

June 18, 2020

Westwood Conservation Commission
Westwood Town Hall
50 Carby St
Westwood, MA 02090

Re: Notice of Intent
Lot 2B Mill St, Westwood, MA (Map: 28, Parcel: 013)

Dear Westwood Conservation Commission (WCC):

Goddard Consulting, LLC (Goddard), is pleased to submit this Notice of Intent (NOI) on behalf of the applicant, Salvatore Vinci, for the construction of a single-family home, paving of a driveway, and construction of associated structures on the property known as Lot 2B Mill St. in Westwood. This is a joint filing under the Massachusetts Wetlands Protection Act (WPA), Regulations 310 CMR 10.00 et. al. and the Town of Westwood Wetlands Protection Bylaw.

A copy of the NOI application and full-sized plans has been submitted to digitally and to the Westwood Conservation Commission. The titles of all the documents enclosed are as follows:

A list of new/revised documents is as follows:

- NOI (WPA Form 3) Application Form
- NOI Wetland fee Transmittal Form, Copies of Submittal Checks
- Westwood Property Owner Application Authorization
- Westwood Filing Fee Worksheet
- Affidavit of Service, Abutters List, Notification to Abutters
- Final Order of Resource Area Delineation (DEP File #338-0594), 12/19/16
- Final Order of Resource Area Delineation Extension (DEP File #338-0594) 12/24/19
- *USGS Site Locus*. Goddard Consulting, LLC
- *Ortho View of Site*. Goddard Consulting, LLC
- *Quitclaim Deed*, Bk:14299, Pg: 480, signed 7/17/00
- *Plan of Land in Westwood Mass*, Pilling Engineering Company, Inc., 2/4/69, revised 2/5/69
- *Proposed Site Plan of Land Lot 2B- Mill St. Westwood, MA*. GLM Engineering Consultants, Inc. 11/2/2018

Existing Conditions

Lot 2B Mill St. (Map 28, Parcel 13) is a \pm 4.0-acre property which is currently forested and undeveloped. Per the attached deed and associated plan of land, the parcel has been in existence since at least 1969.

Resource areas on site consists of Bordering Vegetated Wetlands (BVW), Bank of Pond, Riverfront Area, and Bordering Land Subject to flooding. On-site resource areas were confirmed by MassDEP in a Final Order of Resource Area Delineation (FORAD) on 12/19/16. This FORAD was extended on 12/24/19. Of the two on-site BVWs one is centrally located with an upland area adjacent, and one is found in the western portion of the property. The on-site perennial stream is known as Mill Brook and enters the central region of the property from the north before entering Bakers Pond which occupies much of the southern portion of the property. Mill Brook then leaves Bakers Pond flowing off property in the south west corner. Due to the presence of the pond, Riverfront area on site is only assessed to the stream at its inlet and outlet from the pond and is not assessed to the banks of Bakers Pond.

The adjacent lot to the north, known as lot 2A is host to a shared common driveway which exists within a Right of Way easement on that property. While located off site this common drive the subject parcel as referenced in the attached deed.

Proposed Conditions

The applicant is proposing the development of the site with a detached single-family residence and appurtenant amenities. The house is to be sited on the only suitable and easily accessible piece of upland on the site. As stated previously, a shared common driveway located on the adjacent parcel will serve as the primary access path to the proposed residence with an individual driveway constructed off of that right-of-way to service the proposed residence.

The location of a pre-existing wetland crossing will be used for construction of the individual driveway to service the proposed residence. This crossing is currently associated with a small wetland finger which is part of the “GC-series” wetland. A 12” Reinforced Concrete Pipe (RCP) currently underlies this crossing, hydrologically connecting the upper and lower portions of the “D-series” wetland. Proposed crossing design will maintain the existing 12” RCP and will not significantly widen the existing crossing.

Proposed permanent Riverfront Area impacts total \pm 4,538 sf, and permanent Buffer Zone Impacts total \pm 22,895 sf. Additionally, construction of the individual driveway and crossing will result in the alteration of \pm 370 sf of the 0-10 ft Buffer Zone. This portion of buffer zone has already experienced alteration through prior installation of the 12” RCP.

As stated, the house itself will be sited on the only suitable and readily accessible piece of upland on the subject parcel. The house lot will fall entirely within the 100 ft Buffer Zone of on-site BVW and will result in the alteration of \pm 22,895 sf of Buffer Zone (see Photo 1). No alteration of the 0-10 ft Buffer Zone is proposed in association with house lot construction. The southern portion of the house and Limit of Work (LOW) will enter the Outer Riparian Zone, resulting in the permanent alteration of \pm 4,538 sf of RFA. Impervious surface area associated with the house

and new driveway will total $\pm 5,850$ sf, with $\pm 1,040$ sf of the house falling within RFA. The repaving of the shared driveway will result in the redevelopment of 7,223sf of impervious surface.

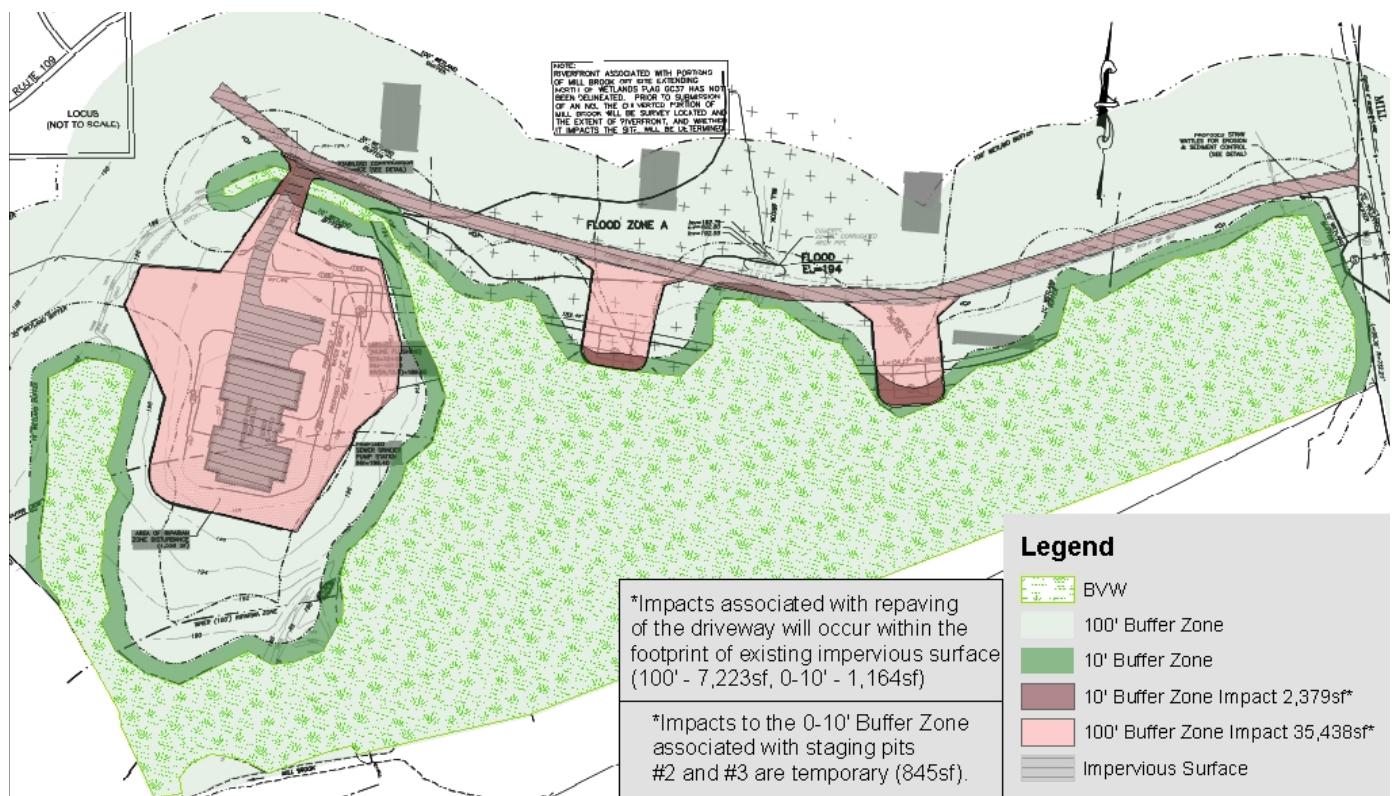


Photo 1. The proposed alterations within the 10' and 100' Buffer Zones of BVW.

