



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
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(617) 796-1086
 www.newtonma.gov

Barney S. Heath
Director

Conservation Commission Wetland Application Coversheet/Checklist

Date	4-15-2023
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Fill in all white cells completely

Parcel Address Sec/Block/Lot Book & Page	39 Verndale Rd Lot 87 1486/56	Applicant name Address Email Phone	Louis Pavao 15 Pinewood Rd Lynnfield MA 01946 pavaocustomremodeling8@gmail.com 781-941-0199		
Owner name Address Email Phone	Darlene A Dartt 39 Verndale Rd Newton MA darlene_dartt@meei.harvard.edu 617-799-1746	Representative Address Email Phone	NA		
Legal Ad Payor	Please identify which party will pay for the Legal Ad.		Darlene A Dartt		
Wetland type	100 year flood	sf/cf affected	127 sq ft	Relevant Perf. Standards	10. _____
Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____
Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan* title(s) Plan date Plan stamped by <small>*if legible, plans should be 11"x17"</small>	
Narrative	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Locus map	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Delineation lines (backup material)	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Fees ● Fee Transmittal form ● City portion of state filing fee \$ _____ ● City's separate filing fee \$50	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No Included? <input type="checkbox"/> Yes <input type="checkbox"/> No Included? <input type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information ● Certified abutters list (within 100') ● Newton's Abutter notification form ● Affidavit & proof -- bring to hearing	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Present them at the hearing</i>
Other Attachments, e.g.	
Planting Plan	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Riverfront Area Alternatives Analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Restoration or mitigation summary	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Phasing/Sequencing plan, O&M plan, etc.	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input 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 via electronic submission through NewGov. 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" format, if legible) stamped by engineer if any aspect of the project requires engineering. • Application fees via mail to Newton Conservation Office, 1000 Commonwealth Ave., Newton, MA 02459. 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>: Wetlands Division, 150 Presidential Way, Woburn, MA 01801 (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.	



WPA Form 1- Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

Darlene A. Dartt

Name

darlene_dartt@meei.harvard.edu

E-Mail Address

39 Verndale Rd

Mailing Address

Newton

City/Town

MA

State

02461

Zip Code

617-799-1746

Phone Number

Fax Number (if applicable)

2. Representative (if any):

NA

Firm

Contact Name

E-Mail Address

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

B. Determinations

1. I request the Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

39 Verndale Rd

Street Address

Newton

City/Town

78

Parcel/Lot Number

Assessors Map/Plat Number

- b. Area Description (use additional paper, if necessary):

The current plot consists of two lots one buildable bordering on Verndale Rd and one not buildable and bordering on Brierfield Rd that does not exist in this area. There is one single family house of 1,664 sq ft, a driveway of 425 sq ft, and a walk/stair in the front of 218 sq ft. Open space is 86% of the lot. Much of the property is woods unchanged from the first owner and gardens planted with shrubs and perennials. There is a small lawn in the front and a slightly larger lawn in the rear. A small shed on surface concrete footings built in 1985 is on the non-buildable lot.

- c. Plan and/or Map Reference(s):

Plan of Land In Newton, MA

Title

3-30-2023

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

We propose to replace two stairways on the rear (west side) of the house and a delapidated porch on the right (north) side of the house with a proposed 8' x11' deck connected on the west side with a replaced stairway and on the north side with an 11' x 11.5' screened in porch. The porch will be supported by four helical piers. The porch covers a portion of the other stairway that is no longer need as the door opening to it has been removed. The exit from the basement which will be located under the deck will be excavated and the stairs moved 9.3' to prevent head injury when exiting the basement. This request would extend the house to 1,701 sq ft and decrease the open space by 1%. Details are indicated on the Plan of Land included with this application.



WPA Form 1- Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

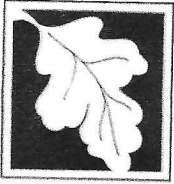
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

As defined in the wetlands protection act M.G.L.c. 131, section 40, our property is not a bog, coastal wetland, swamp, wet meadow, marsh, river area, riverfront, or a densely developed area. Based on our experience living at 39 Verndale Rd since 1981, we believe that the changes to be done are not significant to public or private water supply, to flood control, to storm damage prevention, to prevention of pollution, to protection of land containing shellfish, to the protection of wildlife habitat or the protection of fisheries.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Darlene A. Dartt

