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Electronic Submittal to City of Newton
Certified Mail to MassDEP-NERO

August 11, 2022

Newton Conservation Commission
City of Newton Planning and Development Department
Attn: Jennifer Steel
1000 Commonwealth Avenue
Newton, MA 02159-1499

RE: -Notice of Intent under the Massachusetts Wetlands Protection Act and Newton Floodplain Ordinance
-Proposed Partial House Demolition and Construction of Addition, Restored Deck, and Landscaping in Riverfront Area, Bordering Land Subject to Flooding, and Buffer Zone; 107 Truman Road, Newton, Massachusetts
-Applicant: Lev Sachakov

To the Commission:

This Notice of Intent (NOI) has been filed with the Newton Conservation Commission electronically under the Massachusetts Wetlands Protection Act and the Newton Floodplain Ordinance. Two checks made payable to the City of Newton: (1) \$260.00 for the City Share of the Act Fee, and (2) \$50.00 for the filing fee under the Ordinance will be provided to Conservation Commission Staff by hand or via regular mail on or prior to the application deadline.

Please have the legal notice billed to EcoTec, Inc. (508-752-9666 ext. 3).

Submitted Materials:

This submittal consists of the following:

1. This Cover Letter, which includes the
 - a. Wetland Resource Evaluation with
 - 1) City of Newton Locus Map;

- 2) Flood Insurance Rate Map, Map No. 25017C0554E, Dated June 4, 2010 with site indicated;
 - 3) Newton GIS Browser with site and mapped resources indicated;
 - 4) USGS Map, Boston South Quadrangle, 1987 with site indicated;
 - 5) Massachusetts NHESP Atlas (15th Edition), August 1, 2021 with site indicated; and
 - 6) Resume; and
- b. Project Description and Analysis;
2. City of Newton Cons.Com. Wetland Application Coversheet/Checklist and Copy of Ordinance Filing Fee Check;
 3. The Notice of Intent Form, Fee Transmittal Form, and Copy of Act Filing Fee Checks;
 4. Abutter Request, Abutters List, and Abutters Map;
 5. Conservation Plan Set:
 - a. "Plot Plan, 107 Truman Road, Newton, Massachusetts" [Existing Conditions Plan], Sheet 1 of 3, Scale 1" = 10', prepared by Spruhan Engineering, P.C., dated August 8, 2022, signed and stamped by Christopher C. Charlton, PLS;
 - b. "Civil Plan, 107 Truman Road, Newton, Massachusetts" [Proposed Condition Plan], Sheet 2 of 3, Scale 1" = 10', prepared by Spruhan Engineering, P.C., dated August 8, 2022, signed and stamped by Christopher C. Charlton, PLS and Edmond T. Spruhan, P.E.; and
 - c. "Details, 107 Truman Road, Newton, Massachusetts," Sheet 3 of 3, Scale NTS, prepared by Spruhan Engineering, P.C., dated August 8, 2022, signed and stamped by Edmond T. Spruhan, P.E.

The proposed project does not trigger stormwater mitigation under the City of Newton stormwater requirements. A stormwater report and operations and maintenance plan are not included as part of this submittal.

One copy of this filing and payment of \$235.00 have been sent by certified mail, return receipt requested and regular mail, respectively, to the Northeast Regional Office of the Department of Environmental Protection and to the DEP Lockbox, respectively. Documentation of all payments is included in the filing.

In compliance with the Act and Regulations, all abutters within one hundred feet of the site shall be notified of this submittal via certificate of mailing immediately upon receipt of the meeting notice from the Conservation Commission Staff. Proof of timely notice to abutters, including the required abutters list, map, notification, and affidavit of service, shall be provided to the Conservation Commission Staff via NewGov-Newton well in advance of the hearing on this matter.

We look forward to meeting remotely (or in person, as applicable) with the Conservation Commission on this matter on September 1, 2022. If you have any questions, please feel free to contact me at any time.

Wetland Resource Evaluation:

On March 14, 2022, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, S. 40; the “Act”) and its implementing regulations (310 CMR 10.00 *et seq.*); and (2) the U.S. Clean Water Act. The City of Newton does not have a Wetlands Protection Ordinance but does have a Floodplain Ordinance (the “Ordinance”; Section 22-22). John P. Rockwood, Ph.D., SPWS conducted the inspection.

The subject site consists of a 0.245±-acre (10,680± square foot) parcel located to the west of Truman Road in the Newton Centre section of Newton, Massachusetts (see Locus Map). A sewer and drain easement and a drain easement occur near the southeastern and southern property boundaries, respectively. South Meadow Brook flows to the northwest along the southern property boundary; Paul Brook flows to the southwest off-site to the west. The site is largely previously developed and partially degraded with a single-family house with attached one-car garage, rear mudroom on piers with stairs, and rear bulkhead; rear wooden deck with stairs; front landing and steps; paved driveway that has recently been repaved by contractors for the City of Newton; front brick paver walkway with cobble borders; rear poured concrete patio; rear/side brick paver patio; wooden stockade fencing; chain-link fencing; rear overgrown arborvitae hedge; and associated lawn and landscaping. There is a concrete sidewalk, lawn strip, and one small street tree located between the site and the concrete curb of Truman Road. The wetland resources observed on and near the site are described below.

Wetland Resource Evaluation: Methodology:

The subject site and adjacent areas were inspected, and areas suspected to qualify as wetland resources were identified. Bordering Vegetated Wetlands were not observed on the subject site or along the subject reach of South Meadow Brook to the south or Paul Brook to the west of the site. The upper boundary of Bank of South Meadow Brook and Paul Brook and the Mean Annual High-water Line of Paul Brook were delineated in the field with blue pin flags. The Regulations at 310 CMR 10.54(2)(c) state: “The upper boundary of Bank is the first observable break in the slope or the mean annual flood level, whichever is lower.” Along these stream reaches, the upper boundary of Bank was generally delineated as the upper edge of the sloped concrete blocks that line the stream channels. The plant taxonomy used in this report is based on the *National List of Plant Species that Occur in*

Wetlands: Massachusetts (Fish and Wildlife Service, U.S. Department of the Interior, 1988). As Bordering Vegetated Wetlands were not observed on the subject site or observed or delineated along the subject reaches of South Meadow Brook and Paul Brook, DEP Bordering Vegetated Wetland Delineation Field Data Forms were not completed and are not attached to this letter. The table below lists the flag numbers and type and the resource area type and location for flags placed in the field.

Flag Numbers	Flag Type	Wetland Types and Locations
Start S1 to S10 Stop	Blue Pin Flags	Upper boundary of Bank of South Meadow Brook located near the southern site boundary. South Meadow Brook is intermittent to its confluence with Paul Brook to the west of the site.
Old Flag 7 connects across South Meadow Brook to R1 to R7 Stop	Blue Pin Flags	Upper boundary of Bank/Mean Annual High-water Line of Paul Brook/South Meadow Brook located to the west of the site.

Note: The pin flags placed along both streams are located within the City of Newton Easements along these streams.

Wetland Resource Evaluation: Findings:

Land Under Water Bodies and Waterways, Bank, and Bordering Vegetated Wetlands: Bordering Vegetated Wetlands were not observed on the subject site or along the subject reach of South Meadow Brook near the southern site boundary. Plant species observed on the slope to South Meadow Brook include Norway maple (*Acer platanoides*) trees, saplings, and/or shrubs and white ash (*Fraxinus americana*) and American elm (*Ulmus americana*) trees and/or saplings. Paul Brook, which is perennially mapped, is located off-site to the west. South Meadow Brook and Paul Brook would be regulated as Bank and Land Under Water Bodies and Waterways under the Regulations. A 100' Buffer Zone would extend horizontally outward from the edge of Bank under the Regulations (see Existing Conditions Plan).

Bordering Land Subject to Flooding and Section 22-22 Floodplain: Based upon a review of the Flood Insurance Rate Map, Map Number 25017C0554E, Effective Date June 4, 2010 (attached), the entire site and surrounding area is 100-year floodplain associated with South Meadow Brook and Paul Brook. This area is mapped Zone AE (i.e., 100-year floodplain) with a 100-year flood elevation of 114± feet (NAVD 1988). Bordering Land Subject to Flooding does not have a 100' Buffer Zone under the Regulations.

