

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

May 17, 2022

RE: Request for Determination of Applicability
0 Milton Avenue, Boston, MA (Parcel ID #: 1810844001)

Dear Boston Conservation Commission:

Goddard Consulting, LLC is pleased to submit this Request for Determination of Applicability (RDA) on behalf of the applicant, Denis Keohane of Keohane Realty Development Trust, for the site known as 0 Milton Avenue in Boston, MA (Parcel ID #: 1810844001), located between 136 and 150 Milton Avenue. The Applicant is seeking a determination that the on-site Isolated Vegetated Wetlands (IVWs) are not jurisdictional resource areas under the Massachusetts Wetlands Protection Act (WPA) and City of Boston Wetlands Ordinance.

Two copies of the RDA application are enclosed. The titles of all the documents enclosed are as follows:

- RDA (WPA Form 1) Application Form
- Copy of Checks
- Affidavit of Service, Notifications to Abutters (with Babel Notice), and List of Abutters
- *Wetland Border Report*, Goddard Consulting LLC, 3/28/2022
- *Orthophoto View of Site*, Goddard Consulting, LLC, 5/17/2022
- *USGS of Site*, Goddard Consulting, LLC, 5/17/2022
- *Plan of Land in Hyde Park, Massachusetts, Existing Conditions Plan*, Design Consultants, Inc., 4/26/2016 (Revised 4/20/2022)

Existing Site Conditions

The site consists of a wooded, undeveloped plot of land surrounded by residential houses, lawns, and the pavement of Milton Avenue. Most of the site is upland, with vegetation consisting of oaks, maples, privet, honeysuckle, Japanese knotweed, rose, and upland herbs. Two Isolated Vegetated Wetlands were observed and flagged at the rear of the site with flag series GC1-8 and at the southeast corner of the site with flag series A1-6. Both areas individually measured under 1,000 SF, at 647 SF and 448 SF, respectively.



Photo 1. Isolated Vegetated Wetland flagged with series. GC1-8.



Photo 2. Isolated Vegetated Wetland flagged with series A1-6.

Regulatory Discussion

The Massachusetts Wetlands Protection Act only takes jurisdiction over isolated wetlands if they qualify as the state resource area Isolated Land Subject to Flooding (which is a confined basin able to hold 1/4-acre foot of water at a minimum of 6 inches). These two isolated areas are too small and too shallow to hold 1/4-acre foot of water at a minimum of 6 inches and therefore could only be protected under a local bylaw / ordinance. The Boston Wetland Ordinance takes jurisdiction over isolated vegetated wetlands that are 1,000 SF or larger. These wetlands are each individually smaller than 1000 SF, at 647 SF and 448 SF. Therefore, these wetlands are not jurisdictional under the State or Local law.

Conclusion

Given that these areas are not jurisdictional under the state or local wetlands protection laws, the Applicant requests a negative determination (category 1), determining that the areas described in this request are not areas subject to protection under the Wetlands Protection Act (WPA) or Boston Wetlands Ordinance, and that no further action under the WPA or Ordinance is required by the Applicant.

If there are any questions concerning this submission, please do not hesitate to contact us.

Sincerely,

Goddard Consulting, LLC



Mitch Maslanka

Wetland Scientist

CC: Design Consultants, Inc., 120 Middlesex Avenue, Somerville, MA 02145
MassDEP Northeast Regional Office – 205B Lowell Street, Wilmington, MA 01887

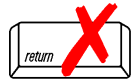


WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And City of Boston Wetlands Ordinance

A. General Information

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



1. Applicant:

Denis Keohane of Keohane Realty Development Trust
Name denis@keohanecompany.com
E-Mail Address
1035 Brush Hill Rd
Mailing Address
Milton MA 02186
City/Town State Zip Code
617-436-0300
Phone Number Fax Number (if applicable)

2. Representative (if any):

Goddard Consulting LLC
Firm
Mitch Maslanka mitch@goddardconsultingllc.com
E-Mail Address
291 Main Street, Suite 8
Mailing Address
Northborough MA 01532
City/Town State Zip Code
508-615-2041
Phone Number Fax Number (if applicable)

B. Determinations

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

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Boston
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

0 Milton Avenue (between 136 and 150 Milton Avenue)

Boston & Milton
City/Town

Parcel ID: 1810844001
Assessors Map/Plat Number

Parcel/Lot Number

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

Wooded lot surrounded by residential properties. See additional cover letter and reports for details.

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

Plan of Land in Hyde Park, Massachusetts - Existing Conditions Plan - Milton Ave

4/26/2016; Revised
4/20/2022

Title

Date

Title

Date

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

No work proposed at this time.



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And City of Boston Wetlands Ordinance

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The Areas Subject to Protection under M.G.L c. 131, section 40, do not include reference to the protection of isolated freshwater wetlands (see Wetlands Protection Act 310 CMR 10.02).

Under the Boston Wetlands Ordinance, Chapter VII-I.IV, and Regulations, section XIV (B), an Isolated Vegetated Wetland is defined as a freshwater wetland of at least one thousand (1,000) square feet in area that does not border creeks, rivers, streams, ponds or lakes. Given that the isolated wetland areas subject to this application are each not at least 1,000 square feet in area, they are not defined as Isolated Vegetated Wetlands under this Ordinance and are not subject to protection.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

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

And City of Boston Wetlands Ordinance

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Denis Keohane; Keohane Realty Development Trust

Name

1035 Brush Hill Rd

Mailing Address

Milton

City/Town

Massachusetts

State

02186

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant (Denis Keohane; Keohane Realty Development Trust)

5/11/22

Date

Signature of Representative (Mitch Maslanka, Goddard Consulting, LLC)

5/11/22

Date



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

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

A _____ was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by _____ for _____ located at _____.

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

Mitch Maslanka
Name

Date



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 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 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 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 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 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 电话# 617-635-3850.

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpur tanti** 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 ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. 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 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, 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 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 ou au 617-635-3850.





**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. _____ 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 _____.

C. The project involves _____.

D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the Notice of Intent may be obtained from _____ by contacting them at _____ between the hours of _____, _____.

F. In accordance with the Chapter 20 of the Acts of 2021, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

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

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

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

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

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

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



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

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y 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. Denis Keohane de Keohane Realty Development Trust ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de 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 0 Milton Avenue (entre 136 y 150 Milton Avenue, Boston, MA (ID de paquete #: 1810844001).

C. El proyecto consiste en determinar el estatus jurisdiccional de dos humedales con vegetación aislada.

D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en Goddard Consulting LLC entre las 9am – 4pm, 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 en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205- 6099, ingresar ID de 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 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, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

