

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

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

August 9, 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 Driveway, Deck, Shed, and Landscaping associated with an Existing Single-Family House in Buffer Zone to Bordering Vegetated Wetlands; 162 Islington Road, Newton, Massachusetts
 -Applicant: Daniel and Emily VanHassel

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) \$232.50 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) BVW Delineation Field Data Forms for Wetland Flag A7;
 - 3) Flood Insurance Rate Map, Map No. 25017C0532E, dated June 4, 2010 with site indicated;
 - 4) Letter of Map Amendment for 162 Islington Road, Newton, dated October 27, 2020;
 - 5) City of Newton GIS Browser with site identified;
 - 6) USGS Map, Framingham Quadrangle, 1987 with site indicated;
 - 7) Massachusetts NHESP Atlas (15th Edition), August 1, 2021 with site indicated; and
 - 8) 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. Landscape Plan Set:
 - a. "Existing Conditions & Removals, VanHassel Residence, 162 Islington Road, Newton, MA," Sheet E-1, Scale 1/8" = 1', prepared by Christie Dustman & Company, dated July 28, 2022;
 - b. "Layout Plan, VanHassel Residence, 162 Islington Road, Newton, MA," Sheet L-1, Scale 1/8" = 1', prepared by Christie Dustman & Company, dated July 28, 2022;
 - c. "Planting Plan, VanHassel Residence, 162 Islington Road, Newton, MA," Sheet P-1, Scale 1/8" = 1', prepared by Christie Dustman & Company, dated July 28, 2022;
 - d. "Materials, VanHassel Residence, 162 Islington Road, Newton, MA," Sheet C-2, Scale NTS, prepared by Christie Dustman & Company, dated July 28, 2022; and
 - e. "Section Elevations, VanHassel Residence, 162 Islington Road, Newton, MA," Sheet L-5, Scale Various, prepared by Christie Dustman & Company, dated July 28, 2022; and
 6. Civil Plan Set:
 - a. "Existing Conditions, 162 Islington Road, Newton, Massachusetts," Sheet 1 of 1, Scale 1" = 10', prepared by Spruhan Engineering, P.C., dated July 28, 2022, signed and stamped by Christopher C. Charlton, PLS and Edmond T. Spruhan, P.E.;
 - b. "Proposed Plot Plan, 162 Islington Road, Newton, Massachusetts," Sheet 1 of 2, Scale 1" = 10', prepared by Spruhan Engineering, P.C., dated July 28, 2022, signed and stamped by Christopher C. Charlton, PLS and Edmond T. Spruhan, P.E.; and
 - c. "Details, 162 Islington Road, Newton, Massachusetts," Sheet 2 of 2, Scale NTS, prepared by Spruhan Engineering, P.C., dated July 28, 2022, signed and stamped by Edmond T. Spruhan, P.E.

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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 \$207.50 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, 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 Staff. Proof of timely notice to abutters, including the required abutters list, map, notification, and affidavit of service, shall be provided to the Conservation Staff via NewGov-Newton well in advance of the hearing on this matter.

We look forward to meeting remotely 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 December 2, 2020, 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, § 40; the "Act") and its implementing regulations (310 CMR 10.00 *et seq.*; the "Regulations"); 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 0.22± acres (9,782± square feet) of land located to the west of Islington Road, in Newton (Auburndale), Massachusetts (see Locus Map). The subject site is largely previously developed with a single-family house with a screened porch with pavement beneath, detached garage, paved driveway, concrete and wood front walkways and stairs, stone and concrete rear patio, wood and block retaining walls, and limited areas of associated lawn and landscaping. Several northern red oak (*Quercus rubra*), white oak (*Quercus alba*), and Norway maple (*Acer platanoides*) trees occur on the lot. One snag, which poses a risk to the existing garage, is located in the northwestern part of the site to the southwest of the garage. The wetland resources observed on and/or near the site are described below.

EcoTec, Inc.

Wetland Resource Evaluation: Methodology

The subject site and adjacent area were inspected, and areas suspected to qualify as wetland resources were identified. Bordering Vegetated Wetlands were not observed on the subject site but were observed to be associated with a small pond on the abutting property to the north and west. The boundary of Bordering Vegetated Wetlands was delineated in the field in accordance with the definition set forth in the regulations at 310 CMR 10.55(2)(c). Section 10.55(2)(c) states that “The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist.” The methodology used to delineate Bordering Vegetated Wetlands is further described in: (1) the BVW Policy “*BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology*,” issued March 1, 1995; and (2) “*Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook*,” produced by the Massachusetts Department of Environmental Protection, dated March 1995. 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). Federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands. One set of DEP Bordering Vegetated Wetland Delineation Field Data Forms completed for observation plots located in the wetlands and uplands near flag A7 is attached. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A8 Stop	Blue Flags	Boundary of Bordering Vegetated Wetlands located off-site to northwest that is associated with a small pond.

Note: There is a small depression located to the north of the site near Islington Road. This depression contains a small area of isolated vegetated wetland that receives stormwater runoff from a catch basin in Islington Road. This area does not contain or border a water body or waterway, is not vegetatively or hydrologically connected to the Bordering Vegetated Wetlands associated with the small pond to the west, and is too small to be regulated under the Act/Regulations as Isolated Land Subject to Flooding. As such, it was not flagged or otherwise demarcated in the field.

Wetland Resource Evaluation: Findings

Land Under Water Bodies and Waterways, Bank, and Bordering Vegetated Wetlands:
Wetland A (i.e., A- flags) consists of a forested swamp located to the northwest of the site that is associated with a small pond. Plant species observed include red maple (*Acer rubrum*) and eastern hemlock (*Tsuga canadensis*) trees, saplings, and/or shrubs; arrow-wood (*Viburnum dentatum*), sweet pepper-bush (*Clethra alnifolia*), speckled alder (*Alnus*

rugosa), American yew (*Taxus canadensis*), and rhododendron (*Rhododendron sp.*) shrubs; and cinnamon fern (*Osmunda cinnamomea*) ground cover. Evidence of wetland hydrology, including hydric soils, high groundwater, saturated soils, and pore linings, was observed within the delineated wetland. The vegetated wetland borders a small pond; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the pond would be regulated as Bank and Land Under Water Bodies and Waterways under the Regulations. A 100' Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Regulations.

