

# HUGHES ENVIRONMENTAL CONSULTING

44 MERRIMAC STREET, NEWBURYPORT, MA 01950  
PHONE 978.465.5400 • FAX 978.465.8100  
EMAIL THUGHES@HUGHESENVR.COM

PO BOX 392, CONCORD, MA 01742  
PHONE/FAX 978.369.2100

## BRP WPA Form 1 – Request for Determination of Applicability

(M.G.L. c. 131, §40)

### Roslindale Wetlands Urban Wild



*Submitted to:*

**Boston Conservation Commission**  
City Hall Square, Room 709  
Boston, MA 02201

*Prepared by:*

**Hughes Environmental Consulting**  
44 Merrimac Street  
Newburyport, MA 01950

*In Association with:*

**Crowley Cottrell, LLC.**  
171 Milk Street, Fl 2  
Boston MA 02109

*On Behalf of:*

**Paul Sutton, Urban Wilds Program Manager**  
**Boston Parks & Recreation Dept.**  
1010 Massachusetts Avenue  
Boston, MA 02118

*Copies to:*

**MassDEP NERO**  
205B Lowell Street  
Wilmington, MA 01187

**October 27, 2020**







# 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:

Paul Sutton, Program Manager; Urban Wilds Initiative  
Name paul.sutton@boston.gov  
E-Mail Address

Boston Parks & Rec, 1010 Mass Ave,  
Mailing Address

Boston MA  
City/Town State Zip Code

(617) 961-3029  
Phone Number

Fax Number (if applicable)

2. Representative (if any):

Hughes Environmental Consulting  
Firm

Thomas G. Hughes  
Contact Name thughes@hughesenvr.com  
E-Mail Address

44 Merrimac Street, Suite 311  
Mailing Address

Newburyport MA 01950  
City/Town State Zip Code

978-465-5400  
Phone Number

978-465-8100  
Fax Number (if applicable)

## B. Determinations

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

- 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):

<u>Roslindale Wetlands Urban Wild</u>	<u>Boston</u>
Street Address	City/Town
<u>See attached list</u>	
Assessors Map/Plat Number	Parcel/Lot Number

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

Roslindale Wetlands Urban Wild is a 10.5 acre site consisting of woodlands, wetlands, and wet meadow habitat. The site contains paper streets, sewer and stormwater easements, and primarily gains its hydrology through municipal stormwater systems that enter the site from the surrounding neighborhood through two distinct discharge points at Hazelmere Road and through an easement from Walter Street . Water leaves the site via a 24" outlet on Morrison Street (paper street) where it re-enters the municipal stormwater system in Coniston Road. For more information, see the attached site description from a previous report prepared by Mass Audubon, the existing conditions plan, and the attached site GIS map. The area does not border any streams or ponds and the outlet prevents flooding above the outlet elevation.

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

<u>Existing conditions plan by Nitsch Engineering</u>	<u>October 8, 2019</u>
Title	Date
<u>GIS Plan showing Flow of Stormwater</u>	
Title	Date
<u></u>	<u></u>
Title	Date

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



## 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).

---

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:

See attached list for list of properties. Mailing address is same as applicant in section A.

Name

Mailing Address

City/Town

State

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.

Signature of Applicant

Date

10/28/20

Signature of Representative (if any)

Date

10/28/2020

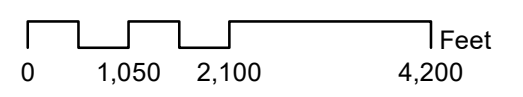
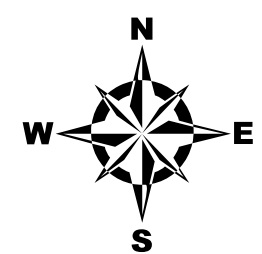
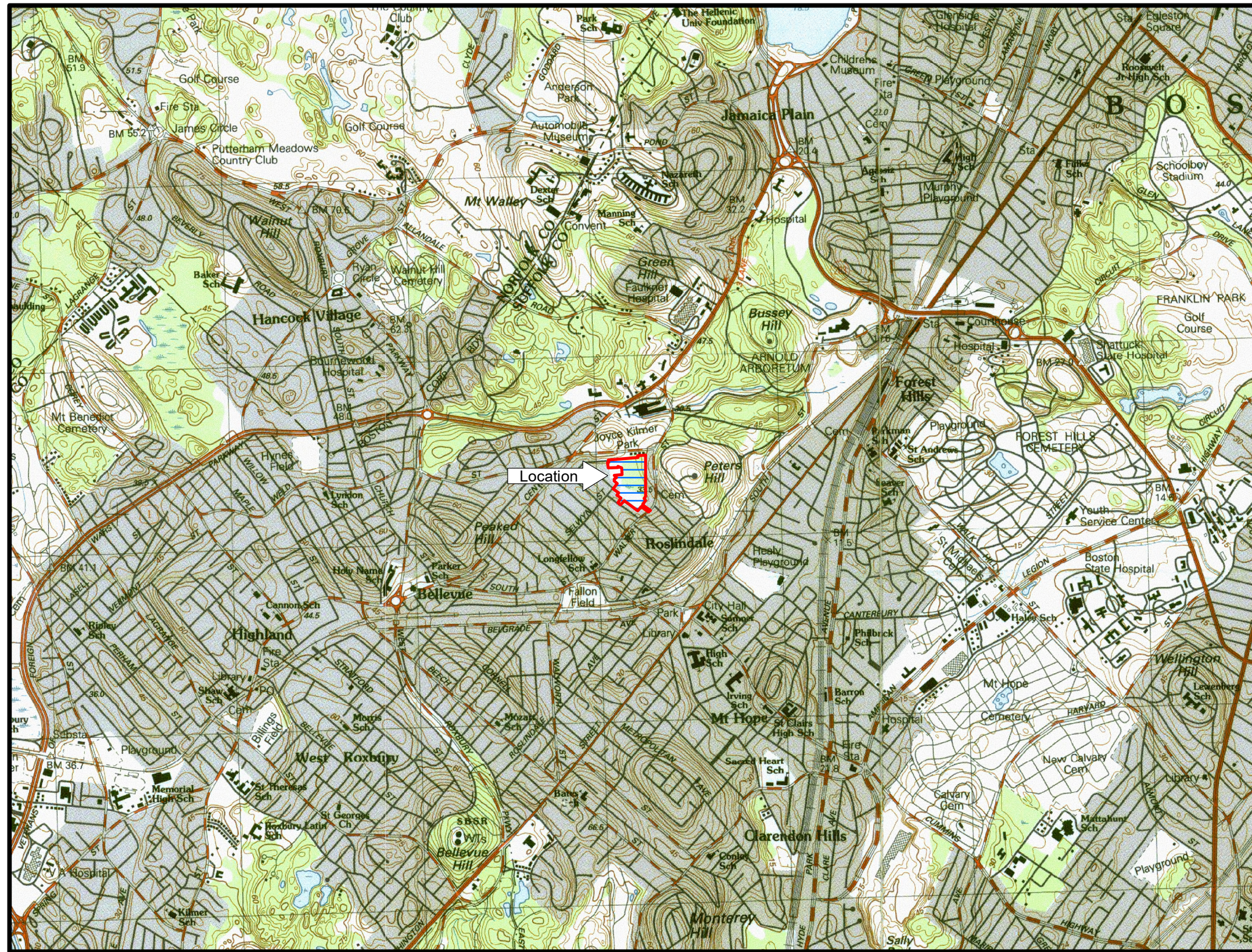


PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
2005121100	CITY OF BOSTON	CITY OF BOSTON	SELWYN ST	ROSLINDALE MA	2131	SELWYN ST	ROSLINDALE	2131
2005137000	CITY OF BOSTON	CITY OF BOSTON	44 SELWYN ST	ROSLINDALE MA	2131	44 SELWYN ST	ROSLINDALE	2131
2005138000	CITY OF BOSTON	CITY OF BOSTON	SELWYN ST	ROSLINDALE MA	2131	SELWYN ST	ROSLINDALE	2131
2005140000	CITY OF BOSTON	CITY OF BOSTON	SELWYN ST	ROSLINDALE MA	2131	SELWYN ST	ROSLINDALE	2131
2005141000	CITY OF BOSTON	CITY OF BOSTON	SELWYN ST	ROSLINDALE MA	2131	38 X SELWYN ST	ROSLINDALE	2131
2005143000	CITY OF BOSTON	CITY OF BOSTON	SELWYN ST	ROSLINDALE MA	2131	SELWYN ST	ROSLINDALE	2131
2005144000	CITY OF BOSTON	CITY OF BOSTON	SELWYN ST	ROSLINDALE MA	2131	SELWYN ST	ROSLINDALE	2131
2005145000	CITY OF BOSTON	CITY OF BOSTON	SELWYN ST	ROSLINDALE MA	2131	28 X SELWYN ST	ROSLINDALE	2131
2005146000	CITY OF BOSTON	CITY OF BOSTON	SELWYN ST	ROSLINDALE MA	2131	SELWYN ST	ROSLINDALE	2131
2005147000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	29 X MORRISON ST	ROSLINDALE	2131
2005148000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005149000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005150000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005152000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005153000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005154000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005156000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005157000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005158000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005159001	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005160000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005161000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005162000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005163000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	22 X MORRISON ST	ROSLINDALE	2131
2005164000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005170000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005171000	CITY OF BOSTON	CITY OF BOSTON	MORRISON ST	ROSLINDALE MA	2131	MORRISON ST	ROSLINDALE	2131
2005195010	CITY OF BOSTON CONSERVATION	CITY OF BOSTON CONSERVATION	108 WALTER ST	ROSLINDALE MA	2131	108 WALTER ST	ROSLINDALE	2131





