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To: Nicholas Moreno  
Boston Conservation Commission  
1 City Hall Square, Room 709  
Boston, Massachusetts 02201

DATE: 12/11/2020

FROM: George N. Mihov, PE

HSH PROJECT NO.: 2018126

SUBJECT: Notice of Intent – West Roxbury Residences

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Dear Nicholas,

On behalf of our client Peter V. Davos / WBA Townhomes, LLC we are submitting a Notice of Intent for Project that consists of redeveloping a single home property to build 18 townhomes. Portion of the above referenced activities will take place in the 100-foot Buffer Zone of Bordering Vegetated Wetlands.

Abutters are being notified of this filing, as required by the Wetlands Protection Act. We have filed:

- Two (2) copies of the Notice of Intent with the Boston Conservation Commission.
- One (1) copy of the Notice of Intent with MassDEP.

We look forward to working with your office on this project. If you have any questions regarding this filing, or if you need any additional information, please do not hesitate to contact us.

Sincerely,

George N. Mihov, PE  
Senior Civil Engineer  
P: 617-482-7080  
E: [gmihov@hshassoc.com](mailto:gmihov@hshassoc.com)



---

To: MassDEP Northeast Regional Office - DATE: 12/11/2020  
Wilmington  
205B Lowell Street,  
Wilmington, MA 01887

FROM: George N. Mihov, PE HSH PROJECT NO.: 2018126

SUBJECT: Notice of Intent – West Roxbury Residences

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Dear MassDEP Representative:

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George N. Mihov, PE  
Senior Civil Engineer  
P: 617-482-7080  
E: [gmihov@hshassoc.com](mailto:gmihov@hshassoc.com)

# West Roxbury Residences

## Notice of Intent

Prepared for  
**WBA Townhomes, LLC**

Prepared by  
**Howard Stein Hudson**

**January 20, 2021**



**HOWARD STEIN HUDSON**

Engineers + Planners









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## WPA Form 3 – Notice of Intent

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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

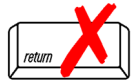
Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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):

|                              |                               |              |
|------------------------------|-------------------------------|--------------|
| <u>178 GARDNER STREET</u>    | <u>BOSTON</u>                 | <u>02132</u> |
| a. Street Address            | b. City/Town                  | c. Zip Code  |
| Latitude and Longitude:      |                               |              |
| <u>42.27772</u>              | <u>-71.17353</u>              |              |
| d. Latitude                  | e. Longitude                  |              |
| <u>11A-11E</u>               | <u>2009236000, 2009237000</u> |              |
| f. Assessors Map/Plat Number | g. Parcel /Lot Number         |              |

2. Applicant:

|                            |                                |                  |
|----------------------------|--------------------------------|------------------|
| <u>PETER</u>               | <u>DAVOS</u>                   |                  |
| a. First Name              | b. Last Name                   |                  |
| <u>WBA TOWNHOMES, LLC</u>  |                                |                  |
| c. Organization            |                                |                  |
| <u>94 GRAYFIELD AVENUE</u> |                                |                  |
| d. Street Address          |                                |                  |
| <u>WEST RUXBURY</u>        | <u>MA</u>                      | <u>02132</u>     |
| e. City/Town               | f. State                       | g. Zip Code      |
| <u>617-719-8668</u>        | <u>DavosBoston@comcast.net</u> |                  |
| h. Phone Number            | i. Fax Number                  | j. Email Address |

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

|                   |               |                  |
|-------------------|---------------|------------------|
| <u></u>           | <u></u>       |                  |
| a. First Name     | b. Last Name  |                  |
| <u></u>           |               |                  |
| c. Organization   |               |                  |
| <u></u>           |               |                  |
| d. Street Address |               |                  |
| <u></u>           | <u></u>       | <u></u>          |
| e. City/Town      | f. State      | g. Zip Code      |
| <u></u>           | <u></u>       | <u></u>          |
| h. Phone Number   | i. Fax Number | j. Email address |

4. Representative (if any):

|                                       |                            |                  |
|---------------------------------------|----------------------------|------------------|
| <u>GEORGE</u>                         | <u>MIHOV</u>               |                  |
| a. First Name                         | b. Last Name               |                  |
| <u>HOWARD STEIN HUDSON ASSOCIATES</u> |                            |                  |
| c. Company                            |                            |                  |
| <u>11 BEACON STREET, SUITE 1010</u>   |                            |                  |
| d. Street Address                     |                            |                  |
| <u>BOSTON</u>                         | <u>MA</u>                  | <u>02108</u>     |
| e. City/Town                          | f. State                   | g. Zip Code      |
| <u>617-348-3395</u>                   | <u>gmihov@hshassoc.com</u> |                  |
| h. Phone Number                       | i. Fax Number              | j. Email address |

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

|                   |                   |                       |
|-------------------|-------------------|-----------------------|
| <u>3,150</u>      | <u>1,562.50</u>   | <u>1,587.50</u>       |
| a. Total Fee Paid | b. State Fee Paid | c. City/Town Fee Paid |



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**A. General Information** (continued)

6. General Project Description:

The Project consists of redeveloping a single house property to build 18 town home residential units.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

|           |                                       |
|-----------|---------------------------------------|
| Suffolk   |                                       |
| a. County | b. Certificate # (if registered land) |
| 6482      | 97                                    |
| c. Book   | d. Page Number                        |

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

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

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

| <u>Resource Area</u>   | <u>Size of Proposed Alteration</u>                                    | <u>Proposed Replacement (if any)</u> |
|--|---|--------------------------------------|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet  | 2. square feet                       |
|  | 3. cubic feet of flood storage lost                                   | 4. cubic feet replaced               |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding  | 1. square feet  |                                      |
|  | 2. cubic feet of flood storage lost                                   | 3. cubic feet replaced               |
| f. <input type="checkbox"/> Riverfront Area                    | 1. Name of Waterway (if available) - <b>specify coastal or inland</b> |                                      |