Name

39 Verndale Rd

Mailing Address

Newton

City/Town

MA

State

02461

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Darlene A Dartt

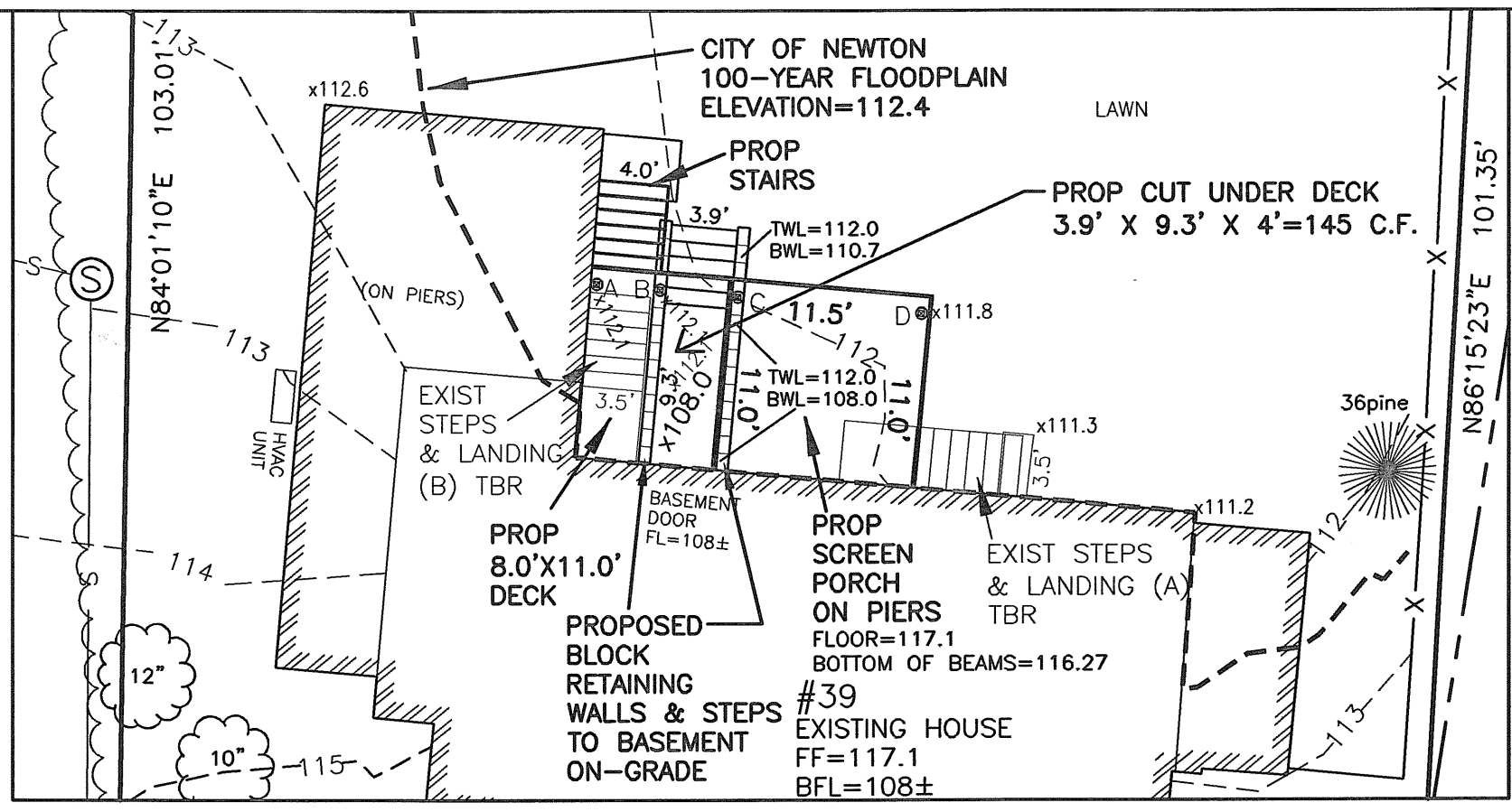
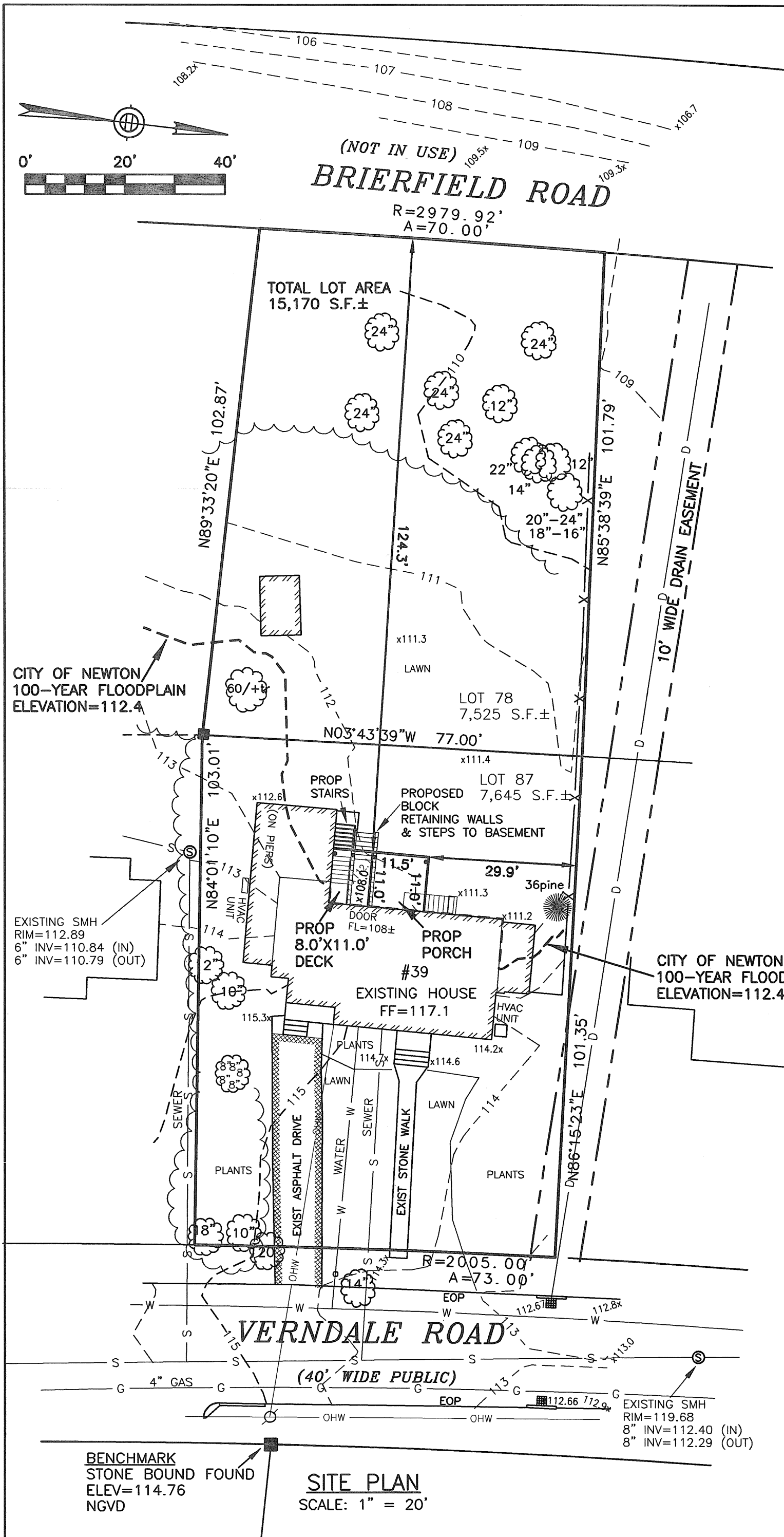
Signature of Applicant

April 16, 2023

Date

Signature of Representative (if any)

Date



CUT-FILL DETAIL
SCALE: 1" = 10'

PROPOSED FILL
(4) PROPOSED 8" DIAM. PIERS:
 A. (112.4-112.1) π 0.33² = 0.10 C.F.
 B. (112.4-112.1) π 0.33² = 0.10 C.F.
 C. (112.4-112.0) π 0.33² = 0.14 C.F.
 D. (112.3-111.8) π 0.33² = 0.17 C.F.
0.51 C.F.

PROPOSED 4" X 4" POST:
 D. (112.4-112.3) X 0.33' X 0.33' = 0.01 C.F.

PROPOSED STEPS TO DECK:
 RISERS = (112.4-112.1) 4.0' X 0.083' = 0.10 C.F.
 STRINGERS=0.3 S.F. X 0.16' X 3 STRINGERS=0.14 C.F.
0.24 C.F.

TOTAL FILL = 0.8 C.F.

PROPOSED CUT
PROPOSED CUT LANDING UNDER DECK:
 3.9' X 9.3' X 4' = 145 C.F.

PROPOSED STEPS TO BASEMENT:
 (1) 3.9' X 0.9' X 0.7' = 2.5 C.F.
 (2) 3.9' X 0.9' X 1.3' = 4.7 C.F.
 (3) 3.9' X 0.9' X 2.0' = 7.0 C.F.
 (4) 3.9' X 0.9' X 2.7' = 9.5 C.F.
 (5) 3.9' X 0.9' X 3.3' = 11.7 C.F.
35.4 C.F.

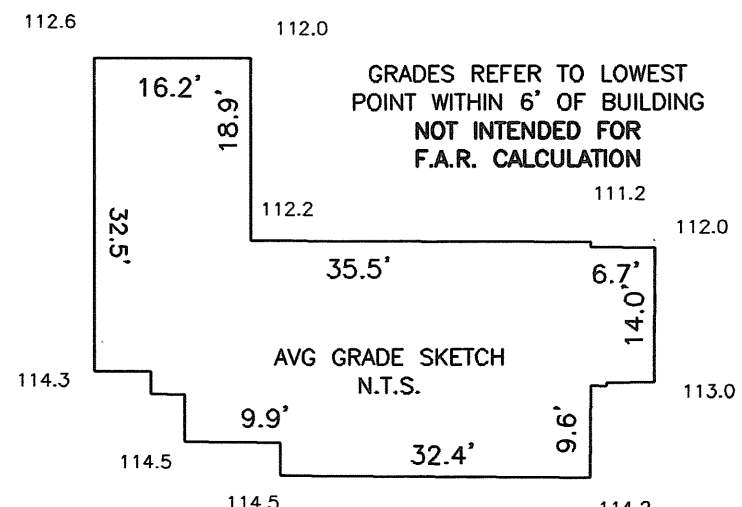
EXISTING STEPS TBR (A):
 TREAD = 3.5' X 0.9' X 0.083' = 0.26 C.F.
 RISER = (112.4-111.8) 3.5' X 0.083' = 0.17 C.F.
 STRINGERS=0.7 S.F. X 0.16' X 3 STRINGERS=0.34 C.F.
0.77 C.F.

EXISTING STEPS TBR (B):
 RISERS = (112.4-112.1) 3.5' X 0.083' = 0.09 C.F.
 STRINGERS=0.3 S.F. X 0.16' X 3 STRINGERS=0.14 C.F.
0.23 C.F.

TOTAL CUT = 181 C.F.