Section 22-22 of the Ordinance identifies the Floodplain/Watershed Protection District. Under Section (g)1. Floodplain/ Watershed Areas, the subject reach of Paul Brook [i.e., (23)

Mildred Road to confluence of South Meadow Brook] has a 100-year floodplain of elevation ranging from 120.5 to 120.3 feet City of Newton Datum (see attached Newton GIS Browser Map). The 100-year flood elevation at the site is 120.5 feet City of Newton Datum. Section 22-22 does not establish any form of buffer zone.

Riverfront Area: The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map, Boston South Quadrangle, dated 1987 (attached), a perennially mapped stream (Paul Brook then South Meadow Brook) is located to the west of the site; the segment of South Meadow Brook to the south of the site is not mapped. The perennially mapped stream would be designated as perennial and would have a 200-Foot Riverfront Area; the unmapped stream would be designated as intermittent and would not have an associated Riverfront Area (see attached Newton GIS Browser Map). Riverfront Area does not have 100' Buffer Zone under the Act and Regulations.

Estimated/Priority Habitat and Certified/Potential Vernal Pools: The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 15th edition, valid from August 1, 2021 (NHESP Interactive Viewer Screenshot with Certified and Potential Vernal Pool Layers active; attached), there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified or Potential Vernal Pools on or in the immediate vicinity of the subject site.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities.

Proposed Project and Analysis:

The proposed project consists of the partial demolition of the existing single-family house in preparation for the addition, removal of two rear patios and the front walk with conversion of these areas to lawn, removal of the front landing and steps, removal of part of the wooden fence that runs between the house and the western property boundary and the construction on piers of the proposed addition (front and rear), restoration and expansion of the existing wooden deck with composite decking, installation of a new bulkhead, installation of a new front landing and stairs on piers, installation of a new front walk, and pruning of and removal of deadwood from the overgrown arborvitae hedge to the rear of

the house. The areas beneath the pier-supported portions of the house and the post-supported deck will be covered with crushed stone. The pier-supported portions of the house and the deck will have lattice or narrow, vertical lath, at the discretion of the applicant, which meets Commission's Guidelines for Construction in the Flood Zone.

Prior to the start of work, the proposed limit of work will be demarcated in the field by the erosion control barrier consisting of staked 12-inch diameter compost sock as indicated on the Site Plan. Construction access will be from the existing paved driveway and around the western side of the house. Limited equipment is needed for this project and limited soil excavation is proposed; the proposed addition is on piers and significant concrete work is not proposed as part of this project. Tree protection is proposed for the small street tree. No trees are proposed to be removed from the site as part of this project; the arborvitae hedge located to the rear of the house will be pruned as part of the project. The existing edge of lawn will be maintained. The existing patios will be removed and these areas will be brought to the surrounding grade with loam and seeded or sodded as lawn. Any disturbed lawn and landscaped areas will be returned to the existing grade and will be seeded or sodded as lawn. Soil will be temporarily stored on-site in a covered stockpile within the limit of work with excess soil trucked from the site. Concrete washout is proposed within the limit of work in the northern portion of the site near the street. These areas will be cleaned up following excavation activities and will be prepared for lawn. An erosion control barrier at the site perimeter and inlet protection for the catch basins near the site in Truman Road will be used to mitigate project impacts during construction.

As shown on the Site Plan, the proposed project will result in an overall reduction in degraded area on the site of $33.7\pm$ square feet from $4,077.2\pm$ square feet under existing conditions to $4,043.5\pm$ square feet under proposed conditions. The project does not require restoration or enhancement plantings and none are proposed. The project does not trigger stormwater improvements under City of Newton requirements. Impervious area calculations and the project engineer's certification statement are provided on Site Plan Sheet 3 of 3. Roof runoff from the addition will be collected in gutters and discharged to the ground surface via downspouts with splash blocks. Again, the area beneath the post-supported deck will be covered with crushed stone to promote infiltration and minimize runoff from the deck; the area beneath the pier-supported portions of the house will also be covered with crushed stone to minimize the potential for soil erosion.

Compliance Evaluation under the Regulations:

The proposed project is a mixture of new and redevelopment activities within the Riverfront Area to Paul Brook. Paul Brook is located to the west of the site; a developed

residential lot occurs between the site and Paul Brook. Under the current regulatory interpretation by MassDEP, proposed projects located in the Riverfront Area are to be treated either as new development under 310 CMR 10.58(4) or as redevelopment under 310 CMR 10.58(5). As significant degraded area occurs on the subject site within the Riverfront Area, this project has been evaluated herein as a redevelopment project pursuant to 310 CMR 10.58(5). Redevelopment projects are required to meet the two applicable standards at 310 CMR 10.58(4) [i.e., Section 10.58(4)(a) and (b)] and all the performance standards at 310 CMR 10.58(5). The proposed project has been designed as shown on the Site Plan and described within this letter to meet applicable general performance standards for Riverfront Area found at 310 CMR 10.58(4) and the performance standards for redevelopment of the Riverfront Area at 310 CMR 10.58(5) as well as the general performance standards for Bordering Land Subject to Flooding at 310 CMR 10.57(4)(a) and the narrative standard for the Buffer Zone at 310 CMR 10.53(1). A discussion of compliance with the above-referenced performance standards and narrative standard is as follows:

Riverfront Area: Section 10.58(4) of the Regulations provides the general performance standards for work within the Riverfront Area, which states:

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

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

Work is proposed within the Riverfront Area to Paul Brook and within Bordering Land Subject to Flooding associated with Paul Brook. As discussed below, the proposed project has been designed to comply with the applicable performance standards for Bordering Land Subject to Flooding at 310 CMR 10.57(4)(a). Except as noted above, no other wetland resource areas occur within the limit of work on the site. As such, no work is proposed within Land Under Water Bodies and Waterways, Bank, Bordering Vegetated Wetlands, or Isolated Land Subject to Flooding. Work is proposed within the 100' Buffer Zone; the 100' Buffer Zone is not a wetland resource area under the Regulations.

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

Based upon the NHESP Atlas, 15th Edition, dated August 1, 2021, the site is not located within a mapped Estimated Habitat or Priority Habitat and no mapped Certified or Potential Vernal Pools occur on or near the subject site. As such, the proposed project will not have any adverse effect on specified habitat sites of rare wetland or upland, vertebrate or invertebrate species, and will not have any adverse effect on vernal pool habitat.

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

As provided at 310 CMR 10.58(5), this standard is not applicable to a redevelopment project within the Riverfront Area. As such, a formal alternatives analysis has not been provided. A description of the project is provided in the Project Description and Analysis section of this letter above and compliance with the Redevelopment Standards is discussed below.

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

As provided at 310 CMR 10.58(5), this standard is not applicable to a redevelopment project within the Riverfront Area. As such, a significant adverse impact analysis has not been provided. A description of the project is provided in the Project Description and Analysis section of this letter above and compliance with the Redevelopment Standards is discussed below.

Section 10.58(5) of the Regulations provides the performance standards for redevelopment within previously developed and degraded Riverfront Area, which states:

Redevelopment Within Previously Developed Riverfront Areas; Restoration and Mitigation. Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:

(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.

The subject site is 10,680± square feet in size and 10,250± square feet or 96.0% of the subject site occurs within the 200' Riverfront Area to Paul Brook: 9,600± square feet between 100 and 200 feet and 650± square feet within 100 feet. South Meadow Brook (i.e., Bank and Land Under Water Bodies and Waterways) makes up 635± square feet in the southern part of the site and Bordering Land Subject to Flooding covers the remaining 10,045± square feet or 94.1% of the site. No other wetland resource areas occur on the subject site. The 100' Buffer Zone to South Meadow Brook and Paul Brook covers 10,585± or 99.1% of the site. A developed residential lot occurs between the site and Paul Brook. The subject site is previously developed and significant degraded area consisting of the single-family house with attached one-car garage, rear mudroom on piers with stairs, and rear bulkhead; rear wooden deck with stairs; front landing and steps; paved driveway that has recently been repaved by contractors for the City of Newton; front brick paver walkway with cobble borders; rear poured concrete patio; and rear/side brick paver patio. The proposed project has been designed to and will result in an improvement over the existing condition.

