LEC

WETLANDS WILDLIFE WATERWAYS

Notice of Intent Application

March 19, 2019

Subject Property

Georgetowne Homes

400A Georgetowne Drive

Hyde Park, Massachusetts

Applicant and Property Owner

Georgetowne Homes One LLC

c/o Beacon Communities LLC

Two Center Plaza

Suite 700

Boston, MA 02108

LEC Environmental Consultants, Inc.

100 Grove Street

Suite 302

Worcester, MA 01605

508-753-3077

508-753-3177 fax

www.lecenvironmental.com

LEC WETLANDS WILDLIFE WATERWAYS

March 19, 2019

Federal Express

Boston Conservation Commission
Mayor's Office of Environment, Energy and Open Space
Boston City Hall, Room 709
Boston, MA 02201

Re: Notice of Intent Application [LEC File #: BRP\11-010.02]
Fence Removal
Georgetowne Homes
400A Georgetowne Drive
Hyde Park, Massachusetts

Dear Members of the Conservation Commission:

On behalf of the Applicant, Beacon Communities LLC, LEC Environmental Consultants, Inc., (LEC) is filing the enclosed Notice of Intent (NOI) Application with the Boston Conservation Commission for removal of a dilapidated fence at Georgetowne Homes, located at 400A Georgetowne Drive, in Boston, Massachusetts. The proposed activity is located within a Bordering Vegetated Wetland and/or associated 100-foot Buffer Zone. The Applicant proposes to implement construction methods that minimize potential for impacts to the resource area and to improve existing site conditions.

LEC was retained to identify Wetland Resource Areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40, *Act*) and its implementing Regulations (310 CMR 10.00, *Act Regulations*) and to prepare this NOI Application and Fence Removal Schematic Plan, dated March 20, 2019 (Appendix D).

Enclosed please find a check made payable to the City of Boston in the amount of Fifty Dollars ($50.00) for the purpose of filing this Application under State/Local guidelines. A check payable to the Commonwealth of Massachusetts in the amount of Forty Two Dollars and Fifty Cents ($42.50) has been sent to the DEP Lox Box.

Thank you for your consideration of this Application. We look forward to meeting with you at the April 3, 2019 Public Hearing. Should you have any questions, please do not hesitate to contact me in our Worcester office at 508-753-3077 or at akendall@lecenvironmental.com.

Sincerely,

LEC Environmental Consultants, Inc.

Andrea Kendall
Senior Environmental Scientist

cc: DEP, Northeast Region
Jay DiPerri, Beacon Communities, LLC

alk: projects\11-010.02\NOI Report.doc

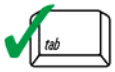
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Boston
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):

400A Georgetown Drive (a. Street Address) | Hyde Park (b. City/Town) | 02136 (c. Zip Code)

Latitude and Longitude: (d. Latitude) (e. Longitude)

Parcel ID: 1812326000 (f. Assessors Map/Plat Number) | (g. Parcel /Lot Number)

2. Applicant:

Jay (a. First Name) | DiPerri (b. Last Name)

Beacon Communities LLC (c. Organization)

Two Center Plaza, Suite 700 (d. Street Address)

Boston (e. City/Town) | MA (f. State) | 02108 (g. Zip Code)

617-364-3020 x432 (h. Phone Number) | (i. Fax Number) | jdiperri@beaconcommunitiesllc.com (j. Email Address)

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

(a. First Name) | (b. Last Name)

Georgetowne Homes One LLC c/o Beacon Communities LLC (c. Organization)

Two Center Plaza, Suite 700 (d. Street Address)

Boston (e. City/Town) | MA (f. State) | 02108 (g. Zip Code)

617-364-3020 (h. Phone Number) | (i. Fax Number) | (j. Email address)

4. Representative (if any):

Andrea (a. First Name) | Kendall (b. Last Name)

LEC Environmental Consultants, Inc. (c. Company)

100 Grove Street, Suite 302 (d. Street Address)

Worcester (e. City/Town) | MA (f. State) | 01605 (g. Zip Code)

505-753-3077 (h. Phone Number) | 508-753-3177 (i. Fax Number) | akendall@lecenvironmental.com (j. Email address)

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

$42.50 (a. Total Fee Paid) | $42.50 (b. State Fee Paid) | $50.00 (c. City/Town Fee Paid)

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A. General Information (continued)

6. General Project Description:

The project includes the removal of a dilapidated chain link fence, posts, and footings located within bordering vegetated wetland and associated 100-foot buffer zone. To avoid cutting of trees within the buffer zone and wetland, access to the fence will be made by foot (i.e., no machinery). To minimize land alteration, all activities to remove the fence will be conducted by hand and/or hand held tools. Walking within the wetland will be kept to a minimum so as to further limit ground disturbance. Ground surface elevations and cover will be restored.

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 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

a. County	b. Certificate # (if registered land)
Suffolk	
c. Book	d. Page Number
35727	121

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. ☐ Bank	1. linear feet	2. linear feet
b. ☒ Bordering Vegetated Wetland	1,000± (temporary) 1. square feet	1,000± (in-situ restoration) 2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ 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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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment

	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ 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. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ 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. ☐ Project Involves Stream Crossings

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a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

   a. ☐ Yes ☒ No

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

   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)

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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

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(b) ☐ Photographs representative of the site

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

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

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

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

2. ☐ Separate MESA review ongoing.
a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

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

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

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

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

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: *No impervious cover is proposed*

      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

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to the boundaries of each affected resource area.

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.

Fence Removal Schematic Plan
a. Plan Title

LEC Environmental Consultants, Inc.
b. Prepared By

c. Signed and Stamped by

March 20, 2019
d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. ☒ Attach NOI Wetland Fee Transmittal Form

9. ☐ Attach Stormwater Report, if needed.

E. Fees

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

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

40115
2. Municipal Check Number

3/15/2019
3. Check date

40116
4. State Check Number

3/15/2019
5. Check date

LEC Environmental Consultants, Inc.
6. Payor name on check: First Name

7. Payor name on check: Last Name

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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant Jay Diperri, Landscape Director, Beacon Communities LLC
Georgetowne Homes One LLC
By: Georgetowne Two One LLC, its Managing Member

2. Date 3/14/2019

3. Signature of Property Owner (If different) Georgetowne Homes One LLC
Howard Earl Cohen, President

4. Date 3/18/2019

5. Signature of Representative (If any) Andrea Kendall, LEC Environmental Consultants, Inc.

6. Date 3/18/19

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.

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NOI Wetland Fee Transmittal Form

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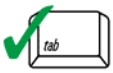

A. Applicant Information

1. Location of Project:

400A Georgetowne Drive	Hyde Park
a. Street Address	b. City/Town
40116	$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Jay	DiPerri	
a. First Name	b. Last Name	
Beacon Communities LLC		
c. Organization		
Two Center Plaza, Suite 700		
d. Mailing Address		
Boston	MA	02108
e. City/Town	f. State	g. Zip Code
617-364-3020 x 432		jdiperri@beaconcommunitiesllc.com
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

a. First Name	b. Last Name	
Georgetowne Homes One LLC c/o Beacon Communities LLC		
c. Organization		
Two Center Plaza, Suite 700		
d. Mailing Address		
Boston	MA	02108
e. City/Town	f. State	g. Zip Code
617-364-3020		
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

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.

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NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 1(d) resource improvement	1	$110.00	$110.00

Step 5/Total Project Fee: $110.00

Step 6/Fee Payments:

Total Project Fee: $110.00
a. Total Fee from Step 5

State share of filing Fee: $42.50
b. 1/2 Total Fee **less $**12.50

City/Town share of filling Fee: $50.00
c. 1/2 Total Fee **plus** $12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

I, Sharon A. Sullivan, on behalf of Beacon Communities LLC, hereby certify under the pains and penalties of perjury that on March 20, 2019 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and 310 CMR 10.05 (4) (a) in connection with the following matter:

> A Notice of Intent Application filed under the Massachusetts Wetlands Protection Act by LEC Environmental Consultants, Inc. on behalf of the Applicant, Beacon Communities LLC, with the City of Boston Conservation Commission on March 19, 2019 for property located at 400A Georgetowne Drive (Assessor's Parcel ID: 1812326000) in Boston, Massachusetts.

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

Sharon A. Sullivan _____ 3/20/2019

Sharon A. Sullivan
Permitting Technician

Date

March 21, 2019

CERTIFIED MAIL

«Name»
«Name2»
«Address»
«City», «State» «Zip»

Re: Notice of Intent Application [LEC File #: BRP\11-010.02]
400A Georgetowne Drive
Assessor's Parcel ID: 1812326000
Boston, Massachusetts

Dear Abutter:

On behalf of the Applicant, Beacon Communities LLC, LEC Environmental Consultants, Inc. (LEC) has filed a Notice of Intent Application with the Boston Conservation Commission for the removal of a dilapidated fence at the above-referenced property. The proposed activity is located within a Bordering Vegetated Wetland and/or associated 100-foot Buffer Zone. The Applicant proposes to implement construction methods that minimize potential for impacts to resource area and to improve existing site conditions, in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40) and its implementing Regulations (310 CMR 10.00).

The Notice of Intent Application and accompanying plans are available for review by the public at the Boston Conservation Commission. The Public Hearing will be held at the Boston City Hall, 1 City Hall Square, Piemonte Room, 5th Floor on April 3, 2019 beginning at 6:00 p.m., in accordance with the provisions of the *Massachusetts Wetlands Protection Act* (M.G.L. Ch. 131, s. 40, as amended) and its implementing Regulations (310 CMR 10.00). Further information regarding this application will be published at least five (5) days in advance in *The Boston Herald.* Notice of the Public Hearing will also be posted at the Boston City Hall at least 48 hours in advance. Confirmation of hearing date, time and agenda may be found at https://boston.gov/public-notices.

Please do not hesitate to review the materials and/or attend the public hearing should you have questions or concerns about the proposed project.

Sincerely,

LEC Environmental Consultants, Inc.

Andrea Kendall
Senior Environmental Scientist

Enclosure

Notification to Abutters Under the

Massachusetts Wetlands Protection Act

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

A. The name of the Applicant is Beacon Communities LLC, Two Center Plaza, Suite 700, Boston, MA 02108.

B. The Applicant has filed a Notice of Intent Application with the Conservation Commission for the municipality of Boston, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

C. The activity is proposed on a lot located at 400A Georgetowne Drive (Assessor's Parcel ID: 1812326000), Boston, Massachusetts.

D. Copies of the Notice of Intent Application may be examined by contacting the Boston Conservation Commission at (617) 635-3850.

   For more information, call: LEC Environmental Consultants, Inc. (the applicant's representative) at (781) 245-2500.

E. Copies of the Notice of Intent Application may be obtained from LEC Environmental Consultants, Inc. (the applicant's representative) by calling (781) 245-2500 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. A fee may be charged for each copy requested.

F. Information regarding the public hearing may be obtained from the Boston Conservation Commission (the regulatory agency) by calling (617) 635-3850 or at https://boston.gov/public-notices.

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 will also be posted at the Boston City Hall not less than 48 hours in advance.

