Debora J. Anderson, Wetland Scientist
45 Willow Street, Norwood, MA. 02062
781-603-8421
Terrapin666888@comcast.net

July 26, 2022

Jennifer Steele, Chief Environmental Planner
Newton Conservation Commission
1000 Commonwealth Avenue
Newton, MA 02459

RE: **Notice of Intent for 71 Harwich Road, Newton**

Dear Ms. Steele:

On behalf of the Applicant, Vlad Vilkomir of GS Harwich 71 LLC, I am pleased to submit this Notice of Intent (NOI) application for the tear down of an existing single-family house and the construction of a new single-family house with associated appurtenances. The proposed work is located within the 100-foot Buffer Zone to Bordering Vegetated Wetlands. A copy of this filing is being submitted concurrently to the Mass. Department of Environmental Protection. This is a joint filing under the Massachusetts Wetlands Protection Act (WPA) and the Newton Wetlands Protection Ordinance.

The proposed project was before the Newton Conservation Commission in June of 2018. After several continuations for revisions and additional information, the Commission closed the Public Hearing on 8/9/18 and signed the Order of Conditions conditional upon confirmation of the Newton Engineering staff approval of the proposed drainage system. The Engineering staff reported that they had not received the entire proposed project filing and reviewed the proposed drainage system once it was submitted to them. They had several questions and comments regarding the proposed drainage system. The Associate Town Engineer, John Daghlian, drafted a memo dated June 27, 2018 outlining the issues. He requested revisions to plans, and additional information. A revised set of plans was submitted on August 2, 2018 addressing most of the concerns. There were additional details regarding the infiltration system that were not addressed and the Conservation Commission were looking for one complete filing package to review that addressed all of their and the Engineering staffs concerns. At the August 9, 2018 Hearing, the Commission voted to deny, without prejudice, the Notice of Intent on the basis of insufficient information. The project Engineer, Tom Ryder, and myself, as well as, the Applicant Esther Debuze, are submitting a complete filing package that we believe addresses all questions and concerns and look forward to discussing the project with the Commission on November 20, 2018.

The wetland delineation, MassDEP Bordering Vegetated Wetlands Field Data Forms, and project narrative were completed by Karon Skinner Catrone, Wetland Scientist. The delineation was reviewed in the field by Ms. Steele. I visited the site on October 20th, 2018 to review the wetland delineation and had no issues.

The following information is part of this filing and will be submitted via the City of Newton NewGOV on-line permitting system:

1. This Cover Letter dated July 26, 2022
2. Filing Fee Checks
3. City of Newton Conservation Commission Wetland Application Coversheet/Checklist
4. Copy of Filing Fee Checks
5. MassDEP WPA Form 3 – Notice of Intent
6. MassDEP NOI Wetland Fee Transmittal Form
7. Project Narrative
8. Abutter Notification Documentation including:
   - Newton Assessor's Certified Abutter's List
   - Newton Assessor's Abutter's Map
   - Notification to Abutter's Under the Massachusetts Wetlands Protection Act and Newton Wetlands Protection Ordinance
   - Affidavit of Service (to be submitted at the Hearing)
9. Site Documentation including:
   - National Flood Hazard Layer FIRMette
   - USDA Web Soil Survey – Site Map
   - Mass GIS Map showing Wetland Resources & NHESP Layers
   - MassDEP Bordering Vegetated Wetlands Field Data Forms
   - Site Photos
10. Plan entitled "Site Plan drawn for Esther Dezube located at 53 Brandeis Road, Newton, MA. Sheet 1 of 2", prepared by Thomas A. Ryder, P.E. & Associates, final revision date October 11, 2018.
11. Plan entitled "Detail Sheet, 53 Brandeis Road, Newton, MA., Sheet 2 of 2", prepared by Thomas A. Ryder, P.E. & Associates, dated April 19, 2018.
12. Plan entitled "Proposed Planting Plan, 53 Brandeis Road, Newton, MA.", prepared by Thomas A. Ryder, P.E., dated July 31, 2018.
13. Document titled "Storm Water Management Analysis for 71 Harwich Road, Newton, Massachusetts", prepared by Thomas A. Ryder, P.E., final revision date July 7, 2022.
14. City of Newton – Form 11 – Soil Suitability Assessment for On-Site Sewage Disposal, prepared by Thomas A. Ryder, P.E.

If you have any questions regarding this project or the information submitted, please feel free to contact me at your earliest convenience.

Sincerely,

Debora Anderson

Debora J. Anderson
Wetland Scientist

Cc: Mass. Department of Environmental Protection
Vlad Vilkomir – Applicant

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 7/26/22

Fill in all white cells completely

Parcel Address Sec/Block/Lot Book & Page	71 HARWICH ROAD 82-37-46 1587/14	**Applicant** name Address Email Phone	VLAD VILKOMIR GS HARWICH 71 LLC 301 Eliot Street, Newton 02466 VLAD@gsdevelops.com (617-467-5610
Owner name Address Email Phone	SAME AS APPLICANT	**Representative** Address Email Phone	Debbie Anderson 45 Willow St. Norwood, MA-02062 TERRAPIN6668880COMCAST.NET 781-603-8421

Wetland type	BVW – Buffer Zone Only.	**sf/cf affected**	—	**Relevant Perf. Standards**	10.—
Wetland type		**sf/cf affected**	—	**Relevant Perf. Standards**	10.—
Wetland type		**sf/cf affected**	—	**Relevant Perf. Standards**	10.—

Components of a Complete NOI Application

State Form: NOI Form 3	Included? ☒ Yes ☐ No
Engineered Plan* title(s) Plan date Plan stamped by *if legible, plans should be 11"x17"	– Existing Conditions Plan 4/8/22 Matthew Belski, Jr. P.L.S. #37557 – Proposed Site Plan, 7/8/22, Matthew Belski and Richard Volkin, P.E #22282
Narrative	Included? ☒ Yes ☐ No
Proof that all relevant perf. standards are met	Included? ☐ Yes ☐ No There are no perf. standards for work in Buffer Zone.
Locus map	Included? ☒ Yes ☐ No
Delineation lines (backup material)	Included? ☒ Yes ☐ No
Fees • Fee Transmittal form • City portion of state filing fee $22.50 • City's separate filing fee $50	 Included? ☒ Yes ☐ No Included? ☒ Yes ☐ No Included? ☒ Yes ☐ No
Abutter Information • Certified abutters list (within 100') • Newton's Abutter notification form • Affidavit & proof -- bring to hearing	 Included? ☒ Yes ☐ No Included? ☒ Yes ☐ No *Present them at the hearing* ✓
Other Attachments, e.g.	
Planting Plan	Included? ☒ Yes ☐ No ☐ Not Applicable
Floodplain analysis	Included? ☐ Yes ☐ No ☒ Not Applicable
Stormwater analysis	Included? ☒ Yes ☐ No ☐ Not Applicable
Riverfront Area Alternatives Analysis	Included? ☐ Yes ☐ No ☒ Not Applicable
Restoration or mitigation summary	Included? ☒ Yes ☐ No ☐ Not Applicable
Phasing/Sequencing plan, O&M plan, etc.	Included? ☒ Yes ☐ No ☐ Not Applicable

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

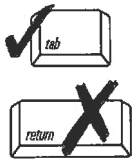
Provided by MassDEP:

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):

71 Harwich Road
a. Street Address

Newton
b. City/Town

02467
c. Zip Code

Latitude and Longitude:

42.305570 N
d. Latitude

-71.172340
e. Longitude

82/37
f. Assessors Map/Plat Number

46
g. Parcel /Lot Number

2. Applicant:

Vlad
a. First Name

Vilkomir
b. Last Name

GS Harwich 71 LLC
c. Organization

301 Eliot Street
d. Street Address

Newton
e. City/Town

MA
f. State

02464
g. Zip Code

617-467-5610
h. Phone Number

i. Fax Number

Vlad@gsdevelops.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):

Debbie
a. First Name

Anderson
b. Last Name

c. Company

45 Willow Street
d. Street Address

Norwood
e. City/Town

MA
f. State

02062
g. Zip Code

781-603-8421
h. Phone Number

i. Fax Number

Terrapin666888@comcast.net
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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A. General Information (continued)

6. General Project Description:

Single-family house tear-down and re-build within the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

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 South	
a. County	b. Certificate # (if registered land)
1587	14
c. Book	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
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ 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. _____

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

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

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

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

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Provided by MassDEP:

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

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

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

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

	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☐ 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
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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

   a. ☐ Yes ☒ No

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

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

   August 1, 2021
   b. Date of map

   If *yes*, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

   c. Submit Supplemental Information for Endangered Species Review*

      1. ☐ Percentage/acreage of property to be altered:

         (a) within wetland Resource Area _____ percentage/acreage

         (b) outside Resource Area _____ percentage/acreage

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

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

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

   (b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see https://www.mass.gov/ma-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
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

(c) ☐ MESA filing fee (fee information available at https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review).
Make check payable to "Commonwealth of Massachusetts - NHESP" and ***mail to NHESP*** at above address

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

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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

Provided by MassDEP:
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C. Other Applicable Standards and Requirements (cont'd)

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

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

   a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

   b. ACEC

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

   a. ☐ Yes ☒ No

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

   a. ☐ Yes ☒ No

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

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

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

      2. ☐ A portion of the site constitutes redevelopment

      3. ☐ Proprietary BMPs are included in the Stormwater Management System.

   b. ☒ No. Check why the project is exempt:

      1. ☒ Single-family house

      2. ☐ Emergency road repair

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

D. Additional Information

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

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

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

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)

2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Site Plan, 71 Harwich Road, Newton, MA
a. Plan Title

RAV & Assoc., Inc.
b. Prepared By

Matthew Belski and Richard Volkin
c. Signed and Stamped by

7/8/2022
d. Final Revision Date

1" = 10'
e. Scale

Existing Conditions Plan, 71 Harwich Road, Newton, MA
f. Additional Plan or Document Title

4/8/2022
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:

109
2. Municipal Check Number

6/21/2022
3. Check date

110
4. State Check Number

6/21/2022
5. Check date

GS Harwich 71 LLC
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

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 7/25/22

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any) Debra Anderson

6. Date 7/25/22

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.

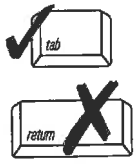
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

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:

71 Harwich Road (a. Street Address)	Newton (b. City/Town)
110 (c. Check number)	$237.50 (d. Fee amount)

2. Applicant Mailing Address:

Vlad (a. First Name)		Vilkomir (b. Last Name)	
GS Harwich 71 LLC (c. Organization)			
301 Eliot Street (d. Mailing Address)			
Newton (e. City/Town)		MA (f. State)	02464 (g. Zip Code)
617-467-5610 (h. Phone Number)	(i. Fax Number)	vlad@gsdevelops.com (j. Email Address)	

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)	

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

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.