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

| OBJECTID | PID | PID_LONG | GIS_ID | FULL_ADDRESS | CITY | ZIPCOD | OWNER | ADDRESSEE | MAIL_ADDRESS | MAIL_CS | STATE | MAIL_ZIPCODE | Shape_Area | Shape_Length |
|----------|------------|------------|------------|----------------|-----------|--------|----------------------------------|-------------------------|--------------------------|----------------|-------|--------------|-------------|--------------|
| 11668 | 1810844000 | 1810844000 | 1810844000 | 150 MILTON AV | HYDE PARK | 2136 | CATHERINE A MORRILL TRUST | C/O CATHERINE A MORRILL | 150 MILTON AVE | HYDE PARK | MA | 2136 | 37154.61719 | 918.7179303 |
| 133585 | 1810842000 | 1810842000 | 1810842000 | 8 LOCHLAND RD | HYDE PARK | 2136 | NILES CLAUDIA C | | 8 LOCHLAND RD | HYDE PARK | MA | 2136 | 7933.284424 | 376.2975014 |
| 82860 | 1810789000 | 1810789000 | 1810789000 | 19 FARWELL AV | HYDE PARK | 2136 | FRANCIS THOMAS B JR | | 19 FARWELL AV | HYDE PARK | MA | 2136 | 13561.04736 | 473.7496832 |
| 60232 | 1810817000 | 1810817000 | 1810817000 | 127 MILTON AV | HYDE PARK | 2136 | HERNON KELLY A | | 127 MILTON AV | HYDE PARK | MA | 2136 | 5260.301025 | 295.6570224 |
| 133900 | 1810851000 | 1810851000 | 1810851000 | 29 LOCHLAND RD | HYDE PARK | 2136 | FARNHAM DARRELL E | | 29 LOCHLAND RD | HYDE PARK | MA | 2136 | 7587.62793 | 351.5985922 |
| 26747 | 1810851002 | 1810851002 | 1810851002 | LOCHLAND RD | HYDE PARK | 2136 | CITY OF BOSTON | | LOCHLAND RD | HYDE PARK | MA | 2136 | 19059.60059 | 657.9442587 |
| 134793 | 1810788000 | 1810788000 | 1810788000 | 15 FARWELL AV | HYDE PARK | 2136 | MALLEY KARYN J | C/O KARYN MALLEY | 15 FARWELL AV | HYDE PARK | MA | 2136 | 14277.81616 | 484.4877116 |
| 171430 | 1810819000 | 1810819000 | 1810819000 | 135 MILTON AV | HYDE PARK | 2136 | KULESZA MATTHEW JOHN | | 135 MILTON AVE | HYDE PARK | MA | 2136 | 5780.399414 | 308.0241129 |
| 147428 | 1810846000 | 1810846000 | 1810846000 | 9 LOCHLAND RD | HYDE PARK | 2136 | GASKINS LISA M | | 9 LOCHLAND RD | HYDE PARK | MA | 2136 | 8020.417725 | 370.2862592 |
| 66867 | 1810828000 | 1810828000 | 1810828000 | 14 FARWELL AV | HYDE PARK | 2136 | PIERRE JOSEPH | | 14 FARWELL AV | HYDE PARK | MA | 2136 | 5644.764404 | 306.4141945 |
| 92360 | 1810841000 | 1810841000 | 1810841000 | 28 LOCHLAND RD | HYDE PARK | 2136 | GRENINGER PATRICIA D | | 28 LOCHLAND RD | HYDE PARK | MA | 2136 | 5929.398193 | 344.784143 |
| 55343 | 1810837000 | 1810837000 | 1810837000 | 30 SUMMIT ST | HYDE PARK | 2136 | TAVARES MICHAEL | | 30 SUMMIT ST | HYDE PARK | MA | 2136 | 6451.947998 | 329.5470973 |
| 138443 | 1810824000 | 1810824000 | 1810824000 | 30 FARWELL AV | HYDE PARK | 2136 | SCHWEIZER SAMUEL VOSS | | 30 FARWELL AVE | HYDE PARK | MA | 2136 | 5378.710205 | 299.7611678 |
| 66243 | 1810827000 | 1810827000 | 1810827000 | 18 FARWELL AV | HYDE PARK | 2136 | GRANT JOHN R | | 18 FARWELL AV | HYDE PARK | MA | 2136 | 8172.503174 | 361.7715801 |
| 148436 | 1810848010 | 1810848010 | 1810848010 | 21 LOCHLAND RD | HYDE PARK | 2136 | NEVILLE DON | | 21 LOCHLAND RD | HYDE PARK | MA | 2136 | 7021.416992 | 341.6469234 |
| 888 | 1810839001 | 1810839001 | 1810839001 | 32 LOCHLAND RD | HYDE PARK | 2136 | CASEY PATRICIA A | PATRICIA CASEY-PRICE | 1411 RED OAK LANE | PORT CHARLOTTE | FL | 33948 | 6215.862305 | 351.4872256 |
| 34056 | 1810776001 | 1810776001 | 1810776001 | 165 MILTON AV | HYDE PARK | 2136 | ROMANO DENISE M | | 165 MILTON AVE | HYDE PARK | MA | 2136 | 46251.84888 | 892.4310985 |
| 13898 | 1810818000 | 1810818000 | 1810818000 | 131 MILTON AV | HYDE PARK | 2136 | COLLINS THOMAS | | 131 MILTON AV | HYDE PARK | MA | 2136 | 5114.394043 | 292.6552222 |
| 87040 | 1810797000 | 1810797000 | 1810797000 | 11 PROSPECT ST | HYDE PARK | 2136 | DEBAN GERALD E | | 11 PROSPECT ST | HYDE PARK | MA | 2136 | 73681.21655 | 13681.214232 |
| 152455 | 1810821000 | 1810821000 | 1810821000 | 143 MILTON AV | HYDE PARK | 2136 | CURRAN PAUL R | | 143 MILTON AV | HYDE PARK | MA | 2136 | 11440.36841 | 433.5259979 |
| 71219 | 1810851001 | 1810851001 | 1810851001 | 35 LOCHLAND RD | HYDE PARK | 2136 | KIBLER MARGARET E ETAL | | 99 BRACKETT ST, UNIT 720 | QUINCY | MA | 2169 | 7490.210693 | 349.681217 |
| 49089 | 1810851003 | 1810851003 | 1810851003 | 24 SUMMIT ST | HYDE PARK | 2136 | FERLITO SALVATORE C JR ETAL | | 24 SUMMIT ST | HYDE PARK | MA | 2136 | 6251.256836 | 326.4659676 |
| 55882 | 1810845000 | 1810845000 | 1810845000 | 136 MILTON AV | HYDE PARK | 2136 | DIXON BRUCE | | 136 MILTON AVE | HYDE PARK | MA | 2136 | 21611.04346 | 594.3577686 |
| 30386 | 1810794000 | 1810794000 | 1810794000 | 45 FARWELL AV | HYDE PARK | 2136 | RUANE KEVIN E | | 45 FARWELL AV | HYDE PARK | MA | 2136 | 11044.34741 | 422.2454952 |
| 48786 | 1810831030 | 1810831030 | 1810831030 | 120 MILTON AV | HYDE PARK | 2136 | BALL MICHAEL R | | 120 MILTON AV | HYDE PARK | MA | 2136 | 12363.927 | 464.3446529 |
| 126688 | 1810848020 | 1810848020 | 1810848020 | 23 LOCHLAND RD | HYDE PARK | 2136 | DADDIECO SANTINO S | | 23 LOCHLAND RD | HYDE PARK | MA | 2136 | 5520.435791 | 465.0881636 |
| 33129 | 1810825000 | 1810825000 | 1810825000 | 22 FARWELL AV | HYDE PARK | 2136 | FARLEY MATTHEW D | | 22 FARWELL AVE | HYDE PARK | MA | 2136 | 8099.154541 | 359.9792324 |
| 134105 | 1810851004 | 1810851004 | 1810851004 | 20 SUMMIT ST | HYDE PARK | 2136 | WILCOX DIANE E | | 20 SUMMIT ST | HYDE PARK | MA | 2136 | 5655.398438 | 315.5837464 |
| 166213 | 1810823000 | 1810823000 | 1810823000 | 34 FARWELL AV | HYDE PARK | 2136 | DONGA WILLIAM F | | 34 FARWELL AVE | HYDE PARK | MA | 2136 | 5875.782227 | 305.9903995 |
| 96607 | 1810844001 | 1810844001 | 1810844001 | MILTON AV | HYDE PARK | 2136 | KEOHANE REALTY DEVELOPMENT TRUST | | 469 NEPONSET AVE | BOSTON | MA | 2122 | 68325.90942 | 1890.945042 |
| 83305 | 1810820000 | 1810820000 | 1810820000 | 139 MILTON AV | HYDE PARK | 2136 | HURLEY SEAN M | | 139 MILTON AV | HYDE PARK | MA | 2136 | 5101.644775 | 293.2765933 |
| 134271 | 1810815000 | 1810815000 | 1810815000 | 123 MILTON AV | HYDE PARK | 2136 | GARLAND KATHERINE | | 123 MILTON AVE | HYDE PARK | MA | 2136 | 4109.69043 | 262.4630087 |
| 113996 | 1810843000 | 1810843000 | 1810843000 | MILTON AV | HYDE PARK | 2136 | KIRLEY WALTER T JR TS | | 55 BRUSH HILL LANE | MILTON | MA | 2186 | 430.5544434 | 102.2776762 |
| 65947 | 1810795000 | 1810795000 | 1810795000 | 147 MILTON AV | HYDE PARK | 2136 | DAVIS BRIAN PATRICK | | 147 MILTON AV | HYDE PARK | MA | 2136 | 9894.320313 | 398.07246 |
| 15700 | 1810796010 | 1810796010 | 1810796010 | 149 MILTON AV | HYDE PARK | 2136 | CRAWLEY ERIC S | | 149 MILTON AV | HYDE PARK | MA | 2136 | 11920.46924 | 438.2344719 |
| 82862 | 1810850000 | 1810850000 | 1810850000 | 25 LOCHLAND RD | HYDE PARK | 2136 | HERNANDEZ DAVID | C/O SERITA HERNANDEZ | 25 LOCHLAND RD | HYDE PARK | MA | 2136 | 11654.68237 | 419.5788023 |
| 18093 | 1810776000 | 1810776000 | 1810776000 | 8 PROSPECT ST | HYDE PARK | 2136 | DEFRANC GERARD F | | 8 PROSPECT ST | HYDE PARK | MA | 2136 | 6351.12207 | 315.8330758 |
| 144831 | 1810847000 | 1810847000 | 1810847000 | 15 LOCHLAND RD | HYDE PARK | 2136 | COLEMAN REALTY TRUST | 15 LOCHLAND RD | C/O CAROLIN G DALY | HYDE PARK | MA | 2136 | 7564.824951 | 356.608831 |
| 69457 | 1810836000 | 1810836000 | 1810836000 | 36 SUMMIT ST | HYDE PARK | 2136 | LAMIR ELAINE | C/O PETER LAMIR | 40 SPRUCE LA | CANTON | MA | 2021 | 13027.03516 | 480.9920572 |
| 23180 | 1810831020 | 1810831020 | 1810831020 | 6 LOCHLAND RD | HYDE PARK | 2136 | SINGLETARY CARL | | 6 LOCHLAND RD | HYDE PARK | MA | 2136 | 10390.0061 | 438.4538591 |
| 89889 | 1810829000 | 1810829000 | 1810829000 | 10 FARWELL AV | HYDE PARK | 2136 | WINGERT RICHARD I | | 10 FARWELL AVE | HYDE PARK | MA | 2136 | 5880.054688 | 316.5708495 |
| 40878 | 1810816000 | 1810816000 | 1810816000 | 125 MILTON AV | HYDE PARK | 2136 | KENNEY LAWRENCE R JR | | 125 MILTON AVE | HYDE PARK | MA | 2136 | 4528.947021 | 273.4526384 |
| 153971 | 1810839000 | 1810839000 | 1810839000 | 28 SUMMIT ST | HYDE PARK | 2136 | OBRIEN SCOTT DAVID | | 28 SUMMIT ST | HYDE PARK | MA | 2136 | 6438.287598 | 329.47411 |
| 157343 | 1810840000 | 1810840000 | 1810840000 | 30 LOCHLAND RD | HYDE PARK | 2136 | SMITH ADAM T | | 30 LOCHLAND RD | HYDE PARK | MA | 2136 | 6500.918213 | 354.7500159 |