Temporary and permanent impacts to RFA will total $\pm 14,020$ sf, with $\pm 4,970$ sf occurring within the Inner Riparian Zone (see Photo 2). Impacts associated with the staging pits will be temporary, with the area restored to existing grade and revegetated following directional drilling activities. A portion of the site exists within FEMA flood zone A. No filing of floodplain is proposed necessitating no compensatory storage.

A summary of resource area and buffer zone impacts is provided in Table 1 below.

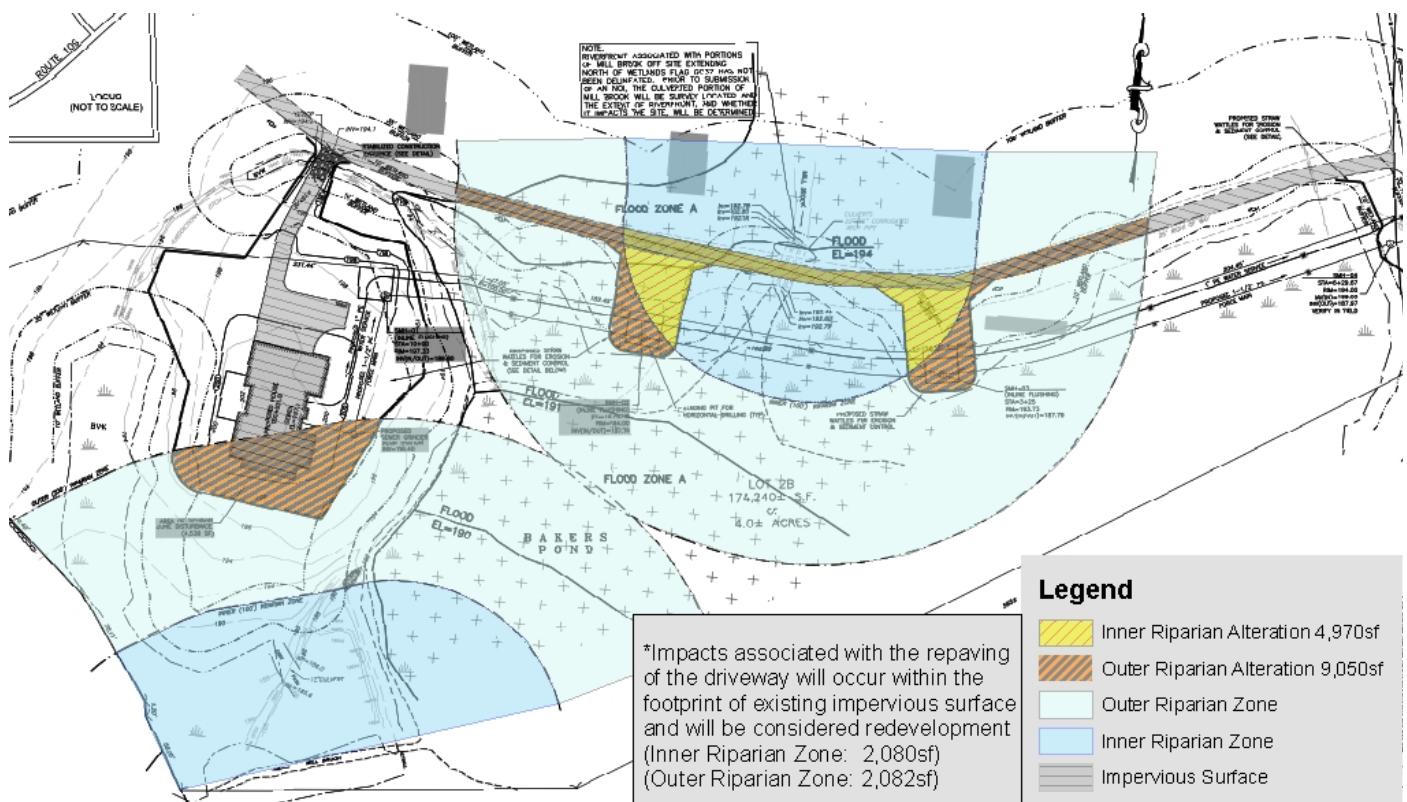


Photo 2. Impacts to the Inner and Outer Riparian Zones as a result of the proposed construction.

Due to the existing deed agreement governing the use of the shared access driveway, underground utilities are not able to be installed within the easement. As a result, the applicant has proposed directional drilling in order to supply water and sewer utilities to the proposed residence. Directional drilling is a trenchless method of installing underground utilities in a way that has no adverse impact to resource areas on the surface. A pilot hole is drilled along a directional path from one surface point to another. Next, the bore created during pilot hole drilling is enlarged to a diameter that will allow the underground utilities to be installed. Lastly, the pipe or wire associated with the utility is pulled through the ground creating a continuous segment underground that is only exposed at the two surface points.

In order facilitate this activity, two staging pits will need to be dug to act as surface points within on-site entirely within on-site buffer zone and RFA. Buffer zone disturbance will total $\pm 5,320$ sf, of which ± 854 sf will temporarily occur within the 0-10ft buffer (see Photo 1).

Table 1: A summary of proposed Resource Area alteration in square feet.

Activity	Total RFA	Inner Riparian Zone	Outer Riparian Zone	100' Buffer Zone	0-10ft Buffer Zone
Staging Pit #2 *temporary impacts	$\pm 2,650$	$\pm 1,510$	$\pm 1,140$	$\pm 2,650$	± 325
Staging Pit #3 *temporary impacts	$\pm 2,670$	$\pm 1,380$	$\pm 1,290$	$\pm 2,670$	± 520
House and House Site (including Staging Pit #1 and Driveway Crossing)	$\pm 4,538$	--	$\pm 4,538$	$\pm 22,895$	± 370
Repaving Driveway *occurring within existing impervious surface	$\pm 4,162$	$\pm 2,080$	$\pm 2,082$	$\pm 7,223$	$\pm 1,164$
Total Impacts	$\pm 14,020$	$\pm 4,970$	$\pm 9,050$	$\pm 35,438$	$\pm 2,379$
Total Permanent New Development Impacts	$\pm 4,538$	--	$\pm 4,538$	$\pm 22,895$	± 370

Total Permanent Resource Area Disturbance: $\pm 27,433$ sf

Regulatory Compliance Under the Wetlands Protection Act

The work proposed under this application impact the Buffer Zone to BVW, therefore under the WPA the project is subject to 310 CMR 10.02(3) which states:

“3. Activities within the buffer zone which do not meet the requirements of 310 CMR 10.02(2)(b)1. and 2. are subject to preconstruction review through the filing of a Determination of Applicability to clarify jurisdiction or a Notice of Intent under the provisions of 310 CMR 10.05(4) and 10.53(1).”

This submittal is a Notice of Intent application. The WPA Regulations [310 CMR 10.02(2)(b)] do not contain performance standards for Buffer Zone Alteration.

Statutory Interest Compliance

To show that the work proposed will not harm the interests protected by the Bylaw, MA WPA and DEP wetland regulations the following statutory interests and BVW/Buffer Zone compliance evaluation was performed.

Protection of Public and Private Water Supply and Ground Water Supply

The single-family house is proposed to be connected to town water and sewer facilities and as a result will not draw from ground water via a private well or have a leaching field to impact ground water resource areas.

Flood Control and Storm Damage Prevention

No BVW alterations are proposed, therefore the proposed work is not anticipated to impact the ability of onsite wetlands to provide flood control or mitigated storm damage.

Prevention of Pollution

Erosion control measures will prevent pollution via erosion into adjacent resource areas during construction.

Protection to Fisheries, Shellfish, Wildlife Habitat and Rare Species

Constructions and erosion control measures will be implemented to secure downstream protection to fisheries, shellfish and surrounding wildlife habitat. No rare species and/or mapped vernal pools are within the vicinity of the site.