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 2 construction of a SFH	1	$500	$500

Step 5/Total Project Fee: $500

Step 6/Fee Payments:

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

NOTICE OF INTENT NARRATIVE – 71 HARWICH ROAD, NEWTON

EXISTING CONDITIONS

The project site is located on the easterly side of Harwich Road in the City of Newton. The parcel has a record area of 10,630 square feet and is presently improved with a 1,774 square foot single-family split-level style house constructed in 1960, with a driveway, landscaping and supporting utilities. Single-family homes are located to the north, the south and across Harwich Road to the west. To the east of the property is a large wetland complex associated with Sawmill Brook which is located more than 200-feet to the east. The property slopes from the rear yard down to the wetlands.

WETLAND RESOURCE AREAS

On June 6, 2022, Debbie Anderson, Wetlands Scientist, inspected the property located at 71 Harwich Road in Newton, Massachusetts for the presence of wetland resources as defined by the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, S. 40) and its implementing regulations (310 CMR 10.00 et seq.), and the U.S. Clean Water Act. The following is a brief description of the wetland resources located on and adjacent to the site.

Aside from Buffer Zone, the Massachusetts Wetlands Protection Act Regulations have established five (5) freshwater resource categories: (1) Bank; (2) Bordering Vegetated Wetlands; (3) Land Under Water Bodies and Waterways; (4) Land Subject to Flooding; and (5) Riverfront Area. The site was examined and areas that qualified as any of the above resource categories were identified. Vegetated wetlands are identified by the presence of a vegetational community comprised of 50% or more wetland plant species and the presence of wetland hydrology (i.e. hydric soils and/or other indicators of hydrology). Bordering Vegetated Wetlands are delineated in accordance with the methodology set forth in "Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act: A Handbook", dated March 1995, produced by the Massachusetts Department of Environmental Protection, Division of Wetlands and Waterways.

Bordering Vegetated Wetlands associated with Sawmill Brook are identified with pink flagging tape with flag numbers (DA A-1 to DA A-5). The boundary of the Bordering Vegetated Wetlands coincides with the edge of existing lawn. Vegetation alone was found to be an accurate representation of the wetland boundary. MassDEP Bordering Vegetated Wetland Delineation Field Data Forms are included with the filing.

The plant species identified in wetland and upland areas of the site include: red maple (*Acer rubrum*), american elm (*Ulmus americana*) and eastern red cedar (*Juniperus virginiana*) in the tree and sapling layers; swamp azalea (*Rhododendron viscosum*), multiflora rose (*Rosa multi-flora*) and common buckthorn (*Rhamnus cathartica*) in the shrub layer; skunk cabbage (*Symplocarpus foetidus*), sensitive fern (*Onoclea sensibilis*) and royal fern (*Osmunda regalis*) in the groundcover layer. Evidence of hydrology located within the delineated wetland include hydric soils, standing water, drainage patterns and water-stained leaves.

A line running parallel to and 100-feet from the delineated Bordering Vegetated Wetland flags encompasses the Buffer Zone to the wetland and is regulated by the Massachusetts Wetlands Protection Act. Work within this area may be permitted by following specific guidelines and standards which must be met and approved by the Newton Conservation Commission.

As part of the wetland evaluation for this site, the Massachusetts Natural Heritage Atlas, August 1, 2021 Edition, published by the Massachusetts Natural Heritage and Endangered Species Program, was reviewed. According to the Atlas, the site does not exist within any area designated as an Estimated Habitat of Rare Wetlands Wildlife or Priority Habitat. According to the Atlas, there are no Certified or Potential Vernal Pools located on-site or within 200-feet of the proposed work.

PROPOSED WORK

The proposed project is the tear-down of the existing single-family home and construction of a new single-family home. The existing house is 1,774 square feet in size with a 658 square foot paved driveway. A portion of the existing driveway is located outside the 100-foot Buffer Zone. The total impervious area on the site currently is 2,432 square feet. The existing lawn area is 8,198 square feet.

Once the project is completed, the site will have an increase in impervious area of 1,030 square feet. The new house will be 2,268 square feet in size and the new driveway will be 1,194 square feet for a total impervious area of 3,462 square feet. Stormwater controls are being added to infiltrate a portion of the proposed house and driveway.

Please see the proposed conditions plan for calculations regarding the proposed work located in the 100-foot buffer zone. With the exception of the driveway expansion, all the proposed work will take place within the footprint of the existing building and driveway and within existing lawn area. No work is proposed within the 25-foot Buffer Zone. The proposed house will be located more than 50-feet away from the BVW. Erosion controls will be located 27-feet from the boundary of BVW at its closest point and will consist of 12" siltsox and entrenched silt fencing. See plans for details. Potential tree removals and mitigation to be discussed with the Commission.

COMPLIANCE WITH THE PERFORMANCE STANDARDS

The work will only take place within the Buffer Zone to Bordering Vegetated Wetlands. There are no Performance Standards for work in Buffer Zone.

Resource Areas

10.54: Bank (Naturally Occurring Banks and Beaches)

Banks are likely to be significant to public or private water supply, to ground water supply, to flood control, to storm damage prevention, to the prevention of pollution and to the protection of fisheries and wildlife habitat. Where Banks are composed of concrete,

asphalt or other artificial impervious material, said Banks are likely to be significant to flood control and storm damage prevention.

Where a proposed activity involves the removing, filling, dredging or altering of a Bank, the issuing authority shall presume that such area is significant to the interests specified in 310 CMR 10.54(1). This presumption is rebuttable and may be overcome upon a clear showing that the Bank does not play a role in the protection of said interests. In the event that the presumption is deemed to have been overcome, the issuing authority shall make a written determination to this effect, setting forth its grounds (Form 6).

No work is proposed on a Bank.

10.55: Bordering Vegetated Wetlands (Wet Meadows, Marshes, Swamps and Bogs)

Bordering Vegetated Wetlands are likely to be significant to public or private water supply, to ground water supply, to flood control, to storm damage prevention, to prevention of pollution, to the protection of fisheries and to wildlife habitat.

Presumption: Where a proposed activity involves the removing, filling, dredging or altering of a Bordering Vegetated Wetland, the issuing authority shall presume that such area is significant to the interests specified in 310 CMR 10.55(1). This presumption is rebuttable and may be overcome upon a clear showing that the Bordering Vegetated Wetland does not play a role in the protection of said interests. In the event that the presumption is deemed to have been overcome, the issuing authority shall make a written determination to this effect, setting forth its grounds (Form 6).

4. ***General Performance Standards***

   a. *Where the presumption set forth in 310 CMR 10.55 (3) is not overcome, any proposed work in the Bordering Vegetated Wetlands shall not destroy or otherwise impair any portion of said area;*
   b. *Not withstanding the provisions of 310 CMR 10.55 (4)(a), the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5,000 square feet of Bordering Vegetated Wetlands when said area is replaced in accordance with the following general conditions and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost:*
      1. *The surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area");*
      2. *The groundwater and surface elevation of the replacement area approximately equals that of the lost area;*
      3. *The overall horizontal configuration and location of the replacement area with respect to the Bank shall be similar to that of the lost area;*
      4. *The replacement area shall have an unrestricted hydraulic connection to the same water body or reach of the waterway as the lost area;*

5. *The replacement area shall be located within the same general area of the water body of reach of the waterway as the lost area;*
6. *At least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with Standard U.S. Soil Conservation Service methods; and*
7. *The replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00.*

No work is proposed within Bordering Vegetated Wetlands

10.56: Land Under Water Bodies and Waterways (Under any Creek, River, Stream, Pond or Lake)

Land Under Water Bodies and Waterways is likely to be significant to public and private water supply, to ground water supply, to flood control, to storm damage prevention, to prevention of pollution and to protection of fisheries and wildlife habitat. Where such land is composed of concrete, asphalt or other artificial impervious material, said land is likely to be significant to flood control and storm damage prevention.
Where Land Under Water Bodies and Waterways is composed of pervious material, such land represents a point of exchange between surface and ground water.

Where a project involves removing, filling, dredging or altering of Land Under Water Bodies and Waterways, the issuing authority shall presume that such area is significant to the interests specified in 310 CMR 10.56(1). This presumption is rebuttable and may be overcome upon a clear showing that said land does not play a role in the protection of said interests. In the event that the presumption is deemed to have been overcome, the issuing authority shall make a written determination to this effect, setting forth the grounds (Form 6).

This project does not include work in Land Under Water Bodies and Waterways.

10.57: Land Subject to Flooding (Bordering and Isolated Areas)

Bordering Land Subject to Flooding is an area which floods from a rise in a bordering waterway or water body. Such areas are likely to be significant to flood control and storm damage prevention.

Where a project involves removing, filling, dredging or altering of Land Subject to Flooding (both Bordering and Isolated Areas) the issuing authority shall presume that such an area is significant to, and only to, the respective interests specified in 310 CMR 10.57(1)(a) and (b). This presumption may be overcome only upon a clear showing that said land does not play a role in the protection of said interests. In the event that the presumption is deemed to have been overcome, the issuing authority shall make a written determination to this

effect, setting forth its grounds (Form 6).