Bordering Land Subject to Flooding and Section 22-22 Floodplain: Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm." Based upon a review of the Flood Insurance Rate Map, Map Number 25017C0532E, Effective Date June 4, 2010 (attached), the northwestern part of the site, including the garage and part of the house, is mapped as a Zone AE with a 100-year flood elevation of 38 feet NAVD 1988. An October 27, 2020 Letter of Map Amendment (attached) simply indicates that the Structure (Residence) has been removed from the 100-year floodplain. The balance of the site is mapped as Other Areas: Zone X (i.e., areas located outside of the 0.2% annual chance flood/areas outside of the 500-year floodplain). When present, Bordering Land Subject to Flooding would occur in areas where the 100-year flood elevation is located outside of or upgradient of the Bordering Vegetated Wetlands boundary. Bordering Land Subject to Flooding does not have a 100' Buffer Zone under the Regulations.

Under Section 22-22 of the Ordinance, which identifies the Floodplain/Watershed Protection District, there does not appear to be a section applicable to the site or the adjacent pond and FEMA floodplain. The Newton GIS Browser does not map a City Ordinance Floodplain on or proximate to the site. The closest such areas are associated with the Charles River to the east and west of the site. Section 22-22 does not establish any form of buffer zone.

Riverfront Area: Based upon a review of the current USGS Map, Framingham Quadrangle, dated 1987 (attached), there are no mapped streams located on or within 200 feet of the site. Based upon observations made during the site inspection, no significant streams were observed on or within 200 feet of the site. Based upon the lack of mapped or observed streams on or within 200 feet of the site, Riverfront Area under the Act/Regulations would

not occur on the site. Riverfront Area does not have a 100' Buffer Zone under the Act and Regulations.

Estimated 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 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 Vernal Pools on or in the immediate vicinity of the subject site. No Potential Vernal Pools are mapped on the site; the small pond to the northwest of the site is mapped as a Potential Vernal Pool.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. A brief description of my experience and qualifications is attached.

Proposed Project and Analysis:

The project consists of proposed driveway repaving and expansion, a proposed deck, a proposed shed, and various other landscaping activities associated with an existing single-family house. Some of the activities proposed occur within the 100' Buffer Zone while others occur outside of geographical jurisdiction. The activities proposed within the 100' Buffer Zone and outside of the 100' Buffer Zone are shown on the Proposed Plot Plan and on the Landscape Plan. There are four general activities that are proposed within the outer 50 feet of the 100' Buffer Zone shown on the Proposed Plot Plan, detailed on the Landscape Plan, and summarized below:

- Driveway: An erosion control barrier will be installed to the north of the existing driveway, the existing pavement will be removed, the area will be regraded slightly, retaining walls adjacent to the proposed driveway will be installed, and the existing driveway and proposed driveway expansion will be paved, base and top coat. The Engineering Department required a cape cod berm along the northern edge of the repaved driveway. The existing/proposed driveway is located just over 50 feet from the Bordering Vegetated Wetlands boundary at its closest point; a small part of the proposed driveway expansion is located in the outermost part of the 100' Buffer Zone

with most of the proposed driveway expansion located outside geographical jurisdiction.

- Deck: An erosion control barrier will be installed downslope of the proposed deck. The existing rear landing and two sets of stairs and the existing stone patio will be removed. The existing vegetation in and near the location of the proposed deck will be removed and grubbed, as needed; the footings for the proposed deck will be installed; a row of 8" stones will be embedded slightly in the slope at the edge of the proposed deck to retain the crushed stone; the area beneath the deck will be infilled with crushed stone; and a new wooden deck with stairs to the proposed lawn will be installed as shown on the Proposed Plot Plan and Landscape Plan. The proposed deck is located 77 feet from the Bordering Vegetated Wetlands at its closest point.
- Shed: The erosion control barrier installed for the deck will be relied upon for the work associated with the proposed shed and retaining wall installation. The existing vegetation in and near the area of the proposed deck and retaining wall will be removed and grubbed, as needed; the area will be graded for the wall, stone base, and the shed. The timber retaining wall will be installed, the area backfilled with crushed stone, and the shed installed. Several small boulders will be placed at both ends of the retaining wall to stabilize the slope. The proposed shed is located partially in the outermost portion of the 100' Buffer Zone and partially outside geographical jurisdiction.
- Landscaping: The erosion control barriers installed for the deck and driveway will be relied upon for the proposed landscaping work. The proposed landscaping work includes:
 - The removal of a snag to the southwest of the garage that poses a risk to the garage structure. An erosion control barrier is not necessary for this task. This snag is located 57 feet from the Bordering Vegetated Wetlands boundary.
 - The regrading of the rear yard and establishment of a central lawn area via seeding or sod and the establishment of discrete planting beds in the rear yard with proposed boulders, as needed, to define the area and stabilize the slope. A portion of this rear lawn and planting areas are located within the outermost portion of the 100' Buffer Zone, 86 feet and 83 feet, respectively, from the Bordering Vegetated Wetlands boundary at the closest points.
 - The installation of a short segment of retaining wall on the slope above the proposed driveway and the establishment of native shrubs (*Clethra alnifolia*) and

ground cover (*Dennstaedtia punctilobula*) on the slope near this wall and the wall installed as part of the driveway task above. This retaining wall section is located 97 feet from the Bordering Vegetated Wetlands boundary at its closest point.

Additional work on the site is proposed outside of the 100' Buffer Zone. Again, this work is not subject to jurisdiction but is shown on the Proposed Plot Plan and Landscape Plan for purposes of completeness. The measures taken to protect the adjacent resource areas for the work proposed within the 100' Buffer Zone will also protect the adjacent wetland resources for the work proposed outside of the 100' Buffer Zone. The plantings proposed on the site are shown on the Landscape Plan. The listed plantings are not found on the Massachusetts Prohibited Plant List and are not listed on the Invasives Plant Atlas of New England. No formal mitigation or enhancement areas are proposed as part of this project; the work that is proposed is best described as landscaping. Accordingly, a formal monitoring program has not been proposed under this submittal.