Protection of Recreation

No recreational resources will be impacted by the proposed project

10.58 Riverfront Area

10.58(4)(c) Practicable and Substantially Equivalent Economic Alternatives. There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40.

Due to the existing distribution on-site resource areas no reasonable alternatives exist for the development of the site. The proposed house site has been located on the only reasonably accessible portion of upland on the site. Proposed access will use an existing shared common driveway to gain access through the majority of on-site RFA, and the proposed individual driveway will be placed outside of RFA. Avoiding use of the common driveway and constructing a driveway elsewhere on site would necessitate filling wetlands and further impacts to Riverfront Area.

Similarly, alternative methods besides directional drilling like trenching would prove to be much more detrimental to the resource areas on-site. Proposed directional drilling for utility the surface impacts associated with directional drilling to Buffer Zone and Riverfront Area as proposed limit resource are impacts to two temporary staging pits. An alternative to directional drilling would involve disturbing the entire length of the utility rather than just two temporary staging pits. Installation by means of directional drilling has been proposed as the only reasonable means of providing subsurface utilities to the site due to existing restrictions on the placement of such utilities within the existing right of way. A copy of the deed of record which establishes these restrictions has been included with this application for your review.

The construction of an alternate driveway would result in $\pm 6,867\text{sf}$ of impact to buffer zone, $\pm 229\text{sf}$ of which falls within the 10' buffer zone (see Photo 3.). The project currently proposes no impact to BVW. However, this alternate construction of a separate driveway would necessitate $\pm 6,135\text{sf}$ of BVW impact.

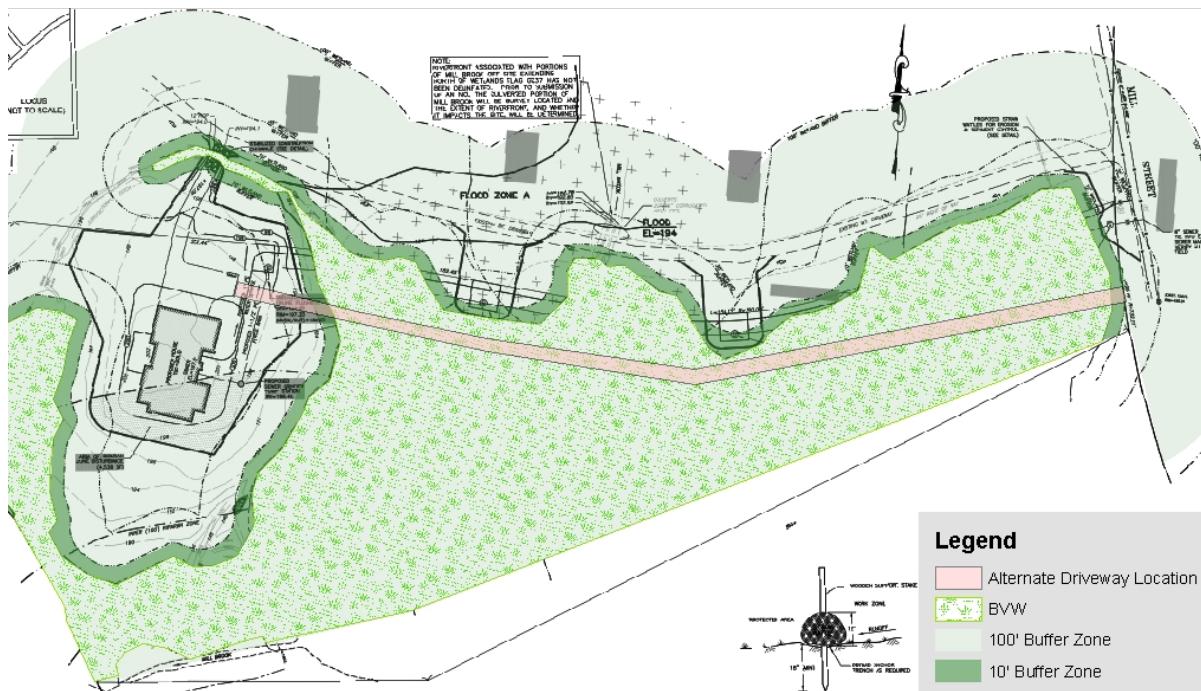


Photo 3. Impacts to Buffer one of BVW associated with the alternative construction of a new driveway.

Although this alternative would remove impacts to inner riparian zone, 4,010sf of new development impact would still be caused to the outer riparian, for a total new development of $\pm 8,548\text{sf}$ of Riverfront Area, occupying more of the allowable 10% of allowable alteration (see Photo 4). Although as proposed there are impacts to the inner riparian zone, these impacts are occurring within the footprint of the existing driveway, degraded surface.

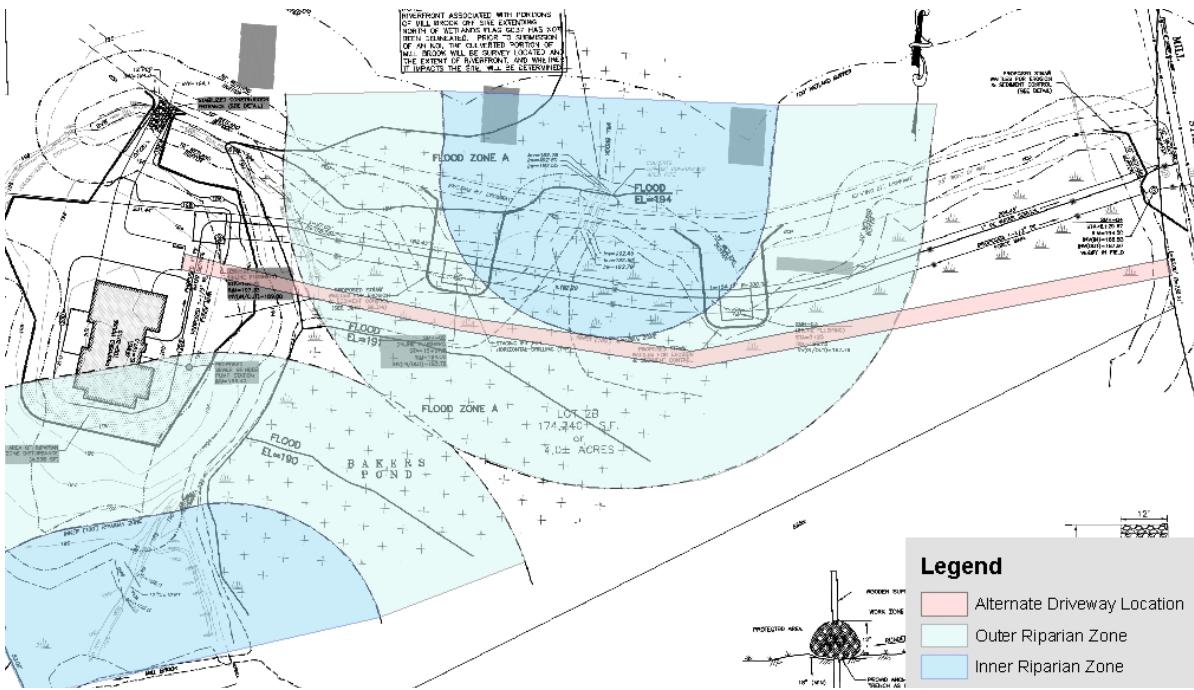


Photo 4. Impacts to Riverfront Area associated with the alternative construction of a new driveway.

10.58(4)(c)2. Scope of Alternatives: The scope of alternatives under consideration shall be commensurate with the type and size of the project. The issuing authority shall presume that alternatives beyond the scope described below are not practicable and therefore need not be considered. The issuing authority or another party may overcome the presumption by demonstrating the practicability of a wider range of alternatives, based on cost, and whether the cost is reasonable or prohibitive to the owner; existing technology; proposed use; and logistics in light of the overall project purpose.

a. The area under consideration for practicable alternatives is limited to the lot for activities associated with the construction or expansion of a single-family house on a lot recorded on or before August 1, 1996.

The subject parcel was created prior to August 1, 1996. Therefore, the scope of alternatives for the proposed project is limited to the subject parcel.