# Roslindale Urban Wild USGS Location Map

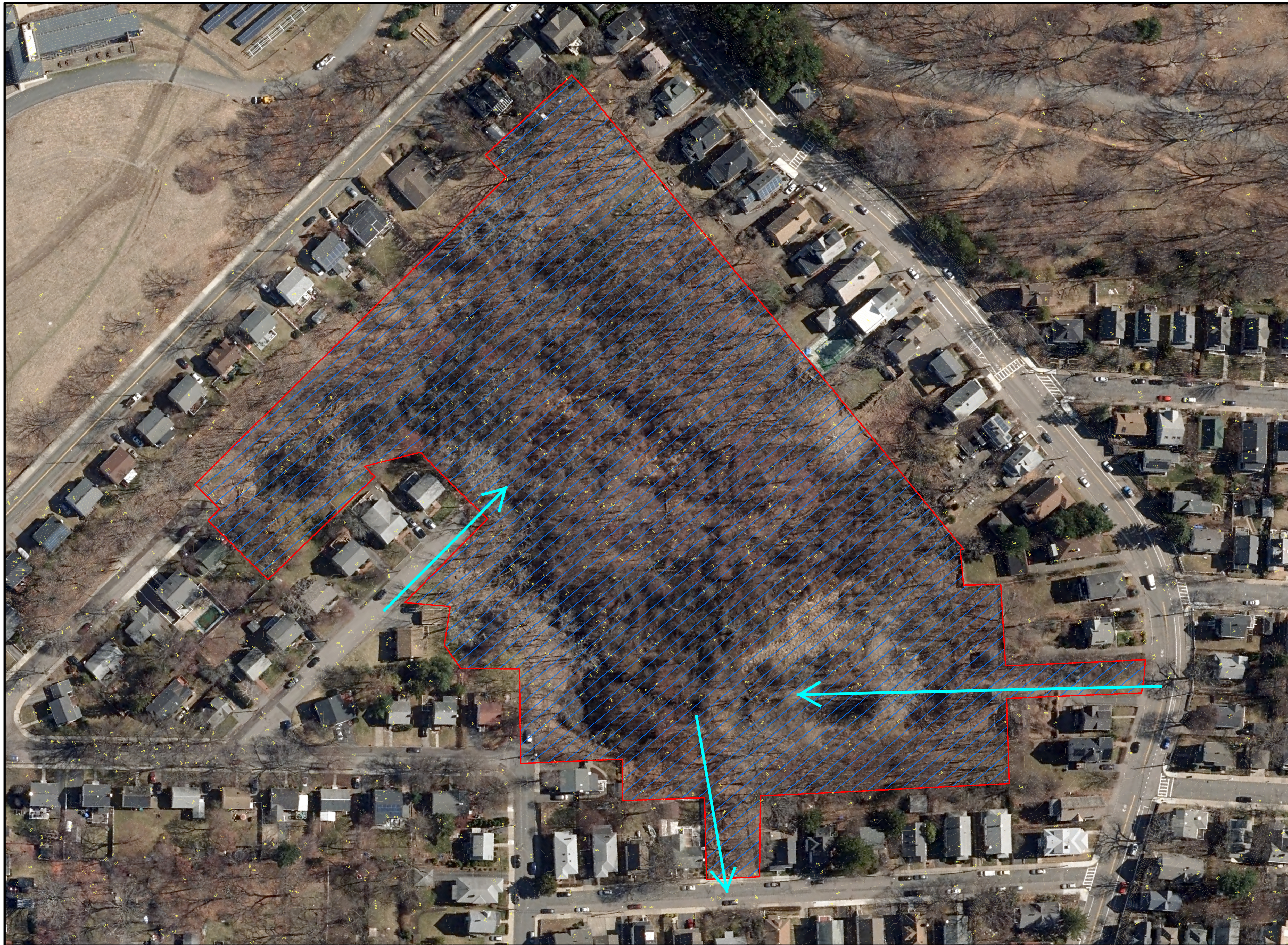





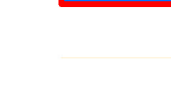


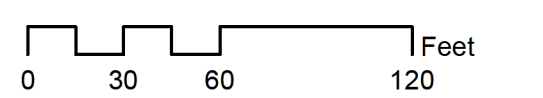


Roslindale Urban Wild  
2019 Orthophoto  
with Stormwater Flow



**Legend**

-  Roslindale Urban Wilds
-  J2013\_2014\_usgs LIDAR based 1 foot contours



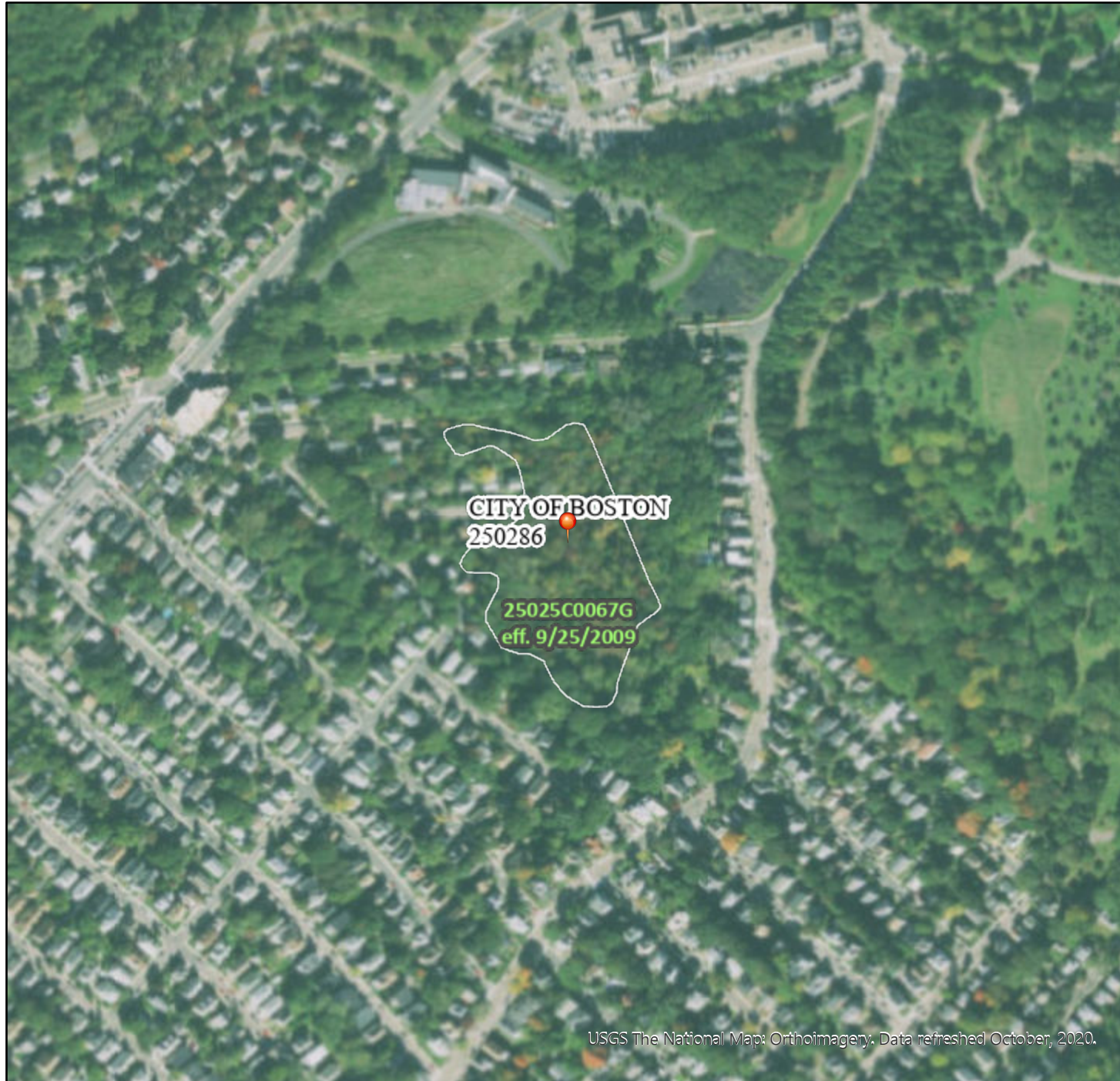




# National Flood Hazard Layer FIRMMette



71°8'15"W 42°17'49"N



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

0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°7'37"W 42°17'23"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/7/2020 at 11:18 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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





## **Narrative Supplement for RDA**

### ***Roslindale Wetlands Urban Wild***

**11/19/2020**

#### ***Overview***

The RDA filed for Roslindale Wetlands Urban Wild included a short narrative in the form regarding the request for a jurisdictional determination under the Wetlands Protection Act, MGL c. 130 s40. The additional material in the form of a section of an Audubon report was provided as background material as it describes the wetland complex well. The following is intended to clarify the basis for our jurisdictional request.

