

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

August 16, 2022

RE: Notice of Intent
115 Elinor Road Newton, MA 02461

Dear Newton Conservation Commission:

Goddard Consulting, LLC is pleased to submit this Notice of Intent (NOI) application on behalf of the applicant Alan Mayer of Mayer & Associates Architects, for the proposed demolition and reconstruction of a single-family house at 115 Elinor Road Newton MA, (Map: 81034, Lot: 0013) within Bordering Land Subject to Flooding. This NOI application is a filing under the MA Wetlands Protection Act (WPA).

The titles of all documents enclosed are as follows:

- NOI (WPA Form 3) Application Form
- NOI Wetland Fee Transmittal Form
- Conservation Commission Wetland Application Coversheet/Checklist
- Copy of Checks
- Abutters List, Notification to Abutters, Affidavit of Service
- *Wetland Inspection Report*. Goddard Consulting, LLC. 8/16/2022
- *USGS of Locus Site*. Goddard Consulting, LLC. 8/15/2022
- *Orthophoto View of the Site*. Goddard Consulting, LLC. 8/15/2022
- *Storage Calculations*. Hayes & Associates. 8/15/2022
- *Proposed Construction, 115 Elinor Rd. Newton, MA*. Hayes & Associates. 7/15/2022

Existing Conditions

The 10,352sf lot currently consists of a single-family house with associated driveway, inground pool and other appurtenances. There is a 5,565sf lot directly to the north that is unbuildable and is owned by the same owner of the main lot. A small portion of the property is located within Bordering Land Subject to Flooding (BLSF) and the City of Newton Floodplain/Watershed Protection District.

Proposed Conditions

The applicant proposes to demolish the existing single-family house and construct another single-family house and associated appurtenances. The project proposes filling 33.6 cubic feet of flood storage and will provide 65.85 cubic feet of compensatory storage on-site. The proposed fill of BLSF is a small area located where the driveway meets the garage. A silt fence will be established along the limit of work during construction.



Photo 1. A view of 115 Elinor Rd. from the street.

Regulatory Compliance under the Massachusetts Wetlands Protection Act:

Statement of Jurisdiction: 310 CMR 10.57(4)(a.)(1-3.)

1. Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.

The proposed work will result in 33.6 cubic feet of BLSF fill. Approximately 65.85 cubic feet of compensatory storage is proposed. This results in 32.25 cubic feet of additional compensatory storage on-site.

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 work will to create the compensatory storage is minimal and will not result in restricted flow.

3. Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that

(cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.

The project will not alter more than 5,000sf of BLSF and there are no vernal pools on-site or near the site.

Regulatory Compliance under Newton Conservation Commission Flood Zone Compensatory Storage Policy:

To protect Newton's residents from the adverse impacts of incremental fill in BLSF, it is the policy of the Newton Conservation Commission to ensure that any project which results in an increase in fill greater than 2 cubic yards, must supply an additional 10% of compensatory flood storage capacity (i.e., 110% compensation for fill brought into the floodplain elevation). This additional flood storage capacity shall be built into the project application filed with the Commission when proposing work within BLSF. This will help ensure that overall BLSF flood storage capacity will be maintained throughout Newton.

The proposed work will result in 33.6 cubic feet of BLSF fill. According to the compensatory storage policy, 36.96 cubic feet is required. We are providing approximately 65.85 cubic feet of compensatory storage is proposed. This results in 32.25 cubic feet of additional compensatory storage on-site. Approximately 95% additional compensatory for flood storage capacity is being added.

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

Very truly yours,
GODDARD CONSULTING, LLC



Ryan Roseen
Wetland Scientist & Wildlife Biologist

CC: MA DEP, NERO, 205B Lowell Street, Wilmington, MA 01887
Alan Mayer, Mayer & Associates Architects, 1647 Beacon St. Suite 1, Waban, MA 02468
Andrew & Phoebe Lamuda, 115 Elinor Road Newton, MA 02461



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **RROSEEN**

Transaction ID: **1416726**

Document: **WPA Form 3 - NOI**

Size of File: **247.25K**

Status of Transaction: **In Process**

Date and Time Created: **8/16/2022:10:38:29 AM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1416726
City/Town:NEWTON

A.General Information

1. Project Location:

a. Street Address	115 ELINOR ROAD		
b. City/Town	NEWTON	c. Zip Code	02461
d. Latitude	42.31640N	e. Longitude	71.19738W
f. Map/Plat #	81034	g.Parcel/Lot #	0013