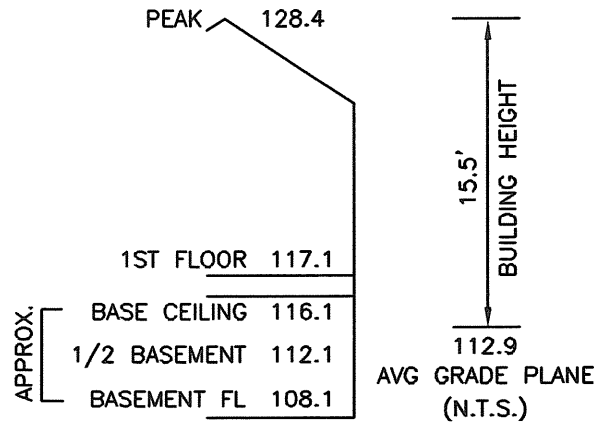
CUT/ FILL BY FOOT

FOOT	CUT	FILL
108-109	37.4	0
109-110	42.1	0
110-111	48.0	0
111-112	52.8	0.07
112-112.4	0.85	0.70
	181.2	0.77



AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]
 AVG = Σ[L(E1+E2)] / P
 AVG = 19,841.205 / 175.7 = 112.9

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

ZONE: SR-3
 PLAN DATED: FEBRUARY 1937 & NOVEMBER 1940
 DEED REFERENCE: BOOK 1486 PAGE 56
 BOOK 949 PAGE 24

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,664 S.F.	1,791 S.F.	
STRUCTURES	1,719 S.F.	1,905 S.F.	
DRIVE	425 S.F. ±	425 S.F. ±	
	2,144 S.F. ±	2,330 S.F. ±	
LOT COVERAGE	11.0%	11.8%	(30% MAX.)
OPEN SPACE	86% ±	85% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

IMPERVIOUS AREAS

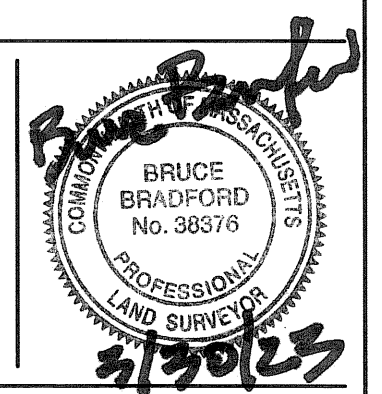
	EXISTING	PROPOSED
BUILDINGS	1,664 S.F.	1,791 S.F.
DRIVEWAY	425 S.F.	425 S.F.
WALK/STAIR	218 S.F.	207 S.F.
	2,307 S.F.	2,423 S.F.

***NET INCREASE = 116 S.F.**

ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 (617) 332-1578 FAX
 info@everettbrooks.com

LEGEND

- UTILITY POLE
- WATER GATE
- ⊕ HYDRANT
- ⊞ GAS GATE
- ⊙ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- CATCH BASIN
- TREE
- TREE
- ⊙ LIGHT POLE
- ⊞ SIGN
- 71.4 X SPOT ELEVATION
- 71 -- EXISTING CONTOUR
- D — DRAIN LINE
- W — WATER LINE
- S — SEWER LINE
- G — GAS LINE
- X — FENCE
- ⌋ TREE LINE



PLAN OF LAND IN NEWTON, MA
39 VERNDALE ROAD
PROPOSED ADDITIONS

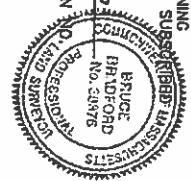
SCALE: 1 IN. = 20 FT.
 DATE: MARCH 30, 2023
 DRAWN: LNS/ ES
 CHECK: BB

REVISIONS:

NO.	DESCRIPTION

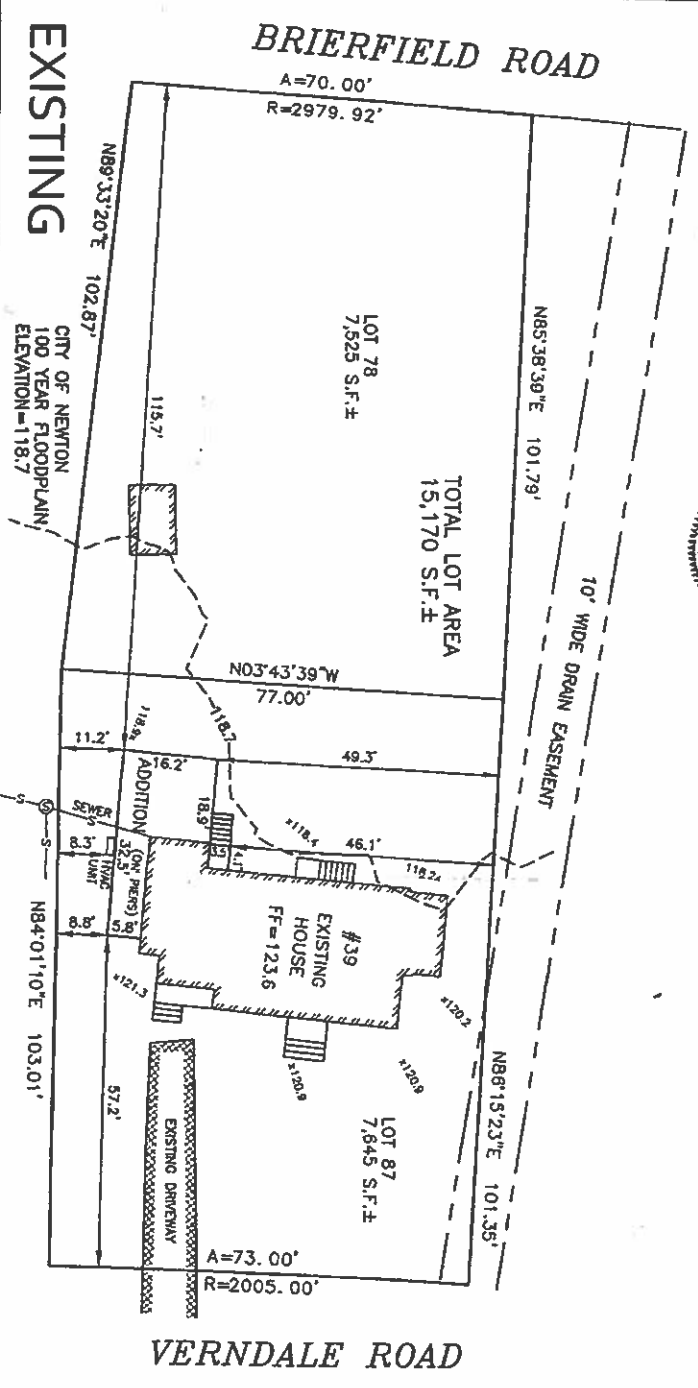
PROJECT NO. 26740

I HEREBY CERTIFY THAT THE LOT CORNERS AND LOT LINES OF THE PREMISES COVERED BY THIS SURVEY RECORD, AND THE EXISTING, PROPOSED AND FINISHED GRADES (REQUIRED AT THE SIGNATURE OF SURVEYOR), WHEN GRADES ARE SHOWN ON THE PLAN SUBMITTED WITH THE BUILDING PERMIT APPLICATION), DIMENSIONS, ELEVATIONS, OFFSETS, AND LOCATIONS OF EXISTING BUILDINGS, IF ANY THEREON, AND THE PROPOSED BUILDING(S) COVERED BY THE PERMIT REFERRED TO BELOW, AND THAT THE SAME CORRECTLY DRAWN ON THE PLAN OR DRAWINGS OF THE ABOVE STATEMENT IS MADE AND SUBMITTED TO UNDER THE PENALTIES OF PERJURY.