#### ***Bordering Vegetated Wetlands***

Whether the wetlands present at the Roslindale Wetlands Urban Wild location are jurisdictional under the Act depends on whether they border any of the following: the ocean; an estuary; a creek; a river; a stream; a pond; or a lake. While the wetlands at the location are extensive, there are none of those bodies of water present. The hydrology of the site comes from stormwater, which primarily enters the wetlands from two large stormwater outfalls as noted in the RDA. The water then leaves the system through a large outfall, as noted. We have provided a graphic showing the areas where stormwater enters and leaves the system. There are some small areas of seeps on the slopes around the wetland that contribute in a minor way to the area hydrology in some areas, but none of these seeps are significant enough to form in a definite channel in the ground that would meet the definition of stream in 310 CMR 10.04. As a result, we conclude that the wetlands are isolated and not jurisdictional under the Act.

#### ***Isolated Land Subject to Flooding***

The Roslindale Wetlands Urban Wild is not an area subject to flooding as defined in 310 CMR 10.57(2) because to qualify, it cannot have an inlet or outlet. In this case it has both. Additionally, FEMA does proactively show the area as within the X zone, which means that the area may flood in storms that have a 0.2% chance of occurrence (also known as a 500-year event), which is less than the 1% frequency storm (also known as a 100-year event) events regulated under 310 CMR 10.57. Therefore we conclude that the Roslindale Wetlands Urban Wild does not qualify as a regulated area subject to flooding under the Act.

#### ***Conclusion***

Based on the materials provided with our Request for Determination Applicability and the supplementary information above, we request that the Boston Conservation Commission issue a Negative Determination 1, finding that the Roslindale Wetlands Urban Wild is not subject to the jurisdiction of the Wetlands Protection Act.



LAND MANAGEMENT PLAN FOR  
**Roslindale Wetlands**  
**Urban Wild**  
IN  
BOSTON, MASSACHUSETTS



Amber Carr  
Mass Audubon Ecological Extension Service  
May 2019

**Table of Contents**

Introduction ..... 1

Land Management Plan ..... 2

    Site Goals and Challenges: ..... 2

Property Description ..... 3

    Site Setting and Context ..... 3

    Ecological Features ..... 6

        Topography ..... 6

        Soils ..... 7

        Natural Communities ..... 11

        Wildlife ..... 13

    Permitted Uses ..... 14

    Safety Concerns ..... 14

    Threats and Opportunities ..... 14

Management Recommendations ..... 15

    Current conditions Property ..... 15

    Recommendations for Future Activity ..... 17

        Invasive Plant Remediation ..... 17

        Wildlife Enhancement ..... 20

        Passive Recreation ..... 24

    Schedule of Maintenance Activity ..... 31

        Yearly ongoing Activities ..... 31

    Short term Projects ..... 31

    Long Term Projects ..... 32

        Priority and Cost Estimates for Recommended Projects ..... 34

**Appendix A: Invasive Management Overview ..... 35**

**Appendix B: Invasive Management Options ..... 38**

**Appendix C: Invasive Treatment Record Datasheet ..... 47**

Mass Audubon protects 38,000 acres of land throughout Massachusetts, saving birds and other wildlife, and making nature accessible to all. As Massachusetts' largest nature conservation nonprofit, we welcome more than a half million visitors a year to our wildlife sanctuaries and 20 nature centers. From inspiring hilltop views to breathtaking coastal landscapes, serene woods, and working farms, we believe in protecting our state's natural treasures for wildlife and for all people—a vision shared in 1896 by our founders, two extraordinary Boston women.

Today, Mass Audubon is a nationally recognized environmental education leader, offering thousands of camp, school, and adult programs that get over 225,000 kids and adults outdoors every year. With more than 125,000 members and supporters, we advocate on Beacon Hill and beyond, and conduct conservation research to preserve the natural heritage of our beautiful state for today's and future generations. We welcome you to explore a nearby sanctuary, find inspiration, and get involved. Learn how at [massaudubon.org](http://massaudubon.org).

Mass Audubon's Ecological Extension Service (EES) assists cities and towns, land trusts, state and federal agencies, and other conservation partners with natural resource inventories, habitat restoration and management planning, and conservation planning. Through EES we can share the experience we have gained in managing our own network of wildlife sanctuaries across the commonwealth. For more information on EES, contact 781-259-2198 or [acarr@massaudubon.org](mailto:acarr@massaudubon.org).



## Introduction

Roslindale Wetlands Urban Wild is a 10.5 site consisting of woodlands, wetlands, and wet meadow habitat. About 2 acres are privately owned and 7 are owned by the City of Boston Conservation Commission. There are two storm water easements totaling approximately 1.5 acres. One storm water easement runs through the conservation area from Coniston Street north up to Weld Street. There is a second easement that starts at the corner of Selwyn Street and Robken Road and runs northeast until both easements connect at the north boundary of the property. These paper streets should be maintained for access to the storm water manholes and culverts within the property. The conservation area is bordered by a residential urban landscape but is nearby to other green space, such as the Arnold Arboretum. The main management goals of this property are to manage invasive plants; create and improve designated trails, parking, and signage; and identify local conservation goals for the surrounding open space.

Figure 1: Tax Map Roslindale Wetlands Urban Wild

### Roslindale Wetlands Urban Wild Tax Assessor Parcels



"This map is for planning purposes only. Boundaries are approximate.  
THIS MAP IS NOT A SURVEY."



## Land Management Plan

### Site Goals and Challenges:

Goals for the site are to:

- Protect and restore the site's natural resources
- Manage public access and improve parking and signage
- Enhance habitat protection and public enjoyment of the site by improving the existing trail and to create a completed loop trail
- Enhance wildlife habitat by managing invasive species
- Identify private parcels within the property that are suitable for protection and consolidation into the wild

Ecological Extension Service  
Mass Audubon  
208 South Great Road  
Lincoln, Massachusetts 01773

781 259 2198  
781 259 2398 (fax)

Challenges include

- Trail conditions will necessitate use of boardwalks or foot bridges around wetlands
- Maintaining management for invasive plant species
- Enforcing leash regulations for dog walkers
- Removing existing old boardwalk
- Protect private parcels to consolidate and protect surrounding conservation land
- Ensuring that adequate wetland buffers on adjacent residential properties be maintained in order to protect the health of the wetlands.

Recommendations for addressing these goals and challenges are detailed below.