10.58(4)(d) No Significant Adverse Impact: The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, § 40.

1. Within 200 foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997 or lots recorded after

October 6, 1997 subject to the restrictions of 310 CMR 10.58(4)(c)2.b.vi., or up to 10% of the riverfront area within a lot recorded after October 6, 1997, provided that:

a. At a minimum, a 100 foot wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100 foot wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100 foot wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if an applicant demonstrates by a preponderance of evidence from a competent source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation;

Proposed permanent alteration of on-site RFA will total less than 5,000sf ($\pm 4,538\text{sf}$), which is also less than 10% of the total RFA on-site. All permanent alteration of on-site RFA will maintain an area of undisturbed vegetation within RFA greater than 100ft. Additional, temporary impacts to RFA which will occur within 100ft of the MAHW line will occur in direct association with the “installation of linear site-related utilities,” which are expressly allowed under this regulation if “the area is restored to its natural conditions.” The applicant proposes the restoration of natural conditions in all areas which will be temporarily impacted by directional drilling associated with sub-surface utility installation.

b. Stormwater is managed according to standards established by the Department in its Stormwater Policy.

The proposed project is a single-family residence and is therefore exempt from adherence to the Stormwater Standards established by the Department.

c. Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. Work shall not result in an impairment of the capacity to provide vernal pool habitat identified by evidence from a competent source, but not yet certified. For work within an undeveloped riverfront area which exceeds 5,000 square feet, the issuing authority may require a wildlife habitat evaluation study under 310 CMR 10.60.

The proposed project will not significantly impair the ability of on-site RFA to provide important wildlife habitat functions. All permanent alteration of on-site RFA will occur more than 100 ft

from the established MAHW line of Mill Brook thereby maintaining important wildlife habitat and movement corridors on-site. The project proposes <5,000 sf of permanent alteration and should therefore not be subject to a wildlife habitat evaluation.

d. Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.

The project has proposed the use of adequate erosion control measures between all proposed work and downgradient resource areas during the construction phase of the project.

10.58(4)(d)3.: Notwithstanding the provisions of 310CMR10.58(4)(d)1.or 2.,the issuing authority shall allow the construction of a single family house, a septic system if no sewer is available, and a driveway, on a lot recorded before August 7, 1996 where the size or shape of the lot within the riverfront area prevents the construction from meeting the requirements of 310 CMR 10.58(4)(d)1. or 2., provided that:

- a. The lot can be developed for such purposes under the applicable provisions of other municipal and state law; and*
- b. The performance standards of 310 CMR 10.58(4)(d) are met to the maximum extent feasible. In difficult siting situations, the maximum extent of yards around houses should be limited to the area necessary for construction. Except where the lot contains vernal pool habitat or specified habitat sites of rare species, a wildlife habitat evaluation study shall not be required.*

The subject lot has been in existence since at least 1969, predating the adoption of the Rivers Protection Act. These regulations make it clear that issuing authorities shall allow the construction of a single family house, driveway, and septic system if no sewer is available on lots that were recorded prior to August 7, 1996, as the locus site has been. All proposed work has been proposed in accordance with 310 CMR 10.58(4)(d)1 with all other applicable municipal and state law.

Regulatory Compliance Under the Westwood Wetlands Protection Bylaw

The project as proposed is in compliance with the Town of Westwood's Wetland Protection Bylaw with the exception of a small portion of work ($\pm 370\text{sf}$) will occurring within the 10' buffer of BVW.

C. Alteration of resource areas.

(1) The presumption that activity undertaken within 35 feet of certain resource areas shall alter those resource areas, as set out in Subsection (11) of the definition of "alter" in § 392-8 of this bylaw, shall not apply to:

- (a) Any lot shown on a subdivision plan filed and approved by the Planning Board pursuant to MGL c. 41, § 81P or 81S, for which*

application for Planning Board endorsement or approval has been made prior to March 1, 1998;

(b) Any lot otherwise in existence as of March 1, 1998;

(2) Such land and structures shall be subject to the presumption that any activity undertaken within 10 feet of the boundary of a wetland, bank, pond, vernal pool, stream or river shall alter that resource area. The subdivision of any lot otherwise grandfathered pursuant to Subsection C(1)(a) or (b) above shall be subject to the thirty-five-foot setback presumption.

Per the attached deed and Plan of Land, Lot 2B has definitively been in existence since at least 1969, predating the March 1, 1998 threshold established in these regulations. Accordingly, the parcel is subject to the 10ft boundary established or house lots created prior to March 1, 1998. Work within this 10ft buffer zone associated with this project is therefore presumed to have impacts on associated resource areas.

Proposed alteration within the 10-ft Buffer will total $\pm 2,379$ sf, of which only ± 370 sf will be permanent in nature. Permanent impacts are required to gain access to the house lot, but as previously outlined, will occur within an area which has previously been disturbed. The applicant requests the Commission to allow an exception to the Town's bylaw, allowing this alteration, as it facilitates access to the proposed house with the least amount of impacts to resource areas on-site.

Conclusion

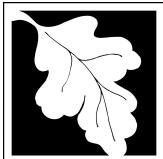
Goddard Consulting believes that the proposed project meets all regulatory compliance standards under the WPA and that the project will not have an adverse impact on the on- site resource areas. As such, GC respectfully requests that the Commission issues an Order of Conditions (OOC) approving the project. Please feel free to contact us if you have any questions.

Very truly yours,



Scott Goddard,
Principal & PWS

Salvatore Vinci, 65 Bay Colony Dr. Westwood, MA 02090
MassDEP Northeast Region Main Office, Wetlands Division, 205B Lowell St. Wilmington, MA 01887.



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 &
Westwood Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Westwood

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):

42 Mill St.

a. Street Address

Westwood

02090

b. City/Town

c. Zip Code

42.209018

-71.239671

d. Latitude

e. Longitude

28

f. Assessors Map/Plat Number

013

g. Parcel /Lot Number

2. Applicant:

Salvatore

a. First Name

Vinci

b. Last Name

c. Organization

65 Bay Colony Dr.

d. Street Address

Westwood

MA

02090

e. City/Town

f. State

g. Zip Code

781-326-6234

h. Phone Number

i. Fax Number

MV0828@yahoo.com

j. Email Address

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

Same as Applicant

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Scott

a. First Name

Goddard

b. Last Name

Goddard Consulting, LLC

c. Company

291 Main St. Ste 8

d. Street Address

Northborough

MA

01532

e. City/Town

f. State

g. Zip Code

(508)393-3784

h. Phone Number

i. Fax Number

scott@goddardconsultingllc.com

j. Email address

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

\$3,993.30

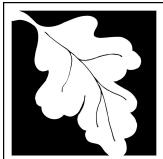
a. Total Fee Paid

\$362.50

b. State Fee Paid

\$3,630.80

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 & Westwood Wetlands Protection Bylaw

Provided by MassDEP:

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A. General Information (continued)

6. General Project Description:

Construction of a detached single-family residence and appurtenant structures within the buffer zone of Bordering Vegetated Wetland and on-site Riverfront Area.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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 CMR 10.24(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:

Norfolk

a. County

14299

c. Book

b. Certificate # (if registered land)

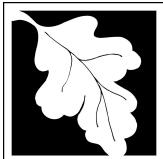
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d. Page Number

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 & Westwood Wetlands Protection Bylaw

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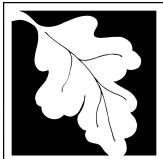
City/Town

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	4957 1. square feet	4957 2. square feet
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost 1. square feet	4. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	2. cubic feet of flood storage lost Mill Brook 1. Name of Waterway (if available) - specify coastal or inland	3. cubic feet replaced
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input checked="" type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:		115,054 square feet
4. Proposed alteration of the Riverfront Area:		
14,020 Temporary 4,538(3.94%) Permanent	4,970 (4.32%) Temporary b. square feet within 100 ft.	9,050 Temporary 4,538 (3.94%) Permanent
5. Has an alternatives analysis been done and is it attached to this NOI?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3. <input type="checkbox"/> 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 & Westwood Wetlands Protection Bylaw

Provided by MassDEP:

