



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

Boston (West Roxbury)

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):

27 Willet Street  
a. Street Address

Boston (West Roxbury)  
b. City/Town

02132-4132  
c. Zip Code

42.699911  
d. Latitude

-71.150577  
e. Longitude

See Attached  
f. Assessors Map/Plat Number

See Attached  
g. Parcel /Lot Number

2. Applicant:

Anthony  
a. First Name

Diletizia  
b. Last Name

C.A.D. Builders, LLC  
c. Organization

200 Revere Street  
d. Street Address

Canton  
e. City/Town

MA  
f. State

02021  
g. Zip Code

617-828-2312  
h. Phone Number

i. Fax Number

CADBUILDERSLLC@YAHOO.COM  
j. Email Address

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

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):

Matthew  
a. First Name

Smith  
b. Last Name

Norwood Engineering Co., Inc.  
c. Company

1410 Route One  
d. Street Address

Norwood  
e. City/Town

MA  
f. State

02062  
g. Zip Code

781-762-0143  
h. Phone Number

i. Fax Number

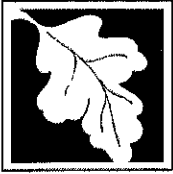
msmith@norwoodengineewring.com  
j. Email address

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

\$500.00 (Municipal portion of state fee is not accepted)  
a. Fee Paid

\$237.50  
b. State Fee Paid

Boston Con Com \$0  
c. City/Town Fee Paid



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## A. General Information (continued)

6. General Project Description:

Construction of a single family home with appurtenant utilities.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No
- If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

54161

c. Book

b. Certificate # (if registered land)

82-88

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.



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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

- f.  Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland** \_\_\_\_\_
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
  - 100 ft. - New agricultural projects only
  - 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

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

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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City/Town \_\_\_\_\_

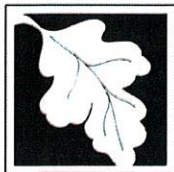
**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

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 type="checkbox"/> Project Involves Stream Crossings		
	_____ a. number of new stream crossings	_____ b. number of replacement stream crossings





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**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](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No

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

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

2017

b. Date of map \_\_\_\_\_

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

- c. Submit Supplemental Information for Endangered Species Review\*

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 <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

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

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

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

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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



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**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

BWSC Site Plan No 21089R - 27 Willet Street- (Lot P), Boston, MA (West Roxbury-02132-4132)

a. Plan Title

Norwood Engineering Co., Inc.

Matthew D. Smith

b. Prepared By

c. Signed and Stamped by

August 30, 2021

1"=20'

d. Final Revision Date

e. Scale

Overall Site Plan, Willet St., Lots P, T, V & W, Boston, Mass. (West Roxbury - 02132-4132)

Rev.08-30-2021

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:

Municipal portion of state fee is not accepted

2. Municipal Check Number

12852

4. State Check Number

C.A.D Builders, LLC

6. Payor name on check: First Name

3. Check date

9/6/2021

5. Check date

7. Payor name on check: Last Name



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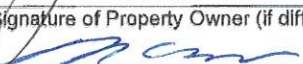

Document Transaction Number

Boston (West Roxbury)  
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.

<p>X </p> <p>1. Signature of Applicant</p>	<p>X 9-6-21</p> <p>2. Date</p>
<p></p> <p>3. Signature of Property Owner (if different)</p>	<p>4. Date</p>
<p></p> <p>5. Signature of Representative (if any)</p>	<p>9/14/21</p> <p>6. Date</p>

**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.

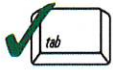
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





**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:

27 Willet Street Boston (West Roxbury)  
 a. Street Address b. City/Town  
 12852 \$237.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Anthony Diletizia  
 a. First Name b. Last Name  
 C.A.D. Builders, LLC  
 c. Organization  
 200 Revere Street  
 d. Mailing Address  
 Canton MA 02021  
 e. City/Town f. State g. Zip Code  
 617-828-2312 CADBUILDERSLLC@YAHOO.COM  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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).



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**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Construction of a single family house (Category 2a.)	1	\$500	\$500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$500
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 Municipal portion of state fee not accepted

**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.)

Boston Conservation Commission Boston Wetlands Ordinance Filing Fee

Notice of Intent – Category 2: \$300.00 “City of Boston”

City of Boston Title 14 Section 450 Notice of Intent Processing

For projects with a fair cost of more than \$100,000.00 the fee shall be 0.075% of the fair cost provided, however, in no case shall the fee be more than \$1,500.00.

$\$1,000,000.00 \times 0.075\% = \$750.00$  “City of Boston”

State Filing Fee

\$237.50 “Commonwealth of Massachusetts”



Assessors Map/Plat Number-Parcel/Lot Number

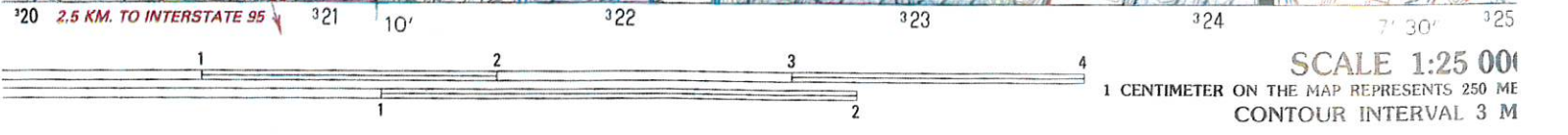
27 Willet Street - (Lot P)

Parcels 2002942010 & 2002941000 & Portion of Parcel 2002940001



USGS MAP  
BOSTON SOUTH QUADRANGLE  
1987  
SCALE: 1:25,000

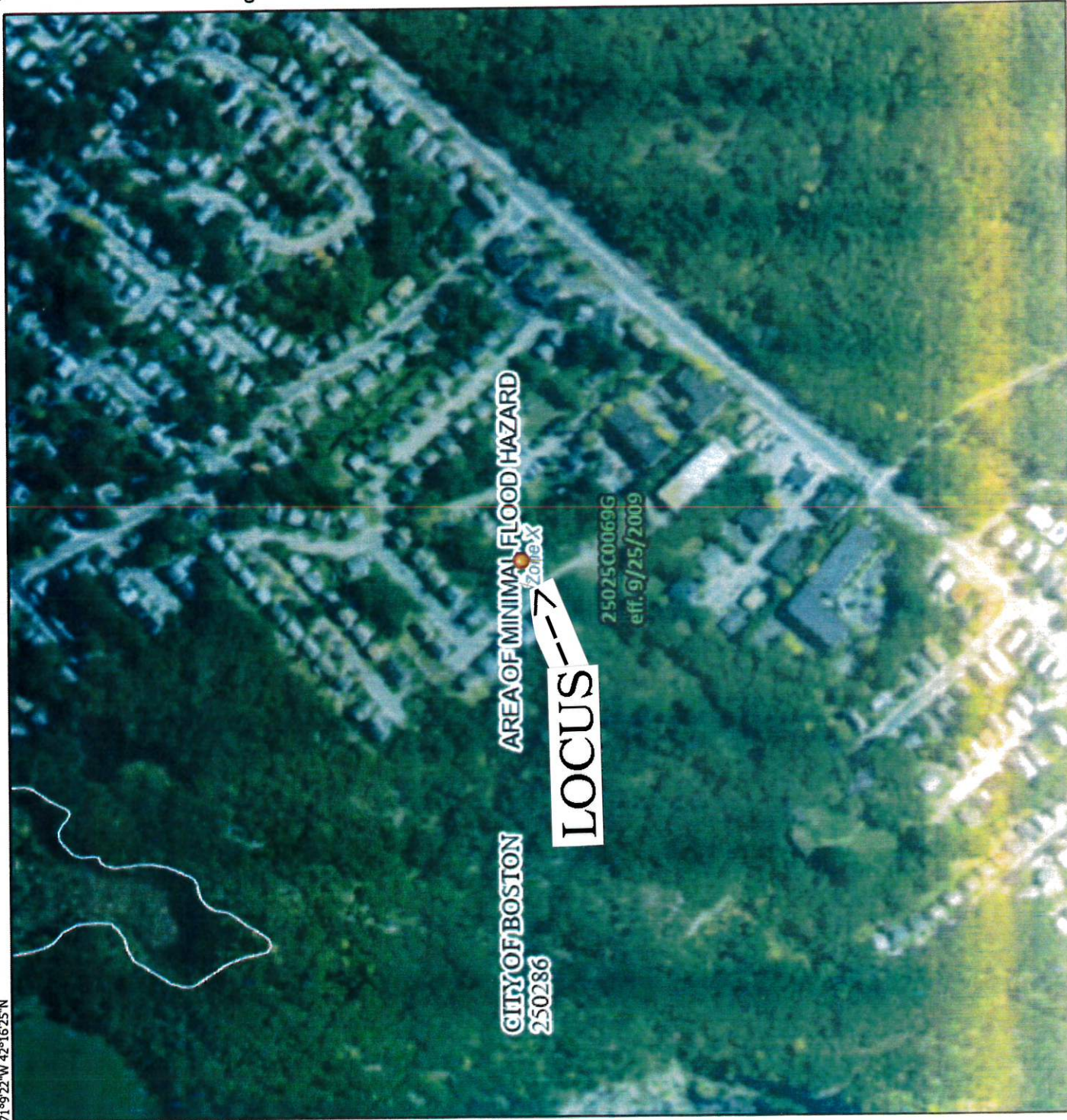
LOCUS





71°9'22"W 42°16'25"N

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



## Legend

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
  - With BFE or Depth *Zone AE, AD, AH, VE, AR*
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone 1*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*
- OTHER AREAS**
- NO SCREEN
  - Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zone*
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall

- CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION**
- 20.2
  - 17.5
  - 8
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- OTHER FEATURES**
- Digital Data Available
  - No Digital Data Available
  - Unmapped
- MAP PANELS**
- Digital Data Available
  - No Digital Data Available
  - Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/2/2021 at 12:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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





300' ASSESSOR'S INFORMATION

Carol Circle

Heron Street

4915  
4925  
4935

ID:2002942020,2002942030  
Francis Kent  
21 Sawyer Dr  
Dedham, MA 02026

ID:2002943020  
William Lombard  
15 Willet St  
West Roxbury, MA 02132

ID:2002944000  
Michael A. Esposito  
20 Thrush St.  
West Roxbury, MA 02132

ID:2002946000  
William P. Malone II  
18 Thrush St.  
West Roxbury, MA 02132

ID:2002947010  
Jianwei Zhou  
10 Thrush St.  
West Roxbury, MA 02132

ID:2002948010  
Jiabing Wang  
6 Thrush St.  
West Roxbury, MA 02132

ID:2002950010  
Rita Leach  
60 Heron St.  
West Roxbury, MA 02132

ID:2002951000  
Bartholomew McElroy  
50 Heron St.  
West Roxbury, MA 02132

ID:2002952000  
Jin Jing  
48 Heron St.  
West Roxbury, MA 02132

ID:2002953000,2002898000,  
2002914000  
City of Boston Assessors  
1 City Hall Square, #500  
Boston, MA 02201

ID:2002954000,2002955000,  
2002955001,2002956000  
James S. Abdelnour  
26 Heron St.  
West Roxbury, MA 02132

ID:2003311020,2003312000  
Ronald J. Brown  
42 Dwyer Circle  
Medford, MA 02155

ID:2003311010  
William Hull  
24 Willet St.  
West Roxbury, MA 02132

ID:2003311000  
Eric M.Scheuer, Revocable  
7 Fitts Farm Rd.  
Durham, NH 03824

ID:2003310000  
Xiaoyang Luo  
20 Willet St.  
West Roxbury, MA 02132

ID:2003309000  
Roseller S. Mangilog  
18 Willet St.  
West Roxbury, MA 02132

ID:2003308020  
Yujuan Yun  
16 Willet St.  
West Roxbury, MA 02132

ID:2002889000  
Keyong Zou  
21 Thrush St.  
West Roxbury, MA 02132

ID:2002901000  
Yichun Wang  
19 Thrush St.  
West Roxbury, MA 02132

ID:2002900000  
Colonial Drive Trust  
21 Sawyer Dr.  
Dedham, MA 02026

ID:2002899000  
Ruby Cronin  
57 St. Andrews Rd.  
East Boston, MA 02128

ID:2002916010  
Juan Li  
50 Grouse St.  
West Roxbury, MA 02132

ID:2002915000,2002913000  
Christopher B. Sherwood, Tr  
40 Amos Sampson Ln.  
Duxbury, MA 02332

ID:2002912000,2002911000,  
2002910000,2002909000  
James S. Abdelnour  
26 Heron St.  
West Roxbury, MA 02132

ID:2002922010  
Yong-Feng Jiang  
26 Grouse St.  
West Roxbury, MA 02132

ID:2002921010  
Naim Bourji  
30 Grouse St.  
West Roxbury, MA 02132

ID:2002920010  
Mary G. Hochman  
34 Grouse St.  
West Roxbury, MA 02132

ID:2002919010  
38 Grouse Real Estate Trust  
38 Grouse St.  
West Roxbury, MA 02132

ID:2002918010  
Carol Farrah  
42 Grouse St.  
West Roxbury, MA 02132

ID:2002917010  
Zi Liao  
46 Grouse St.  
West Roxbury, MA 02132

ID:2002969000  
Roxbury Latin School Trsts  
101 St. Theresa Ave.  
West Roxbury, MA 02132

ID:2002968000,2003312010,  
2003314000,2003313000  
CAD Builders LLC  
200 Revere St.  
Canton, MA 02021

ID:2002908000  
James S. Abdelhour  
26 Heron St.  
West Roxbury, MA 02132

ID: 2002929000  
Stony Brook Condominium Trust  
4925 Washington St.  
West Roxbury, MA 02132

ID:2002940000,2002939000,  
2002938000,2002937000  
CAD Builders LLC  
200 Revere St.  
Canton, MA 02021

ID:2002962010  
Vacca Property Management LLC  
89 Fair Oaks Park  
Needham, MA 02492

ID:2003312001  
CAD Builders LLC  
200 Revere St.  
Canton, MA 02021

ID:2002968001,2002963003  
Jangyong Miao  
19 Carol Circle  
West Roxbury, MA 02132

ID:2002963002  
Michelangelo Cristaldi, Trsts  
338 LaGrange St.  
West Roxbury, MA 02132



**AFFIDAVIT OF SERVICE  
FOR ABUTTER NOTIFICATION**

**Under the Massachusetts Wetlands Protection Act  
and Boston Wetlands Ordinance**

I, Matthew D. Smith, hereby certify under pains and penalties of perjury that that at least one week prior to the public hearing, I gave notice to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

Notice of Intent  
A Please Select Application Type was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by C.A.D. Builders, LLC for construction of a single family home with appurtenant utilities located at 27 Willet St., West Roxbury.

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

[Signature]  
Name

9/14/21  
Date

**Matthew D. Smith  
President  
NORWOOD ENGINEERING CO. INC**

**NORWOOD ENGINEERING CO., INC  
1410 Route One  
Norwood, Massachusetts 02062**





**NOTIFICATION TO ABUTTERS  
BOSTON CONSERVATION COMMISSION**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

A. C.A.D. Builders, LLC has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is 27 Willet St., West Roxbury.

C. The project involves Construction of a single family home with appurtenant utilities.

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at [CC@boston.gov](mailto:CC@boston.gov).

E. Copies of the Notice of Intent may be obtained from Norwood Engineering Co., Inc. by contacting them at (781-762-0143) between the hours of 9AM - 3PM Monday, - Friday  
1410 Route One, Norwood, MA 02062

F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing [CC@boston.gov](mailto:CC@boston.gov) or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

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

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on [www.boston.gov/public-notices](http://www.boston.gov/public-notices) and in Boston City Hall not less than forty-eight (48) hours in advance. If you would like to provide comments, you may attend the public hearing or send written comments to [CC@boston.gov](mailto:CC@boston.gov) or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to [CC@boston.gov](mailto:CC@boston.gov) or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

NOTE: You also may contact the Boston Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the Northeast Region: (978) 694-3200.

NOTE: If you plan to attend the public hearing and are in need of interpretation, please notify staff at [CC@boston.gov](mailto:CC@boston.gov) by 12 PM the day before the hearing.





**AVI POU PWOPRIYÈTÈ KI GEN PWOPRIYETE KOLE AK LÒT YO  
BOSTON CONSERVATION COMMISSION (KOMISYON KONSÈVASYON BOSTON)**

Annakò avèk Lwa sou Pwoteksyon Zòn Imid nan Massachusetts (Massachusetts Wetlands Protection Act), Lwa Jeneral Massachusetts (Massachusetts General Laws) Chapit 131, Seksyon 40, ak Òdinans sou Zòn Marekaj nan Boston (Boston Wetlands Ordinance), n ap avize w antanke yon pwopriyete ki gen pwopriyete kole ak lòt yo e ki asosye ak yon pwòjè ki anrejistre avèk Boston Conservation Commission (Komisyon Konsèvasyon Boston) an.

A. C.A.D. Builders, LLC depoze yon aplikasyon avèk Komisyon Konsèvasyon Boston (Boston Conservation Commission) kote l ap mande pèmision pou modifye yon Zòn ki Ka Sijè a Pwoteksyon anba Lwa pou Pwoteksyon Zòn Marekaj (Wetlands Protection Act) (Lwa Jeneral Chapit 131, seksyon 40) ak Òdinans sou Zòn Imid nan Boston (Boston Wetlands Ordinance) yo.

B. Adrès sit kote aktivite y ap pwopoze a ye a se 27 Willet Street, West Roxbury.

C. Pwojè a gen ladann konstriksyon yon kay pou yon fanmi ki gen tout sèvis piblik yo.

D. Ou ka jwenn kopi Avi Entansyon yo lè ou kontakte Komisyon Konsèvasyon nan Boston sou [CC@boston.gov](mailto:CC@boston.gov).

E. Ou ka jwenn kopi Avi Entansyon an nan Norwood Engineering Co., Inc, 781-762-0143 nan 1410 Route 1, Norwood, MA 02062 de 9AM jiska 3PM, soti lendi rive vandredi.

F. An akò avèk dekrè Egzekitif Commonwealth Massachusetts lan kap Sispann Sèten Dispozisyon Lwa sou Reyinyon Piblik yo, odyans piblik la pral fèt vityèlman sou sit entènèt sa <https://zoom.us/j/6864582044>. Si ou pa gen aksè a entènèt, ou ka patisipe nan telefòn. Rele (929) 205-6099, antre nimewo reyinyon an: 686 458 2044 # epi itilize # kòm ID patisipan ou.

G. Ou ka jwenn enfòmasyon konsènan dat ak lè odyans piblik la nan **Boston Conservation Commission (Komisyon Konsèvasyon Boston)** lè w voye yon imèl nan [CC@boston.gov](mailto:CC@boston.gov) oswa lè w rele nan **(617) 635-4416 ant 9 AM a 5 PM, Lendi jiska Vandredi**.

REMAKE: Y ap pibliye avi sou odyans piblik la, ansanm ak dat la, lè a ak ki kote l ap fèt, omwen senk (5) jou davans nan **Boston Herald**.

REMAKE: Y ap pibliye avi sou odyans piblik la, ansanm ak dat la, lè a ak ki kote l ap fèt, sou [www.boston.gov/public-notices](http://www.boston.gov/public-notices) ak nan Meri Boston (Boston City Hall) pa mwens ke karantuit (48) èdtan davans. Si w ta renmen pataje kòmantè w yo, ou kapab patisipe nan odyans piblik la oswa voye kòmantè w yo alekri nan [CC@boston.gov](mailto:CC@boston.gov) oswa nan Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201

REMAKE: Ou kapab kontakte Boston Conservation Commission (Komisyon Konsèvasyon Boston) oswa Biwo Rejyonal Nòdès Depatman Pwoteksyon Anviwònman an pou plis enfòmasyon sou aplikasyon sa a oswa sou Lwa sou Pwoteksyon Zòn Imid yo (Wetlands Protection Act). Pou kontakte Depatman Pwoteksyon Anviwònman an (DEP), rele Rejyon Nòdès la nan: (978) 694-3200.

REMAKE: Si w gen lentansyon ale nan odyans piblik la e ou bezwen sèvis entèpretasyon, tanpri avize manm pèsonel yo nan [CC@boston.gov](mailto:CC@boston.gov) avan 12 PM (Midi) jou anvan odyans lan.

Translator Affidavit  
27 Willet Street  
Boston, MA

Regarding the Abutter Notification for the Notice of Intent for 27, Willet Street, Boston, MA, I make the following Affidavit.

- Boston Linguistics MA is listed in the Boston Office of Language and Communication Access online list of translators.
- Boston Linguistics MA prepared the attached abutter notification for the Notice of Intent for 27 Willet Street, Boston, MA.

09/07/2021



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Boston Linguistics

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MA



## BABEL NOTICE

English:

**IMPORTANT!** This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at [cc@boston.gov](mailto:cc@boston.gov) or 617-635-3850.

Spanish:

**¡IMPORTANTE!** Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico [cc@boston.gov](mailto:cc@boston.gov) o llamando al 617-635-3850.

Haitian Creole:

**AVI ENPÒTAN!** Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan [cc@boston.gov](mailto:cc@boston.gov) oswa 617-635-3850.

Traditional Chinese:

**非常重要！** 這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 [cc@boston.gov](mailto:cc@boston.gov) 電話# 617-635-3850..

Vietnamese:

**QUAN TRỌNG!** Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ [cc@boston.gov](mailto:cc@boston.gov) hoặc số điện thoại 617-635-3850.

Simplified Chinese:

**非常重要！** 这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联联系我们的邮箱 [cc@boston.gov](mailto:cc@boston.gov) 电话# 617-635-3850.