2. Applicant:

Individual Organization

a. First Name	ALAN	b. Last Name	MAYER		
c. Organization	MAYER AND ASSOCIATES ARCHITECTS				
d. Mailing Address	1647 BEACON STREET, SUITE 201				
e. City/Town	WABAN	f. State	MA	g. Zip Code	02468
h. Phone Number		i. Fax		j. Email	mayer@ajmarchitects.com

3. Property Owner:

more than one owner

a. First Name	ANDREW AND PHOEBE	b. Last Name	LAMUDA		
c. Organization					
d. Mailing Address	115 ELINOR ROAD				
e. City/Town	NEWTON	f. State	MA	g. Zip Code	02461
h. Phone Number		i. Fax		j. Email	lamuda@gmail.com

4. Representative:

a. First Name	RYAN	b. Last Name	ROSEEN		
c. Organization	GODDARD CONSULTING, LLC				
d. Mailing Address	291 MAIN STREET, SUITE 8				
e. City/Town	NORTHBOROUGH	f. State	MA	g. Zip Code	01532
h. Phone Number	508-393-3784	i. Fax		j. Email	ryan@goddardconsultingllc.com

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

a. Total Fee Paid	500.00	b. State Fee Paid	237.50	c. City/Town Fee Paid	262.50
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6. General Project Description:

PROJECT PROPOSES TO DEMOLISH THE EXISTING SINGLE FAMILY HOME AND CONSTRUCT A NEW SINGLE FAMILY HOME.

7a. Project Type:

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

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

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CMR 10.53 (inland)?

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

8. Property recorded at the Registry of Deeds for:

a.County:	b.Certificate:	c.Book:	d.Page:
SOUTHERN MIDDLESEX		76762	138

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

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

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 33.6 3. cubic feet of flood storage lost	2. square feet 65.85 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. Riverfront Area

1. Name of Waterway (if any)
2. Width of Riverfront Area (check one)
 - 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects
3. Total area of Riverfront Area on the site of the proposed project
square feet
4. Proposed Alteration of the Riverfront Area:

- | | | |
|----------------------|-------------------------------|--|
| a. total square feet | b. square feet within 100 ft. | c. square feet between 100 ft. and 200 ft. |
|----------------------|-------------------------------|--|

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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
 6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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

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 Beaches	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
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, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

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 entered the additional amount here.

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

5.Projects Involves Stream Crossings

Project Involves Streams Crossings

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If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

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

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

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. Photographs representative of the site

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

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

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

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

□ **Massachusetts Department of Environmental Protection**

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3. Separate MESA review completed.

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

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

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

a. Not applicable - project is in inland resource area only

b. Yes No

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

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

North Shore - Hull to New Hampshire:

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

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

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

For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

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

a. Yes No

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

b. ACEC Name

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

a. Yes No

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

a. Yes No

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

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

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

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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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

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

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

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

a. Plan Title: **b. Plan Prepared By:** **c. Plan Signed/Stamped By:** **c. Revised Final Date:** **e. Scale:**

PROPOSED

CONSTRUCTION -
115 ELINOR RD,
NEWTON, MA 02461

HAYES &
ASSOCIATES

LAURANCE HAYES

7/15/2022

1"=10'

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form.

9. Attach Stormwater Report, if needed.

□ **Massachusetts Department of Environmental Protection**
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1416726
City/Town:NEWTON

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:

_____	_____
2. Municipal Check Number	3. Check date
_____	_____
4. State Check Number	5. Check date
_____	_____
6. Payer name on check: First Name	7. Payer name on check: Last Name

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.

Alan Mayer - Mayer & Associates	8/16/2022
_____	_____
1. Signature of Applicant	2. Date
Andrew Lamuda	8/16/2022
_____	_____
3. Signature of Property Owner(if different)	4. Date
Ryan Roseen - Goddard Consulting, LLC	8/16/2022
_____	_____
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 Section C, Items 1-3, 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**

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.