The proposed project consists of the partial demolition of the existing single-family house in preparation for the addition, removal of two rear patios and the front walk with conversion of these areas to lawn, removal of the landing and steps, removal of part of the wooden fence that runs between the house and the western property boundary and the construction on piers of the proposed addition (front and rear), restoration and expansion

of the existing wooden deck with composite decking, installation of a new bulkhead, installation of a new front landing and stairs on piers, installation of a new front walk, and pruning of and removal of deadwood from the overgrown arborvitae hedge to the rear of the house. Degraded areas associated with the proposed project are located further from Paul Brook than degraded areas under the existing condition. The proposed addition has been reconfigured from the original design to stay outside of the 25' Buffer Zone to South Meadow Brook.

The proposed project will result in an overall reduction in degraded area on the site of $33.7\pm$ square feet from $4,077.2\pm$ square feet under existing conditions to $4,043.5\pm$ square feet under proposed conditions, including removal of a poured concrete patio within the 25' Buffer Zone and a brick paver patio with subsequent conversion of these areas to lawn. The project does not trigger stormwater improvements under City of Newton requirements. Roof runoff from the addition will be collected in gutters and discharged to the ground surface via downspouts with splash blocks. The area beneath the post-supported deck will be covered with crushed stone to promote infiltration and minimize runoff from the deck; the area beneath the pier-supported portions of the house will also be covered with crushed stone to minimize the potential for soil erosion. Excess total compensatory storage is provided with excess incremental storage provided for each of the six evaluated incremental ranges. The total compensatory storage provided across all increments is just over two times the volume of the proposed floodplain fill. An erosion control barrier and inlet protection for the catch basins near the site in Truman Road will be used to mitigate project impacts during construction. Accordingly, the proposed project will serve to improve the capacity of the Riverfront Area on the subject site to protect the statutory interests presumed to be significant within the Riverfront Area.

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

The proposed project is exempt from stormwater management standards under the Regulations. The project does not trigger stormwater improvements under City of Newton requirements. Impervious area calculations and the project engineer's certification statement are provided on Site Plan Sheet 3 of 3.

(c) Within 200-foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25-foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).

The proposed project components are located over 100 feet from Paul Brook and a developed residential lot occurs between the site and Paul Brook. Degraded areas associated with the proposed project are no closer to Paul Brook than degraded areas under the existing condition. The closest degraded surface under existing conditions is the brick paver patio which is 108± feet from Paul Brook. The proposed addition is approximately five feet closer to Paul Brook than the existing house; this was done to keep the addition out of the 25' Buffer Zone to South Meadow Brook.

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

Degraded areas associated with the proposed project are located further from the Charles River than degraded areas under the existing condition. A developed residential lot occurs between the site and Paul Brook. The addition has been configured to stay outside of the 25' Buffer Zone to South Meadow Brook. The majority of the proposed house footprint expansion is away from Paul Brook.

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

The proposed project will result in an overall reduction in degraded area on the site of 33.7± square feet from 4,077.2± square feet under existing conditions to 4,043.5± square feet under proposed conditions, including removal of a poured concrete patio within the 25' Buffer Zone and a brick paver patio with subsequent conversion of these areas to lawn.

(f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:

- 1. removal of all debris, but retaining any trees or other mature vegetation;*
- 2. grading to a topography which reduces runoff and increases infiltration;*
- 3. coverage by topsoil at a depth consistent with natural conditions at the site; and*
- 4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site.*

Restoration of degraded Riverfront Area on the site is not proposed as part of this project.

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 to 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00, the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Environmental Affairs.

Enhancement of previously developed Riverfront Area on the site is not proposed as part of this project.

(h) The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.

Restoration or enhancement of Riverfront Area is not proposed as part of this project. As such, the above-referenced continuing condition is not required for this project.

Bordering Land Subject to Flooding: Section 10.57(4)(a) provides the general performance standards for work proposed within Bordering Land Subject to Flooding. Section 10.57(4)(a) states:

1. Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows. Compensatory storage shall mean a volume not previously

used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream or creek.

The proposed project will temporarily or permanently alter 1,560± square feet of Bordering Land Subject to Flooding for the removal of the existing mudroom and site features and for construction of the proposed addition, restoration and expansion of the deck, and associated landscaping. The proposed addition (front and rear) will be on piers; no additional posts are required for the proposed deck expansion. The removal of the existing mudroom, large concrete front stairs, and other site features provide the required incremental compensatory storage. Flood cuts and fills are addressed on the Site Plan within six incremental ranges: 115 to 116, 116 to 117, 117 to 118, 118 to 119, 119 to 120, and 120 to 120.5. The project proposes a total of 313± cubic feet of fill within the floodplain and proposes 644± cubic feet of cut or compensatory storage within the floodplain for a net gain of 331± cubic feet of flood storage on the site under the proposed condition compared to the existing condition. Again, excess total compensatory storage is provided with excess incremental storage provided for each of the six evaluated incremental ranges. The total compensatory storage provided across all increments is just over two times the volume of the proposed floodplain fill. The required Floodplain Impact & Mitigation Summary Table and supporting explanations certified by a Professional Engineer are provided on the Site Plan. The proposed compensatory storage is provided near the lost flood storage and is located within the same river reach and will have an unrestricted hydraulic connection to Paul Brook and South Meadow Brook. As such, the proposed project complies with this standard and the Commission's Guidelines for Construction in the Flood Zone.

2. Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.

The proposed Bordering Land Subject to Flooding compensatory storage has been designed in compliance with the Regulations and the Commission's Guidelines for Construction in the Flood Zone to provide the required incremental compensatory storage volumes and will not restrict flows in Paul Brook or South Meadow Brook or result in an increase in flood stage or velocity along Paul Brook or South Meadow Brook. As such, the proposed project complies with this standard.

3. Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.

The existing Bordering Land Subject to Flooding on the site that is proposed to be altered consists of existing structure, site features (e.g., deck, front landing and steps, and concrete or brick paver patios/walks), lawn, and landscaping, and are not important to the protection of wildlife habitat. As such, this standard is not applicable to the proposed project.

Narrative Standard for Work in the Buffer Zone:

Section 10.53(1) of the Regulations provides a narrative standard for work in the Buffer Zone and states:

...If the issuing authority determines that a resource area is significant to an interest identified in M.G.L. c. 131, § 40 for which no presumption is stated in the Preamble to the applicable section, the issuing authority shall impose such conditions as are necessary to contribute to the protection of such interests. For work in the buffer zone subject to review under 310 CMR 10.02(2)(b)3., the issuing authority shall impose conditions to protect the interests of the Act identified for the adjacent resource area. The potential for adverse impacts to resource areas from work in the buffer zone may increase with the extent of the work and the proximity to the resource area. The issuing authority may consider the characteristics of the buffer zone, such as the presence of steep slopes, that may increase the potential for adverse impacts on resource areas. Conditions may include limitations on the scope and location of work in the buffer zone as necessary to avoid alteration of resource areas. The issuing authority may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the resource area and/or other measures commensurate with the scope and location of the work within the buffer zone to protect the interests of the Act. Where a buffer zone has already been developed, the issuing authority may consider the extent of existing development in its review of subsequent proposed work and, where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a resource area to protect the interest of the Act. The purpose of preconstruction review

of work in the buffer zone is to ensure that adjacent resource areas are not adversely affected during or after completion of the work.

As indicated in the Preface to the 2005 Revisions to the Regulations, “This standard is intended to provide better guidance to applicants, conservation commissions and DEP by identifying the measures that will ensure that adjacent wetland resource areas are not adversely affected during or after completion of the work.”