Cape Verdean Creole:

**INPURTANTI!** Es dokumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadis i/ó benefisius. Ê krusial ki bu intendi informason na es dokumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na [cc@boston.gov](mailto:cc@boston.gov) ó 617-635-3850.

Arabic:

**مهم!** يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائده. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على

[cc@boston.gov](mailto:cc@boston.gov) أو 617-635-3850.

Russian:

**ВАЖНО!** В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты [cc@boston.gov](mailto:cc@boston.gov), либо по телефону 617-635-3850.

Portuguese:

**IMPORTANTE!** Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: [cc@boston.gov](mailto:cc@boston.gov) ou 617-635-3850.

French:

**IMPORTANT !** Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à [cc@boston.gov](mailto:cc@boston.gov) ou au 617-635-3850.





City of Boston  
Environment



City of Boston  
Mayor Martin J. Walsh

**EXTENSION FORM**

The undersigned hereby allows the **Boston Conservation Commission** an extension of time, beyond the statutory limit, to review an application or issue a final decision under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and the Boston Wetlands Ordinance, Boston City Code, Ordinances, Chapter 7-1.4d during the state of emergency declared by the Governor on March 10, 2020.


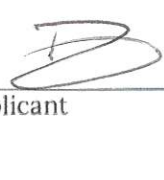
**Applicant:**

**Anthony**                      **Diletizia**                      **C.A.D. Builders, LLC**  
a. First Name                      b. Last Name                      c. Company

**200 Revere Street**  
d. Mailing Address

**Canton**    **MA**    **02021**  
e. City/Town    f. State    g. Zip Code

**617-828-2312**    **CADBUILDERSLLC@YAHOO.COM**  
h. Phone Number    i. Fax Number    j. Email address

**X**      **X** **9-6-21**  
Signature of Applicant    Date

**Property Owner (if different):**

\_\_\_\_\_  
a. First Name                      b. Last Name                      c. Company

\_\_\_\_\_  
d. Mailing Address

\_\_\_\_\_  
e. City/Town    f. State    g. Zip Code

\_\_\_\_\_  
h. Phone Number    i. Fax Number    j. Email address

\_\_\_\_\_  
Signature of Property Owner (if different)    Date

**Applications will only be accepted when submitted with a properly executed Extension Form.**





**A. GENERAL INFORMATION**

1. Project Location

27 Willet Street

a. Street Address

Boston (West Roxbury)

b. City/Town

02132-4132

c. Zip Code

See Attached

f. Assessors Map/Plat Number

See Attached

g. Parcel /Lot Number

2. Applicant

Anthony

a. First Name

Diletizia

b. Last Name

C.A.D. Builders, LLC

c. Company

200 Revere Street

d. Mailing Address

Canton

e. City/Town

MA

f. State

02021

g. Zip Code

617-828-2312

h. Phone Number

i. Fax Number

CADBUILDERSLLC@YAHOO.COM

j. Email address

3. Property Owner

Anthony

a. First Name

Diletizia

b. Last Name

C.A.D. Builders, LLC

c. Company

200 Revere Street

d. Mailing Address

Canton

e. City/Town

MA

f. State

02021

g. Zip Code

617-828-2312

h. Phone Number

i. Fax Number

CADBUILDERSLLC@YAHOO.COM

j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

Matthew

a. First Name

Smith

b. Last Name

Norwood Engineering Co., Inc.

c. Company

1410 Route One

d. Mailing Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

781-762-0143

h. Phone Number

i. Fax Number

msmith@norwoodengineering.com

j. Email address









<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

**C. OTHER APPLICABLE STANDARDS & REQUIREMENTS**

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

BWSC Submitted for Site Plan No. 21089R - 27 Willet St.

Inspectional Services Department approval required.





2. 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://www.mass.gov/dfwele/dfw/nhesp/nhregmap.htm>.

- Yes  No

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

**A. Submit Supplemental Information for Endangered Species Review**

Percentage/acreage of property to be altered:

(1) within wetland Resource Area \_\_\_\_\_ percentage/acreage

(2) outside Resource Area \_\_\_\_\_ percentage/acreage

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

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

- Yes  No

If yes, provide the name of the ACEC: \_\_\_\_\_

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

- Applying for a Low Impact Development (LID) site design credits
- A portion of the site constitutes redevelopment
- Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

- Single-family house
- Emergency road repair
- Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

- Yes  No





**D. 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 Protection Ordinance.

x   
\_\_\_\_\_  
Signature of Applicant

x 9-6-21  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Representative (if any)

9/14/21  
\_\_\_\_\_  
Date

**Matthew D. Smith**  
President  
NORWOOD ENGINEERING CO. INC

NORWOOD ENGINEERING CO., INC  
1410 Route One  
Norwood, Massachusetts 02062

Assessors Map/Plat Number-Parcel/Lot Number

27 Willet Street - (Lot P)

Parcels 2002942010 & 2002941000 & Portion of Parcel 2002940001

## **PROJECT NARRATIVE:**

Notice of Intent  
27 Willet Street (Lot P)  
West Roxbury, Massachusetts  
November 30, 2021

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The Notice of Intent was filed under the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 *et seq.*; the “Regulations”) and the City of Boston Wetlands Protection and Climate Adaptation Ordinance (Chapter VII, Section 7-1.4; the “Ordinance”) and Boston Wetlands Regulations (the “Ordinance Regulations”). The Applicant, C.A.D. Builders LLC, seeks an Order of Conditions for the construction of a single-family house with associated site features at 27 Willet Street (Lot P), West Roxbury, Massachusetts. The work on the lot is proposed within or partially within the 100’ Buffer Zone to Bordering Vegetated Wetlands (Wetland B) under the Act and Ordinance and within the 100’ Buffer Zone to an Isolated Vegetated Wetland (Wetland A) under the Ordinance only. Based upon the Site Plan, no work on the subject lot is proposed within any other wetland resource area under the Act or Ordinance.

### **Existing Conditions and Wetland Resource Areas:**

The existing conditions of the site and the wetland resources on or near the subject lot are described in the Wetland Resource Evaluation, prepared by EcoTec, Inc., dated January 12, 2021, revised July 16, 2021, a copy of which was included as part of the Notice of Intent. As shown on the Site Plan and in the above-referenced Wetland Resource Evaluation, the jurisdictional areas that occur on the subject lot are: (1) a small portion of an Isolated Vegetated Wetland (Wetland A) under the Ordinance only; (2) 100’ Buffer Zone to Isolated Vegetated Wetland (Wetland A) under the Ordinance only; and (3) 100’ Buffer Zone to Bordering Vegetated Wetlands (Wetland B) under the Act and Ordinance. The 100’ Buffer Zone is not a wetland resource area under the Act but is considered a wetland resource area under the Ordinance. Land Under Water, Bank, Borderign Vegetated Wetlands, Land Subject to Flooding, and Riverfront Area under the Act do not occur on the lot; Land Under Water, Bank, Land Subject to Flooding, Riverfront Area, and Waterfront Area under the Ordinance do not occur on the subject lot. Lastly, the area is not mapped as Priority Habitat or Estimated Habitat by the Massachusetts Natural Heritage and Endangered Species Program; Certified or Potential Vernal Pools are not mapped on the lot covered by the filing.

### **Proposed Work:**

This narrative has been prepared to describe the means and methods associated with the proposed work and address compliance with applicable performance standards that exist for protected areas within which work is proposed. The proposed work is best characterized as the development of a single-family house lot with work proposed within the 100’ Buffer Zone to Bordering Vegetated Wetlands and/or an Isolated Vegetated Wetland under the Act and Ordinance and Ordinance only, respectively. Again, no work is proposed within wetland resource areas under the Act or Ordinance.

The proposed work on the subject lot includes installation of an erosion control barrier comprising entrenched siltation fence fronted by a compost sock, site preparation, construction of a single-family house with full basement with one-car garage and front porch, paved driveway, front walkway, wood or composite rear deck with stairs and landing, short rear retaining wall with fence as needed, infiltration systems to address runoff from impervious surfaces, and associated grading, lawn, and landscaping. The

proposed garage reduces the area of pavement on the site, provides for two cars to be parked on-site, and increases greenspace on the site. As detailed on the Site Plan, 2,019± square feet or 32.7% of the 6,165± square foot subject lot is considered impervious, with the balance (i.e., 67.3%) considered pervious or vegetated. The rear retaining wall will provide for a more level rear yard, will reduce the slope toward Wetland A, and promote additional infiltration within the more level lawn areas on the site. The area between the rear retaining wall and the proposed erosion control barrier is necessary for the safe and proper construction of the retaining wall; as this area is within a drainage easement, it is proposed to be graded, loamed, and seeded as lawn. As shown on the Landscape Plan, the existing trees near the rear of the lot are proposed to be retained; this will serve to protect and shade the adjacent Isolated Vegetated Wetland. Lastly, as shown on the Landscape Plan, significant tree, sapling, shrub, and herbaceous plantings are proposed on the lot. The retention of existing trees and the proposed landscaping combined with the reduced pavement associated with the one-car garage will serve to reduce the heat island effect associated with the development of the subject lot.

The means and measures to protect the adjacent wetland resources and to mitigate project impacts include the installation of an erosion control barrier comprising entrenched silt fence fronted by compost sock at the limit of work as shown on the Site Plan and the installation of drain inlet protection (e.g., silt sacks) in all catch basins proximate to the subject lot. The erosion control barrier will serve as the limit of work; no work will occur on the resource area side of the erosion control barrier. The erosion control measures will be installed prior to any other work on the site, will be maintained throughout construction, and will be removed at the end of the proposed work after the site is stable and with the authorization of the issuing authority.

To mitigate project impacts post-construction, two stormwater infiltration systems are proposed to be installed on the site that will recharge one inch of rainfall over all impervious surfaces on the site, including the house, driveway, and walkway, to the ground. Driveway and walkway runoff will be collected via a stone trench drain that discharges to Infiltration System A as detailed on the Site Plan; roof runoff will be collected in gutters and directed to Infiltration Systems A and B via downspouts and drainage lines. The proposed infiltration systems have inspection ports and will be subject to an operations and maintenance plan. Upon the completion of the proposed project, the lot will be fully stabilized by structure, pavement, lawn, and landscaping. Again, the rear retaining wall will provide for a more level rear yard, will reduce the slope toward Wetland A, and promote additional infiltration within the more level lawn areas on the site.

Although the means and measures to be used will be finalized and implemented by the contractor, certain generalizations regarding the proposed work may be made. The construction equipment and materials involved will be typical of single-family house construction and all equipment and materials access will be directly from Willet Street. The generalized construction sequence for the proposed project, subject to modification, is as follows:

1. Install erosion control barrier as shown on the Site Plan; install silt sacks in nearby catch basins; maintain extra supply of erosion control materials (i.e., silt fence, stakes; compost sock, silt sacks, etc.) on site;
2. Clear and grub work area; rough grade the work area;
3. Excavate for house footings and foundation; install footings and pour foundation; backfill foundation; remove excess soil from the work area;
4. Grade for proposed rear retaining wall; install rear retaining wall; backfill to the wall;

2.



5. Install stormwater infiltration systems with associated drainage lines;
6. Install subsurface utilities;
7. Grade site; rough-out proposed driveway;
8. Install driveway base; install stone trench drain adjacent to driveway;
9. Install proposed deck, steps, and landing;
10. Install framing, windows and doors, exterior siding and trim, roof shingles, and gutters and downspouts, connecting to drainage system;
11. Complete driveway paving;
12. Complete final site grading/loam; seed or hydroseed; install landscaping per the Landscape Plan;
13. Complete interior finishes;
14. Once site is stable, request permission to remove the erosion control barrier.

**Compliance Evaluation:**

The proposed work is best characterized as the development of a single-family house lot with work proposed within the 100' Buffer Zone to Bordering Vegetated Wetlands (Wetland B) and Isolated Vegetated Wetland (Wetland A) under the Act and Ordinance and Ordinance only, respectively. Based upon the Site Plan, no work is proposed within any other resource area under the Act or Ordinance.

Presently, the Ordinance does not list any performance standards specific to work only within the 100' Buffer Zone and the Ordinance lacks regulations that include specific performance standards for activities within the 100' Buffer Zone. The Ordinance at Section c) which discusses jurisdiction states that "...Buffer Zone is presumed important to the protection of the resource area because activities undertaken in close proximity to resource areas have a reasonable probability of adverse impact upon the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, degraded water quality, loss of wildlife habitat, degradation of wetland plant habitat, alteration of hydrology, soil contamination, and proliferation of invasive plants." The discussion provided below relative to the narrative standard under the Act is also applicable to compliance with the intent of the Ordinance.

Under the Act, the 100' Buffer Zone is not a wetland resource area; that said, Section 10.53(1) of the Regulations provides a narrative standard for work in the 100' Buffer Zone. Specifically:

*"...If the issuing authority determines that a resource area is significant to an interest identified in M.G.L. c. 131, § 40 for which no presumption is stated in the Preamble to the applicable section, the issuing authority shall impose such conditions as are necessary to contribute to the protection of such interests. For work in the buffer zone subject to review under 310 CMR 10.02(2)(b)3., the issuing authority shall impose conditions to protect the interests of the Act identified for the adjacent resource area. The potential for adverse impacts to resource areas from work in the buffer zone may increase with the extent of the work and the proximity to the resource area. The issuing authority may consider the characteristics of the buffer zone, such as the presence of steep slopes, that may increase the potential for adverse impacts on resource areas. Conditions may include limitations on the scope and location of work in the buffer zone as necessary to avoid alteration of resource areas. The issuing authority may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the resource area and/or other measures commensurate with the scope and location of the work within the buffer zone to protect the interests of the Act. Where a buffer zone has already been*

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*developed, the issuing authority may consider the extent of existing development in its review of subsequent proposed work and, where prior development is extensive, may consider measures such as the restoration of natural vegetation adjacent to a resource area to protect the interest of the Act. The purpose of preconstruction review of work in the buffer zone is to ensure that adjacent resource areas are not adversely affected during or after completion of the work.”*

Prior to the start of earth moving activities, an erosion control barrier consisting of entrenched siltation fence fronted by compost sock, which will also serve as the Limit of Work, will be located as shown on the Site Plan. This erosion control barrier will be maintained until the site is stabilized by building, pavement, or vegetation. Approval of the issuing authority will be received prior to the removal of the erosion control barrier. The proposed retaining wall near the northeastern limit of work will serve to limit steep slopes; the proposed retaining wall will generally decrease the slope to the northeast across the lot. This retaining wall also serves as a true physical demarcation to limit potential future creep. The existing trees in the northeastern portion of the site will be retained which will serve to protect the wooded nature of the adjacent Isolated Vegetated Wetland. The retention of the existing trees and the proposed landscaping as shown on the Landscape Plan, which includes, trees, saplings, shrubs, and herbaceous materials, will serve to reduce runoff from the site toward the adjacent wetland and will reduce the heat island effect associated with the development on this lot. The proposed project results in increased impervious surfaces within the 100' Buffer Zone. However, the lot includes infiltration systems to address one inch of runoff over the proposed impervious surfaces on the lot. Upon the completion of work on the lot, the work area will be stabilized by structure, pavement, lawn, and landscaping.

#### **Climate Resilience and Adaptation:**

The proposed project consists of the construction of a single-family house and associated site features. The proposed project has been designed with a one-car garage and minimal pavement to provide on-site parking for two cars; the project will retaining existing mature trees in the northeastern portion of the site near the wetland and proposes significant landscaping including trees, saplings, shrubs, and herbaceous materials to contribute to a reduction of the heat island effect associated with development of this lot. Again, as detailed on the Site Plan, 2,019± square feet or 32.7% of the 6,165± square foot subject lot is considered impervious, with the balance (i.e., 67.3%) considered pervious or vegetated. The proposed project is not located in proximity to the coast or to a mapped floodplain. As such, the proposed project is not anticipated to be affected by sea level rise or by flooding from a nearby floodplain. As changes in storm intensity and frequency have been projected into the future, the project has been designed such that the basement floor is located at least four feet above the elevation of the adjacent wetlands. The proposed erosion control barrier will serve to protect the adjacent resources during construction and the proposed infiltration systems will promote groundwater recharge under the developed condition. These features will serve to protect and promote resource area interests and values in the future.

#### **Conclusion:**

The work proposed for this project would occur within the 100' Buffer Zone to Bordering Vegetated Wetlands and Isolated Vegetated Wetland under the Act and Ordinance and Ordinance only, respectively. As shown on the Site Plan, no work is proposed within any other wetland resource area under the Act or Ordinance. The Ordinance and its regulations lack performance standards for the 100' Buffer Zone resource area. The 100' Buffer Zone is not a resource area under the Act; the Regulations provide only a narrative standard for work proposed within the 100' Buffer Zone. The intention of these

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standards is to protect the ability of the adjacent resource area to provide for and protect the statutory interests. Given the above, it is the opinion of Norwood Engineering Co., Inc. that the project is consistent with the provisions of the Act and Ordinance and will serve to protect the applicable statutory and Ordinance interests and values.

Cordially,  
NORWOOD ENGINEERING CO., INC.



Matthew Smith, PLS, P.E.  
President



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

January 12, 20210  
(Revised July 16, 2021)

Mr. Matthew Smith, PLS, P.E.  
Norwood Engineering Co., Inc.  
1410 Route One  
Norwood, MA 02062

RE: Revised Wetland Resource Evaluation, off-Willett Street, Boston (West Roxbury),  
Massachusetts

Dear Mr. Smith:

On December 15, 2020, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the "Act") and its implementing regulations (310 CMR 10.00 *et seq.*; the "Regulations"); (2) the City of Boston Wetlands Protection and Climate Adaptation Ordinance (the "Ordinance") and Boston Wetlands Regulations (the "Ordinance Regulations"); and (3) the U.S. Clean Water Act and re-delineated the wetlands that had been delineated on and near this property by EcoTec on April 16, 2015 and July 21, 2016. On July 7, 2021, EcoTec, Inc. delineated the boundary of Bank associated with an intermittent stream located within Wetland B. John P. Rockwood, Ph.D., SPWS conducted the inspections.

The subject site consists of land located along Willett Street, north of properties associated with the Carol Circle cul-de-sac and east of the properties associated with Highview Avenue (see attached Locus Map). The inspected area has been largely cleared and roadways and sidewalks have been installed. Upland forest and old field/thicket were noted at the periphery of the inspected area. Plant species observed in the upland forest include northern red oak (*Quercus rubra*), white oak (*Quercus alba*), eastern white pine (*Pinus strobus*), black cherry (*Prunus serotina*), red maple (*Acer rubrum*), Norway maple (*Acer platanoides*), black birch (*Betula lenta*), and sassafras (*Sassafras albidum*) trees, saplings, and/or shrubs; poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), oriental bitter-sweet (*Celastrus orbiculata*), and grape (*Vitis sp.*) climbing woody vines; American witch-hazel (*Hamamelis virginiana*), highbush blueberry (*Vaccinium corymbosum*), and deerberry (*Vaccinium stamineum*) shrubs; and lowbush blueberry (*Vaccinium angustifolium*), wild sarsaparilla (*Aralia nudicaulis*), bracken fern (*Pteridium aquilinum*), hayscented fern (*Dennstaedtia punctilobula*), upland sedge (*Carex pensylvanica*), and grasses (Gramineae sp.) ground cover. Plant species observed in the old field and thicket include black locust (*Robinia pseudoacacia*), black cherry (*Prunus serotina*), northern catalpa (*Catalpa speciosa*), eastern cotton-wood (*Populus deltoides*), and staghorn sumac (*Rhus typhina*) saplings and/or shrubs; oriental bitter-sweet (*Celastrus orbiculata*) woody vines; bramble (*Rubus sp.*), eastern red

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cedar (*Juniperus virginiana*), multiflora rose (*Rosa multiflora*), and sweet fern (*Comptonia peregrina*) shrubs; and grasses (Gramineae sp.), common mullein (*Verbascum thapsus*), common mugwort (*Artemisia vulgaris*), common evening-primrose (*Oenothera biennis*), common pokeweed (*Phytolacca americana*), golden-rods (*Solidago sp.*), fragrant-golden-rods (*Euthamia sp.*), common burdock (*Arctium minus*), Queen Anne's lace (*Daucus carota*), garlic mustard (*Alliaria petiolata*), and common yarrow (*Achillea millefolium*) ground cover. The wetland resources observed in and near the inspected area are discussed below.

### Methodology

The area was inspected, and areas suspected to qualify as wetland resources were identified. The boundary of Bordering Vegetated Wetlands was delineated in the field in accordance with the definition set forth in the regulations at 310 CMR 10.55(2)(c). Section 10.55(2)(c) states that "The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist." The methodology used to delineate Bordering Vegetated Wetlands is further described in: (1) the BVW Policy "BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology," issued March 1, 1995; and (2) "Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook," produced by the Massachusetts Department of Environmental Protection, dated March 1995. The Isolated Vegetated Wetland was delineated based upon the presence of wetland vegetation and wetland hydrology, including hydric soils. The plant taxonomy used in this report is based on the *National List of Plant Species that Occur in Wetlands: Massachusetts* (Fish and Wildlife Service, U.S. Department of the Interior, 1988). Ordinance and federal wetlands were presumed to have boundaries conterminous with the delineated Bordering Vegetated Wetlands. One set of DEP Bordering Vegetated Wetland Delineation Field Data Forms completed for observation plots located in the wetlands and uplands near flag D12 is attached. The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the delineated wetland resources.