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

Northeast Region: 978-694-3200

1812172000 57 DEDHAM ST
COMMONWEALTH OF MASS
57 DEDHAM ST
HYDE PARK, MA 02136

1812264001 DEDHAM PW
COMMONWEALTH OF MASS
DEDHAM PARKWAY
HYDE PARK, MA 02136

1812326000 10 GEORGETOWNE DR
GEORGETOWNE HOMES ONE LLC
C/O GEORGETOWNE HOMES ONE LLC
2 CENTER PLAZA STE 700
BOSTON, MA 02108

1812332000 543 GEORGETOWNE DR
GEORGETOWNE HOMES TWO LLC
C/O GEORGETOWNE HOMES TWO LLC
2 CENTER PLAZA STE 700
BOSTON, MA 02108

1812328000 650 GEORGETOWNE DR
GEORGETOWNE HOMES TWO LLC
C/O GEORGETOWNE HOMES TWO LLC
2 CENTER PLAZA STE 700
BOSTON, MA 02108

1812339010 110 EDGEMERE RD
EDGEMERE GREEN LLC
C/O EXECUTIVE OFFICES
PO BOX 396
CHESTNUT HILL, MA 02467

2012028000 19 WILLERS ST
BAY COVE HUMAN SERVICES INC
66 CANAL ST
BOSTON, MA 02114

2012023000 WILLERS ST
DEACIPRESTE ROGERIA
11 WILLERS ST
WEST ROXBURY, MA 02132

2012026000 15 WILLERS ST
MILO AND JACK LLC
C/O DEBORAH STEVENS
78 F PLEASANT ST
NORWOOD, MA 02062

2012030001 31 WILLERS ST
JOSEPH MARC A
31 WILLERS ST
WEST ROXBURY, MA 02132

2012031000 35 WILLERS ST
ORTEGA LETTIMAR
C/O LETTIMAR ORTEGA
35 WILLERS ST
WEST ROXBURY, MA 02132

2012030000 27 WILLERS ST
OKWEREKWU WILLY N
27 WILLERS ST
WEST ROXBURY, MA 02132

2012022000 11 WILLERS ST
DEACIPRESTE ROGERIA
11 WILLERS ST
WEST ROXBURY, MA 02132

2012029000 WILLERS ST
NOVINS ANITA R
C/O BEACON COMMUNITIES LLC
2 CENTER PLAZA STE 700
BOSTON, MA 02108

2012018000 5 WILLERS ST
MANGILOG ELIZABETH E
18 WILLET ST
WEST ROXBURY, MA 02132

2012028001 23 WILLERS ST
DEL TRECCO CARLA A
C/O CARLA A DEL TRECCO
41 ORCHARD HILL RD
JAMAICA PLAIN, MA 02130

2012029001 GEORGETOWNE DR
NOVINS ANITA R
C/O BEACON COMMUNITIES LLC
2 CENTER PLAZA STE 700
BOSTON, MA 02108

2012032000 175 W BOUNDARY RD
CITY OF BOSTON
175 WEST BOUNDARY RD
WEST ROXBURY, MA 02132

2012094000 4740 WASHINGTON ST
COMMONWEALTH OF MASS
4740 WASHINGTON
WEST ROXBURY, MA 02132

Dedham Abutters to
400A Georgetowne Drive
Hyde Park, MA

61-18 55 Ware Street
James M. Curley
55 Ware Street
Dedham, MA 02026

61-19 45 Ware Street
Mario Kocibelli etal
Marilda Isufaj JT
45 Ware Street
Dedham, MA 02026

61-20 39 Ware Street
Sandra L. Burke etal
Stephen D. Burke TE
39 Ware Street
Dedham, MA 02026

61-21 35 Ware Street
Alexander S. Forti etal
s/o Brian F. Merrigan etal
35 Ware Street
Dedham, MA 02026

61-22 31 Ware Street
Nilia T. Diaz etux
Noe A. Ibanez
31 Ware Street
Dedham, MA 02026

61-32 19 Ware Street
Vu T. Tran
19 Ware Street
Dedham, MA 02026

61-23 7 Ware Street
Junior Patino etux
Stacy Patino TE
7 Ware Street
Dedham, MA 02026

62-1 37 Ware Street
Town of Dedham
Town Hall
26 Bryant Street
Dedham, MA 02026

81-49 5 Ware Street
Jason P. Brogan
5 Ware Street
Dedham, MA 02026


CROWN POINT DRIVE
WARE STREET
COLBURN STREET
BISMARK STREET
HYDE PARK STREET
61-16
61-17
61-18
61-19
61-20
62-1
61-21
61-22
61-32
61-23
61-25
61-25A
61-24A
80-64
80-65
61-24
81-18A
81-49
80-63
81-18
81-54
80-66
81-17
81-19
81-57
81-55
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LEC

Notice of Intent Application

400A Georgetowne Drive
Parcel ID: 1812326000
Hyde Park, Massachusetts

March 19, 2019

1. Introduction

On behalf of the Applicant, Beacon Communities LLC, LEC Environmental Consultants, Inc., (LEC) is filing the enclosed Notice of Intent (NOI) Application with the Boston Conservation Commission for Georgetowne Homes located at 400A Georgetowne Drive in Hyde Park, Massachusetts. The project includes removal of an existing dilapidated chain link fence and posts. The proposed activity is located within the Bordering Vegetated Wetland and associated 100-foot Buffer Zone, all protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40, *Act*) and its implementing *Regulations* (310 CMR 10.00, *Act Regulations*). The existing conditions and proposed activities are depicted on the *Fence Removal Schematic Plan*, dated March 20, 2019, prepared by LEC Environmental Consultants, Inc. (*Plans*, Appendix D).

2. General Site Description

Georgetown Homes is a residential community on three (3) parcels of land consisting of 967 apartments in 68, two and three-story, wood-framed buildings located on a total of approximately 62.5 acres. The community includes residential buildings, a clubhouse, a maintenance building, and several outdoor amenities in Hyde Park, Massachusetts. The project locus is comprised of one (1) parcel (Parcel ID: 1812326000, 46±acres) and includes forested uplands and wetlands surrounded by the residential community. The centrally-located Bordering Vegetated Wetland (BVW) flows in a northerly direction through a culvert beneath Georgetowne Drive and is connected to a larger BVW system immediately east of the property within Stony Brook Reservation. Georgetowne Homes is bound by residential development to the northwest, west, and south and open space (Stony Brook Reservation) to the east.

A chain link fence, likely installed in the 1970s, surrounds the central BVW. Along the western portion of the BVW at the bottom of a forested hillside, a 250± foot long fence extends within and immediately adjacent to the boundary of BVW. The fence is located downgradient from the wetland boundary by up to 3-5 feet. Sections of the fence that are no longer upright are partially buried by soil, leaves, and/or vegetation. In addition, trees, saplings, shrubs, and vines are growing through and/or over the fencing, including both upright and downed fence sections (Site Photographs, Attachment B). As a result of an

inspection by the U.S Department of Housing and Urban Development (HUD) Real Estate Assessment Center (REAC), Georgetowne Homes is required to remove the section of fence that is in disrepair.

In the vicinity of the project area, the buffer zone is comprised of the forested hillside upland, maintained lawn area, and residential buildings.

The forested upland hillside located west of the project area includes a canopy dominated by northern red oak (*Quercus rubra*), within scattered individuals of white oak (*Quercus alba*), grey birch (*Betula populifolia*), black birch (*Betula lenta*), hickory (*Carya* sp.), and poplar (*Populus* sp.). The understory contains patches of saplings from the canopy, witch hazel (*Hamamelis virginiana*), and Tatarian honeysuckle (*Lonicera tatarica*), with scattered individuals of winged euonymus (*Euonymus alatus*), crab apple (*Malus* sp.), with entanglements of green briar (*Smilax rotundifolia*) and oriental bittersweet (*Celastrus orbiculatus*).

LEC inspected soil conditions using a Dutch-style soil auger within the upland and observed a 3-inch thick, hemic organic layer (O_e layer). The organic layer is underlain by a fine sandy loam topsoil (A horizon) measuring 3 inches thick with a soil matrix color of 10YR 2/1. The topsoil is underlain by a gravelly, fine sandy loam subsoil (B_w horizon) with a soil matrix color of 10YR 4/6, transitioning to a 10YR 5/6 with depth up to 21-inches. No redoximorphic features were observed within the upland soil profile.

According to the regional Natural Resources Conservation Service (NRCS) soil survey, soils mapped at the project area and forested hillside include Charlton-Hollis-Urban land complex, 3 to 15 percent slopes. Soils mapped at the bottom of the forested hillside, within the area associated with the wetland, includes water.

The site is not located within an Area of Critical Environmental Concern (ACEC), and according to DEP, the site is not located in an area designated as an Outstanding Resource Water or a contributor to a public water supply.

2.1 Natural Heritage and Endangered Species Program Designation

According to the 14th edition of the *Massachusetts Natural Heritage Atlas* (effective August 1, 2017) published by the Natural Heritage & Endangered Species Program (NHESP) and the MassGIS data layer, the property is not mapped within Priority Habitats of Rare Species or Estimated Habitats for Rare Wildlife protectable under the *Massachusetts Endangered Species Act* (MGL c. 131 §. 23). Although the BVW is

mapped as a Potential Vernal Pool, no Certified Vernal Pools are mapped within the BVW or elsewhere within the site (Appendix A, Figure 2).

2.2 Floodplain Designation

According to the September 25, 2009 *Federal Emergency Management Agency Flood Insurance Rate Map* (*FEMA FIRM*) for Suffolk County, Massachusetts (Community Panel Number 25025C0069G), the property is located within Zone X (unshaded), *Area of Minimal Flood Hazard*, therefore, no work is proposed within the 100-year floodplain (Appendix A, Figure 2).

3. Wetland Boundary Determination Methodology

LEC conducted a site evaluation on December 7, 2018 to identify and characterize existing protectable Wetland Resource Areas located at and immediately adjacent to the project area, and to demarcate the boundary of Bordering Vegetated Wetlands (BVW). The extent of Wetland Resource Areas was determined through observations of existing plant communities, hydrologic indicators, and observation of Bankfull Indicators in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40) and its implementing Regulations (310 CMR 10.00).

Based on these methods, LEC determined that the site contains Bordering Vegetated Wetland. The BVW boundary was delineated with sequentially numbered, safety-orange surveyor's tape with LEC flagging stations 1 through 15. The extent of BVW boundary is shown as approximate on the enclosed *Plan* (Appendix D).

4. Wetland Resource Areas

Wetland Resource Areas proximate to the project area include Bordering Vegetated Wetland.

4.1 Bordering Vegetated Wetland

Bordering Vegetative Wetland (BVW) are freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants [310 CMR 10.55(2)(a)].

Vegetation within the outer wetland contained a canopy dominated by red maple (*Acer rubrum*), with individuals of tupelo (*Nyssa sylvatica*). The understory is dominated by sweet pepperbush (*Clethra alnifolia*), with scattered patches of highbush blueberry (*Vaccinium corymbosum*) and green briar (*Smilax rotundifolia*). At the time of LEC's evaluation in early winter, the ground cover was sparse and contained dense leaf litter. Cattail (*Typha* sp.) and buttonbush (*Cephalanthus occidentatlis*) occur in standing water downgradient of the fringing forested wetland.

LEC inspected soil conditions using a Dutch-style soil auger within the BVW, downgradient of wetland flag 11, and observed a 4- inch thick, gravelly, sapric organic layer (O_a layer). The organic layer is underlain by a gravelly loamy sand, fill layer (A^ horizon) measuring 10 inches thick with a soil matrix color of 10YR 2/2. The fill layer contained fragments of glass. The fill horizon is underlain by a buried, sapric organic layer (O_{ab} layer) up to a depth of 17 inches. Groundwater was observed at 4 inches from the soil surface.