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.

| <u>Resource Area</u>                              | <u>Size of Proposed Alteration</u>                             | <u>Proposed Replacement (if any)</u> |
|---|--|--------------------------------------|
| a. <input type="checkbox"/> Designated Port Areas | Indicate size under Land Under the Ocean, below                |                                      |
| b. <input type="checkbox"/> Land Under the Ocean  | _____  |                                      |
|   | 1. square feet   |                                      |
|   | _____  |                                      |
|   | 2. cubic yards dredged   |                                      |
| c. <input type="checkbox"/> Barrier Beach         | Indicate size under Coastal Beaches and/or Coastal Dunes below |                                      |
| d. <input type="checkbox"/> Coastal Beaches       | _____  |                                      |
|   | 1. square feet   | _____                                |
|   |  | 2. cubic yards beach nourishment     |
| e. <input type="checkbox"/> Coastal Dunes         | _____  |                                      |
|   | 1. square feet   | _____                                |
|   |  | 2. cubic yards dune nourishment      |

|   | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (if any)</u>   |
|---|---|--|
| f. <input type="checkbox"/> Coastal Banks                         | _____   |  |
|   | 1. linear feet  |  |
| g. <input type="checkbox"/> Rocky Intertidal Shores               | _____   |  |
|   | 1. square feet  |  |
| h. <input type="checkbox"/> Salt Marshes                          | _____   |  |
|   | 1. square feet  | _____                                  |
|   |   | 2. sq ft restoration, rehab., creation |
| i. <input type="checkbox"/> Land Under Salt Ponds                 | _____   |  |
|   | 1. square feet  |  |
|   | _____   |  |
|   | 2. cubic yards dredged  |  |
| j. <input type="checkbox"/> Land Containing Shellfish             | _____   |  |
|   | 1. square feet  |  |
| k. <input type="checkbox"/> Fish Runs                             | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above |  |
|   | _____   |  |
|   | 1. cubic yards dredged  |  |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | _____   |  |
|   | 1. square feet  |  |

4.  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

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
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## C. Other Applicable Standards and Requirements

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

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

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

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

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

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

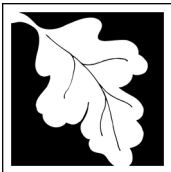
1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

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

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

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <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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## 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](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](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](mailto: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](mailto: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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**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

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

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

**D. Additional Information**

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

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

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

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



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## D. Additional Information (cont'd)

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

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

West Roxbury Residences

a. Plan Title

MGB

REL

b. Prepared By

c. Signed and Stamped by

October 8, 2020

1" = 20'-0"

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:

2366

1/18/2021

2. Municipal Check Number

3. Check date

2367

1/18/2021

4. State Check Number

5. Check date

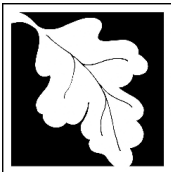
Peter

Davos

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                     | 2. Date |
| 3. Signature of Property Owner (if different) | 4. Date |
| 5. Signature of Representative (if any)       | 6. Date |

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

| Step 1/Type of Activity          | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|----------------------------------|-----------------------------|--------------------------------|------------------------------|
| 3 a) Site Preparation            | 1                           | 1,050                          | 1,050                        |
| 3 b) Each Building               | 2                           | 1,050                          | 2,100                        |
| _____                            | _____                       | _____                          | _____                        |
| _____                            | _____                       | _____                          | _____                        |
| _____                            | _____                       | _____                          | _____                        |
| _____                            | _____                       | _____                          | _____                        |
| _____                            | _____                       | _____                          | _____                        |
| _____                            | _____                       | _____                          | _____                        |
| <b>Step 5/Total Project Fee:</b> |                             |                                | 3,150                        |

**Step 6/Fee Payments:**

|                                |                                      |
|--------------------------------|--------------------------------------|
| Total Project Fee:             | 3,150                                |
| State share of filing Fee:     | 1,562.50                             |
| City/Town share of filing Fee: | 1,587.50                             |
|                                | a. Total Fee from Step 5             |
|                                | b. 1/2 Total Fee <b>less</b> \$12.50 |
|                                | c. 1/2 Total Fee <b>plus</b> \$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.)

## **Checklist for Filing a Notice of Intent with Boston Conservation Commission**

In order for the Boston Conservation Commission to effectively process your Notice of Intent, BCC requests that you complete the checklist below and include it with your submission. If you should need assistance please contact Commission Staff: 617-635-3850 ([cc@boston.gov](mailto:cc@boston.gov)).

Please Submit the Following to the Conservation Commission:

- Two copies (a signed original and 1 copy) of a completed Notice of Intent (WPA Form 3)
- Two copies (a signed original and 1 copy) of a completed Boston Notice of Intent (Local Form)
- Two copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, grading and spot elevations and all wetland resource areas and associated buffer zones. Some projects may require both an aerial view of the plans along with a profile view of plans depending on the scope of work.
- Two copies of an 8 ½" x 11" section of the [USGS quadrangle map](#) of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- (If applicable) Two copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
- Two copies of the determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the [Natural Heritage & Endangered Species Program](#) have the maps necessary to make this determination.
- (If applicable) Two hard copies of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events. Covered in narrative
- (If applicable) A narrative detailing best management practices for stormwater management as set forth in the Stormwater Management Standards of the Massachusetts Department of Environmental Protection and any separate standards and guidelines prepared by the City and the Boston Water and Sewer Commission. Covered in narrative
- (If applicable) Two hard copies of the Checklist for Stormwater Report Covered in narrative
- Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc. Covered in narrative
- Any photographs related to the project representing the wetland resource areas.
- Two copies of a detailed project narrative describing the following: an overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met (listing out each performance standard); a consideration of the effect that project sea level rise, changes in storm intensity and frequency, and other consequences of climate change may have on the resource areas and proposed activities; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts. The applicant shall also include narrative on how they plan to integrate climate change and adaptation planning considerations into their project to promote climate resilience to protect and promote Resource Area Values and functions into the future.
- Two copies of an Abutters List, Affidavit of Service and Abutter Notification, filed concurrently with the Notice of Intent. All abutters within 300' of the project property line must be notified including those in a neighboring municipality. In such an instance, a copy of the filing must also be sent to the local Conservation Commission of the neighboring municipality.