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.”

Work proposed as part of this project will all occur greater than 50 feet from the Bordering Vegetated Wetlands boundary. Prior to the start of earth moving activities, an erosion control barrier consisting of either entrenched siltation fence fronted by staked compost sock or staked compost sock only, which will also serve as the Limit of Work, will be located around the work areas as shown on the Proposed Plot Plan. This erosion control barrier will be maintained until the work areas are stabilized. Approval of the issuing authority will be received prior to the removal of the erosion control barriers. No significant changes to the existing grade are proposed as part of the project. Retaining walls have been proposed to be retained or augmented to minimize grade changes. The existing vegetation on the site located between the limit of work and the resource area will be retained. Areas of the site that are disturbed as part of this project will be stabilized by building, deck, pavement, crushed stone, lawn, or landscaping.

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. As the 25’ Buffer Zone is located off-site to the north and northeast, this policy is not applicable to the proposed project.

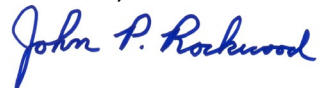
Conclusions:

In conclusion, work associated with the proposed project will not occur in wetland resource areas subject to protection under the Act. Work is proposed within the outer 50 feet of the 100’ Buffer Zone and outside of the 100’ Buffer Zone. Project components within the 100’ Buffer Zone include repaving/expansion of the existing driveway with a cape cod berm and retaining wall, the installation of a wooden deck with stairs with small boulder border and crushed stone to mitigate runoff, the installation of a small shed with retaining wall, and various landscaping activities including removal of a snag that poses a risk to the garage, regarding the rear lawn, establishing discrete landscape beds, and installing a short segment of retaining wall. Erosion control barriers are proposed on the slope below the

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deck and between the driveway and the abutting property and Bordering Land Subject to Flooding. As such, it is EcoTec's opinion that the proposed project complies with the applicable provisions of the Act and Regulations and will serve to protect the applicable statutory interests.

Cordially,
ECOTEC, INC.



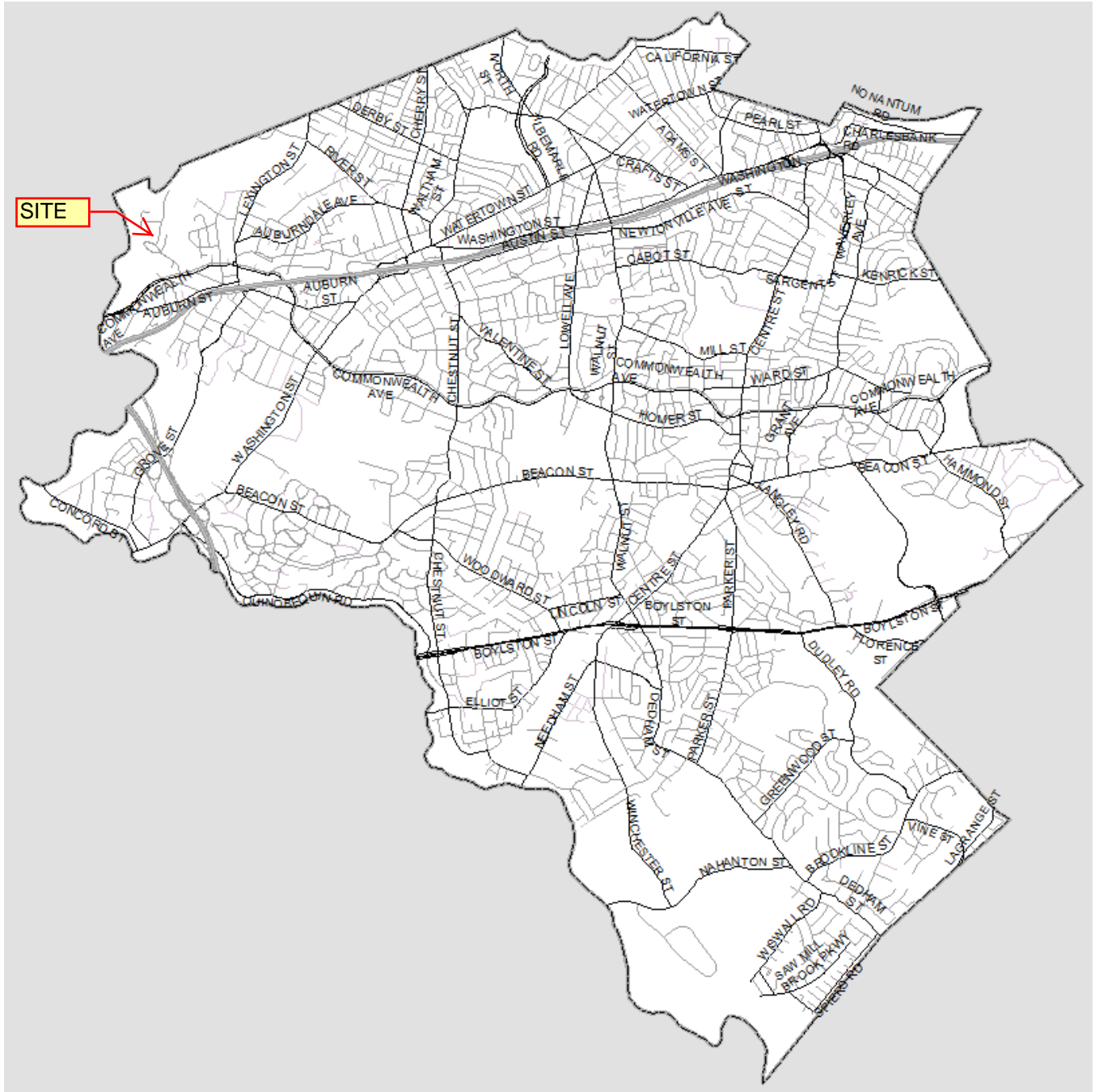
John P. Rockwood, Ph.D., SPWS
Principal Environmental Scientist

Cc: Department of Environmental Protection, Northeast Regional Office (by Certified Mail /Return Receipt Requested)
Daniel and Emily VanHassel (Via Email)
Edmond Spruhan/Dmitrii Koval (Via Email)
Sarah Rabdau/Christie Dustman (Via Email)

18/w/NEWTON162ISLINGTON NOI CL WRE CE

NEWTON LOCUS MAP

162 Islington Road



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

Applicant:

Prepared by: EcoTec, Inc.