[Handwritten Signature]

1. Signature of Applicant

08/09/22

2. Date
8/9/22

3. Signature of Property Owner (if different)

4. Date

[Handwritten Signature]

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 Wetland Fee Transmittal
Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1416726
 City/Town:NEWTON

A. Applicant Information

1. Applicant:

a. First Name	ALAN	b. Last Name	MAYER		
c. Organization	MAYER AND ASSOCIATES ARCHITECTS				
d. Mailing Address	1647 BEACON STREET, SUITE 201				
e. City/Town	WABAN	f. State	MA	g. Zip Code	02468
h. Phone Number		i. Fax		j. Email	mayer@ajmarchitects.com

2. Property Owner:(if different)

a. First Name	ANDREW AND PHOEBE	b. Last Name	LAMUDA		
c. Organization					
d. Mailing Address	115 ELINOR ROAD				
e. City/Town	NEWTON	f. State	MA	g. Zip Code	02461
h. Phone Number		i. Fax		j. Email	lamuda@gmail.com

3. Project Location:

a. Street Address	115 ELINOR ROAD	b. City/Town	NEWTON
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

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

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

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

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) CONSTRUCTION OF SINGLE FAMILY HOUSE;	1	500.00		500.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$262.50	\$237.50	\$500.00



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	8/15/2022
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Fill in all white cells completely

Parcel		Applicant name	Alan Mayer - Mayer & Associates Architects
Address	115 Elinor Rd. Newton, MA 02461	Address	1647 Beacon St. Suite 1, Waban, MA 02468
Sec/Block/Lot	Sec:81, Block:34, Lo:13, Map ID:129NE	Email	mayer@ajmarchitects.com
Book & Page	Bk: 76762, Pg: 138	Phone	
Owner name	Andrew & Phoebe Lamuda	Representative	Ryan Roseen - Goddard Consulting, LLC
Address	115 Elinor Rd. Newton, MA 02461	Address	291 Main Street, Suite 8, Northborough, MA 01532
Email	lamuda@gmail.com	Email	ryan@goddardconsultingllc.com
Phone		Phone	508-393-3784

Wetland type	Bordering Land Subject to Flooding	sf/cf affected	33.6 cf	Relevant Perf. Standards	10. <u>57</u>
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan* title(s)	Proposed Construction
Plan date	7/15/2022
Plan stamped by	Laurance Hayes
*if legible, plans should be 11"x17"	
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Locus map	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
● Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● City portion of state filing fee <u>\$ 262.50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● City's separate filing fee <u>\$50</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
● Certified abutters list (within 100')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● Newton's Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● Affidavit & proof -- bring to hearing	<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
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Riverfront Area Alternatives Analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Restoration or mitigation summary	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Phasing/Sequencing plan, O&M plan, etc.	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

Conservation Commission Wetland Permit Process

RDA	NOI	Steps in Permitting Process	
1.	1.	Get a certified list of all abutters within 100' of property lines from the Newton Assessor's Office.	
	2.	Submit applications by noon of the Tuesday deadline (16 days before the desired hearing) to: <ol style="list-style-type: none"> a. <u>Newton Conservation Commission</u>: <ul style="list-style-type: none"> • Complete NOI or RDA application packet <u>via electronic submission through NewGov</u>. For NOIs use the application checklist to ensure completeness. <ul style="list-style-type: none"> • Application coversheet, state forms, narrative, photocopies of checks, ALL attachments • Plans (11"x17" if legible) stamped by engineer if any aspect of the project requires engineering. • Application fees <u>via mail to Newton Conservation Office, 1000 Commonwealth Ave., Newton, MA 02459</u>. For NOIs use the application checklist to ensure completeness. <ul style="list-style-type: none"> • Check to City of Newton for city portion of the state filing fee • \$50 check to City of Newton for city filing fee b. <u>Mass DEP Northeast Regional Office</u>: 205B Lowell Street, Wilmington, MA 01887 (1 paper copy) <ul style="list-style-type: none"> • Complete NOI or RDA application packet (hard copy) AND Photocopy of the two state filing fee checks c. <u>DEP Lock Box</u>: Box 4062, Boston MA 02211 <ul style="list-style-type: none"> • Check to Commonwealth of Mass. for state portion of the state fee <u>AND Fee transmittal form</u> 	
			<i>The Conservation Agent will determine application completeness and assign a public hearing/meeting date and time.</i>
	3.		Once you have the date and time of the hearing, using the City's " Notification to Abutters Form ", notify all abutters within 100' of the property line via certified mail, certificate of mailing, or hand delivery with signatures .
			<i>The Conservation Agent will place a legal ad in the Boston Herald and the Applicant will receive an email with instructions to pay.</i>
	4.		Stake the project. 2 weeks in advance of the public hearing, stake all proposed structures, erosion control barriers, stormwater systems, etc. within Con Com jurisdiction.
			<i>The Conservation Agent will perform a site visit before the public hearing to confirm existing conditions and proposed work. If you wish to be informed of the time of the visit, please contact the Con Com office.</i>
			<i>One week prior to the meeting, when the agenda is posted, the Conservation Agent will send all Applicants detailed Conservation staff notes and recommendations (from the Conservation Commission's detailed agenda).</i>
	5.		Applicants may submit revised materials (via NewGov) by the Tuesday prior to the meeting (to be reviewed and discussed at the meeting) or may request a continuation to a future Conservation Commission meeting.
	2.	6.	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: <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.
	3.	7.	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 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.	
4.	12.	Execute the project. The project must be completed within 3 years, unless an extension of the permit is issued.	
	13.	Request a Certificate of Compliance (COC) via NewGov. Once the project is complete and all conditions have been satisfied, request a COC from the Conservation office by submitting: (1) DEP Form 8a , (2) a stamped as-built plan , and (3) a letter from the engineer stating that everything is in substantial compliance with the approved plans and OOC.	
		<i>The Con Com will perform a site visit to ensure compliance, and will issue a COC if appropriate.</i>	
	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.	