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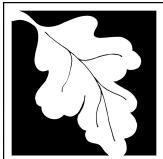
City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>	
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
a. square feet of BVW	b. square feet of Salt Marsh	
5. <input checked="" 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 & Westwood Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Westwood

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

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

a. Yes No

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

Aug 2017
b. Date of map

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

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

- c. Submit Supplemental Information for Endangered Species Review*

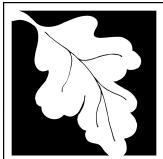
1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

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

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dgf/dfw/natural-heritage/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

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Westwood

City/Town

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

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site
(e) Project plans showing Priority & Estimated Habitat boundaries
(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
a. Not applicable – project is in inland resource area only b. Yes No

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

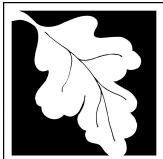
South Shore - Cohasset to Rhode Island border, and
the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

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



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 & Westwood Wetlands Protection Bylaw

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Westwood

City/Town

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

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

Online Users:

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

- 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

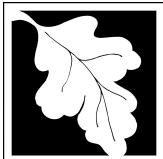
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Westwood

City/Town

D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Site Plan of Land Lot 2B - Mill St

a. Plan Title

GLM Engineering

b. Prepared By

11/2/18

d. Final Revision Date

c. Signed and Stamped by

1"=30'

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

3364

2. Municipal Check Number

3365

4. State Check Number

Rebecca

6. Payor name on check: First Name

5/11/20

3. Check date

5/11/20

5. Check date

Leovich

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Westwood

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

3/19/20

2. Date

3. Signature of Property Owner (if different)

4. Date

3/19/2020

5. Signature of Representative (if any)

6. Date

3/19/2020

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:

42 Mill St. (Lot 2B)

a. Street Address

3365

c. Check number

Westwood

b. City/Town

\$362.50

d. Fee amount

2. Applicant Mailing Address:

Salvatore

a. First Name

Vinci

b. Last Name

c. Organization

65 Bay Colony Dr.

d. Mailing Address

Westwood

e. City/Town

781-326-6234

h. Phone Number

i. Fax Number

MA

f. State

02090

g. Zip Code

MV0828@yahoo.com

j. Email Address

3. Property Owner (if different):

Same as Applicant

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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)

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.)

Goddard Consulting, LLC
 291 Main Street, Suite 8
 Northborough, MA 01532
 508-393-3784

5/11 2020

Pay to the Order of Commonwealth of MA \$ 362.50
Three hundred sixty two + 50/100 Dollars Security Features
See Reverse
Check for back.

Avidia Bank
 Hudson, MA

For 335-5 NOI Robert Lark RP
121137052910 31 62350711 3365

Goddard Consulting, LLC
 291 Main Street, Suite 8
 Northborough, MA 01532
 508-393-3784

5/11 2020

Pay to the Order of Town of Westwood \$ 3,630.80
Three thousand six hundred thirty + 80/100 Dollars Security Features
See Reverse
Check for back.

Avidia Bank
 Hudson, MA

For 335-5 NOI Robert Lark RP
121137052910 31 62350711 3364

Town of Westwood
Commonwealth of Massachusetts



Jon Rogers, Chairman
Todd Sullivan, Vice Chair
R.J. Sheer
Todd Weston
Helen Gordon
Stephen David
Vesna Maneva, Associate

Karon Skinner Catrone, Conservation Agent
kcatrone@townhall.westwood.ma.us
(781) 251-2580

CONSERVATION COMMISSION

Property Owner Application Authorization

This form certifies that the party listed below has been granted authorization to submit an application to the Town of Westwood Conservation Commission on behalf of a property owner. The Owner's signature shall also grant permission to members of the Conservation Commission and the Conservation agent permission to visit the property for related site inspections during the application and construction process. This form must be filled out and completed by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be signed by the property owner and submitted for all individual land owners for all land involved with the application project and submitted at the time of application. No Application to the Conservation Commission will be considered complete without the authorization from the property owner.

I, Salvatore Vinci am the owner of the property
at 42 Mill St., Westwood and I certify that I have granted,
Goddard Consulting, LLC to submit an application with
the Town of Westwood Conservation Commission to (brief description of proposed project):
Construction of a detached single-family residence and appurtenant structures to be built within buffer zone to on-site
Bordering Vegetated Wetland and River Front Area.

Printed Name of Property Owner: Salvatore Vinci

Printed Name of Property Owner if more than one: _____

Signature of Property Owner: Salvatore F. Vinci Date: 3/19/20

Signature of Property Owner if more than one: _____ Date: _____

Town of Westwood

Commonwealth of Massachusetts



John Rogers, Chairman
Todd Sullivan, Vice Chair
Stephen David
Helen Gordon
Vesna Maneva
R.J. Sheer
Todd Weston

Karon Skinner Catrone, Conservation Agent
kcatrone@townhall.westwood.ma.us
(781) 251-2580

CONSERVATION COMMISSION

Fees

Westwood Wetlands Bylaw – Article 18
(In Addition to DEP filing Fees)

Applicant: Salvatore Vinci

Address: 65 Bay Colony Road, Westwood, MA 02090

Location of Project: 42 Mill St. Westwood, MA 02090

Notice of Intent

Minor project **\$100.00**

Major project **\$250.00 plus \$1.00 additional sq. ft.**

New single family home **\$500.00 plus \$1.00 per 10 sq. ft. of disturbance (27,433sf)**

Subdivision road and utility **\$750.00 plus \$5.00 per road sideline in resource or buffer zone**

Drainage detention/retention **\$750.00 plus \$1.00 per 10cf. Of basin in resource or buffer zone**

Multiple Dwelling **\$500.00 plus \$100.00/unit and \$1.00 per 10 sq. ft. of disturbance**

Commercial institutional, industrial **\$750.00 plus \$1.00 per 10 sq. ft. of disturbance**

Request for Det. of Applicability **\$50.00**

ANRAD **\$750.00 plus \$1.00 per 10 sq. ft. of disturbance**

Application filed after enforcement Double application fees

Amendments **\$100.00**

Certificate of Compliance

Residence **\$100.00**

Non Residence **\$100.00**

Commercial or subdivision **\$200.00**

Agent Site Visit

Resident **\$25.00** per hour

Non Resident **\$45.00** per hour

Total **\$3,243.30**

See Westwood Wetlands Protection Bylaw Regulations for more detail.

AFFIDAVIT OF SERVICE

UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT AND WESTWOOD WETLAND PROTECTION BYLAW

I, Tim McGuire, hereby certify under the pains and penalties of perjury that on June 18, 2020, I gave notification to abutters within 300 feet of the proposed project in compliance with the Westwood Wetland Protection Bylaw and with the second paragraph of the Massachusetts General Laws, Chapter 131, Section 40 and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act and the Westwood Wetland Protection Bylaw, by Goddard Consulting, LLC with the Westwood Conservation Commission on June 18, 2020 for a property located at 42 Mill St. in Westwood, Massachusetts.

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



Signature

June 18, 2020

Date



TOWN OF WESTWOOD BOARD OF ASSESSORS

Maureen H. Bleday, Chairman
Mark F. Murphy, Clerk
Christopher J. McKeown, Third Member

April 15, 2020

Timothy McGuire

Mr. McGuire,

Attached please find a list of abutters to abutters within 100' of the locus,

- *Mill St. – Map 28 Lot 013*

These lists reflect owners of record as of January 1, 2020 or current owners, according to our records.