No Bordering Land Subject to Flooding is located on the site.

print this list

Abutters List
Date: June 30, 2022

Subject Property Address: 71 HARWICH RD Newton, MA
Subject Property ID: 82-037-0046

Search Distance: 100 Feet

Prop ID: 82-037-0028
Prop Location: 70 POND BROOK RD Newton, MA
Owner: REYZIN ROMAN
Co-Owner: KHEYSON IRINA
Mailing Address:

70 POND BROOK RD
NEWTON, MA 02467

Prop ID: 82-037-0029
Prop Location: 64 HARWICH RD Newton, MA
Owner: RHEI ESTHER
Mailing Address:
64 HARWICH RD
CHESTNUT HILL, MA 02467

Prop ID: 82-037-0044
Prop Location: 59 HARWICH RD Newton, MA
Owner: JING STEVEN
Co-Owner: WANG XIN
Mailing Address:
59 HARWICH RD
CHESTNUT HILL, MA 02467

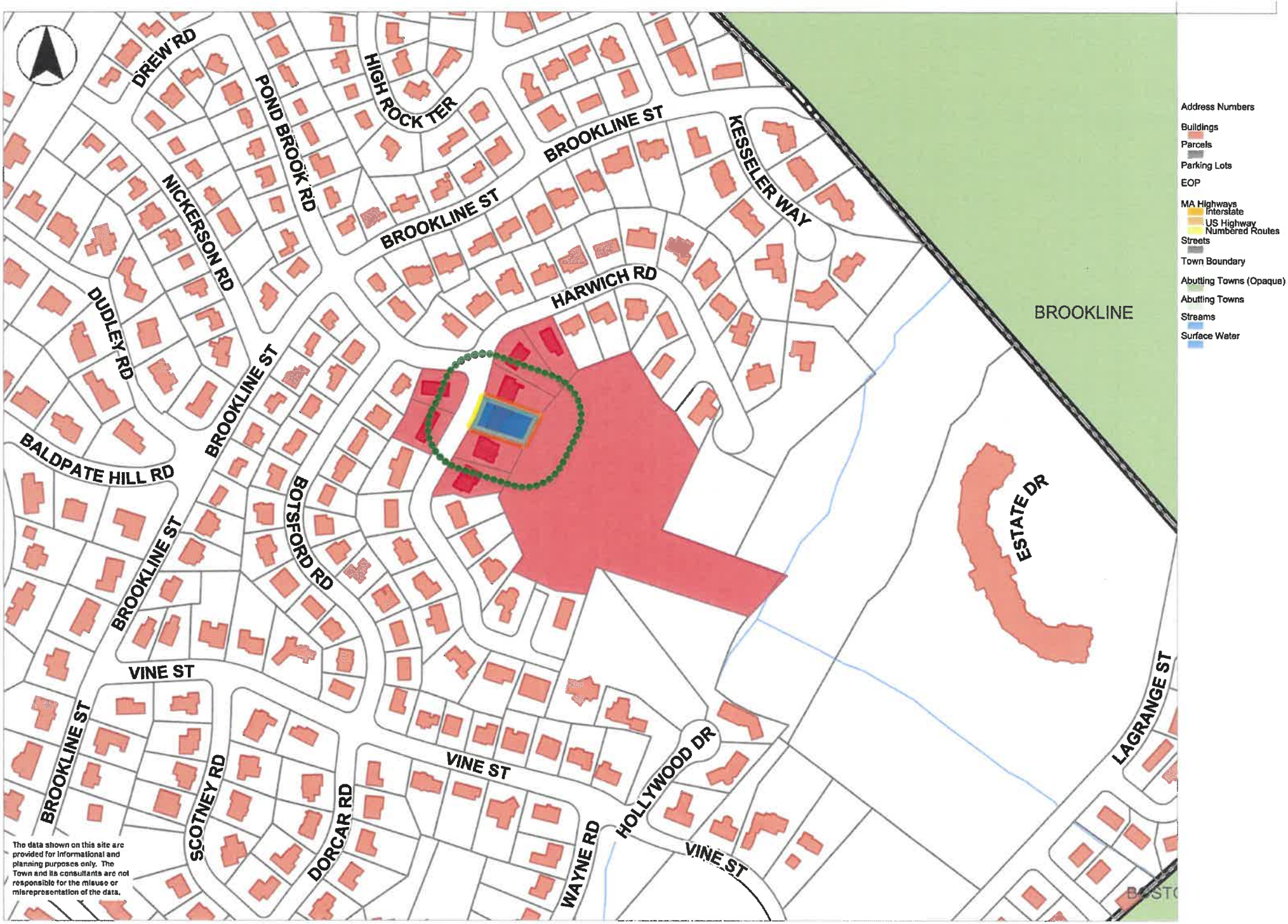
Prop ID: 82-037-0045
Prop Location: 65 HARWICH RD Newton, MA
Owner: UPPALURI RAVINDRA & CHITRA
Mailing Address:
65 HARWICH RD
CHESTNUT HILL, MA 02467

Prop ID: 82-037-0047
Prop Location: 77 HARWICH RD Newton, MA
Owner: ROTHMAN DEBORAH
Mailing Address:
77 HARWICH RD
CHESTNUT HILL, MA 02467

Prop ID: 82-037-0071
Prop Location: 87 HARWICH RD Newton, MA
Owner: LAFFER ALEXANDRA B
Co-Owner: LAFFER JASON R TRS
Mailing Address:
87 HARWICH RD
CHESTNUT HILL, MA 02467

Prop ID: 82-037-0072
Prop Location: 95 HARWICH RD Newton, MA
Owner: MOSKOWITZ SAMUEL B
Co-Owner: WILCOVE SUSAN E
Mailing Address:
95 HARWICH RD
CHESTNUT HILL, MA 02467

Prop ID: 82-037-0079
Prop Location: HARWICH RD REAR Newton, MA
Owner: CITY OF NEWTON
Mailing Address:
1000 COMM AVE
NEWTON, MA 02459


DREW RD
POND BROOK RD
HIGH ROCK TER
BROOKLINE ST
KESSELER WAY
NICKERSON RD
BROOKLINE ST
HARWICH RD
DUDLEY RD
BROOKLINE
BALDPATE HILL RD
BROOKLINE ST
BOTSFORD RD
ESTATE DR
BROOKLINE ST
VINE ST
LAGRANGE ST
BROOKLINE ST
SCOTNEY RD
VINE ST
HOLLYWOOD DR
DORCAR RD
WAYNE RD
VINE ST
Address Numbers
Buildings
Parcels
Parking Lots
EOP
MA Highways
Interstate
US Highway
Numbered Routes
Streets
Town Boundary
Abutting Towns (Opaque)
Abutting Towns
Streams
Surface Water
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.
0
400
800 ft
Printed on 06/30/2022 at 02:17 PM
Newton, MA DPW - MapsOnline

GS HARWICH 71 LLC
301 ELIOT ST
NEWTON, MA 02464

REYZIN ROMAN
KHEYSON IRINA
70 POND BROOK RD
NEWTON, MA 02467

RHEI ESTHER
64 HARWICH RD
CHESTNUT HILL, MA 02467

JING STEVEN
WANG XIN
59 HARWICH RD
CHESTNUT HILL, MA 02467

UPPALURI RAVINDRA &
65 HARWICH RD
CHESTNUT HILL, MA 02467

ROTHMAN DEBORAH
77 HARWICH RD
CHESTNUT HILL, MA 02467

LAFFER ALEXANDRA B
LAFFER JASON R TRS
87 HARWICH RD
CHESTNUT HILL, MA 02467

MOSKOWITZ SAMUEL B
WILCOVE SUSAN E
95 HARWICH RD
CHESTNUT HILL, MA 02467

CITY OF NEWTON
1000 COMM AVE
NEWTON, MA 02459

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: G.S. HARWICH 71, LLC

Project Location: 71 HARWICH ROAD

Project Site Section-Block-Lot: 82-37-46

Project Description: Demolish existing single-family Home and construct a new single-family Home within the 100-foot Buffer Zone to wetlands

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.

To be added prior to mailing

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** or **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.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

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

A(n) N.O.I application was filed under the Massachusetts Wetlands Protection Act by 65 HARWICH 71 LLC with the Newton Conservation Commission on
name
7/26/22 for a property located at 71 HARWICH ROAD .
Date *address*

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

_____ _____
signature *date*

AFFIDAVIT TO BE SIGNED AND SUBMITTED ONCE ABUTTER NOTIFICATIONS ARE MAILED

National Flood Hazard Layer FIRMette

FEMA

71°10'40"W 42°18'33"N

71°10'2"W 42°18'7"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

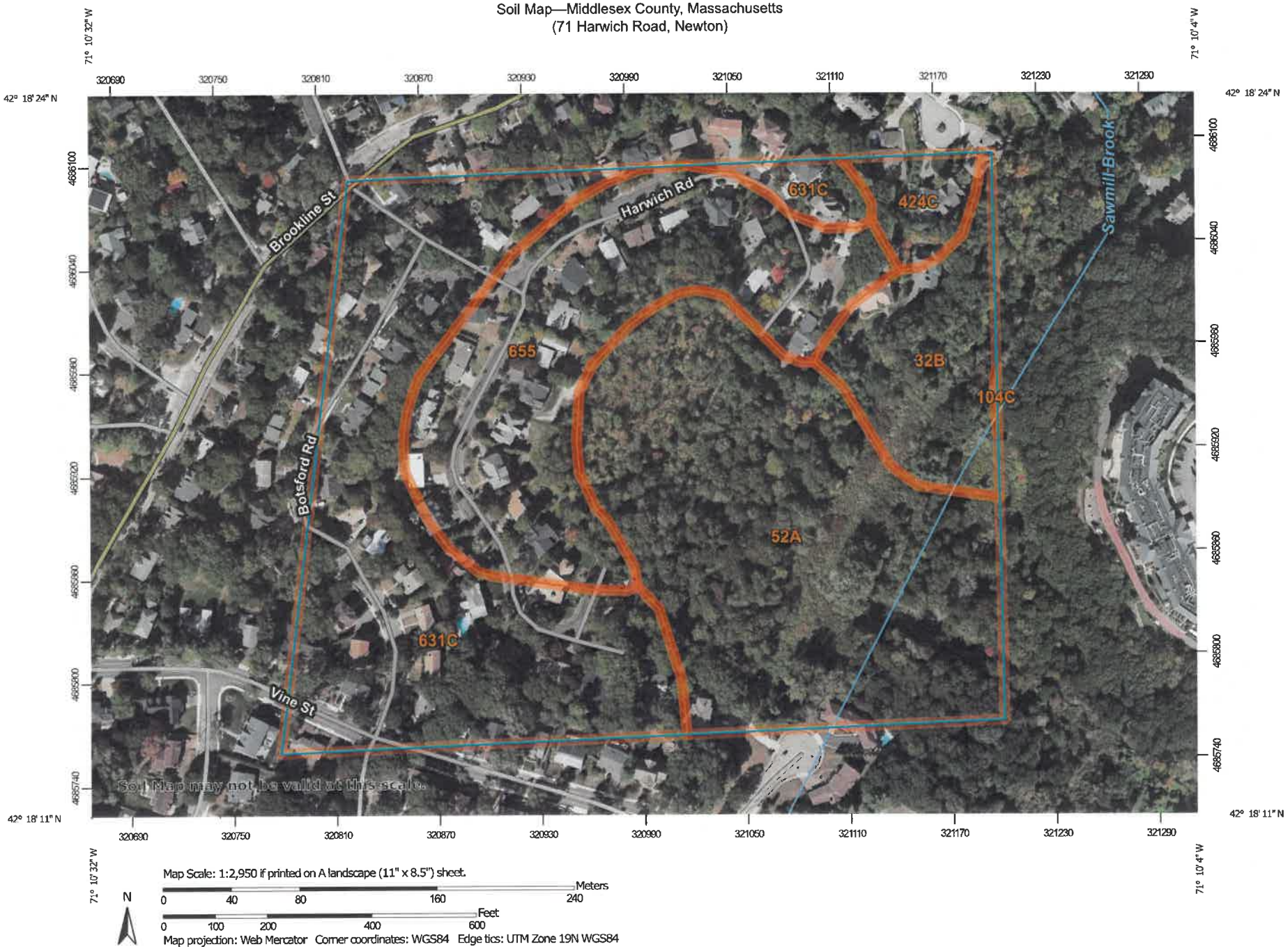
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/25/2022 at 4:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Middlesex County, Massachusetts
(71 Harwich Road, Newton)