5. Proposed Fence Removal

As required by HUD, a roughly 250 foot section of chain link fence, posts, top rails, and concrete footings located within and immediately adjacent to the BVW will be removed. In an effort to avoid cutting of trees within the buffer zone and wetland to gain access to the fence, site access will be made by foot from the rear of Building 18 and through the forested hillside. In addition, to minimize land alteration, all activities will be conducted by hand and/or hand held tools. Where trees, saplings, and shrubs are growing through the fence, the chain links will be clipped and removed in an effort to retain the vegetation. However, some overgrown vegetation (i.e., green briar, bittersweet, and/or multiflora rose) will be pruned to allow access and removal of fence. To further limit land alteration, the preference is to leave the concrete footings, if present, in the ground, however, as currently proposed and described, the footings will be removed. Walking within the wetland will be kept to a minimum so as to further limit disturbance. As much as possible, personnel will work from the upland side of the fence. If access is required on the downgradient side of the fence and is within wetter portions of the wetland, then wooden planks will be placed on the ground to provide a stable surface to stand. Work is anticipated to take up to 3 days to complete and Jay DiPerri, Landscape Director for Beacon Communities LLC, or one of his landscape colleagues, will provide oversight during site activities.

The following outlines the general scope and sequence of activities:

1. Prune vines and/or multiflora rose to establish access to fence. If bittersweet or multiflora rose are fruiting, remove cut vegetation from project site. If not fruiting, cut and place vegetation within upland area.
2. Where trees, saplings, and/or shrubs are growing through the fence, cut the chain links so that vegetation is left intact to the maximum extent practicable and fence can be removed.
3. Dismantle and remove fencing and top rails. Where buried in accumulated leaf litter and/or soil, gently pull fencing to release. If necessary, use a shovel, rake or hand to minimally move leaves/soil so as to release fencing and replace leaf litter/soil upon removal of fence.
4. Remove fence posts and concrete footings (if present). Using a shovel, hand dig the soil to expose and remove concrete footings. Place soil in a wheelbarrow or on plastic sheeting/landscape fabric adjacent to the hole, separating each soil profile into piles. Determine if imported soil will be required to fill the void left by the concrete footings. Imported soil shall be consistent with existing subsoil conditions found in the wetland (e.g., gravelly loamy sand). Replace soil in hole following removal of footing, starting with the soil last removed, so that the preexisting soil profile can be restored.
5. When carrying fencing, posts, and concrete footings to offsite areas, access should be from the forested upland area. Minimize walking within wetland to the maximum extent practicable. Remove fence lengths from the project area in pieces no greater than 10 feet long.
6. Site restoration. Restore ground surface elevations and ground cover to preexisting conditions.

Removal of the fence, top rails, posts, and footings will result in temporary limited disturbance to BVW (estimated at 1,000 sf, assuming a roughly 4 foot wide work footprint and a 250± foot length of fence within wetland). Except for pruning vines and multiflora rose, vegetation will remain intact. Following fence removal, surface elevations and ground cover will be restored. Any impacts to groundcover vegetation or shrubs (primarily coastal sweet pepperbush) resulting from site activities is expected to be temporary as the root stock will not be disturbed.

6. Summary

On behalf of the Applicant, Beacon Communities LLC, LEC Environmental Consultants, Inc., is filing this Notice of Intent (NOI) Application with the Boston Conservation Commission to remove a dilapidated chain link fence within and immediately adjacent to the BVW within the existing residential community at Georgetowne Homes in Hyde Park, Massachusetts.

The Applicant respectfully requests that the Commission issue an Order of Conditions approving the project in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L., c.131, s.40) and its implementing Regulations (310 CMR 10.00).

Massachusetts Wetlands Protection Act (M.G.L. c. 131, §. 40), www.state.ma.us/dep

Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00), www.state.ma.us/dep

Massachusetts Natural Heritage Atlas, 14th Edition, 2017. Natural Heritage & Endangered Species Program, Massachusetts Division of Fisheries & Wildlife, Route 135, Westborough, MA 01581, http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

Massachusetts Department of Environmental Protection, Division of Wetlands and Waterways 1995. *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act, A Handbook*. 89 pp.

National Flood Insurance Program, Federal Emergency Management Agency Flood Insurance Rate Map, City of Boston, Massachusetts, Suffolk County, September 24, 2009 (Community Panel Number 25025C0069G).

New England Hydric Soils Technical Committee. 2018, 4th ed., *Field Indicators for Identifying Hydric Soils in New England,* New England Interstate Water Pollution Control Commission, Wilmington, MA. P. 76

Reed, P.B. 1988. *National List of Plant Species that Occur in Wetlands: 1988 Massachusetts*. U.S. Department of the Interior, Fish and Wildlife Service. NERC-88/18.21

1. Introduction

On behalf of the Applicant, Beacon Communities LLC, LEC Environmental Consultants, Inc., (LEC) is filing the enclosed Notice of Intent (NOI) Application with the Boston Conservation Commission for Georgetowne Homes located at 400A Georgetowne Drive in Hyde Park, Massachusetts. The project includes removal of an existing dilapidated chain link fence and posts. The proposed activity is located within the Bordering Vegetated Wetland (BVW), Bank, Land Under Water (LUW), and associated 100-foot Buffer Zone, all protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40, *Act*) and its implementing *Regulations* (310 CMR 10.00, *Act Regulations*).

2. General Site Description

Georgetown Homes is a residential community on three (3) parcels of land consisting of 967 apartments in 68, two and three-story, wood-framed buildings located on a total of approximately 62.5 acres. The community includes residential buildings, a clubhouse, a maintenance building, and several outdoor amenities in Hyde Park, Massachusetts. The project locus is comprised of one (1) parcel (Parcel ID: 1812326000, 46±acres) and includes forested uplands and wetlands surrounded by the residential community. The centrally-located Bordering Vegetated Wetland (BVW) and pond flows in a northerly direction through a culvert beneath Georgetowne Drive and is connected to a larger BVW system immediately east of the property within Stony Brook Reservation. Georgetowne Homes is bound by residential development to the northwest, west, and south and open space (Stony Brook Reservation) to the east.

A chain link fence, likely installed in the 1970s, surrounds the central BVW/Pond. Along the western portion of the BVW/Pond at the bottom of a forested hillside, a roughly 175 foot long section of fence extends within the boundary of BVW, Bank, and/or LUW, while a 255± foot long section of fence extends within the 100-foot buffer zone. Within the BVW, the fence is generally located downgradient from the wetland boundary by up to 3-5 feet and coincides in sections with the boundary of Bank to pond or slightly within the LUW of pond. As observed in the field and noted on the plan, four (4) fence posts are located within LUW, six (6) fence posts are located on the Bank, and eight (8) fence posts are located within BVW. The remaining twenty-seven (27) fence posts are located

within the 100-foot Buffer Zone. Sections of the fence that are no longer upright are partially buried by soil, leaves, and/or vegetation. Upright sections of fence hold an accumulation of leaf litter on the upgradient side. Furthermore, trees, saplings, shrubs, and vines are growing through and/or over the fencing, including both upright and downed fence sections (Site Photographs, Attachment B). As a result of an inspection by the U.S Department of Housing and Urban Development (HUD) Real Estate Assessment Center (REAC), Georgetowne Homes is required to remove the 430± foot section of fence that is in disrepair.

In the vicinity of the project area, the buffer zone is comprised of the forested hillside upland, chain link fence, maintained lawn area, and residential buildings.

The forested upland hillside located west of the project area includes a canopy dominated by northern red oak (*Quercus rubra*), within scattered individuals of white oak (*Quercus alba*), grey birch (*Betula populifolia*), black birch (*Betula lenta*), hickory (*Carya* sp.), and poplar (*Populus* sp.). The understory contains patches of saplings from the canopy, witch hazel (*Hamamelis virginiana*), and Tatarian honeysuckle (*Lonicera tatarica*), with scattered individuals of winged euonymus (*Euonymus alatus*), crab apple (*Malus* sp.), with entanglements of green briar (*Smilax rotundifolia*) and oriental bittersweet (*Celastrus orbiculatus*).

LEC inspected soil conditions using a Dutch-style soil auger within the upland and observed a 3-inch thick, hemic organic layer (O_e layer). The organic layer is underlain by a fine sandy loam topsoil (A horizon) measuring 3 inches thick with a soil matrix color of 10YR 2/1. The topsoil is underlain by a gravelly, fine sandy loam subsoil (B_w horizon) with a soil matrix color of 10YR 4/6, transitioning to a 10YR 5/6 with depth up to 21-inches. No redoximorphic features were observed within the upland soil profile.

According to the regional Natural Resources Conservation Service (NRCS) soil survey, soils mapped at the project area and forested hillside include Charlton-Hollis-Urban land complex, 3 to 15 percent slopes. Soils mapped at the bottom of the forested hillside, within the area associated with the wetland, includes water.

The site is not located within an Area of Critical Environmental Concern (ACEC), and according to DEP, the site is not located in an area designated as an Outstanding Resource Water or a contributor to a public water supply.

2.1 Natural Heritage and Endangered Species Program Designation

According to the 14th edition of the *Massachusetts Natural Heritage Atlas* (effective August 1, 2017) published by the Natural Heritage & Endangered Species Program (NHESP) and the MassGIS data layer, the property is not mapped within Priority Habitats of Rare Species or Estimated Habitats for Rare Wildlife protectable under the *Massachusetts Endangered Species Act* (MGL c. 131 §. 23). Although the Pond is mapped as a Potential Vernal Pool, no Certified Vernal Pools are mapped within the Pond or elsewhere within the site (Appendix A, Figure 2).

3. Wetland Boundary Determination Methodology

LEC conducted a site evaluation on December 7, 2018 and April 3, 2019 to identify and characterize existing protectable Wetland Resource Areas located at and immediately adjacent to the project area, and to demarcate the boundary of Bordering Vegetated Wetlands (BVW) and Bank to pond. The extent of Wetland Resource Areas was determined through observations of existing plant communities, hydrologic indicators, and observation of Bankfull Indicators in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40) and its implementing Regulations (310 CMR 10.00).

Based on these methods, LEC determined that the site contains Bordering Vegetated Wetland and Bank. The BVW boundary was delineated with sequentially numbered, safety-orange surveyor's tape with LEC flagging stations 1 through 15, while the Bank boundary was delineated with sequentially numbered blue surveyor's tape with LEC flagging stations B1 through B28. The extent of BVW and Bank boundary is shown as approximate on the enclosed *Plan*.

4. Wetland Resource Areas

Wetland Resource Areas proximate to the project area include Bordering Vegetated Wetland, Bank to pond, and Land Under Waterway.

4.1 Bordering Vegetated Wetland

Bordering Vegetative Wetland (BVW) are freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants [310 CMR 10.55(2)(a)].

Vegetation within the wetland contained a canopy dominated by red maple (*Acer rubrum*), with individuals of tupelo (*Nyssa sylvatica*). The understory is dominated by sweet pepperbush (*Clethra alnifolia*), with scattered patches of highbush blueberry (*Vaccinium corymbosum*), silky dogwood (*Cornus amomum*), and green briar (*Smilax rotundifolia*). At the time of LEC's evaluation in early winter, the ground cover was sparse and contained dense leaf litter. Cattail (*Typha* sp.) and buttonbush (*Cephalanthus occidentatlis*) occur in standing water downgradient of the fringing forested wetland.