## **Checklist for Filing a Notice of Intent with Boston Conservation Commission**

- ☒ Two copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>. Please print the pdf that you will receive via email after completion and include it in your submission. **Covered in narrative**
- ☒ **Electronic copies. Documents may be submitted via email, or via an email link to downloadable documents. **Electronic copy of Amendment Request sent to cc@boston.gov****



To minimize the use of non-recyclable materials ***please do not include vinyl or plastic binders, bindings, folders or covers with the filing.*** Staples and binder clips are good choices.



## INSTRUCTIONS FOR COMPLETING APPLICATION NOTICE OF INTENT – BOSTON NOI FORM

The Boston Notice of Intent Form is intended to be a supplement to the WPA Form 3 detailing impacts to locally designated wetland resource areas and buffer zones. Please read these instructions for assistance in completing the Notice of Intent application form. These instructions cover certain items on the Notice of Intent form that are not self-explanatory.

### INSTRUCTIONS TO SECTION B: BUFFER ZONE AND RESOURCE AREA IMPACTS

Item 1. Buffer Zone Only. If you check the Buffer Zone Only box in this section you are indicating that the project is entirely in the Buffer Zone to a resource area **under both** the Wetlands Protection Act and Boston Wetlands Ordinance. If so, skip the remainder of Section B and go directly to Section C. Do not check this box if the project is within the Waterfront Area.

Item 2. The **boundaries of coastal resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

Item 3. The **boundaries of inland resource areas** specific to the Ordinance can be found in Section II of the Boston Wetlands Regulations. You must also include the size of the proposed alterations (and proposed replacement areas) in each resource area.

### INSTRUCTIONS TO SECTION C: OTHER APPLICABLE STANDARDS AND REQUIREMENTS

Item 1. Rare Wetland Wildlife Habitat. Except for Designated Port Areas, no work (including work in the Buffer Zone) may be permitted in any resource area that would have adverse effects on the habitat of rare, “state-listed” vertebrate or invertebrate animal species.

The most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife is published by the Natural Heritage and Endangered Species Program (NHESP). See: [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm) or the *Massachusetts Natural Heritage Atlas*.

If any portion of the proposed project is located within Estimated Habitat, the applicant must send the Natural Heritage Program, at the following address, a copy of the Notice of Intent by certified mail or priority mail (or otherwise sent in a manner that guarantees delivery within two days), no later than the date of the filing of the Notice of Intent with the Conservation Commission.

Evidence of mailing to the Natural Heritage Program (such as Certified Mail Receipt or Certificate of Mailing for Priority Mail) must be submitted to the Conservation Commission along with the Notice of Intent.

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581-3336  
508.792.7270





**A. GENERAL INFORMATION**

1. Project Location

**178 Gardner Street**

a. Street Address

**West Roxbury**

b. City/Town

**02132**

c. Zip Code

**11A-11E**

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant

**Peter**

a. First Name

**Davos**

b. Last Name

**WBA Townhomes, LLC**

c. Company

**94 Grayfield Avenue**

d. Mailing Address

**West Roxbury**

e. City/Town

**02132**

f. State

g. Zip Code

**617-719-8668**

h. Phone Number

i. Fax Number

**DavosBoston@comcast.net**

j. Email address

3. Property Owner

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

Check if more than one owner

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

4. Representative (if any)

**George**

a. First Name

**Mihov, PE**

b. Last Name

**Howard Stein Hudson Associates**

c. Company

**11 Beacon Street, Suite 1010**

d. Mailing Address

**Boston**

e. City/Town

**MA**

f. State

**02108**

g. Zip Code

**617-348-3395**

h. Phone Number

i. Fax Number

**gmihov@hshassoc.com**

j. Email address



5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes  No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

**The Project consists of redeveloping a single home property to build 18 town home residential units.**

7. Project Type Checklist

- a.  Single Family Home
- b.  Residential Subdivision
- c.  Limited Project Driveway Crossing
- d.  Commercial/Industrial
- e.  Dock/Pier
- f.  Utilities
- g.  Coastal Engineering Structure
- h.  Agriculture – cranberries, forestry
- i.  Transportation
- j.  Other

8. Property recorded at the Registry of Deeds

|             |                                       |
|-------------|---------------------------------------|
| _____       | <b>97</b>                             |
| a. County   | b. Page Number                        |
| <b>6482</b> | _____                                 |
| c. Book     | d. Certificate # (if registered land) |

9. Total Fee Paid

|                   |                   |                  |
|-------------------|-------------------|------------------|
| _____             | _____             | _____            |
| a. Total Fee Paid | b. State Fee Paid | c. City Fee Paid |

**B. BUFFER ZONE & RESOURCE AREA IMPACTS**

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes  No

1. Coastal Resource Areas



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

2. Inland Resource Areas

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

**C. OTHER APPLICABLE STANDARDS & REQUIREMENTS**

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

BWSC Permit - Pending

PIC - Meeting Date TBD



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

- Yes  No

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

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

Percentage/acreage of property to be altered:

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

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

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

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

- Yes  No

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

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

- Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.
  - Applying for a Low Impact Development (LID) site design credits
  - A portion of the site constitutes redevelopment
  - Proprietary BMPs are included in the Stormwater Management System
- No. Check below & include a narrative as to why the project is exempt
  - Single-family house
  - Emergency road repair
  - Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

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

- Yes  No



**D. SIGNATURES AND SUBMITTAL REQUIREMENTS**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date





# Attachment A: Project Narrative

---





# 1.0 Project Overview

---

This Notice of Intent (NOI) has been prepared by *Howard Stein Hudson (HSH)* on behalf of West Brighton Acquisitions, LLC (the "Applicant") for the Gardner Street Residences (the "Project"). The NOI has been prepared in accordance with the Boston Wetland Ordinance (the "Ordinance"). The Ordinance utilizes the Home Rule authority of the City of Boston to supplement the jurisdiction, authority, and procedures of the Conservation Commission, and to protect additional resource areas, for additional values, with additional standards and procedures stricter than those of the Wetlands Protection Act, (M.G.L. c. 131, § 40) and Regulations thereunder (310 CMR 10.00) (the "WPA").