Map Scale: 1:2,950 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 21, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

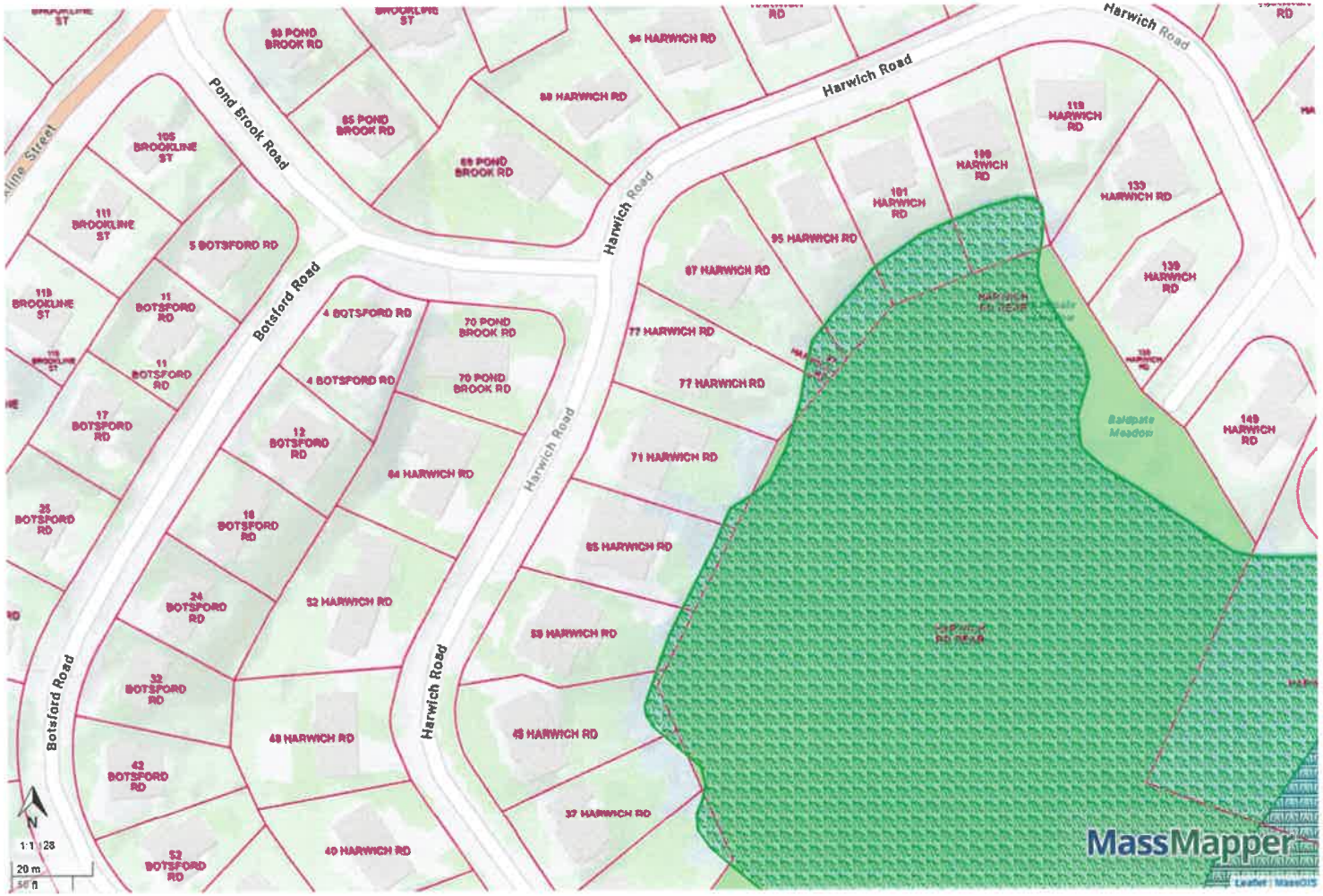
Date(s) aerial images were photographed: Sep 25, 2020—Oct 4, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32B	Wareham loamy fine sand, 0 to 5 percent slopes	2.8	8.6%
52A	Freetown muck, 0 to 1 percent slopes	10.8	33.0%
104C	Hollis-Rock outcrop-Charlton complex, 0 to 15 percent slopes	0.0	0.0%
424C	Canton fine sandy loam, 8 to 15 percent slopes, extremely bouldery	0.9	2.7%
631C	Charlton-Urban land-Hollis complex, 3 to 15 percent slopes, rocky	10.5	32.1%
655	Udorthents, wet substratum	7.7	23.5%
Totals for Area of Interest		**32.7**	**100.0%**

71 Harwich, Newton



DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

DEP Wetlands Hydrologic Connections

DEP Wetlands Linear Features

- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA

Potential Vernal Pools

NHESP Priority Habitats of Rare Species

NHESP Estimated Habitats of Rare Wildlife

NHESP Certified Vernal Pools

Property Tax Parcels

MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **GS Harwich 71 LLC** Prepared by: **Debbie Anderson** Project location: **71 Harwich Road, Newton** DEP File #:_____
Check all that apply:

- ☐ **Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only**
- ☐ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

Section I.

Vegetation	Observation Plot Number: **DA A-4**		Transect Number: **Wetland**	Date of Delineation: **6/6/2022**
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
Tree Layer:				
American Elm/*Ulmus americana*	38.0%	50.0%	Yes	FACW*
Red Maple/*Acer rubrum*	38.0%	50.0%	Yes	FAC*
Shrub Layer:				
Swamp Azalea/*Rhododendron viscosum*	20.5%	100.0%	Yes	OBL*
Groundcover:				
Royal Fern/*Osmunda regalis*	38.0%	55.0%	Yes	OBL*
Skunk Cabbage/*Symplocarpus foetidus*	20.5%	30.0%	Yes	OBL*
Sensitive Fern/*Onoclea sensibilis*	10.5%	15.0%	No	FACW*

* *Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.*

Vegetation conclusion:

Number of dominant wetland indicator plants: Number of dominant non-wetland indicator plants:

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: **GS Harwich 71 LLC** Prepared by: **Debbie Anderson** Project location: **71 Harwich Road, Newton** DEP File #:_____

Check all that apply:

- ❑ **Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only**
- ❑ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ❑ Method other than dominance test used (attach additional information)

Section I.

Vegetation	Observation Plot Number: **DA A-4**		Transect Number: **Upland**	Date of Delineation: **6/6/2022**
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
Tree Layer:				
Red Cedar/*Juniperus virginiana*	38.0%	100.0%	Yes	FACU
Shrub Layer:				
Multiflora Rose/*Rosa multiflora*	10.5%	34.0%	Yes	FACU
Common Buckthorn/*Rhamnus cathartica*	20.5%	66.0%	Yes	FACU
Woody Vines:				
Virginia Creeper/*Parthenocissus quinquefolia*	20.5%	100.0%	Yes	FACU
Groundcover:				
Manicured Lawn				

* *Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.*

Vegetation conclusion:

Number of dominant wetland indicator plants: 0 Number of dominant non-wetland indicator plants: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes (no)

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

71 HARWICH ROAD, NEWTON – SITE PHOTOGRAPHS

STORM WATER MANAGEMENT ANALYSIS

FOR

71 Harwich Road
Newton– MASSACHUSETTS

Pre-Development Summary

The site consists of an existing house consisting of 1,774 square feet, and a 658 square foot driveway on a 10,630 square foot property. Total impervious area pre construction for the site is 2,432 ft^2. A 8,198 square foot lawn now exists at the site. Existing soils consist of fill granular sand on the lot. The existing landscape lawn considered to be in fair condition. The grades direct flow from the back side yard to the front yard area. The existing conditions for the site in the urbanized areas utilizes a Hydrological Group A for run off conditions.

Results of Analysis

DESIGN POINT- At Property Line	
Pre-Construction	
2-Year	0.07 cfs; 0.008 af
10-Year	0.25 cfs; 0.021 af
100-Year (Newton)	1.11 cfs; 0.080 af

Thomas A Ryder

7/7/22

Post-Development Summary

An infiltration rate based on the Rowls table is 8.27 in/hr for infiltration is used in the report for the site due to sand conditions.

Upon completion of constructing the house and reconstructing the driveway in the same area of the property, the site will have an increase in impervious area by 1,030 square feet. The new house will be 2,268 sf, and a new drive 1,194 sf for a total impervious area of 3,462 sf. Stormwater controls are added to infiltrate a portion of the house roof and the driveway. The post development basins are identified as 1S "Property" consisting of fair landscape conditions, and 2S "roof & Drive".

The mitigation systems (pond routing) consist of infiltration recharge units identified as 2P, "System 1". System 1 consists of two Stormtech 740 units surrounded by 20.5-feet by 10-feet of stone. System 1 will collect the drive runoff and some roof after pretreatment through a deep sump catch basin with oil water separators.