Assessment Administration
City of Newton, MA

Mailing Address
Assessing Department
1000 Commonwealth Ave.
Newton, MA 02459
Email: Assessing@newtonma.gov

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: Goddard Consulting, LLC

Person filing request: Ryan Roseen Title: Wetland Scientist

Address: 291 Main Street, Suite 8, Northborough, MA 01532

Telephone no. during day: _____ (to notify for pick-up)

Subject property: 115 Elinor Road Newton, MA 813413

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
- Restaurant/Liquor License: (1) all abutters; (2) all public or private elementary, middle, or secondary schools, churches, synagogues, religious institutions of worship, or hospitals within 500 feet from the proposed licensed premises.
- Abutters along one or more streets (list below):

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

- 1 set
- 2 sets

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

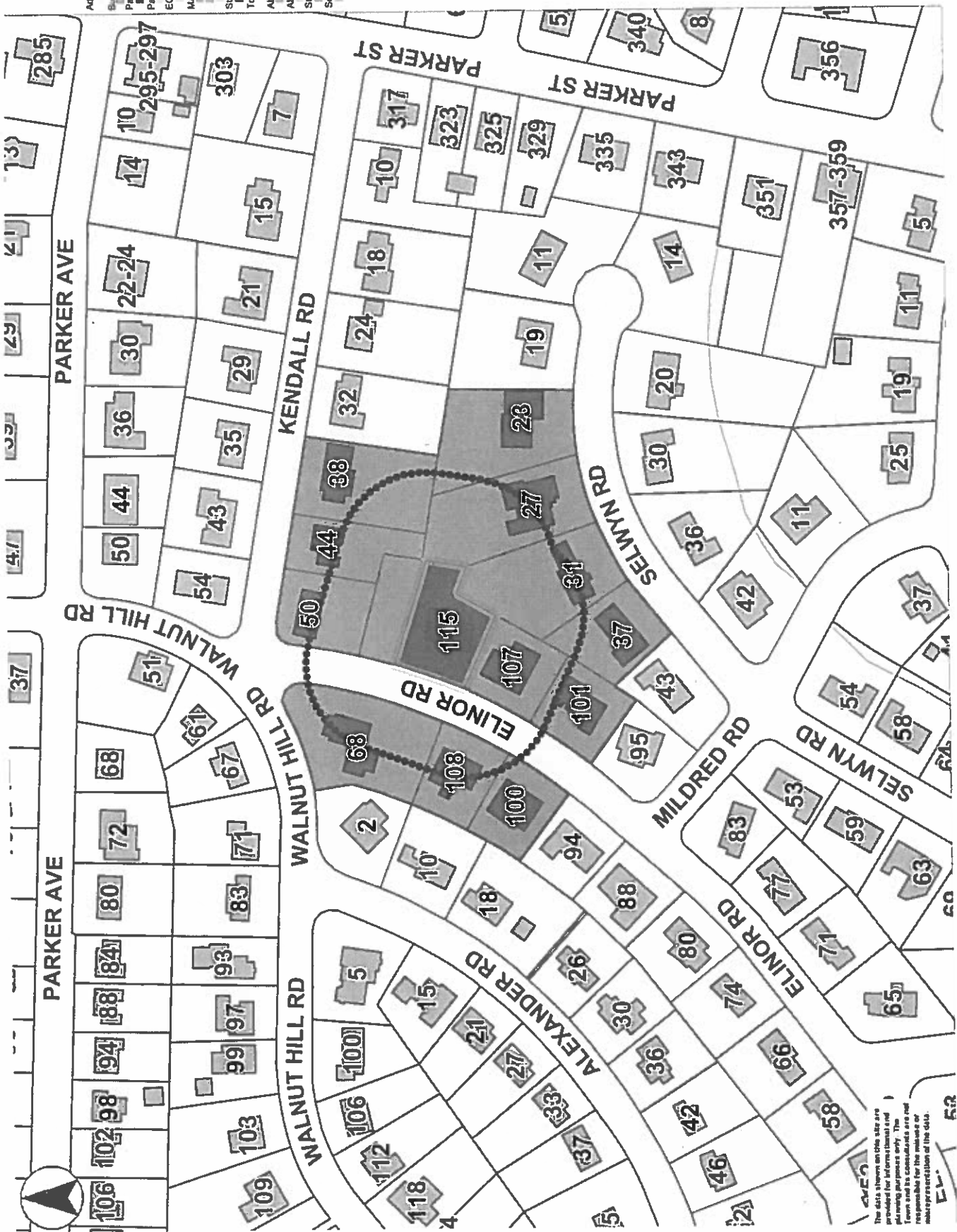
Please allow ten (10) business days for completion of this request.