The Project consists of the redevelopment at 178 Gardner Street. Part of the project site is located within a 100-foot buffer of Bordering Vegetated Wetland (BVW). The NOI is being submitted to the City of Boston Conservation Commission to demonstrate compliance with the performance standards of the Boston Wetland Ordinance.

# 2.0 Existing Conditions

---

The Project site is 0.6 ± acres located in West Roxbury, Massachusetts. The Project site is bounded by Gardner Street to the north, residential buildings to the east and west, and Charles Park Road to the south. The site's surfaces consist of impervious pavement, impervious roofs, and pervious grassy areas are seen in **Figure 2** provided in **Attachment B**. The project site is not located within a Federal Emergency Management Agency (FEMA) flood hazard as shown in **Figure 3** in **Attachment B**. An Existing Plan is provided in **Attachment C**.

Cow Island Pond, a small pond fed by the Charles River, is located approximately 450 feet southwesterly of the site. The current Massachusetts Natural Heritage and Endangered Species Program (NHESP) Atlas (MassGIS, 2017) does not identify any areas of estimated habitat (310 CMR 10.59) in or near the Project area.

The existing site contains approximately 0.24 acres of impervious surfaces. The remainder of the site contains areas of grass cover. Stormwater runoff from the existing paved parking areas and grass areas at 178 Gardner Street sheet flows off-site and is collected in the catch basins in Charles Park Road. Roof runoff from the existing residential home on the property sheet flows off-site and is collected by catch basins in Gardner Street.



## 3.0 Proposed Development

---

The project will consist of redeveloping the site by razing the existing single family and removal of existing paved areas to allow for the construction of 18 new Townhomes.

The proposed project site at 178 Gardner street will feature two infiltration systems that will handle runoff from the Project Site and will discharge overflow into the existing city drainage system in Charles Park Road.

## 4.0 Wetland Resource Area Impacts

---

Part of the work associated with the project will be conducted within the 100-foot Buffer Zone of Bordering Vegetated Wetlands. There are no other types of wetland resource areas on-site.

An operation and maintenance plan will be employed to ensure the continued functioning of the stormwater management system. Construction period controls will be used to prevent erosion and transport of sediment and other pollutants off-site.

## 5.0 Compliance with Performance Standards

---

The following sections describe the project's compliance with the performance standards for each resource area as applicable under Section 310 CMR 10.00 of the Wetlands Protection Act for Activities Within the Buffer Zone to BVW. Buffer Zone means that area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).

### 5.1 Activities Within the Buffer Zone to BVW

---

**Activities Within the Buffer Zone:** *Any activity other than minor activities identified in 310 CMR 10.02(2)(b)2. proposed or undertaken within 100 feet of an area specified in 310 CMR 10.02(1)(a) (hereinafter called the Buffer Zone) which, in the judgment of the issuing authority, will alter an Area Subject to Protection under M.G.L. c. 131, § 40 is subject to regulation under M.G.L. c. 131, § 40 and requires the filing of a Notice of Intent.*



The Project has been designed to minimize encroachment to BVW buffers to the maximum extent practicable. Despite those efforts, the proposed development will encroach on the 100-foot buffer at both sites (See Plans).

## 6.0 Climate Resilience

---

The following discussion will consider the effects that climate change may have on the Site and surrounding resource areas and will outline adaptation planning considerations and climate resiliency solutions.

### 6.1 Sea Level Rise, Changes in Storm Intensity, and Frequency

---

The Site is in an area of Boston that is not projected to be affected by Sea Level Rise in the foreseeable future. Cow Island Pond, a small pond fed by the Charles River, is located southwesterly of the site. Charles River is not tidal in the vicinity of the Project. The project site is not within a FEMA flood hazard zone. The edge of the closest 100-year flood plain is approximately 100 feet south west of the site and has a determined base flood elevation of 90 feet. The Site elevations range from 99 feet to 112 feet. Potential increase in storm intensity and frequency was considered during the design process. The stormwater management system for the site provides infiltration as well as detention. The drainage system has a bypass to overflow once system reaches its capacity.

### 6.2 Climate Change Adaptations and Resiliency

---

Applicant is proposing the lowest elevation on site to be 99 feet, while the closest base flood elevation in the vicinity of the Project is 90 feet. Proposed design features garage units that are nine feet higher than the closest 100-year flood plain. Proposed first floor elevations of the units are 18 feet or more above the closest 100-year flood plain. Units in the south building have pedestrian access from Charles Park Road. This pedestrian access is three feet higher than the garage level. Units in the north building have pedestrian access from Gardner Street that is six feet higher than the garage level. Proponent will have an on-call response team during construction; once units are sold, a homeowner's association will handle potential disaster recovery and emergency situations.

### 6.3 Intense Precipitation Events

---

From 1958 to 2010, there was a 70% increase in the amount of precipitation that fell on the days with the heaviest precipitation. There is a significant probability that the 10-Year, 24-Hour Design



Storm precipitation level will increase to six inches by the end of the century. To model such extreme precipitation events, Hydrological calculations were run with a six inch, 10-year, 24-hour storm and compared to existing conditions. Post development site stormwater runoff rate calculated with the projected six-inch precipitation level was lower than predevelopment runoff rate modeled using the current storm intensity level. Proposed design demonstrates resiliency to precipitation events potentially intensifying with climate change effects.