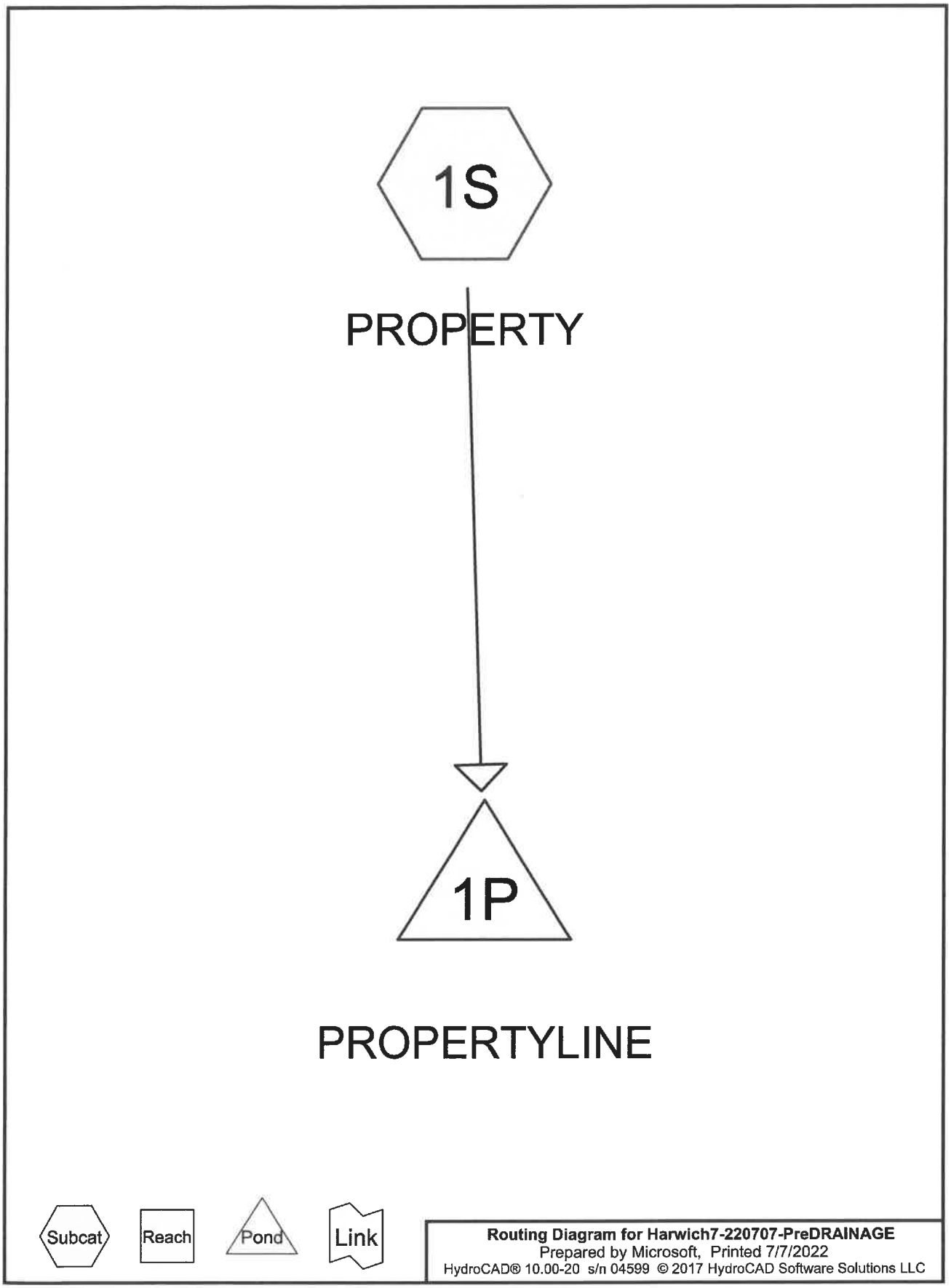
The total volume of storage to mitigate the flow from the impervious area is 350 cubic feet and infiltrate 1,100 cubic feet dynamically.

Results of Analysis

A storm water analysis was performed for the 2-year, 10-year, 100-year post construction storm events for the House and driveway impervious area in order to determine if there will be an increase in rate or volume of runoff during these storm events.

The results show a reduction in flows offsite post construction for the 2, 10, and 100-year events.

DESIGN POINT- At Property line	
Post-Construction	
2-Year	0.05 cfs; 0.006 af
10-Year	0.19 cfs; 0.017 af
100-Year	0.92 cfs; 0.066 af



Routing Diagram for Harwich7-220707-PreDRAINAGE
Prepared by Microsoft, Printed 7/7/2022

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.188	49	50-75% Grass cover, Fair, HSG A (1S)
0.015	98	Paved parking, HSG A (1S)
0.041	98	Roofs, HSG A (1S)
0.244	**60**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.244	HSG A	1S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.244		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.188	0.000	0.000	0.000	0.000	0.188	50-75% Grass cover, Fair	1S
0.015	0.000	0.000	0.000	0.000	0.015	Paved parking	1S
0.041	0.000	0.000	0.000	0.000	0.041	Roofs	1S
0.244	**0.000**	**0.000**	**0.000**	**0.000**	**0.244**	**TOTAL AREA**	

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PROPERTY Runoff Area=10,630 sf 22.88% Impervious Runoff Depth=3.93"
Tc=6.0 min CN=60 Runoff=1.11 cfs 0.080 af

Pond 1P: PROPERTYLINE Inflow=1.11 cfs 0.080 af
Primary=1.11 cfs 0.080 af

Total Runoff Area = 0.244 ac Runoff Volume = 0.080 af Average Runoff Depth = 3.93"
77.12% Pervious = 0.188 ac 22.88% Impervious = 0.056 ac

Summary for Subcatchment 1S: PROPERTY

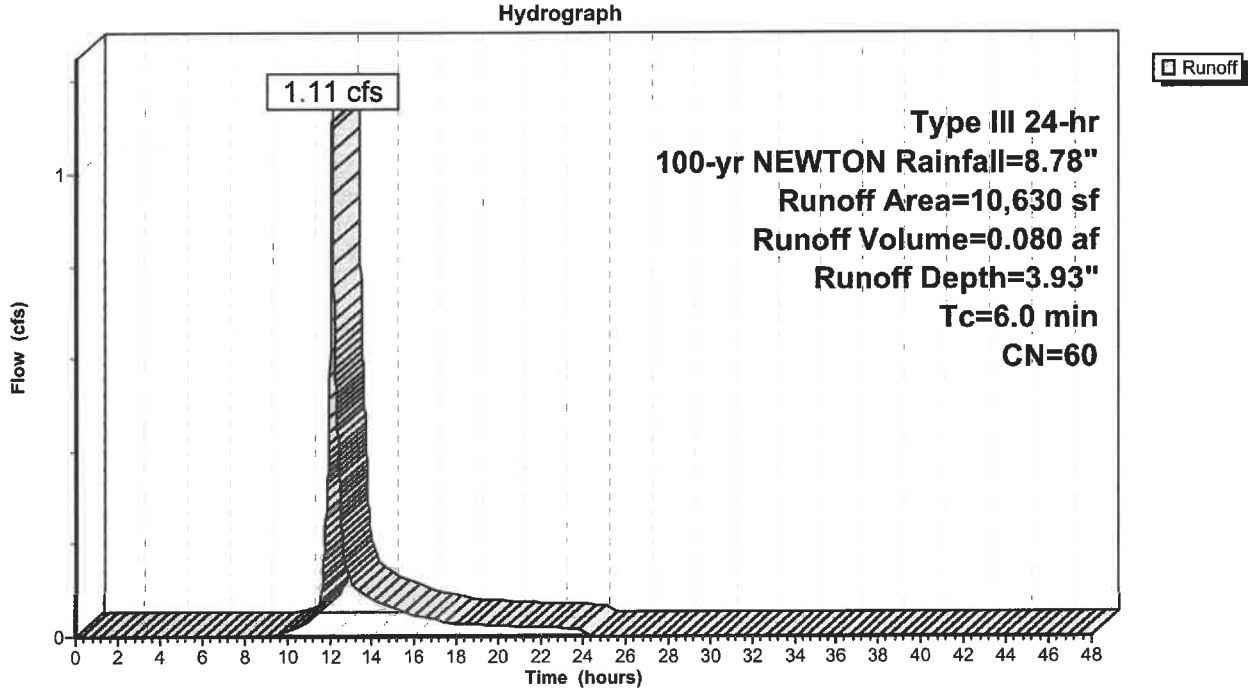
Runoff = 1.11 cfs @ 12.09 hrs, Volume= 0.080 af, Depth= 3.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr NEWTON Rainfall=8.78"

Area (sf)	CN	Description
8,198	49	50-75% Grass cover, Fair, HSG A
658	98	Paved parking, HSG A
1,774	98	Roofs, HSG A
0	98	Unconnected roofs, HSG A
10,630	60	Weighted Average
8,198		77.12% Pervious Area
2,432		22.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, exist**