March 28, 2022

Keohane Co
469 Neponset Ave
Boston, MA 02122

Re: Wetland Border Report
Milton Ave, Boston, MA

Dear Client:

On During the month of March 2022, the Wetland Resources Areas were delineated on land located at the above referenced site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the Boston Wetland Protection Ordinance/Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

This wooded site is surrounded by residential houses/lawns and the pavement of Milton Ave. The majority of the site is upland consisting of oaks, maples, privet, honeysuckle, Japanese knotweed, rose and upland herbs. In the rear of the site and in the southeast corner of the site two Isolated Wetlands were observed and flagged.

In the rear, northwest corner of the site wetland soils and leaf staining were observed; however, the only area of 50% or more wetland indicator species coverage was a small stand of silky dogwood. This area was flagged with series GC1-8 (see enclosed photo and DEP field data forms). The second Isolated Wetland was flagged in the southeast corner of the site with series A1-6. This wetland consisted of loosestrife, soft rush, and buckthorn (see enclosed photo and DEP field data forms).



Isolated wetland flagged with series. GC1-8. Dogwood stand with hydric soils.



Isolated Wetland flagged with series A 1-6. Consisting of loosestrife, soft rush and buckthorn.

The Massachusetts Wetlands Protection Act only takes jurisdiction over isolated wetlands if they qualify as the state resource area Isolated Land Subject to Flooding (which is a confined basin able to hold $\frac{1}{4}$ acre foot of water at a minimum of 6 inches). These two isolated areas are too small and too shallow to hold $\frac{1}{4}$ acre foot of water at a minimum of 6 inches and therefore could only be protected under a local bylaw. The Boston Wetland Bylaw/Ordinance takes jurisdiction over isolated wetlands that are 1000 sq feet or larger. These wetlands are smaller than 1000 sq ft and therefore are not jurisdictional under the State or Local law.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and Priority Habitat of Rare Wildlife and has no mapped potential and or certified vernal pools. The site is not located in an ACEC, within 200-ft of a mapped river or within a FEMA flood zone.

Very truly yours,
GODDARD CONSULTING, LLC

Scott Goddard,
Principal & PWS

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

Applicant: _____

Prepared by: **Goddard Consulting LLC**

Project location: Milton Ave, Boston

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: GC-7 | Transect Number: Upgradient | Date of Delineation: 28-Mar-22 | | |
|--|--------------------------------------|------------------------------------|---|-------------------------------|--------------------------------|
| Sample Layer and Plant Species | Scientific name | % Cover | % Dominance | Dominant Plant (yes or no) | Wetland Indicator Category* |
| <u>Tree Layer</u> | | | | | |
| Red Maple | <i>Acer rubrum</i> | 20% | 35.7% | Yes | FAC* |
| Red Oak | <i>Quercus rubra</i> | 36% | 64.3% | Yes | FACU |
| <u>Sapling Layer</u> | | | | | |
| | | | | | |
| <u>Shrub Layer</u> | | | | | |
| Rambler rose | <i>Rosa multiflora</i> | 20% | 46.5% | Yes | FACU |
| Silky dogwood | <i>Cornus amomum</i> | 3% | 7.0% | No | FACW* |
| European privet | <i>Ligustrum vulgare</i> | 20% | 46.5% | Yes | FACU |
| <u>Climbing Woody Vine</u> | | | | | |
| Oriental bittersweet | <i>Celastrus orbiculatus</i> | 10% | 100.0% | Yes | UPL |
| <u>Ground Cover</u> | | | | | |
| | | | | | |
| Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth | | | | | |
| Morphological Adaptations: 0 _____ | | Description: _____ | | | |
| * An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL. | | | | | |
| Vegetation conclusion: | | | | | |
| Number of dominant wetland indicator plants: 1 | | | Number of dominant non-wetland indicator plants: 4 | | |
| Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no | | | | | |

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: _____
 soil type mapped: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

| <u>Horizon</u> | <u>Depth (inches)</u> | <u>Matrix Color</u> | <u>Mottles Color or Texture</u> |
|----------------|-----------------------|---------------------|---------------------------------|
| A | 0-8 | 10YR2/2 | |
| B | 8-12 | 10YR4/4 | |
| B2 | 12-20 | 10YR5/4 | |

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

| Vegetation and Hydrology Conclusion for Upgradient of GC-7 | | |
|---|------------|-----------|
| | <u>yes</u> | <u>no</u> |
| Number of wetland indicator plants | | |
| >= number of non-wetland plants | | X |
| Wetland hydrology present: | | |
| hydric soils 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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: _____
 soil type mapped: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

| <u>Horizon</u> | <u>Depth (inches)</u> | <u>Matrix Color</u> | <u>Mottles Color or Texture</u> |
|----------------|-----------------------|---------------------|---------------------------------|
| O | 0-7" | 10YR2/1 | |
| C | 7-20 | 10YR6/2 | 10YR5/6 |
| | | | |
| | | | |

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift Lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: within 6 inches
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

- Other: _____

| Vegetation and Hydrology Conclusion for Downgradient of GC-7 | | |
|---|------------|-----------|
| | <u>yes</u> | <u>no</u> |
| Number of wetland indicator plants | | |
| >= number of non-wetland plants | X | |
| Wetland hydrology present: | | |
| hydric soils 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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: _____
 soil type mapped: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

| <u>Horizon</u> | <u>Depth (inches)</u> | <u>Matrix Color</u> | <u>Mottles Color or Texture</u> |
|----------------|-----------------------|---------------------|---------------------------------|
| A | 0-8 | 10YR2/2 | |
| B | 8-10 | 10YR4/4 | |
| B2 | 10-20 | 10YR5/4 | |
| | | | |
| | | | |

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

| Vegetation and Hydrology Conclusion for Upgradient of A3 | | |
|---|------------|-----------|
| | <u>yes</u> | <u>no</u> |
| Number of wetland indicator plants | | |
| >= number of non-wetland plants | | X |
| Wetland hydrology present: | | |
| hydric soils 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

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

Applicant: _____
 Check all that apply:

Prepared by: **Goddard Consulting LLC**

Project location: Milton Ave, Boston

DEP File #: _____

- 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: A3 | Transect Number: Downgradient | Date of Delineation: 28-Mar-22 | | |
|--|--------------------------|------------------------------------|---|---------------------------------------|--------------------------------|--|
| Sample Layer and Plant Species | Scientific name | % Cover | % Dominance | Dominant Plant (yes or no) | Wetland Indicator Category* | |
| <u>Tree Layer</u> | | | | | | |
| Red Maple | <i>Acer rubrum</i> | 10% | 100.0% | Yes | FAC* | |
| <u>Sapling Layer</u> | | | | | | |
| <u>Shrub Layer</u> | | | | | | |
| Rambler rose | <i>Rosa multiflora</i> | 3% | 23.1% | Yes | FACU | |
| European buckthorn | <i>Frangula alnus</i> | 10% | 76.9% | Yes | FAC* | |
| <u>Climbing Woody Vine</u> | | | | | | |
| <u>Ground Cover</u> | | | | | | |
| Purple loosestrife | <i>Lythrum salicaria</i> | 63% | 86.3% | Yes | OBL* | |
| Lamp rush | <i>Juncus effusus</i> | 10% | 13.7% | No | OBL* | |
| Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth Morphological Adaptations: 0 _____ Description: _____ | | | | | | |
| * An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL. | | | | | | |
| Vegetation conclusion: | | | | | | |
| Number of dominant wetland indicator plants: 3 | | | Number of dominant non-wetland indicator plants: 1 | | | |
| Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes | | | | | | |

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: _____
 soil type mapped: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

| <u>Horizon</u> | <u>Depth (inches)</u> | <u>Matrix Color</u> | <u>Mottles Color or Texture</u> |
|----------------|-----------------------|---------------------|---------------------------------|
| O | 0-10 | 10YR2/1 | |
| C | 10-20 | 10YR6/2 | 10YR5/6 |
| | | | |
| | | | |