Signature:  Date: 7/13/2022

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

2022 JUL 13 PM 3:57
RECEIVED
ASSESSING DEPT
NEWTON, MA

- Address Numbers
- Buildings
- Parcels
- Parking Lots
- EOP
- MA Highways
- State Routes
- 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 accuracy or interpretation of the data.

Abutters List[print this list](#)

Date: July 13, 2022

Subject Property Address: 115 ELINOR RD Newton, MA

Subject Property ID: 81-034-0013

Search Distance: 100 Feet

Prop ID: 81-028-0015**Prop Location: 68 WALNUT HILL RD Newton, MA****Owner: PARNELL UARDA M & ALFRED NICHOLAS****Mailing Address:****68 WALNUT HILL RD
NEWTON, MA 02459**

Prop ID: 81-028-0016**Prop Location: 108 ELINOR RD Newton, MA****Owner: FREEMAN SIDNEY & ESTELLE I****Mailing Address:****108 ELINOR RD
NEWTON HGLDS, MA 02461**

Prop ID: 81-028-0017**Prop Location: 100 ELINOR RD Newton, MA****Owner: VESPA HENNY L/E****Co-Owner: VESPA ALEXANDER****Mailing Address:****100 ELINOR RD
NEWTON, MA 02461**

Prop ID: 81-034-0009**Prop Location: 38 KENDALL RD Newton, MA****Owner: LISTERNICK JOAN TR****Co-Owner: JOAN LISTERNICK 2021 TRUST****Mailing Address:****38 KENDALL RD
NEWTON CENTRE, MA 02459**

Prop ID: 81-034-0010
Prop Location: 44 KENDALL RD Newton, MA
Owner: SLAVET CYNTHIA
Co-Owner: SLAVET TOBI R TRS
Mailing Address:
44 KENDALL RD
NEWTON, MA 02459

Prop ID: 81-034-0011
Prop Location: 50 KENDALL RD Newton, MA
Owner: IVERSEN MAURA D
Mailing Address:
50 KENDALL RD
NEWTON, MA 02459

Prop ID: 81-034-0012
Prop Location: ELINOR RD Newton, MA
Owner: LAMUDA ANDREW & PHOEBE
Mailing Address:
115 ELINOR RD
NEWTON HGLDS, MA 02461

Prop ID: 81-034-0014
Prop Location: 107 ELINOR RD Newton, MA
Owner: COHEN BOAZ & YONIT
Mailing Address:
107 ELINOR RD
NEWTON, MA 02461

Prop ID: 81-034-0015
Prop Location: 101 ELINOR RD Newton, MA
Owner: LIS FABIAN & VARDA KORNER
Mailing Address:
101 ELINOR RD
NEWTON, MA 02461

Prop ID: 81-034-0018
Prop Location: 37 SELWYN RD Newton, MA
Owner: WEN ZHAOQUIN

Co-Owner: WANG XIMI
Mailing Address:
15 CARTIER DR
FRANKLIN PARK, NJ 08823

Prop ID: 81-034-0019
Prop Location: 31 SELWYN RD Newton, MA
Owner: SAM ANDREW C & CHRISTINA M
Mailing Address:
31 SELWYN RD
NEWTON, MA 02461

Prop ID: 81-034-0020
Prop Location: 27 SELWYN RD Newton, MA
Owner: KEYSER GUTMAN & NINEL
Mailing Address:
27 SELWYN RD
NEWTON HGLDS, MA 02461

Prop ID: 81-034-0021
Prop Location: 23 SELWYN RD Newton, MA
Owner: GREENBAUM MARK S & STEPHANIE
Mailing Address:
23 SELWYN RD
NEWTON, MA 02461

**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: Alan Mayer - Mayer & Associates Architects

Project Location: 115 Elinor Road Newton, MA 02461

Project Site Section-Block-Lot: Sec:81, Block:34, Lo:13, Map ID:129NE

Project Description: Demolition and reconstruction of a single family home.

