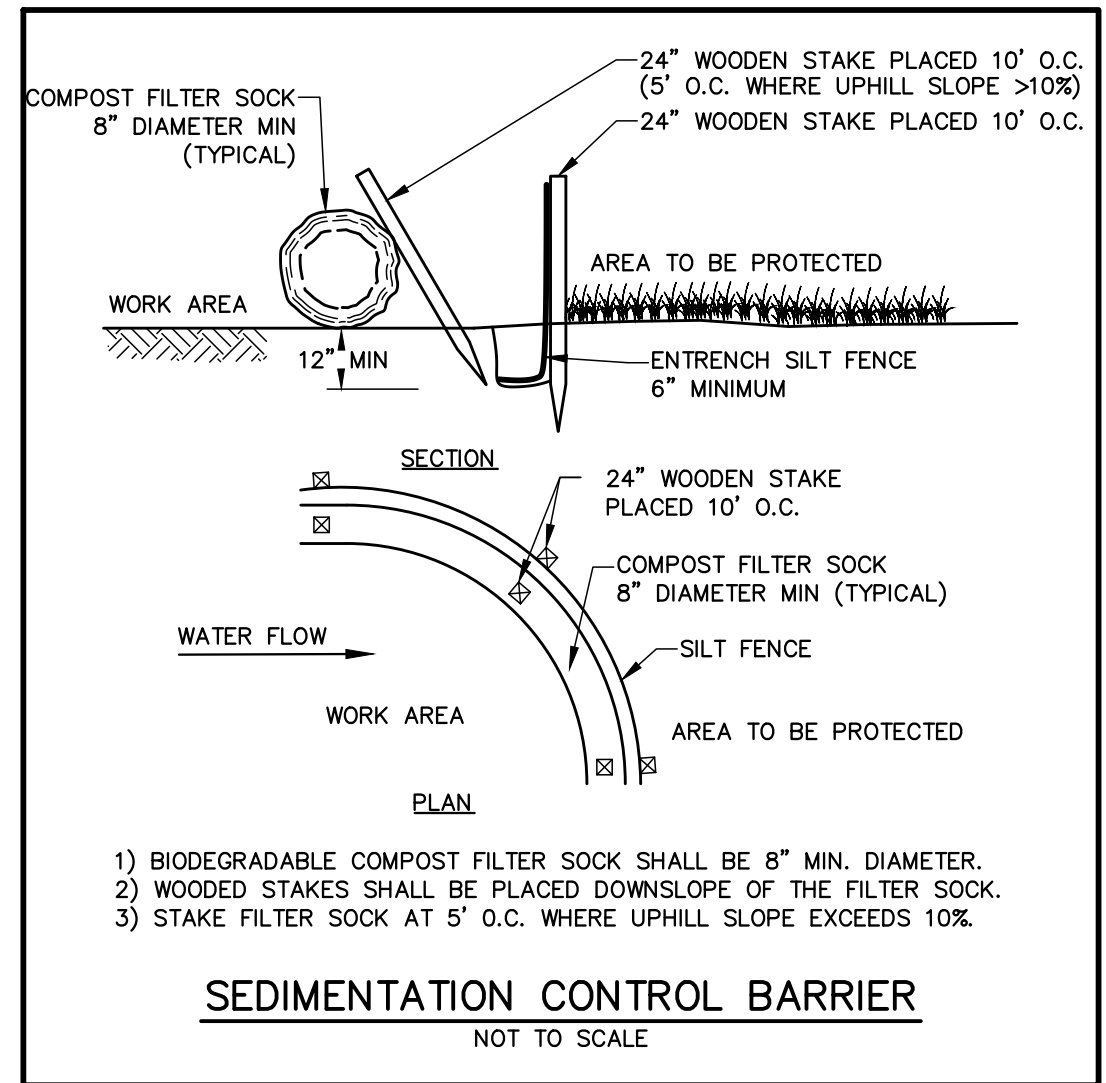