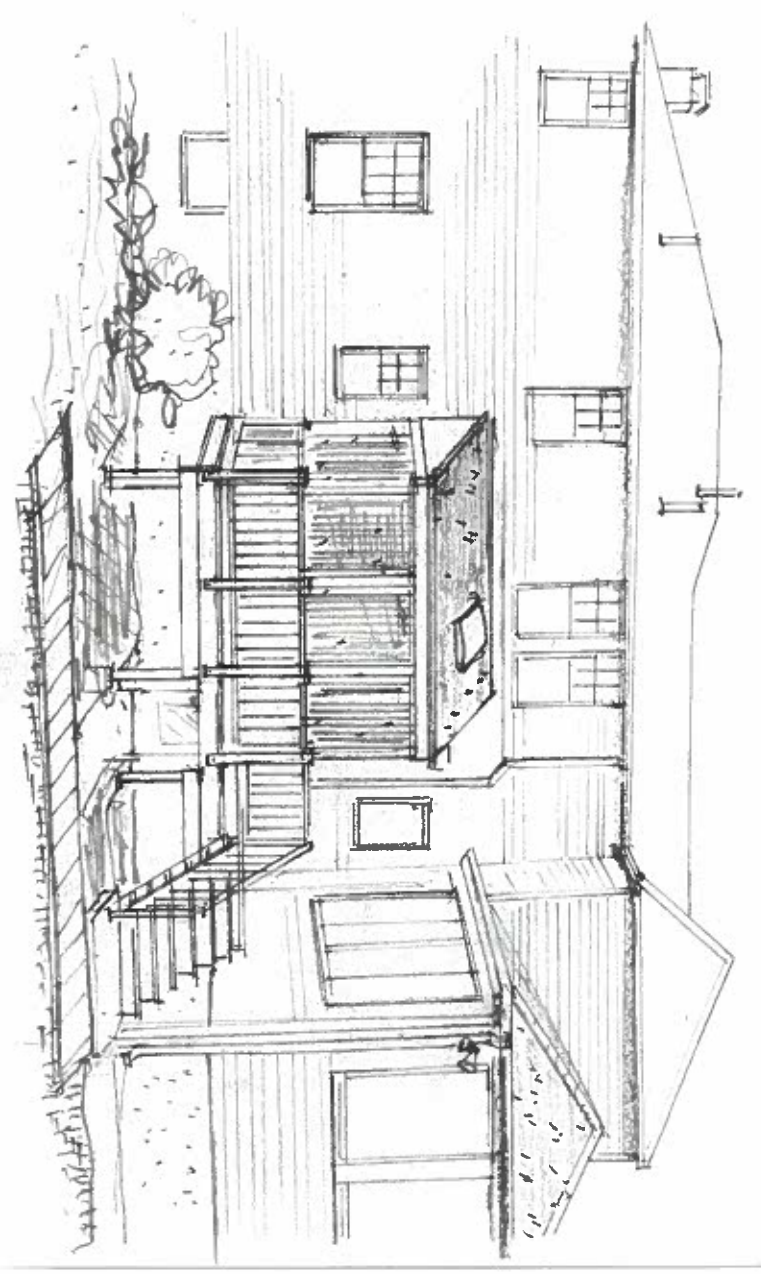
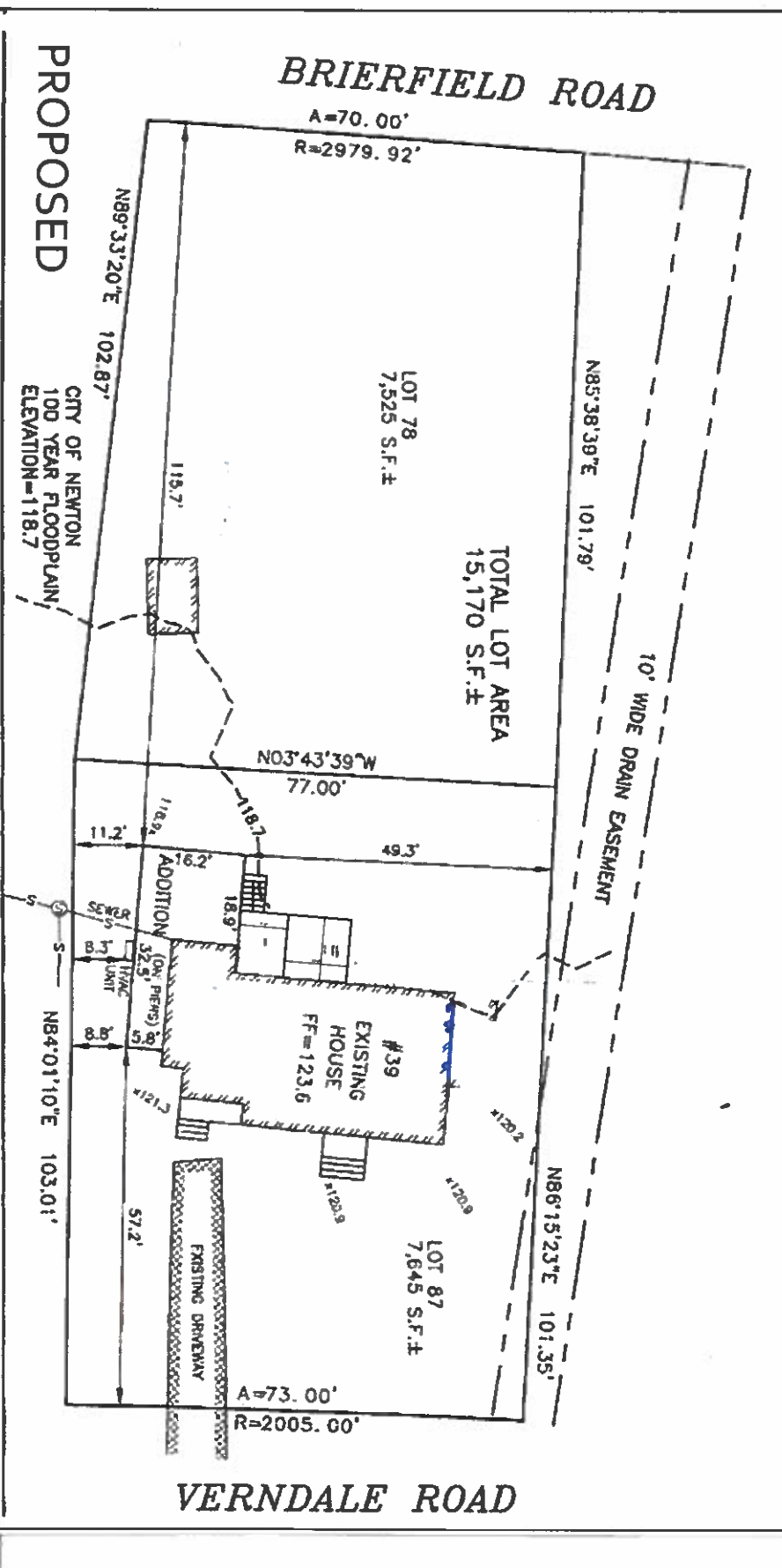
Signature of Land Surveyor: Bruce Bradford
Registration: 38376
Average Grade Plane (M.T.S.):
 (118.9+118.4+118.2+120.2+120.9+120.9+121.3)/7 = 118.8
Zone SR-3
Plan Dated: February 10, 1937
Plan Dated: November 27, 1940
Lot Coverage: 11.0% (30% MAX)
Open Space: 88.0% (30% MIN)
Buildings: 1,864 S.F.
Structures: 1,719 S.F.
Driveway: 403 S.F.
Driveway: 2,122 S.F.
F.A.R.: 0.17 (0.35 MAX)
1st Floor: 1,334 S.F.
2nd Floor: 1,049 S.F.
2,882 S.F.

EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 827-8780
 (617) 832-1878 FAX
 info@everettbrooks.com



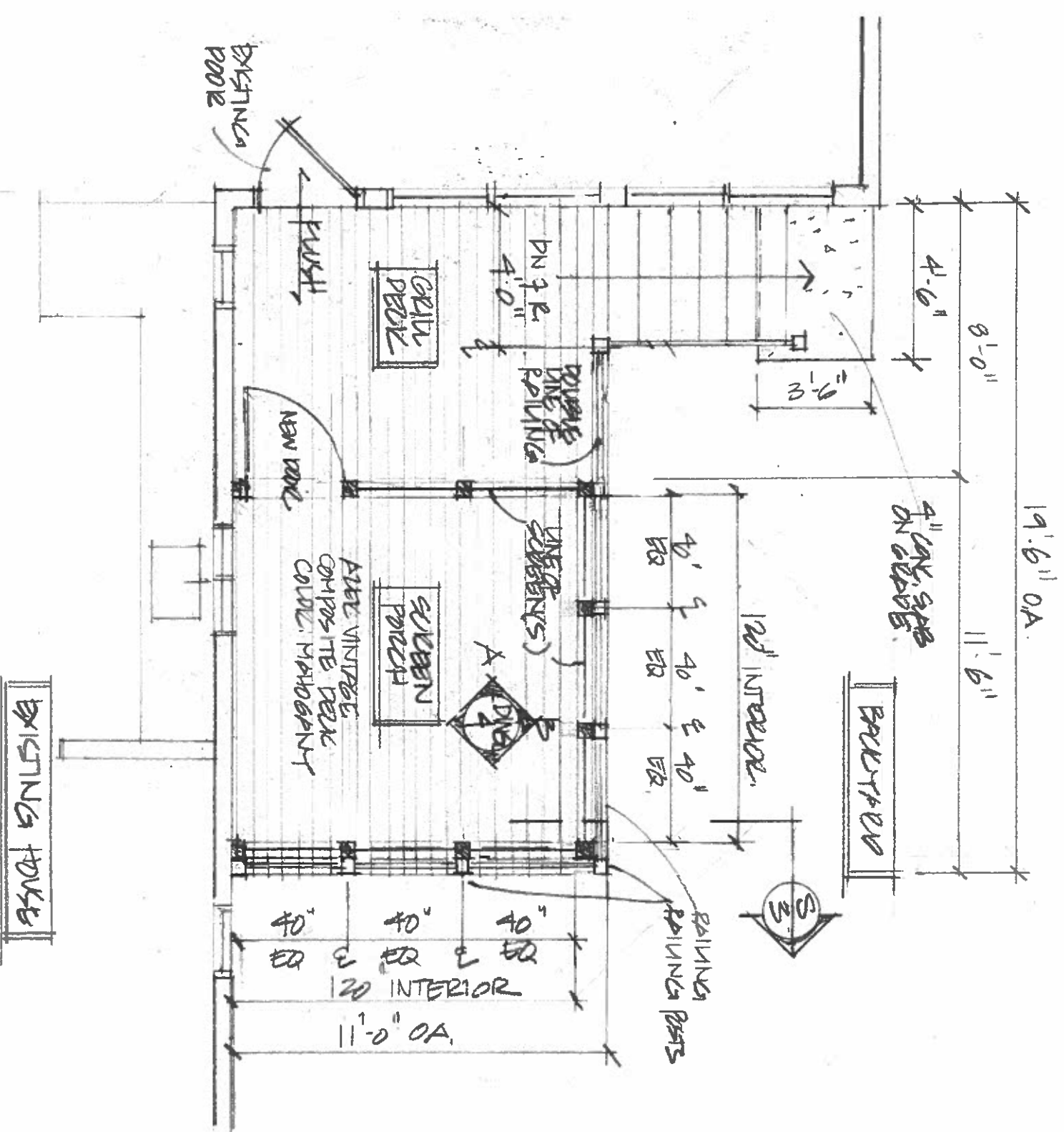
PLAN OF LAND IN
NEWTON, MA
39 VERNDALE ROAD
AS-BUILT
SCALE: 1 IN. = 20 FT.
DATE: OCTOBER 21, 2009
DRAWN: ES
CHECK: BS
REVISIONS:

PROJECT NO. 23325

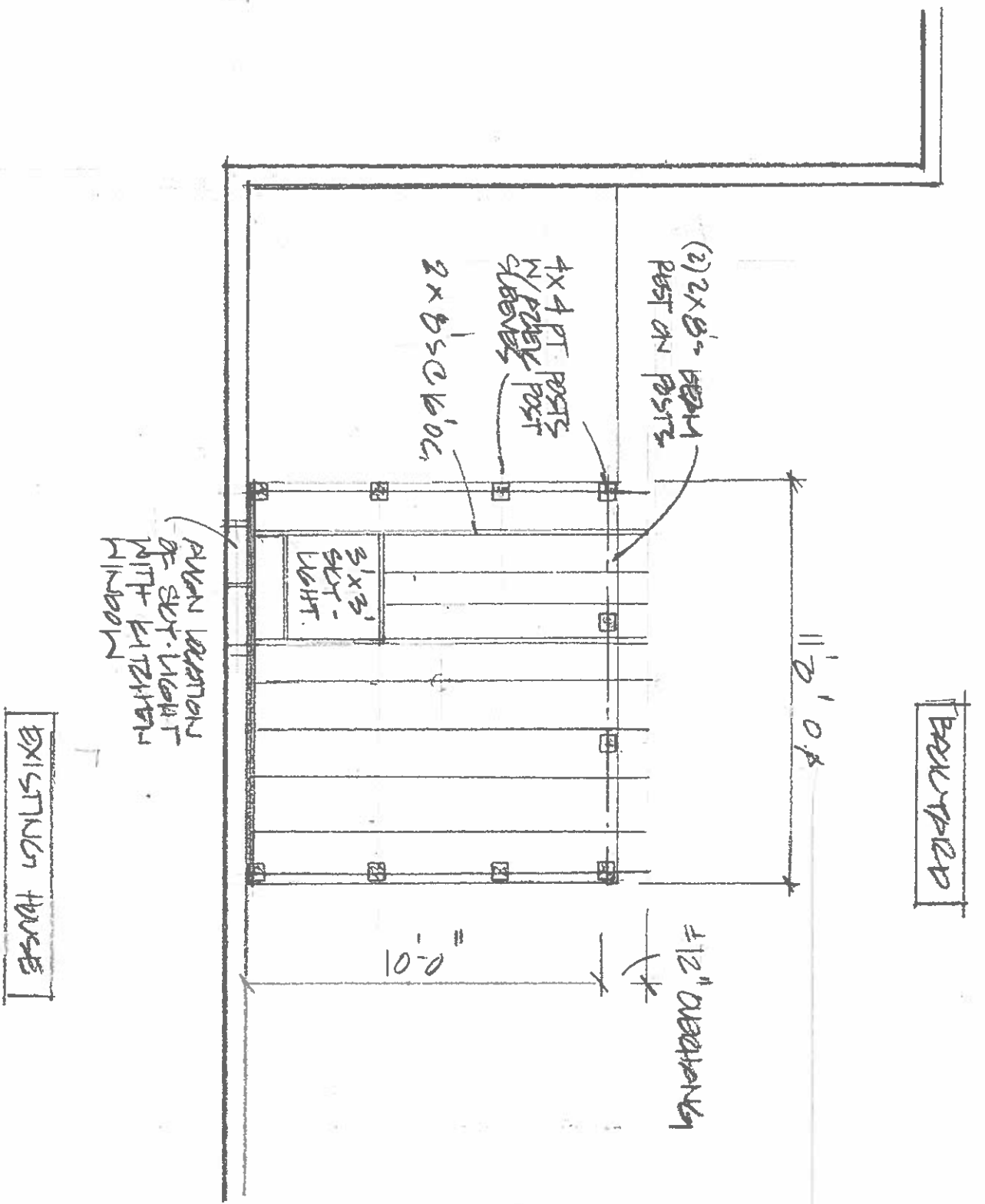


TARKO DARTT DECK RENOVATIONS
39 VERNDALE ROAD
NEWTON, MA 02461
PERMIT SET 2.1.2023

- LIST OF DRAWINGS**
- 1 NEW FLOOR PLAN + ROOF FRAMING PLAN
 - 2 FOUNDATION PLAN + DECK FRAMING PLAN
 - 3 BUILDING SECTION
 - 4 INTERIOR ELEVATIONS + REFLECTED CEILING PLAN