Subcatchment 1S: PROPERTY



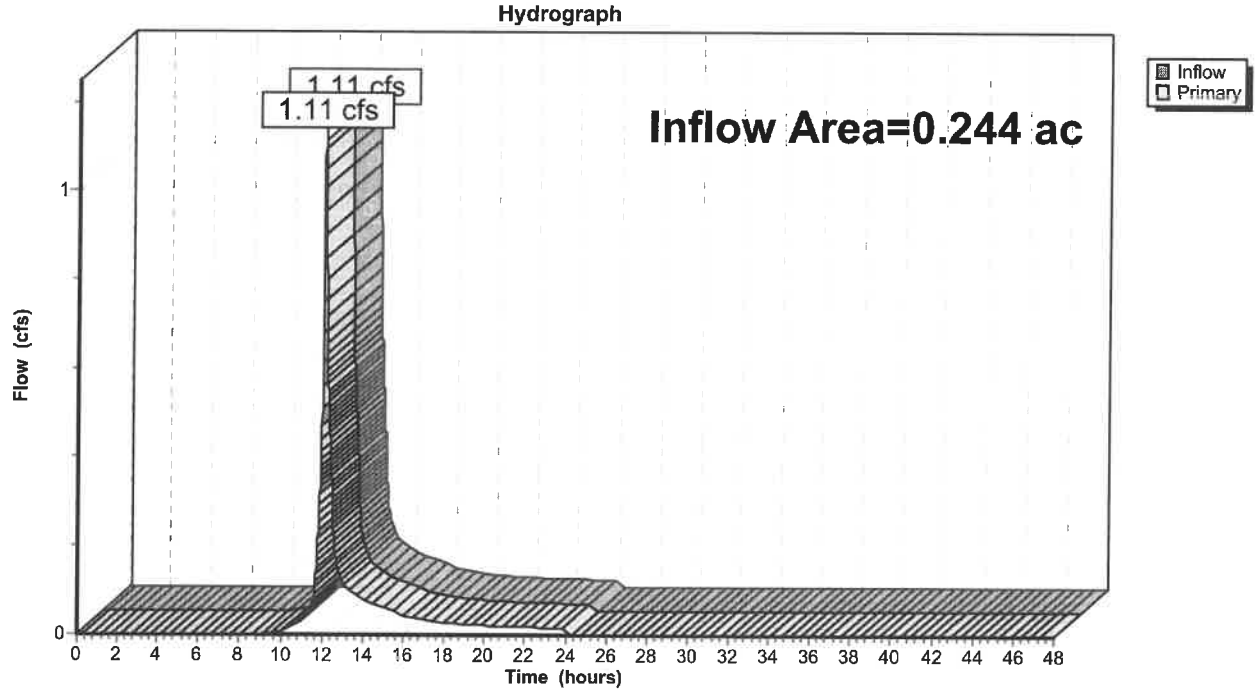
Summary for Pond 1P: PROPERTYLINE

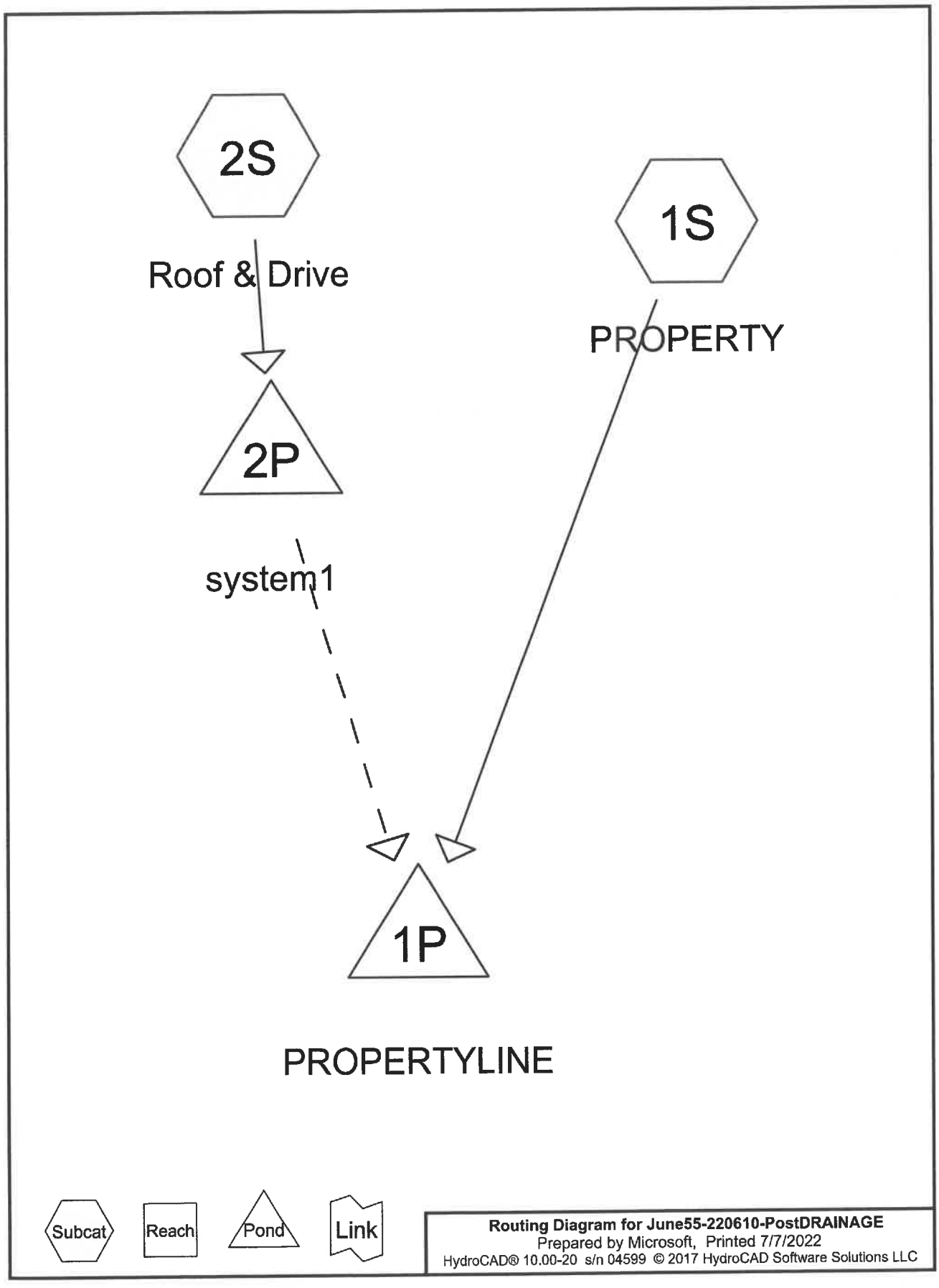
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.244 ac, 22.88% Impervious, Inflow Depth = 3.93" for 100-yr NEWTON event
Inflow = 1.11 cfs @ 12.09 hrs, Volume= 0.080 af
Primary = 1.11 cfs @ 12.09 hrs, Volume= 0.080 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Pond 1P: PROPERTYLINE





Routing Diagram for June55-220610-PostDRAINAGE
Prepared by Microsoft, Printed 7/7/2022

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.165	49	50-75% Grass cover, Fair, HSG A (1S)
0.027	98	Paved parking, HSG D (2S)
0.052	98	Roofs, HSG A (1S, 2S)
0.244	**65**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.217	HSG A	1S, 2S
0.000	HSG B	
0.000	HSG C	
0.027	HSG D	2S
0.000	Other	
0.244		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.165	0.000	0.000	0.000	0.000	0.165	50-75% Grass cover, Fair	1S
0.000	0.000	0.000	0.027	0.000	0.027	Paved parking	2S
0.052	0.000	0.000	0.000	0.000	0.052	Roofs	1S, 2S
0.217	**0.000**	**0.000**	**0.027**	**0.000**	**0.244**	**TOTAL AREA**	

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: PROPERTY Runoff Area=9,036 sf 20.67% Impervious Runoff Depth=3.81"
Tc=6.0 min CN=59 Runoff=0.92 cfs 0.066 af

Subcatchment2S: Roof & Drive Runoff Area=1,594 sf 100.00% Impervious Runoff Depth=8.54"
Tc=6.0 min CN=98 Runoff=0.32 cfs 0.026 af

Pond 1P: PROPERTYLINE Inflow=0.92 cfs 0.066 af
Primary=0.92 cfs 0.066 af

Pond 2P: system1 Peak Elev=149.18' Storage=0.006 af Inflow=0.32 cfs 0.026 af
Discarded=0.07 cfs 0.026 af Secondary=0.00 cfs 0.000 af Outflow=0.07 cfs 0.026 af

Total Runoff Area = 0.244 ac Runoff Volume = 0.092 af Average Runoff Depth = 4.52"
67.43% Pervious = 0.165 ac 32.57% Impervious = 0.079 ac

Summary for Subcatchment 1S: PROPERTY

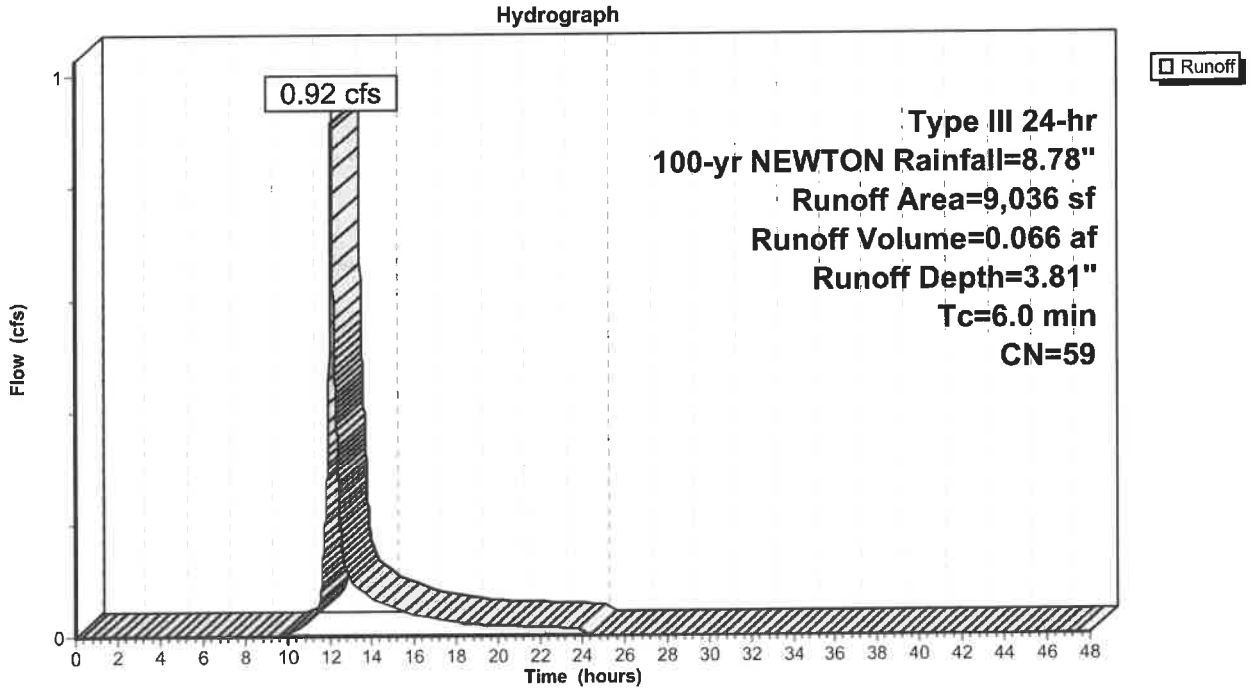
Runoff = 0.92 cfs @ 12.09 hrs, Volume= 0.066 af, Depth= 3.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr NEWTON Rainfall=8.78"

Area (sf)	CN	Description
7,168	49	50-75% Grass cover, Fair, HSG A
0	98	Unconnected pavement, HSG A
1,868	98	Roofs, HSG A
9,036	59	Weighted Average
7,168		79.33% Pervious Area
1,868		20.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, yard**

Subcatchment 1S: PROPERTY



Summary for Subcatchment 2S: Roof & Drive

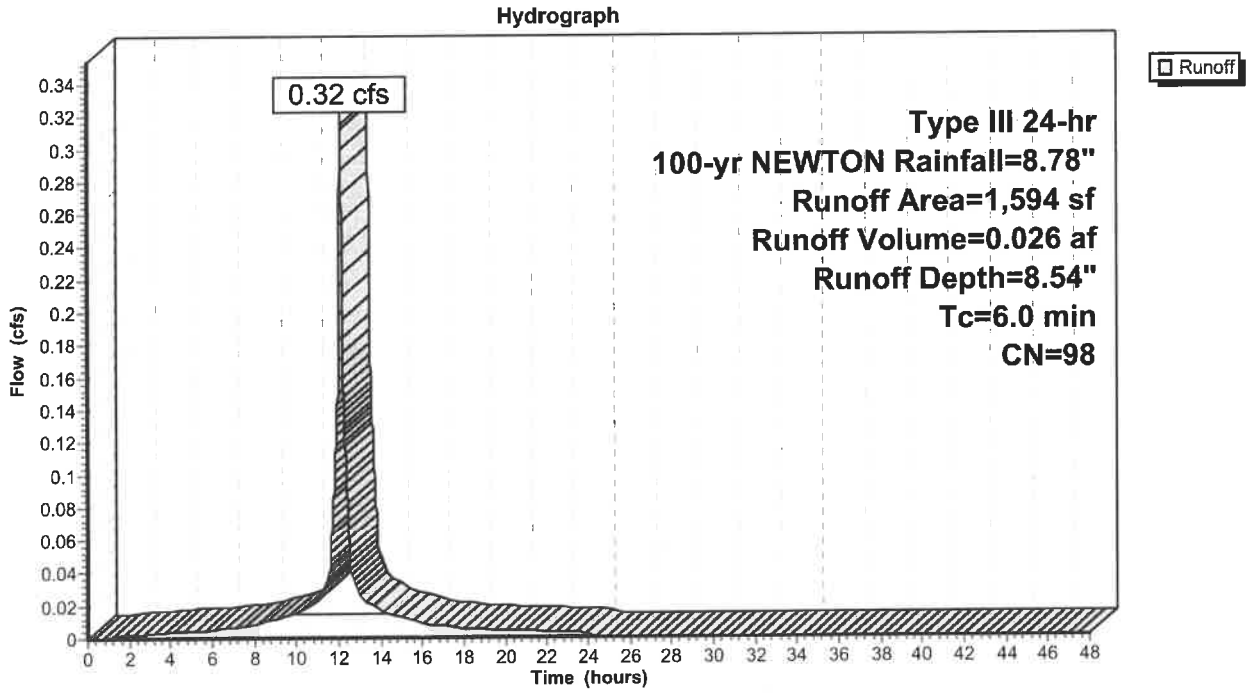
Runoff = 0.32 cfs @ 12.08 hrs, Volume= 0.026 af, Depth= 8.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-yr NEWTON Rainfall=8.78"