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): September 1, 2022 at 7PM
and notice will be published at least five (5) days in advance in the TAB newspaper.

The Public Hearing can be accessed remotely:

- From your computer using Meeting ID: 81135678023 or
- From your phone: Dial +1 646 558 8656, followed by Meeting ID# 81135678023

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, Ryan Roseen *name* hereby certify under the pains and penalties of perjury that on 8/16/2022 *date* I gave notification to abutters in 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) Notice of Intent (NOI) application was filed under the Massachusetts Wetlands Protection Act by Alan Mayer - Mayer & Associates *name* with the Newton Conservation Commission on 8/16/2022 *Date* for a property located at 115 Elinor Rd. Newton, MA 02461 *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

8/16/2022
date

August 16, 2022

Francis Young
Mayer & Associates Architects
1647 Beacon St. Suite 1
Waban, MA 02461

Re: Wetland Inspection
115 Elinor Road, Newton, MA

Dear Mr. Young,

On July 26, 2022, the land located at the above referenced site was inspected for wetland resource areas using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the Arlington Wetland Protection Bylaw. Soil indicators, vegetation, and topography were all considered for during the site inspection.

Bordering Land Subject to Flooding (BLSF) extends up to the 100-year flood line as mapped by FEMA Zone AE. There are no other jurisdictional resource areas located on-site based on a dominance of upland vegetation, and the presence of upland soils. Off-site resource areas are not located within 200-feet of the property.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife and has no mapped certified or potential vernal pools. The site is not located in an Area of Critical Environmental Concern or within an Outstanding Resource Waters area.

The Wetlands Protection Act and the City of Newton Floodplain Ordinance take jurisdiction over the FEMA regulated flood zone.