---

## 6.4 Heat Island Effect

---

Special consideration was given to building and site measures to reduce heat-island effect at the site and in the surrounding area. Deck building materials will be light in color and have a higher Solar Reflectance Index than the pavement. The site will provide nearly 6,250 square feet (sf) of landscaped area which is approximately 25% of the total site area. Landscaped areas are proposed throughout the development and around the periphery of the Site. Shade trees are incorporated in the courtyard design to reduce the potential heat island effect of the paved courtyard. Double row of oak trees along Charles Park Road will establish and reinforce parkway character of the southern side of the property. Evergreen trees along the eastern boundary will provide uninterrupted shade throughout the year. Shade trees will be planted along Gardner Street as well.

---

# 7.0 Mitigation Measures

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## 7.1 Sediment Barriers

---

Catch Basin Inlet Protection will be installed as shown on the Plans prior to the initiation of proposed work. A Temporary Construction Entrance will be installed as shown on the Plans at the start of construction. Siltation barriers consisting of Straw Wattles will be installed as shown on the Plans prior to the initiation of proposed work. These siltation barriers will demarcate the limit of work, form a work envelope, and provide additional assurance that construction equipment will stay within the proposed limit of work. All barriers will remain in place until disturbed areas are stabilized. An adequate stockpile of erosion control materials will be on-site at all times for emergency or routine replacement. Construction fencing will also be utilized to demarcate the limit of work in select locations.



---

## 7.2 Extended Shutdown Stabilization

---

The contractor must ensure the site is stabilized in the event of extended shutdown due to weather, economic conditions, or any other cause.

- Temporary stabilization will be provided through temporary seeding during growing season and chopped hay and/or tackifier during non-growing season.
- Disturbed areas will be kept to a minimum and will be stabilized within fourteen (14) days after construction activities have temporarily or permanently stopped on any portion of the site.
- Stabilization of disturbed areas will be achieved by paving, temporary seeding, permanent seeding, mulching (blown hay or woodchips), landscaping, or an acceptable equivalent alternative.

## 8.0 Project Construction Sequence

---

Construction consists of the redevelopment at 178 Gardner Street. The Project will be considered complete upon final landscaping and ground surface stabilization. All erosion control measures will be installed prior to the start of construction and maintained throughout the construction process.

General construction sequence:

- Install Catch Basin protection and sediment barrier.
- Install perimeter construction fencing.
- Provide construction entrance at point of entry for construction vehicles.
- Disconnect, remove, or abandon existing utilities as shown on plans.
- Demolish, remove, and dispose existing structures as indicated on Plans.
- Remove and dispose of existing pavement.
- Locations for material stockpiles shall be selected outside of BVW 100-foot buffer and shall be reviewed and approved by the general contractor and engineer.
- Stockpile top and subsoil from existing grass areas and surround with a silt fence if stockpile is to remain more than forty-eight (48) hours.
- Rough grade driveway and parking sites.
- Roll gravel base.
- Construct proposed buildings.
- Implement proposed sidewalk widening and reconstruction. See Plans for locations.
- Fine grade and roll gravel base and apply binder to areas to accept paving.
- Install curb. See Plans for locations.
- Final grade and plant proposed landscaped areas.



- Apply top course to paved areas.

## 9.0 Conclusions

---

The information contained in this NOI describes the site, proposed work, and the effect of said work on the interests identified in the WPA and further demonstrates that the Project can be constructed without having adverse impact to the resource area. A clear limit of work line has been provided on the included Plans and appropriate sedimentation and erosion control measures and other BMPs will be employed by the site contractor to avoid impacts to the resource area during construction. The Applicant therefore respectfully requests that the commission issue an Order of Conditions approving the Project with appropriate conditions to protect the interests identified in M.G.L. c. 131 §40.