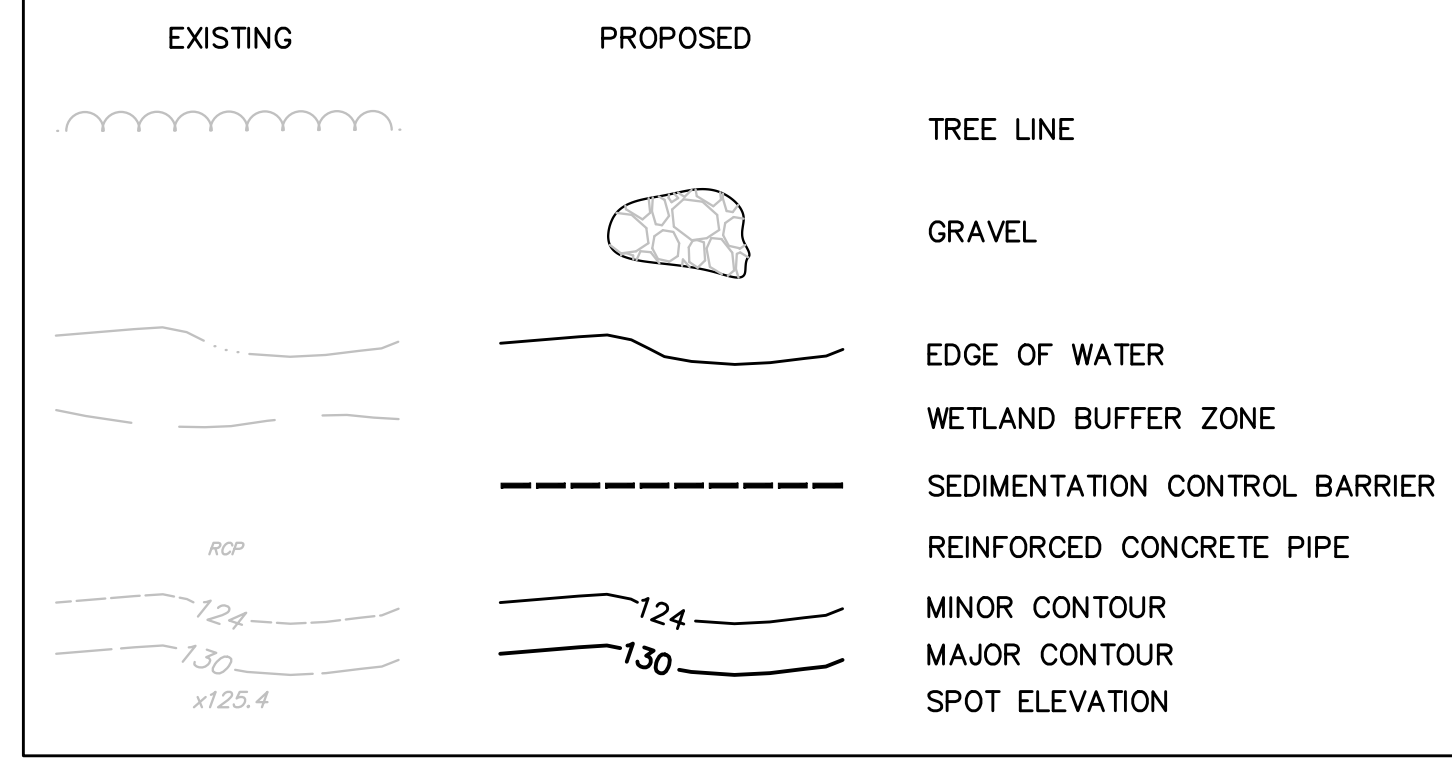
TP