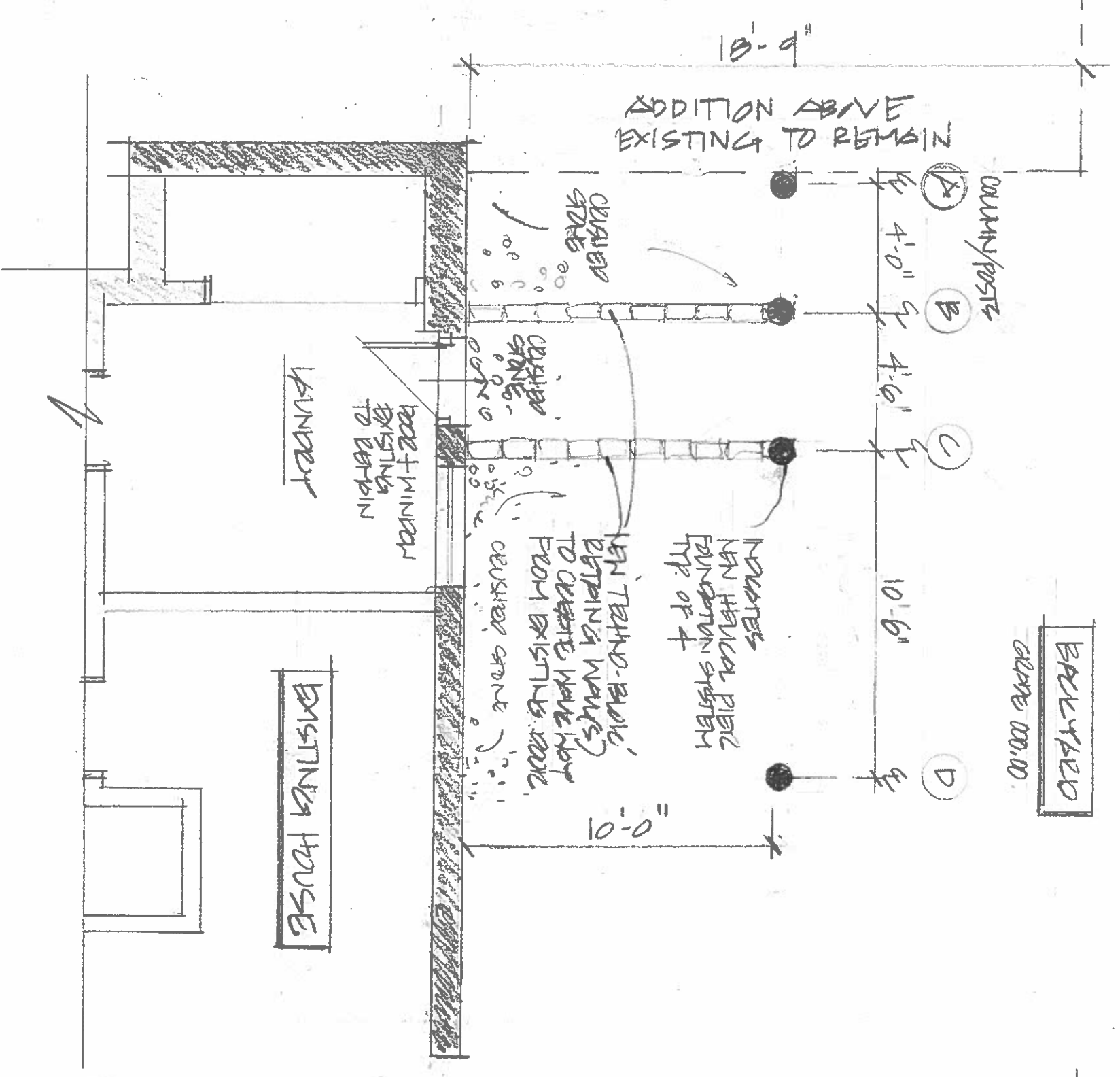


1 NEW FLOOR PLAN

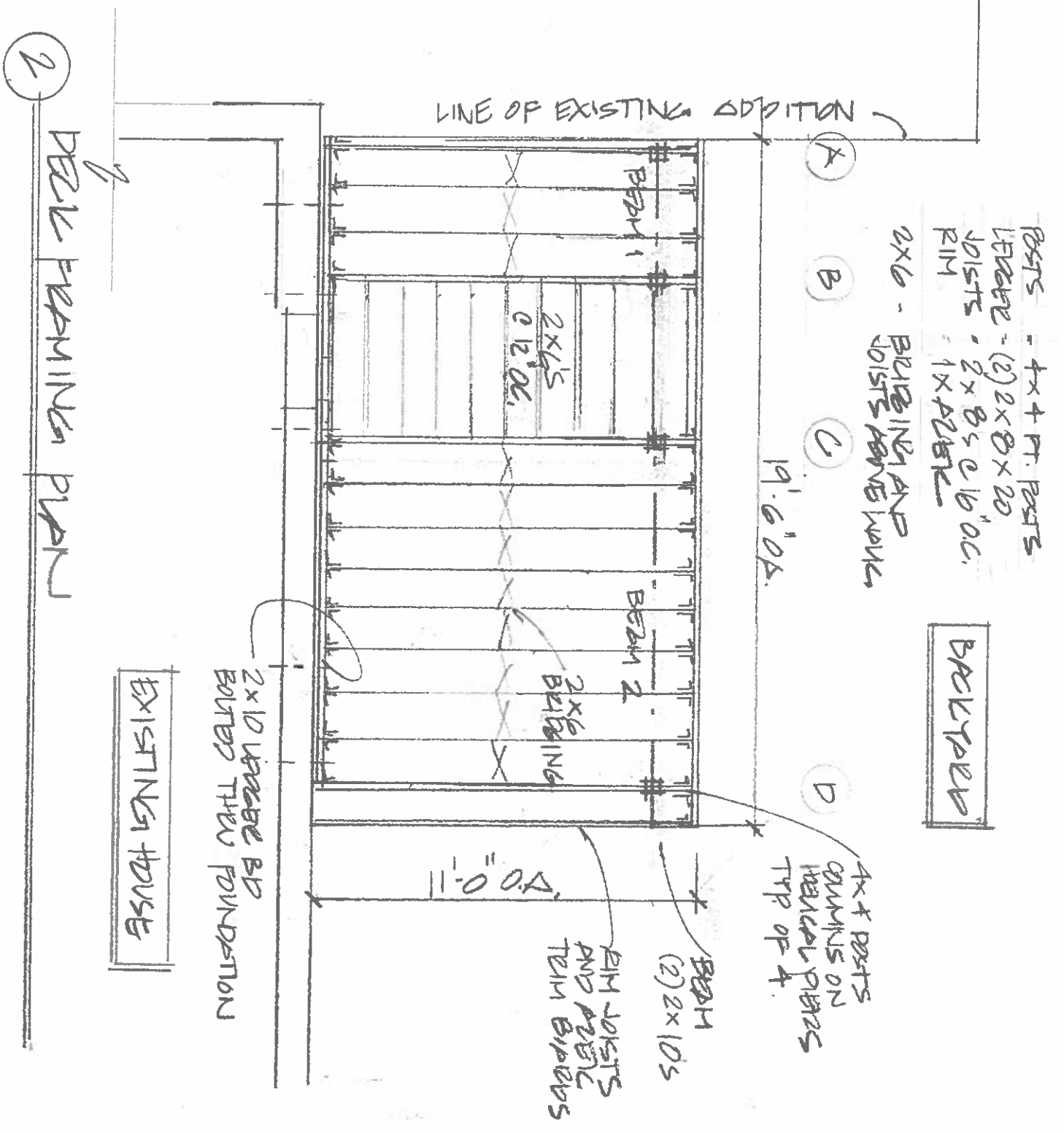


2 ROOF FRAMING PLAN

Project: TARKO DARTT DECK RENOVATIONS
 39 VERNDALE RD. NEWTON HIGHLANDS, MA
 Scale: 1/4" = 1'0"
 Date: PERMIT SET 2.1.2023
 Page: 1 of 4