Prior to the start of earth moving activities, an erosion control barrier consisting of staked compost sock only, which will also serve as the limit of work, will be located around the work area as shown on the Site Plan. This erosion control barrier will be maintained until the work area is stabilized. Approval of the issuing authority will be received prior to the removal of the erosion control barrier. Under existing conditions and proposed conditions, the majority of the site is relatively flat; the southern portion of the site outside of the limit of work slopes moderately to steeply to South Meadow Brook. The proposed project maintains the existing edge of lawn. The proposed project results in a slight reduction in impervious area on the site. Roof runoff from the addition will be collected in gutters and discharged to the ground surface via downspouts and splash blocks. No formal stormwater improvements or restoration/enhancement plantings are required or proposed.

City of Newton 25-foot Naturally Vegetated Buffer (NVB) Policy:

This Policy was implemented in June 2019 and is intended to protect the functions of Newton’s wetland resource areas by protecting and or re-establishing a naturally vegetated buffer proximate to protected wetland resource areas. The project proposes to remove impervious area (i.e., the existing poured concrete patio) from the 25’ Buffer Zone and convert this area to lawn. A small part of the existing house occurs within the 25’ Buffer Zone; the proposed rear addition has been reconfigured to stay out of the 25’ Buffer Zone. The existing wooden deck to be restored with composite decking will remain partially in the outer part of the 25’ Buffer Zone. The existing arborvitae hedge in the 25’ Buffer Zone will be pruned for health and safety. No mitigation plantings are proposed as part of this project.

Conclusions:

In conclusion, it is EcoTec’s opinion, based upon the information provided on the Site Plan and in this letter, that the proposed project meets the general performance standards for redevelopment of degraded Riverfront Area and Bordering Land Subject to Flooding and the narrative standard for work within the 100’ Buffer Zone. The proposed project results in an increase in total flood storage capacity on the site with increased capacity noted at all

Newton Conservation Commission

August 11, 2022

Page 16.

evaluated flood increments. The project results in a slight reduction in impervious area on the site. Stormwater mitigation and restoration/enhancement planting are not proposed as part of this project. This project meets the applicable performance standards and narrative standard and by regulation serves to protect the statutory interests.

Cordially,
ECOTEC, INC.



John P. Rockwood, Ph.D., SPWS
Principal Environmental Scientist

Cc: Department of Environmental Protection, Northeast Regional Office (by Certified
Mail/Return Receipt Requested)
Lev Sachakov/ Iryna Zhukouskaya (Via Email)
Edmond Spruhan (Via Email)

18/w/NEWTON107TRUMAN CL WRE PD COMP

EcoTec, Inc.

NEWTON LOCUS MAP

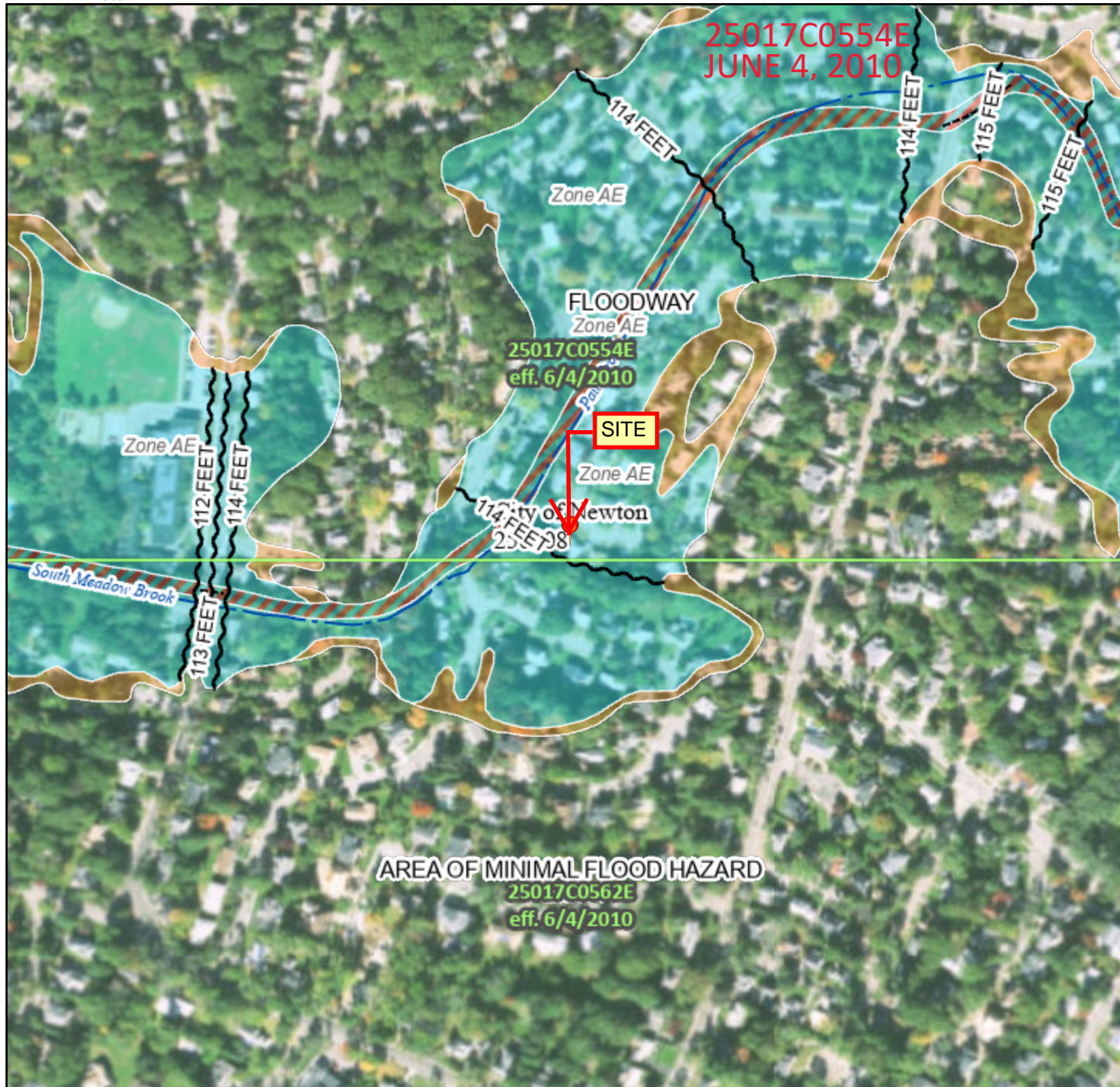
107 Truman Road



National Flood Hazard Layer FIRMMette



71°12'14"W 42°18'59"N



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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		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