LEC inspected soil conditions using a Dutch-style soil auger within the BVW, downgradient of wetland flag 11, and observed a 4- inch thick, gravelly, sapric organic layer (O_a layer). The organic layer is underlain by a gravelly loamy sand, fill layer (A^ horizon) measuring 10 inches thick with a soil matrix color of 10YR 2/2. The fill layer contained fragments of glass. The fill horizon is underlain by a buried, sapric organic layer (O_{ab} layer) up to a depth of 17 inches. Groundwater was observed at 4 inches from the soil surface.

4.2 Bank

Bank is the first observable break in slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level [310 CMR 10.54(2)(c)].

Bank associated with the pond is generally characterized as the first observable break in slope and is coincident with 3-5 inch undercuts and shrub line. Further south, where there is no abrupt break in slope, the bank is defined by the edge of water, water staining, and/or shrub line. The bank is generally mucky and partially vegetated with shrubs (i.e., sweet pepperbush and silky dogwood). A roughly 105 foot section of fence extends on/adjacent to Bank.

4.3 Land Under Waterways and Waterbodies

Land Under Water Bodies and Waterways is the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock [310 CMR 10.56(2)(a)].

Land Under Water is associated with the pond and proximate to the Bank. It is characterized as a mucky bottom substrate with accumulation of leaf litter.

4.4 Bordering Land Subject to Flooding

Bordering Land Subject to Flooding (BLSF) is an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. ***It extends from the banks of these waterways and waterbodies; where a bordering vegetated wetland occurs, it extends from said wetland*** [310 CMR 10.57(2)(a)].

According to the September 25, 2009 *Federal Emergency Management Agency Flood Insurance Rate Map* (*FEMA FIRM*) for Suffolk County, Massachusetts (Community Panel Number 25025C0069G), the pond is located within Zone X (shaded), *Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square miles; and areas protected by levees from 1% annual chance flood*. Land areas adjacent to the pond are located within Zone X (unshaded), *Area determined to be outside the 0.2% annual chance floodplain* (Appendix A, Figure 2 and Plan). However, according to the Boston Conservation Commission, this Zone X (shaded) designation is an error and will be corrected to a Zone A in future publications. Zone A is a defined as *Special Flood Hazard Area subject to inundation by the 1% annual chance flood*, No Base Flood Elevations determined. Within the project footprint, no portion of Zone A extends landward of BVW and as such no portion of the project is located within BLSF. The fence, however, is located within Zone A (Zone X (shaded)).

5. Proposed Fence Removal

As required by HUD, a roughly 430 foot section of chain link fence, posts, top rails, and concrete footings located within the 100-foot buffer zone, BVW, Bank, and LUW will be removed. In an effort to avoid cutting of trees within the buffer zone and wetland to gain access to the fence, site access will be made by foot from the rear of Building 18 and through the forested hillside. In addition, to minimize land alteration, all activities will be conducted by hand and/or utilizing hand held tools. Where trees, saplings, and shrubs are growing through the fence, the chain links will be clipped and removed in an effort to retain the vegetation. However, some overgrown vegetation (i.e., green briar, bittersweet,

and/or multiflora rose) will be pruned to allow access to and removal of fence. To further limit land alteration, the preference is to leave the concrete footings of fence posts, if present, in the ground, however, as currently proposed and described, the footings will be removed, except for those (four) 4 footings located within LUW, six (6) footings on the Bank, and three (3) footings within BVW but immediately adjacent to the Bank. Within LUW and/or on the Bank, an attempt to pull fence posts out of the ground will be made. If not successful, the posts will be cut at the interface with the concrete footing. Walking within the wetland will be kept to a minimum so as to further limit disturbance. As much as possible, personnel will work from the upland side of the fence. If access is required on the downgradient side of the fence and is within LUW or along the Bank, then wooden planks will be placed on the ground to provide a stable surface to stand. Work is anticipated to take up to 3 days to complete, and Jay DiPerri, Landscape Director for Beacon Communities LLC, or one of his landscape colleagues, will provide oversight during site activities.

The following outlines the general scope and sequence of activities:

1. Prune vines and/or multiflora rose to establish access to fence. If bittersweet or multiflora rose are fruiting, remove cut vegetation from project site. If not fruiting, cut and place vegetation within upland area.
2. Where trees, saplings, and/or shrubs are growing through the fence, cut the chain links so that vegetation is left intact to the maximum extent practicable and fence can be removed.
3. Dismantle and remove fencing and top rails. Where buried in accumulated leaf litter and/or soil, gently pull fencing to release. If necessary, use a shovel, rake or hand to minimally move leaves/soil so as to release fencing and replace leaf litter/soil upon removal of fence. Where a significant amount of leaf litter is accumulated behind the fence, rake/redistribute leaf litter/soil to upgradient areas so as to minimize movement downgradient when fence is removed. Remove household debris when encountered. Place leaf litter on top of any exposed soil.
4. Remove fence posts and concrete footings (if present and where feasible) within Buffer Zone and BVW, except as noted above and on plan. Using a shovel, hand dig the soil to expose and remove concrete footings. Place soil in a wheelbarrow or on plastic sheeting/landscape fabric adjacent to the hole, separating each soil profile into piles. Determine if imported soil will be required to fill the void left by the concrete

footings. For BVW, imported soil shall be consistent with existing subsoil conditions found in the wetland (e.g., gravelly loamy sand). Replace soil in hole following removal of footing, starting with the soil last removed, so that the preexisting soil profile can be restored. Cover exposed soil with leaf litter.

5. When carrying fencing, posts, and concrete footings to offsite areas, access should be from the forested upland area. Minimize walking within wetland to the maximum extent practicable. Remove fence lengths from the project area in pieces no greater than 10 feet long.
6. Site restoration. Restore ground surface elevations and ground cover to preexisting conditions.
7. Photographic documentation of site conditions will be provided to the Conservation Commission following completion of site restoration activities.

Removal of the fence, top rails, posts, and footings will result in temporary limited disturbance to BVW, Bank, and LUW, as summarized in the table below.

Table 1. Wetland Resource Area Impact Summary Table

Resource Area	Impact (Temporary)	Notes
BVW	875± square feet	Presumes 5± foot wide by 175± foot long work footprint for access and fence removal. Selective cutting of vegetation may be required to release the fence. Includes removal of concrete footings and in-situ restoration.
Bank	105± linear feet	Includes the approximate length of fence and posts located in or over the bank. Selective cutting of vegetation may be required to release the fence. Posts to be removed and concrete footings, if present, to remain.
LUW	16± square feet	Presumes a 4 square foot footprint for access to each of the 4 fence posts.
BLSF	0	No work is occurring within BLSF. Fence and posts will be removed from Zone A only.

Except for pruning vines and multiflora rose, vegetation will remain intact. Following fence removal, surface elevations and ground cover will be restored. Any impacts to groundcover vegetation or shrubs (primarily coastal sweet pepperbush) resulting from site activities is expected to be temporary as the root stock will not be disturbed.

6. Regulatory Compliance

The *Act Regulations* provide specific performance standards for work within BVW, Bank, and LUW. The pertinent regulatory citations of these performance standards and a description of the project's compliance with these standards are provided below.

6.1 Bank

According to 310 CMR 10.54(4)(a):

Where the presumption set forth in 310 CMR 10.54(3) is not overcome, any proposed work on a Bank shall not impair the following:

1. *The physical stability of the Bank;*
2. *The water carrying capacity of the existing channel within the Bank;*
3. *Ground water and surface water quality;*
4. *The capacity of the Bank to provide breeding habitat, escape cover and food for fisheries;*
5. *The capacity of the Bank to provide important wildlife functions.*

Impacts to Bank are temporary and associated with fence and fence post removal. Although the fence extends along a 105± linear foot section of Bank, actual temporary impacts to bank are expected to be significantly less than 105 feet. Where trees, saplings, and shrubs are growing through the fence, the chain links will be clipped and removed in an effort to retain the vegetation. However, some overgrown vegetation (i.e., green briar, bittersweet, and/or multiflora rose) will be pruned to allow access to and removal of fence. Any impacts to groundcover vegetation or shrubs (primarily coastal sweet pepperbush) resulting from site activities is expected to be temporary as the root stock will not be disturbed. In addition, if site conditions require, wooden planks will be placed on the ground to provide a stable surface to stand so as to not impact the physical

character of bank. As such, the physical stability, water carrying capacity, and existing wildlife habitat functions of the bank will not be impaired.

310 CMR 10.54(4)(a)(5) states:

A project….that alters up to 10% or 50 feet (whichever is less) of the length of bank found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.

Based on LEC's observations, no unique wildlife habitat features are associated with the Bank of pond. As stated above, the project area is not located within a Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife as mapped by NHESP. No MassGIS Certified Vernal Pools and/or Ponds are associated with the pond. Furthermore, the project area is not located within an "Important Wildlife Habitat" per the "Habitat of Potential Regional or Statewide Importance" map for Boston, created by MA DEP CAPS (Conservation Assessment and Prioritization Systems) program. The vegetated and mucky substrate bank is presumed to provide food, shelter and migratory and breeding areas for wildlife and overwintering areas for mammals and reptiles. Wildlife species likely to utilize the Bank would be ecological generalists that are widespread and common to Boston. In consideration of the proposed Bank (temporary) alteration, LEC has completed the attached "Appendix A" *Simplified Wildlife Habitat Evaluation Form* (Appendix D) in accordance with the *Massachusetts Wildlife Habitat Protection Guidance for Inland Wetlands* March 2006 (Wildlife Habitat Guidance) prepared by DEP.

Fence removal will improve the site's capacity to allow wildlife passage from the adjacent forested hillside and wetland to the pond. Given that the activities are temporary in nature and the physical character of the bank and the overall vegetative cover will not be permanently impaired, no permanent adverse effects on wildlife habitat is expected. As such, the project is in compliance with performance standards established by 310 CMR 10.54(4)(a) and 310 CMR 10.60.

6.2 Bordering Vegetated Wetland

According to 310 CMR 10.55(4)(a):

Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work within a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.

Temporary impacts (i.e., 875±sf) to BVW are associated with access to the fence and fence posts, removal of concrete footings, select cutting of vegetation, and redistribution of accumulated leaf litter behind the fence. Following removal of concrete footings, the wetland soil profile and elevations will be restored and area covered by leaf letter. As noted above, where trees, saplings, and shrubs are growing through the fence, the chain links will be clipped and removed in an effort to retain the vegetation. However, some overgrown vegetation (i.e., green briar, bittersweet, and/or multiflora rose) will be pruned to allow access to and removal of fence. Any impacts to groundcover vegetation or shrubs (primarily coastal sweet pepperbush) resulting from site activities is expected to be temporary as the root stock will not be disturbed. As a result, the project, which will not result in a permanent loss of wetland, is in compliance with the performance standards established by 310 CMR 10.55(4)(a).

6.3 Land Under Water Bodies and Waterways

According to 310 CMR 10.56(4)(a):

Where the presumption set forth in 310 CMR 10.56(3) is not overcome, any proposed work within Land Under Water Bodies and Waterways shall not impair the following:

1. *The water carrying capacity within the defined channel, which is provided by said land in conjunction with the banks;*
2. *Ground and surface water quality;*
3. *The capacity of said land to provide breeding habitat, escape cover and food for fisheries; and*
4. *The capacity of said land to provide important wildlife habitat functions. A project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important habitat functions. Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures established under 310 CMR 10.60.*

Impacts to Land Under Water are temporary in nature and are associated with the removal of 4 fence posts and access (total 16± square feet (presumes 4 square feet of impact per fence post). As previously noted, to minimize impacts, the concrete footing, if present, will remain in place below the pond bottom. When needed, wooden planks will be placed on the ground to provide a stable surface to stand. Activities associated with removal of the fence posts is not expected to alter the water carrying capacity of the pond, nor impair ground and surface water quality. This activity is also not anticipated to permanently change the capacity to provide breeding habitat, escape cover, and food for fisheries, if present. Finally, the temporary footprint of activities is small enough so as to not impair its capacity to provide important wildlife habitat functions.