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

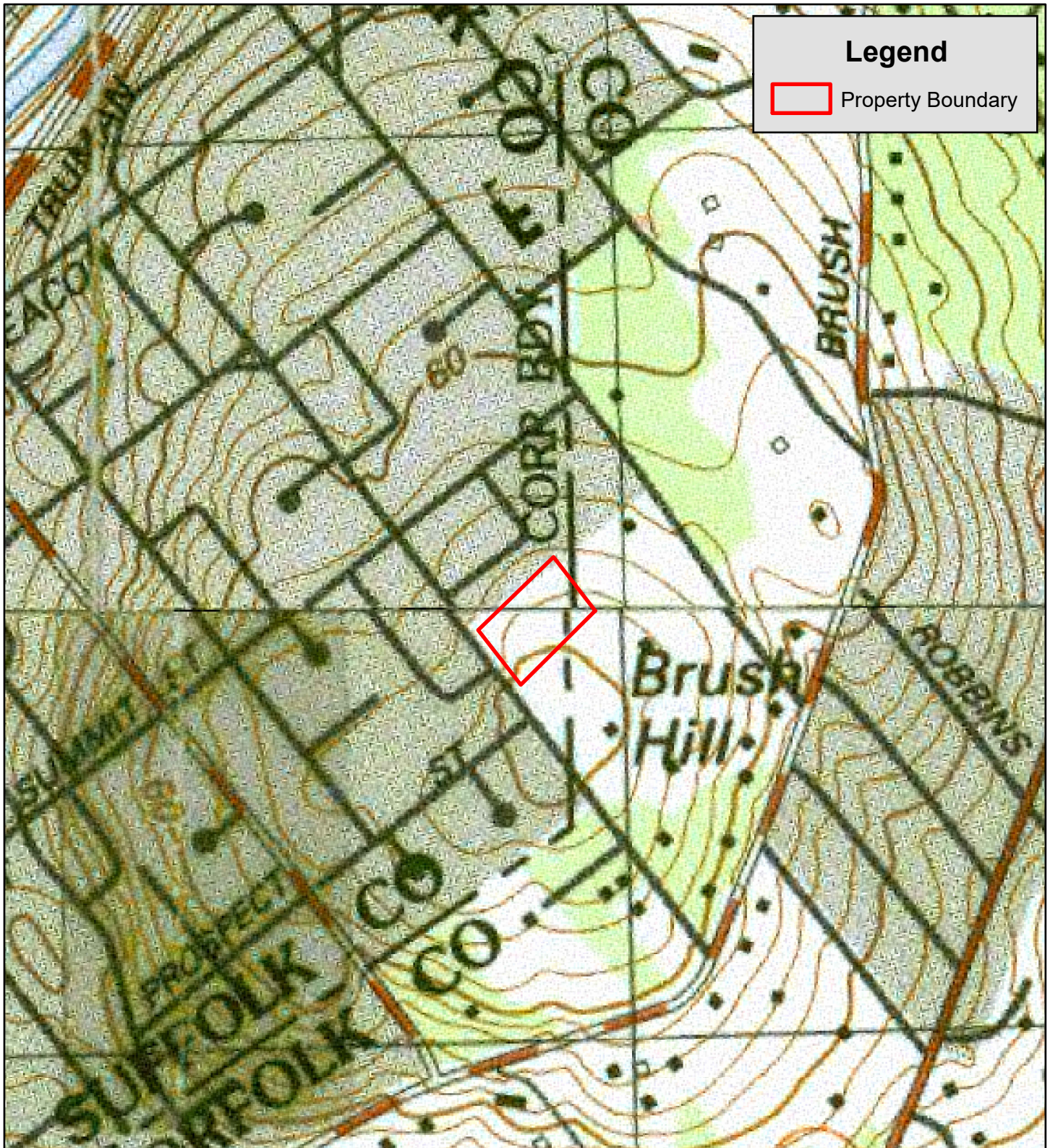
Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift Lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: within 6 inches
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

- Other: _____

| Vegetation and Hydrology Conclusion for Downgradient of A3 | | |
|---|------------|-----------|
| | <u>yes</u> | <u>no</u> |
| Number of wetland indicator plants | | |
| >= number of non-wetland plants | X | |
| Wetland hydrology present: | | |
| hydric soils 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


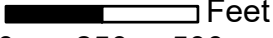


Legend

Property Boundary

USGS of Site

0 Miton Avenue (between 136 & 150 Milton Avenue)
 (Boston Parcel ID: 1810844001) (Milton Parcel ID: B 4 5A)


N

 Date: 5/17/2022

 0 250 500
 1 inch = 500 feet

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

GODDARD CONSULTING
 Strategic Wetland Permitting uc





Legend

 Property Boundary

Orthophoto View of Site

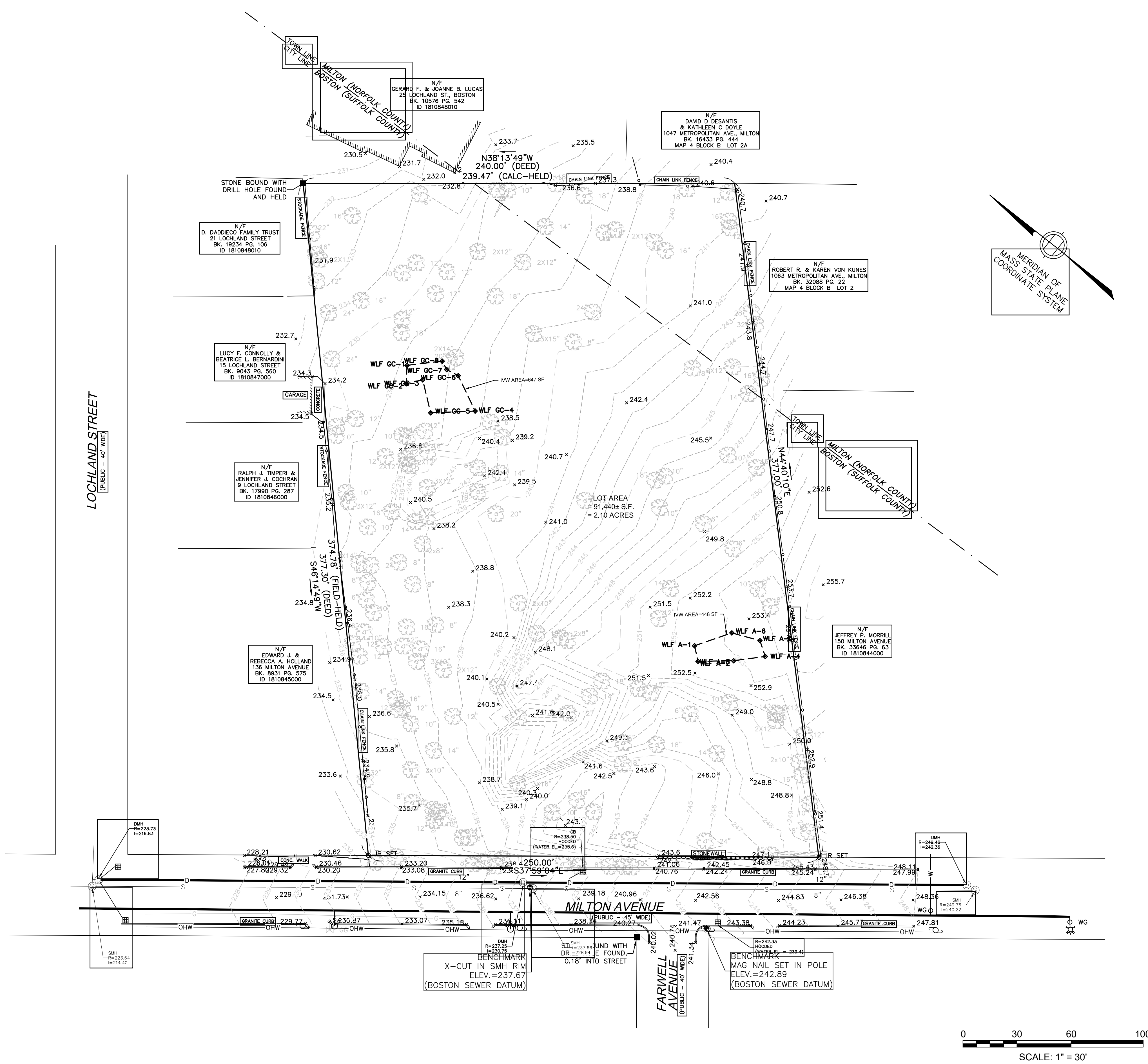
0 Miton Avenue (between 136 & 150 Milton Avenue)
(Boston Parcel ID: 1810844001) (Milton Parcel ID: B 4 5A)

N

Date: 5/17/2022
 Feet
0 50 100
1 inch = 100 feet

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



- LEGEND**
- [S] SANITARY SEWER
 - [D] DRAIN LINE
 - [W] WATER LINE
 - [E] ELECTRIC LINE
 - [G] GAS LINE
 - [OHW] OVERHEAD WIRES
 - [SMH] SANITARY MANHOLE
 - [DMH] DRAIN MANHOLE
 - [CB] CATCH BASIN
 - [DT] DECIDUOUS TREE
 - [FH] FIRE HYDRANT
 - [WG] WATER GATE
 - [GG] GAS GATE
 - [Z] SPOT GRADE



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MILTON AVENUE. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN APRIL 13, AND APRIL 20, 2016, BY DESIGN CONSULTANTS, INC. (DCI).