1 BASEMENT LEVEL FOUNDATION PLAN



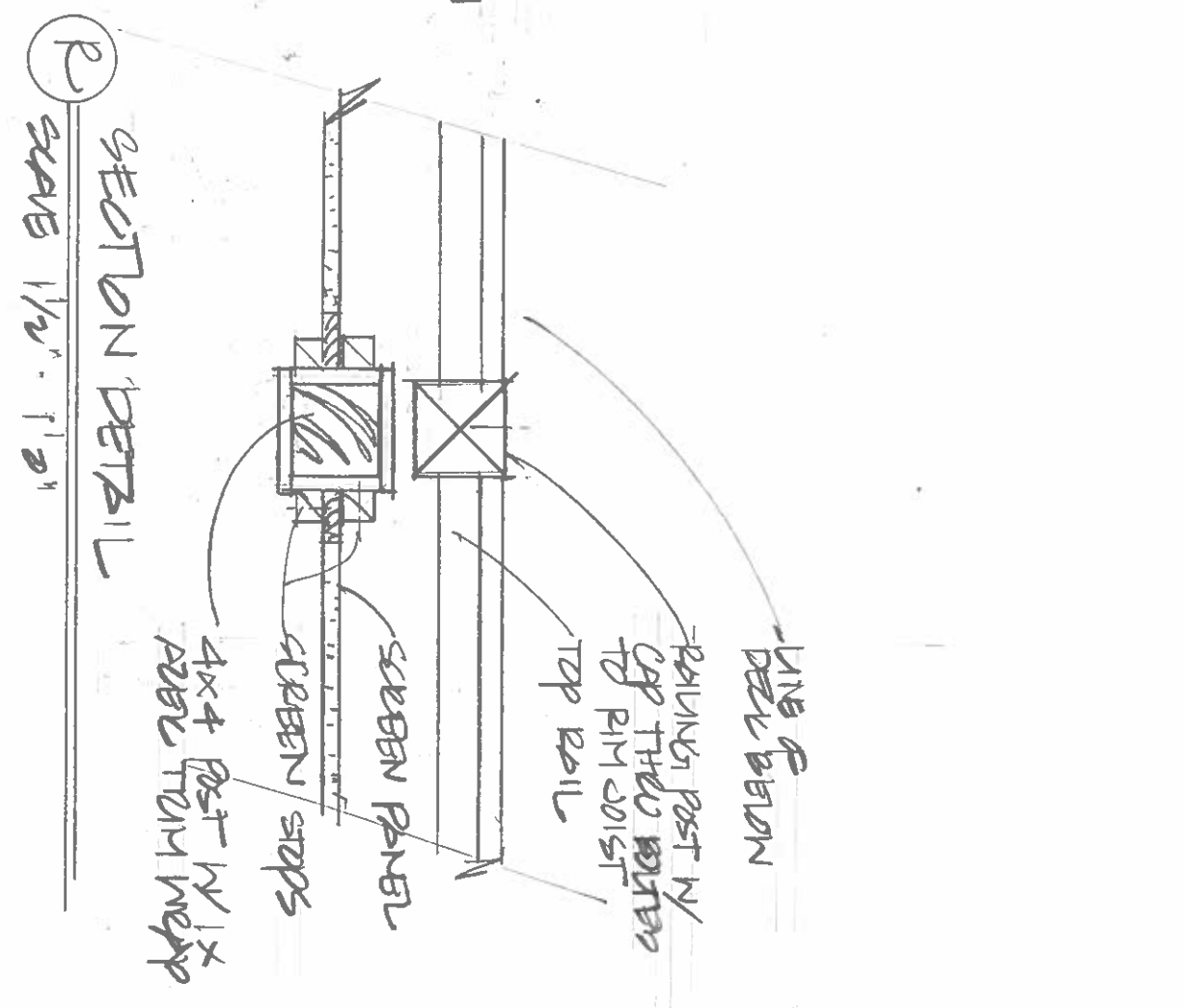
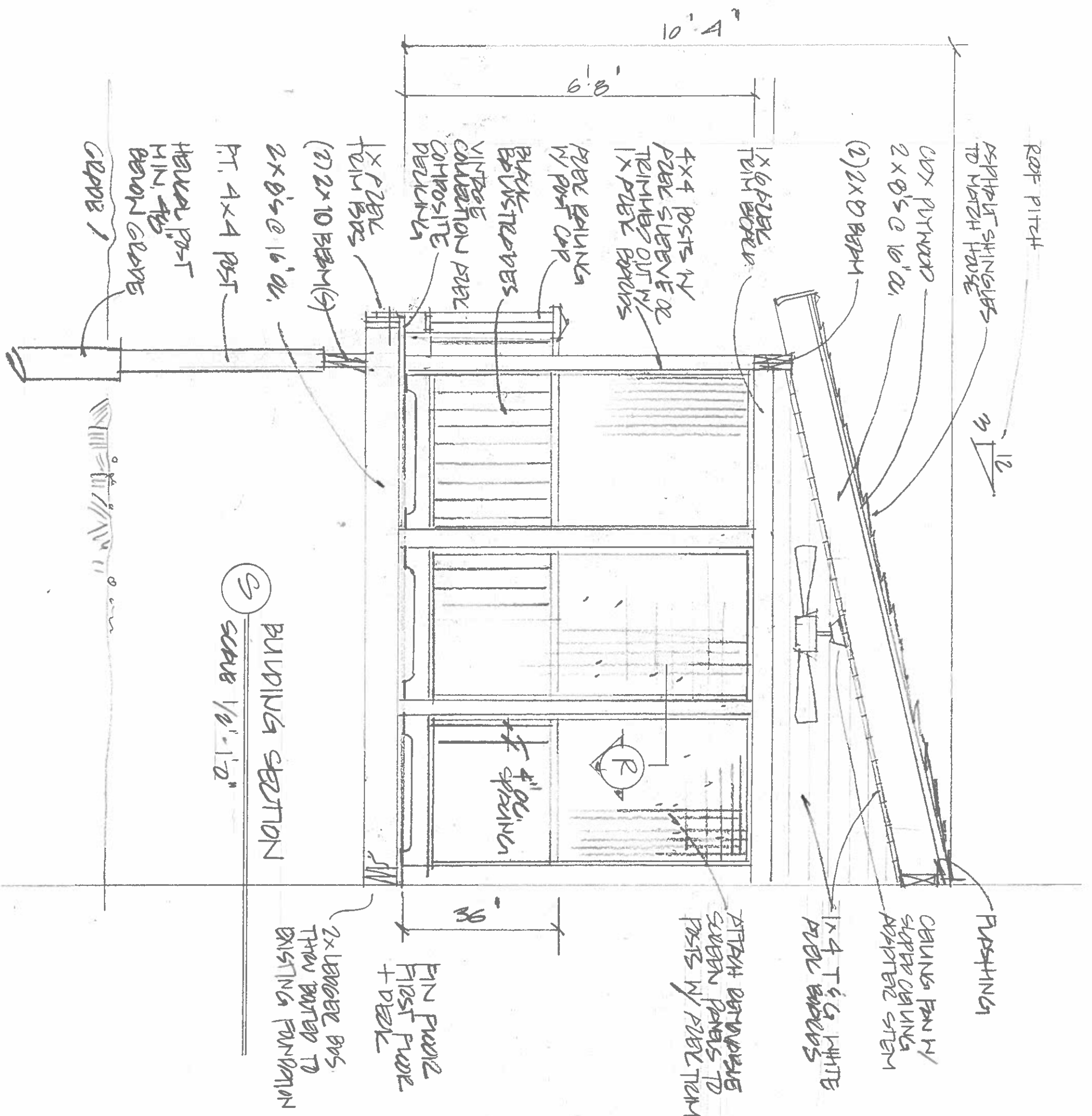
2 DECK FRAMING PLAN

Project: TARKO DARTT DECK RENOVATIONS
 39 VERNDALE RD. NEWTON HIGHLANDS, MA

Scale: 1/4" = 1'0"