Area (sf)	CN	Description
1,194	98	Paved parking, HSG D
400	98	Roofs, HSG A
1,594	98	Weighted Average
1,594		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, drive**

Subcatchment 2S: Roof & Drive



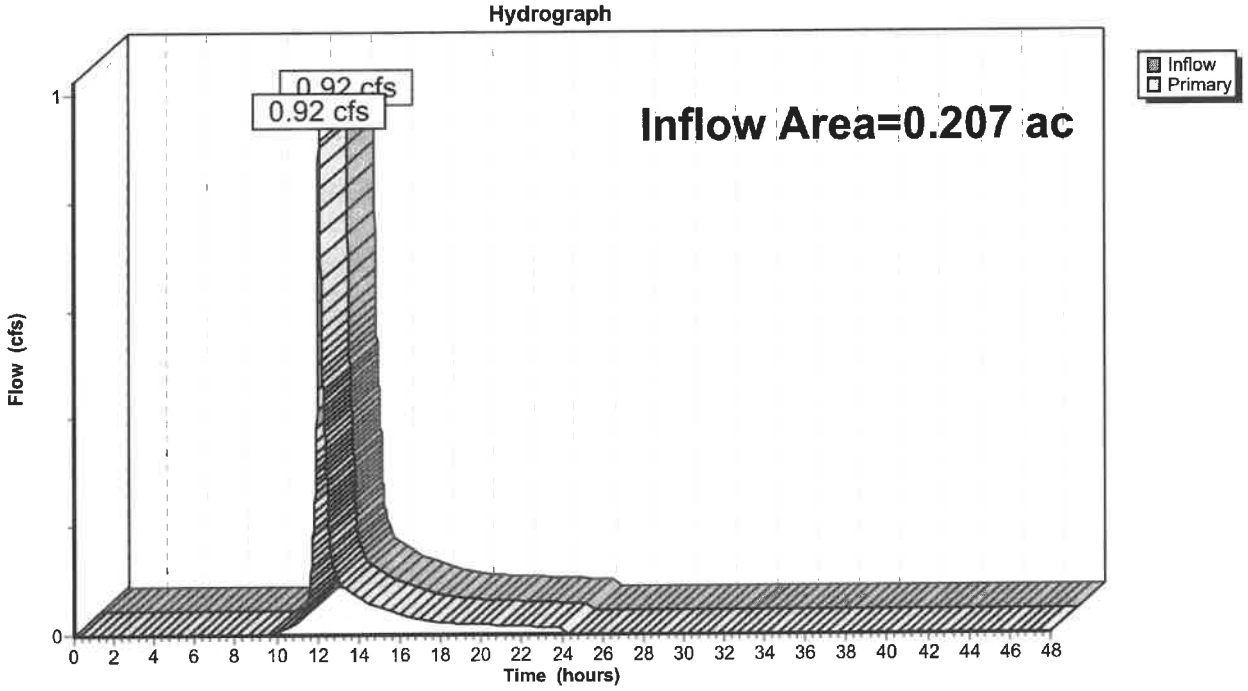
Summary for Pond 1P: PROPERTYLINE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.207 ac, 20.67% Impervious, Inflow Depth = 3.81" for 100-yr NEWTON event
Inflow = 0.92 cfs @ 12.09 hrs, Volume= 0.066 af
Primary = 0.92 cfs @ 12.09 hrs, Volume= 0.066 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Pond 1P: PROPERTYLINE



Summary for Pond 2P: system1

Inflow Area = 0.037 ac,100.00% Impervious, Inflow Depth = 8.54" for 100-yr NEWTON event
Inflow = 0.32 cfs @ 12.08 hrs, Volume= 0.026 af
Outflow = 0.07 cfs @ 12.48 hrs, Volume= 0.026 af, Atten= 78%, Lag= 23.9 min
Discarded = 0.07 cfs @ 12.48 hrs, Volume= 0.026 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 149.18' @ 12.48 hrs Surf.Area= 0.005 ac Storage= 0.006 af

Plug-Flow detention time= 23.9 min calculated for 0.026 af (100% of inflow)
Center-of-Mass det. time= 23.9 min (764.0 - 740.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	146.50'	0.006 af	**10.08'W x 20.52'L x 3.50'H Field A** 0.017 af Overall - 0.002 af Embedded = 0.015 af x 40.0% Voids
#2A	147.00'	0.002 af	**ADS_StormTech SC-740 +Cap** x 2 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap
		0.008 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	146.50'	**8.270 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 143.00'
#2	Secondary	151.00'	**6.0" x 144.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.07 cfs @ 12.48 hrs HW=149.18' (Free Discharge)
↑—**1=Exfiltration** (Controls 0.07 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=146.50' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: system1 - Chamber Wizard Field A

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

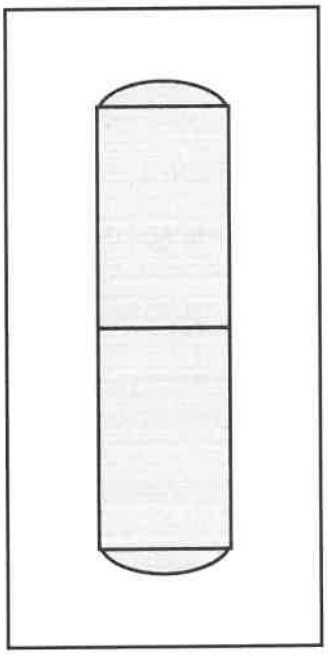
2 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 15.86' Row Length +28.0" End Stone x 2 = 20.52' Base Length
1 Rows x 51.0" Wide + 35.0" Side Stone x 2 = 10.08' Base Width
6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height

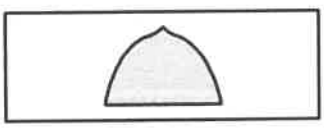
2 Chambers x 45.9 cf = 91.9 cf Chamber Storage

724.3 cf Field - 91.9 cf Chambers = 632.4 cf Stone x 40.0% Voids = 253.0 cf Stone Storage

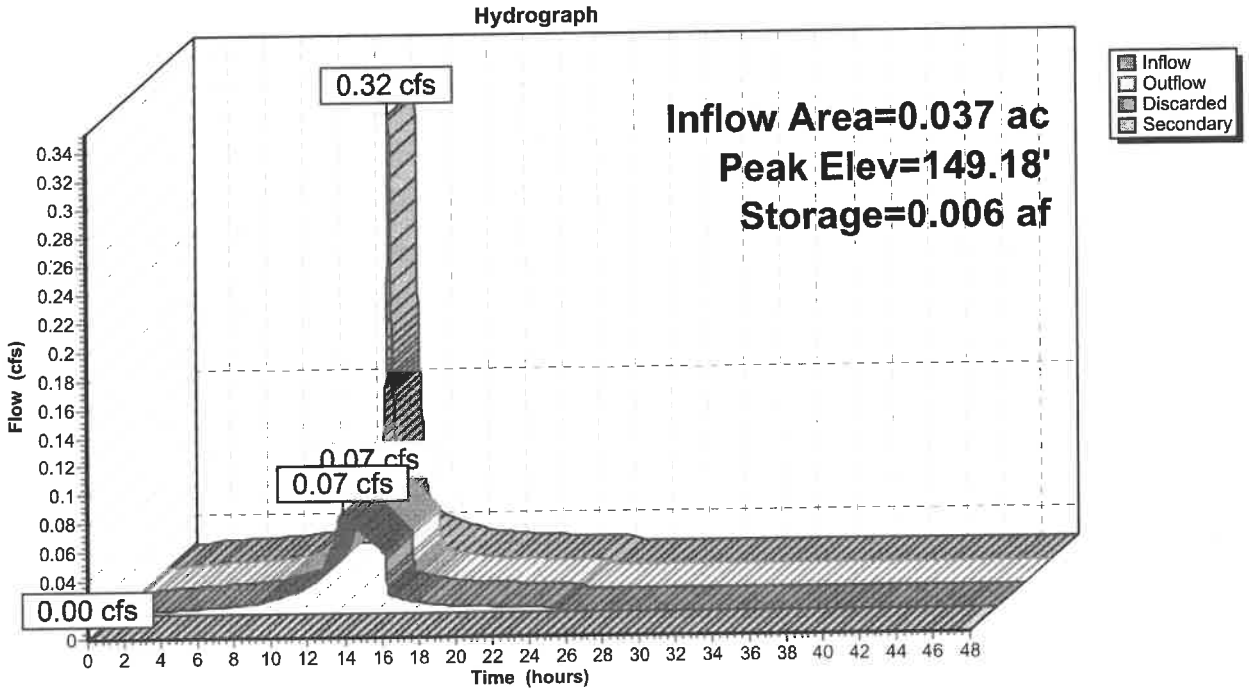
Chamber Storage + Stone Storage = 344.8 cf = 0.008 af
Overall Storage Efficiency = 47.6%
Overall System Size = 20.52' x 10.08' x 3.50'

2 Chambers
26.8 cy Field
23.4 cy Stone





Pond 2P: system1



Commonwealth of Massachusetts
City/Town of Newton

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

DEP has provided this form for use by on-site professionals and local Boards of Health. Other forms may be used, but the information must be substantially the same as provided here. Before using this form, check with your local Board of Health to determine the form they use.