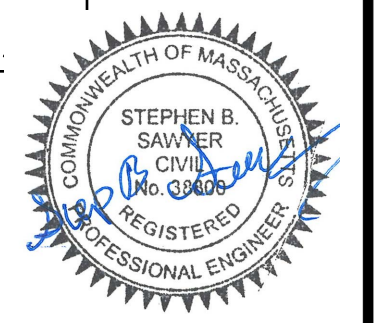
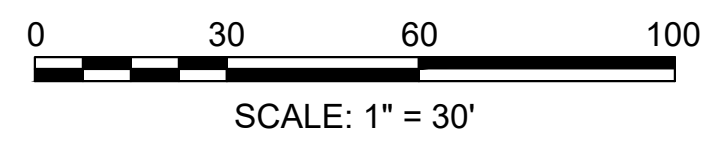
LOCATION OF UTILITIES AND OTHER FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.

MULTIPLE PILES OF DEBRIS ON SITE WHERE NOT LOCATED, AREAS OF HEAVY BRUSH AND SMALLER TREES WHERE ALSO NOT LOCATED.

CITY/TOWN LINE IS APPROXIMATELY SHOWN AND WAS SCALED FROM PLAN ENTITLED "PLAN OF LAND IN HYDE PARK AND MILTON" DATED JUNE 1, 1955 AND RECORDED IN BOOK 7067 PAGE 145.

LOCUS TITLE INFORMATION

| | |
|-----------------|------------------|
| MILTON AVENUE | |
| OWNER: | MOLLIE FEENEY |
| DEED REFERENCE: | BK. 8953 PG. 241 |
| PLAN REFERENCE: | BK. 7067 PG. 145 |
| ASSESSORS: | PARCEL ID 18108 |



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\\2016 Projects\2016-028 Milton Ave Boston\Drawings\ENGINEERING\BPD site plans\2016-028ecM.dwg

Design Consultants, Inc.
 CIVIL ENGINEERS and LAND SURVEYORS
 120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-358-7173

| | | | |
|--------|----------|-----|-----------------------|
| SCALE: | | | |
| HORIZ: | 1" = 30' | | |
| VERT: | | | |
| NO. | DATE | BY | REVISIONS |
| 1 | 4/20/22 | SBS | ADD IWV AREAS TO PLAN |

| | |
|-----------|-----|
| FIELD: | LG |
| CALCS: | EAC |
| CHECKED: | ML |
| APPROVED: | ML |

EXISTING CONDITIONS PLAN

MILTON AVENUE

| | |
|--------------------------|---------------------|
| PLAN OF LAND IN | PROJECT NO. |
| HYDE PARK, MASSACHUSETTS | 2016-028 |
| SURVEYED FOR | DATE: APR. 26, 2016 |
| THE KEOHANE COMPANY | SHEET NO. |
| | 1 OF 2 |

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

May 17, 2022

RE: Request for Determination of Applicability
0 Milton Avenue, Boston, MA (Parcel ID #: 1810844001)

Dear Boston Conservation Commission:

Goddard Consulting, LLC is pleased to submit this Request for Determination of Applicability (RDA) on behalf of the applicant, Denis Keohane of Keohane Realty Development Trust, for the site known as 0 Milton Avenue in Boston, MA (Parcel ID #: 1810844001), located between 136 and 150 Milton Avenue. The Applicant is seeking a determination that the on-site Isolated Vegetated Wetlands (IVWs) are not jurisdictional resource areas under the Massachusetts Wetlands Protection Act (WPA) and City of Boston Wetlands Ordinance.

Two copies of the RDA application are enclosed. The titles of all the documents enclosed are as follows:

- RDA (WPA Form 1) Application Form
- Copy of Checks
- Affidavit of Service, Notifications to Abutters (with Babel Notice), and List of Abutters
- *Wetland Border Report*, Goddard Consulting LLC, 3/28/2022
- *Orthophoto View of Site*, Goddard Consulting, LLC, 5/17/2022
- *USGS of Site*, Goddard Consulting, LLC, 5/17/2022
- *Plan of Land in Hyde Park, Massachusetts, Existing Conditions Plan*, Design Consultants, Inc., 4/26/2016 (Revised 4/20/2022)

Existing Site Conditions

The site consists of a wooded, undeveloped plot of land surrounded by residential houses, lawns, and the pavement of Milton Avenue. Most of the site is upland, with vegetation consisting of oaks, maples, privet, honeysuckle, Japanese knotweed, rose, and upland herbs. Two Isolated Vegetated Wetlands were observed and flagged at the rear of the site with flag series GC1-8 and at the southeast corner of the site with flag series A1-6. Both areas individually measured under 1,000 SF, at 647 SF and 448 SF, respectively.



Photo 1. Isolated Vegetated Wetland flagged with series. GC1-8.



Photo 2. Isolated Vegetated Wetland flagged with series A1-6.

Regulatory Discussion

The Massachusetts Wetlands Protection Act only takes jurisdiction over isolated wetlands if they qualify as the state resource area Isolated Land Subject to Flooding (which is a confined basin able to hold 1/4-acre foot of water at a minimum of 6 inches). These two isolated areas are too small and too shallow to hold 1/4-acre foot of water at a minimum of 6 inches and therefore could only be protected under a local bylaw / ordinance. The Boston Wetland Ordinance takes jurisdiction over isolated vegetated wetlands that are 1,000 SF or larger. These wetlands are each individually smaller than 1000 SF, at 647 SF and 448 SF. Therefore, these wetlands are not jurisdictional under the State or Local law.

Conclusion

Given that these areas are not jurisdictional under the state or local wetlands protection laws, the Applicant requests a negative determination (category 1), determining that the areas described in this request are not areas subject to protection under the Wetlands Protection Act (WPA) or Boston Wetlands Ordinance, and that no further action under the WPA or Ordinance is required by the Applicant.

If there are any questions concerning this submission, please do not hesitate to contact us.

Sincerely,

Goddard Consulting, LLC



Mitch Maslanka

Wetland Scientist

CC: Design Consultants, Inc., 120 Middlesex Avenue, Somerville, MA 02145
MassDEP Northeast Regional Office – 205B Lowell Street, Wilmington, MA 01887

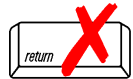


WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And City of Boston Wetlands Ordinance

A. General Information

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



1. Applicant:

Denis Keohane of Keohane Realty Development Trust
Name denis@keohanecompany.com
E-Mail Address
1035 Brush Hill Rd
Mailing Address
Milton MA 02186
City/Town State Zip Code
617-436-0300
Phone Number Fax Number (if applicable)

2. Representative (if any):

Goddard Consulting LLC
Firm
Mitch Maslanka mitch@goddardconsultingllc.com
E-Mail Address
Contact Name
291 Main Street, Suite 8
Mailing Address
Northborough MA 01532
City/Town State Zip Code
508-615-2041
Phone Number Fax Number (if applicable)

B. Determinations

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

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Boston
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

0 Milton Avenue (between 136 and 150 Milton Avenue)

Boston & Milton
City/Town

Parcel ID: 1810844001
Assessors Map/Plat Number

Parcel/Lot Number

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

Wooded lot surrounded by residential properties. See additional cover letter and reports for details.

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

Plan of Land in Hyde Park, Massachusetts - Existing Conditions Plan - Milton Ave

4/26/2016; Revised
4/20/2022

Title

Date

Title

Date

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

No work proposed at this time.



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
And City of Boston Wetlands Ordinance

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

The Areas Subject to Protection under M.G.L c. 131, section 40, do not include reference to the protection of isolated freshwater wetlands (see Wetlands Protection Act 310 CMR 10.02).

Under the Boston Wetlands Ordinance, Chapter VII-I.IV, and Regulations, section XIV (B), an Isolated Vegetated Wetland is defined as a freshwater wetland of at least one thousand (1,000) square feet in area that does not border creeks, rivers, streams, ponds or lakes. Given that the isolated wetland areas subject to this application are each not at least 1,000 square feet in area, they are not defined as Isolated Vegetated Wetlands under this Ordinance and are not subject to protection.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

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

And City of Boston Wetlands Ordinance

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Denis Keohane; Keohane Realty Development Trust

Name

1035 Brush Hill Rd

Mailing Address

Milton

City/Town

Massachusetts

State

02186

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant (Denis Keohane; Keohane Realty Development Trust)

5/11/22

Date

Signature of Representative (Mitch Maslanka, Goddard Consulting, LLC)

5/11/22

Date

DENIS F KEOHANE
1035 BRUSH HILL ROAD
MILTON, MA 02186

149

53-447/113
365

5/11/22

Date

CHECK IMAGE
BY ID POLICE/STATION

Pay to the
Order of

City of Boston

\$ 150 -

One hundred fifty

Dollars



Photo
Safe
Deposit
Details on back

ROCKLAND TRUST

For

RDA Filing Kinsale Lane

⑆0⑆1304478⑆

23101564⑈

0149



City of Boston
Environment



CITY of BOSTON
Conservation Commission

**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

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

A Request for Determination of Applicability was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Denis Keohane of Keohane Realty Development Trust for the Commission to determine whether the isolated vegetated wetlands on-site are jurisdictional areas located at 0 Milton Avenue (between 136 and 150 Milton Avenue), parcel ID # 1810844001.