7. Summary

On behalf of the Applicant, Beacon Communities LLC, LEC Environmental Consultants, Inc., is filing this Notice of Intent (NOI) Application with the Boston Conservation Commission to remove a dilapidated chain link fence within BVW, Bank, LUW and 100-foot Buffer Zone within the existing residential community at Georgetowne Homes in Hyde Park, Massachusetts. Removal of this fence will improve the site's capacity to provide a contiguous wildlife habitat between the pond and adjacent hillside upland.

The Applicant respectfully requests that the Commission issue an Order of Conditions approving the project in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L., c.131, s.40) and its implementing Regulations (310 CMR 10.00).

Appendix A

Locus Maps

Figure 1: USGS Topographic Quadrangle

Figure 2: FEMA Flood Insurance Rate Map

Figure 3: MassGIS Orthophoto & NHESP Estimated Habitat Map

LEC
Environmental Consultants, Inc.
Wakefield, MA
781.245.2500
www.lecenvironmental.com

Figure 1: USGS Topographic Map
Georgetowne Homes
400A Georgetowne Drive
Hyde Park, MA

March 15, 2019

N

0 250 500 Feet

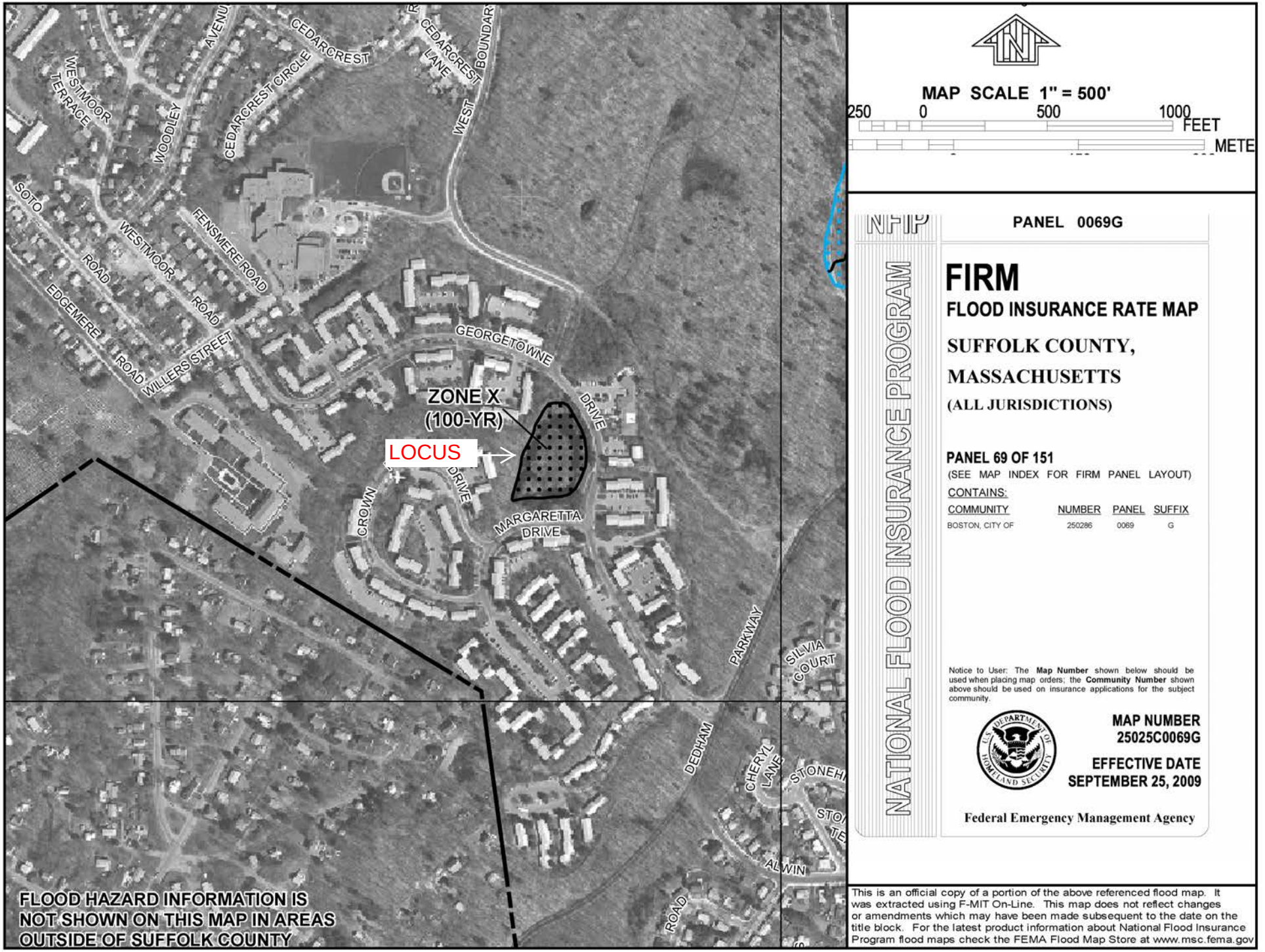
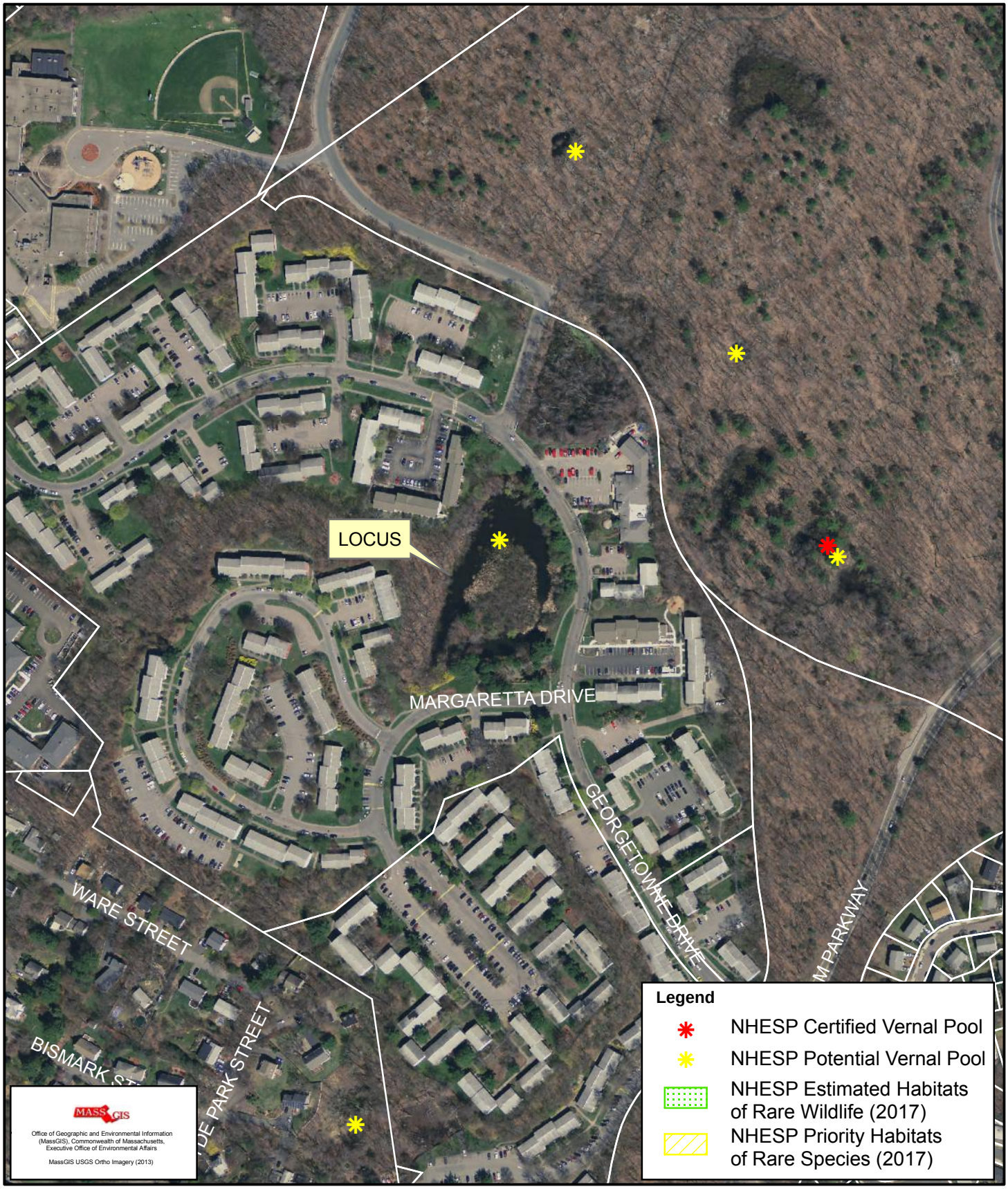


Figure 2: FEMA Flood Insurance Rate Map



LEC
Environmental Consultants, Inc.
Wakefield, MA
781.245.2500
www.lecenvironmental.com

Figure 3: MassGIS Orthophoto & NHESP Map
Georgetowne Homes
400A Georgetowne Drive
Hyde Park, MA

March 15, 2019

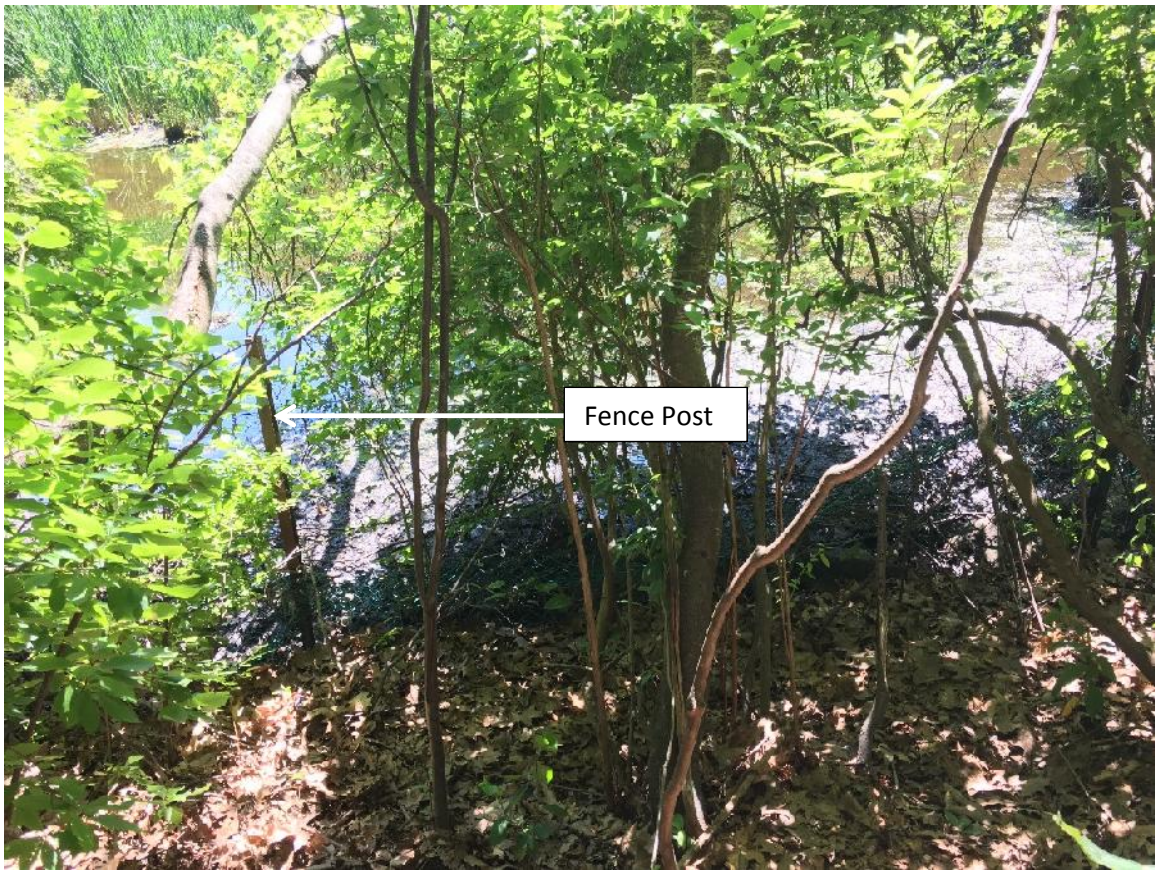
N

0 150 300 Feet

Appendix B

Site Photographs

View of fence immediately adjacent to the wetland. Note thick shrub growth adjacent to fence.