## Property Description

### Site Setting and Context

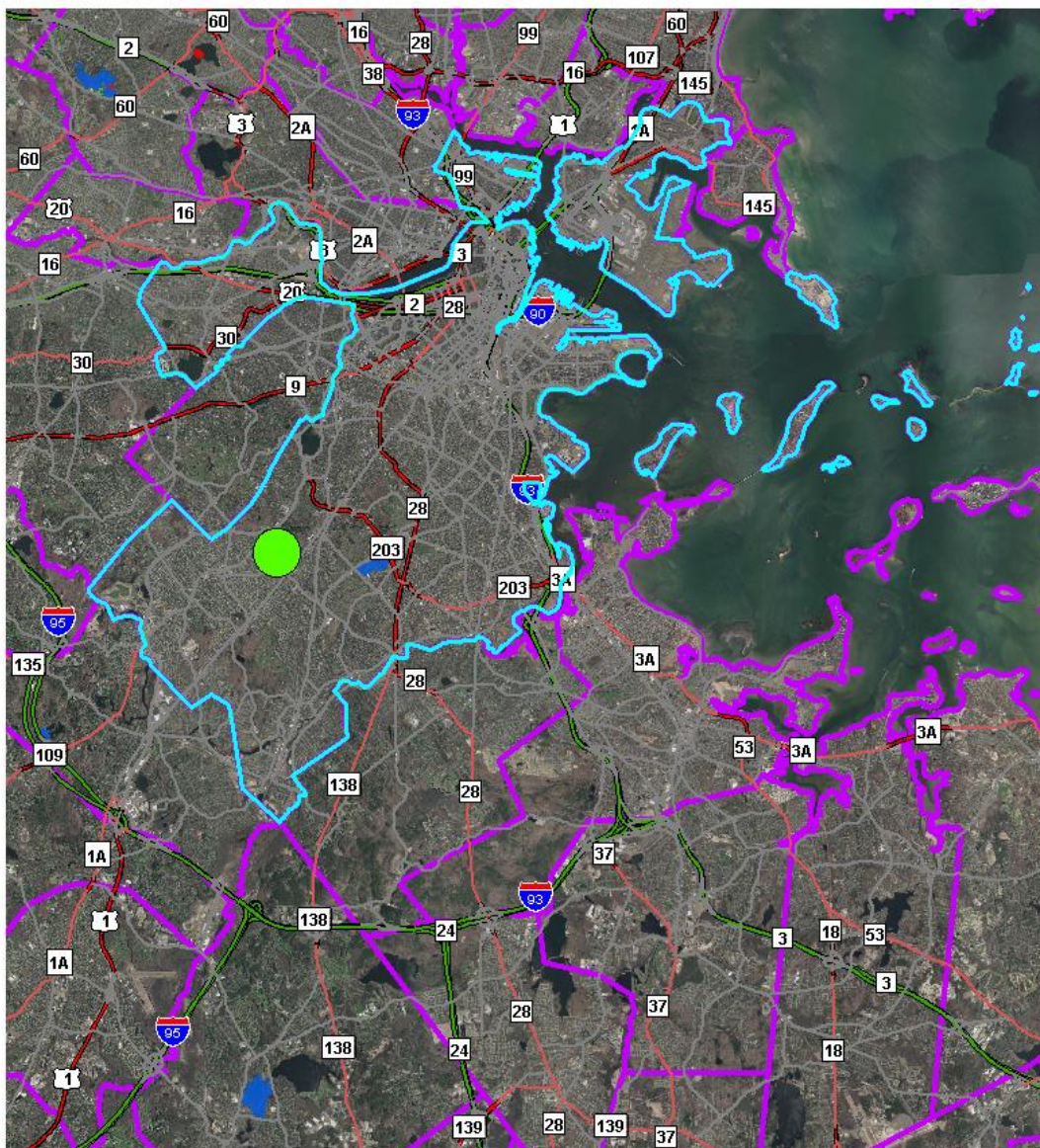
Roslindale Wetlands Urban Wild is located in a south western urban area of Boston surrounded by individual homes. The Arnold Arboretum lies to the north and east of the property separated by a row of residences (Figures 1- 3). **The Roslindale Wetland Urban Wild is the only protected natural open space in Roslindale.**

Invasive plants are located throughout the property and include Japanese knotweed, common buckthorn, burning bush, Japanese barberry, and phragmites. Native plants that enjoy saturated soils are also found on the property and include spicebush, viburnums, witch hazel, cattail, common burdock, stinging nettle and dogwoods. **The 0.4 miles of trails allow ¾ access to the outer perimeter of the property.** Current public access into the property includes **two entrances**; one entrance is off of Hazelmere Road the other is at the corner of Robken Road and Selwyn Street with a third paper entrance south of Weld Street. **There are two easements that allow maintenance into the property for culverts and the storm water lines that divide the property into thirds.** The 40 parcels together comprise over 10.5 acres of contiguous conservation land minutes away from densely populated urban areas and is highly valuable for the recreational opportunities it provides to the surrounding community. Any development for recreational opportunities should be balanced with preserving the greater landscape of open space. **Examples include: creating an enclosed loop trail that allows access to the entire property without the use of streets; Smart development and maintenance of parking areas; preventative management of hazard trees on the edge of the property; identifying potential open space corridors; and leash law enforcement for dog walkers.**



Figure 2: Locus Map Roslindale Wetlands Urban Wilds Park

## Roslindale Wetlands Urban Wild Locus



"This map is for planning purposes only. Boundaries are approximate.  
THIS MAP IS NOT A SURVEY."



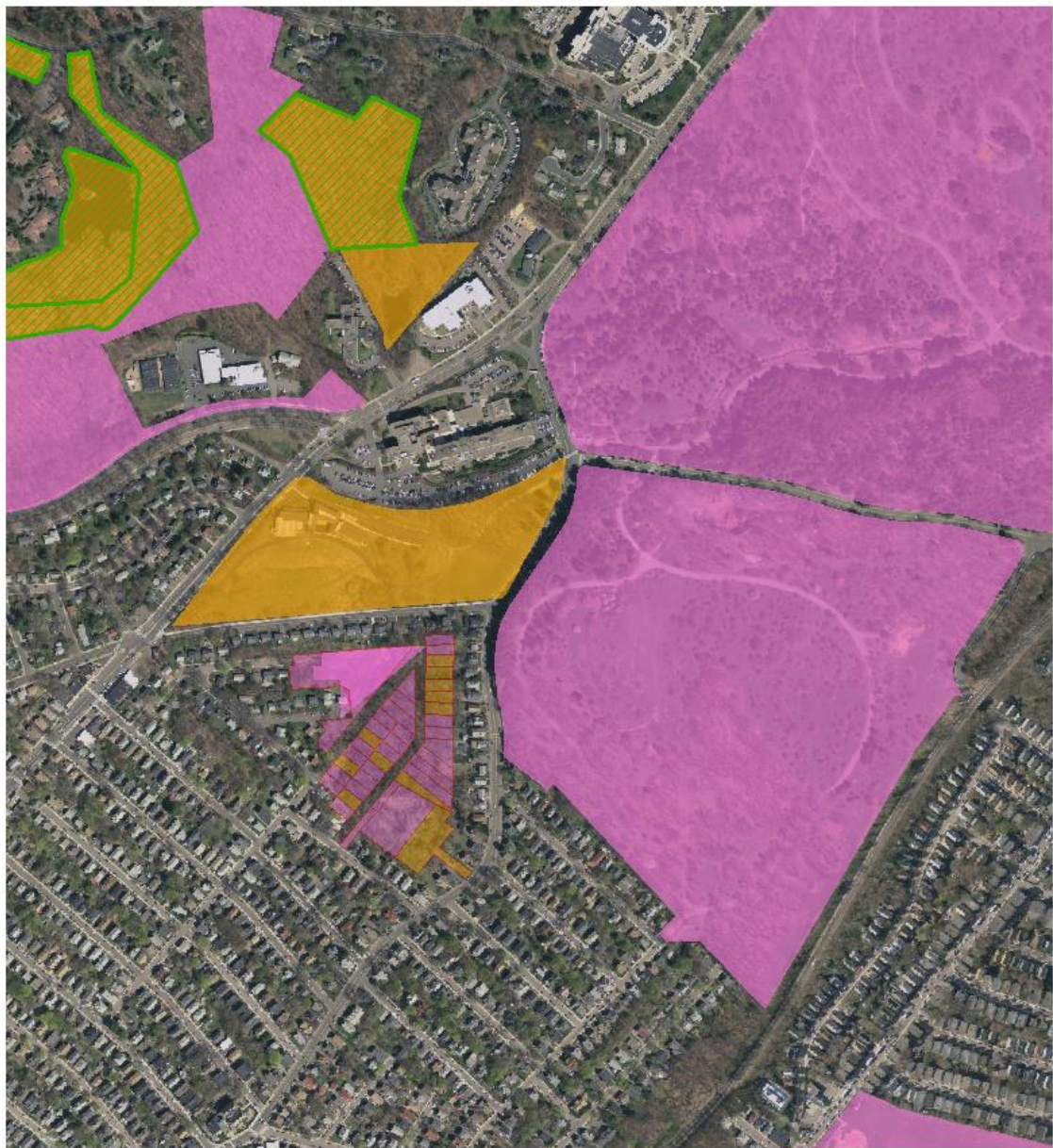
● Roslindale Wetlands Urban Wild  
— Boston Boundary

0 0.75 1.5 3 Miles



Figure 3: *Open Space Map*

### Roslindale Wetlands Urban Wild Adjacent Open Space



"This map is for planning purposes only. Boundaries are approximate.  
THIS MAP IS NOT A SURVEY."