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

Mitch Maslanka

Name

5/20/2022

Date

I, Tim McGuire, certify that I am fluent in English and Spanish, and that the attached document is an accurate translation of the document attached entitled:

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

Timothy McGuire

Signature

Timothy McGuire

Name

Goddard Consulting LLC

Title and Organization



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 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 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 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 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 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。如果您有需要请联系我们的邮箱 cc@boston.gov 电话# 617-635-3850.

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpur tanti** 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 ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. 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 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, 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 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 ou au 617-635-3850.





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. Denis Keohane of Keohane Realty Development Trust has filed a Request for Determination of Applicability 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 0 Milton Avenue (between 136 and 150 Milton Avenue), Parcel ID # 1810844001.

C. The project involves requesting a determination on the jurisdiction of the on-site isolated vegetated wetlands.

D. Copies of the Request for Determination of Applicability may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.

E. Copies of the Request for Determination of Applicability may be obtained from Goddard Consulting LLC by contacting them at 508-615-2041 between the hours of 9am – 4pm, Monday through Friday.

F. In accordance with the Chapter 20 of the Acts of 2021, the public hearing will take place virtually at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.

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

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

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

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

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

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



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

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y 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. Denis Keohane de Keohane Realty Development Trust ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de 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 0 Milton Avenue (entre 136 y 150 Milton Avenue, Boston, MA (ID de paquete #: 1810844001).

C. El proyecto consiste en determinar el estatus jurisdiccional de dos humedales con vegetación aislada.

D. Se pueden obtener copias del permiso comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.

E. Las copias de la notificación de intención pueden obtenerse en Goddard Consulting LLC entre las 9am – 4pm, 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 en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205- 6099, ingresar ID de 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 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, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

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

| OBJECTID | PID | PID_LONG | GIS_ID | FULL_ADDRESS | CITY | ZIPCOD | OWNER | ADDRESSEE | MAIL_ADDRESS | MAIL_CS | STATE | MAIL_ZIPCODE | Shape_Area | Shape_Length |
|----------|------------|------------|------------|----------------|-----------|--------|----------------------------------|-------------------------|--------------------------|----------------|-------|--------------|-------------|--------------|
| 11668 | 1810844000 | 1810844000 | 1810844000 | 150 MILTON AV | HYDE PARK | 2136 | CATHERINE A MORRILL TRUST | C/O CATHERINE A MORRILL | 150 MILTON AVE | HYDE PARK | MA | 2136 | 37154.61719 | 918.7179303 |
| 133585 | 1810842000 | 1810842000 | 1810842000 | 8 LOCHLAND RD | HYDE PARK | 2136 | NILES CLAUDIA C | | 8 LOCHLAND RD | HYDE PARK | MA | 2136 | 7933.284424 | 376.2975014 |
| 82860 | 1810789000 | 1810789000 | 1810789000 | 19 FARWELL AV | HYDE PARK | 2136 | FRANCIS THOMAS B JR | | 19 FARWELL AV | HYDE PARK | MA | 2136 | 13561.04736 | 473.7496832 |
| 60232 | 1810817000 | 1810817000 | 1810817000 | 127 MILTON AV | HYDE PARK | 2136 | HERNON KELLY A | | 127 MILTON AV | HYDE PARK | MA | 2136 | 5260.301025 | 295.6570224 |
| 133900 | 1810851000 | 1810851000 | 1810851000 | 29 LOCHLAND RD | HYDE PARK | 2136 | FARNHAM DARRELL E | | 29 LOCHLAND RD | HYDE PARK | MA | 2136 | 7587.62793 | 351.5985922 |
| 26747 | 1810851002 | 1810851002 | 1810851002 | LOCHLAND RD | HYDE PARK | 2136 | CITY OF BOSTON | | LOCHLAND RD | HYDE PARK | MA | 2136 | 19059.60059 | 657.9442587 |
| 134793 | 1810788000 | 1810788000 | 1810788000 | 15 FARWELL AV | HYDE PARK | 2136 | MALLEY KARYN J | C/O KARYN MALLEY | 15 FARWELL AV | HYDE PARK | MA | 2136 | 14277.81616 | 484.4877116 |
| 171430 | 1810819000 | 1810819000 | 1810819000 | 135 MILTON AV | HYDE PARK | 2136 | KULESZA MATTHEW JOHN | | 135 MILTON AVE | HYDE PARK | MA | 2136 | 5780.399414 | 308.0241129 |
| 147428 | 1810846000 | 1810846000 | 1810846000 | 9 LOCHLAND RD | HYDE PARK | 2136 | GASKINS LISA M | | 9 LOCHLAND RD | HYDE PARK | MA | 2136 | 8020.417725 | 370.2862592 |
| 66867 | 1810828000 | 1810828000 | 1810828000 | 14 FARWELL AV | HYDE PARK | 2136 | PIERRE JOSEPH | | 14 FARWELL AV | HYDE PARK | MA | 2136 | 5644.764404 | 306.4141945 |
| 92360 | 1810841000 | 1810841000 | 1810841000 | 28 LOCHLAND RD | HYDE PARK | 2136 | GRENINGER PATRICIA D | | 28 LOCHLAND RD | HYDE PARK | MA | 2136 | 5929.398193 | 344.784143 |
| 55343 | 1810837000 | 1810837000 | 1810837000 | 30 SUMMIT ST | HYDE PARK | 2136 | TAVARES MICHAEL | | 30 SUMMIT ST | HYDE PARK | MA | 2136 | 6451.947998 | 329.5470973 |
| 138443 | 1810824000 | 1810824000 | 1810824000 | 30 FARWELL AV | HYDE PARK | 2136 | SCHWEIZER SAMUEL VOSS | | 30 FARWELL AVE | HYDE PARK | MA | 2136 | 5378.710205 | 299.7611678 |
| 66243 | 1810827000 | 1810827000 | 1810827000 | 18 FARWELL AV | HYDE PARK | 2136 | GRANT JOHN R | | 18 FARWELL AV | HYDE PARK | MA | 2136 | 8172.503174 | 361.7715801 |
| 148436 | 1810848010 | 1810848010 | 1810848010 | 21 LOCHLAND RD | HYDE PARK | 2136 | NEVILLE DON | | 21 LOCHLAND RD | HYDE PARK | MA | 2136 | 7021.416992 | 341.6469234 |
| 888 | 1810839001 | 1810839001 | 1810839001 | 32 LOCHLAND RD | HYDE PARK | 2136 | CASEY PATRICIA A | PATRICIA CASEY-PRICE | 1411 RED OAK LANE | PORT CHARLOTTE | FL | 33948 | 6215.862305 | 351.4872256 |
| 34056 | 1810776001 | 1810776001 | 1810776001 | 165 MILTON AV | HYDE PARK | 2136 | ROMANO DENISE M | | 165 MILTON AVE | HYDE PARK | MA | 2136 | 46251.84888 | 892.4310985 |
| 13898 | 1810818000 | 1810818000 | 1810818000 | 131 MILTON AV | HYDE PARK | 2136 | COLLINS THOMAS | | 131 MILTON AV | HYDE PARK | MA | 2136 | 5114.394043 | 292.6552222 |
| 87040 | 1810797000 | 1810797000 | 1810797000 | 11 PROSPECT ST | HYDE PARK | 2136 | DEBAN GERALD E | | 11 PROSPECT ST | HYDE PARK | MA | 2136 | 73681.21655 | 13681.214232 |
| 152455 | 1810821000 | 1810821000 | 1810821000 | 143 MILTON AV | HYDE PARK | 2136 | CURRAN PAUL R | | 143 MILTON AV | HYDE PARK | MA | 2136 | 11440.36841 | 433.5259979 |
| 71219 | 1810851001 | 1810851001 | 1810851001 | 35 LOCHLAND RD | HYDE PARK | 2136 | KIBLER MARGARET E ETAL | | 99 BRACKETT ST, UNIT 720 | QUINCY | MA | 2169 | 7490.210693 | 349.681217 |
| 49089 | 1810851003 | 1810851003 | 1810851003 | 24 SUMMIT ST | HYDE PARK | 2136 | FERLITO SALVATORE C JR ETAL | | 24 SUMMIT ST | HYDE PARK | MA | 2136 | 6251.256836 | 326.4659676 |
| 55882 | 1810845000 | 1810845000 | 1810845000 | 136 MILTON AV | HYDE PARK | 2136 | DIXON BRUCE | | 136 MILTON AVE | HYDE PARK | MA | 2136 | 21611.04346 | 594.3577686 |
| 30386 | 1810794000 | 1810794000 | 1810794000 | 45 FARWELL AV | HYDE PARK | 2136 | RUANE KEVIN E | | 45 FARWELL AV | HYDE PARK | MA | 2136 | 11044.34741 | 422.2454952 |
| 48786 | 1810831030 | 1810831030 | 1810831030 | 120 MILTON AV | HYDE PARK | 2136 | BALL MICHAEL R | | 120 MILTON AV | HYDE PARK | MA | 2136 | 12363.927 | 464.3446529 |
| 126688 | 1810848020 | 1810848020 | 1810848020 | 23 LOCHLAND RD | HYDE PARK | 2136 | DADDIECO SANTINO S | | 23 LOCHLAND RD | HYDE PARK | MA | 2136 | 5520.435791 | 465.0881636 |
| 33129 | 1810825000 | 1810825000 | 1810825000 | 22 FARWELL AV | HYDE PARK | 2136 | FARLEY MATTHEW D | | 22 FARWELL AVE | HYDE PARK | MA | 2136 | 8099.154541 | 359.9792324 |
| 134105 | 1810851004 | 1810851004 | 1810851004 | 20 SUMMIT ST | HYDE PARK | 2136 | WILCOX DIANE E | | 20 SUMMIT ST | HYDE PARK | MA | 2136 | 5655.398438 | 315.5837464 |
| 166213 | 1810823000 | 1810823000 | 1810823000 | 34 FARWELL AV | HYDE PARK | 2136 | DONGA WILLIAM F | | 34 FARWELL AVE | HYDE PARK | MA | 2136 | 5875.782227 | 305.9903995 |
| 96607 | 1810844001 | 1810844001 | 1810844001 | MILTON AV | HYDE PARK | 2136 | KEOHANE REALTY DEVELOPMENT TRUST | | 469 NEPONSET AVE | BOSTON | MA | 2122 | 68325.90942 | 1890.945042 |
| 83305 | 1810820000 | 1810820000 | 1810820000 | 139 MILTON AV | HYDE PARK | 2136 | HURLEY SEAN M | | 139 MILTON AV | HYDE PARK | MA | 2136 | 5101.644775 | 293.2765933 |
| 134271 | 1810815000 | 1810815000 | 1810815000 | 123 MILTON AV | HYDE PARK | 2136 | GARLAND KATHERINE | | 123 MILTON AVE | HYDE PARK | MA | 2136 | 4109.690043 | 262.4630087 |
| 113996 | 1810843000 | 1810843000 | 1810843000 | MILTON AV | HYDE PARK | 2136 | KIRLEY WALTER T JR TS | | 55 BRUSH HILL LANE | MILTON | MA | 2186 | 430.5544434 | 102.2776762 |
| 65947 | 1810795000 | 1810795000 | 1810795000 | 147 MILTON AV | HYDE PARK | 2136 | DAVIS BRIAN PATRICK | | 147 MILTON AV | HYDE PARK | MA | 2136 | 9894.320313 | 398.07246 |
| 15700 | 1810796010 | 1810796010 | 1810796010 | 149 MILTON AV | HYDE PARK | 2136 | CRAWLEY ERIC S | | 149 MILTON AV | HYDE PARK | MA | 2136 | 11920.46924 | 438.2344719 |
| 82862 | 1810850000 | 1810850000 | 1810850000 | 25 LOCHLAND RD | HYDE PARK | 2136 | HERNANDEZ DAVID | C/O SERITA HERNANDEZ | 25 LOCHLAND RD | HYDE PARK | MA | 2136 | 11654.68237 | 419.5788023 |
| 18093 | 1810776000 | 1810776000 | 1810776000 | 8 PROSPECT ST | HYDE PARK | 2136 | DEFRANC GERARD F | | 8 PROSPECT ST | HYDE PARK | MA | 2136 | 6351.12207 | 315.8330758 |
| 144831 | 1810847000 | 1810847000 | 1810847000 | 15 LOCHLAND RD | HYDE PARK | 2136 | COLEMAN REALTY TRUST | 15 LOCHLAND RD | C/O CAROLIN G DALY | HYDE PARK | MA | 2136 | 7564.824951 | 356.608831 |
| 69457 | 1810836000 | 1810836000 | 1810836000 | 36 SUMMIT ST | HYDE PARK | 2136 | LAMIR ELAINE | C/O PETER LAMIR | 40 SPRUCE LA | CANTON | MA | 2021 | 13027.03516 | 480.9920572 |
| 23180 | 1810831020 | 1810831020 | 1810831020 | 6 LOCHLAND RD | HYDE PARK | 2136 | SINGLETARY CARL | | 6 LOCHLAND RD | HYDE PARK | MA | 2136 | 10390.0061 | 438.4538591 |
| 89889 | 1810829000 | 1810829000 | 1810829000 | 10 FARWELL AV | HYDE PARK | 2136 | WINGERT RICHARD I | | 10 FARWELL AVE | HYDE PARK | MA | 2136 | 5880.054688 | 316.5708495 |
| 40878 | 1810816000 | 1810816000 | 1810816000 | 125 MILTON AV | HYDE PARK | 2136 | KENNEY LAWRENCE R JR | | 125 MILTON AVE | HYDE PARK | MA | 2136 | 4528.947021 | 273.4526384 |
| 153971 | 1810839000 | 1810839000 | 1810839000 | 28 SUMMIT ST | HYDE PARK | 2136 | OBRIEN SCOTT DAVID | | 28 SUMMIT ST | HYDE PARK | MA | 2136 | 6438.287598 | 329.47411 |
| 157343 | 1810840000 | 1810840000 | 1810840000 | 30 LOCHLAND RD | HYDE PARK | 2136 | SMITH ADAM T | | 30 LOCHLAND RD | HYDE PARK | MA | 2136 | 6500.918213 | 354.7500159 |