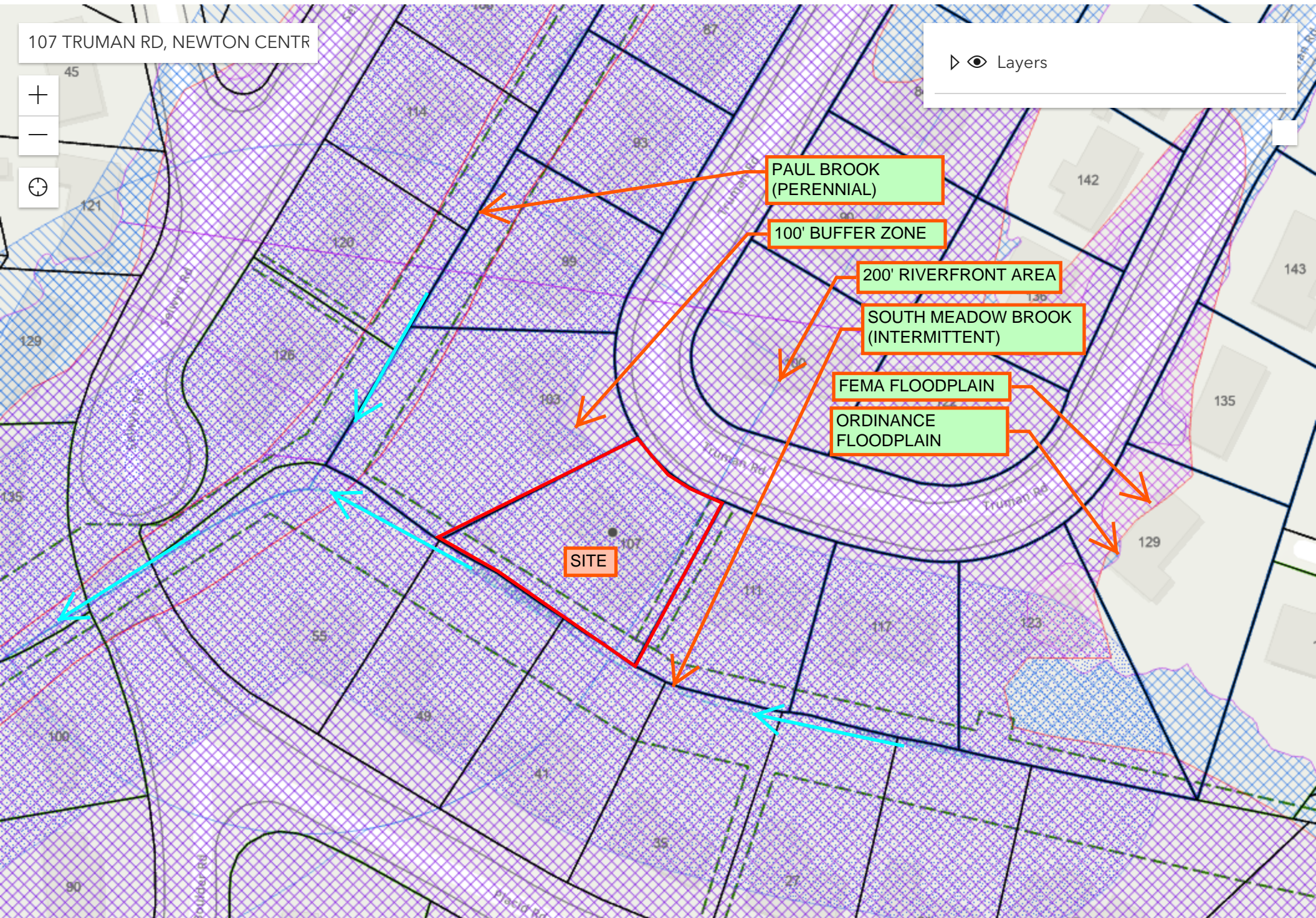
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/15/2022 at 8:36 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded 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.