-  Conservation Restriction
-  Municipal
-  Private



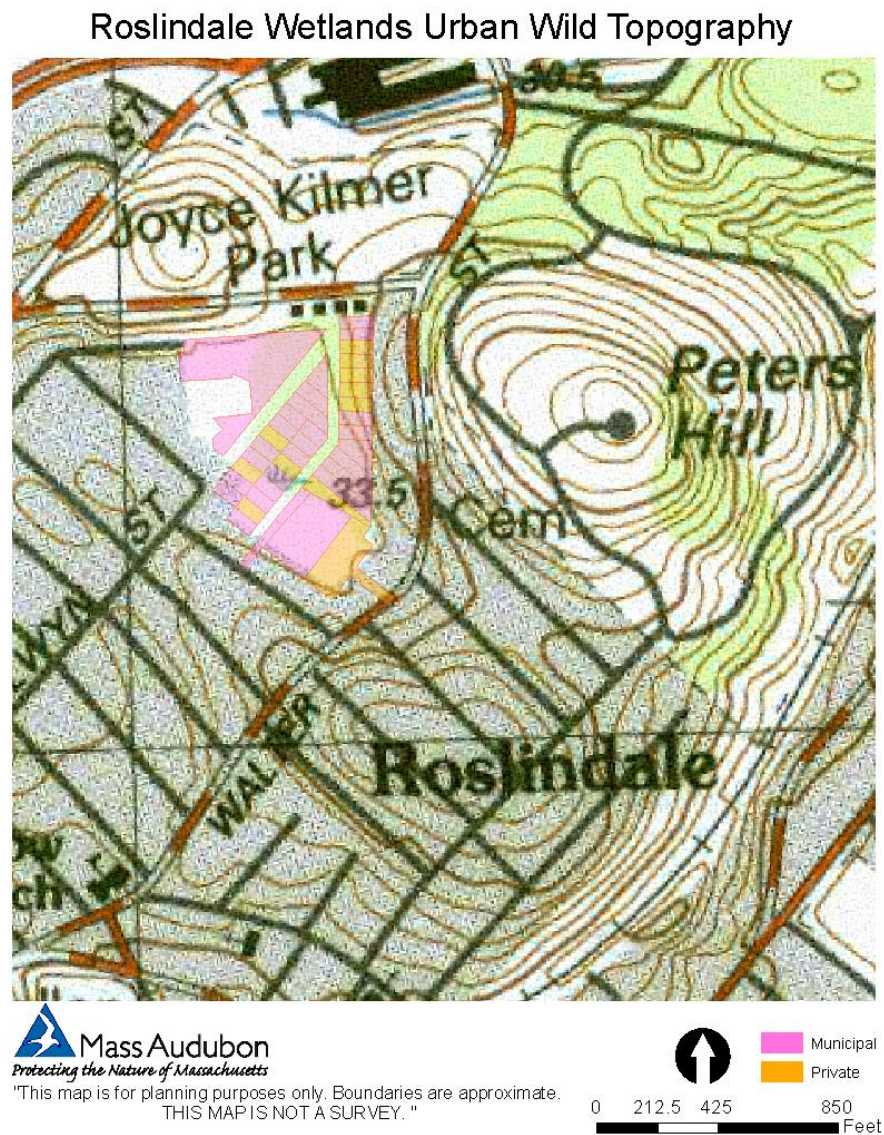
## Ecological Features

### *Topography*

As seen in Figure 4, the Roslindale Wetlands Urban Wild parcels have a gentle slope running west from the Arnold Arboretum's Peters Hill and south Joyce Kilmer Park (currently the Arnold Arboretum Weld Research Building). There are no steep slopes on the property, making it suitable for trails around the open meadow edges and through the wooded parcels, but will need boardwalks to minimize disturbance to the wetland. Water drains from all sides of the property and into the interior wetland. Flooding is an issue during storm events and many of the surrounding residences need sump pumps to mitigate issues with flooding. The Boston Water and Sewer Commission should be sure to regularly maintain existing storm water infrastructure and update as needed.



Figure 4: Topo Map



### *Soils*

Soil texture is classified by the relative composition of clay, silt and sand particles. Sandy soils tend to be well-drained and nutrient poor. Silt laden soils are described as “dusty” and commonly found in floodplains. Clay soils are typically poorly-drained and are often heavy, dense and sticky, conditions which limit root growth in some plants.

Soil structure is the arrangement of soil particles into granules, crumbs or blocks. Well-structured soils are usually crumbly, friable, have plenty of pore space to allow movement of air and water as well as accommodate healthy root development of established vegetation.

A “loam” is a combination of sand, silt and clay with moderate drainage and nutrient availability, and density conducive to root growth and microbial community colonization. Loamy soils can retain



moisture but drain moderately well so the soils do not remain saturated for longer periods of time. They are often considered to be the best soils for both agriculture and development.

Soils on the Roslindale Wetlands parcels include both poorly drained filled soils, rich in organic material from decaying wetland plants (filled for urban land use purposes) and rapidly drained sandy loams (Figure 5). Udorthents is found in the northern and center of the property. These areas are predominately open wetland with cattail and phragmites to a denser shrub swamp. Newport and Merrimac Urban land complex is found to the south and west of the property. It is very well drained silty and sandy loamed soils that were put in place to facilitate development after more poorly drained soils were removed. Both parking areas are located within well drained soil types, so puddling and erosion are less of an issue than if they were located in other areas.

#### **345B—Pittstown silt loam, 3 to 8 percent slopes**

Major soil properties— Permeability: moderate in the surface layer and subsoil, slow or moderately slow in the substratum. Available water capacity: moderate. Soil reaction: very strongly acid to moderately acid throughout. Depth to bedrock: more than 60 inches. Depth to seasonal high water table: 1.5 to 3.0 feet, November-April; perched for brief periods. Hydrologic group: C

#### **626B—Merrimac-Urban land complex, 0 to 8 percent slopes**

Major soil properties— Permeability: moderately rapid in the surface layer, moderately rapid or rapid in the subsoil, rapid in the substratum. Available water capacity: moderate. Soil reaction: extremely acid to moderately acid. Depth to bedrock: more than 60 inches. Depth to high water table: more than 6 feet. Hydrologic group: A

#### **627C—Newport-Urban land complex, 3 to 15 percent slopes**

Major soil properties— Permeability: moderate or moderately rapid in the surface layer and upper part of the subsoil, slow or very slow in the lower part of the subsoil and in the substratum. Available water capacity: moderate. Soil reaction: very strongly acid to moderately acid. Depth to bedrock: more than 60 inches. Depth to seasonal high water table: 1.5 to 1.8 feet, February-April; perched for brief periods. Hydrologic group: C

#### **654—Udorthents, loamy**

Where the original soil has been cut away, the exposed surface is typically composed of substrata of Bernardston, Charlton, Newport, Paxton, Pittstown, or Woodbridge soils. Filled areas may have received material from several sources or from a single adjacent cut. In many areas, the fill is compact and firm when dry. The majority of these areas have grass vegetation. Some areas on slopes of 15 to 25 percent lack vegetative cover because of erosion and slope instability. Most areas of this map unit are used for parks, recreation fields, and buildings. Buried objects and layers that restrict permeability may hinder deep excavations. Soil tests should be performed to identify possible contaminants such as heavy metals, which may be present. Soil characteristics are variable with depth, requiring extensive onsite investigation before potential for specific land uses can be evaluated. Capability subclass: none assigned.

**655—Udorthents, wet substratum**

This map unit consists of nearly level to hilly areas of poorly drained and very poorly drained soils that have been filled in with various types of soil material, rubble and refuse. Depth of the fill material ranges from 2 to 20 feet or more. The areas were typically flood plains, meadows, and swamps that were filled for various urban land use purposes. This unit is most extensively mapped in the urbanized areas of the eastern part of the county and adjacent to the Charles and Mystic Rivers. Included with this soil in mapping are areas generally smaller than 6 acres each of urban land, Swansea, and Freetown soils. Minor soils comprise about 15 percent of this unit. Runoff varies and water tends to pond on the surface in some areas after heavy rainfall. Most areas of this map unit are used for buildings, though a few are used for recreation fields. Extensive investigation is required to assess the suitability of these areas for building site development. Pilings are typically required in the construction of foundations. Individual areas should be tested for the presence of toxins such as heavy metals. Capability subclass: none assigned.

Figure 5: Soil Map

## Roslindale Wetlands Urban Wild Soils



	Boundary
	345B; Pittstown silt loam, 3-8% slope
	626B; Merrimac- Urban land complex, 0-8% slope
	627C; Newport-Urban land complex, 3-15% slope
	654; Udorthents, loamy
	655; Udorthents- wet substratum



"This map is for planning purposes only. Boundaries are approximate.  
THIS MAP IS NOT A SURVEY."



### *Natural Communities*

Natural communities are divisions in plant communities based on conditions determined by the landscape as a whole. Soil composition, slope, aspect, elevation and land use history are all factors that determine the distribution of natural communities on a site.