CONSTRUCTION SEQUENCING PLAN
FOR POND IMPROVEMENTS

- CONTRACTOR SHALL INSTALL SEDIMENTATION CONTROL BARRIERS AND SAND BAG COFFERDAMS AS INDICATED ON THE PLAN TO RESTRICT THE FLOW OF SEDIMENT LADEN CONSTRUCTION RUNOFF OUTSIDE OF THE LIMIT OF WORK.
- CONTRACTOR SHALL INSTALL TEMPORARY GRAVEL CONSTRUCTION ROAD.
- FLEXIBLE DRAINPIPE SHALL BE LAID ALONG THE EDGES OF THE POND BANKS, AND SHALL EXTEND TO THE DEWATERING BAGS IN THE AREAS INDICATED ON THE SITE PREPARATION AND SEDIMENTATION CONTROL PLANS. THE PIPING SHALL BE CONNECTED WITH WATERTIGHT FITTINGS.
- GROUNDWATER DEWATERING WELL PIPES COMPRISED OF PERFORATED CMP SHALL BE EXCAVATED INTO POND BOTTOM TO A SUFFICIENT DEPTH BELOW THE WORK AREA AND SURROUNDED WITH CLEAN STONE. DEWATERING PUMPS SHALL BE SET WITHIN THE PERFORATED PIPES. DEWATERING PUMPS SHALL BE RUN CONTINUOUSLY OR AS NECESSARY THROUGHOUT THE CONSTRUCTION OPERATION TO MAINTAIN GROUNDWATER LEVELS BELOW THE EXCAVATION AREA. GROUNDWATER DEWATERING PIPES SHALL DISCHARGE INTO SEDIMENT DEWATERING BAGS WITHIN UPLAND AREAS SURROUNDED BY SEDIMENTATION CONTROL BARRIERS. SEDIMENTATION CONTROL BARRIERS AND SEDIMENT DEWATERING BAGS SHALL BE MONITORED DAILY THROUGHOUT THE CONSTRUCTION PROCESS AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NECESSARY TO ENSURE PROPER FUNCTIONING OF THESE BMP FACILITIES.
- PHASE I: HYDRORAISING OF THE EXISTING POND SHALL TARGET AND REMOVE ACCUMULATED LEAF LITTER AND OTHER ORGANIC DETRITUS MATERIAL. ALL HYDRORAISING SHALL BE CONDUCTED WITH THE POND DRAWN DOWN AND REASONABLY "DRY". ALL MATERIAL REMOVED SHALL BE TRANSPORTED DIRECTLY INTO DUMP TRUCKS AND SHALL BE BROUGHT TO A DESIGNATED STABILIZED DEWATERING AREA, IF NEEDED, AND ONCE THE MATERIAL HAS SUFFICIENTLY DRIED AND BEEN CHARACTERIZED, IT SHALL BE LOADED INTO WATERTIGHT DUMP TRUCKS AND TRANSPORTED TO A DESIGNATED ON-SITE DISPOSAL AREA. THE CONTRACTOR SHALL TAKE EXTREME CARE TO ENSURE THAT REMOVED MATERIAL IS NOT DISCHARGED BACK INTO THE POND.
- PHASE II: POND EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GENERAL PROCEDURES OUTLINED FOR PROPOSED HYDRORAISING. EXCAVATION FOR THE POND SHAPING AND EXPANSION SHALL BE DONE IN ACCORDANCE WITH THE GRADING DEPICTED ON THE SITE PLAN. ONCE THE POND EXPANSION AREA HAS BEEN EXCAVATED TO FINAL DEPTH, THE CONTRACTOR SHALL INSTALL SUITABLE MATERIAL ON THE BOTTOM OF THE POND GENERALLY MATCHING THE TYPE AND CONSISTENCY OF MATERIAL OBSERVED AT THE BASE OF THE EXISTING POND.
- UPON COMPLETION OF CONSTRUCTION, THE GROUNDWATER DEWATERING PUMPS SHALL BE REMOVED FROM THE POND. THE PERFORATED WELL PIPES ARE TO BE CAPPED AND REMAIN IN PLACE FOR POSSIBLE FUTURE REUSE DURING ANY FUTURE SUBSEQUENT POND IMPROVEMENTS. THE POND SHALL BE ALLOWED TO REFILL WITH BOTH GROUNDWATER AND FLOW FROM TRIBUTARY WATERWAYS/PIPING. ONCE THE POND HAS BEEN SUBSTANTIALLY FILLED, THE OUTLETS SHALL BE TEMPORARILY BLOCKED UNTIL ALL SEDIMENT HAS SETTLED FROM THE POND WATER. ONCE THE SEDIMENT HAS SETTLED, THE OUTLETS CAN BE RESTORED TO NORMAL OPERATION.
- CONTRACTOR SHALL REMOVE TEMPORARY GRAVEL CONSTRUCTION ROAD AND ALL DISTURBED AREAS SHALL BE RELOAMED AND SEEDED/SODDED TO ACHIEVE COMPLETE VEGETATION STABILIZATION. ONCE VEGETATED STABILIZATION IS ACHIEVED, THE SEDIMENTATION CONTROL BARRIERS SHALL BE REMOVED.



LEGEND AND ABBREVIATIONS



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PREPARED FOR:

WOODLAND GOLF CLUB

1897 WASHINGTON STREET
AUBURNDALE, MA 02466

RECORD OWNER:

WOODLAND GOLF CLUB OF AUBURNDALE

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4	
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1	06/03/2022 REVISED FOR PERMITTING
0	05/05/2022 ISSUED FOR PERMITTING

ISSUE DATE	DESCRIPTION
NPS	NPS NBB EJL
DES	DWN CHK'D APP'D

PROJECT:

HOLE 9 POND IMPROVEMENTS
WOODLAND GOLF CLUB
AUBURNDALE, MASSACHUSETTS (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: MAY 5, 2022

SITE PREPARATION + SEDIMENTATION CONTROL PLAN

B+T JOB NO.3304.01

B+T PLAN NO. 330401P004B-002

C2.1