# Attachment B: Figures and USGS Map

---





Figure 1. USGS Topographic Map







Figure 2. *Locus Map*







Figure 3. **FEMA Map**

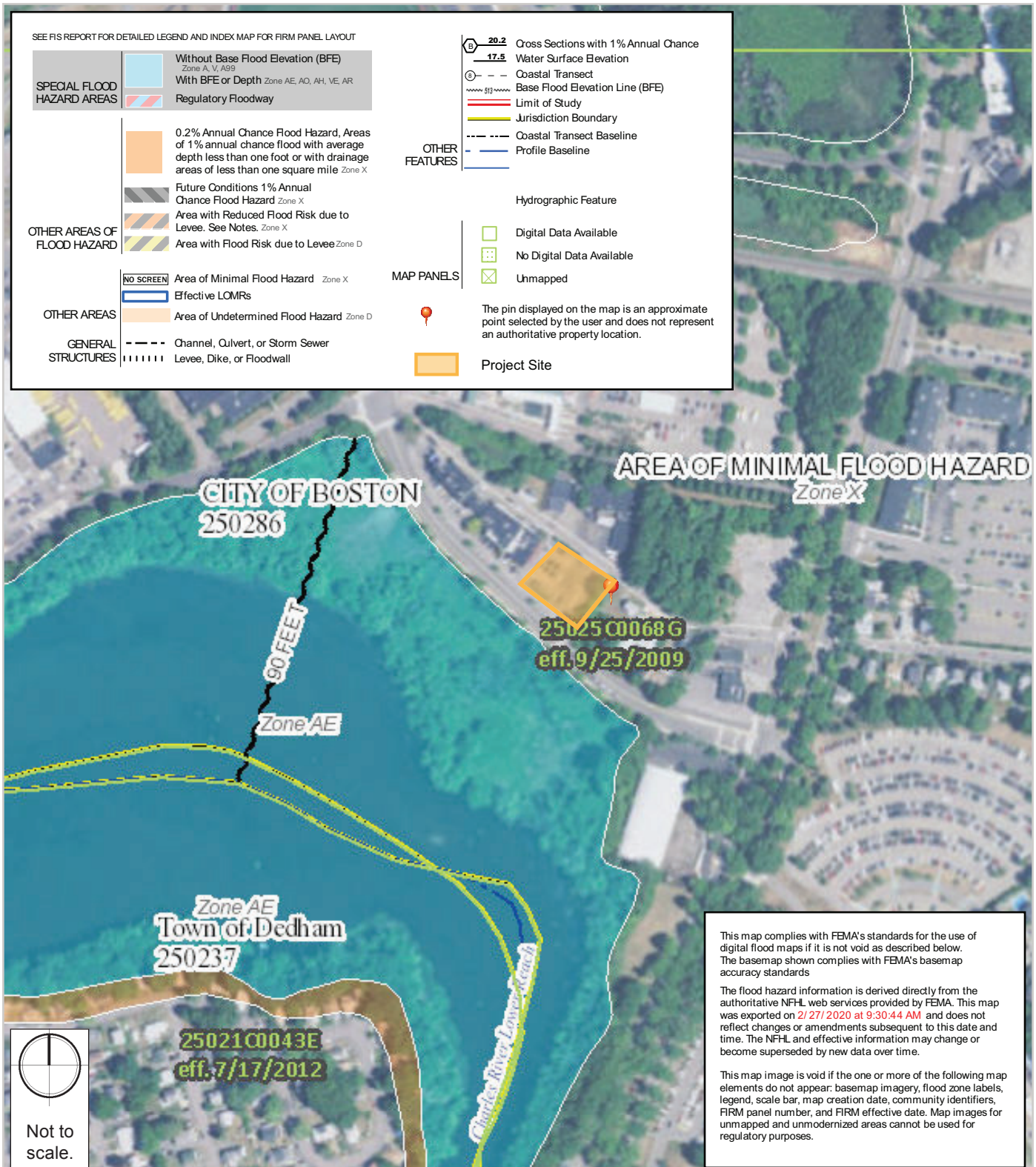






Figure 4. *NHESP Map*





# Attachment C: Existing Site Photos

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Existing single-family house (north view)



View from north corner



View from south corner



View from south west







# Attachment D: Abutter Notification Information

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# Abutter Mailing List Generator --- City of Boston Assessing Department

197 GARDNER ST, 02132  
206 GARDNER ST, 02132  
21 GARDNER ST, 02134  
211 GARDNER ST, 02132  
22 GARDNER ST, 02119

Enter a Parcel ID:

0302615000

[Find a Parcel](#)

When you can see Parcels:

[Click Here to Select a Parcel](#)

Buffer Parameters:

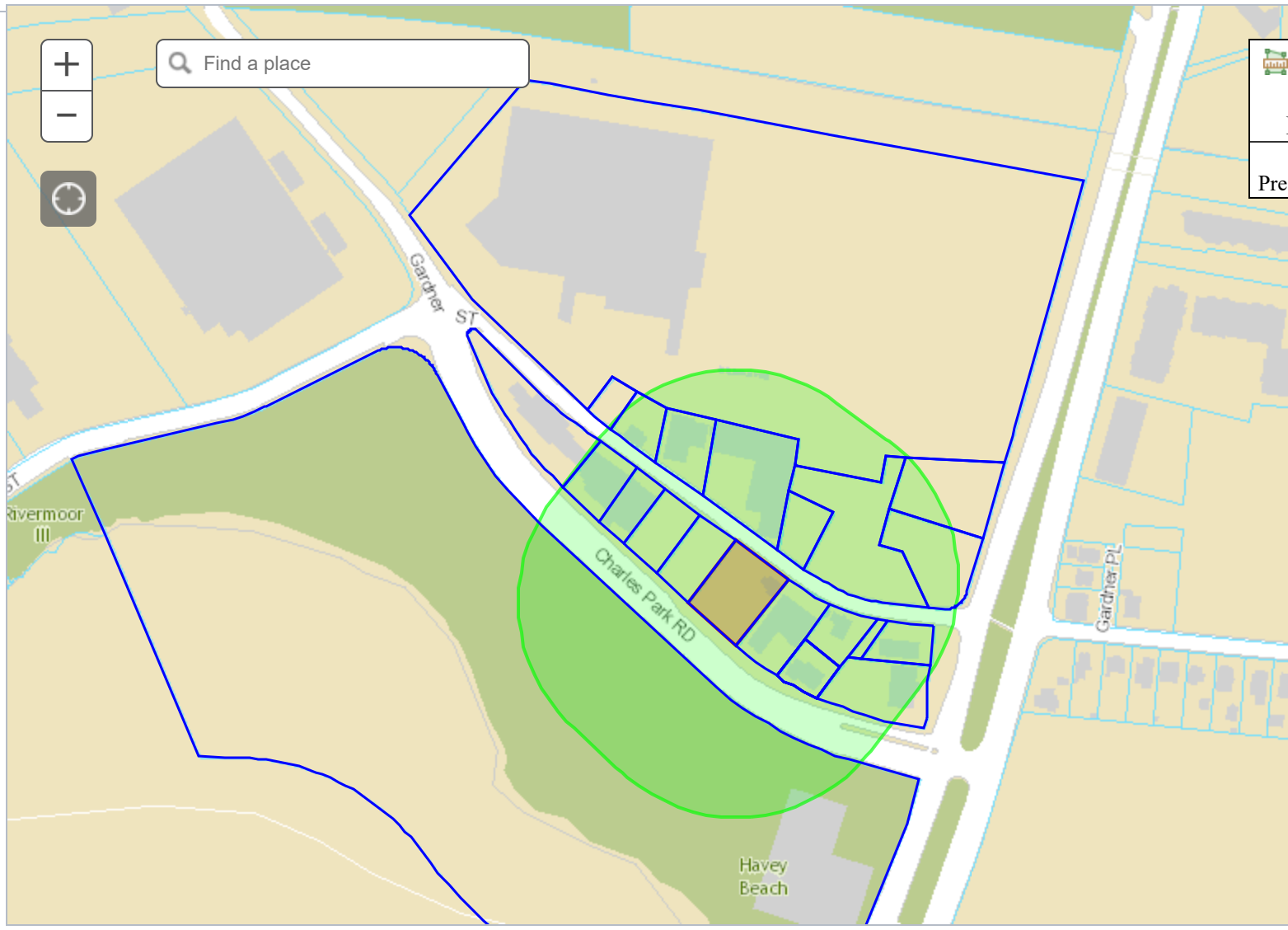
Distance: 300

Feet  Miles

[Buffer and Select](#)

Click [here](#) to download a CSV file (Open in Notepad, not in Excel) for Mailing list.  
Click [here](#) for an instruction to convert a CSV file to Mailing Labels using MS Word.