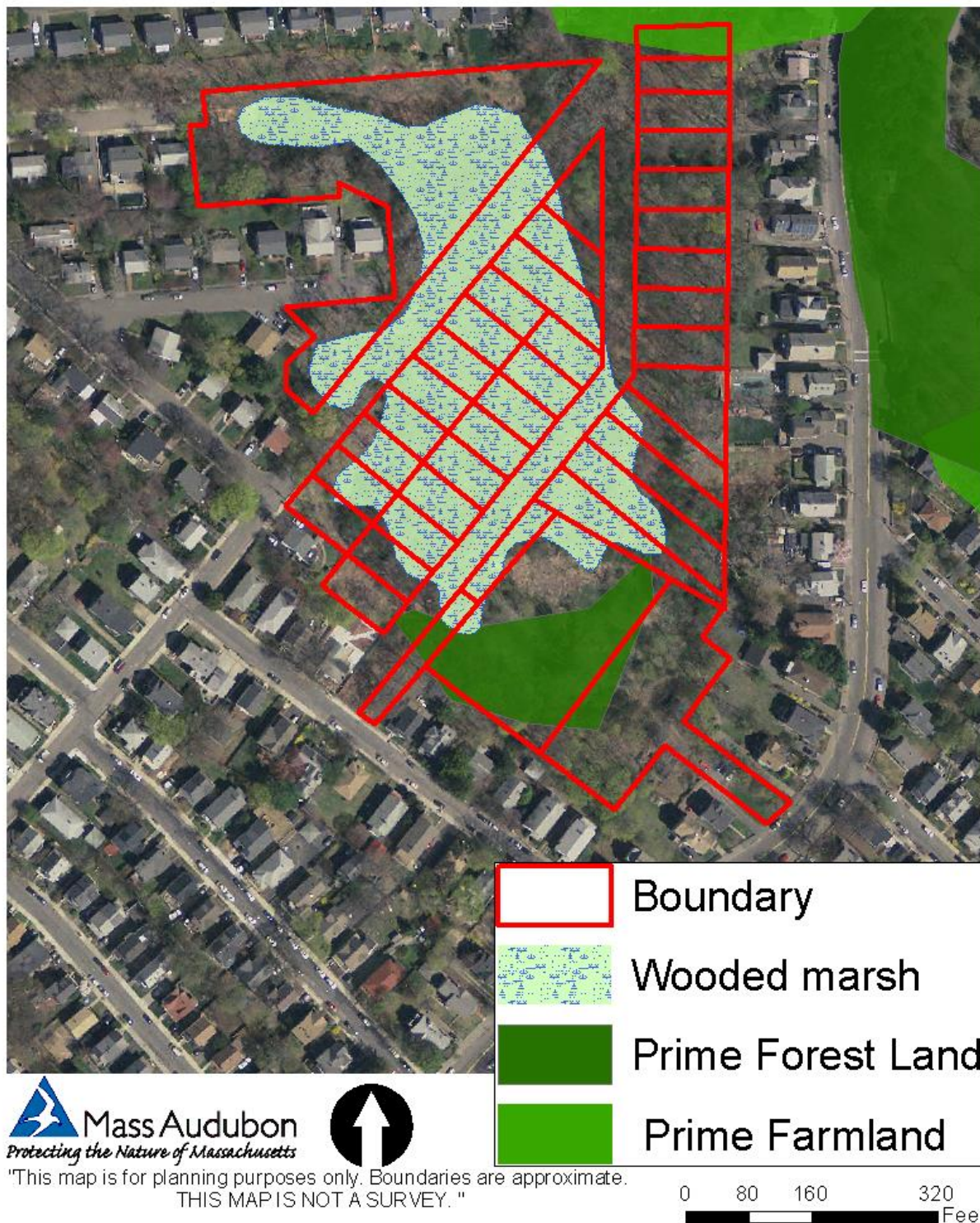
Roslindale Wetlands Urban Wild is comprised of mixed woodlands, wooded marsh and open water wetlands. The open water wetlands are dominated by cattail and phragmites (Figures 6 +7) with dogwoods, spicebush, red maple, Japanese barberry, and Japanese knotweed dominating the wetland shrubs. The mixed woodlands are dominated by Red Maple interspersed with White Oak, and White Pine. Common Buckthorn, Japanese knotweed, Japanese barberry, Burning Bush dominate the understory of the forested areas as well as along the wetland edges. Castor aralia, *Kalopanax septemlobus*, has been found on the eastern side of the property in the forested upland understory. Wetlands range from open cattail marsh on the Southern portion of the Urban Wild to Red Maple Swamps in the forested areas.

The core of the property's interior is made up of wooded marsh, dense shrubby wetland habitat with sparse canopy trees. There is a large swath of state recognized prime forest land located in a municipally owned parcel with small segments overflowing into privately owned parcels on the southern side of the property. Prime Forest Land in Massachusetts was identified by the University of Massachusetts by cross referencing potentially forested land in Massachusetts with Natural Resource Conservation Science (NRCS) soil data. Areas with the designation of Prime Forest have the potential to produce over 85 cubic feet/ acre of wood per year or more. The area within the Roslindale Wetlands Urban Wild is designated as "Prime 1" which is estimated to contain optimal soils to sustain growth of a healthy forest. Proactively harvesting problem trees and treating invasives that threaten forest canopy such as oriental bittersweet particularly in this southern section of the property is recommended. These actions will help to enhance the quality of the forested habitat.



Figure 6: Natural Communities

## Roslindale Wetlands Urban Wild Natural Communities







10/8/2019 9:21 AM  
C:\13575\res\in\del\upn\varney\13575\_prop1.dwg

PARCEL INFORMATION		
LOT	ADDRESS	OWNER*
5120-3	20 WELD ST	GLYNN MICHAEL J
5120-4	16 WELD ST	NOWAK DEBRA A TS
5121-10	22 WELD ST	WARDLE GEORGE S
5121-15	24 WELD ST	MORGAN J KEITH
5121-20	26 WELD ST	KUDER NATHAN C
5121-25	28 WELD ST	KAPLAUKHOV STANISLAV NIKOLAI
5121-30	30 WELD ST	TERMINE ANTHONY M
5121-35	32 WELD ST	DALE SUSAN L
5121-100	SELWYN ST	CITY OF BOSTON
5121-150	30 ELDON ST	LANNEY JOSEPH P
5121-160	37 ELDON ST	POOR CYNTHIA L
5121-170	35 ELDON ST	THOMAS MICHAEL J JR TS
5121-180	33 ELDON ST	ZEIGLER CARL L
5121-190	31 ELDON ST	FREEDMAN EZRA
5121-200	29 ELDON ST	GOODMAN JEAN
5131-2	1 ROBKEN	MATSUMOTO YOSHIKO
5132	35 CONISTON RD	BOATRUGHT JESSICA A
5133	39 CONISTON RD	COVERT JOHN
5136	44 SELWYN ST	NAZZARO REGINA A
5137	44 SELWYN ST	CITY OF BOSTON
5138	SELWYN ST	CITY OF BOSTON
5139	SELWYN ST	KELLY JOSEPHINE TT
5140	SELWYN ST	CITY OF BOSTON
5141	38 SELWYN ST	CITY OF BOSTON
5142	SELWYN ST	MASONIC HOME OF MONTANA INC**
5143	SELWYN ST	CITY OF BOSTON
5144	SELWYN ST	CITY OF BOSTON
5145	28 SELWYN ST	CITY OF BOSTON
5146	SELWYN ST	CITY OF BOSTON
5147	28 MORRISON ST	CITY OF BOSTON
5148	MORRISON ST	CITY OF BOSTON
5149	MORRISON ST	CITY OF BOSTON
5150	MORRISON ST	CITY OF BOSTON
5151	MORRISON ST	WELD ST ASSOCS LP MASS LP
5152	MORRISON ST	CITY OF BOSTON
5153	MORRISON ST	CITY OF BOSTON
5154	MORRISON ST	CITY OF BOSTON
5155	MORRISON ST	WELD ST ASSOCS LP MASS LP
5156	MORRISON ST	CITY OF BOSTON
5157	MORRISON ST	CITY OF BOSTON
5158	MORRISON ST	CITY OF BOSTON
5159	MORRISON ST	WELD ST ASSOCS LP MASS LP
5159-1	MORRISON ST	CITY OF BOSTON
5160	MORRISON ST	CITY OF BOSTON
5161	MORRISON ST	CITY OF BOSTON
5162	MORRISON ST	CITY OF BOSTON
5163	MORRISON ST	CITY OF BOSTON
5164	MORRISON ST	CITY OF BOSTON
5165	MORRISON ST	DURST FABIAN & BARBARA A
5166	MORRISON ST	GILMORE KAREN S
5167	MORRISON ST	GILMORE KAREN S
5168	MORRISON ST	DRISCOLL RYAN
5169	MORRISON ST	STROTHER TROY T***
5170	MORRISON ST	CITY OF BOSTON
5171	MORRISON ST	CITY OF BOSTON
5172	10 WELD ST	EVANS LISA P
5173	6 WELD ST	WHITAKER CARL P
5174	4 WELD ST	ODONNELL JENNIFER
5175	2 WELD ST	GOLDEN ANDREW
5176	186 WALTER ST	PERNAR LUISE
5177	182 WALTER ST	ZEINA NAYEF J
5178	178 WALTER ST	SCHUBERT GARY W ETAL
5179	174 WALTER ST	DRISCOLL RYAN
5180	170 WALTER ST	CHAMBERAS PETER A
5181	168 WALTER ST	PRICE GARETH AMAYA
5182	164 WALTER ST	GILMORE KAREN S
5183	162 WALTER ST	SLOWE ANTHONY T
5184	158 WALTER ST	MEL DEBORAH BEATTY
5185	156 WALTER ST	GILLAN JENNIFER
5186	152 WALTER ST	ONE 52 WALTER ST CONDO TR
5187	148 WALTER ST	SIMONEAU MARK
5188	142 WALTER ST	PALSANG KUNCHO
5189	138 WALTER ST	SAMONTE REVOCABLE TRUST
5190	134 WALTER ST	BROZAN ALEXANDER SUGERMAN
5191	126 WALTER ST	KALAITZIDIS ANASTASIOS BE
5195	108 WALTER ST	WALTER MIDDLE DEVELOPMNT LLC
5195-10	108 WALTER ST	CITY OF BOSTON CONSERVATION
5202	15 CONISTON RD	TAFF JAMES ETAL
5203	17 CONISTON RD	OGA AIVARS
5204	21 CONISTON RD	TORRES ROBERT M
5205	23 CONISTON RD	BROOKS MARTIN J JR