Views of fence posts within wetland. Fencing is on the ground and partially buried by leaves/soil. Vegetation is growing through and around downed fencing.

View of fence in 100-foot buffer zone overgrown with vegetation.

View of red maple tree growing through downed fence located within wetland.

View of shrub growing through upright fence located within the wetland.

Views of fence located within the 100-foot buffer zone.

View of southern extent of fence to be removed. Fence is located at or slightly within wetland.

Overview of access route through forested upland (100-foot Buffer zone). Access will be made by foot (i.e., no machinery used).

Appendix C

DEP BVW Delineation Field Data Forms

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

Applicant: Beacon Communities, LLC. Prepared by: LEC Environmental Consultants, Inc. Julia Hoogeboom, Wetland Specialist Project location: Georgetowne Homes, Hyde Park, MA LEC File #: BRP\11-010.02 DEP File #:_____

Check all that apply:

- ❑ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☑ Vegetation and other indicators 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: 2 (Upland)		Transect Number: 1 (WF 11)	Date of Delineation: 12/7/2018
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (Midpoints used)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
Groundcover (Absent)				
Shrub				
Tupelo (*Nyssa sylvatica*)	3.0%	11%	No	
Witch hazel (*Hamamelis virginiana*)	20.5%	78%	Yes	FACU
Northern red oak (*Quercus rubra*)	3.0%	11%	No	
Sapling				
Northern red oak (*Quercus rubra*)	3.0%	100%	Yes	FACU
Canopy				
Northern red oak (*Quercus rubra*)	38.0%	100%	Yes	FACU

* *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 conclusion:

Number of dominant wetland indicator plants: 0

Number of dominant non-wetland indicator plants: 3

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes (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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? (yes) no
title/date: Norfolk and Suffolk Counties, Massachusetts, Version 14, September 12, 2018
map number: N/A
soil type mapped: Charlton-Hollis-Urban land complex, 3 to 15 percent slopes
hydric soil inclusions: None

Are field observations consistent with soil survey? (yes) no
Remarks: Field observations are consistent with soil survey.

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
3-0”	O_e		
3-6”	A	10YR 2/1 fsl	
6-21”	B_w	10YR 5/6 stony fsl	

Remarks:

3. Other:

Conclusion: Is soil hydric? yes (no)

Other Indicators of Hydrology: (check all that apply & 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 (streams, lake, or tidal gauge; aerial photo; other):
  _____
  _____
  _____
- ❑ Other: _____

Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ # of non-wetland indicator plants	____	X
Wetland hydrology present:		
Hydric soil present	____	X
Other indicators of hydrology present	____	X
Sample location is in a BVW	____	X

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

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

Applicant: Beacon Communities, LLC. Prepared by: LEC Environmental Consultants, Inc. Project location: Georgetown Homes, Hyde Park, MA
Julia Hoogeboom, Wetland Specialist LEC File #: BRP\11-010.02 DEP File #:_____

Check all that apply:

- ❑ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☑ Vegetation and other indicators 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: 1 (wetland)		Transect Number: 1 (WF 11)	Date of Delineation: 12/7/2018
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (Midpoints used)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
Groundcover (Absent)				
Shrub				
Witch hazel (*Hamamelis virginiana*)	3.0%	15%	No	
Sweet pepperbush (*Clethra alnifolia*)	10.5%	55%	Yes	FAC*
Tupelo (*Nyssa sylvatica*)	3.0%	15%	No	
Eastern cottonwood (*Populus deltoides*)	3.0%	15%	No	
Sapling				
Red maple (*Acer rubrum*)	10.5%	100%	Yes	FAC*
Canopy				
Red maple (*Acer rubrum*)	20.5%	100%	Yes	FAC*

* *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 conclusion:

Number of dominant wetland indicator plants: 3 Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? (yes) 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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? (yes) no
title/date: Norfolk and Suffolk Counties, Massachusetts, Version 14, September 12, 2018
map number: N/A
soil type mapped: Charlton-Hollis-Urban land complex, 3 to 15 percent slopes
hydric soil inclusions: None

Are field observations consistent with soil survey? (yes) no
Remarks: Field observations are consistent with an urban soil, and are generally consistent with the soil survey.

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
O_a	0-4”		
A^	4-14”	10YR 2/2 gravelly ls	
O_{ab}	14-17”		

Remarks:
A horizon contained glass fragments
Refusal encountered at 17 inches

3. Other:

Conclusion: Is soil hydric? (yes) no

Other Indicators of Hydrology: (check all that apply & describe)

- ❑ Site Inundated: _____
- ☑ Depth to free water in observation hole: 4”
- ☑ Depth to soil saturation in observation hole: at surface
- ❑ Water marks: _____
- ❑ Drift lines: _____
- ❑ Sediment Deposits: _____
- ❑ Drainage patterns in BVW: _____
- ❑ Oxidized rhizospheres: _____
- ❑ Water-stained leaves: _____
- ❑ Recorded Data (streams, lake, or tidal gauge; aerial photo; other): _____ _____ _____
- ❑ Other: _____

Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ # of non-wetland indicator plants	X	
Wetland hydrology present:		
Hydric soil present	X	
Other indicators of hydrology present	X	
Sample location is in a BVW	X	

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

Appendix D

"Appendix A" Simplifed Wildlife Habitat Evaluation Form

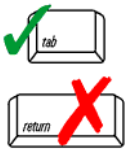
Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands program

Wildlife Habitat Protection Guidance

Appendix A: Simplified Wildlife Habitat Evaluation

Project Information

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



400A Georgetowne Drive, Georgetowne Homes, Hyde Park, MA
Project Location (from NOI)

Andrea Kendall, LEC Environmental Consultants, Inc. — 4/19/2019
Name of Person Completing Form — Date

Important Habitat Features

Direct alterations to the following important habitat features in resource areas may be permitted only if they will have no adverse effect (refer to Section V).

- ☐ Habitat for state-listed animal species (receipt of a positive opinion or permit from MNHESP shall be presumed to be correct. Do not refer to Section V).
- ☐ Sphagnum hummocks and pools suitable to serve as nesting habitat for four-toed salamanders
- ☐ Trees with large cavities (≥18" tree diameter at cavity entrance)
- ☐ Existing beaver, mink or otter dens
- ☐ Areas within 100 feet of existing beaver, mink or otter dens (if significant disturbance)
- ☐ Existing nest trees for birds that traditionally reuse nests (bald eagle, osprey, great blue heron)
- ☐ Land containing freshwater mussel beds
- ☐ Wetlands and waterbodies known to contain open water in winter with the capacity to serve as waterfowl winter habitat
- ☐ Turtle nesting areas
- ☐ Vertical sandy banks (bank swallows, rough-winged swallows or kingfishers)

The following habitat characteristics when not commonly encountered in the surrounding area:

- ☐ Stream bed riffle zones (e.g. in eastern MA)
- ☐ Springs
- ☐ Gravel stream bottoms (trout and salmon nesting substrate)
- ☐ Plunge pools (deep holes) in rivers or streams
- ☐ Medium to large, flat rock substrates in streams

Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Wetlands program

Wildlife Habitat Protection Guidance

Appendix A: Simplified Wildlife Habitat Evaluation

Activities

When any one of the following activities is proposed within resource areas, applicants should complete a Detailed Wildlife Habitat Evaluation (refer to Appendix B).

☐ Activities located in mapped "Habitat of Potential Regional or Statewide Importance"

☐ Activities affecting certified or documented vernal pool habitat, including habitat within 100' of a certified or documented vernal pool when within a resource area

☒ Activities in bank, land under water, bordering land subject to flooding (presumed significant) where alterations are more than twice the size of thresholds

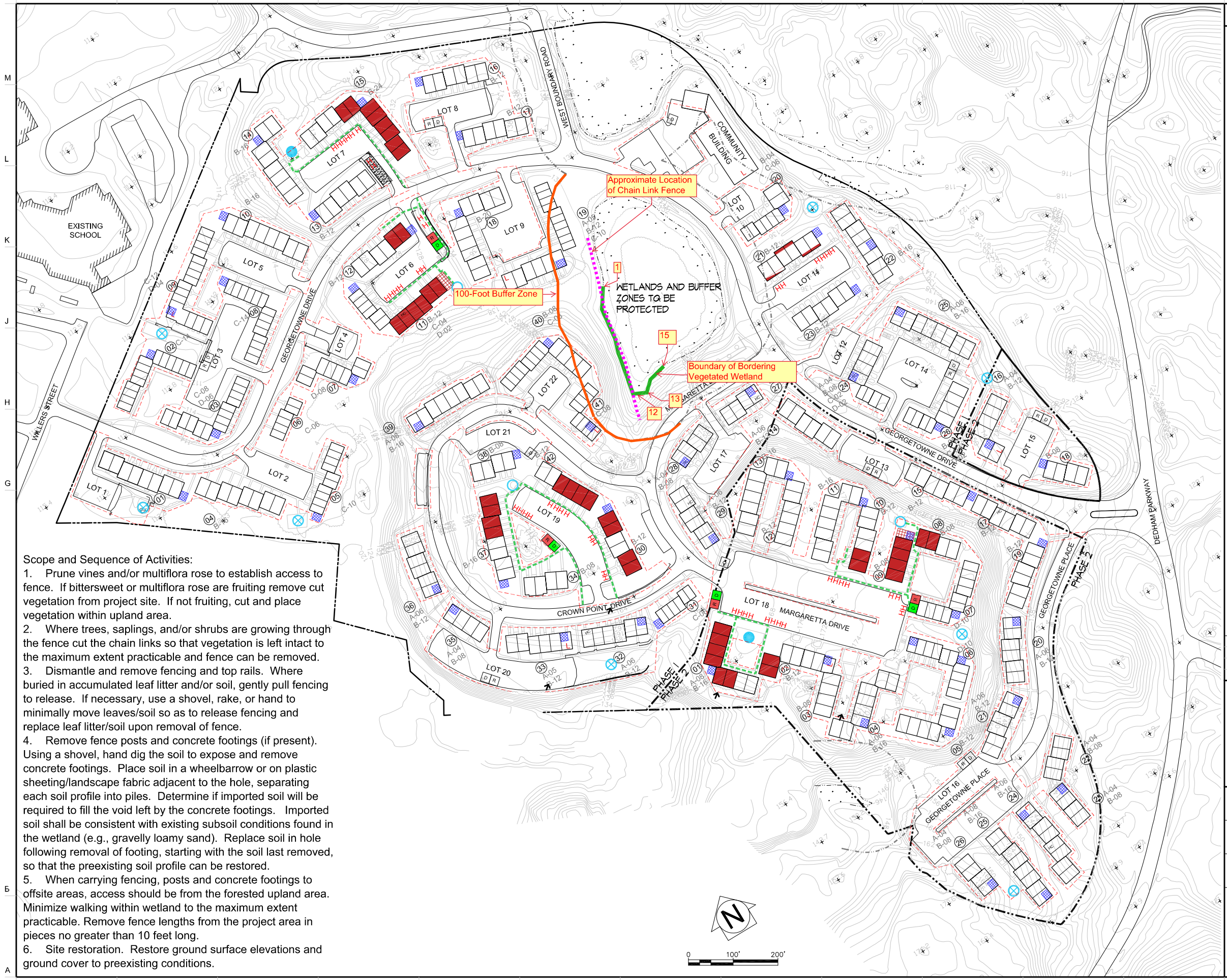
☐ Activities affecting vegetated wetlands >5000 sq. ft. occurring in resource areas other than Bordering Vegetated Wetland