Project location: 161 Islington Road, Newton

DEP File # :

Check all that apply:

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

Section I. Vegetation		Observation Plot Number: A7	Transect Number: Up	Date of Delineation: 12/2/2020		
A. Sample Layer and Plant Species # (by common/scientific name)			B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category * #
Tree	Red Maple	<i>Acer rubrum</i>	30	43	Yes	FAC*
	Northern Red Oak	<i>Quercus rubra</i>	40	57	Yes	FACU-
Sapling	Norway Maple	<i>Acer rubrum</i>	20	100	Yes	NL
Shrub	Norway Maple	<i>Acer rubrum</i>	10	25	Yes	NL
	American Plum	<i>Prunus americana</i>	10	25	Yes	FACU-
	Arrow-wood	<i>Viburnum dentatum</i>	10	25	Yes	FAC*
	Sweet Pepper-bush	<i>Clethra alnifolia</i>	10	25	Yes	FAC+*
Ground Cover	Sweet Pepper-bush	<i>Clethra alnifolia</i>	5	50	Yes	FAC+*
	Norway Maple	<i>Acer rubrum</i>	5	50	Yes	NL

Plant Taxonomy and Wetland Indicator Category from "National List of Plant Species that Occur in Wetlands: Massachusetts" (Fish & Wildlife Service, U.S. Department of the Interior, 1988) as required by 310 CMR 10.55(2)(c).

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

Vegetation conclusions:
 Number of dominant wetland indicator plants: 4 Number of dominant non-wetland indicator plants: 5
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? No

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

MA DEP; 3/95

TRANSECT A7 UP (CONT.)

Section II. Indicators of Hydrology

1. Soil Survey

Is there a published soil survey for this site? -

title/date: -
 map number: -
 soil type mapped: -
 hydric soil inclusions: -

Are field observations consistent with soil survey? -

Remarks: -

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-6	10 YR 3/1 Loam	--
B	6-16	10 YR 5/6 Sandy Loam	--

Remarks: Terminated at 16 inches; groundwater not encountered.

3. Other: -

Conclusion: Is soil Hydric? No

Other Indications of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____

- Other: _____

Vegetation and Hydrology Conclusion		
	yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
other indicators of hydrology present	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sample location is in a BVW	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

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

Applicant:

Prepared by: EcoTec, Inc.

Project location: 161 Islington Road, Newton

DEP File # :

Check all that apply:

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

Section I. Vegetation		Observation Plot Number: A7	Transect Number: Wet	Date of Delineation: 12/2/2020		
A. Sample Layer and Plant Species # (by common/scientific name)			B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category * #
Tree	Red Maple	<i>Acer rubrum</i>	30	43	Yes	FAC*
	Eastern Hemlock	<i>Tsuga canadensis</i>	15	21	Yes	FACU*
	White Spruce	<i>Picea glauca</i>	15	21	Yes	FACU
	Northern Red Oak	<i>Quercus rubra</i>	20	14	No	FACU-
Climbing Woody Vine	Fox Grape	<i>Vitis labrusca</i>	10	100	Yes	FACU
Shrub	American Yew	<i>Taxus canadensis</i>	10	25	Yes	FAC*
	Sweet Pepper-bush	<i>Clethra alnifolia</i>	20	50	Yes	FAC+*
	Highbush Blueberry	<i>Vaccinium corymbosum</i>	10	25	Yes	FACW-*
Ground Cover	Cinnamon Fern	<i>Osmunda cinnamomea</i>	10	100	Yes	FACW*

Plant Taxonomy and Wetland Indicator Category from "National List of Plant Species that Occur in Wetlands: Massachusetts" (Fish & Wildlife Service, U.S. Department of the Interior, 1988) as required by 310 CMR 10.55(2)(c).

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

Vegetation conclusions:
 Number of dominant wetland indicator plants: 6 Number of dominant non-wetland indicator plants: 2
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes

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

MA DEP; 3/95

TRANSECT A7 WET (CONT.)

Section II. Indicators of Hydrology

1. Soil Survey

Is there a published soil survey for this site? -

title/date: -
 map number: -
 soil type mapped: -
 hydric soil inclusions: -

Are field observations consistent with soil survey? -

Remarks: -

2. Soil Description

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-6	10 YR 2/1 Loam	Pore Linings
B	6-16	10 YR 5/6 Sandy Loam	7.5 YR 5/6

Remarks: Terminated at 16 inches.

3. Other: -

Conclusion: Is soil Hydric? Yes

Other Indications of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: 8 inches
- Depth to soil saturation in observation hole: Surface
- Water marks: _____
- Drift lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: Upper 6 inches
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____
- Other: _____

Vegetation and Hydrology Conclusion		
	yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:		
hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sample location is in a BVW	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

National Flood Hazard Layer FIRMette



71°15'39"W 42°21'13"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		20.2 Cross Sections with 1% Annual Chance
		17.5 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 **12/1/2020 at 2:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

USGS The National Map: Orthoimagery. Data refreshed October, 2020.





Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS	Lot A, as described in the Quitclaim Deed recorded as Document No. 2019-00033079, in the Office of the Register of Deeds, Middlesex County, Massachusetts
	COMMUNITY NO.: 250208	
AFFECTED MAP PANEL	NUMBER: 25017C0532E	
	DATE: 6/4/2010	
FLOODING SOURCE: CHARLES RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.350019, -71.255841 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	162 Islington Road	Structure (Residence)	X (unshaded)	--	59.2 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

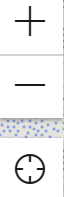
Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

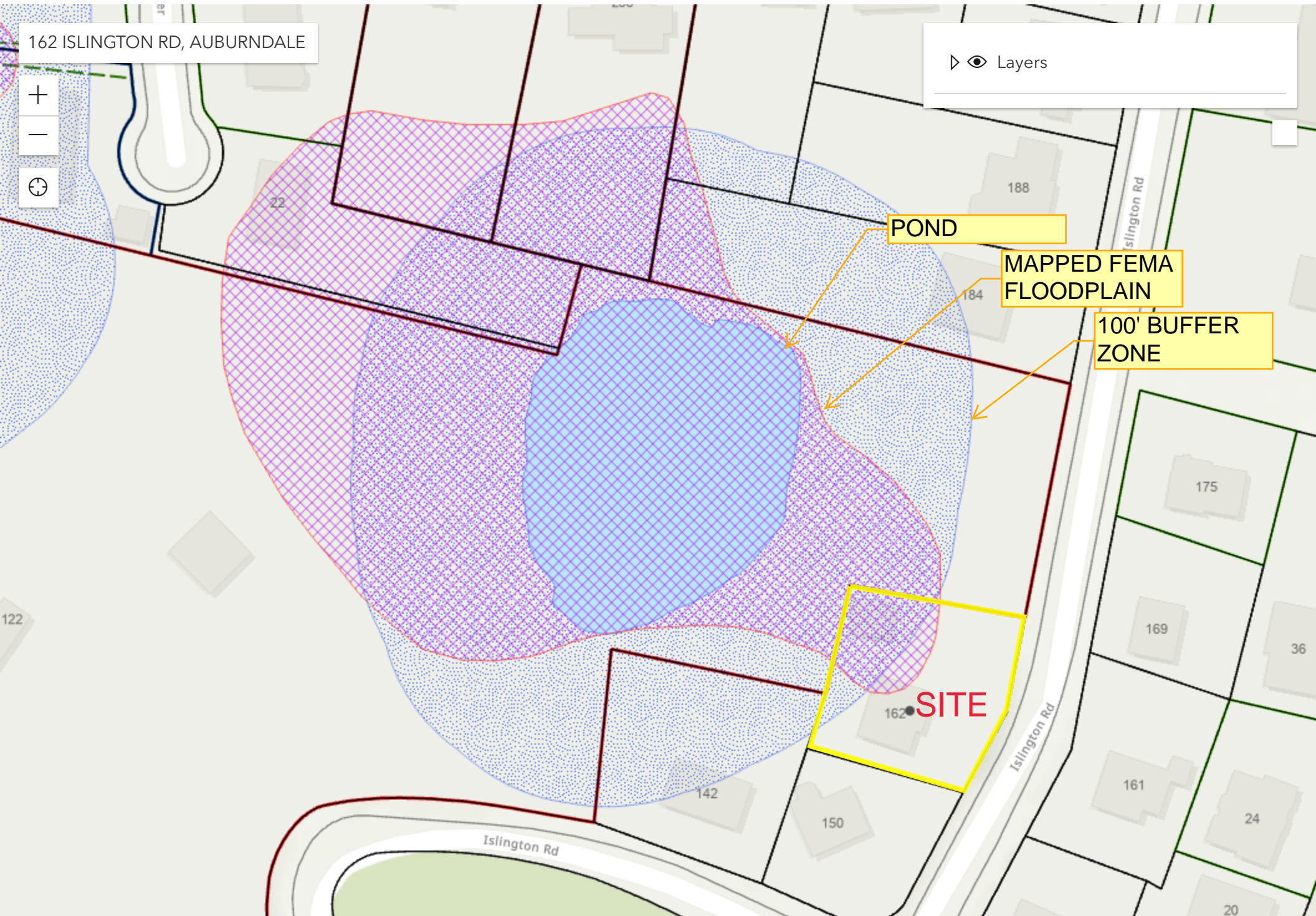
A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