Flag Numbers	Flag Type	Wetland Types and Locations
Start A1 to A6 Stop	Blue Flags	Partial delineation of an Isolated Vegetated Wetland located to the northeast of Willet Street in the northern portion of the inspected area.
Start B1 to B13 Stop	Blue Flags	Partial delineation of a Bordering Vegetated Wetland associated with a culvert/intermittent stream located to the northeast of Willet Street in the eastern portion of the inspected area.
Culvert Z1 to Z30 Culvert	Red Flags	Upper boundary of Bank of intermittent stream located within the delineated wetland.
Start C1 to C13 Stop Start D1 to D 17 Stop	Blue Flags	Partial delineation of the southern two lobes of a large mostly off-locus Bordering Vegetated Wetland system located in and near the northwestern portion of the inspected area near the northern boundary of the inspected area.

Note: The A-, B-, C-, and D-series flags were placed on December 15, 2020; the Z-series flags within Wetland B were placed on July 11, 2021.



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### Findings

Wetland A (i.e., A-series flags) consists of an isolated pocket of forested swamp located in and near the northeastern corner of the inspected area. Plant species observed include red maple (*Acer rubrum*), swamp tupelo (*Nyssa sylvatica*), and willow (*Salix sp.*) trees and/or saplings; poison ivy (*Toxicodendron radicans*) and common greenbrier (*Smilax rotundifolia*) climbing woody vines and ground cover; and highbush blueberry (*Vaccinium corymbosum*), arrow-wood (*Viburnum dentatum*), silky dogwood (*Cornus amomum*), and glossy buckthorn (*Rhamnus frangula*) shrubs. Evidence of wetland hydrology, including hydric soils, high groundwater, and saturated soils, was observed within the delineated wetland. This vegetated wetland does not border a lake, pond, river, stream, or creek, and would not be regulated under the Act or Ordinance as Bordering Vegetated Wetlands. This area is too small to hold the requisite volume of water to be regulated as Isolated Land Subject to Flooding under the Regulations. This area is at least 1,000 square feet in total size and would be regulated under the Ordinance as an Isolated Vegetated Wetland. A 100-foot Buffer Zone extends horizontally outward from the edge of an Isolated Vegetated Wetland under the Ordinance.

Wetland B (i.e., B-series flags) consists of a pocket of forested swamp located in the eastern portion of the inspected area that is associated with a culvert/intermittent stream. Plant species observed include red maple (*Acer rubrum*) and swamp tupelo (*Nyssa sylvatica*) trees, saplings, and/or shrubs; poison ivy (*Toxicodendron radicans*) and common greenbrier (*Smilax rotundifolia*) climbing woody vines and ground cover; and arrow-wood (*Viburnum dentatum*), sweet pepper-bush (*Clethra alnifolia*), and glossy buckthorn (*Rhamnus frangula*) shrubs. Evidence of wetland hydrology, including hydric soils, high groundwater, and saturated soils, was observed within the delineated wetland. This vegetated wetland borders a culvert/intermittent stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands and the intermittent stream would be regulated as Bank and Land Under Water Bodies and Waterways under the Regulations and Ordinance. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Regulations and Ordinance. A 25-foot Riverfront Area extends horizontally outward from the Bank of the intermittent stream and a 25-foot Waterfront Area extends horizontally outward from the 25-foot Riverfront Area associated with the intermittent stream within Wetland B under the Ordinance only.

Wetland C/D (i.e., C- and D-series flags) consists of pockets of vegetated wetlands located in the northwestern portion of the inspected area and off-locus to the north that are associated with an off-locus intermittent stream. An area along a portion of the boundary of the wetland delineated with D-series flags was noted to be mulched. Plant species observed include red maple (*Acer rubrum*), gray birch (*Betula populifolia*), American elm (*Ulmus americana*), eastern cotton-wood (*Populus deltoides*), and willow (*Salix sp.*) trees, saplings, and/or shrubs; poison ivy (*Toxicodendron radicans*) climbing woody vines; highbush blueberry (*Vaccinium corymbosum*), glossy buckthorn (*Rhamnus frangula*), and sweet pepper-bush (*Clethra alnifolia*) shrubs; and grasses (Gramineae sp.), sedges (Cyperaceae sp.), rushes (Juncaceae sp.), broad-leaf cattail (*Typha latifolia*), spotted touch-me-not (*Impatiens capensis*), golden-rods (*Solidago sp.*), beggar-tick's (*Bidens sp.*), common reed

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(*Phragmites australis*), and sphagnum moss (*Sphagnum sp.*) ground cover. Evidence of wetland hydrology, including hydric soils, high groundwater, and saturated soils, was observed within the delineated wetland. This vegetated wetland borders an off-locus intermittent stream; accordingly, the vegetated wetlands would be regulated as Bordering Vegetated Wetlands under the Regulations and Ordinance. A 100-foot Buffer Zone extends horizontally outward from the edge of Bordering Vegetated Wetlands under the Regulations and Ordinance.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm." Based upon a review of the Flood Insurance Rate Map, Map Number 25025C0069G, Effective Date September 25, 2009 (attached), the inspected area is mapped as Other Areas: Zone X, which is defined as areas located outside of the 0.2% annual chance flood (i.e., outside of 500-year floodplain). The project engineer should confirm the absence of Bordering Land Subject to Flooding on the site. When present, Bordering Land Subject to Flooding under the Regulations and Ordinance would occur in areas where the 100-year floodplain is located outside of or upgradient of the delineated Bordering Vegetated Wetlands boundary. Bordering Land Subject to Flooding does not have a 100-foot Buffer Zone under the Regulations or Ordinance.

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (i.e., Boston South Quadrangle, dated 1987, attached) and observations made during the site inspection, there are no mapped or significant unmapped streams that meet the definition of a river located in or within 25 feet of the inspected area. Accordingly, Riverfront Area under the Act and Regulations would not occur in the inspected area. Riverfront Area does not have a 100-foot Buffer Zone under the Act or Regulations.

The Ordinance establishes a 25-foot Riverfront Area associated with all streams regardless of stream status. As such, the intermittent stream associated with the culvert within Wetland B would have a 25-foot Riverfront Area extending outward from the red Z-series flags. The Ordinance also establishes a 25-foot Waterfront Area that extends horizontally outward from the 25-foot Riverfront Area under the Ordinance. Riverfront Area and Waterfront Area under the Ordinance are part of the 100-foot Buffer Zone under the Ordinance and do not have a 100-foot Buffer Zone under the Ordinance.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 14<sup>th</sup> edition, valid from August 1, 2017 (NHESP Interactive Viewer Screenshot attached), there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats



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[for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified Vernal Pools or Potential Vernal Pools located within the inspected area. One mapped Certified Vernal Pool (also mapped as Potential Vernal Pool) and three additional mapped Potential Vernal Pools are located within or near Wetland C/D off-locus to the north and one mapped Potential Vernal Pool is located off-locus to the west of Highview Avenue.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. A brief description of my experience and qualifications is attached. If you have any questions, please feel free to contact me at any time.

Cordially,  
ECOTEC, INC.

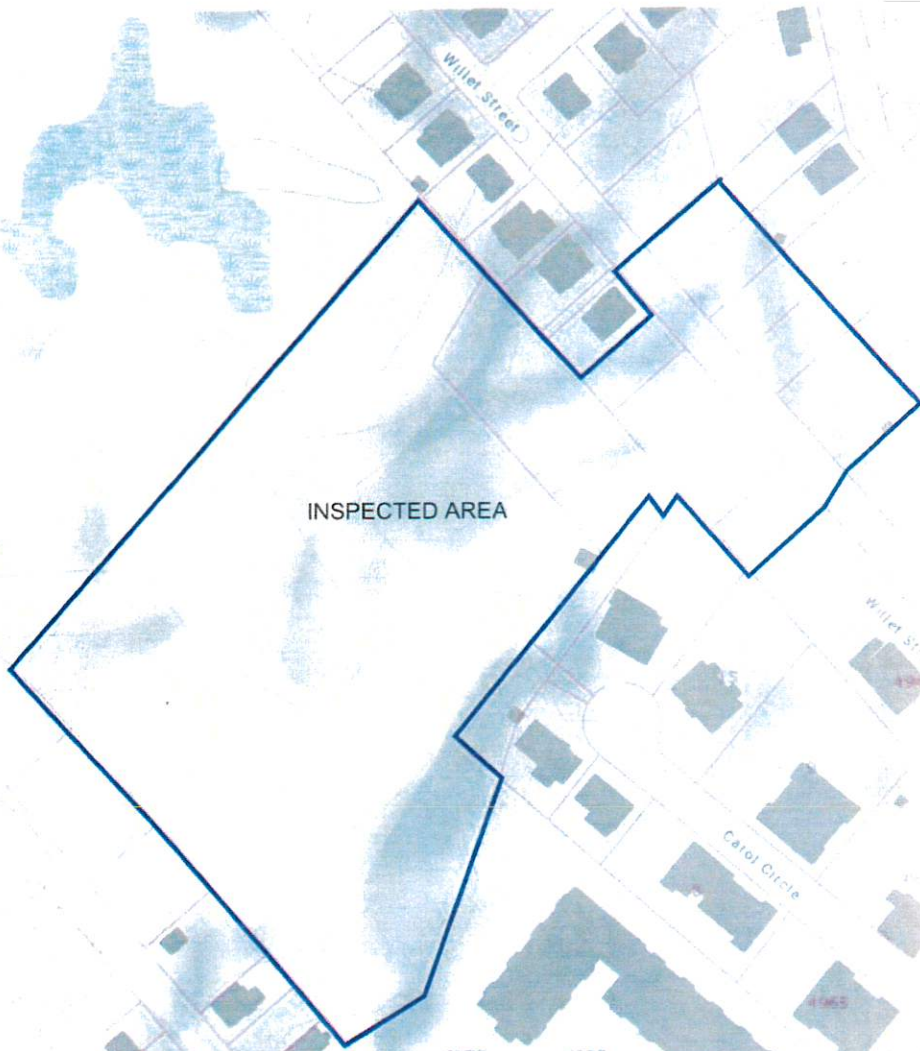
A handwritten signature in blue ink that reads "John P. Rockwood". The signature is written in a cursive, flowing style.

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

Attachments (6, 9 pages)

18/wr/BOSTONWILLETWRE2020REV

LOCUS MAP  
MassGIS



INSPECTED AREA

4975

4975

Willet Street  
4965

Carol Circle

Weymouth



Scale = 1:2,257

000 000 400 800 919 41m

MassGIS Topographic Features BaseMap



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

Applicant:

Prepared by: EcoTec, Inc.

Project location: Boston, Williot Street

DEP File #:

Check all that apply:

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

Section I, Vegetation		Observation Plot Number: D12	Transect Number: Up	Date of Delineation: 12/15/2020		
A. Sample Layer and Plant Species # (by common/scientific name)			B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category * #
Tree	Northern Red Oak	<i>Quercus rubra</i>	40	57	Yes	FACU-
	White Oak	<i>Quercus alba</i>	20	29	Yes	FACU-
	Black Birch	<i>Betula lenta</i>	10	14	No	FACU
Sapling	White Oak	<i>Quercus alba</i>	30	100	Yes	FACU-
Shrub	Deerberry	<i>Vaccinium stamineum</i>	25	56	Yes	FACU-
	White Oak	<i>Quercus alba</i>	20	44	Yes	FACU-
Ground Cover	Lowbush Blueberry	<i>Vaccinium angustifolium</i>	20	50	Yes	FACU-
	Upland Sedge	<i>Carex pennsylvanica</i>	20	50	Yes	NI

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

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

**Vegetation conclusions:**

Number of dominant wetland indicator plants: 0      Number of dominant non-wetland indicator plants: 7  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? No

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

MA DEP, 3/95

**TRANSECT D12 UP (CONT.)**

**Section II. Indicators of Hydrology**

**1. Soil Survey**

Is there a published soil survey for this site? -

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

Are field observations consistent with soil survey? -

Remarks: -

**2. Soil Description**

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-8	10 YR 3/3 Loam	-
B	8-16	10 YR 5/6 Sandy Loam	-

Remarks:

3. Other: -

Conclusion: Is soil Hydric? No

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

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

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

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

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

Applicant:

Prepared by: *EcoTec, Inc.*

Project location: *Boston, Willet Street*

DEP File # :

Check all that apply:

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

Section I. Vegetation		Observation Plot Number: <i>D12</i>	Transect Number: <i>Wet</i>	Date of Delineation: <i>12/15/2020</i>		
A. Sample Layer and Plant Species # (by common/scientific name)			B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category * #
Tree	Eastern Cotton-wood	<i>Populus deltoides</i>	15	38	Yes	FAC*
	White Oak	<i>Quercus alba</i>	10	25	Yes	FACU-
	Willow	<i>Salix sp.</i>	15	38	Yes	"
Shrub	Northern Catalpa	<i>Catalpa speciosa</i>	15	50	Yes	FAC*
	Willow	<i>Salix sp.</i>	15	50	Yes	"

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

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

**Vegetation conclusions:**

Number of dominant wetland indicator plants: *4*      Number of dominant non-wetland indicator plants: *1*  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? *Yes*

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

MA DEP: 3/85



**TRANSECT D12 WET (CONT.)**

**Section II. Indicators of Hydrology**

**1. Soil Survey**

Is there a published soil survey for this site? -

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

Are field observations consistent with soil survey? -

Remarks: -

**2. Soil Description**

Horizon	Depth (inches)	Matrix Color	Mottle Color
A	0-12	10 YR 2/1 Mucky Loam	Pore Linings
B	12-16	10 YR 5/2 Sandy Loam	7/5 YR 5/6 and 2.5 Y 6/1

Remarks:

3. Other: -

Conclusion: Is soil Hydric? **Yes**

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

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

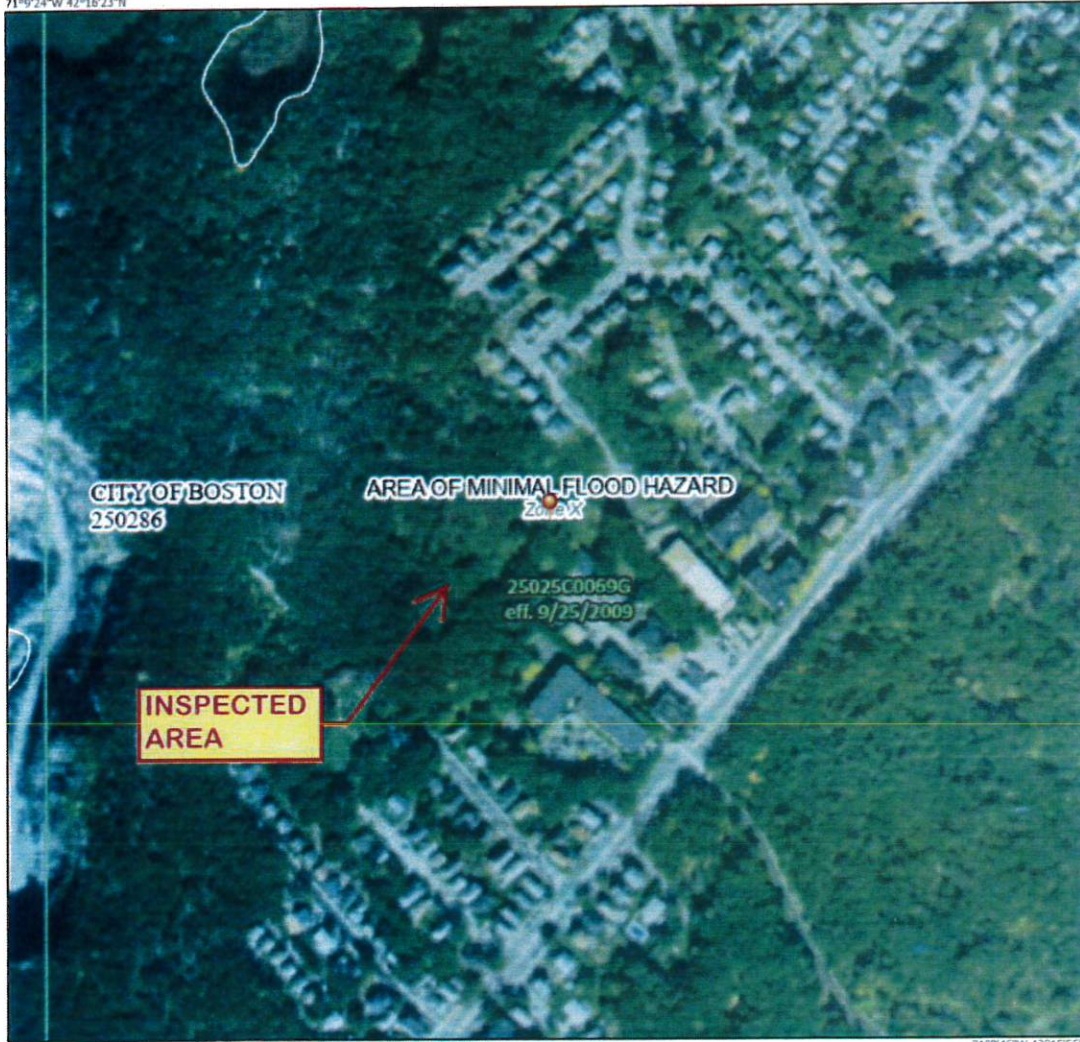
Vegetation and Hydrology Conclusion		yes	no
Number of wetland indicator plants	≥ number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology present:			
hydric soil present		<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators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

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

# National Flood Hazard Layer FIRMette



71°09'24"W 42°16'23"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap: USGS National Map; Orthoimagery; Data refreshed October, 2020

## Legend

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

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE)
  - With BFE or Depth
  - 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
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Flood Risk due to Levee. See Notes.
  - Area with Flood Risk due to Levee
- OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard
  - Effective LOMRs
  - Area of Undetermined Flood Hazard
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- CROSS SECTIONS**
  - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
  - 17.5 Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
- OTHER FEATURES**
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

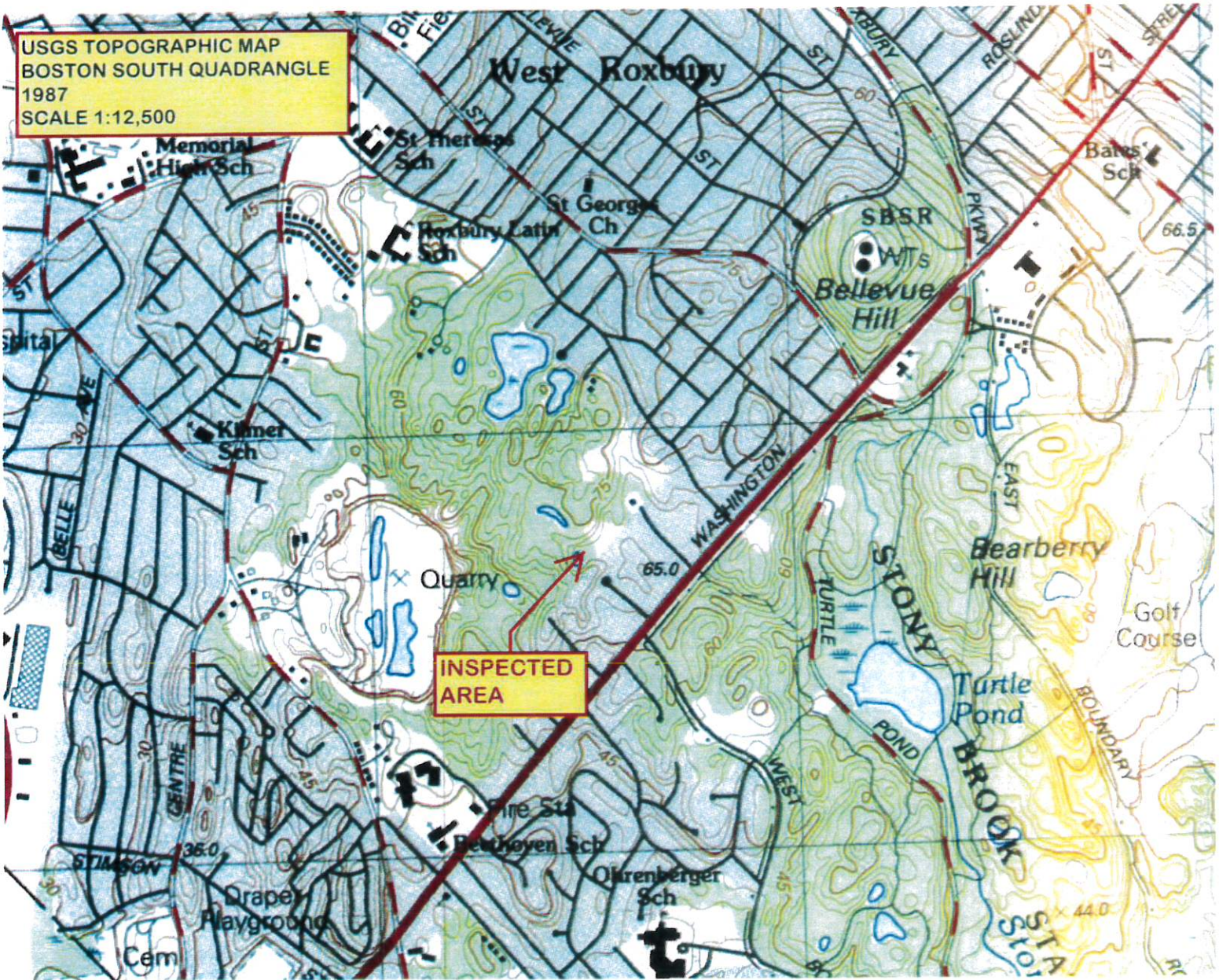
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/12/2021 at 3:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