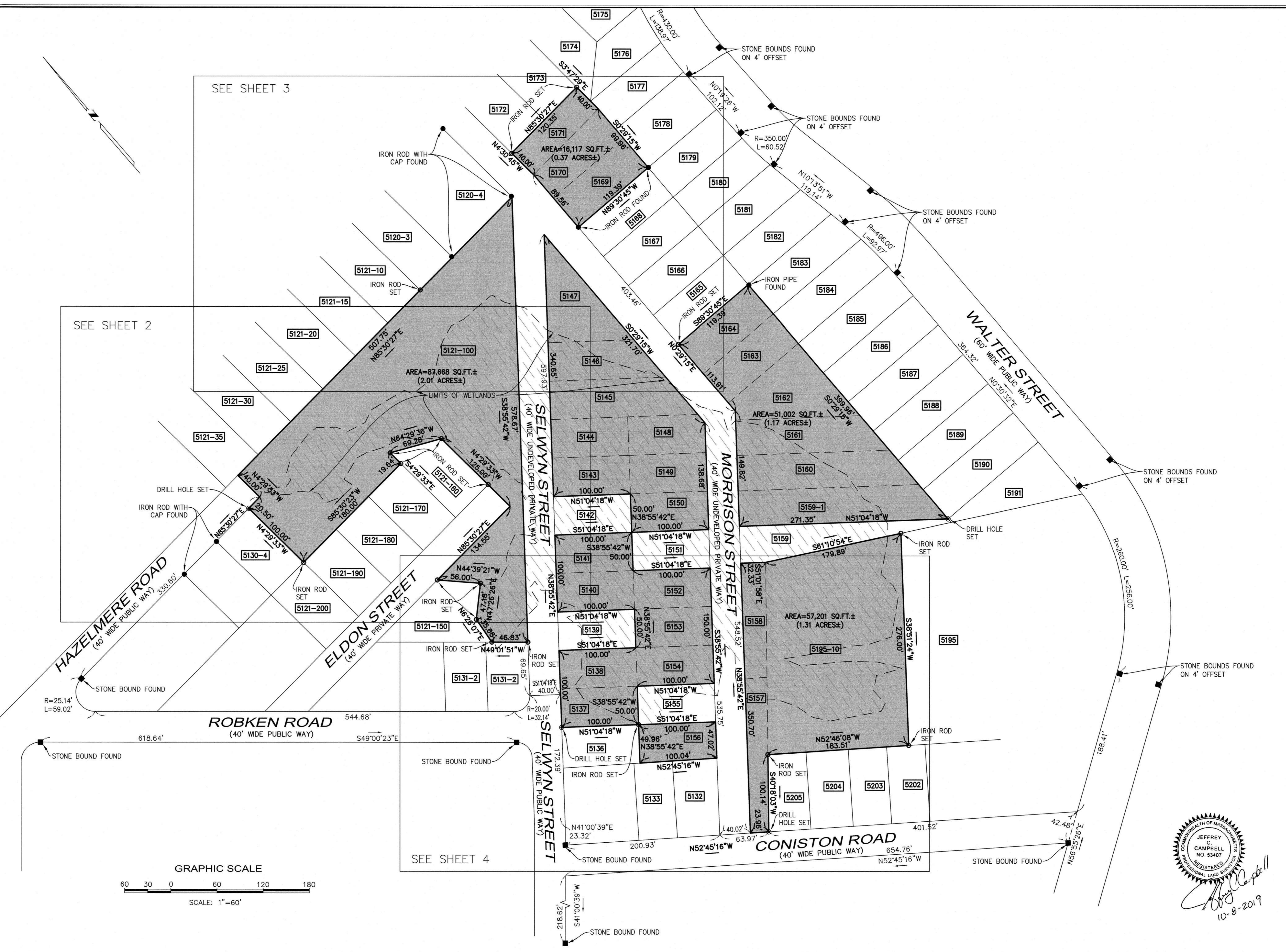
NOTES:

\*OWNERS LISTED HERE ARE TAKEN FROM CITY OF BOSTON ASSESSORS RECORDS.

\*\*ASSESSOR'S RECORDS INDICATE THAT THE OWNER IS MASONIC HOME OF MONTANA INC. A DOCUMENT RECORDED IN BOOK 40011 PAGE 176, INDICATES THE OWNER TO BE NORMAN J. JOHNSON.

\*\*\*ASSESSOR'S RECORDS INDICATE THAT THE OWNER IS STROTHER TROY T, BUT THIS PARCEL HAS BEEN SHOWN ON THIS PLAN AS PART OF LAND OF THE CITY OF BOSTON BASED ON DOCUMENT RECORDED IN BOOK 60864 PAGE 346

NO CERTIFICATION IS HEREBY MADE TO THE OWNERSHIP OF THE LAND SHOWN.



**www.nitscheng.com**  
2 Center Plaza, Suite 430  
Boston, MA 02108  
T: (617) 338-0063  
F: (617) 338-6472

**Nitsch Engineering**

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

PROJECT #	13575
FILE:	13575_PROP1.dwg
SCALE:	1"=60'
DATE:	OCTOBER 8, 2019
PROJECT MANAGER:	JCC
FIELD BOOK:	737 & 683
DRAFTED BY:	CPH
CHECKED BY:	

REV.	COMMENTS	DATE

EXISTING CONDITIONS  
ROSLINDALE URBAN WILDS PARK  
ROSLINDALE, MASSACHUSETTS

PREPARED FOR:  
**CITY OF BOSTON PARKS DEPARTMENT**  
1010 MASSACHUSETTS AVENUE, BOSTON, MA 02118



10/9/2019 10:39 AM  
C:\3575 roslindale urban wilds\as\3575\_topo1.dwg

### UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY. THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

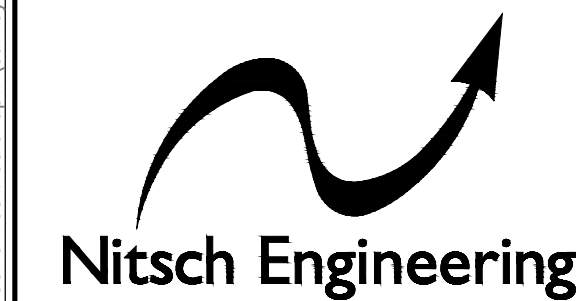
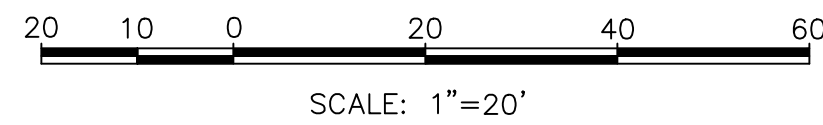
### NOTES

1. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO CITY OF BOSTON PARKS DEPARTMENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH CITY OF BOSTON PARKS DEPARTMENT FOR EXISTING CONDITIONS OF ROSLINDALE URBAN WILDS PARK. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.
2. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED BETWEEN JULY 31, 2019 AND AUGUST 9, 2019.
3. THE WETLAND FLAGS SHOWN WERE LOCATED AS DELINEATED BY CDM SMITH INC ON MAY 21, 2019.
4. HORIZONTAL BEARINGS REFER TO MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) AS ESTABLISHED FROM GPS OBSERVATIONS.
5. ELEVATION REFERS TO BOSTON CITY BASE (BCB) VERTICAL DATUM AS ESTABLISHED FROM GPS OBSERVATIONS.
6. THE INFORMATION CONTAINED ON THE DISK OR ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT NITSCH ENGINEERING.