162 ISLINGTON RD, AUBURNDALE



Layers



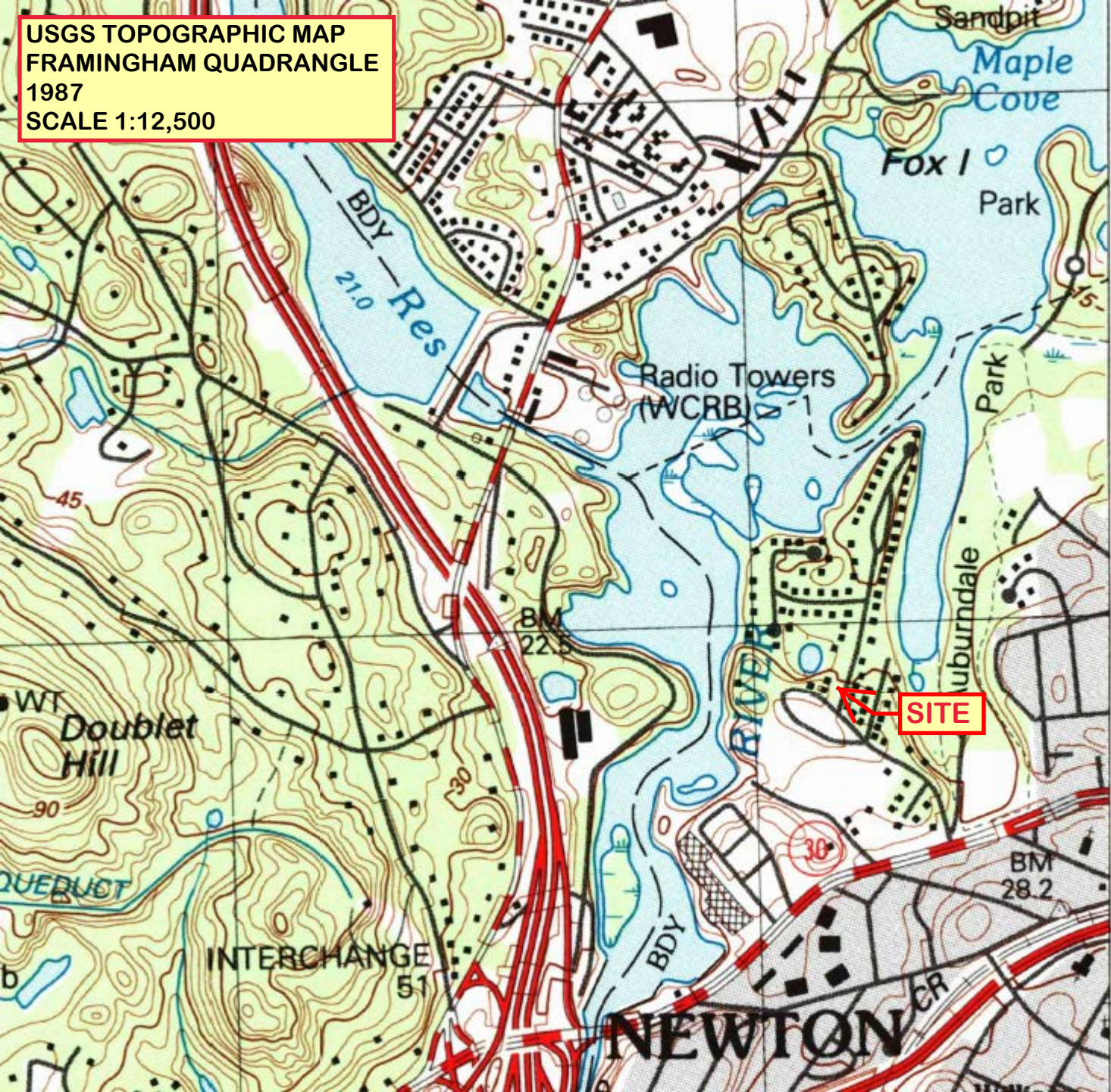
POND

MAPPED FEMA FLOODPLAIN

100' BUFFER ZONE

SITE

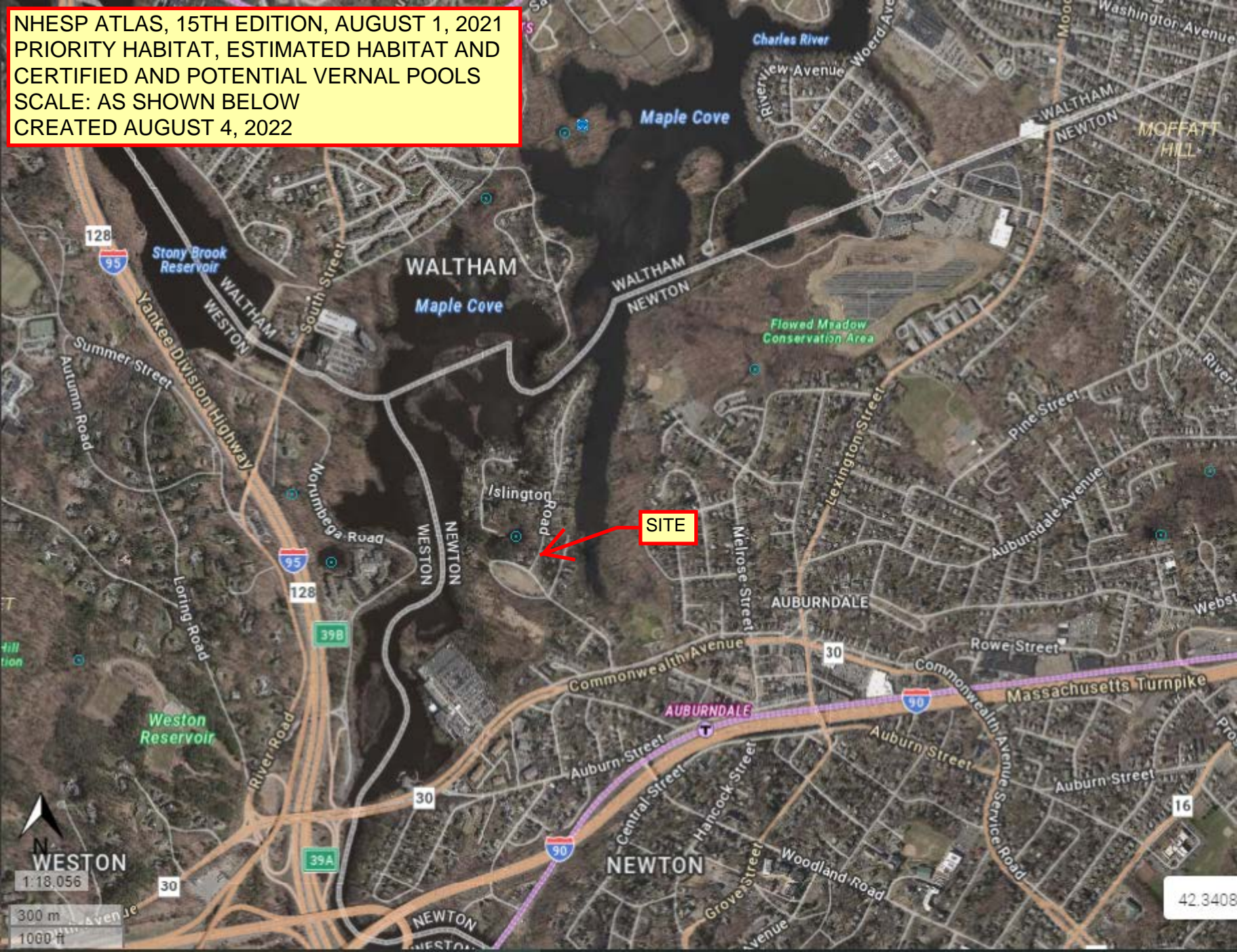
USGS TOPOGRAPHIC MAP
FRAMINGHAM QUADRANGLE
1987
SCALE 1:12,500



4692

INTERCHANGE 16 1.4 KM.
BOSTON (COMMON) 14 KM.