Sincerely,

Mark F. Murphy
Assessor

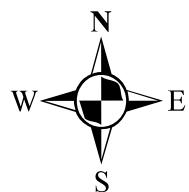
MM/jb

ABUTTERS WITHIN 100' - MILL ST



MAP 28 LOT 013

VISION APPRAISAL TECHNOLOGY



27/ 131/ / /
MCMANUS KEVIN J TRS
51 MILL BROOK RD REL TR
51 MILL BROOK RD
WESTWOOD , MA 02090

27/ 132/ / /
BUCKLEY GREGORY W
CYNTHIA L BUCKLEY
41 MILL BROOK RD
WESTWOOD , MA 02090

27/ 133/ / /
TSCHIRCH MARYLOU
31 MILL BROOK RD
WESTWOOD , MA 02090

27/ 134/ / /
LUND JOHN D
CAROLE A LUND
10 OLD MINE ROCK WAY
HINGHAM , MA 02043

28/ 002/ / /
DEMELLE TODD
SHEILA DEMELLE
1355 HIGH ST
WESTWOOD , MA 02090

28/ 011/ / /
GRINDROD THOMAS J
KARA R GRINDROD
36 MILL ST
WESTWOOD , MA 02090

28/ 012/ / /
TASE IGLI
ENTELA TASE
1331 HIGH ST
WESTWOOD , MA 02090

28/ 013/ / /
VINCI SALVATORE
MARGARET VINCI
67 HAZELWOOD DRIVE
NORWOOD , MA 02062

28/ 014/ / /
YUDZINSKY ARTUR
YELENA PLATSMAN
44 MILL ST
WESTWOOD , MA 02090

28/ 015/ / /
HOSSEIN MOSTAFAEI
ZAHRA MOSTAFAEI ABIZ
60 MILL ST,
WESTWOOD , MA 02090

28/ 029/ / /
WINN GREGORY P
CLAUDIA V H WINN
43 MILL ST
WESTWOOD , MA 02090

28/ 030/ / /
SOUCY ROBERT J
33 MILL ST
WESTWOOD , MA 02090

28/ 031/ / /
MAGALETTA ELEANOR C
25 MILL ST
WESTWOOD , MA 02090

**Notification to Abutters Under the Massachusetts Wetlands Protection Act and the
Westwood Wetlands Protection Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 you are hereby notified of the following.

1. The name of the applicant is: **Salvatore Vinci**
2. The applicant has filed a Notice of Intent with the Conservation Commission for the Town of **Westwood, MA** seeking to construct a detached single-family residence and appurtenant structures within the buffer zone of Bordering Vegetated Wetland and on-site River Front Area
3. The address of the lot where the activity is proposed is: 42 Mill St. Westwood, MA 02090.

Copies of the NOI may be examined at the **Westwood Town Hall** or by contacting the Conservation Commission at **(781) 251-2580**.

1. Copies of the ANRAD may be obtained for a reasonable fee from the applicant's representative, by calling **(508) 393-3784** between the hours of **10 and 3** on the following days of the week: **M-F**.
2. A public hearing will be held at **Westwood Town Hall, 50 Carby Street**. For more information regarding the date, time, and place of the public hearing; please contact the **Westwood Conservation Commission** at **(781) 251-2580** or the applicant's representative Goddard Consulting LLC at **(508) 393-3784**.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the **local newspaper**.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Northeast Region: (978) 694-3200 Southeast Region: (508) 946-2700 Central Region: (508) 792-7650 Western Region: (413) 784-1100



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

Northeast Regional Office • 205B Lowell Street, Wilmington MA 01887 • 978-694-3200

Charles D. Baker
Governor

Kathleen A. Theoharides
Secretary

Karyn E. Polito
Lieutenant Governor

Martin Suuberg
Commissioner

December 17, 2019

On this date, Tuesday, December 17, 2019, I, Rachel Freed, Deputy Regional Director for the Department of Environmental Protection, Bureau of Water Resources, Northeast Regional Office and Keeper of the Records, do hereby attest that the attached copy of the Final Order of Resource Area Delineation for DEP File #338-0594 which was originally signed by Martin Suuberg, Commissioner, MassDEP on December 19, 2016, and issued on the same date, is a True Copy of said Final Order of Resource Area Delineation for the above-referenced Final Order of Resource Area Delineation that resides in this file.

Signed Under the Pains and Penalties of Perjury:

Rachel Freed
Rachel Freed

December 17, 2019
Date

On this 17th day of December, 2019, before me personally appeared Rachel Freed for the Department of Environmental Protection, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Elizabeth Sabounjian
Notary Public: Elizabeth Sabounjian

My commission expires: December 23, 2023
My commission expires



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B – Final Order of Resource Area Delineation
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
338-0594
Provided by DEP

A. General Information

From:

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Issuing Authority

This Issuance is for (check one):

- Final Order of Resource Area Delineation
 Amended Superseding Order of Resource Area Delineation

To: Applicant:

Anthony Delapa
Name

Property Owner (if different from applicant):

Salvatore Vinci
Name

Delapa Properties
511 Washington Street
Mailing Address

67 Hazelwood Drive
Mailing Address

Norwood City/Town	MA State	02062 Zip Code	Norwood City/Town	MA State	02062 Zip Code
----------------------	-------------	-------------------	----------------------	-------------	-------------------

1. Project Location:

<u>42 Mill Street</u> Street Address	<u>Westwood</u> City/Town
<u>28</u> Assessors Map/Plat Number	<u>013</u> Parcel /Lot Number

2. Title and Revised Date of Final Plans and Other Documents:

<u>"Wetland Delineation Plan 42 Mill Street Westwood, MA"</u> Title	<u>Last revised</u> <u>Date 10/20/2016</u>
--	---

3. Final Plans and Documents Signed and Stamped by:

Joyce Hastings, PLS
Name

4. Dates:

<u>11/10/2014</u> Date ANRAD Filed	<u>11/9/2015</u> Date Public Hearing Closed	<u>11/9/2015</u> Date of Local Order
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<u>\$200</u> Total Filing Fee Paid	<u>\$87.50</u> State Fee Paid	<u>\$112.50</u> City/Town Fee Paid
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**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B – Final Order of Resource Area Delineation
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40**

DEP File Number:
338-0594
Provided by DEP

B. Order of Delineation

The Department has determined the following (check whichever is applicable):

- Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

- Bordering Vegetated Wetlands
 Other Resource Area(s), specifically:
-
-

- Modified:** The boundaries described on the plan(s) referenced above, as modified by the Department from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn for the following resource area(s):

- Bordering Vegetated Wetlands
 Other Resource Area(s), specifically:

Mill Brook perennial stream/Riverfront Area. Note that Riverfront associated with portions of Mill Brook off site extending north of wetlands flag GC37 has not been delineated. Prior to submission of an NOI, the culverted portion of Mill Brook will be survey located and the extent of riverfront, and whether it impacts the site, will be determined.

- Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

- Bordering Vegetated Wetlands
 Other Resource Area(s), specifically:
-
-

The boundaries were determined to be inaccurate because:



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B – Final Order of Resource Area Delineation
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
338-0594
Provided by DEP

B. Order of Delineation (cont.)

This Final Order of Resource Area Delineation determines the boundaries of those resource areas noted above and is binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00) regarding such boundaries. This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

Signature:

Martin Suuberg
Commissioner, MassDEP

This Order is valid for three years from the date of issuance.

This Order is issued to the applicant and the property owner (if different) as follows:

by hand delivery on _____

Date _____

by certified mail

12/19/16 #7003 3110 0001 6100 0942
Date _____



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 4B – Final Order of Resource Area Delineation
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40**

**DEP File Number:
338-0594
Provided by DEP**

C. Appeals

NOT APPLICABLE



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

**WPA Form 7 – Extension Permit for Final Order of
Resource Area Delineation**

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

DEP File Number:
338-0594
Provided by
DEP**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:

Anthony Delapa

Name

Delapa Properties, 511 Washington Street

Mailing Address

Norwood

City/Town

MA

02062

State

Zip Code

2. Property Owner (if different):

Salvatore Vinci

Name

67 Hazelwood Drive

Mailing Address

Norwood

City/Town

MA

02062

State

Zip Code

B. Authorization

The Final Order of Resource Area Delineation issued to the applicant or property owner listed above on:

December 19, 2016

Date

for work at:

42 Mill Street, Westwood

Street Address

28

Assessor's Map/Plat Number

013

Parcel/Lot Number

recorded at the Registry of Deeds for:

Norfolk

County

37467

Book

20

Page

Certificate (if registered land)

is hereby extended until:

December 19, 2022

Date

This date can be no more than 3 years from the expiration date of the Final Order of Resource Area Delineation or the latest extension. Only unexpired Orders or Extension may be extended.