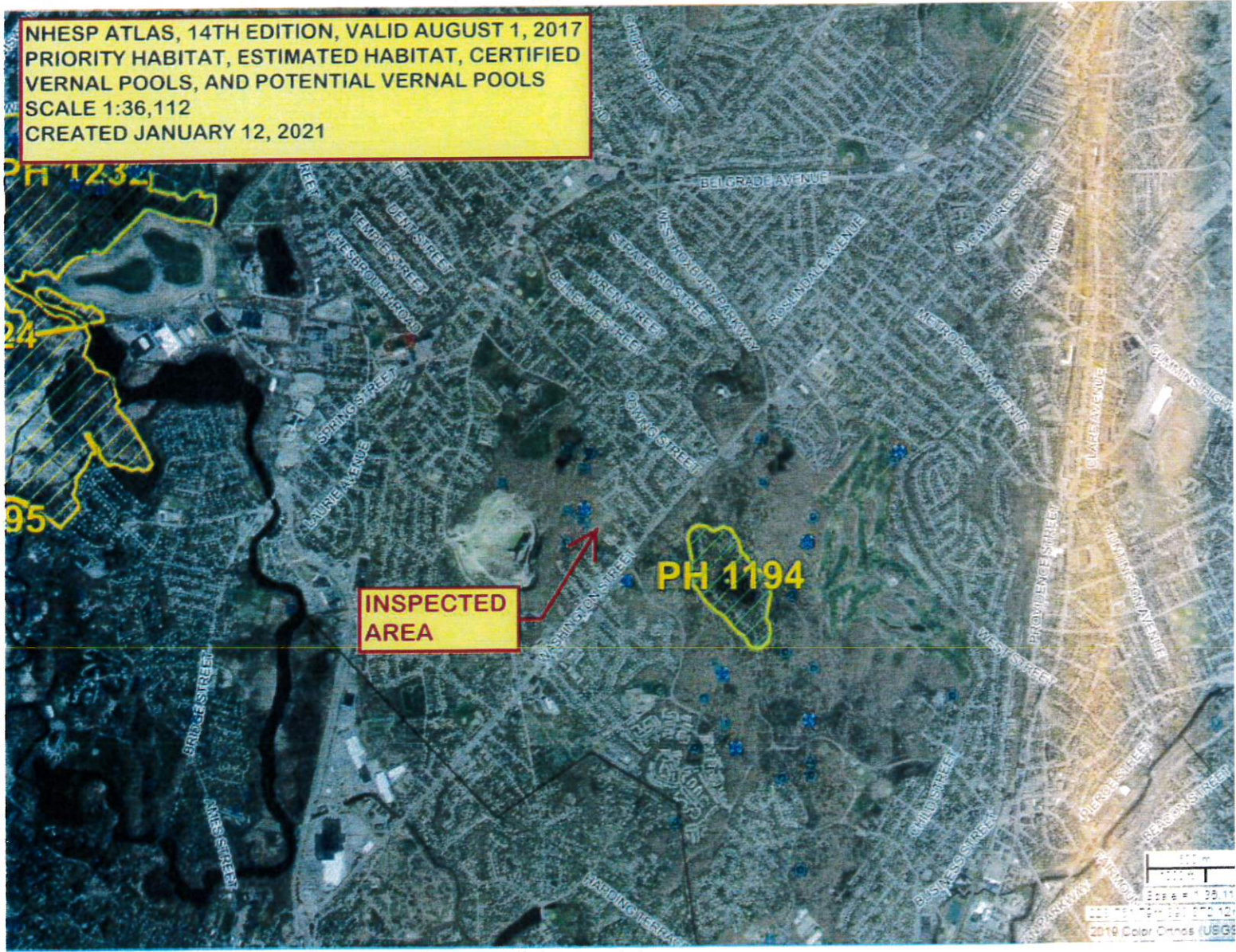


USGS TOPOGRAPHIC MAP  
BOSTON SOUTH QUADRANGLE  
1987  
SCALE 1:12,500





NHESP ATLAS, 14TH EDITION, VALID AUGUST 1, 2017  
PRIORITY HABITAT, ESTIMATED HABITAT, CERTIFIED  
VERNAL POOLS, AND POTENTIAL VERNAL POOLS  
SCALE 1:36,112  
CREATED JANUARY 12, 2021





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

**John P. Rockwood, Ph.D., SPWS**  
**Chief Environmental Scientist**

Dr. John P. Rockwood has been a Staff Scientist with EcoTec, Inc. since October 1999. He was previously a Chief Environmental Scientist at Sanford Ecological Services, Inc. of Southborough, Massachusetts from September 1990 to October 1999. Dr. Rockwood was certified in August 2002 and recertified in March 2008, January 2013, and June 2018 as a Professional Wetland Scientist (PWS) by the Society of Wetland Scientists Professional Certification Program (SWSPCP), and in April 2020, he was made a Senior Professional Wetland Scientist (SPWS) by the SWSPCP. His project experience includes wetland resource evaluation, delineation, and permitting at the local, state, and federal levels; wildlife habitat evaluation; pond and stream evaluation; vernal pool evaluation, certification, construction/replication, and monitoring; rare species habitat and impact assessment; wetland replacement, replication, and restoration area design, construction, and monitoring; invasive species removal and treatment protocols and monitoring; and expert testimony preparation. He has served as a consultant to municipalities, conservation commissions, the development community, engineering and survey firms, industry, and citizen's groups. He has managed and participated in a wide variety of wetlands-related projects ranging in scope from single-family house lots to subdivisions, commercial developments, mixed use developments, golf courses, a water park, MBTA commuter train station, and a regional mall. He has assessed the potential impacts of stormwater runoff, landfill leachate, and/or hazardous waste disposal sites on rare vertebrate and/or invertebrate species, and has conducted and/or directed surveys, delineated actual habitat, conducted habitat evaluations, and/or developed mitigation strategies necessary to protect rare vertebrate, invertebrate, and plant species and their habitats from proposed development-related impacts. He has designed and conducted drift fence studies for rare vertebrates. He has conducted and led preconstruction sweeps for the spotted turtle, wood turtle, and eastern box turtle. He has filed MESA Project Review Checklists and has prepared applications for Conservation and Management Permits and Amendments under MESA. He has submitted rare animal and plant observation forms to NHESP for several vertebrate, invertebrate, and plant species. He has conducted environmental impact assessments and has prepared MEPA documentation related to an office park, an MBTA commuter train station, water park, residential subdivisions, skating rink facility, landfill, and regional mall. Dr. Rockwood also has extensive experience in environmental site assessment related to possible oil and/or hazardous material contamination. He has conducted numerous environmental assessments, several including subsurface investigations, for sites located in Massachusetts, and has conducted preliminary environmental assessments for properties located in New York, New Hampshire, and Rhode Island. He has conducted ecological risk assessments (i.e., Stage I Environmental Screenings and Stage II Environmental Risk Characterizations) for a number of disposal sites in Massachusetts, including several disposal sites that had the potential to affect state-listed vertebrate and invertebrate species, and has utilized the EPA Rapid Bioassessment Protocol for macroinvertebrates to assess potential impacts of disposal sites and hazardous material releases on streams and rivers in Massachusetts and New York. He has served as the environmental contractor to the Franklin Consolidated Office of the Federal Deposit Insurance Corporation (FDIC-FCO) for 16 months, where he reviewed environmental reports, prepared scopes-of-work for site assessments, and provided technical advice to FDIC employees related to environmentally compromised assets. Dr. Rockwood has designed, conducted, and evaluated numerous surface water and groundwater monitoring programs. His prior research includes laboratory studies of the effects of low pH and aluminum on dragonfly nymphs and a field survey of the impact of chlorinated sewerage effluent on algal periphyton community dynamics. Dr. Rockwood is the co-author of a textbook on aquatic biology and is the principal author of three peer-reviewed research publications in the field of aquatic toxicology that address the effect of low pH and aluminum on nymphs of the dragonfly *Libellula julia*. Dr. Rockwood served as the as the Editor of the AMWS Newsletter from November 2004 to October 2010 and as Assistant Editor from May 2003 to November 2004 and October 2010 to January 2012. He served as President of the Association of Massachusetts Wetland Scientists from November 2013 to December 2015 and as Immediate Past President from December 2015 to December 2017. He was twice awarded by AMWS with their President's Award.

**Education:** Doctor of Philosophy (Ph.D.): Aquatic Pollution Biology – Plant and Soil Sciences  
University of Massachusetts at Amherst, 1989  
Bachelor of Science (B.S.): Environmental Sciences, *Summa Cum Laude*  
University of Massachusetts at Amherst, 1984

**Professional Affiliations:** Society for Freshwater Science  
Sigma Xi, Full Member  
Association of Massachusetts Wetland Scientists, Voting Member  
Society of Wetland Scientists  
Massachusetts Association of Conservation Commissions

**Certifications:** Society of Wetlands Scientists Senior Professional Wetland Scientist, Certification Number 1349  
OSHA Health and Safety Training, 40-Hour Training, 29 CFR 1910.120  
OSHA Health and Safety Training, 8-Hour Supervisor Training  
OSHA Health and Safety Training, 8-Hour Refresher Training

# NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

## New England Roadside Matrix Upland Seed Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Desmodium paniculatum</i>	Panicledleaf Tick Trefoil	
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Rhus typhina</i>	Staghorn Sumac	
<i>Cornus racemosa</i>	Grey Dogwood	FAC
<i>Cornus amomum</i>	Silky Dogwood	FACW
<i>Oenothera biennis</i>	Evening Primrose	FACU-
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Eupatorium fistulosum (Eutrochium fistulosum)</i>	Hollow-Stem Joe Pye Weed	FACW

PRICE PER LB. \$69.00 MIN. QUANTITY 1 LBS. TOTAL: \$69.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Roadside Matrix Mixes are designed for use along roads and highways. These mixes are unusual in that they contain native grasses, wildflowers, and shrubs that are blended together as a native matrix seed mix. In areas that receive frequent mowing, the cold season grasses will dominate, such as those areas closest to the roadway shoulder. In areas farther from the road, which may be mown only once each year, or in hard to mow areas, such as around sign posts, the wildflower component will become dominant.. Along cuts and side slopes which may never be mown, the shrub component will add diversity and beauty to the roadside plantings. It is a particularly appropriate seed mix for roadsides, industrial sites, or cut and fill slopes. These mixes may be applied by hydroseeding, or by mechanical spreader. Always apply on a clean, weed-free seed bed. After sowing, lightly rake or roll the site to improve seed-to-soil contact. Best results are obtained with a mid-late spring seeding. summer seeding will benefit from a light mulching of clean, weed-free straw to conserve soil moisture

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.



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PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

## New England Roadside Matrix Wet Meadow Seed Mix

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Carex scoparia</i>	Blunt Broom Sedge	FACW
<i>Cornus amomum</i>	Silky Dogwood	FACW
<i>Carex lurida</i>	Lurid Sedge	OBL
<i>Iris versicolor</i>	Blue Flag	OBL
<i>Asclepias incarnata</i>	Swamp Milkweed	OBL
<i>Viburnum dentatum</i>	Arrow Wood Viburnum	FAC
<i>Aster novae-angliae (Symphyotrichum novae-anglia)</i>	New England Aster	FACW-
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Sambucus canadensis</i>	Elderberry	FACW-
<i>Scirpus atrovirens</i>	Green Bulrush	OBL
<i>Aster umbellatus (Doellingeria u.)</i>	Flat Topped/Umbrella Aster	FACW

PRICE PER LB. \$65.00 MIN. QUANTITY 1 LBS. TOTAL: \$65.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Roadside Matrix Mixes are designed for use along roads and highways. These mixes are unusual in that they contain native grasses, wildflowers, and shrubs that are blended together as a native matrix seed mix. In areas that receive frequent mowing, the cold season grasses will dominate, such as those areas closest to the roadway shoulder. In areas farther from the road, which may be mown only once each year, or in hard to mow areas, such as around sign posts, the wildflower component will become dominant. Along cuts and side slopes which may never be mown, the shrub component will add diversity and beauty to the roadside plantings. It is a particularly appropriate seed mix for roadsides, industrial sites, or cut and fill slopes. These mixes may be applied by hydroseeding, or by mechanical spreader. Always apply on a clean, weed-free seed bed. After sowing, lightly rake or roll the site to improve seed-to-soil contact. Best results are obtained with a mid-late spring seeding. Summer seeding will benefit from a light mulching of clean, weed-free straw to conserve soil moisture.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

Table 1: Planting Specifications for the Restoration Areas

	School Property						Site Property					
	Upland Forest Rest. Area 1 790± sf	Upland Forest Rest. Area 2 4,872± sf	Old Field 1,536± sf	Forested Swamp Rest. Area 1,652± sf	Ponding Area Rest. Area 2,537± sf (2)	Upland Forest Rest. Area 1 4,083± sf	Upland Forest Rest. Area 2 2,458± sf	Upland Forest Rest. Area 3 136± sf	Upland Forest Rest. Area 4 74± sf	Old Field 8,12± sf		
<b>Saplings: 1 to 1.5" Caliper</b>	2	12	6	4	4	10	6	0	0	24		
Northern Red Oak ( <i>Quercus rubra</i> )						4	2					
White Oak ( <i>Quercus alba</i> )	1	4				1	1					
Red Maple ( <i>Acer rubrum</i> )		2		3	1					6		
<b>Saplings: 6 to 8' Height</b>												
Eastern White Pine ( <i>Pinus strobus</i> )	1	2	2			2	1			6		
Black Birch ( <i>Betula lenta</i> )		2	2			2	1					
Black Cherry ( <i>Prunus serotina</i> )		2	2			1	1			6		
Gray Birch ( <i>Betula populifolia</i> )		2	2		2					6		
Swamp Tupelo ( <i>Nyssa sylvatica</i> )				1	1							
<b>Shrubs/Tree Species: 3 to 4' Height</b>	12	76	30	48	32	64	38	3	2	120		
Northern Red Oak ( <i>Quercus rubra</i> )		6				6	4					
White Oak ( <i>Quercus alba</i> )	2	4				4	2	1				
Eastern White Pine ( <i>Pinus strobus</i> )	2	4	1			4	2			6		
Eastern Red Cedar ( <i>Juniperus virginiana</i> )		2	2							6		
Red Maple ( <i>Acer rubrum</i> )		2		2		2	2					
American Elm ( <i>Ulmus americana</i> )				2								
Swamp Tupelo ( <i>Nyssa sylvatica</i> )				2								
<b>Shrubs: 3 to 4' Height</b>												
American Witch-hazel ( <i>Hamamelis virginiana</i> )	2	18				14	8	1	1			
American Hazel-nut ( <i>Corylus americana</i> )	2	18				14	8	1	1			
Black Chokeberry ( <i>Photinia melanocarpa</i> )	2	12				10	6					
Nannyberry ( <i>Viburnum lentago</i> )	2	12	3			10	6			12		
Alternate-leaved Dogwood ( <i>Cornus alternifolia</i> )			3							12		
Gray Dogwood ( <i>Cornus racemosa</i> )			3							12		
Bayberry ( <i>Myrica pensylvanica</i> )			3							12		
Winged Sumac ( <i>Rhus copallinum</i> )			3							12		
Virginia Rose ( <i>Rosa virginiana</i> )			3							12		
Sweet Fern ( <i>Comptonia peregrina</i> )			3							12		
Highbush Blueberry ( <i>Vaccinium corymbosum</i> )			3	7	8					12		
Sweet Pepper-bush ( <i>Clethra alnifolia</i> )			3	7						12		
Silky Dogwood ( <i>Cornus amomum</i> )				7								
Northern Spicebush ( <i>Lindera benzoin</i> )				7								
Swamp Azalea ( <i>Rhododendron viscosum</i> )				7	8							
Common Winterberry ( <i>Ilex verticillata</i> )				7	8							
Common Buttonbush ( <i>Cephalanthus occidentalis</i> )				7	8							
<b>Seed Mixes (1):</b>												
NE Warm Season Grass Mix (1,900 sf/lb)			0.3 lbs							1.7 lbs		
NE Wildflower Mix (1,900 sf/lb)			0.3 lbs							1.7 lbs		
NE Roadside Matrix Upland Mix (1,250 sf/lb)			0.3 lbs							1.7 lbs		
NE Roadside Matrix Wet Meadow Mix (1,250 sf/lb)					2 lbs							

Notes: (1) NE Seed Mix Specifications are attached to the letter. (2) Plantings proposed at Ponding Area are at/near the highwater line of the ponding area.





Photographs of Disturbed Area off Willet Street, Boston

John P. Rockwood, Ph.D., SPWS

March 24, 2021



PHOTO 1: View to Southwest toward Soil and Woodchip Piles to be Removed



PHOTO 2: View to West of Woodchip Pile to be Removed



Photographs of Disturbed Area off Willet Street, Boston  
John P. Rockwood, Ph.D., SPWS  
March 24, 2021



PHOTO 3: View to Northwest across Soil Fill to be Removed toward Wetlands



Photo 4: View to Northeast across Southern Edge of Restoration Area



Photographs of Disturbed Area off Willet Street, Boston  
John P. Rockwood, Ph.D., SPWS  
March 24, 2021



PHOTO 5: View to North toward School Property, Ponding Area, and Stream



PHOTO 6: View to Southwest across Fill Slope near Northern Property Boundary



Photographs of Disturbed Area off Willet Street, Boston  
John P. Rockwood, Ph.D., SPWS  
March 24, 2021



PHOTO 7: View to West on School Property toward Ponding Area



PHOTO 8: View to North on School Property showing Limit of Disturbance



Photographs of Disturbed Area off Willet Street, Boston  
John P. Rockwood, Ph.D., SPWS  
March 24, 2021



PHOTO 9: View to Southeast toward the Site showing Limit of Disturbance



PHOTO 10: View to South Downstream showing Ponding Area



Photographs of Disturbed Area off Willet Street, Boston  
John P. Rockwood, Ph.D., SPWS  
March 24, 2021



PHOTO 11: View to Southwest across Stream showing North Limit of Disturbance



PHOTO 12: View of Stream showing Soil, Debris, and Leaf Matter to be Removed



Photographs of Disturbed Area off Willet Street, Boston  
John P. Rockwood, Ph.D., SPWS  
March 24, 2021



PHOTO 13: View to Northeast across Northern Disturbed Area



PHOTO 14: View to East across Ponding Area



Photographs of Disturbed Area off Willet Street, Boston  
John P. Rockwood, Ph.D., SPWS  
March 24, 2021



PHOTO 15: View to Southeast showing Limit of Disturbance in Ponding Area



PHOTO 16: View to Northwest showing Limit of Disturbance in Ponding Area

# NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

## New England Native Warm Season Grass Mix

Botanical Name	Common Name	Indicator
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Panicum virgatum</i>	Switch Grass	FAC

PRICE PER LB. \$24.00 MIN. QUANTITY 3 LBS. TOTAL: \$72.00 APPLY: 23 LBS/ACRE :1900 sq ft/lb

The New England Native Warm Season Grass Mix contains a broad spectrum of native warm season grasses to insure that a variety of the species will survive in the sandy, droughty conditions typically found along roadsides, gravel mine reclamation areas, and other low-fertility well drained soil conditions. This mix is somewhat slow to germinate and establish during the first year of planting, but it will produce good cover by the end of the second growing season to produce long-living native stands. The cool season grasses have been added as a "starter" seed for erosion control. This mix has excellent heat and drought tolerance, and grows best in well drained soils. Warm season grasses provide excellent year round cover and food for wildlife, particularly as winter cover for small animals. This mix can be applied by hydroseeding, by mechanical spreader or by hand. Best results are obtained with a mid-late Spring seeding.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.



# NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

## New England Wildflower Mix

Botanical Name	Common Name	Indicator
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Oenothera biennis</i>	Evening Primrose	FACU-
<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>	New England Aster	FACW-
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Solidago juncea</i>	Early Goldenrod	
<i>Eupatorium fistulosum (Eutrochium fistulosum)</i>	Hollow-Stem Joe Pye Weed	FACW
<i>Aster lateriflorus (Symphyotrichum lateriflorum)</i>	Starved/Calico Aster	FACW

PRICE PER LB. \$75.00 MIN. QUANTITY 1 LBS. TOTAL: \$75.00

APPLY: 23 LBS/ACRE :1900 sq ft/lb

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.