NHESP ATLAS, 15TH EDITION, AUGUST 1, 2021
PRIORITY HABITAT, ESTIMATED HABITAT AND
CERTIFIED AND POTENTIAL VERNAL POOLS
SCALE: AS SHOWN BELOW
CREATED AUGUST 4, 2022



WESTON
1:18,056
300 m
1000 ft

42.3408

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	Daniel and Emily VanHassel
address	162 Islington Road	Address	162 Islington Road Newton, MA 02466
Sec/Block/Lot	41 / 026 / 0004	Email	dan.vanhassel@gmail.com
Book & Page	72346 & 86	Phone	617-850-2983
Owner name	Daniel and Emily VanHassel	Representative	John P. Rockwood, Ph.D., SPWS EcoTec, Inc.
Address	162 Islington Road Newton, MA 02466	Address	102 Grove Street Worcester, MA 01605
Email	dan.vanhassel@gmail.com	Email	jrockwood@ecotecinc.com
Phone	617-850-2983	Phone	508-752-9666 x 3

Wetland type	Buffer Zone	sf/cf affected	--	Relevant Perf. Standards	10.53(1)
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
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 \$ 232.50	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
● City fee \$50	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <small>See Landscape Plan</small>
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Riverfront Area Alternatives Analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Restoration or mitigation summary	Included? <input 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

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>162 Islington Road</u>	<u>Newton</u>	<u>02466</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.35006</u>	<u>-71.25582</u>	
d. Latitude	e. Longitude	
<u>41 / 026</u>	<u>0004</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Daniel and Emily</u>	<u>VanHassel</u>	
a. First Name	b. Last Name	
--		
c. Organization		
<u>162 Islington Road</u>		
d. Street Address		
<u>Newton</u>	<u>MA</u>	<u>02466</u>
e. City/Town	f. State	g. Zip Code
<u>617-850-2983</u>	<u>--</u>	<u>dan.vanhassel@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

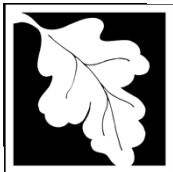
<u>Daniel and Emily</u>	<u>VanHassel</u>	
a. First Name	b. Last Name	
--		
c. Organization		
<u>162 Islington Road</u>		
d. Street Address		
<u>Newton</u>	<u>MA</u>	<u>02466</u>
e. City/Town	f. State	g. Zip Code
<u>617-850-2983</u>	<u>--</u>	<u>dan.vanhassel@gmail.com</u>
h. Phone Number	i. Fax Number	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>508-752-9666x3</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>\$ 440.00</u>	<u>\$ 207.50</u>	<u>\$ 232.50</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 project consists of proposed driveway expansion/repaving, construction of a deck, installation of a shed, and conduct of various landscaping activities associated with an existing single-family house. Portions of the proposed work occur in the 100' Buffer Zone to Bordering Vegetated Wetlands. Erosion controls are proposed. Please see Cover Letter and Site Plan 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.

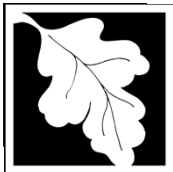
8. Property recorded at the Registry of Deeds for:

South Middlesex	--
a. County	b. Certificate # (if registered land)
72346	86
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
Document Transaction Number
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 type="checkbox"/> Bordering Land Subject to Flooding	-- 1. square feet -- 3. cubic feet of flood storage lost	-- 2. square feet -- 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	-- 1. square feet -- 2. cubic feet of flood storage lost	-- 3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	-- 1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

<u> </u>	<u> </u>	<u> </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

NEWTON

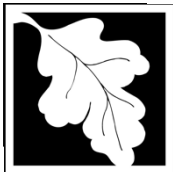
City/Town

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	

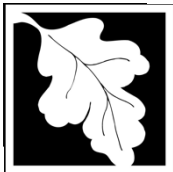
2. Assessor's Map or right-of-way plan of site

- 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

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Provided by MassDEP:
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City/Town

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

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

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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 in 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:

188	7/26/2022
2. Municipal Check Number	3. Check date
189	7/26/2022
4. State Check Number	5. Check date
Daniel / Emily	VanHassel
6. Payor name on check: First Name	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:

MassDEP File Number

Document Transaction Number

NEWTON

City/Town

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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.

[Handwritten Signature]

 1. Signature of Applicant

7-26-22

 2. Date

[Handwritten Signature]

 3. Signature of Property Owner (if different)

7-26-22

 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:

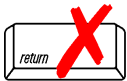
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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>162 Islington Road</u>	<u>Newton</u>
a. Street Address	b. City/Town
<u>189</u>	<u>\$ 207.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Daniel and Emily</u>		<u>VanHassel</u>	
a. First Name		b. Last Name	
--			
c. Organization			
<u>162 Islington Road</u>			
d. Mailing Address			
<u>Newton</u>	<u>MA</u>	<u>02466</u>	
e. City/Town	f. State	g. Zip Code	
<u>617-850-2983</u>	<u>--</u>	<u>dan.vanhassel@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

<u>Daniel and Emily</u>		<u>VanHassel</u>	
a. First Name		b. Last Name	
--			
c. Organization			
<u>162 Islington Road</u>			
d. Mailing Address			
<u>Newton</u>	<u>MA</u>	<u>0246</u>	
e. City/Town	f. State	g. Zip Code	
<u>617-850-2983</u>	<u>--</u>	<u>dan.vanhassel@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. Driveway in Buffer Zone	1	\$ 110.00	\$ 110.00
1a. Deck in Buffer Zone	1	\$ 110.00	\$ 110.00
1a. Shed in Buffer Zone	1	\$ 110.00	\$ 110.00
1a. Landscaping in Buffer Zone	1	\$ 110.00	\$ 110.00

Step 5/Total Project Fee: \$ 440.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$ 440.00</u>
State share of filing Fee:	a. Total Fee from Step 5 <u>\$ 207.50</u>
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 <u>\$ 232.50</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: 162 ISLINGTON ROAD (SBL 41 026 0004)