Date: PERMIT SET 2.1.2023

Page: 2 of 4

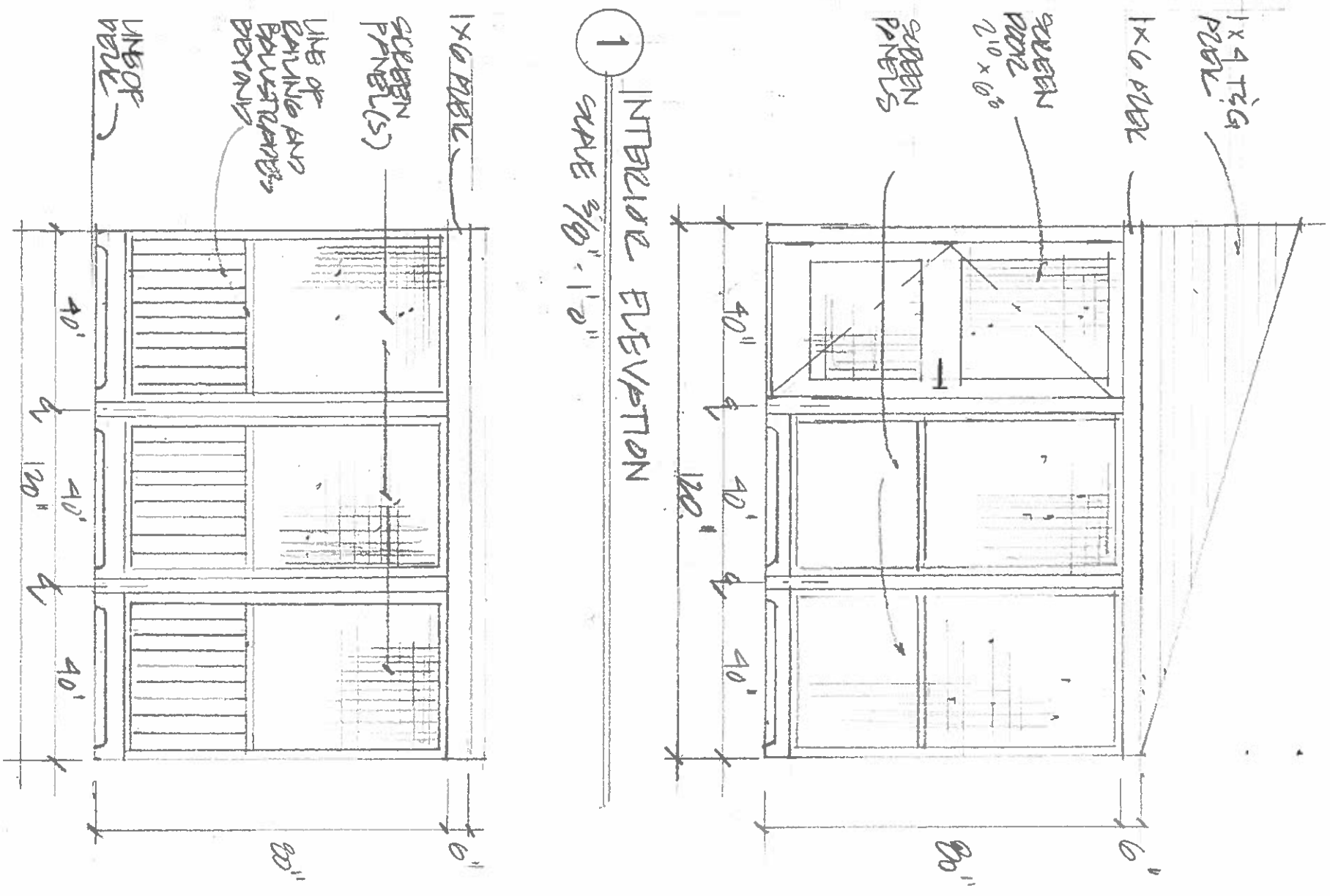


Project: TARKO DARTT DECK RENOVATIONS
 39 VERNDALE RD. NEWTON HIGHLANDS, MA

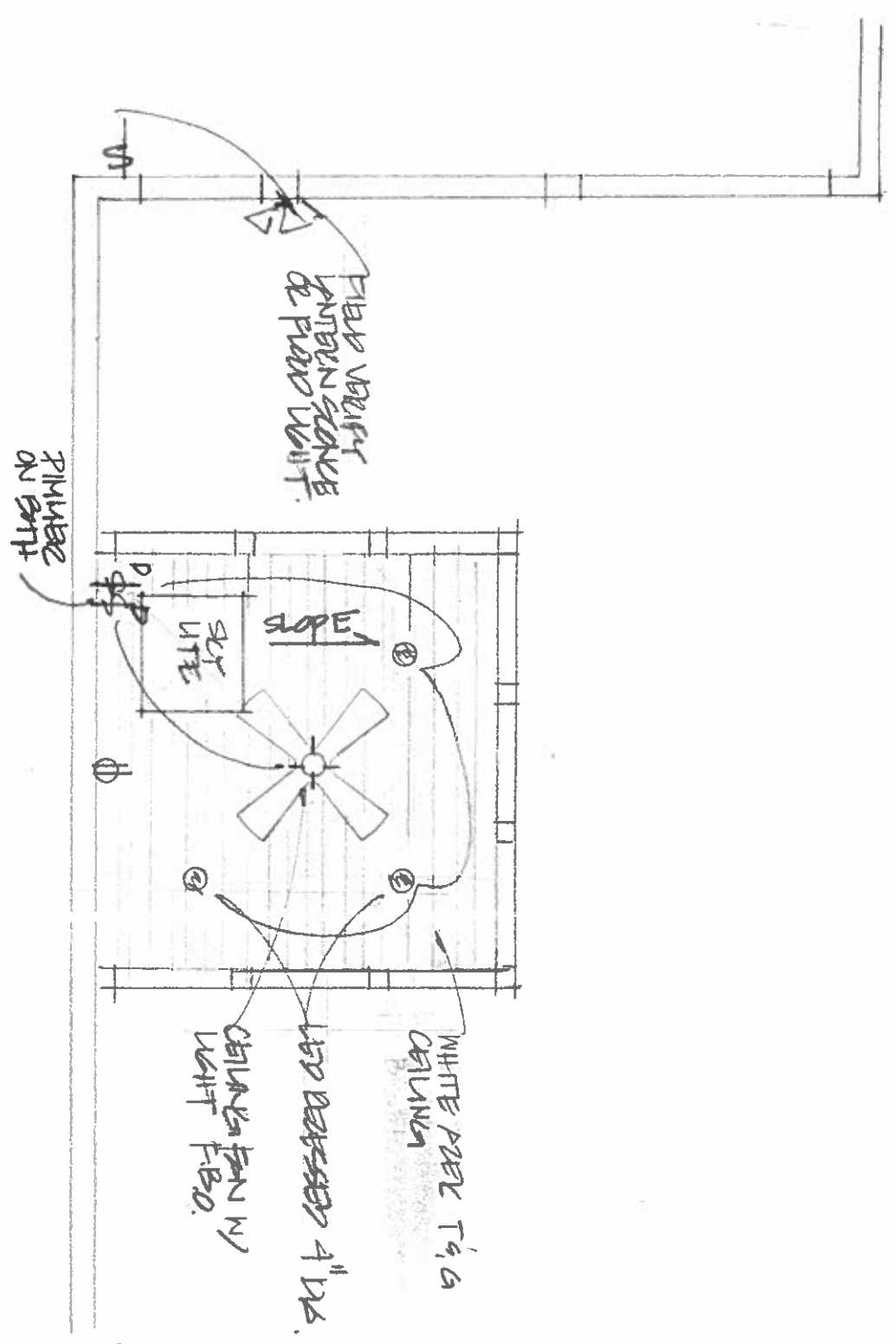
Scale: AS NOTED

Date: PERMIT SET 2.1.2023

Page: 3 of 4



2 INTERIOR ELEVATION
SCALE 3/8" = 1'-0"



3 POWER + LIGHTING REFERENCED CEILING PLAN
SCALE 1/4" = 1'-2"