☐ Activities affecting the sole connector between habitats >50 acres in size

☐ Installation of structures that prevent animal movement

☐ Activities for the purpose of bank stabilization using hard structure solutions that significantly affect ability of stream channel to shift and meander, or disrupt continuity in cover that would inhibit animal passage

☐ Dredging (greater than 5,000 sf)



Scope and Sequence of Activities:

1. Prune vines and/or multiflora rose to establish access to fence. If bittersweet or multiflora rose are fruiting remove cut vegetation from project site. If not fruiting, cut and place vegetation within upland area.
2. Where trees, saplings, and/or shrubs are growing through the fence cut the chain links so that vegetation is left intact to the maximum extent practicable and fence can be removed.
3. Dismantle and remove fencing and top rails. Where buried in accumulated leaf litter and/or soil, gently pull fencing to release. If necessary, use a shovel, rake, or hand to minimally move leaves/soil so as to release fencing and replace leaf litter/soil upon removal of fence.
4. Remove fence posts and concrete footings (if present). Using a shovel, hand dig the soil to expose and remove concrete footings. Place soil in a wheelbarrow or on plastic sheeting/landscape fabric adjacent to the hole, separating each soil profile into piles. Determine if imported soil will be required to fill the void left by the concrete footings. Imported soil shall be consistent with existing subsoil conditions found in the wetland (e.g., gravelly loamy sand). Replace soil in hole following removal of footing, starting with the soil last removed, so that the preexisting soil profile can be restored.
5. When carrying fencing, posts and concrete footings to offsite areas, access should be from the forested upland area. Minimize walking within wetland to the maximum extent practicable. Remove fence lengths from the project area in pieces no greater than 10 feet long.
6. Site restoration. Restore ground surface elevations and ground cover to preexisting conditions.

NOTES

Fence Removal Schematic Plan
Georgetowne Homes
404A Georgetowne Drive
Hyde Park, MA

Prepared by:
LEC Environmental Consultants, Inc.
March 20, 2019

Notes:
Boundary of Bordering Vegetated Wetland, wetland flags 1 through 15, established by LEC Environmental Consultants, Inc. on December 7, 2018.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St, Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
STANTEC PLANNING AND LANDSCAPE ARCHITECTURE, PC
141 Portland Street, Boston, MA 02114
p: 617.523.8103 f: 617.523.4333
www.stantec.com

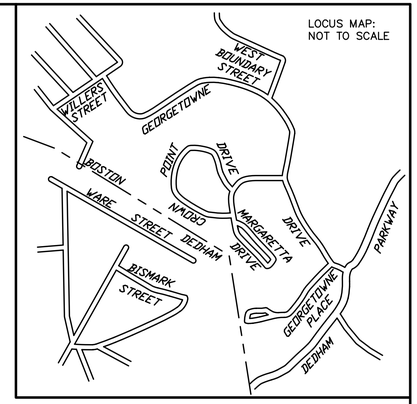
Project

Title

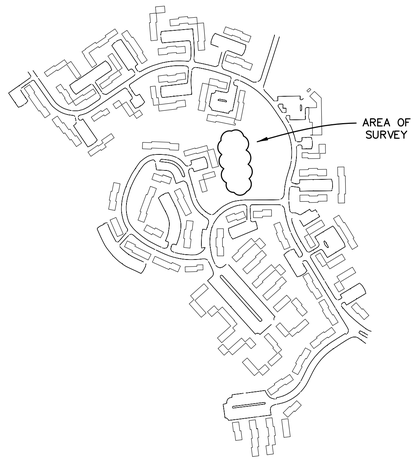
Designed	Project No. 210800662	File Name
Drawn CF	Scale AS NOTED	
Checked	Drawing No. 00	
Re-lined PP		
Date 02-03-2012		

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

LOCUS MAP:
NOT TO SCALE



VICINITY MAP:
NEW GEORGETOWNE HOMES PROPERTY
NOT TO SCALE



N

100' BUFFER ZONE

FLOOD ZONE X (UNSHADED)

FLOOD ZONE X (SHADED)

BOUNDARY OF BORDERING VEGETATED WETLAND (BVW)

BANK OF POND

WOODED

AREA SHOWN AS ZONE X (SHADED) (100-YR)

FLOOD ZONE X (SHADED)

FLOOD ZONE X (UNSHADED)

NOTES:

1) THE ELEVATIONS SHOWN HEREON REFER TO BOSTON CITY BASE AS DETERMINED BY GPS OBSERVATIONS AND AN OPUS SOLUTION PERFORMED JULY 2011.

2) THE LAND SHOWN HEREON IS LOCATED IN ZONE X (SHADED AND UN-SHADED) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25025C0069G EFFECTIVE DATE SEPTEMBER 25, 2009.

3) INFORMATION SHOWN HEREON AS SHADED WAS COMPILED FROM PREVIOUS WORK PERFORMED BY THIS OFFICE, AND MAY NOT REPRESENT CURRENT FIELD CONDITIONS

4) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CHAIN LINK FENCE TO BE REMOVED.

5) WETLAND FLAGS SHOWN HEREON WERE PLACED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON 12/7/2018 & 4/3/2019.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. PUSTIZZI
46505
PROFESSIONAL LAND SURVEYOR

NEW GEORGETOWNE HOMES

EXISTING CONDITIONS PLAN IN BOSTON, MA (SUFFOLK COUNTY)

SCALE: 1"= 20' DATE: APRIL 10, 2019

0 20 40 60 80 ft

Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.:(508) 970-0096

362210TP1.DWG

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

CONSTRUCTION SEQUENCE AND NOTES:

In an effort to avoid cutting of trees within the buffer zone and wetland to gain access to the fence, site access will be made by foot from the rear of Building 18 and through the forested hillside. In addition, to minimize land alteration, all activities will be conducted by hand and/or utilizing hand held tools. Where trees, saplings, and shrubs are growing through the fence, the chain links will be clipped and removed in an effort to retain the vegetation. However, some overgrown vegetation (i.e., green briar, bittersweet, and/or multiflora rose) will be pruned to allow access to and removal of fence. To further limit land alteration, the preference is to leave the concrete footings of fence posts, if present, in the ground, however, as currently proposed and described, the footings will be removed, except for those (four) 4 footings located within the Pond (Land Under Water) and possibly six (6) footings on the Bank. Within the Pond and/or on the Bank, an attempt to pull fence posts out of the ground will be made. If not successful, the posts will be cut at the interface with the concrete footing. Walking within the wetland will be kept to a minimum so as to further limit disturbance. As much as possible, personnel will work from the upland side of the fence. If access is required on the downgradient side of the fence and is within the Pond or along the Bank, then wooden planks will be placed on the ground to provide a stable surface to stand. Work is anticipated to take up to 3 days to complete and Jay DiPerri, Landscape Director for Beacon Communities LLC, or one of his landscape colleagues, will provide oversight during site activities.

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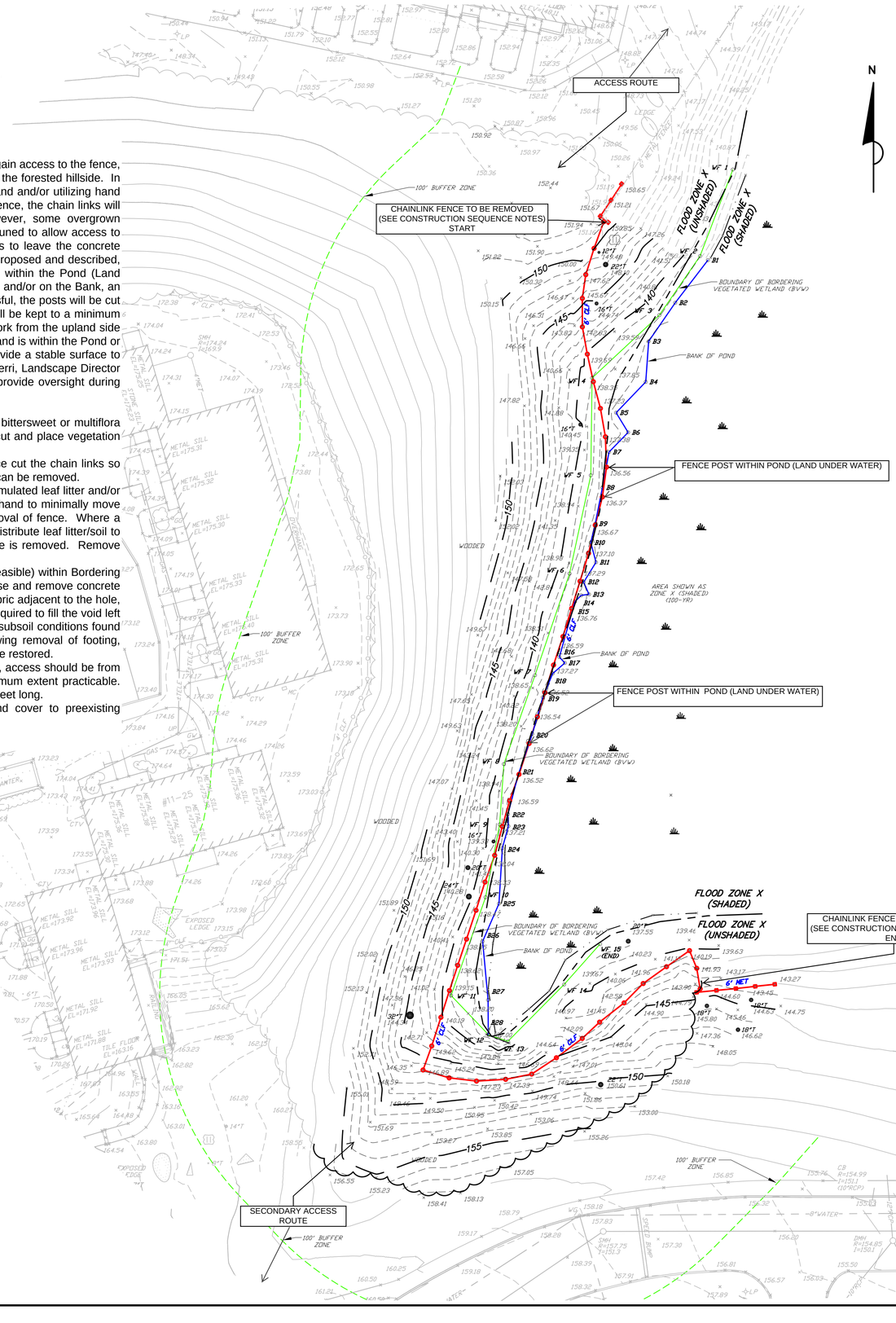
1. Prune vines and/or multiflora rose to establish access to fence. If bittersweet or multiflora rose are fruiting remove cut vegetation from project site. If not fruiting, cut and place vegetation within upland area.
2. Where trees, saplings, and/or shrubs are growing through the fence cut the chain links so that vegetation is left intact to the maximum extent practicable and fence can be removed.
3. Dismantle and remove fencing and top rails. Where buried in accumulated leaf litter and/or soil, gently pull fencing to release. If necessary, use a shovel, rake, or hand to minimally move leaves/soil so as to release fencing and replace leaf litter/soil upon removal of fence. Where a significant amount of leaf litter is accumulated behind the fence, rake/redistribute leaf litter/soil to upgradient areas so as to minimize movement downgradient when fence is removed. Remove household debris when encountered.
4. Remove fence posts and concrete footings (if present and where feasible) within Bordering Vegetated Wetland and Bank. Using a shovel, hand dig the soil to expose and remove concrete footings. Place soil in a wheelbarrow or on plastic sheeting/landscape fabric adjacent to the hole, separating each soil profile into piles. Determine if imported soil will be required to fill the void left by the concrete footings. Imported soil shall be consistent with existing subsoil conditions found in the wetland (e.g., gravelly loamy sand). Replace soil in hole following removal of footing, starting with the soil last removed, so that the preexisting soil profile can be restored.
5. When carrying fencing, posts and concrete footings to offsite areas, access should be from the forested upland area. Minimize walking within wetland to the maximum extent practicable. Remove fence lengths from the project area in pieces no greater than 10 feet long.
6. Site restoration. Restore ground surface elevations and ground cover to preexisting conditions.