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:** 3/16/2022

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

Abutters List

[print this list](#)

Date: March 16, 2022

Subject Property Address: 162 ISLINGTON RD Newton, MA
Subject Property ID: 41-026-0004

Search Distance: 100 Feet

Prop ID: 41-025-0004
Prop Location: 85 ISLINGTON RD Newton, MA
Owner: LAMONT IAN T
Co-Owner: KUNG NICOLE SHIAO-JANG
Mailing Address:

85 ISLINGTON RD
AUBURNDALE, MA 02466

Prop ID: 41-025-0005
Prop Location: 161 ISLINGTON RD Newton, MA
Owner: PENNIE PHILIP
Co-Owner: SCHWARZ MARLENE C
Mailing Address:

161 ISLINGTON RD
AUBURNDALE, MA 02466

Prop ID: 41-025-0006
Prop Location: 169 ISLINGTON RD Newton, MA
Owner: BOYLAN JEFFREY J
Co-Owner: EZRIN PETER
Mailing Address:

169 ISLINGTON RD
AUBURNDALE, MA 02466

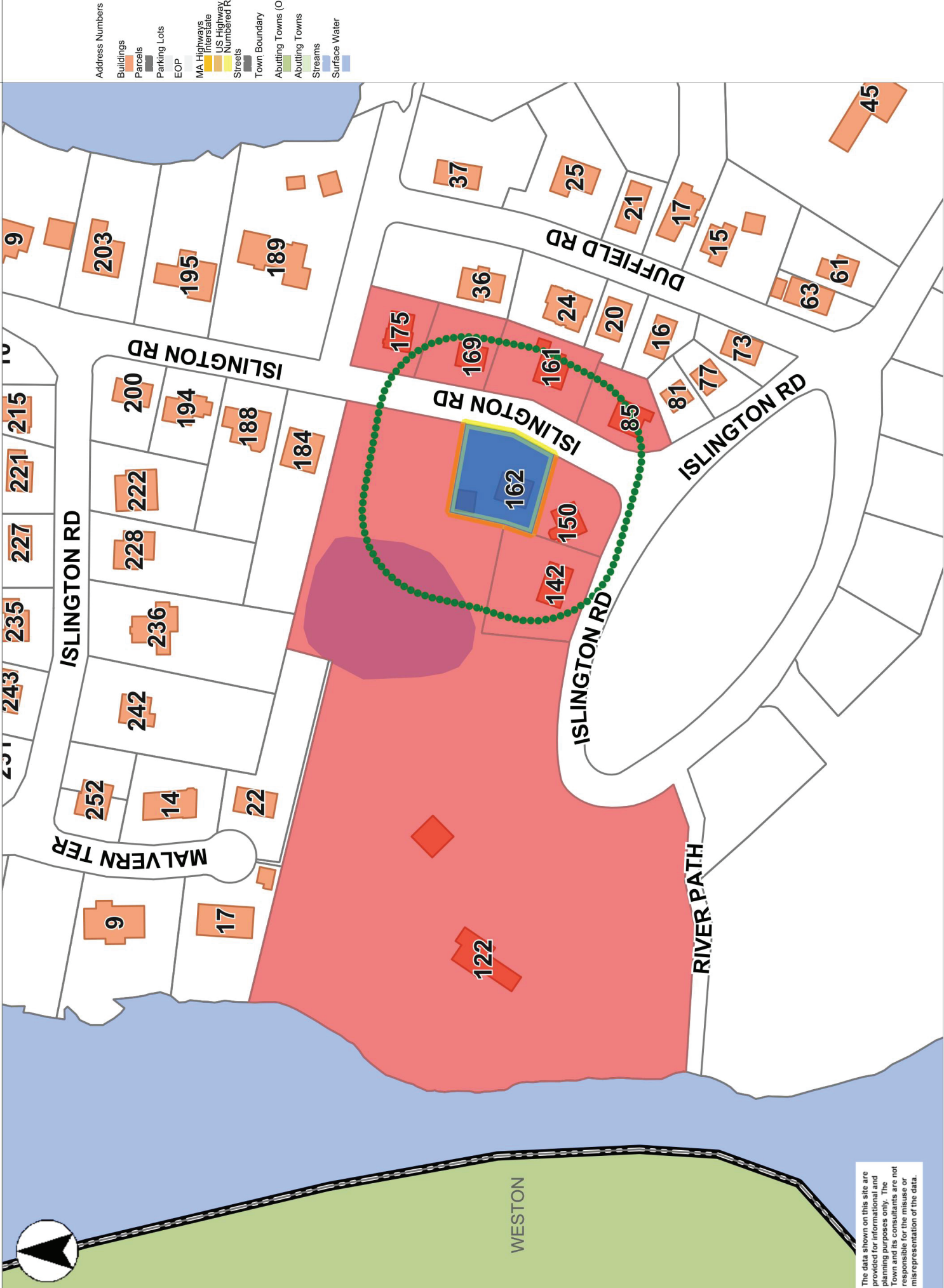
Prop ID: 41-025-0007
Prop Location: 175 ISLINGTON RD Newton, MA
Owner: JACKSON ANGELA H
Mailing Address:

175 ISLINGTON RD
AUBURNDALE, MA 02466

Prop ID: 41-026-0001
Prop Location: 122 ISLINGTON RD Newton, MA
Owner: WOODS BASIL K
Mailing Address:
122 ISLINGTON RD
AUBURNDALE, MA 02466

Prop ID: 41-026-0002
Prop Location: 142 ISLINGTON RD Newton, MA
Owner: MEHROTRA ATEEV & ANNA S
Mailing Address:
142 ISLINGTON RD
AUBURNDALE, MA 02466

Prop ID: 41-026-0003
Prop Location: 150 ISLINGTON RD Newton, MA
Owner: JOHNSON CARL A
Mailing Address:
150 ISLINGTON RD
AUBURNDALE, MA 02466



- 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



WESTON

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.



Printed on 03/16/2022 at 01:59 PM