Note: Use newer versions of browser to view this site such as IE 11, Chrome 47, Firefox 34



| PID        | OWNER                        | ADDRESSEE                    | MLG_ADDRESS                  | MLG_CITYSTATE    | MLG_ZIPCOD | LOC_ADDRESS               | LOC_CITY     | LOC_ZIPCODE |
|------------|------------------------------|------------------------------|------------------------------|------------------|------------|---------------------------|--------------|-------------|
| 2009216400 | HOME DEPOT USA INC           | HOME DEPOT USA INC           | 2455 PACES FERRY RD          | ATLANTA GA       | 30339      | 1213 VFW PW               | WEST ROXBURY | 2132        |
| 2009217000 | EAFD WEST ROXBURY LLC        | EAFD WEST ROXBURY LLC        | 60 WILLIAM ST SUITE 220      | WELLESLEY MA     | 2481       | 1235 VFW PW               | WEST ROXBURY | 2132        |
| 2009218000 | EAFD WEST ROXBURY LLC        | EAFD WEST ROXBURY LLC        | 60 WILLIAM ST SUITE 220      | WELLESLEY MA     | 2481       | VFW PW                    | WEST ROXBURY | 2132        |
| 2009219000 | EAFD WEST ROXBURY LLC        | EAFD WEST ROXBURY LLC        | 60 WILLIAM ST SUITE 220      | WELLESLEY MA     | 2481       | 165 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009219001 | EAFD WEST ROXBURY LLC        | EAFD WEST ROXBURY LLC        | 60 WILLIAM ST SUITE 220      | WELLESLEY MA     | 2481       | 175 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009220000 | GILLIS CHESTER D             | GILLIS CHESTER D             | 189 GARDNER ST               | WEST ROXBURY MA  | 2132       | 189 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009221000 | CASBY BROS INC MASS CORP     | CASBY BROS INC MASS CORP     | 197 GARDNER                  | WEST ROXBURY MA  | 2132       | 197 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009222001 | GARLAND FAMILY IRREVOCABLE   | GARLAND FAMILY IRREVOCABLE   | 211 GARDNER ST               | WEST ROXBURY MA  | 2132       | 211 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009223000 | HOME DEPOT USA INC           | HOME DEPOT USA INC           | 2455 PACES FERRY RD          | ATLANTA GA       | 30339      | GARDNER ST                | WEST ROXBURY | 2132        |
| 2009230000 | COMMWLTH OF MASS             | COMMWLTH OF MASS             | 1271 VFW PKWY                | WEST ROXBURY MA  | 2132       | 1271 1375 VFW PW          | WEST ROXBURY | 2132        |
| 2009232000 | SPENCER MARK N               | SPENCER MARK N               | 1249 BEACON ST               | BROOKLINE MA     | 2446       | 49 CHARLES PARK RD        | WEST ROXBURY | 2132        |
| 2009233000 | COHEN LISA A                 | COHEN LISA A                 | 1249 BEACON ST               | BROOKLINE MA     | 2446       | 206 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009234000 | COHEN LISA A                 | COHEN LISA A                 | 1249 BEACON ST               | BROOKLINE MA     | 2446       | 45 CHARLES PARK RD        | WEST ROXBURY | 2132        |
| 2009235000 | COHEN LISA A                 | COHEN LISA A                 | 1249 BEACON ST               | BROOKLINE MA     | 2446       | 192 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009236000 | GILLIS CHESTER D             | GILLIS CHESTER D             | 189 GARDNER ST               | WEST ROXBURY MA  | 2132       | GARDNER ST                | WEST ROXBURY | 2132        |
| 2009237000 | MCNEIL KEVIN L               | MCNEIL KEVIN L               | 178 GARDNER ST               | WEST ROXBURY MA  | 2132       | 178 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009238000 | ALIRAFIY LLC                 | ALIRAFIY LLC                 | 250 HAMMOND POND PKWY 608 SO | CHESTNUT HILL MA | 2467       | 5 CHARLES PARK RD         | WEST ROXBURY | 2132        |
| 2009239000 | DANGER DEBORAH M TS          | DANGER DEBORAH M TS          | 33 ETNA ST                   | BRIGHTON MA      | 2135       | 164 GARDNER ST            | WEST ROXBURY | 2132        |
| 2009239010 | FIVE A-9 CHARLES PK CONDO TR | FIVE A-9 CHARLES PK CONDO TR | 5-9 CHARLES PARK RD          | WEST ROXBURY MA  | 2132       | 5-9 CHARLES PARK RD       | WEST ROXBURY | 2132        |
| 2009239012 | GU HONG CANG                 | GU HONG CANG                 | 5A CHARLES PARK RD           | WEST ROXBURY MA  | 2132       | 5 A 9 CHARLES PARK RD #5A | WEST ROXBURY | 2132        |
| 2009239014 | LI HONG SHAN                 | LI HONG SHAN                 | 7 CHARLES PARK RD            | WEST ROXBURY MA  | 2132       | 5 A 9 CHARLES PARK RD #7  | WEST ROXBURY | 2132        |
| 2009239016 | PODOLSKY STEPHEN P           | PODOLSKY STEPHEN P           | 9 CHARLES PARK RD            | WEST ROXBURY MA  | 2132       | 5 A 9 CHARLES PARK RD #9  | WEST ROXBURY | 2132        |
| 2009240000 | WHITE PARKWAY RLTY INC       | WHITE PARKWAY RLTY INC       | 1245 VFW PKWY                | WEST ROXBURY MA  | 2132       | GARDNER ST                | WEST ROXBURY | 2132        |
| 2009240001 | WHITE PARKWAY RLTY INC       | WHITE PARKWAY RLTY INC       | 330 COMMONWEALTH AV          | BOSTON MA        | 2115       | 1245 VFW PW               | WEST ROXBURY | 2132        |
| 2009240002 | WHITE PARKWAY RLTY INC       | WHITE PARKWAY RLTY INC       | 330 COMMONWEALTH AVE         | BOSTON MA        | 2115       | 1249 VFW PW               | WEST ROXBURY | 2132        |