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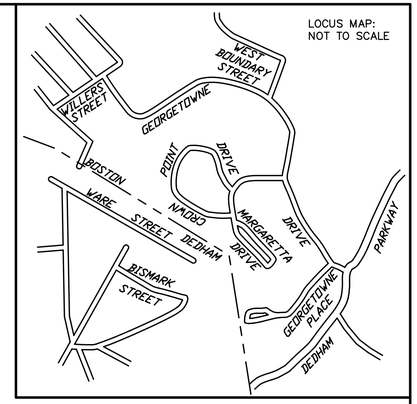

VICINITY MAP:
NEW GEORGETOWNE HOMES PROPERTY
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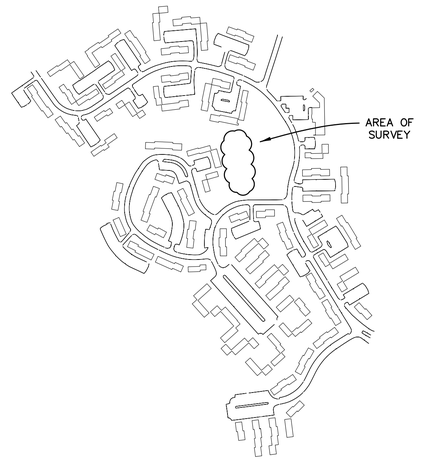

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COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. PUSTIZZI
46505
REGISTERED PROFESSIONAL LAND SURVEYOR

NEW GEORGETOWNE HOMES

EXISTING CONDITIONS PLAN IN BOSTON, MA (SUFFOLK COUNTY)

SCALE: 1"= 20' DATE: APRIL 10, 2019

0 20 40 60 80 ft

Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.:(508) 970-0096

362210TP1.DWG

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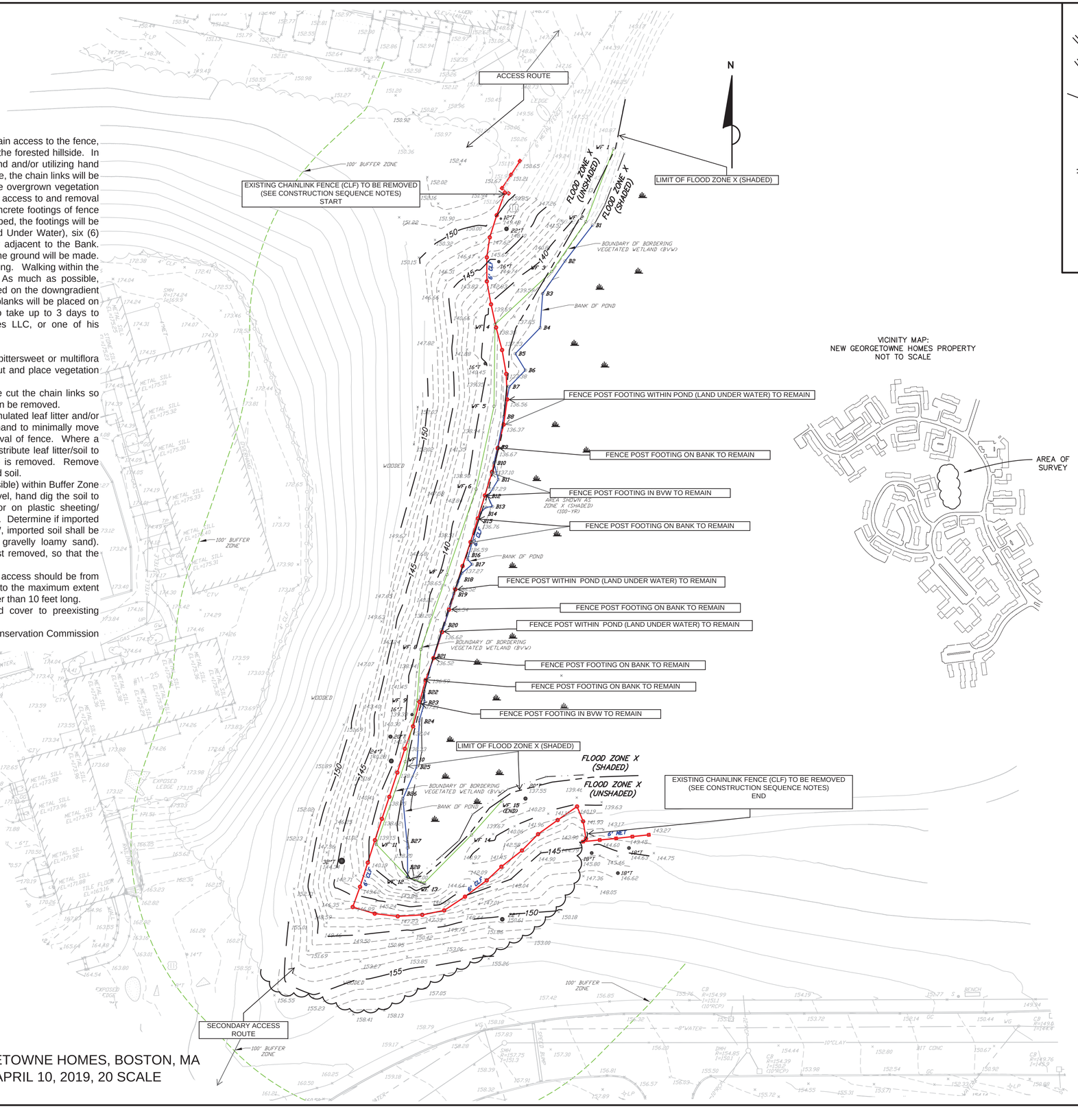
3. Dismantle and remove fencing and top rails. Where buried in accumulated leaf litter and/or soil, gently pull fencing to release. If necessary, use a shovel, rake, or hand to minimally move leaves/soil so as to release fencing and replace leaf litter/soil upon removal of fence. Where a significant amount of leaf litter is accumulated behind the fence, rake/redistribute leaf litter/soil to upgradient areas so as to minimize movement downgradient when fence is removed. Remove household debris when encountered. Place leaf litter on top of any exposed soil.
4. Remove fence posts and concrete footings (if present and where feasible) within Buffer Zone and Bordering Vegetated Wetland except as noted on plan. Using a shovel, hand dig the soil to expose and remove concrete footings. Place soil in a wheelbarrow or on plastic sheeting/ landscape fabric adjacent to the hole, separating each soil profile into piles. Determine if imported soil will be required to fill the void left by the concrete footings. For BVW, imported soil shall be consistent with existing subsoil conditions found in the wetland (e.g., gravelly loamy sand). Replace soil in hole following removal of footing, starting with the soil last removed, so that the preexisting soil profile can be restored. Cover exposed soil with leaf litter.
5. When carrying fencing, posts and concrete footings to offsite areas, access should be from the forested upland area. Minimize walking within wetland and on Bank to the maximum extent practicable. Remove fence lengths from the project area in pieces no greater than 10 feet long.
6. Site restoration. Restore ground surface elevations and ground cover to preexisting conditions.
7. Photographic documentation of site conditions will be provided to the Conservation Commission following completion of site restoration activities.

WETLAND RESOURCE AREA IMPACT SUMMARY TABLE:

Resource Area	Impact (Temporary)	Notes
BVW	875± square feet	Presumes 5± foot wide by 175± foot long work footprint for access and fence removal. Selective cutting of vegetation may be required to release the fence. Includes removal of concrete footings and in-situ restoration.
Bank	105± linear feet	Includes the approximate length of fence and posts located in or over the bank. Selective cutting of vegetation may be required to release the fence. Posts to be removed and concrete footings, if present, to remain.
LUW	16± square feet	Presumes a 4 square foot footprint for access to each of the 4 fence posts.
BLSF	0	No work is occurring within BLSF. Fence and posts will be removed from Zone A only.



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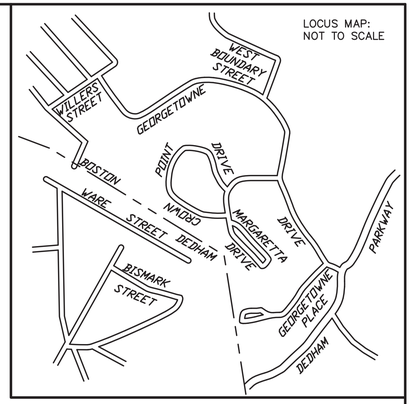

VICINITY MAP:
NEW GEORGETOWNE HOMES PROPERTY
NOT TO SCALE

SOURCE: EXISTING CONDITIONS PLAN, GEORGETOWNE HOMES, BOSTON, MA BY PRECISION LAND SURVEYING, INC., DATED APRIL 10, 2019, 20 SCALE

NEW GEORGETOWNE HOMES

PROPOSED CONDITIONS PLAN
BOSTON, MA

PREPARED BY:

LEC ENVIRONMENTAL CONSULTANTS, INC

100 Grove Street, Worcester MA 01605

DATE: APRIL 19, 2019

SCALE: 1"= 20'

0 20 40 60 80 ft