**RECORD DEED:**  
SUFFOLK COUNTY REGISTRY  
BK. 54161, PAGE 82-88

**RECORD PLAN:**  
SUFFOLK COUNTY REGISTRY  
PLAN No. 71 OF 2015

**CITY STREET LAYOUTS:**  
THRUSH STREET A-1289  
WILLET STREET A-1316  
EAGLE STREET L-1245  
HERON STREET L-1250

**PLAN REFERENCE:**  
SUFFOLK COUNTY REGISTRY  
PLAN No. 428 OF 2007  
BOOK 15836 - PAGE 239  
BOOK 15190 - PAGE 079  
BOOK 11962 - PAGE 242  
BOOK 10739 - PAGE END  
BOOK 7994 - PAGE 368  
BOOK 7900 - PAGE END  
BOOK 4881 - PAGE 581  
BOOK 1792 - PAGE 283  
BOOK 8785 - PAGE 642  
BOOK 7994 - PAGE 368  
MASSACHUSETTS LAND COURT  
LC PLAN No. 37762-A

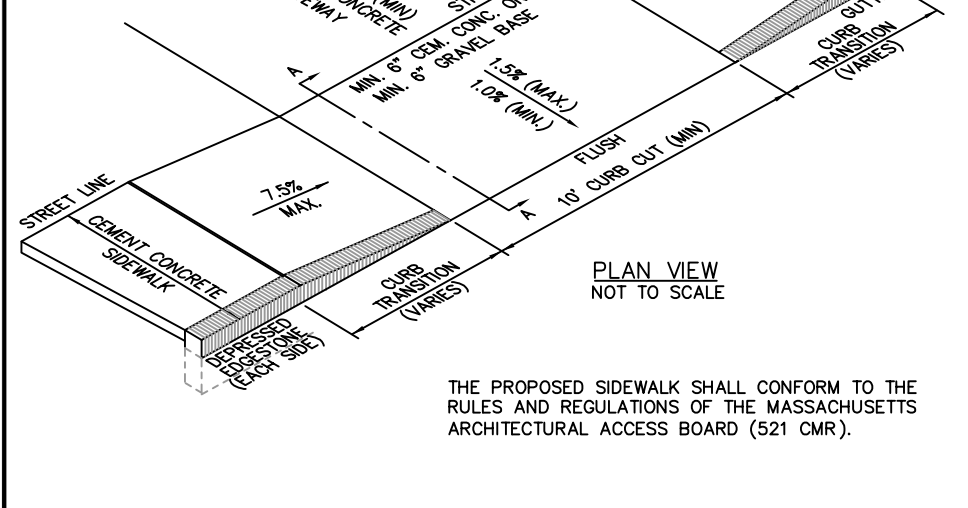
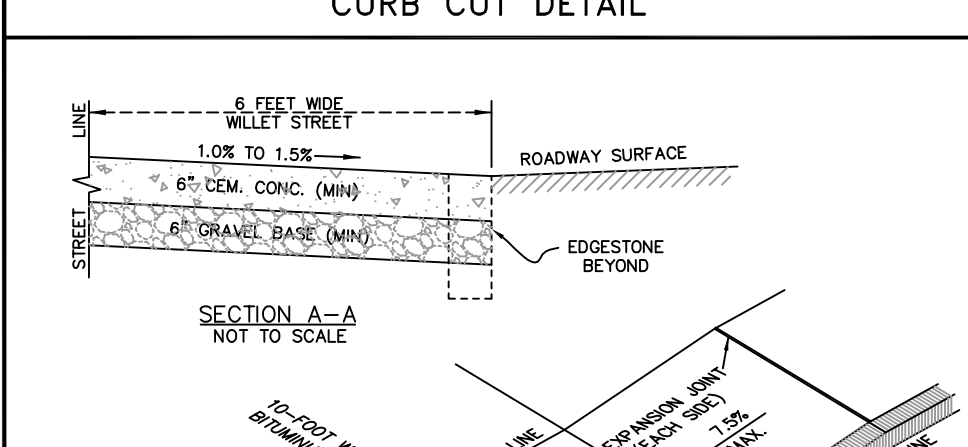
**MATERIAL SPECIFICATIONS**  
THE PROPOSED WATER SERVICE SHALL BE 3/4" TYPE K COPPER PIPE.  
THE PROPOSED SEWER SHALL BE 6" PVC SDR-35 PIPE AND FITTINGS.  
THE PROPOSED INFILTRATION DRAINAGE PIPING SHALL CONSIST OF ADS PIPE (4") AND PVC SDR-35 PIPE (4" & 6") AND FITTINGS AS SHOWN ON THIS PLAN.  
THE PROPOSED STRUCTURES AND APPURTENANCES USED FOR THE INFILTRATION SYSTEMS WILL CONSIST OF A STONE TRENCH DRAIN, AND TWO (2) CULTEC 280HD INFILTRATION CHAMBERS, MANUFACTURED BY CULTEC INC. OR AN APPROVED EQUAL.

**BENCHMARKS**  
BENCHMARKS FROM CITY OF BOSTON ENGINEERING RECORDS:  
BM-1 RIGHT OUTER CORNER CONCRETE PLATFORM AT 1 EAGLE ST - EL.=243.78 (HELD EL.=243.84) (BOSTON CITY BASE)  
BM-2 RIGHT OUTER CORNER LOWER CONCRETE STEP AT 19 EAGLE ST - EL.=259.87 (HELD EL.=259.79) (BOSTON CITY BASE)  
CONSTRUCTION BENCHMARKS:  
HYD H151 X-CUT SET ON THE FRONT FRONT BONNET NUT OF BWSO HYDRANT H151 LOCATED AT THE CORNER OF THE INTERSECTION OF WILLET STREET AND THRUSH STREET AS SHOWN ON THE BWSO G.I.S. MAPS - EL.=248.19 (BOSTON CITY BASE)  
UP-6 RAILROAD SPIKE SET 6" UP THE WEST SIDE OF UTILITY POLE No. 1255/6 AT INTERSECTION OF GROUSE STREET AND HERON STREET - EL.=235.63 (BOSTON CITY BASE)  
DH B1 DRILLHOLE SET IN SIDEWALK AT THE SOUTH EAST CORNER OF THE INTERSECTION OF THRUSH STREET AND WILLET STREET - EL.=247.24 (BOSTON CITY BASE)

**NOTES**  
THE EXISTING WATER AND SEWER SERVICE LOCATIONS SHOWN ARE FROM AVAILABLE BWSO RECORD DATA AND ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE THE EXISTING WATER AND SEWER LINES. IF THE EXISTING SEWER SERVICE IS TO BE USED THE CONTRACTOR SHALL VISUALLY INSPECT THE LINE BY EXCAVATION AND OR BY VIDEO OF THE PIPE AS REQUIRED BY THE COMMISSION.  
THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF THE WATER, SEWER AND DRAIN CONNECTIONS TO BWSO FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE OWNER. IT IS ALSO UNDERSTOOD THAT THE WATER CONNECTION ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS IS ALSO THE RESPONSIBILITY OF THE OWNER.  
A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION IS REQUIRED WHERE A SEWER LINE PASSES A WATER OR DRAIN LINE. OTHERWISE, THE WATER, SEWER AND DRAIN LINES SHALL BE ENCASED IN CONCRETE FOR A MINIMUM OF 10 FEET FROM THE CROSSING POINT.  
THE CONTRACTOR SHALL SUPPLY THE COPPER SERVICE AND SHALL PERFORM THE TAP AS PART OF HIS CONTRACT. NEW WATER LINES SHALL BE A MINIMUM OF TEN FEET AWAY FROM ALL SEWER LINES, EXISTING OR PROPOSED.  
IT IS REQUIRED THAT A DYE TEST WILL BE PERFORMED BY THE BOSTON WATER AND SEWER COMMISSION INSPECTOR BEFORE THE STRUCTURE IS OCCUPIED.  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE FIELD NOTES WITH TIES TO THE LOCATION AND ELEVATIONS OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AVAILABLE TO RECORD THIS INFORMATION. THE CONTRACTOR SHALL PROVIDE THE FIELD NOTES TO THE PROJECT ENGINEER OR LAND SURVEYOR TO BE USED FOR THE PREPARATION OF ANY REQUIRED ASBUILT PLANS.  
ALL NEW CONSTRUCTION WILL REQUIRE A ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTION SERVICES DEPARTMENT BEFORE FILING FOR A GENERAL SERVICE APPLICATION.  
THE SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BOSTON WATER AND SEWER COMMISSION. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS OBTAINED BY THE CONTRACTOR.  
IF PLUMBING FIXTURES ARE TO BE INSTALLED IN THE BASEMENT THEY WILL REQUIRE THE PROTECTION OF A BACKWATER VALVE. (SEE DETAIL)  
IT IS RECOMMENDED THAT DIGGING WITHIN ONE FOOT OF THE MAIN BE DONE WITH HAND TOOLS ONLY.  
THE WATER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BOSTON WATER AND SEWER COMMISSION. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS OBTAINED BY THE CONTRACTOR. UNLESS DIRECTED OTHERWISE, ALL WATER LINES SHALL BE INSTALLED 5' TO 6' BELOW GRADE. WHERE REQUIRED THRUST RESTRAINTS SHALL BE INSTALLED PER THE COMMISSION'S STANDARD DETAILS. THE ACTUAL METHOD OF RESTRAINT WILL BE DETERMINED BY ACTUAL FIELD CONDITIONS.  
ANY PROPOSED GAS, ELECTRIC, STEAM, TELEPHONE, CABLE OR OTHER UTILITY LINES ARE TO BE LOCATED AND SIZED BY OTHERS. ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

**LEGEND**  
○ DRAIN MANHOLE (DMH)      ◻ HYDRANT (HYD)  
□ CATCH BASIN (CB)      ◻ SPLASH BLOCK  
□ SEWER MANHOLE (SMH)      ☆ LIGHT POLE (LP)  
○ ELECTRIC MANHOLE (EMH)      ☆ LAMP POST (LAMP)  
○ TELEPHONE MANHOLE (TMH)      ◻ UTILITY POLE (UP)  
○ GAS GATE (GG)      GC GRANITE CURB (GC)  
○ GAS SERVICE (GS)      CC CONCRETE CURB (CC)  
○ WATER GATE (WG)      EP EDGE OF PAVE (EP)  
○ WATER SERVICE (WS)

**NOTES**  
PROPERTY LINE INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY NORWOOD ENGINEERING COMPANY, INC., 1410 ROUTE ONE, NORWOOD, MA., BETWEEN APRIL, 2013 AND JANUARY, 2021.  
TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY NORWOOD ENGINEERING COMPANY, INC., 1410 ROUTE ONE, NORWOOD, MA., BETWEEN OCTOBER, 2016 AND JANUARY, 2021.  
SEE PLAN PREPARED BY NORWOOD ENGINEERING CO. ENTITLED "PLAN OF LAND, WILLET STREET, BOSTON, MASS. (WEST ROXBURY - 02131)" DATED MARCH 2, 2015 AND RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS ON MARCH 10, 2015 AS PLAN No. 71 OF 2015.  
SEE PLAN PREPARED BY NORWOOD ENGINEERING CO. ENTITLED "DIVISION OF LAND PLAN, WILLET STREET, BOSTON, MASS. (WEST ROXBURY - 02131)" DATED NOVEMBER 23, 2016 AND REVISED ON NOVEMBER 30, 2016. THE PURPOSE OF THIS PLAN IS TO CREATE NINE NEW LOTS, LOT P (6,165 SF), LOT Q (6,150 SF), LOT R (6,150 SF), LOT S (10,333 SF), LOT T (7,000 SF), LOT U (6,400 SF), LOT V (6,400 SF), LOT W (6,200 SF) AND LOT W-1 (4,000 SF). LOT P (27,841 SF) IS AN EXISTING LOT (PLAN AND DEED AT SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 8785, PAGE 642).  
SEE PLAN PREPARED BY TOOMEY-MUNSON ASSOCIATES, INC. ENTITLED "AS-BUILT PLAN, BWSO SITE PLAN No. 04044-AB, WILLET STREET IN BOSTON, MASS. (WEST ROXBURY DISTRICT)" DATED OCTOBER 10, 2007 LAST REVISED ON OCTOBER 30, 2007.  
SEE PLAN PREPARED BY TOOMEY-MUNSON ASSOCIATES, INC. ENTITLED "LAND DEVELOPMENT PLAN OF WILLET STREET IN BOSTON, MASSACHUSETTS (WEST ROXBURY DISTRICT)" LAST REVISED ON MAY 2, 2016 AND APPROVED BY THE PUBLIC WORKS DEPARTMENT ON MAY 2, 2006 AND THE BOSTON WATER AND SEWER COMMISSION ON MAY 12, 2006.  
SEE PLANS PREPARED BY TOOMEY-MUNSON & ASSOCIATES ENTITLED "LAND DEVELOPMENT PLAN OF THRUSH STREET IN BOSTON, MASSACHUSETTS (WEST ROXBURY DISTRICT)", SHEETS 1-10, DATED NOVEMBER 21, 2002 AND LAST REVISED MAY 30, 2003. THE PLANS INCLUDE BWSO SITE PLAN No. 02487R (SHEETS 3-9) FOR THE UTILITIES IN THRUSH STREET AND WILLET STREET APPROVED AND SIGNED BY THE BOSTON WATER AND SEWER COMMISSION ON MAY 12, 2006.  
SEE PLAN PREPARED BY TOOMEY-MUNSON & ASSOCIATES ENTITLED "SUBDIVISION PLAN WILLET STREET IN BOSTON, MA (WEST ROXBURY DISTRICT)" DATED AUGUST 20, 2005 AND RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS AS PLAN No. 428 OF 2007.  
SEE PLAN PREPARED BY TOOMEY-MUNSON & ASSOCIATES ENTITLED "CITY OF BOSTON, PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, APPROVAL PLAN, PORTION OF WILLET STREET, WEST ROXBURY DATED DECEMBER 15, 2003 AND LAST REVISED MARCH 11, 2005. THE PLAN AND PROFILE SHOWING THE LINE AND ESTABLISHED GRADE FOR CONSTRUCTION OF A PORTION OF WILLET STREET WAS APPROVED BY THE PUBLIC IMPROVEMENT COMMISSION. SEE ACCEPTANCE PLAN No. A-1316.  
SEE SUBDIVISION PLAN PREPARED BY J. EDWIN JONES SURVEYOR, ENTITLED "PLAN OF LAND IN WEST ROXBURY BELONGING TO WM. B. BLAKMORE" DATED SEPTEMBER 1, 1887 AND RECORDED AT SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 1792, PAGE 293.  
THE PARCELS ARE SUBJECT TO AND TOGETHER WITH THE FOLLOWING:  
A. THE RIGHT TO USE THRUSH STREET AND WILLET IN COMMON WITH THE OTHERS ENTITLED THERETO, THE FEE IN SAID STREET AND WAYS BEING RESERVED BY THE GRANTOR.  
B. EASEMENT TO VERIZON NEW ENGLAND, INC. RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 35700, PAGE 1, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED WITH SAID REGISTRY IN BOOK 41847, PAGE 258.  
C. EASEMENT TO BOSTON EDISON COMPANY RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 35708, PAGE 87, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED WITH SAID REGISTRY IN BOOK 41847, PAGE 257.  
D. ORDER OF CONDITIONS FROM THE BOSTON CONSERVATION COMMISSION RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 36368, PAGE 236.  
E. TERMS AND CONDITIONS OF THE THRUSH STREET HOMEOWNERS ASSOCIATION TRUST RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 36368, PAGE 248.  
F. EASEMENT AND AGREEMENT BETWEEN FRANCIS KENT AND THE BOSTON WATER AND SEWER COMMISSION RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 41847, PAGE 259.  
G. EASEMENT AND AGREEMENT BETWEEN FRANCIS KENT AND THE BOSTON WATER AND SEWER COMMISSION RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 42183, PAGE 313.



**BOSTON WATER AND SEWER COMMISSION**  
LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS  
Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from B.W.S.C. prior to connection to B.W.S.C. facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E., Chief Engineer      DATE \_\_\_\_\_  
BACKWATER VALVE INSTALLATION  
APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
CROSS CONNECTION  
APPROVAL: N.A.      DATE: N.A.

All water, sewer and drain service connections to Boston Water and Sewer Commission facilities must be performed by a bonded drain layer licensed by the Boston Water and Sewer Commission.

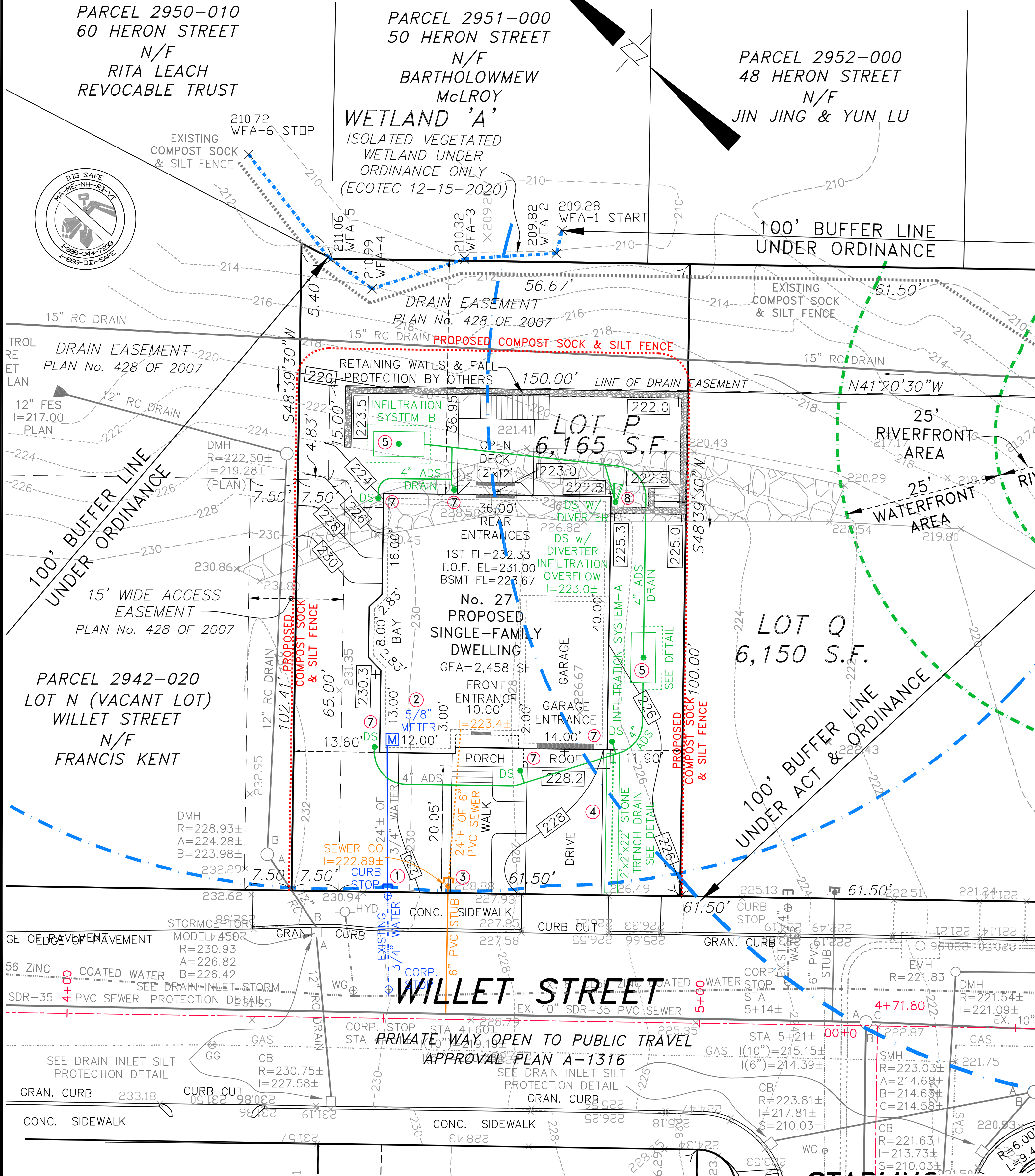
**BWSO INSPECTIONS**  
27 WILLET STREET (LOT P)      BWSO ACCOUNT No. \_\_\_\_\_  
G.S.A. No. \_\_\_\_\_      LAND USE R1 (SINGLE-FAMILY)  
WATER METER No. \_\_\_\_\_      METER SIZE \_\_\_\_\_  
ASSESSORS PARCEL No.      2942-010 & 2941-000

- 3/4" TYPE K COPPER WATER CONNECTION TO WATER STUB  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- 5/8" METER AND M.T.U (INSIDE)  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- 6" PVC SDR-35 SEWER STUB CLEANOUT CONNECTION  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- DYE TEST (SEWER)  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- 2'x2'x24" STONE TRENCH DRAIN FOR DRIVEWAY  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- CULTEC 280HD INFILTRATION SYSTEM 'A' (OR EQUAL)  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- CULTEC 280HD INFILTRATION SYSTEM 'B' (OR EQUAL)  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- DOWNSPOUT CONNECTIONS TO INFILTRATION SYSTEMS  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- INFILTRATION SYSTEM DOWNSPOUT OVERFLOW OUTLET  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_
- BWSO ASBUILT FEE  
INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CONTACT INFORMATION**  
OWNER/APPLICANT: C.A.D. BUILDERS, LLC  
200 REVERE STREET  
CANTON, MA 02021  
CONTACTS: ANTHONY DILETZIA  
PH: 617-828-2312  
CLAUDIO DILETZIA  
PH: 617-828-2311

BWSO SITE PLAN No 21089R  
27 WILLET STREET - (LOT P)  
**BOSTON, MASS.**  
(WEST ROXBURY - 02132-4132)  
SCALE: 1"=10'      FEBRUARY 11, 2021  
NORWOOD ENGINEERING CO., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
1410 ROUTE ONE, NORWOOD, MA 02062  
PHONE: 781-762-0143      FAX 781-762-8595

METERS 0 2.5 5 10  
FEET 0 5 10 20 30  
SHEET No. 1 OF 2      6850-01



**PLAN NOTES**  
LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS OR TO RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1-617-330-9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.  
THE PROPERTY LINE INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY NORWOOD ENGINEERING CO, INC. 1410 ROUTE ONE, NORWOOD, MA., BETWEEN APRIL, 2013 AND JANUARY, 2021. THE TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY NORWOOD ENGINEERING COMPANY, INC., 1410 ROUTE ONE, NORWOOD, MA., BETWEEN OCTOBER, 2016 AND JANUARY, 2021.  
THE PROPOSED SINGLE-FAMILY DWELLING SHOWN ON LOT P (27 WILLET ST), COMPLIES WITH THE DIMENSIONAL REQUIREMENTS OF THE CITY OF BOSTON ZONING CODE FOR THE WEST ROXBURY NEIGHBORHOOD DISTRICT 1F-6000.  
SEE ARCHITECTURAL PLANS PREPARED BY AD ARCHITECT ENTITLED "WILLET STREET SUBDIVISION, LOT P, 27 WILLET STREET, WEST ROXBURY, MA" DATED MAY 15, 2020. THE PLANS CALL FOR A GROSS FLOOR AREA OF 2,566 SF. THE FOUR BEDROOM HOUSE WILL GENERATE APPROXIMATELY 440 GALLONS PER DAY.  
THE WETLAND LOCATIONS SHOWN ON THIS PLAN ARE BASED ON WETLAND DELINEATION BY ECOTEC, INC. ON DECEMBER 15, 2021 AND ECOTEC WETLAND RESOURCE EVALUATION REPORT PREPARED BY: ECOTEC, INC. 102 GROVE STREET, WORCESTER, MA 01605-2629, CONTACT: JOHN P. ROCKWOOD, PH.D. SPWS, PRINCIPAL ENVIRONMENTAL SCIENTIST PH: 508-752-9666 EXT. 25 J.ROCKWOOD@ECOTECINC.COM.  
AS-BUILT PLANS ARE BEING PREPARED FOR THE ROADS AND UTILITIES IN WILLET STREET, STARLING STREET AND TOUCAN ROAD. THE AS-BUILT PLANS WILL BE SUBMITTED TO THE BOSTON WATER AND SEWER COMMISSION AND THE BOSTON PLANNING AND DEVELOPMENT AGENCY. THE ELEVATIONS AND LOCATIONS SHOWN THIS PLAN IS BASED ON THE ABOVE MENTIONED ROAD AND UTILITY AS-BUILT PLANS.  
THIS PLAN WAS PREPARED FOR REVIEW BY THE BOSTON PLANNING & DEVELOPMENT AGENCY, BOSTON CONSERVATION COMMISSION, THE BOSTON WATER AND SEWER COMMISSION AND THE BOSTON INSPECTION SERVICES DEPARTMENT.