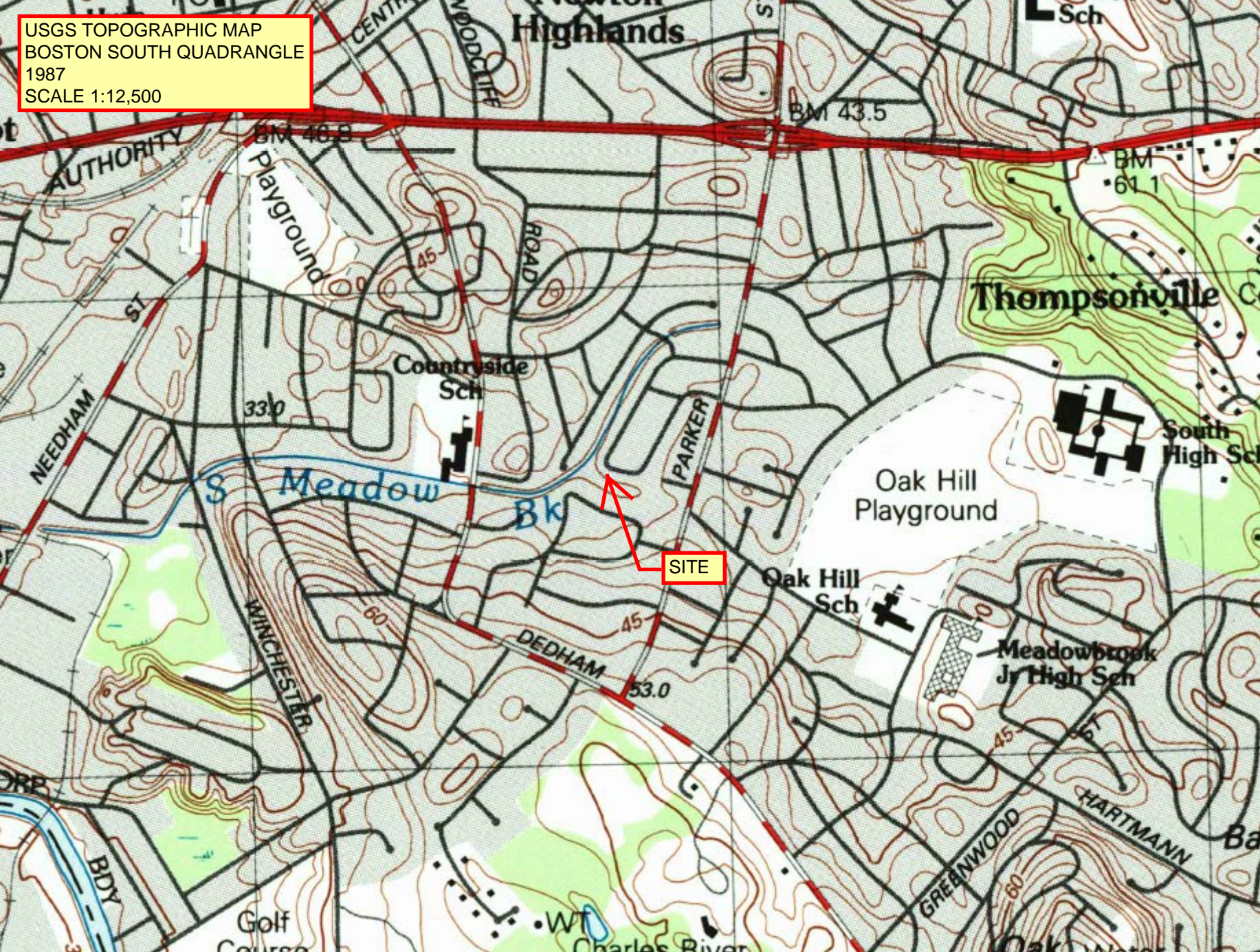
107 TRUMAN RD, NEWTON CENTR



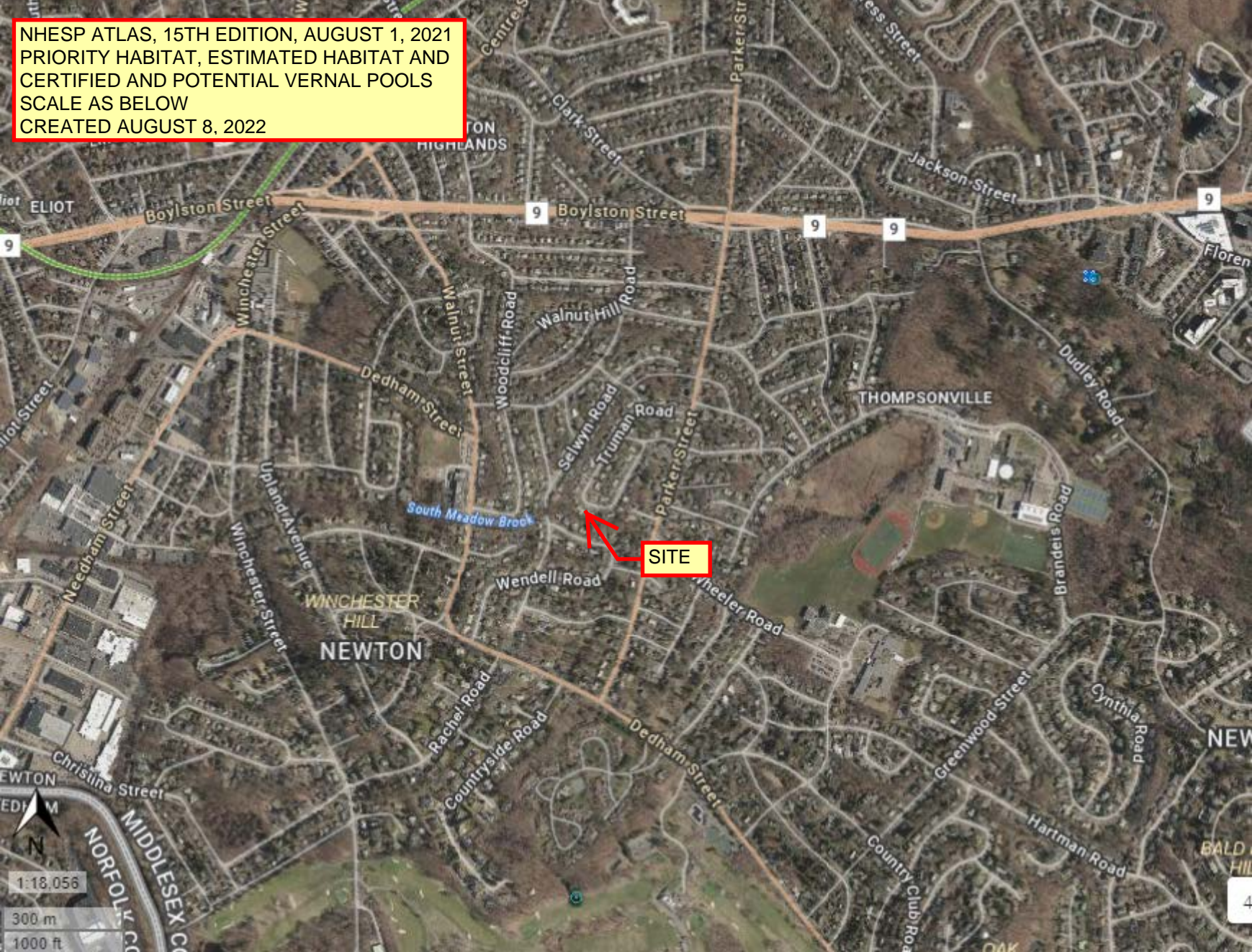
Layers



USGS TOPOGRAPHIC MAP
BOSTON SOUTH QUADRANGLE
1987
SCALE 1:12,500



NHESP ATLAS, 15TH EDITION, AUGUST 1, 2021
PRIORITY HABITAT, ESTIMATED HABITAT AND
CERTIFIED AND POTENTIAL VERNAL POOLS
SCALE AS BELOW
CREATED AUGUST 8, 2022



EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

John P. Rockwood, Ph.D., SPWS
Principal Environmental Scientist

Dr. John P. Rockwood has been a Staff Scientist with EcoTec, Inc. since October 1999. He was previously a Chief Environmental Scientist at Sanford Ecological Services, Inc. of Southborough, Massachusetts from September 1990 to October 1999. Dr. Rockwood was certified in August 2002 and recertified in March 2008, January 2013, and June 2018 as a Professional Wetland Scientist (PWS) by the Society of Wetland Scientists Professional Certification Program (SWSPCP), and in April 2020, he was made a Senior Professional Wetland Scientist (SPWS) by the SWSPCP. His project experience includes wetland resource evaluation, delineation, and permitting at the local, state, and federal levels; wildlife habitat evaluation; pond and stream evaluation; vernal pool evaluation, certification, construction/replication, and monitoring; rare species habitat and impact assessment; wetland replacement, replication, and restoration area design, construction, and monitoring; invasive species removal and treatment protocols and monitoring; and expert testimony preparation. He has served as a consultant to municipalities, conservation commissions, the development community, engineering and survey firms, industry, and citizen's groups. He has managed and participated in a wide variety of wetlands-related projects ranging in scope from single-family house lots to subdivisions, commercial developments, mixed use developments, golf courses, a water park, MBTA commuter train station, and a regional mall. He has assessed the potential impacts of stormwater runoff, landfill leachate, and/or hazardous waste disposal sites on rare vertebrate and/or invertebrate species, and has conducted and/or directed surveys, delineated actual habitat, conducted habitat evaluations, and/or developed mitigation strategies necessary to protect rare vertebrate, invertebrate, and plant species and their habitats from proposed development-related impacts. He has designed and conducted drift fence studies for rare vertebrates. He has conducted and led preconstruction sweeps for the spotted turtle, wood turtle, and eastern box turtle. He has filed MESA Project Review Checklists for numerous species and has prepared applications for Conservation and Management Permits and Amendments for the eastern box turtle and marbled salamander under MESA. He has submitted rare animal and plant observation forms to NHESP for several vertebrate, invertebrate, and plant species. He has conducted environmental impact assessments and has prepared MEPA documentation related to an office park, an MBTA commuter train station, water park, residential subdivisions, skating rink facility, landfill, and regional mall. Dr. Rockwood also has extensive experience in environmental site assessment related to possible oil and/or hazardous material contamination. He has conducted numerous environmental assessments, several including subsurface investigations, for sites located in Massachusetts, and has conducted preliminary environmental assessments for properties located in New York, New Hampshire, and Rhode Island. He has conducted ecological risk assessments (i.e., Stage I Environmental Screenings and Stage II Environmental Risk Characterizations) for a number of disposal sites in Massachusetts, including several disposal sites that had the potential to affect state-listed vertebrate and invertebrate species, and has utilized the EPA Rapid Bioassessment Protocol for macroinvertebrates to assess potential impacts of disposal sites and hazardous material releases on streams and rivers in Massachusetts and New York. He has served as the environmental contractor to the Franklin Consolidated Office of the Federal Deposit Insurance Corporation (FDIC-FCO) for 16 months, where he reviewed environmental reports, prepared scopes-of-work for site assessments, and provided technical advice to FDIC employees related to environmentally compromised assets. Dr. Rockwood has designed, conducted, and evaluated numerous surface water and groundwater monitoring programs. His prior research includes laboratory studies of the effects of low pH and aluminum on dragonfly nymphs and a field survey of the impact of chlorinated sewerage effluent on algal periphyton community dynamics. Dr. Rockwood is the co-author of a textbook on aquatic biology and is the principal author of three peer-reviewed research publications in the field of aquatic toxicology that address the effect of low pH and aluminum on nymphs of the dragonfly *Libellula julia*. Dr. Rockwood served as the as the Editor of the AMWS Newsletter from November 2004 to October 2010 and as Assistant Editor from May 2003 to November 2004 and October 2010 to January 2012. He served as President of the Association of Massachusetts Wetland Scientists from November 2013 to December 2015 and as Immediate Past President from December 2015 to December 2017. He was twice awarded by AMWS with their President's Award.

Education: Doctor of Philosophy (Ph.D.): Aquatic Pollution Biology – Plant and Soil Sciences
University of Massachusetts at Amherst, 1989
Bachelor of Science (B.S.): Environmental Sciences, *Summa Cum Laude*
University of Massachusetts at Amherst, 1984

Professional Affiliations: Society for Freshwater Science
Sigma Xi, Full Member
Association of Massachusetts Wetland Scientists, Voting Member
Society of Wetland Scientists
Massachusetts Association of Conservation Commissions

Certifications: Society of Wetlands Scientists Senior Professional Wetland Scientist, Certification Number 1349
OSHA Health and Safety Training, 40-Hour Training, 29 CFR 1910.120
OSHA Health and Safety Training, 8-Hour Supervisor Training
OSHA Health and Safety Training, 8-Hour Refresher Training



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

Cons. Com. Wetland Application Coversheet/Checklist

Date	For 08/16/2022 Deadline
-------------	-------------------------

Fill in all white cells completely

Parcel		Applicant name	Lev Sachakov 107 Truman Road Newton, MA 02459
address	107 Truman Road	Address	
Sec/Block/Lot	81 / 031 / 0026	Email	sachakovlev83@gmail.com
Book & Page	79033 & 558	Phone	617-842-7424
Owner name	Lev Sachakov / Iryna Zhukouskaya	Representative	John P. Rockwood, Ph.D., SPWS EcoTec, Inc.
Address	107 Truman Road Newton, MA 02459	Address	102 Grove Street Worcester, MA 01605
Email	sachakovlev83@gmail.com	Email	jrockwood@ecotecinc.com
Phone	617-842-7424	Phone	508-752-9666 x 3