Date the Order was last extended (if applicable):

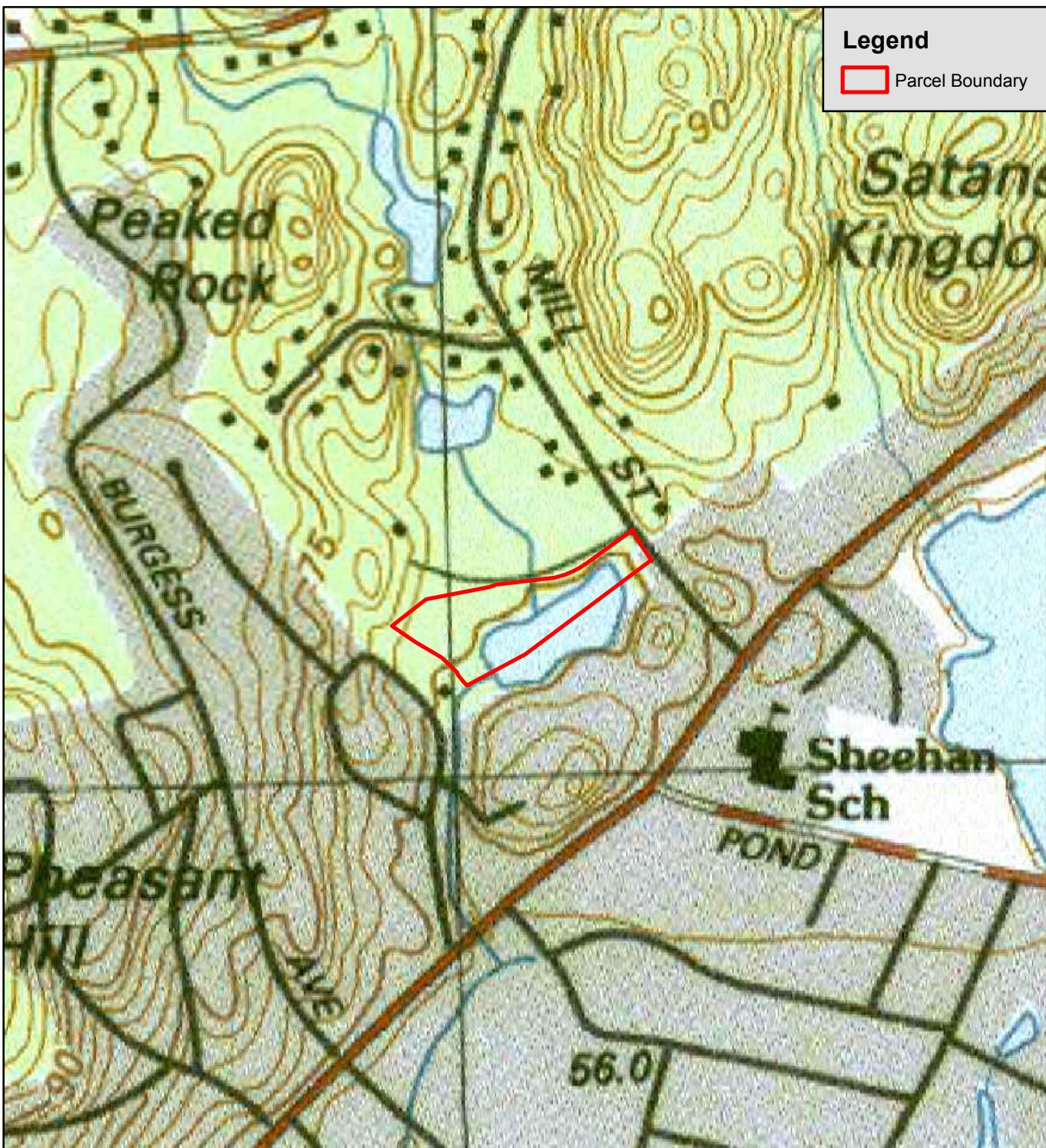
Date

Issued by:

MassDEP Northeast Regional Office

December 24, 2019

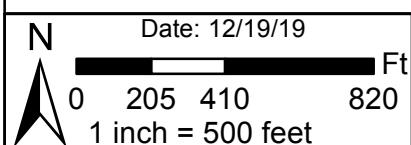
Date



USGS Site Locus

Lot 2B Mill St. - Westwood, MA

(Map: 28, Lot: 013)



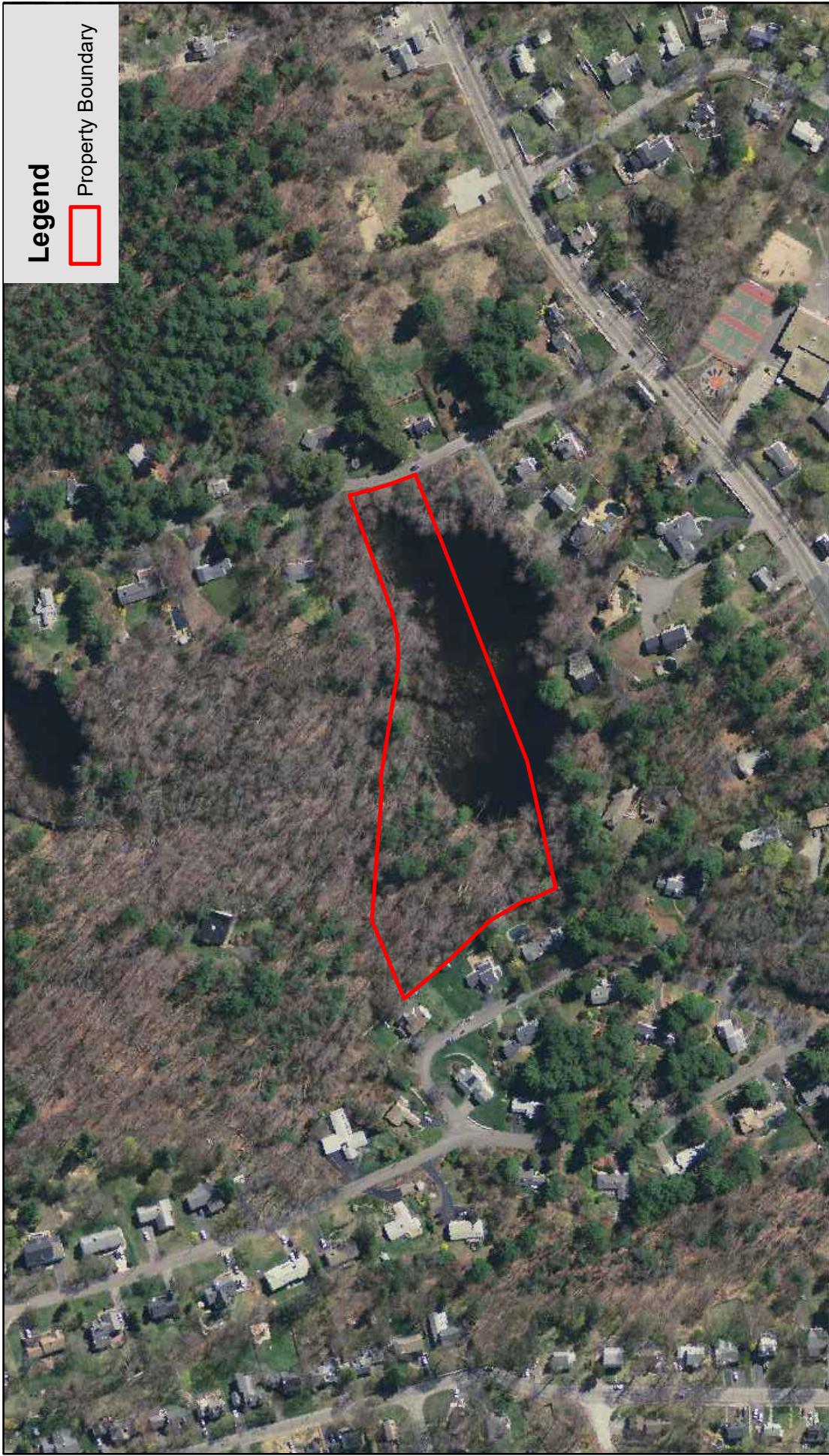
GIS Data Source: "Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, MassIT"