**INFILTRATION NOTES**  
THE PROPOSED IMPERVIOUS AREA OF THE VACANT LOT IS 2,019 SQUARE FEET. THE PROPOSED IMPERVIOUS AREA WILL REQUIRE A MINIMUM INFILTRATION SYSTEM WITH A MINIMUM STORAGE CAPACITY OF 167.6 CUBIC FEET (1,254 GALLONS) TO COMPLY WITH THE COMMISSION'S REQUIREMENTS. (2,019 SF x 0.083 FT = 167.6 CF REQ'D).  
THE TWO CULTEC RECHARGER 280HD INFILTRATION SYSTEMS WILL PROVIDE 181.98 CUBIC FEET (1,361 GALLONS) OF STORMWATER STORAGE. THE TWO SYSTEMS WILL PROVIDE 1.08 INCHES OF STORMWATER STORAGE PER SQUARE FOOT OF POST-CONSTRUCTION IMPERVIOUS AREA ON THE LOT (1.0 INCH REQ'D) (181.98 CF/2019 SF)x12 IN/FT=1.082 IN/SF).  
THE STORAGE VOLUME WAS CALCULATED USING THE CULTEC STORMGENIE PROGRAM. THE OVERFLOW OUTLETS OF THE INFILTRATION SYSTEMS ARE SET AT THE SAME ELEVATION AS THE TOP OF THE SYSTEMS PROPOSED STONE BED TO TAKE FULL ADVANTAGE OF THE SYSTEM'S STORAGE CAPACITY. THE PROPOSED STORAGE CAPACITY OF THE SYSTEM DOES NOT INCLUDE ANY POTENTIAL STORAGE IN THE DRAIN PIPES CONNECTING THE SYSTEMS OR FROM THE PROPOSED STONE TRENCH DRAIN.  
SEE INFILTRATION SYSTEM DETAILS AND ADDITIONAL INFILTRATION NOTES ON SHEET No. 2 OF 2.

**REVISIONS**

APRIL 1, 2021	ADD INFILTRATION NOTES TO SHEET No. 1
AUG. 19, 2021	SITE GRADES AND INTERMITTENT STREAM RIVERFRONT AND WATERFRONT AREAS
AUG. 30, 2021	REVISIONS PER ECOTEC, INC. REVIEW
NOV. 29, 2021	REVISIONS PER ECOTEC, INC. REVIEW