A. Facility Information

1. Facility Information

Owner Name
71 Harwich Road Map/Lot
Street Address
Newton
City/Town
MA
State
Zip Code

B. Site Information

1. (Check one) New Construction ☒ Upgrade ☐ Repair ☐

2. Published Soil Survey available? Yes ☒ No ☐ If yes: Web soil survey
Year Published
Publication Scale
Soil Map Unit

Charlton-Urban Land Hollis Complex
Soil Name
well drained soils
Soil limitations

3. Surficial Geological Report available? Yes ☐ No ☐ If yes:
Year Published
Publication Scale
Map Unit

friable loamy eolian deposits
Geologic Material
ground moraines .
Landform

4. Flood Rate Insurance Map:

Above the 500 year flood boundary? Yes ☒ No ☐
Within the 100 year flood boundary? Yes ☐ No ☒
Within the 500 year flood boundary? Yes ☐ No ☒
Within a Velocity Zone? Yes ☐ No ☒

5. Wetland Area: National Wetland Inventory Map
Map Unit
Name
Wetlands Conservancy Program Map
Map Unit
Name

Commonwealth of Massachusetts
City/Town of Newton
Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

6. Current Water Resource Conditions (USGS) 5/22 (Month/Year) Range: Above Normal ☐ Normal ☒ Below Normal ☐

7. Other references reviewed: .

Norfolk well

C. On-Site Review *(minimum of two holes required at every proposed disposal area)*

Deep Observation Hole Number: TP#1 5/26/22 (Date) 7:00 AM (Time) clear (Weather)

1. Location

Ground Elevation at Surface of Hole 151.5'

Location (Identify on Plan) Front Yard center

2. Land Use: Residential (e.g. woodland, agricultural field, vacant lot, etc.) no (Surface Stones) 2-8 (Slope (%))

Grass (Vegetation) ground moraine (Landform) see plan (Position on landscape (attach sheet))

3. Distances from: Open Water Body 50' feet Drainage Way <50' feet Possible Wet Area 100'+ feet
Property Line 20'+/- feet Drinking Water Well > 400' feet Other

4. Parent Material: glaciofluvial deposits Unsuitable Materials Present: Yes ☐ No ☐

If Yes: Disturbed Soil☐ Fill Material☒ Impervious Layer(s) ☐ Weathered/Fractured Rock☐ Bedrock☐

5. Groundwater Observed: Yes ☐ No ☒

If Yes: Depth Weeping from Pit na Depth Standing Water in Hole na

Estimated Depth to High Groundwater: inches - . elevation

Commonwealth of Massachusetts
City/Town of Newton
Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

Deep Observation Hole Number Tp #1

Depth (In.)	Soil Horizon/ Layer	Soil Matrix: Color-Moist (Munsell)	Redoximorphic Features (mottles)			Soil Texture (USDA)	Coarse Fragments % by Volume		Soil Structure	Soil Consistence (Moist)	Other
			Depth	Color	Percent		Gravel	Cobbles & Stones			
0-48	A/Mix	10 YR 3/3				SL			granular		
48-52	Fill 2	10YR 7/8				SL			granular		
52-102	C1	10YR 6/2				S	some		granular		

Additional Notes Adjacent to perc test

Commonwealth of Massachusetts
City/Town of Newton
Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

D. Determination of High Groundwater Elevation

1. Method used:

☒	Depth observed standing water in observation hole	A. na inches B. na inches
☒	Depth weeping from side of observation hole	A. na inches B. na inches
☒	Depth to soil redoximorphic features (mottles)	1. na inches B na inches
☐	Groundwater adjustment (USGS methodology)	A. _____ inches B. inches

2. Index Well Number _____ Reading Date _____ Index Well Level _____

Adjustment Factor _____ Adjusted Groundwater Level _ _____

E. Depth of Pervious Material - NA

1. Depth of Naturally Occurring Pervious Material

a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system? Yes ☒ No ☐

b. If yes, at what depth was it observed? Upper boundary: _____ inches Lower boundary: inches

F. Certification

I certify that I have passed the soil evaluator examination* approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017.

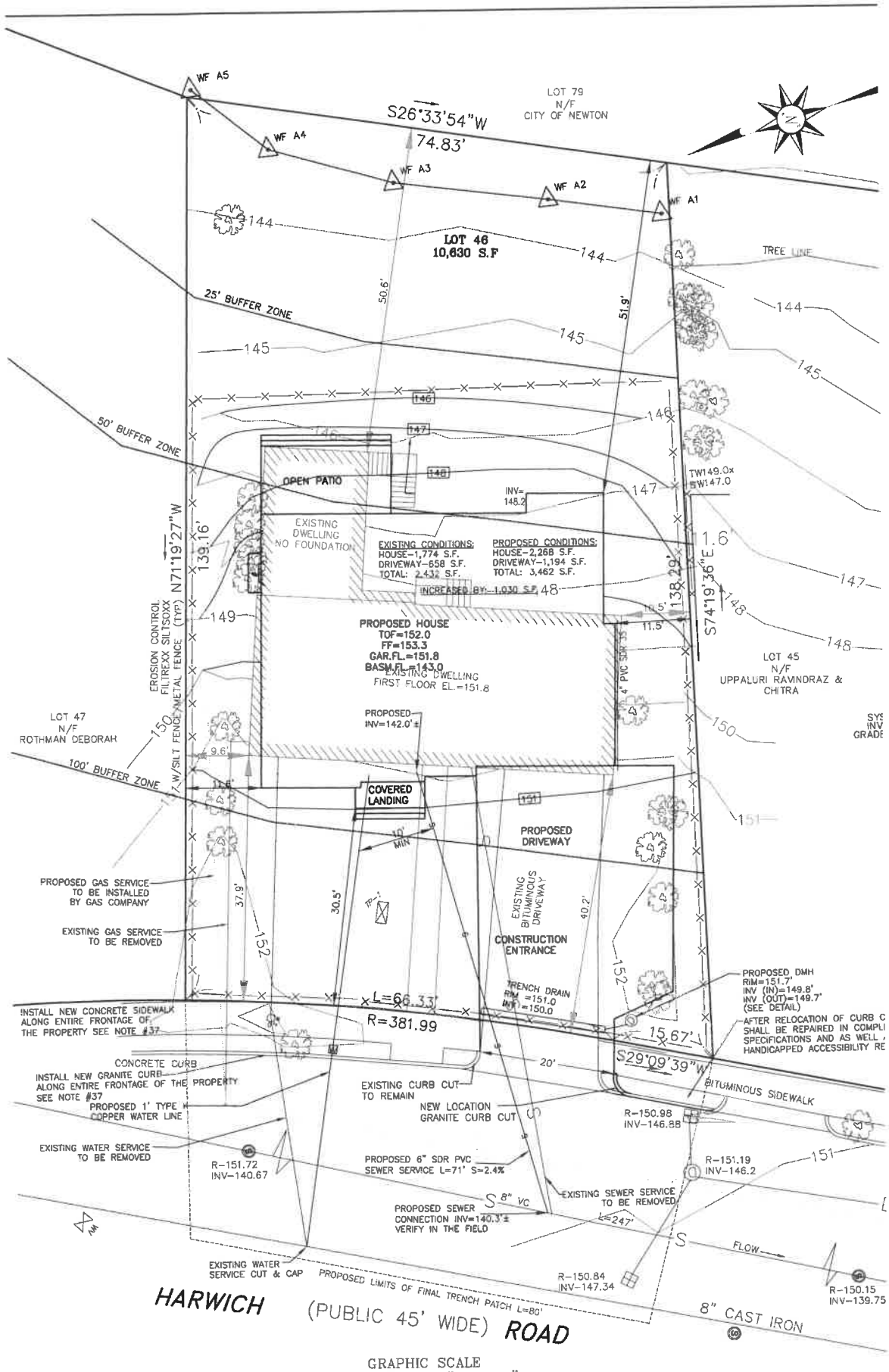
Thomas A Ryder
Signature of Soil Evaluator

5/26/22
Date

Thomas Ryder #2121
Typed or Printed Name of Soil Evaluator

11/96
*Date of Soil Evaluator Exam

Note: This form must be submitted to the approving authority with Percolation Test Form 12


WF A5
WF A4
WF A3
WF A2
WF A1
S26°33'54"W
74.83'
LOT 79
N/F
CITY OF NEWTON
LOT 46
10,630 S.F
TREE LINE
25' BUFFER ZONE
50' BUFFER ZONE
100' BUFFER ZONE
OPEN PATIO
EXISTING DWELLING
NO FOUNDATION
EXISTING CONDITIONS:
HOUSE-1,774 S.F.
DRIVEWAY-668 S.F.
TOTAL: 2,442 S.F.
PROPOSED CONDITIONS:
HOUSE-2,268 S.F.
DRIVEWAY-1,194 S.F.
TOTAL: 3,462 S.F.
INCREASED BY: 1,030 S.F.
PROPOSED HOUSE
TOF=152.0
FF=153.3
GAR.FL.=151.8
BASM.FL.=143.0
EXISTING DWELLING
FIRST FLOOR EL.=151.8
PROPOSED
INV=142.0'±
COVERED LANDING
PROPOSED DRIVEWAY
EXISTING BITUMINOUS DRIVEWAY
CONSTRUCTION ENTRANCE
TRENCH DRAIN
RIM =151.0
INV =150.0
EROSION CONTROL
FILTREXX SILTSOXX
W/SILT FENCE METAL FENCE (TYP)
N71°19'27"W
139.16'
S74°19'36"E
138.29'
LOT 47
N/F
ROTHMAN DEBORAH
LOT 45
N/F
UPPALURI RAVINDRAZ &
CHITRA
PROPOSED GAS SERVICE
TO BE INSTALLED
BY GAS COMPANY
EXISTING GAS SERVICE
TO BE REMOVED
INSTALL NEW CONCRETE SIDEWALK
ALONG ENTIRE FRONTAGE OF
THE PROPERTY SEE NOTE #37
L=66.33'
R=381.99
S29°09'39"W
15.67'
PROPOSED DMH
RIM=151.7'
INV (IN)=149.8'
INV (OUT)=149.7'
(SEE DETAIL)
AFTER RELOCATION OF CURB C
SHALL BE REPAIRED IN COMPLI
SPECIFICATIONS AND AS WELL
HANDICAPPED ACCESSIBILITY RE
CONCRETE CURB
INSTALL NEW GRANITE CURB
ALONG ENTIRE FRONTAGE OF THE PROPERTY
SEE NOTE #37
PROPOSED 1' TYPE K
COPPER WATER LINE
EXISTING WATER SERVICE
TO BE REMOVED
EXISTING CURB CUT
TO REMAIN
NEW LOCATION
GRANITE CURB CUT
BITUMINOUS SIDEWALK
R-150.98
INV-146.88
R-151.72
INV-140.67
PROPOSED 6" SDR PVC
SEWER SERVICE L=71' S=2.4%
R-151.19
INV-146.2
PROPOSED SEWER
CONNECTION INV=140.3'±
VERIFY IN THE FIELD
8" VC
L=247'
EXISTING SEWER SERVICE
TO BE REMOVED
FLOW
EXISTING WATER
SERVICE CUT & CAP
PROPOSED LIMITS OF FINAL TRENCH PATCH L=80'
R-150.84
INV-147.34
R-150.15
INV-139.75
8" CAST IRON
HARWICH (PUBLIC 45' WIDE) ROAD
GRAPHIC SCALE