Wetland type	Riverfront Area	sf/cf affected	1,560 sf	Relevant Perf. Standards	<u>10.58(4)(a&b)&(5)</u>
Wetland type	Bordering Land Subject to Flooding	sf/cf affected	1,560 sf/ 313 cf	Relevant Perf. Standards	<u>10.57(4)(a)</u>
Wetland type	Buffer Zone	sf/cf affected	--	Relevant Perf. Standards	<u>10.53(1)</u>

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Plan* title(s) Plan date Plan stamped by <i>*if legible, plans should be 11"x17"</i>	See NOI Cover Letter for a complete listing of materials included as part of this filing.
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No See Cover Letter
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No See Cover Letter
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 See Cover Letter
Fees	
● Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● City portion of state fee <u>\$ 800.00</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● City fee <u>\$50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
● List (within 100')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No See Cover Letter
● Abutter letter	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No To be provided once abutter notifications are sent.
● Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	
Planting Plan	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <small>See Site Plan and Cover Letter</small>
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Riverfront Area Alternatives Analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <small>See Cover Letter</small>
Restoration or mitigation summary	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <small>See Cover Letter</small>
Phasing/Sequencing plan, O&M plan, etc.	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

Components of a Complete NOI Application

Conservation Commission Wetland Permit Process

NOI	RDA	Process
1	-	<p>Submit applications (see bullets below) by noon of the Tuesday deadline (16 days before 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 (2 paper copies and 1 .pdf) -- see other side of this page for checklist <ul style="list-style-type: none"> • IF LEGIBLE, plans should be provided in 11" x 17" format. • 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 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 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 abutters within 100' of property lines from the Assessor's Office.
3	-	Once you know the date and time of the hearing, notify 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 new 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 completed and all conditions are satisfied, request a COC from the Conservation office by submitting: (1) DEP Form 8a , (2) an 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 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.



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):

<u>107 Truman Road</u>	<u>Newton</u>	<u>02459</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.31262</u>	<u>-71.19878</u>	
d. Latitude	e. Longitude	
<u>81 031</u>	<u>0026</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Lev</u>	<u>Sachakov</u>	
a. First Name	b. Last Name	
--		
c. Organization		
<u>107 Truman Road</u>		
d. Street Address		
<u>Newton</u>	<u>MA</u>	<u>02459</u>
e. City/Town	f. State	g. Zip Code
<u>617-842-7424</u>	<u>--</u>	<u>sachakovlev83@gmail.com</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

<u>Lev / Iryna</u>	<u>Sachakov / Zhukouskaya</u>	
a. First Name	b. Last Name	
--		
c. Organization		
<u>107 Truman Road</u>		
d. Street Address		
<u>Newton</u>	<u>MA</u>	<u>02459</u>
e. City/Town	f. State	g. Zip Code
<u>617-842-7424</u>	<u>--</u>	<u>sachakovlev83@gmail.com</u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>John</u>	<u>Rockwood</u>	
a. First Name	b. Last Name	
<u>EcoTec, Inc.</u>		
c. Company		
<u>102 Grove Street</u>		
d. Street Address		
<u>Worcester</u>	<u>MA</u>	<u>01605</u>
e. City/Town	f. State	g. Zip Code
<u>508-752-9666 x3</u>	<u>--</u>	<u>jrockwood@ecotecinc.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$ 495.00</u>	<u>\$ 235.00</u>	<u>\$ 260.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

A. General Information (continued)

6. General Project Description:

The proposed project consists of the partial demolition of the existing SFH and some associated site features and the construction of a new addition, restoration/expansion of the existing deck, and associated landscaping activities within RFA, BLSF, and BZ. Erosion controls are proposed. Please see Cover Letter and Site Plans for additional information.

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.

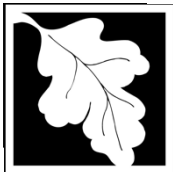
8. Property recorded at the Registry of Deeds for:

Middlesex South	--
a. County	b. Certificate # (if registered land)
79033	558
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
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
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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 type="checkbox"/> Bank	-- 1. linear feet	-- 2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	-- 1. square feet	-- 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	-- 1. square feet -- 3. cubic yards dredged	-- 2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	1,560 1. square feet 313 3. cubic feet of flood storage lost	0 (see Cover Letter) 2. square feet 644 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	Paul Brook: Inland 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: 10,250
square feet

4. Proposed alteration of the Riverfront Area:

<u>1,560 (See Cover Letter)</u>	<u>0</u>	<u>1,560 (See Cover Letter)</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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

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

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

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



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

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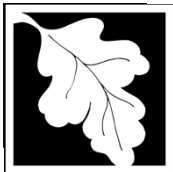
City/Town

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. <input type="checkbox"/> 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. <input type="checkbox"/> 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:
MassDEP File Number
Document Transaction Number
NEWTON
City/Town

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

- 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*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area	--	
	percentage/acreage	
(b) outside Resource Area	--	
	percentage/acreage	

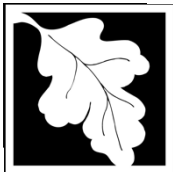
2. Assessor's Map or right-of-way plan of site

- 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 **
 - Project description (including description of impacts outside of wetland resource area & buffer zone)
 - 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
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WPA Form 3 – Notice of Intent

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

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

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

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.

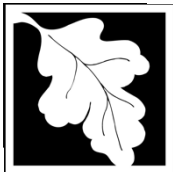
D. Additional Information

- 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.



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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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.

A complete listing of materials included as part of this filing is provided in the Cover Letter.

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:

339 _____

2. Municipal Check Number

8/1/2022 _____

3. Check date

338 _____

4. State Check Number

8/1/2022 _____

5. Check date

Iryna _____

6. Payor name on check: First Name

Zhukouskaya _____

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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.

See Next Page

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

John Rockwood

8/9/2022

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

WPA Form 3 – Notice of Intent


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

Provided by MassDEP:
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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.

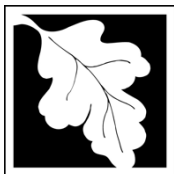
For MassDEP:

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:

<u>107 Truman Road</u>	<u>Newton</u>
a. Street Address	b. City/Town
<u>338</u>	<u>\$ 235.00</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Lev</u>	<u>Sachakov</u>	
a. First Name	b. Last Name	
<u>--</u>	c. Organization	
<u>107 Truman Road</u>		
d. Mailing Address		
<u>Newton</u>	<u>MA</u>	<u>02459</u>
e. City/Town	f. State	g. Zip Code
<u>617-842-7424</u>	<u>--</u>	<u>sachakovlev83@gmail.com</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>Lev / Iryna</u>	<u>Sachakov / Zhukouskaya</u>	
a. First Name	b. Last Name	
<u>--</u>	c. Organization	
<u>107 Truman Road</u>		
d. Mailing Address		
<u>Newton</u>	<u>MA</u>	<u>02459</u>
e. City/Town	f. State	g. Zip Code
<u>617-842-7424</u>	<u>--</u>	<u>sachakovlev83@gmail.com</u>
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
1a. Addition to SFH in RFA/BLSF/BZ	1	\$ 110.00x1.5	\$ 165.00
1a. Deck to SFH in RFA/BLSF/BZ	1	\$ 110.00x1.5	\$ 165.00
1a. Landscaping at SFH in RFA/BLSF/BZ	1	\$ 110.00x1.5	\$ 165.00

Step 5/Total Project Fee: \$ 495.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$ 495.00</u>
State share of filing Fee:	a. Total Fee from Step 5 <u>\$ 235.00</u>
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 <u>\$ 260.00</u>
	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.)

Mailing Address
Assessing Department
1000 Commonwealth Ave.
Newton, MA 02459

**Assessment Administration
City of Newton, MA**

Phone Numbers
Main Office: 617-796-1160
Facsimile: 617-796-1179

**REQUEST FOR ABUTTERS LIST
AND MAILING LABELS**

Purpose: (check one)

- Conservation Commission Filing
- Filing for Victualler's/Restaurant or Liquor License
- Other: _____
(Ordinances, laws, or regulations that require a citizen/organization to send a notice by mail to "parties of interest.")

Name of organization: EcoTec, Inc.