Very truly yours,
GODDARD CONSULTING, LLC

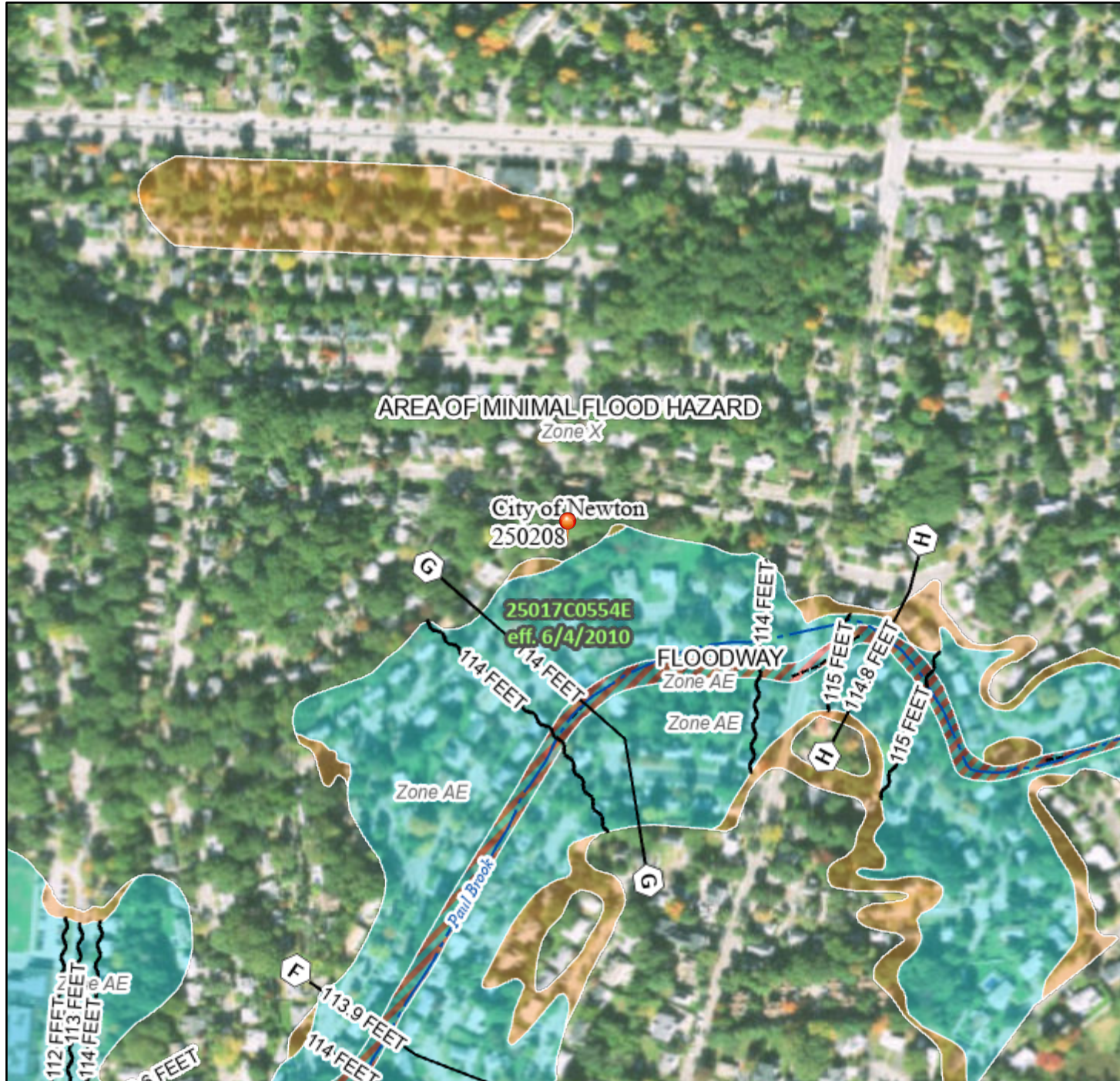


Ryan Roseen
Wetland Scientist & Wildlife Biologist

National Flood Hazard Layer FIRMette



71°12'9"W 42°19'12"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	Area of Undetermined Flood Hazard Zone D

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

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

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 **8/16/2022 at 9:02 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.

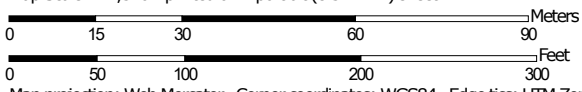
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Soil Map—Middlesex County, Massachusetts



Soil Map may not be valid at this scale.

Map Scale: 1:1,310 if printed on A portrait (8.5" x 11") sheet.




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
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	4.7	60.1%
629C	Canton-Charlton-Urban land complex, 3 to 15 percent slopes	1.1	14.7%
631C	Charlton-Urban land-Hollis complex, 3 to 15 percent slopes, rocky	1.3	16.4%
655	Udorthents, wet substratum	0.7	8.8%
Totals for Area of Interest		7.8	100.0%