**DIMENSIONAL REQUIREMENTS**

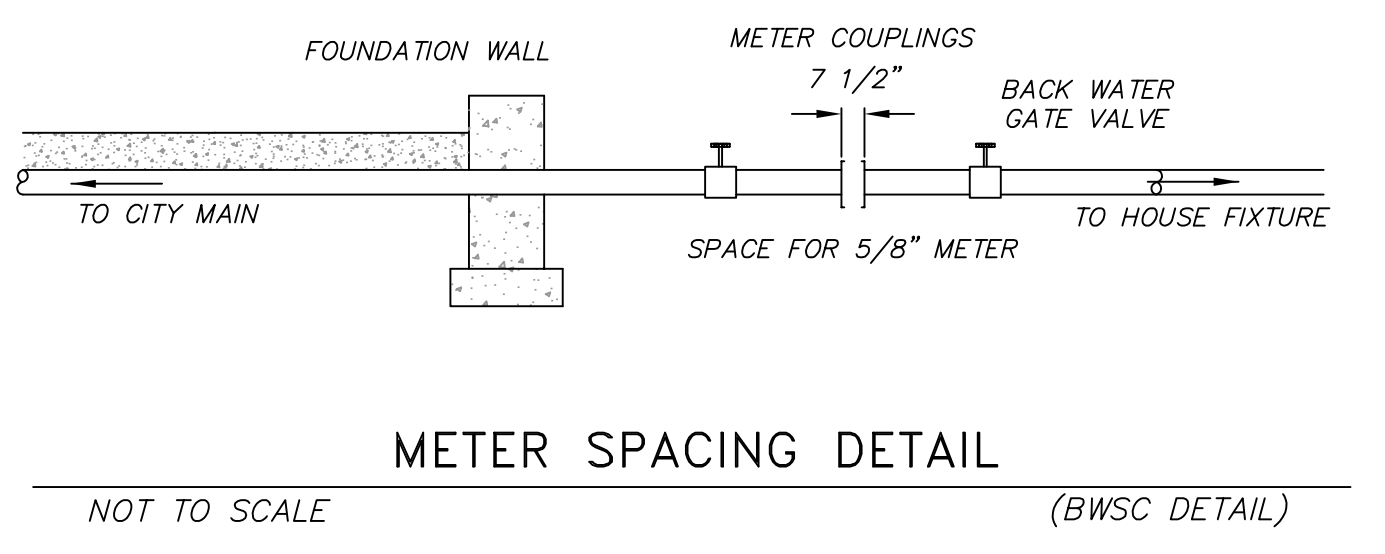
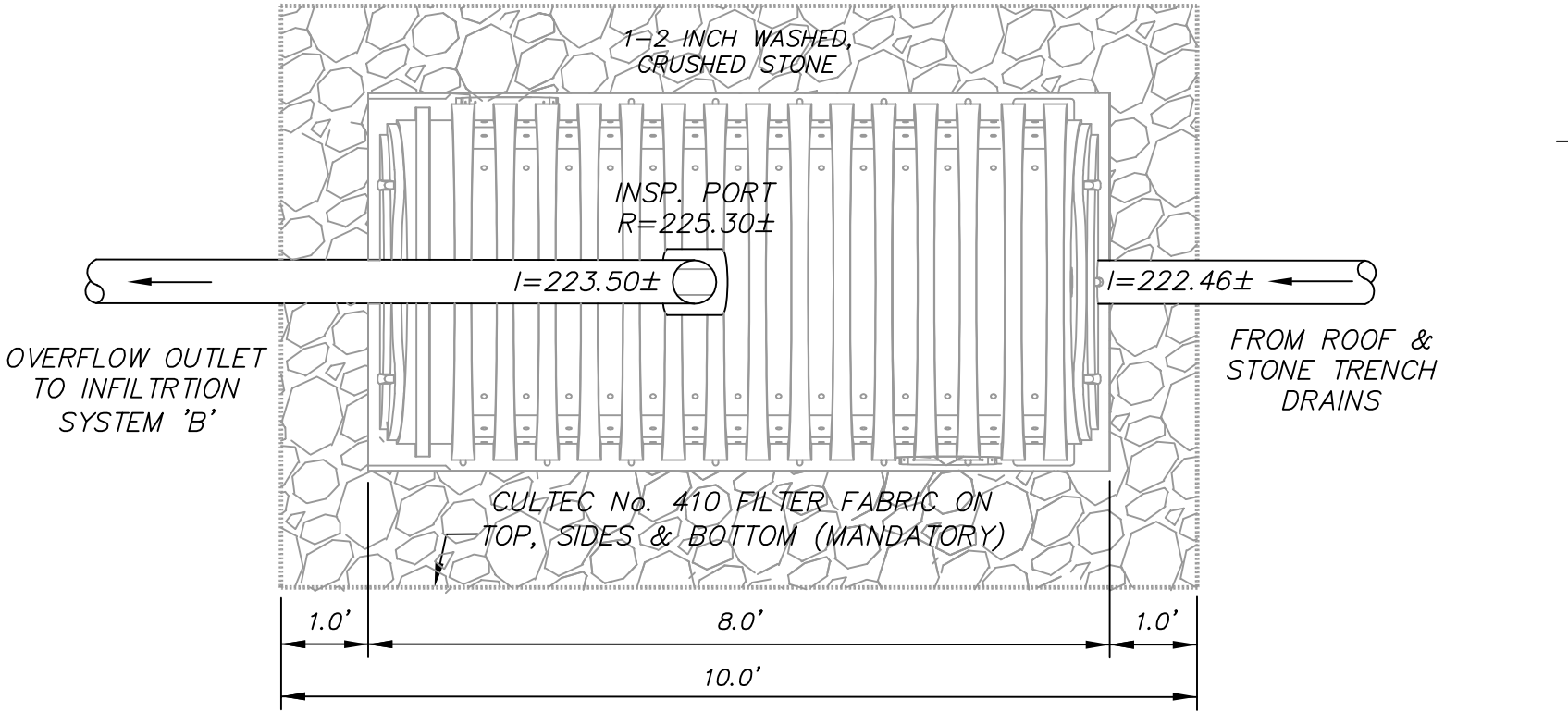
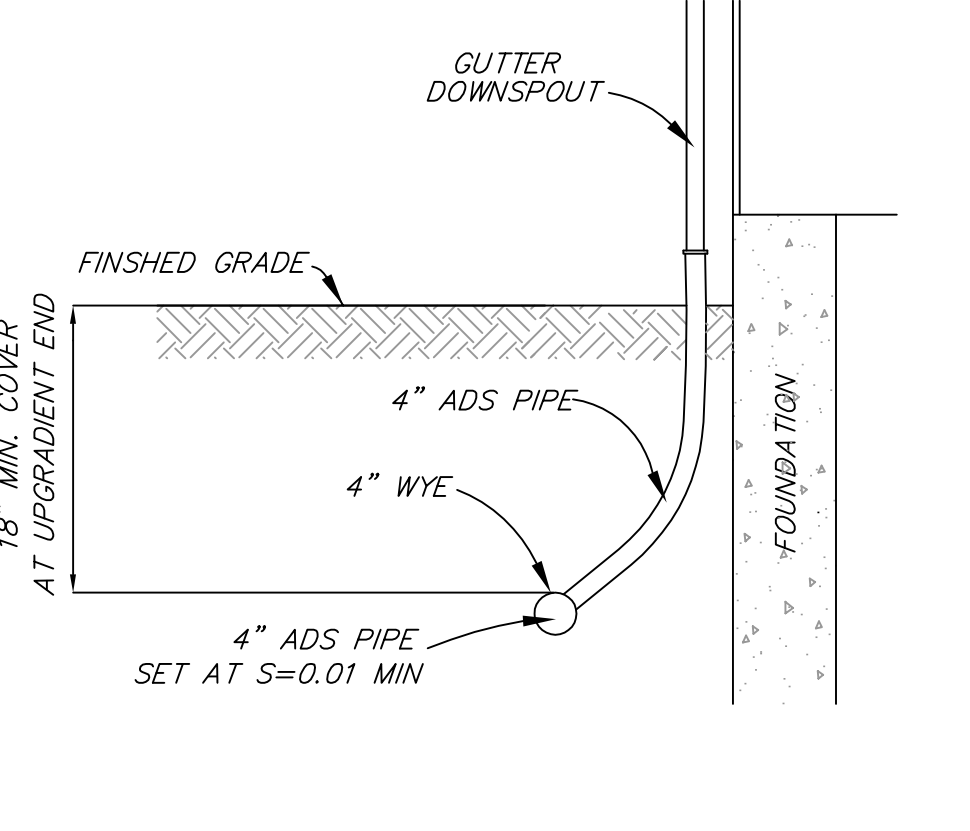
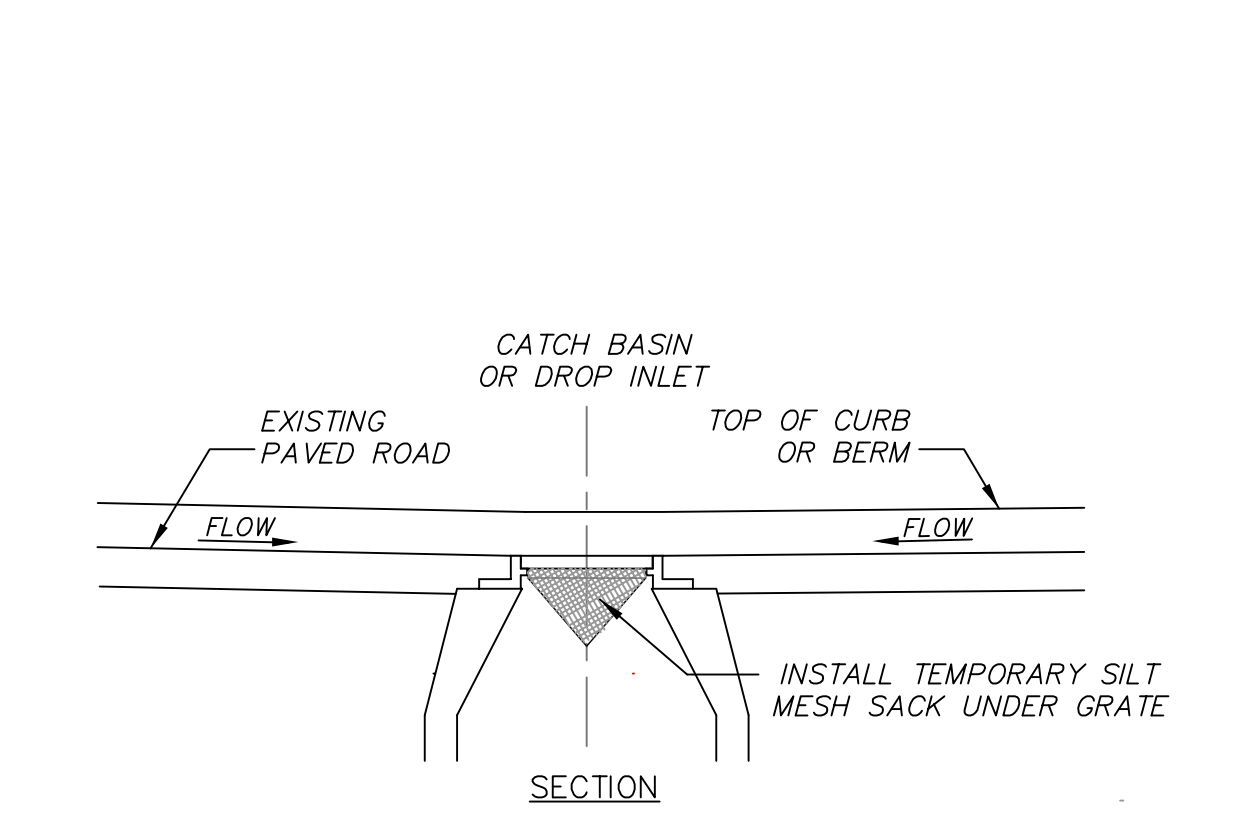
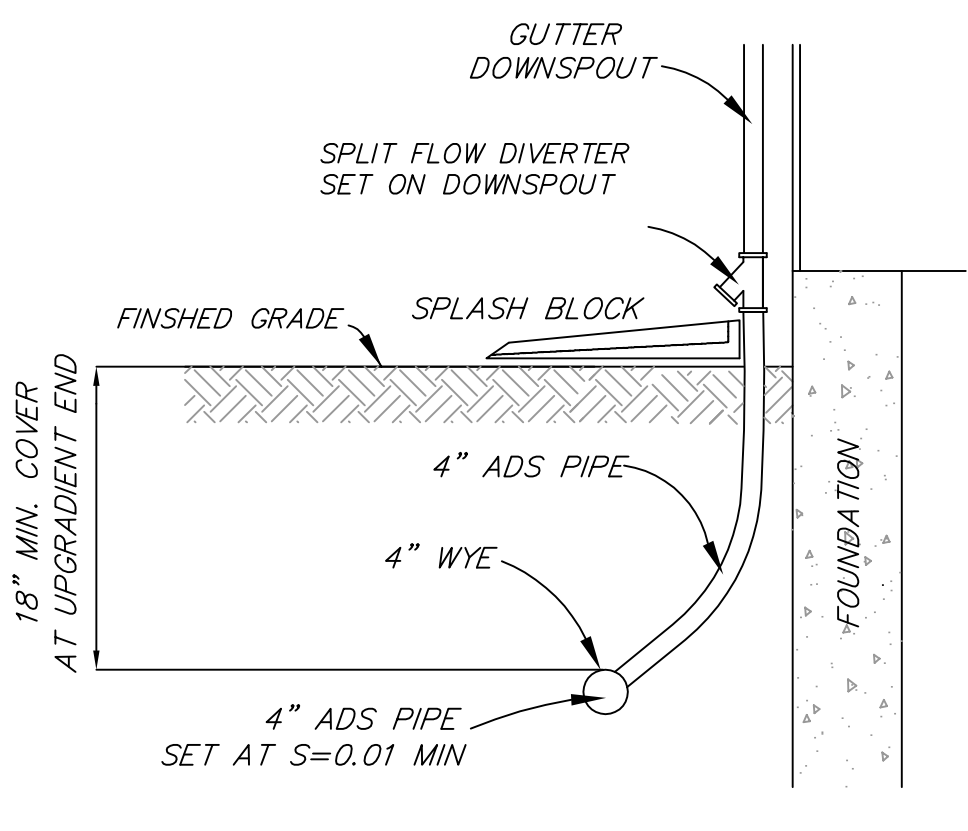
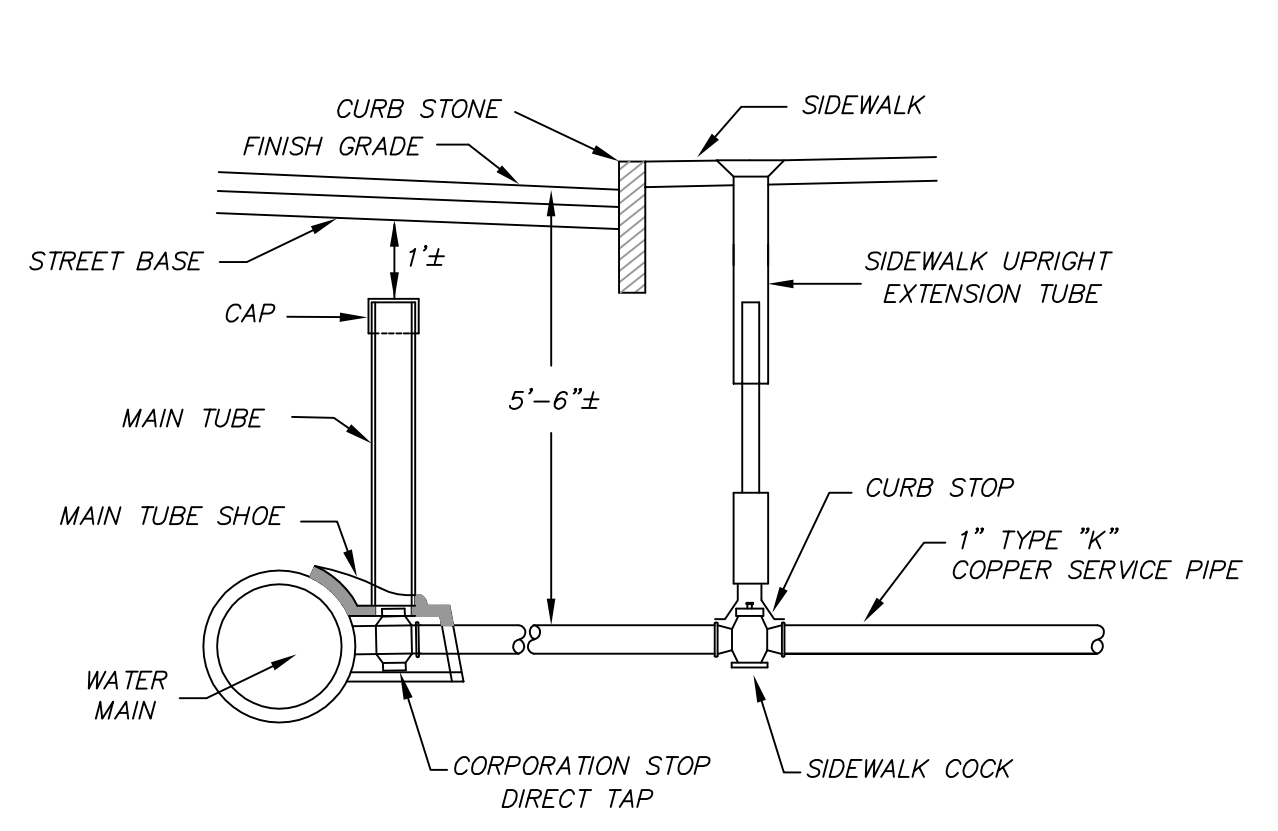
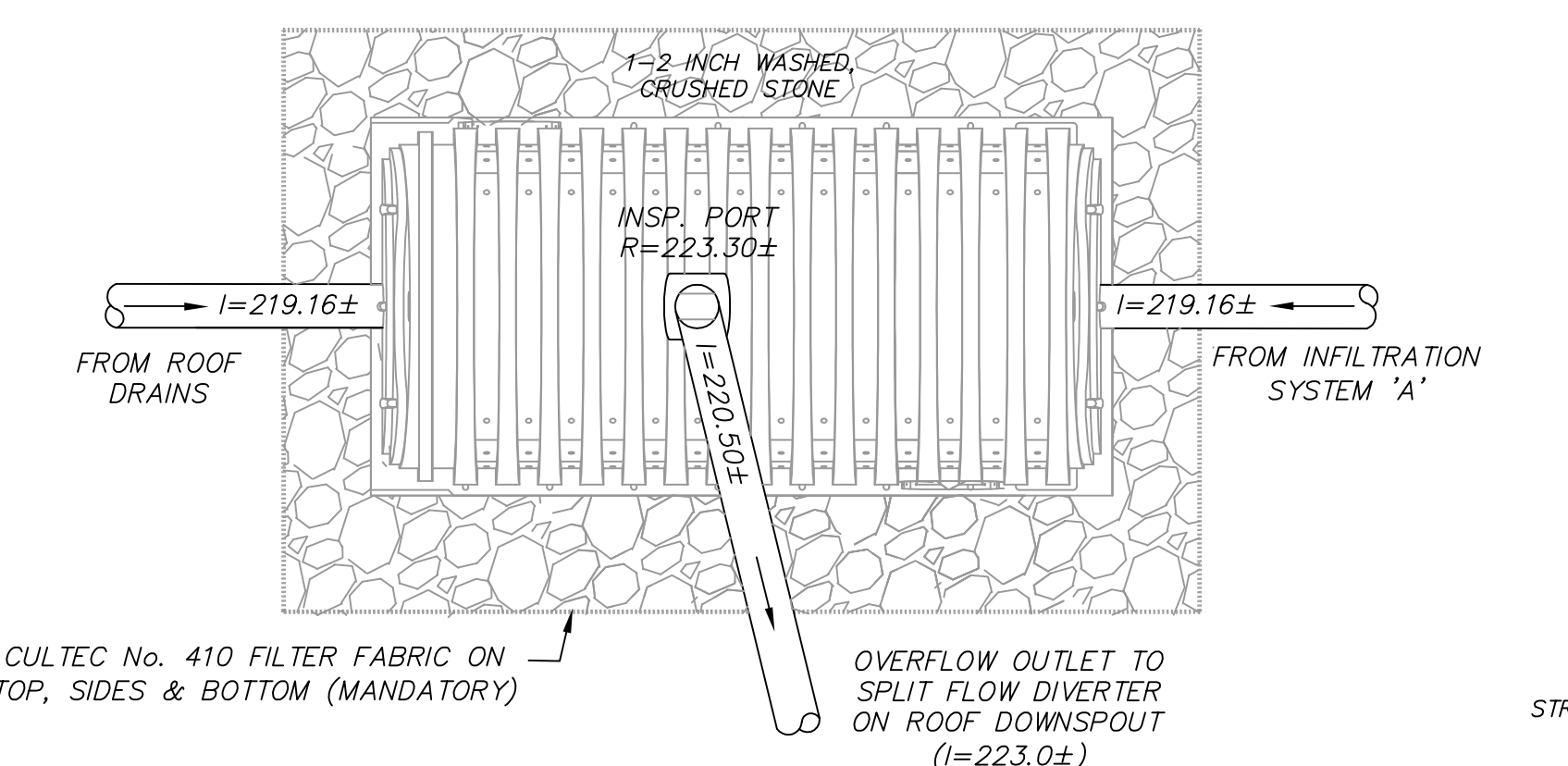
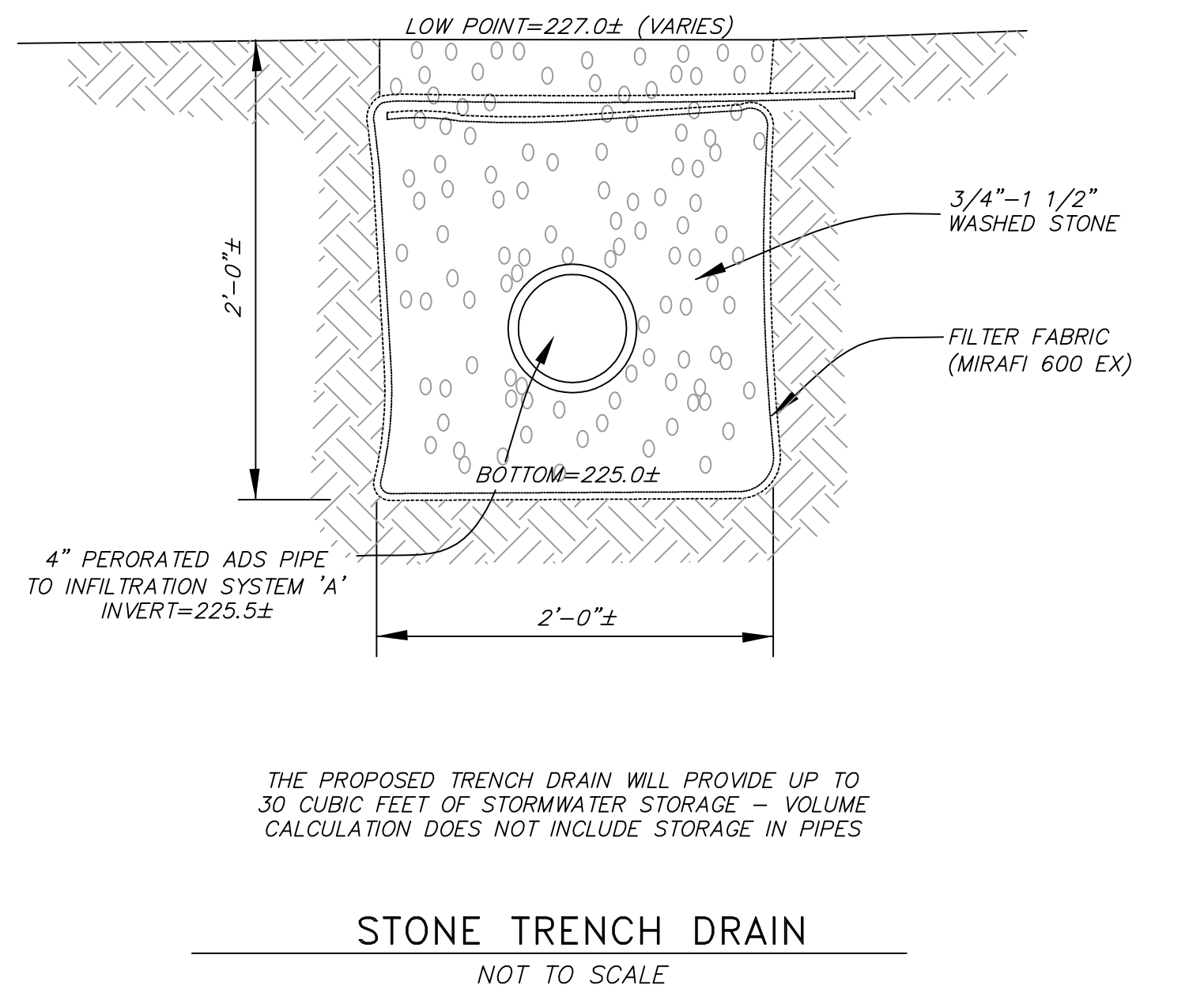
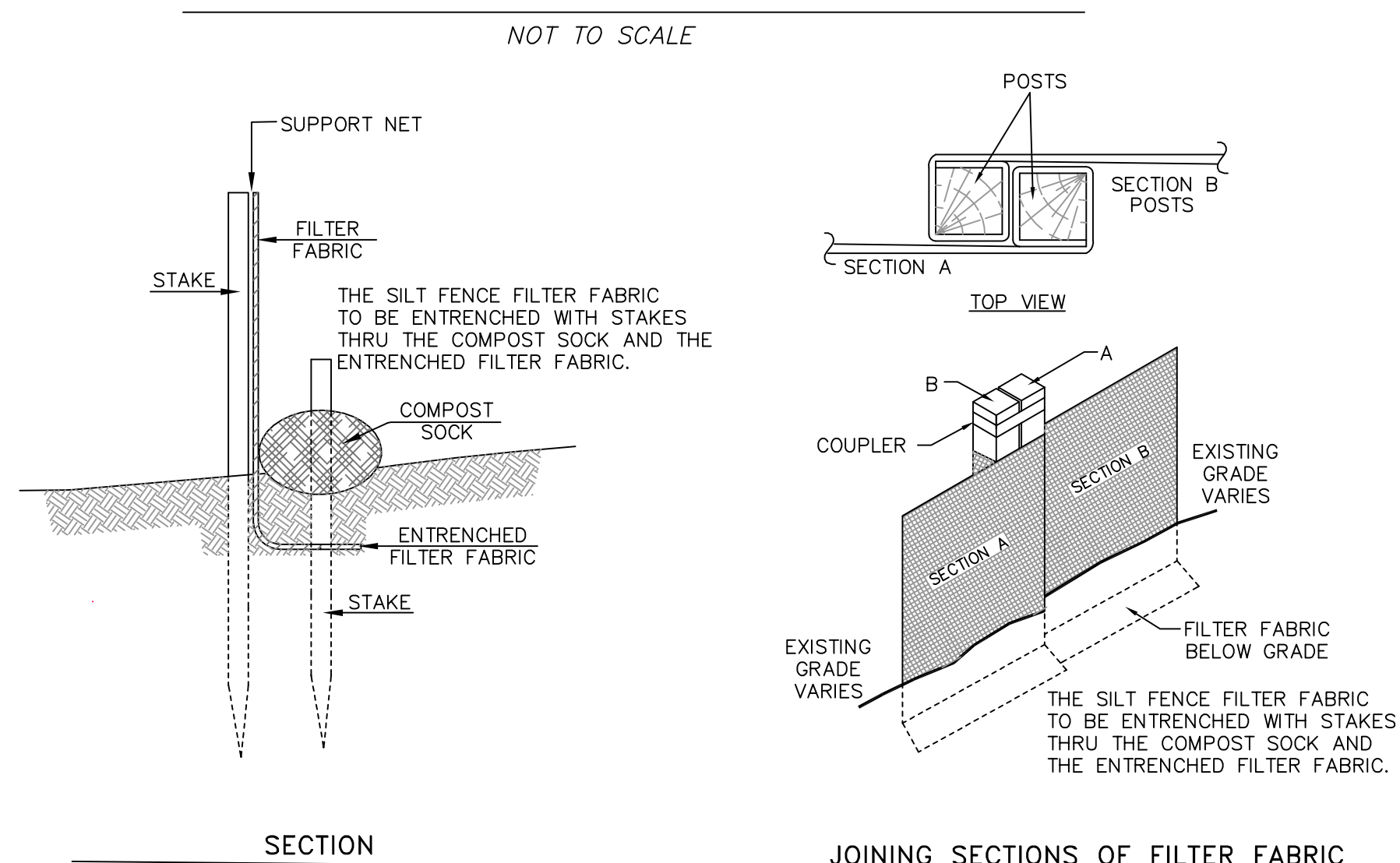
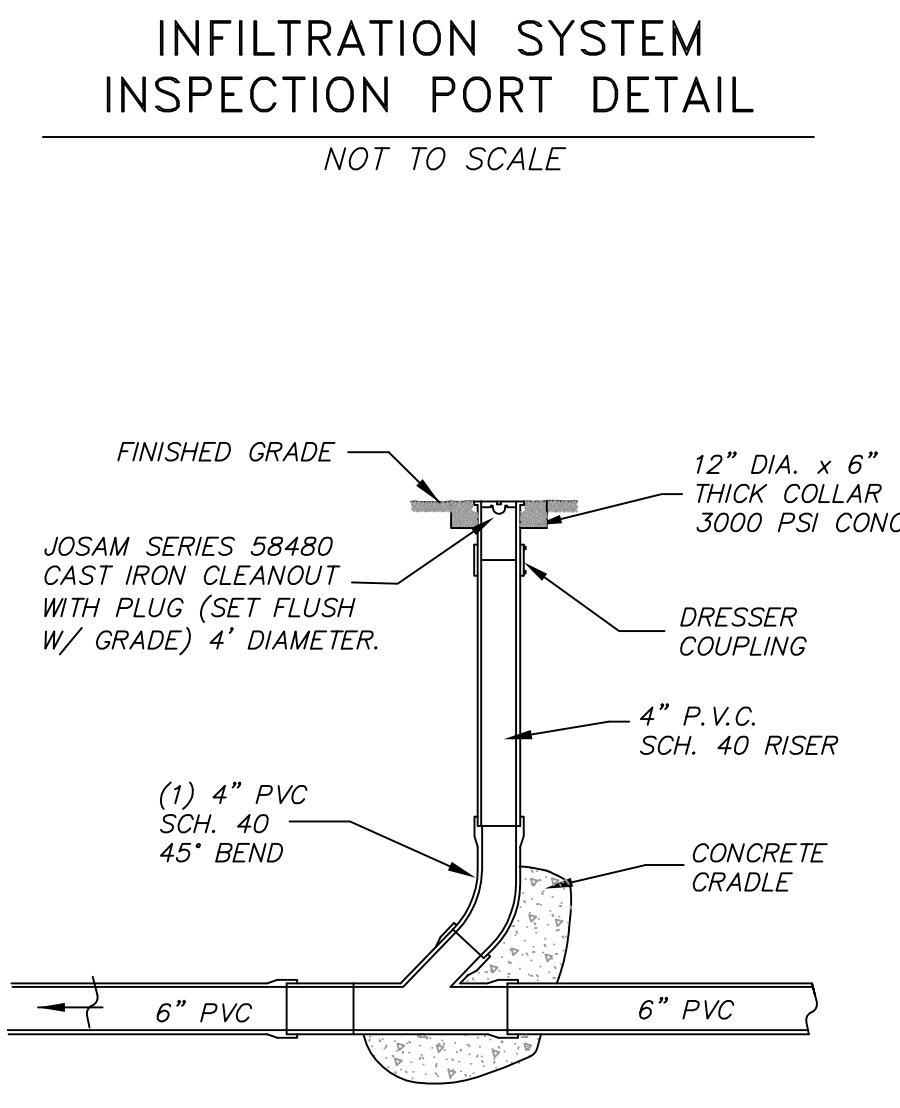
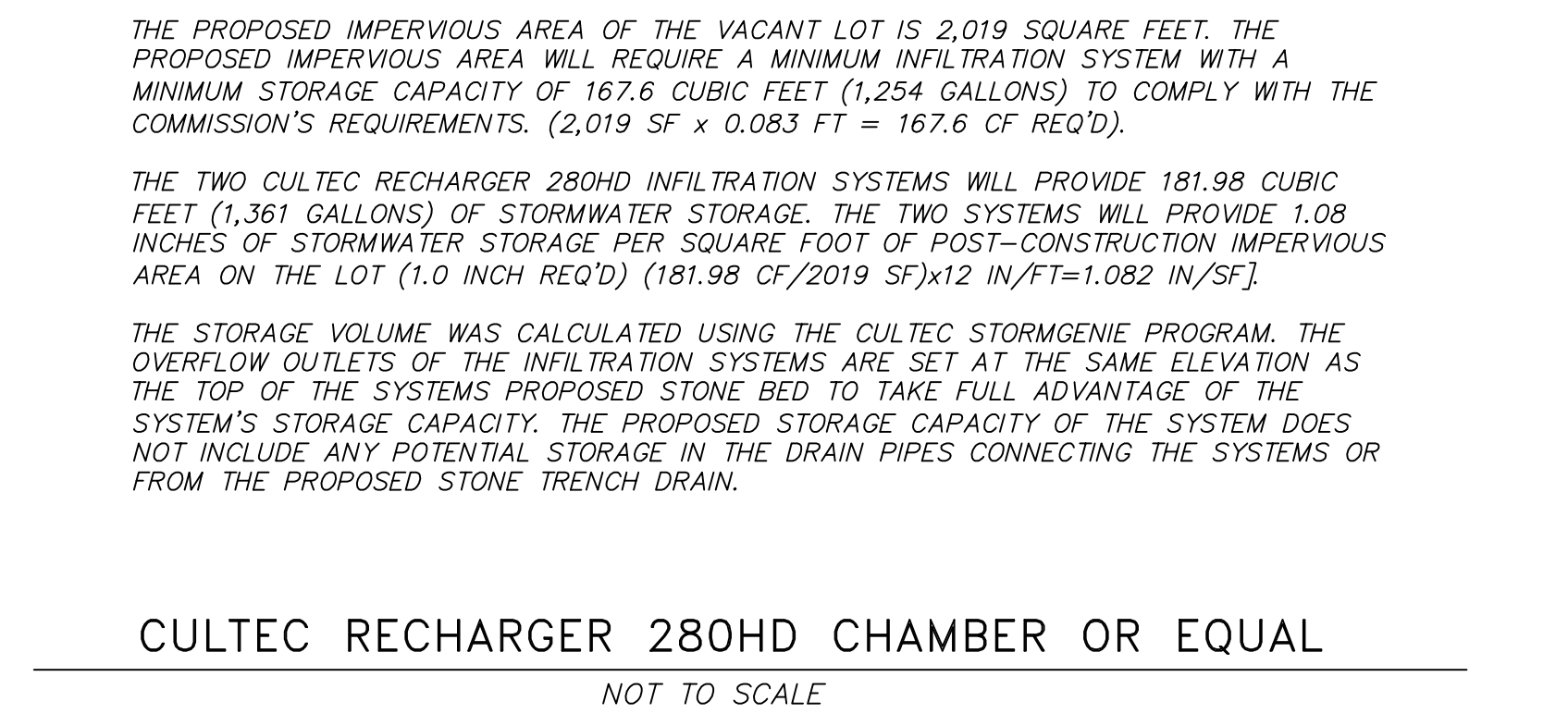
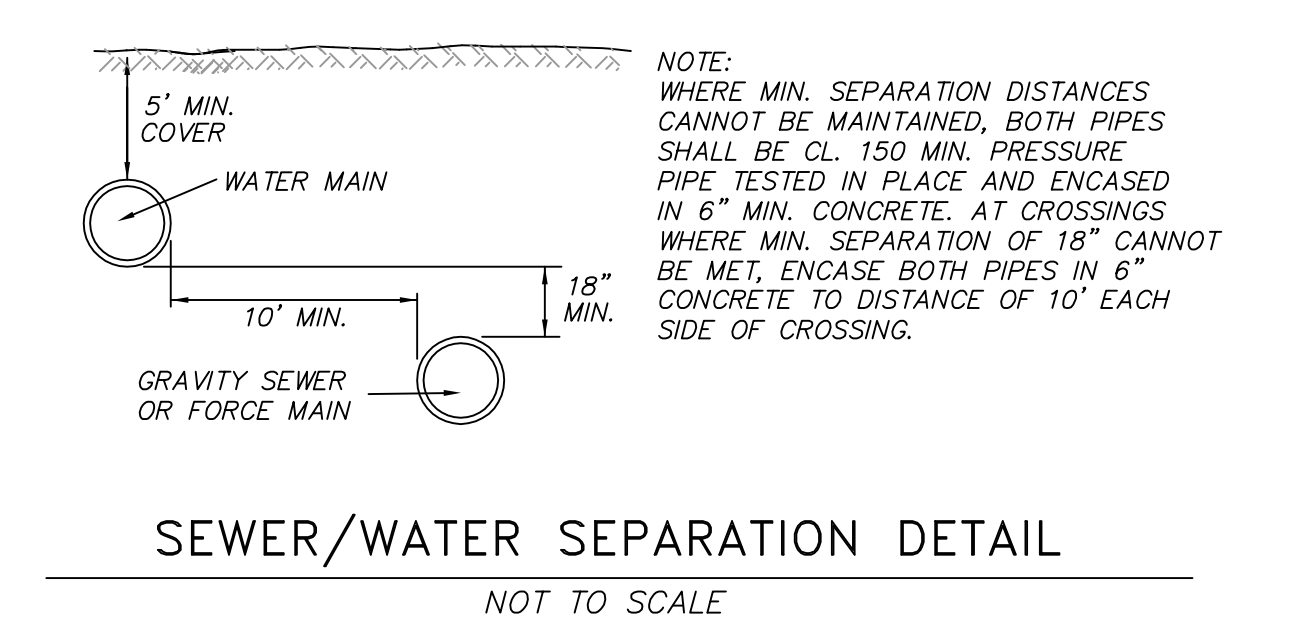
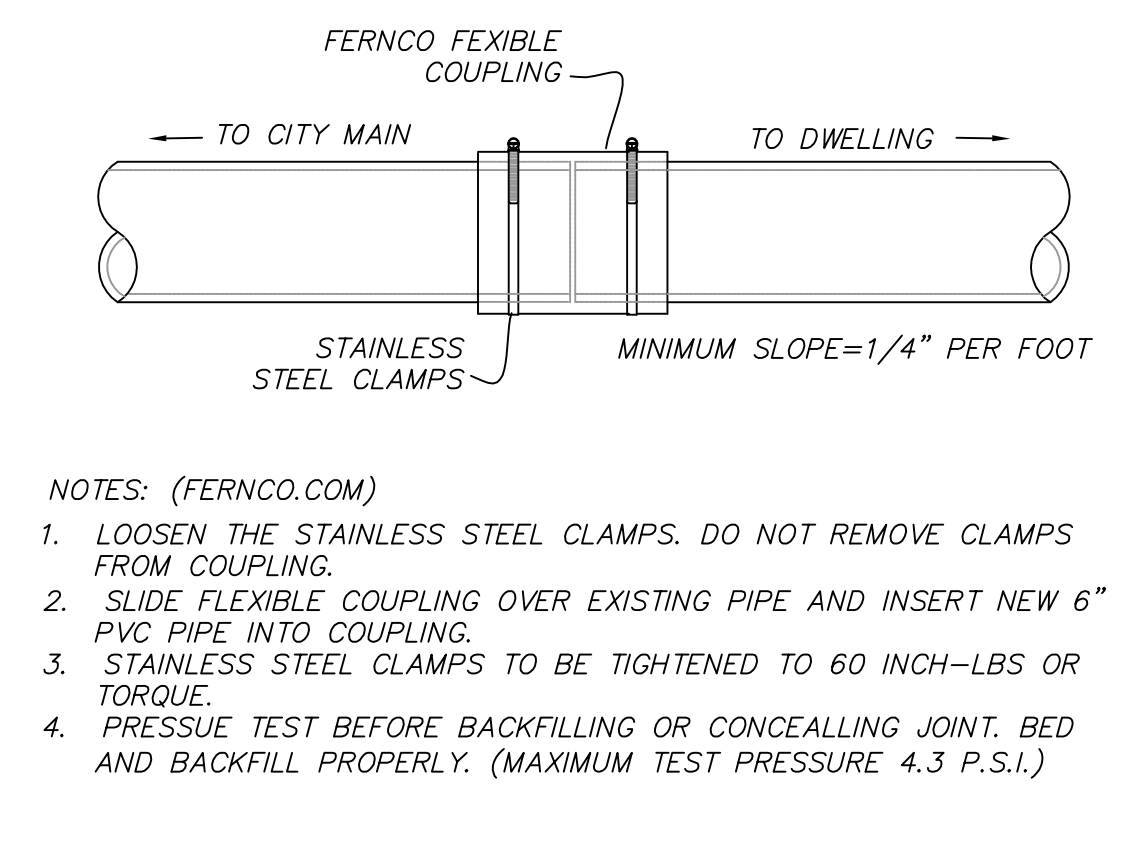
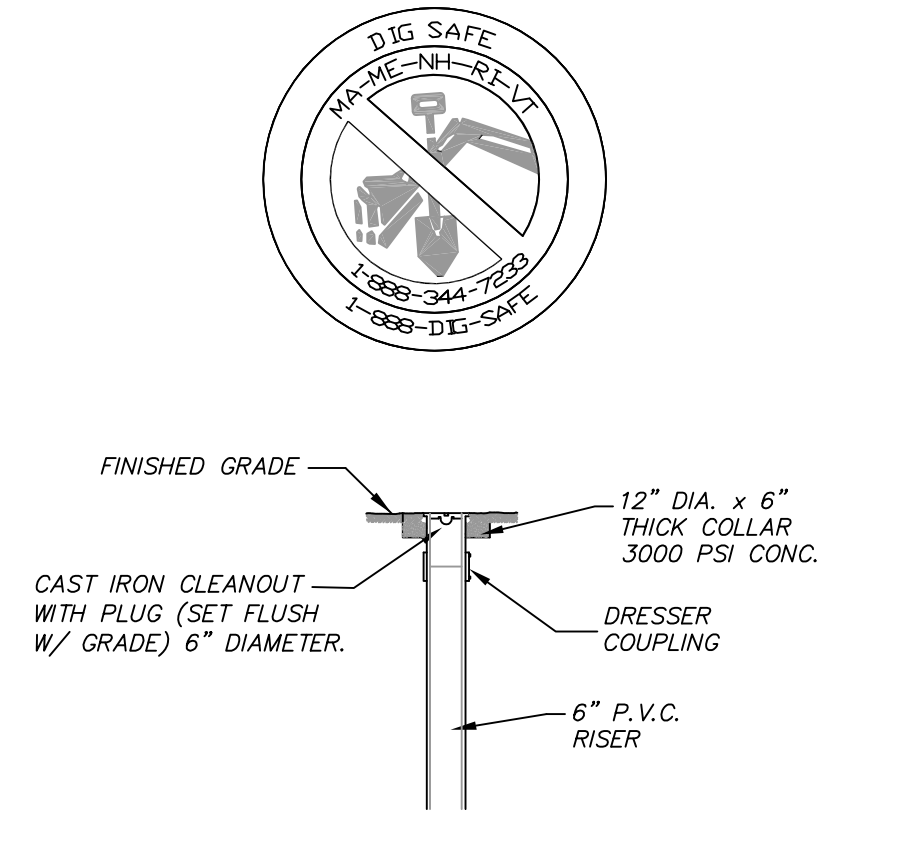
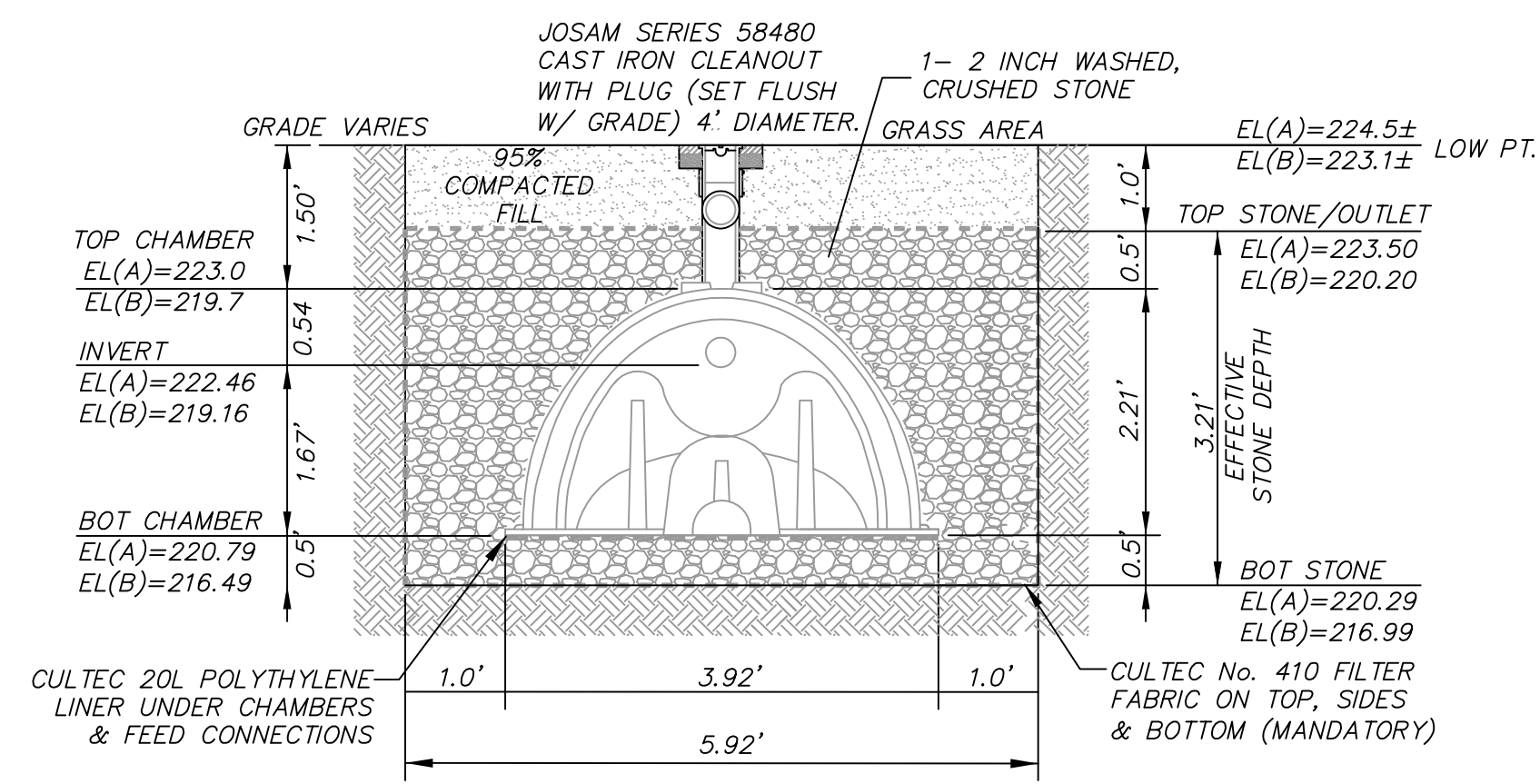
USE	REQUIRED	LOT P
1-FAMILY	6000 SF	6,165 SF
FRONTAGE	60 FT	61.50 FT
LOT WIDTH	80 FT	51.50 FT
FRONT YARD	20 FT	20.04 FT
SIDE YARD	10 FT	11.90 FT
REAR YARD	30 FT	36.95 FT
HEIGHT	35 FT	SEE ARCH PLAN
STORIES	2.5	2.0
G.F.A.	-	2,458 SF*
F.A.R.	0.4	0.399
OPEN SPACE	1800 SF	4332 SF