Person filing request: John Rockwood, Ph.D. **Title:** Principal Scientist

Address: 102 Grove Street, Worcester, MA 01605

Telephone no. during day: 508-294-2548 (to notify for pick-up)

Subject property: 107 TRUMAN ROAD (SBL 81 031 0026)

Abutters list requires owner names and addresses of: (check all that apply)

- Abutters to subject property and abutters to abutters
- Abutters within user-specified distance from property line: within 100 feet
- Abutters along one or more streets (list below):

Please verify spelling of street on City map on wall near front door of Assessors office.

Mailing labels for abutters (as above): (Charge: \$.50 per label sheet)

- 1 set
 - 2 sets
- I do not require labels. Please email letter, list, and map to rockwood@ecotecinc.com when ready.*

Fees: Staff preparation time if request takes 2 hours or more to complete.

Staff Fee: \$ 23.75 /hour (or portion thereof)

Mailing labels: \$.50 per label sheet
Total: *Calculated upon completion*

Please allow ten (10) business days for completion of this request.

Signature: *John P. Rockwood* **Date:** 8/9/2022

**Assessing Department, 1000 Commonwealth Ave, Newton, MA 02459
Main Office: 617-796-1160 FAX No: 617-796-1179**

Abutters List[print this list](#)

Date: August 09, 2022

Subject Property Address: 107 TRUMAN RD Newton, MA
Subject Property ID: 81-031-0026

Search Distance: 100 Feet

Prop ID: 81-014-0008
Prop Location: 27 PLACID RD Newton, MA
Owner: WOLOZIN BENJAMIN
Co-Owner: MURSTEIN DANIELLE
Mailing Address:

27 PLACID RD
NEWTON CENTRE, MA 02459

Prop ID: 81-014-0009
Prop Location: 35 PLACID RD Newton, MA
Owner: STRAUSS FLORINE N TR
Co-Owner: STRAUSS-PLACID ROAD REALTY TRUST
Mailing Address:
35 PLACID RD
NEWTON, MA 02459

Prop ID: 81-014-0010
Prop Location: 41 PLACID RD Newton, MA
Owner: LEUNG KENNETH KAMPO
Co-Owner: CHAN CATHERENCE
Mailing Address:
41 PLACID RD
NEWTON, MA 02459

Prop ID: 81-014-0011
Prop Location: 49 PLACID RD Newton, MA
Owner: BOROK ZINAIDA
Mailing Address:
49 PLACID RD
NEWTON, MA 02459

Prop ID: 81-014-0012
Prop Location: 55 PLACID RD Newton, MA
Owner: CARMEL ROI & LITAL
Mailing Address:
55 PLACID RD
NEWTON CENTRE, MA 02459

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

Prop ID: 81-031-0024
Prop Location: 99 TRUMAN RD Newton, MA
Owner: ARBEITER MACK
Mailing Address:
99 TRUMAN RD
NEWTON CENTRE, MA 02459

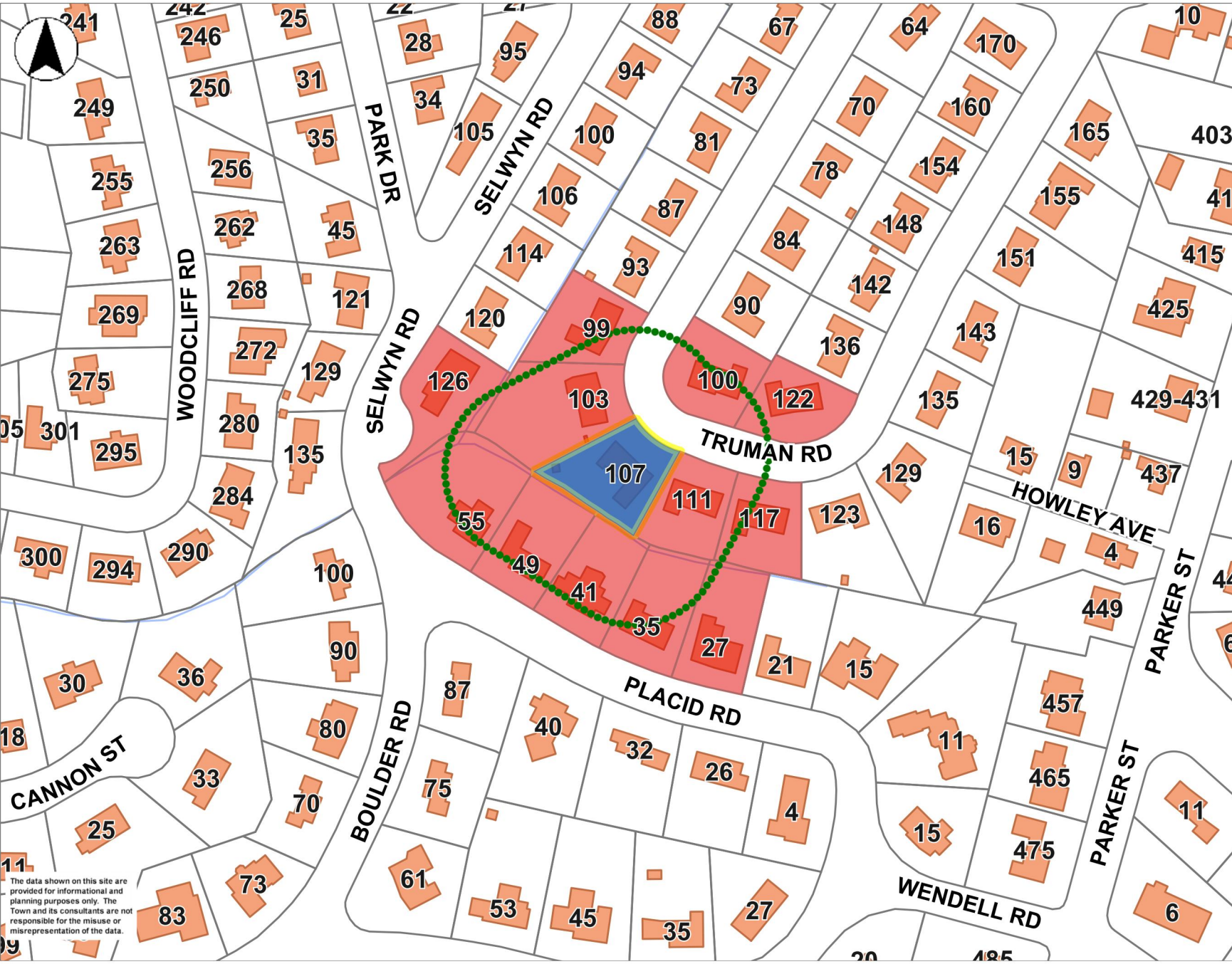
Prop ID: 81-031-0025
Prop Location: 103 TRUMAN RD Newton, MA
Owner: SHIU ANDY & TERESA YUNPING TRS
Co-Owner: ANDY SHIU & TERESA Y SHIU TRUST
Mailing Address:
103 TRUMAN RD
NEWTON, MA 02459

Prop ID: 81-031-0027
Prop Location: 111 TRUMAN RD Newton, MA
Owner: LIN EDDY AI-DI & JADE TRS
Co-Owner: EDDY & JADE REV TR T/C
Mailing Address:
111 TRUMAN RD
NEWTON, MA 02459

Prop ID: 81-031-0028
Prop Location: 117 TRUMAN RD Newton, MA
Owner: MOUNTAIN THOMAS & ORA
Co-Owner: OT MOUNTAIN FAMILY TRUST
Mailing Address:
117 TRUMAN RD
NEWTON CENTRE, MA 02459

Prop ID: 81-032-0007
Prop Location: 122 TRUMAN RD Newton, MA
Owner: QUATER JACOB
Co-Owner: PERRY-QUATER DORIT TRS
Mailing Address:
122 TRUMAN RD
NEWTON, MA 02459

Prop ID: 81-032-0008
Prop Location: 100 TRUMAN RD Newton, MA
Owner: WENG BEN & XIU YU M
Mailing Address:
100 TRUMAN RD
NEWTON, MA 02459



- 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.

0 200 400 ft

Printed on 08/09/2022 at 10:59 AM