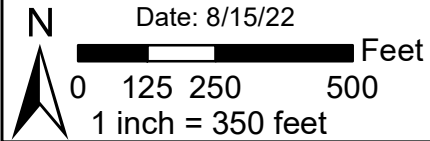
Legend

 Property Boundary

USGS of Locus site

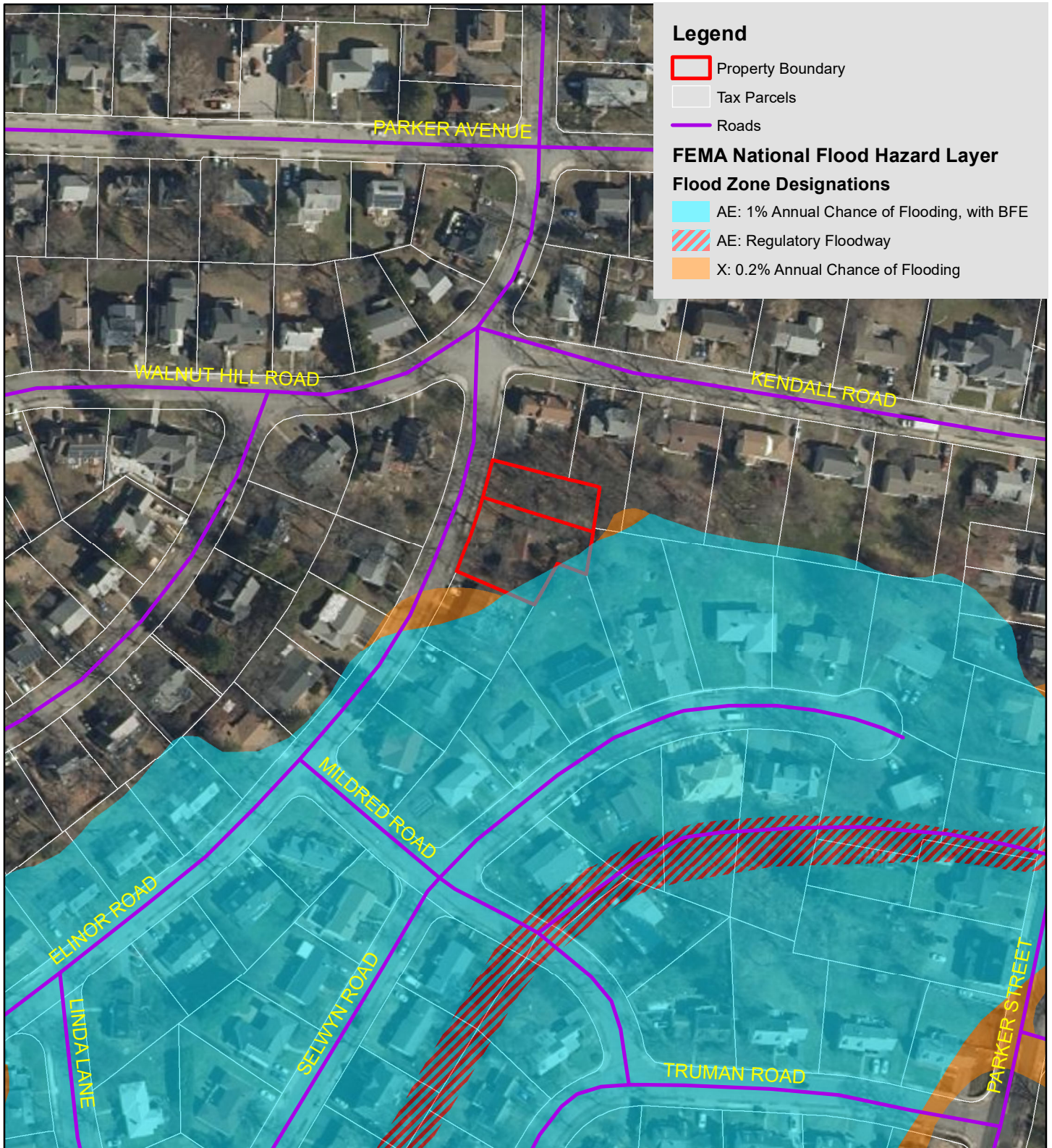
115 Elinor Road - Newton, MA

(Parcel ID: 81034 0013)



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





Legend

- Property Boundary
- Tax Parcels
- Roads

FEMA National Flood Hazard Layer

Flood Zone Designations

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

Orthophoto View of Locus site

115 Elinor Road - Newton, MA
(Parcel ID: 81034 0013)

N Date: 8/15/22

0 50 100 200 Feet

1 inch = 150 feet

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

GODDARD CONSULTING
Strategic Wetland Permitting LLC

115 Elinor Road, Newton

Proposed Cut Calculations

Proposed Regrading of Yard Area, Right side of (P) Driveway

Surface Area=93.28sf, Flood Elevation=120.7ft

Flood Storage Volume Gained = $0.5 \times (121.0 - 120.7) \times 93.28 \text{sf} = 13.99 \text{cf}$

Proposed Regrading of Yard Area, Rear of Proposed Dwelling

Surface Area=292.13sf, Flood Elevation=120.7ft

Flood Storage Volume Gained = $0.5 \times (121.0 - 120.7) \times (39.59 \text{sf} = 14.07 \text{sf}) = 8.05 \text{cf}$

Proposed Regrading of Lawn Area, Left Side Yard Area

Surface Area=292.13sf, Flood Elevation=120.7ft

Flood Storage Volume Gained = $0.5 \times (121.0 - 120.7) \times 292.13 \text{sf} = 43.81 \text{cf}$

Proposed Fill Calculations

Existing Driveway Area within Flood Plain

Existing Driveway Area=168sf, Flood Elevation=120.7ft, Existing Garage Elevation=120.3ft

Flood Storage Volume Lost = $0.5 \times (120.7 - 120.3) \times 168 \text{sf} = 33.6 \text{cf}$

Compensatory Storage Policy, 110% compensation for fill brought into the floodplain elevation

Required Compensatory Storage Volume = $1.1 \times 33.6 \text{cf} = 36.96 \text{cubic feet}$

	CUT	FILL
Left Side Yard	14cf	
Rear of (P) Dwelling	8cf	
Right Side Yard	43cf	
Proposed Driveway		34cf
Total	65cf	34cf