\* GROSS FLOOR AREA FROM PROJECT ARCHITECT

THE PROPOSED SINGLE-FAMILY DWELLING SHOWN ON LOT P (27 WILLET ST), COMPLIES WITH THE DIMENSIONAL REQUIREMENTS OF THE CITY OF BOSTON ZONING CODE FOR THE WEST ROXBURY NEIGHBORHOOD DISTRICT 1F-6000.

BWSO SITE PLAN No. 21089R





**CONTACT INFORMATION**

OWNER/APPLICANT:  
C.A.D. BUILDERS, LLC  
200 REVERE STREET  
CANTON, MA 02021

CONTACTS:  
ANTHONY DILETZIA  
PH: 617-828-2312

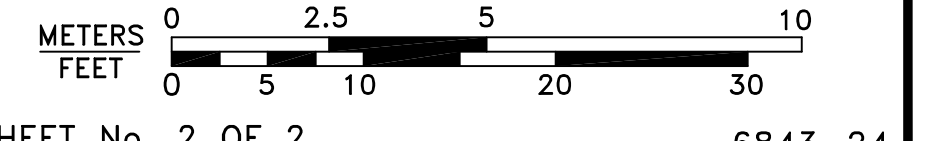
CLAUDIO DILETZIA  
PH: 617-828-2311



REVISIONS	
APRIL 1, 2021	ADD INFILTRATION NOTES TO SHEET No. 1
AUG. 19, 2021	SITE GRADES AND INTERMITTENT STREAM RIVERFRONT AND WATERFRONT AREAS
AUG. 30, 2021	REVISIONS PER ECOTEC, INC. REVIEW
NOV. 29, 2021	REVISIONS PER ECOTEC, INC. REVIEW

BWSC SITE PLAN No. 21089R  
27 WILLET STREET - (LOT P)  
**BOSTON, MASS.**  
(WEST ROXBURY - 02132-4132)

SCALE: N.T.S. FEBRUARY 11, 2021  
NORWOOD ENGINEERING CO., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
1410 ROUTE ONE, NORWOOD, MA 02062  
PHONE: 781-762-0143 FAX 781-762-8595





SYMB	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
<b>EVERGREEN TREES</b>				
TD 1	<i>Taxodium distichum</i>	Bald Cypress	6-7' ht.	b&b
<b>DECIDUOUS TREES</b>				
AR 1	<i>Acer rubrum</i>	Red Maple	3-3.5" cal.	b&b
QR 1	<i>Quercus rubra</i>	Red Oak	3-3.5" cal.	b&b
<b>ORNAMENTAL TREES</b>				
AL 1	<i>Amelanchier laevis</i>	Serviceberry	7-8' ht.	b&b
<b>SHRUBS</b>				
IG 1	<i>Ilex glabra</i>	Inkberry	24" ht.	pots
KL 3	<i>Kalmia latifolia</i>	Mountain Laurel	30" ht.	7 gal. min.
RC 1	<i>Rhododendron catawbiense</i>	Catawba Rhodo	30" ht.	7 gal. min.
VD 1	<i>Viburnum dentatum</i>	Arrowwood Viburnum	36" ht.	pots
<b>PERENNIALS</b>				
ck 6	<i>Calamagrostis acut. 'Karl Foerster'</i>	KF Feather Reed Grass	2 gal.	pots
ep 2	<i>Echinacea purpurea</i>	Purple Coneflower	2 gal.	pots



*Taxodium distichum*  
Bald Cypress (TD)



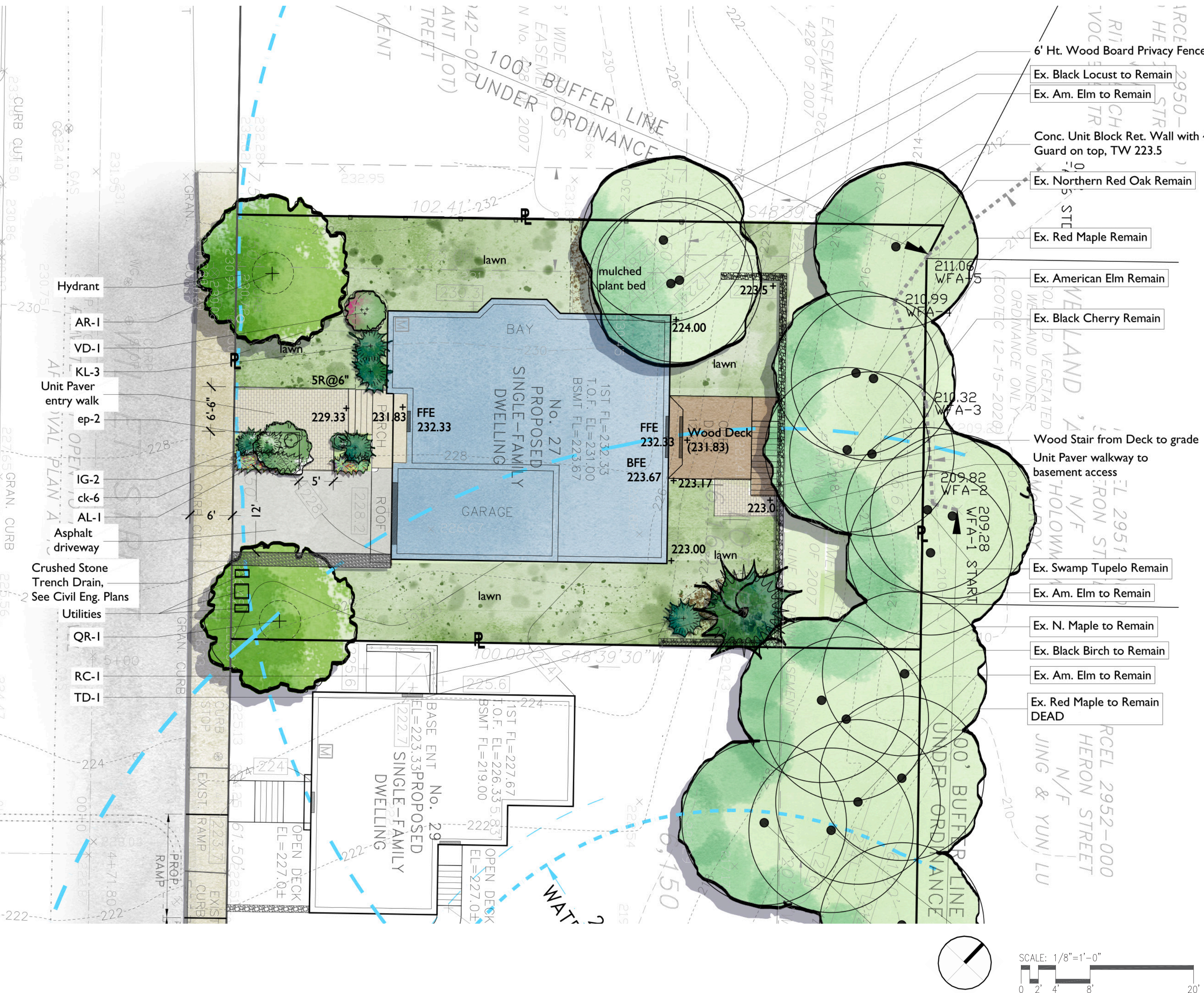
*Acer rubrum*  
Red Maple (AR)



*Quercus rubra*  
Red Oak (QR)



*Amelanchier laevis*  
Serviceberry (AL)



- 6' Ht. Wood Board Privacy Fence
- Ex. Black Locust to Remain
- Ex. Am. Elm to Remain
- Conc. Unit Block Ret. Wall with 42" Guard on top, TW 223.5
- Ex. Northern Red Oak Remain
- Ex. Red Maple Remain
- Ex. American Elm Remain
- Ex. Black Cherry Remain
- Wood Stair from Deck to grade
- Unit Paver walkway to basement access
- Ex. Swamp Tupelo Remain
- Ex. Am. Elm to Remain
- Ex. N. Maple to Remain
- Ex. Black Birch to Remain
- Ex. Am. Elm to Remain
- Ex. Red Maple to Remain DEAD



*Ilex glabra*  
Inkberry (IG)



*Kalmia latifolia*  
Mountain Laurel (KL)



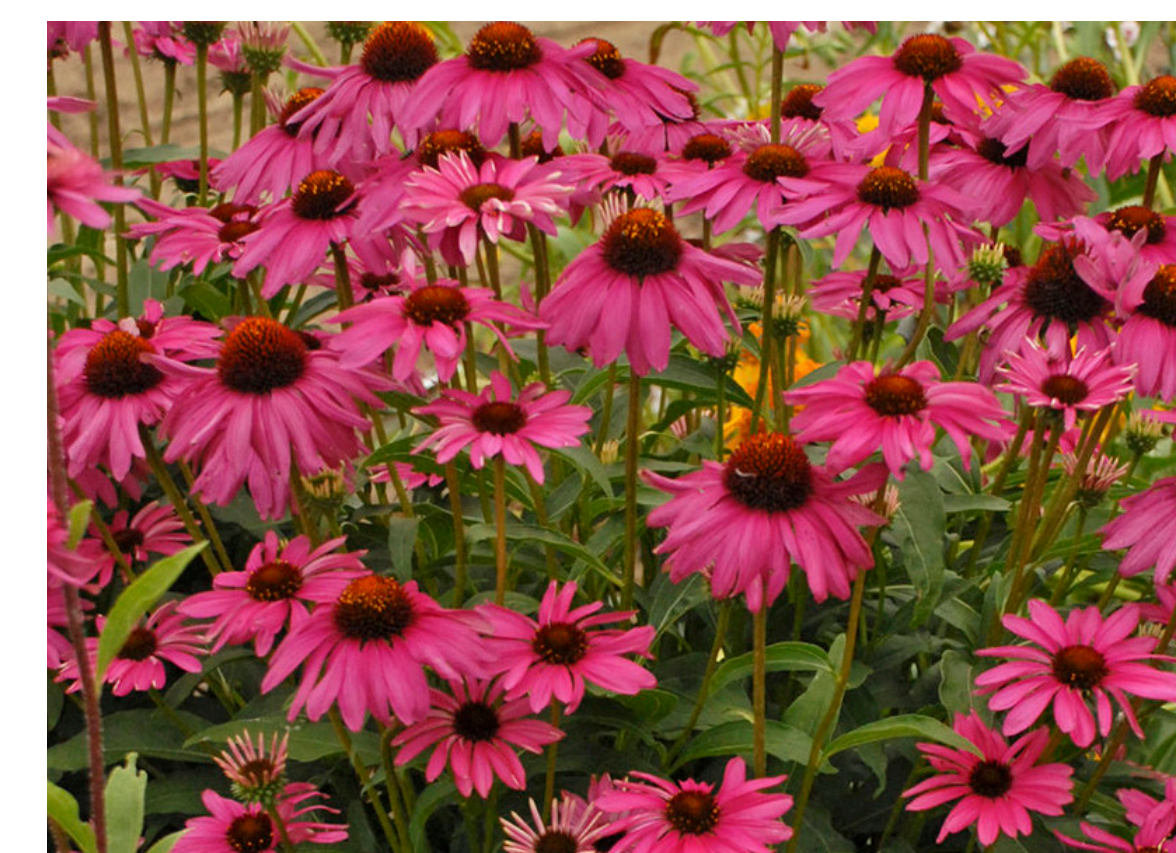
*Rhododendron catawbiense*  
Catawba Rhodo (RC)



*Viburnum dentatum*  
Arrowwood Viburnum (VD)



*Calamagrostis acut. 'Karl Foerster'*  
KF Feather Reed Grass (ck)



*Echinacea purpurea*  
Purple Coneflower (ep)



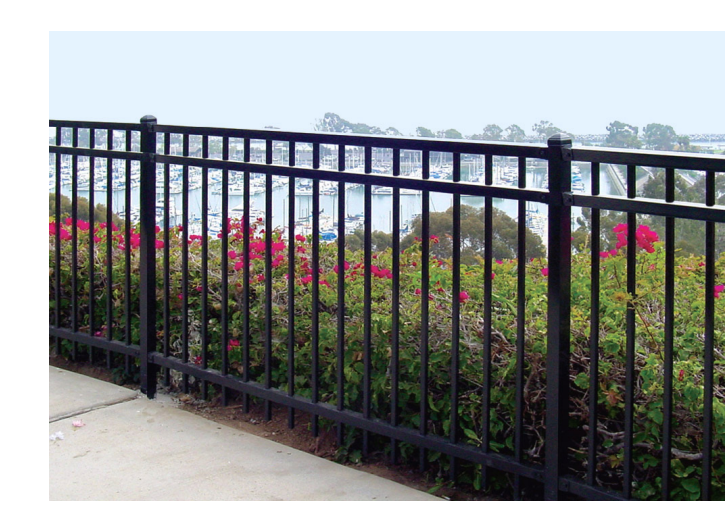
Permeable Unit Paver - Ecopiora by Unilock



Permeable Unit Paver - Ecopiora by Unilock



Wood Board Fence



Ameristar Montage Fence on Ret. Wall at rear