**AFFIDAVIT OF SERVICE  
FOR ABUTTER NOTIFICATION**

**Under the Massachusetts Wetlands Protection Act**

(To be submitted to the Massachusetts Department of Environmental Protection)

I, **George Mihov, PE**, hereby certify under the pains and penalties that at least one week prior to the public hearing, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP guide to Abutter Notification dated November 25, 2013, in connection to the following matter:

Notice of Intent for a Project consisting of redeveloping a single home property to construct 18 town home residential units located at **178 Gardner Street, W. Roxbury, MA.**

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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date



**NOTIFICATION TO ABUTTERS  
BOSTON CONSERVATION COMMISSION**

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

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

B. The address of the lot where the activity is proposed is **178 GARDNER STREET, W. ROXBURY, MA.**

C. The project involves : **DEMOLITION OF AN EXISTING SINGLE FAMILY HOUSE AND PARKING AREAS AND CONSTRUCTION OF 18 TOWN HOME RESIDENTIAL UNITS.**

D. Copies of the Notice of Intent may be examined at **Boston City Hall** between the hours of **9 AM and 5 PM, Monday through Friday**. For more information, contact the Boston Conservation Commission at [CC@boston.gov](mailto:CC@boston.gov) or **(617) 635-3850**.

E. Copies of the Notice of Intent may be obtained from the applicant representative at **11 BEACON STREET, SUITE 1010, BOSTON, MA** between the hours of **9 AM and 5 PM, Monday through Friday**. For more information, contact **GEORGE MIHOV - HOWARD STEIN HUDSON** at [gmihov@hshassoc.com](mailto:gmihov@hshassoc.com) or **(617)-348-3395**.

F. The public hearing will take place at Boston City Hall, Piemonte Room, 5<sup>th</sup> Floor, Boston, MA 02201.

G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing [CC@boston.gov](mailto:CC@boston.gov) or calling **(617) 635-4416** between the hours of **9 AM to 5 PM, Monday through Friday**.

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

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on [www.boston.gov/public-notices](http://www.boston.gov/public-notices) and in Boston City Hall not less than forty-eight (48) hours in advance.

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

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



## NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES COMISIÓN DE CONSERVACIÓN DE BOSTON

De conformidad con la Ley de protección de los humedales de Massachusetts, Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y con la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. WBA Townhomes, LLC ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección bajo la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es **178 GARDNER STREET, W. ROXBURY, MA.**

C. EL PROYECTO CONSISTE EN LA DEMOLICIÓN DE UNA CASA UNIFAMILIAR Y SUS ESPACIOS DE ESTACIONAMIENTO Y LA CONSTRUCCIÓN DE DIECIOCHO (18) UNIDADES RESIDENCIALES CONTIGUAS.

D. Las copias del Aviso de Intención se pueden examinar en el Ayuntamiento de Boston entre las **9:00 am y las 5:00 pm, de lunes a viernes**. Para mayor información, puede comunicarse con la Comisión de Conservación de Boston yendo a: [CC@boston.gov](mailto:CC@boston.gov). o llamando al (617)635-3850.

E. Las copias de la notificación de intención pueden obtenerse en: 11 BEACON STREET, SUITE 1010, BOSTON, MA entre las **9 AM y las 5 PM, de lunes a viernes..**

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente por Zoom, en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205- 6099, ingresar el ID de la reunión: 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a [CC@boston.gov](mailto:CC@boston.gov) o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluyendo su fecha, hora y lugar, se publicará en el **Boston Herald** con por lo menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluyendo su fecha, hora y lugar, se publicará en [www.boston.gov/public-notices](http://www.boston.gov/public-notices) y en el Ayuntamiento de Boston con por lo menos de cuarenta y ocho (48) horas de antelación. Si desea hacer comentarios, puede asistir a la audiencia pública o enviarlos por escrito a [CC@boston.gov](mailto:CC@boston.gov) o al Departamento de Medio Ambiente del Ayuntamiento de Boston, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con el Departamento de Protección Ambiental (DEP) de la Oficina Regional del Noreste para obtener más información sobre esta solicitud o sobre la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste al: (978) 694-3200.

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en [CC@boston.gov](mailto:CC@boston.gov) antes de las 12 PM del día anterior a la audiencia.



## BABEL NOTICE

English:

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

Spanish:

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

Haitian Creole:

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

Traditional Chinese:

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

Vietnamese:

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

Simplified Chinese:

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

Cape Verdean Creole:

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

Arabic:

**مهم!** يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائده. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على [cc@boston.gov](mailto:cc@boston.gov) أو 617-635-3850.

Russian:

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

Portuguese:

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

French:

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







# Attachment E: NOI Permit Drawings

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PROVIDED UNDER SEPARATE COVER



# Attachment F: Stormwater Management Report & Checklist

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PROVIDED UNDER SEPARATE COVER



**HOWARD STEIN HUDSON**

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617.482.7080

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