Town of Milton, MA Abutters Report

100 ft abutters from property B 4 5A
at BRUSH HILL LN

Please be aware that the abutters list reflects mailing addresses for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated XXXXXXXXXX

| Abutter | Street Address | Account No. | Tax Bill Address |
|--|----------------------|-------------|--|
| B 4 2 BLICKER CHARLES R & KATHERINE M | 1063 METROPOLITAN AV | 300 | BLICKER CHARLES R & KATHERINE M 1063 METROPOLITAN AV MILTON, MA 02186 |
| B 4 2A DOYLE KATHLEEN C | 1047 METROPOLITAN AV | 301 | DOYLE KATHLEEN C 1047 METROPOLITAN AV MILTON, MA 02186 |
| B 4 7 EXARCHOS THOMAS | REAR METROPOLITAN | 311 | EXARCHOS THOMAS 23 LOCHLAND RD HYDE PARK, MA 02136-4007 |
| B 4 5C CATHERINE A MORRILL TRUST CATHERINE A MORRILL | METROPOLITAN AV | 8493 | CATHERINE A MORRILL TRUST CATHERINE A MORRILL TRUSTEE 150 MILTON AVE HYDE PARK, MA 02136-4037 |

I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated _____.

Signed,

Name: _____

Title: _____

Date: _____

Not official unless stamped by
the Board of Assessors

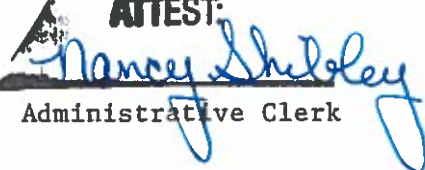
5/12/2022

TOWN OF MILTON
GIS - Abutters by ParcelID

Page 1 of 1

8:57:29AM

| Parcel ID - Map/Block/Lot | Location | Owner/Mailing Address |
|---------------------------|----------------------|--|
| B 4 2 | 1063 METROPOLITAN AV | BLICKER CHARLES R / & KATHERINE M 1063 METROPOLITAN AV / MILTON MA 02186 |
| B 4 2A | 1047 METROPOLITAN AV | DOYLE KATHLEEN C 1047 METROPOLITAN AV / MILTON MA 02186 |
| B 4 5C | METROPOLITAN AV | CATHERINE A MORRILL TRUST / CATHERINE A MOR 150 MILTON AVE / HYDE PARK MA 02136-4037 |
| B 4 7 | REAR METROPOLITAN AV | EXARCHOS THOMAS 23 LOCHLAND RD HYDE PARK MA 02136-4007 |

A TRUE COPY
ATTEST:

Administrative Clerk

March 28, 2022

Keohane Co
469 Neponset Ave
Boston, MA 02122

Re: Wetland Border Report
Milton Ave, Boston, MA

Dear Client:

On During the month of March 2022, the Wetland Resources Areas were delineated on land located at the above referenced site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the Boston Wetland Protection Ordinance/Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

This wooded site is surrounded by residential houses/lawns and the pavement of Milton Ave. The majority of the site is upland consisting of oaks, maples, privet, honeysuckle, Japanese knotweed, rose and upland herbs. In the rear of the site and in the southeast corner of the site two Isolated Wetlands were observed and flagged.