### LEGEND

- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER SHUT-OFF
- GAS GATE
- WATER GATE
- UTILITY POLE
- SIGN POST
- SPOT ELEVATION
- WOOD FENCE
- VERTICAL GRANITE CURB
- MULCH AND/OR LANDSCAPE
- RIM ELEVATION EQUALS
- TOP OF WALL ELEVATION
- UNDERGROUND DRAIN LINE
- BENCH MARK

### GRAPHIC SCALE



**www.nitscheng.com**  
 2 Center Plaza, Suite 430  
 Boston, MA 02108  
 T: (617) 338-0063  
 F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Structural Engineering
- ▶ Green Infrastructure
- ▶ Planning
- ▶ GIS

PROJECT # 13575  
 FILE: 13575\_TOPO1.dwg  
 SCALE: 1"=20'  
 DATE: OCTOBER 8, 2019  
 PROJECT MANAGER: JCC  
 FIELD BOOK: 737 & 683  
 DRAFTED BY: CPH  
 CHECKED BY:

REV.	COMMENTS	DATE

**EXISTING CONDITIONS**  
 ROSLINDALE URBAN WILDS PARK  
 ROSLINDALE, MASSACHUSETTS

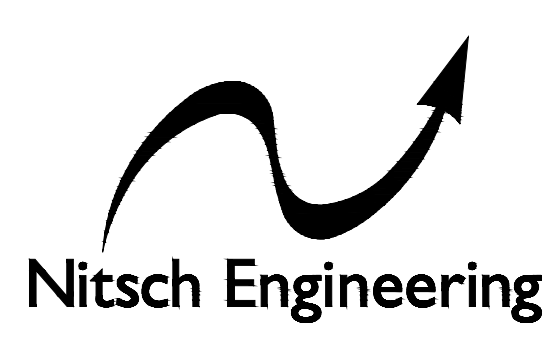
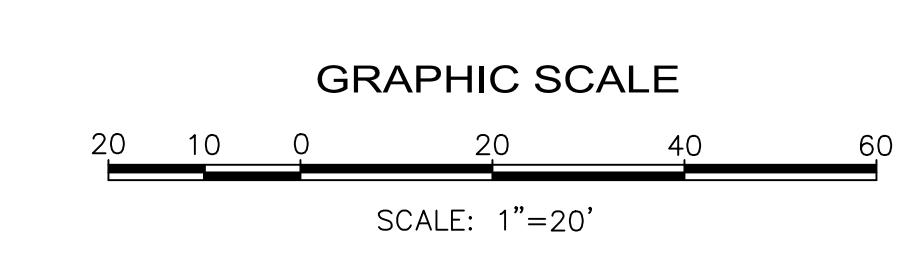
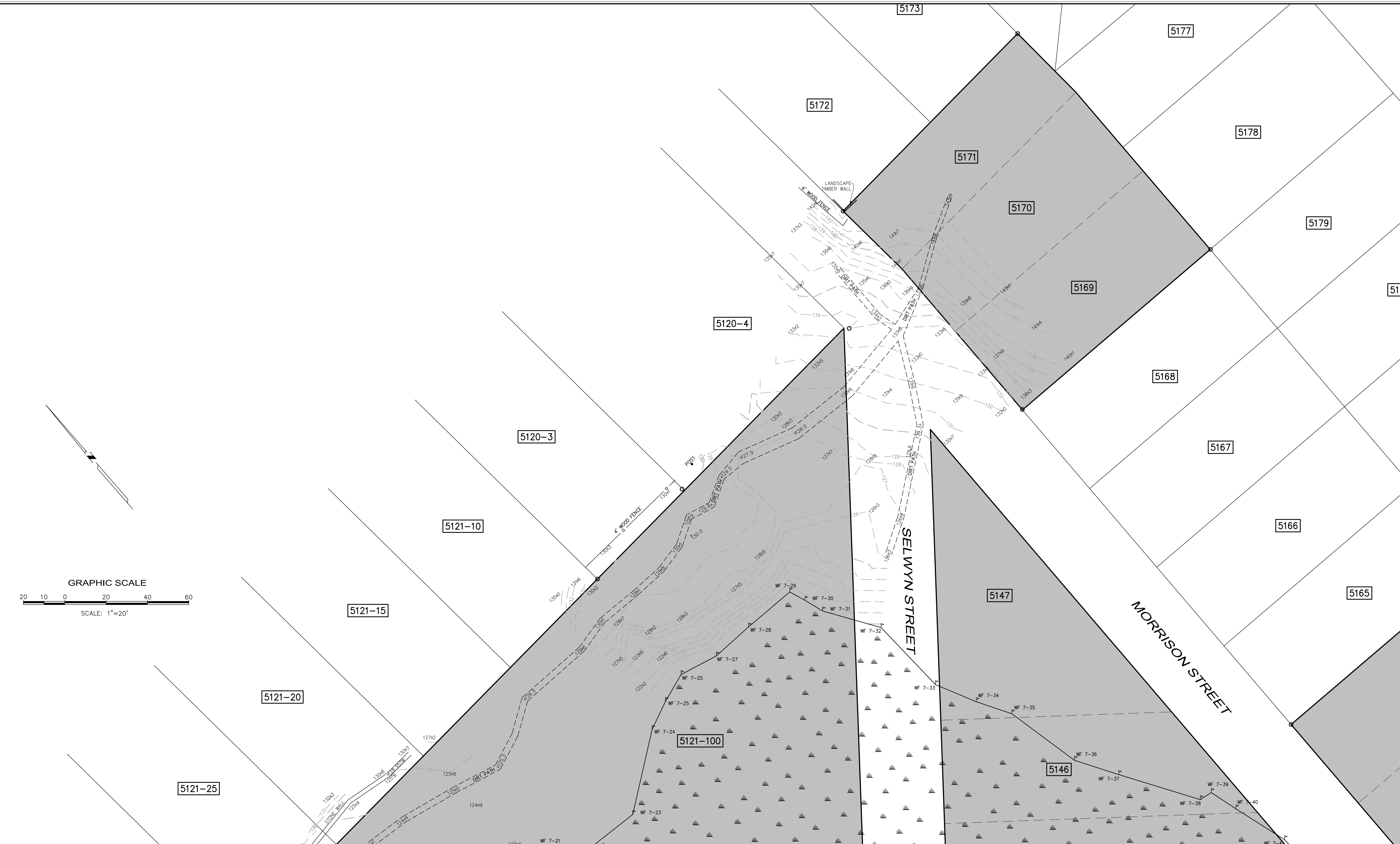
PREPARED FOR:  
**CITY OF BOSTON PARKS DEPARTMENT**  
 1010 MASSACHUSETTS AVENUE, BOSTON, MA 02118

SHEET:

**2**

OF 4 REV.

10/9/2019 10:40 AM  
C:\13575\_ros\_lindale\_urban\_wilds\arvw\13575\_topo1.dwg



**www.nitscheng.com**  
 2 Center Plaza, Suite 430  
 Boston, MA 02108  
 T: (617) 338-0063  
 F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Structural Engineering
- ▶ Green Infrastructure
- ▶ Planning
- ▶ GIS

PROJECT # 13575  
 FILE: 13575\_TOPO1.dwg  
 SCALE: 1"=20'  
 DATE: OCTOBER 8, 2019  
 PROJECT MANAGER: JCC  
 FIELD BOOK: 737 & 683  
 DRAFTED BY: CPH  
 CHECKED BY:

REV.	COMMENTS REVISIONS	DATE

**EXISTING CONDITIONS**  
 ROSLINDALE URBAN WILDS PARK  
 ROSLINDALE, MASSACHUSETTS

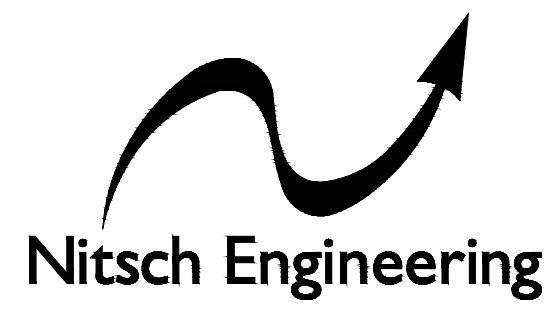
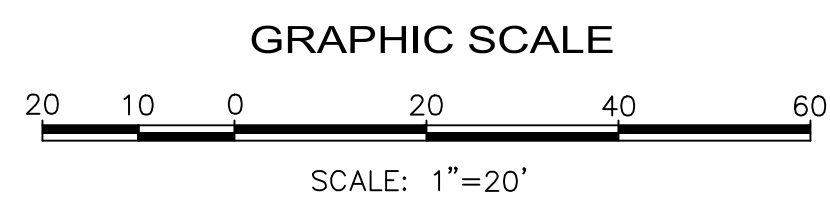
---

PREPARED FOR:  
**CITY OF BOSTON PARKS DEPARTMENT**  
 1010 MASSACHUSETTS AVENUE, BOSTON, MA 02118

SHEET:  
3  
 OF 4 REV.



10/9/2019 10:40 AM  
3:\13575\rosindale\_upa\surveys\13575\_topo1.dwg



**www.nitscheng.com**  
 2 Center Plaza, Suite 430  
 Boston, MA 02108  
 T: (617) 338-0063  
 F: (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Structural Engineering
- ▶ Green Infrastructure
- ▶ Planning
- ▶ GIS

PROJECT # 13575  
 FILE: 13575\_TOPO1.dwg  
 SCALE: 1"=20'  
 DATE: OCTOBER 8, 2019  
 PROJECT MANAGER: JCC  
 FIELD BOOK: 737 & 683  
 DRAFTED BY: CPH  
 CHECKED BY:

REV.	COMMENTS	DATE

**EXISTING CONDITIONS**  
 ROSLINDALE URBAN WILDS PARK  
 ROSLINDALE, MASSACHUSETTS

PREPARED FOR:  
**CITY OF BOSTON PARKS DEPARTMENT**  
 1010 MASSACHUSETTS AVENUE, BOSTON, MA 02118