GODDARD CONSULTING
Strategic Wetland Permitting LLC

Legend



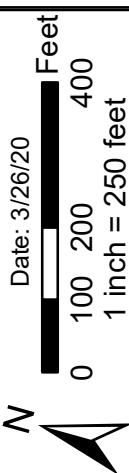
Property Boundary



Orthophoto View of Locus Site

Lot 2B Mill St.- Westwood, MA

(Map: 28, Lot: 13)



GODDARD CONSULTING LLC
Strategic Wetland Permitting

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

25

BK 14299 PG 480

N O T QUITCLAIM DEED N O T
 A N A N
 Anthony F. Delapa and Joanne C. Delapa as they are Trustees of the Delapa Realty Trust,
 Grantor, u/d/t dated March 9, 1967, recorded in the Norfolk Deeds in Book 4416, Page 326 for
 consideration paid of Ten Thousand (\$10,000.00) grant to

Salvatore Vinci and Margaret Vinci, Grantee, husband and wife as tenants by the entirety,
 of 65 Bay Colony Drive, Westwood, Massachusetts 02090

with quitclaim covenants the land situated on Mill Street, Westwood, Norfolk County,
 Massachusetts being designated and shown as Lot 2 on a plan entitled "Plan of Land in Westwood,
 Mass." by Pilling Engineering Company Inc. dated February 4, 1969, which plan is recorded with
 Norfolk Registry of Deeds as Plan No. 394 of 1969, Book 4594, Page 671, bounded and described
 according to said plan as follows:

NORtheasterLY	by Mill Street, as shown on said plan, 95 feet;
SOUTheasterLY	by land marked "Lot 3 Donald Hecht, Margaret M. Hecht" on said plan 565 feet more or less;
SOUTherLY	by land marked "Lot 4 James F. Kearns, Francis J. Kearns" on said plan 235 feet more or less;
WESTerLY	in part by the end of Millbrook Road and in part by land marked "Richard P. Tschirch, Marylou Tschirch" on said plan, by three lines measuring 50 feet; 9.20 feet and 75.61 feet;
SOUThwesterLY	in part by said land marked "Richard P. Tschirch, Marylou Tschirch" on said plan in part by land marked Paul R. Kugel, Esther M. Kugel" on said plan and in part by land marked "Samuel DeBoer, Elizabeth P. DeBoer" on said plan, by two lines measuring 110.40 feet and 105 feet;
NORTHwesterLY	by Lot 2A, as shown on said plan, 160.06 feet
NORTherLY	by said Lot 2A, 231.44 feet;
NORtheasterLY	by said Lot 2A, 27.05 feet;
NORTherLY	by said Lot 2A by two lines measuring 182.45 feet and 154.17 feet; and
NORTHwesterLY	by said Lot 2A, 204.45 feet,

Containing according to said plan 174,240 square feet or 4.000 Acres.

Said premises are conveyed with the following right as appurtenant thereto:

- (a) To use in common with the Grantor and others lawfully entitled thereto for purposes of ingress and egress to and from said Lot 2B those portions crossing the Grantors remaining land consisting of a strip noted "Right of Way" on the plan hereinafter mentioned which lies within the limits of a parcel of land situated on Mill Street in Westwood, Norfolk County, Massachusetts, being designated and shown as Lot 2A on a plan entitled "Plan of Land in Westwood, Mass." by Pilling Engineering Company dated February 4, 1969 amended February 5, 1969, which

RECEIVED AND RECORDED
 NORFOLK COUNTY
 REGISTRY OF DEEDS
 DEDHAM, MA

CERTIFY

BARRY T. HANNON, REGISTER

072924

00 JUL 27 AM 11:05

plan is filed in Norfolk Registry of Deeds as Plan No. 394 of 1969, Book 4594, Page 671 and said right of way being bounded and described as follows:

NOTES

Beginning at a point in the common boundary line of Lot 2A and Lot 2B, as shown on said plan, said point being a distance, measuring in three lines 204.45 feet, 154.17 feet and 182.45 feet, Southwesterly and Northwesterly from Mill Street, as shown on said plan, and bounded,

SOUTHWESTERLY	by Lot 2B, as shown on said plan, 27.05 feet;
NORTHWESTERLY	by Lot 2A, as shown on said plan, being a curved line, 80.49 feet;
NORTHERLY	again by said Lot 2A, by two lines measuring 150.75 feet and 128.47 feet;
NORTHWESTERLY	again by said Lot 2A, 222 feet more or less;
NORtheASTERLY	by Mill Street, as shown on said plan, 25 feet more or less;
SOUTHEASTERLY	again by said Lot 2A, 145 feet more or less;
SOUTHERLY	again by said Lot 2A, by two lines measuring 141.32 feet and 50.88 feet;
SOUTHEASTERLY	again by said Lot 2A, being a curved line with a radius of 40.00 to the point where said curved line intersects with the common boundary line of said Lot 2A and said Lot 2B; thence turning and running N 84° 00' 00" W along said common boundary line to the point of beginning.

- (b) The appurtenant right to pass and repass is limited to private passenger automobiles, bicycles and foot passage only; trucks, vans, machinery and such non-private passenger vehicles are restricted to passage for fuel delivery, maintenance and repairs to and construction of a proposed single family residence.
 - (c) The appurtenant right to pass over said "right of way" on Lot 2A requires the grantees to conduct prompt removal of all snow and ice from all pavement and the repair and maintenance of the now existing bituminous concrete pavement, on Lot 2A, in a reasonable condition for passage as aforesaid of a standard similar to accepted streets and ways in the Town of Westwood.
 - (d) No vehicles or bicycles may be left standing or parked at any time on the aforesaid "right of way."
 - (e) The appurtenant right conveyed about does not include any rights to lay pipes, change grades, erect structures in, on, over or under the said "right of way."

The premises hereby conveyed shall be subject to the following restrictions which shall be construed as covenants running with the land and shall be binding and in full force and effect until the first day of January in the year 2025.

- (1) Said Lot 2B shall be used only for the purpose of a dwelling house designed for the occupancy of and used by one family only.

(2) No business of any nature, whether mercantile, manufacturing, professional or other shall be allowed or conducted upon said premises.

N O T

(3) No commercial vehicle shall be regularly parked on the premises nor shall any house trailer, camper or boat and/or trailer, or other recreational vehicle be allowed to remain on the premises. A N
O F F I C I A L

C O P Y

N O T

A N
O F F I C I A L

C O P Y

(4) No livestock, poultry or pigeons shall be kept on the premises, household pets to be excepted from the restrictions.

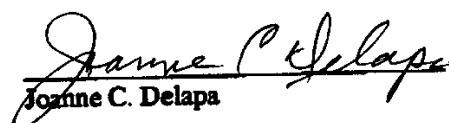
The Grantors expressly reserve the following rights, privileges and easements, forever, in, over, under, upon or through said Lot 2B:

- A. To use the areas designated and shown as a pond on Lot 2B on said plan for skating, sledding, bathing, swimming, boating, fishing, or other recreational purposes and for the purpose of access to the same the right, privilege and easement, forever, to pass and repass by foot, bicycle, horse or horse-drawn sleigh or carriage, over that portion of Lot 2B.

For title of Grantor see Deed recorded at Book 7211, Page 711.

Witness my hand and seal this 17th day of July, 2000.


Anthony F. Delapa, Trustee

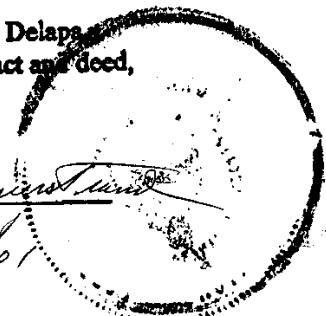

Joanne C. Delapa

COMMONWEALTH OF MASSACHUSETTS

SS. Norfolk County

July 17, 2000

Then personally appeared the above-named Anthony F. Delapa and Joanne C. Delapa, Trustees of the Delapa Realty Trust and acknowledged the foregoing to be their free act and deed, before me,


Joanne C. Delapa
Notary Public:
My Commission Expires: 10/1/2001

CANCELLED
DEDHAR
DEEDS REG#1
07/27/2000

g-bw3/delapa.dad

07/27/00 10:59AM 01
000000 #1467

FEE \$45.60

CASH \$45.60