In the rear, northwest corner of the site wetland soils and leaf staining were observed; however, the only area of 50% or more wetland indicator species coverage was a small stand of silky dogwood. This area was flagged with series GC1-8 (see enclosed photo and DEP field data forms). The second Isolated Wetland was flagged in the southeast corner of the site with series A1-6. This wetland consisted of loosestrife, soft rush, and buckthorn (see enclosed photo and DEP field data forms).



Isolated wetland flagged with series. GC1-8. Dogwood stand with hydric soils.



Isolated Wetland flagged with series A 1-6. Consisting of loosestrife, soft rush and buckthorn.

The Massachusetts Wetlands Protection Act only takes jurisdiction over isolated wetlands if they qualify as the state resource area Isolated Land Subject to Flooding (which is a confined basin able to hold $\frac{1}{4}$ acre foot of water at a minimum of 6 inches). These two isolated areas are too small and too shallow to hold $\frac{1}{4}$ acre foot of water at a minimum of 6 inches and therefore could only be protected under a local bylaw. The Boston Wetland Bylaw/Ordinance takes jurisdiction over isolated wetlands that are 1000 sq feet or larger. These wetlands are smaller than 1000 sq ft and therefore are not jurisdictional under the State or Local law.

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and Priority Habitat of Rare Wildlife and has no mapped potential and or certified vernal pools. The site is not located in an ACEC, within 200-ft of a mapped river or within a FEMA flood zone.

Very truly yours,
GODDARD CONSULTING, LLC

Scott Goddard,
Principal & PWS

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

Applicant: _____

Prepared by: **Goddard Consulting LLC**

Project location: Milton Ave, Boston

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: GC-7 | Transect Number: Upgradient | Date of Delineation: 28-Mar-22 | | |
|--|--------------------------------------|------------------------------------|---|-------------------------------|--------------------------------|
| Sample Layer and Plant Species | Scientific name | % Cover | % Dominance | Dominant Plant (yes or no) | Wetland Indicator Category* |
| <u>Tree Layer</u> | | | | | |
| Red Maple | <i>Acer rubrum</i> | 20% | 35.7% | Yes | FAC* |
| Red Oak | <i>Quercus rubra</i> | 36% | 64.3% | Yes | FACU |
| <u>Sapling Layer</u> | | | | | |
| | | | | | |
| <u>Shrub Layer</u> | | | | | |
| Rambler rose | <i>Rosa multiflora</i> | 20% | 46.5% | Yes | FACU |
| Silky dogwood | <i>Cornus amomum</i> | 3% | 7.0% | No | FACW* |
| European privet | <i>Ligustrum vulgare</i> | 20% | 46.5% | Yes | FACU |
| | | | | | |
| <u>Climbing Woody Vine</u> | | | | | |
| Oriental bittersweet | <i>Celastrus orbiculatus</i> | 10% | 100.0% | Yes | UPL |
| | | | | | |
| <u>Ground Cover</u> | | | | | |
| | | | | | |
| Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth | | | | | |
| Morphological Adaptations: 0 _____ | | Description: _____ | | | |
| * An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL. | | | | | |
| Vegetation conclusion: | | | | | |
| Number of dominant wetland indicator plants: 1 | | | Number of dominant non-wetland indicator plants: 4 | | |
| Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no | | | | | |

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: _____
 soil type mapped: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

| <u>Horizon</u> | <u>Depth (inches)</u> | <u>Matrix Color</u> | <u>Mottles Color or Texture</u> |
|----------------|-----------------------|---------------------|---------------------------------|
| A | 0-8 | 10YR2/2 | |
| B | 8-12 | 10YR4/4 | |
| B2 | 12-20 | 10YR5/4 | |
| | | | |
| | | | |

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

| Vegetation and Hydrology Conclusion for Upgradient of GC-7 | | |
|---|------------|-----------|
| | <u>yes</u> | <u>no</u> |
| Number of wetland indicator plants | | |
| >= number of non-wetland plants | | X |
| Wetland hydrology present: | | |
| hydric soils 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

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

Applicant: _____

Prepared by: **Goddard Consulting LLC**

Project location: Milton Ave, Boston

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: GC-7 | Transect Number: Downgradient | Date of Delineation: 28-Mar-22 | | |
|--|--------------------------------------|--------------------------------------|---|-------------------------------|--------------------------------|
| Sample Layer and Plant Species | Scientific name | % Cover | % Dominance | Dominant Plant (yes or no) | Wetland Indicator Category* |
| <u>Tree Layer</u> | | | | | |
| Red Maple | <i>Acer rubrum</i> | 36% | 92.3% | Yes | FAC* |
| Red Oak | <i>Quercus rubra</i> | 3% | 7.7% | No | FACU |
| <u>Sapling Layer</u> | | | | | |
| | | | | | |
| <u>Shrub Layer</u> | | | | | |
| Silky dogwood | <i>Cornus amomum</i> | 63% | 86.3% | Yes | FACW* |
| Rambler rose | <i>Rosa multiflora</i> | 10% | 13.7% | No | FACU |
| <u>Climbing Woody Vine</u> | | | | | |
| | | | | | |
| <u>Ground Cover</u> | | | | | |
| | | | | | |
| Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth | | | | | |
| Morphological Adaptations: 0 _____ | | Description: _____ | | | |
| * An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL. | | | | | |
| Vegetation conclusion: | | | | | |
| Number of dominant wetland indicator plants: 2 | | | 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 | | | | | |

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: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: _____
 soil type mapped: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

| <u>Horizon</u> | <u>Depth (inches)</u> | <u>Matrix Color</u> | <u>Mottles Color or Texture</u> |
|----------------|-----------------------|---------------------|---------------------------------|
| O | 0-7" | 10YR2/1 | |
| C | 7-20 | 10YR6/2 | 10YR5/6 |
| | | | |
| | | | |

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift Lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: within 6 inches
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

- Other: _____

| Vegetation and Hydrology Conclusion for Downgradient of GC-7 | | |
|---|------------|-----------|
| | <u>yes</u> | <u>no</u> |
| Number of wetland indicator plants | | |
| >= number of non-wetland plants | X | |
| Wetland hydrology present: | | |
| hydric soils 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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: _____
 soil type mapped: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

| <u>Horizon</u> | <u>Depth (inches)</u> | <u>Matrix Color</u> | <u>Mottles Color or Texture</u> |
|----------------|-----------------------|---------------------|---------------------------------|
| A | 0-8 | 10YR2/2 | |
| B | 8-10 | 10YR4/4 | |
| B2 | 10-20 | 10YR5/4 | |
| | | | |
| | | | |

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

| Vegetation and Hydrology Conclusion for Upgradient of A3 | | |
|---|------------|-----------|
| | <u>yes</u> | <u>no</u> |
| Number of wetland indicator plants | | |
| >= number of non-wetland plants | | X |
| Wetland hydrology present: | | |
| hydric soils 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

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

Applicant: _____ Prepared by: **Goddard Consulting LLC** Project location: **Milton Ave, Boston** 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: **A3** Transect Number: **Downgradient** Date of Delineation: **28-Mar-22**

| Sample Layer and Plant Species | Scientific name | % Cover | % Dominance | Dominant Plant (yes or no) | Wetland Indicator Category* |
|-----------------------------------|--------------------------|---------|-------------|----------------------------|-----------------------------|
| <u>Tree Layer</u> | | | | | |
| Red Maple | <i>Acer rubrum</i> | 10% | 100.0% | Yes | FAC* |
| <u>Sapling Layer</u> | | | | | |
| <u>Shrub Layer</u> | | | | | |
| Rambler rose | <i>Rosa multiflora</i> | 3% | 23.1% | Yes | FACU |
| European buckthorn | <i>Frangula alnus</i> | 10% | 76.9% | Yes | FAC* |
| <u>Climbing Woody Vine</u> | | | | | |
| <u>Ground Cover</u> | | | | | |
| Purple loosestrife | <i>Lythrum salicaria</i> | 63% | 86.3% | Yes | OBL* |
| Lamp rush | <i>Juncus effusus</i> | 10% | 13.7% | No | OBL* |

Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth

Morphological Adaptations: 0 **Description:** _____

* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:
Number of dominant wetland indicator plants: 3 **Number of dominant non-wetland indicator plants: 1**
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Norfolk and Suffolk Counties - 1989
 map number: _____
 soil type mapped: Woodbridge
 hydric soil inclusions: Ridgebury

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

| <u>Horizon</u> | <u>Depth (inches)</u> | <u>Matrix Color</u> | <u>Mottles Color or Texture</u> |
|----------------|-----------------------|---------------------|---------------------------------|
| O | 0-10 | 10YR2/1 | |
| C | 10-20 | 10YR6/2 | 10YR5/6 |
| | | | |
| | | | |
| | | | |

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

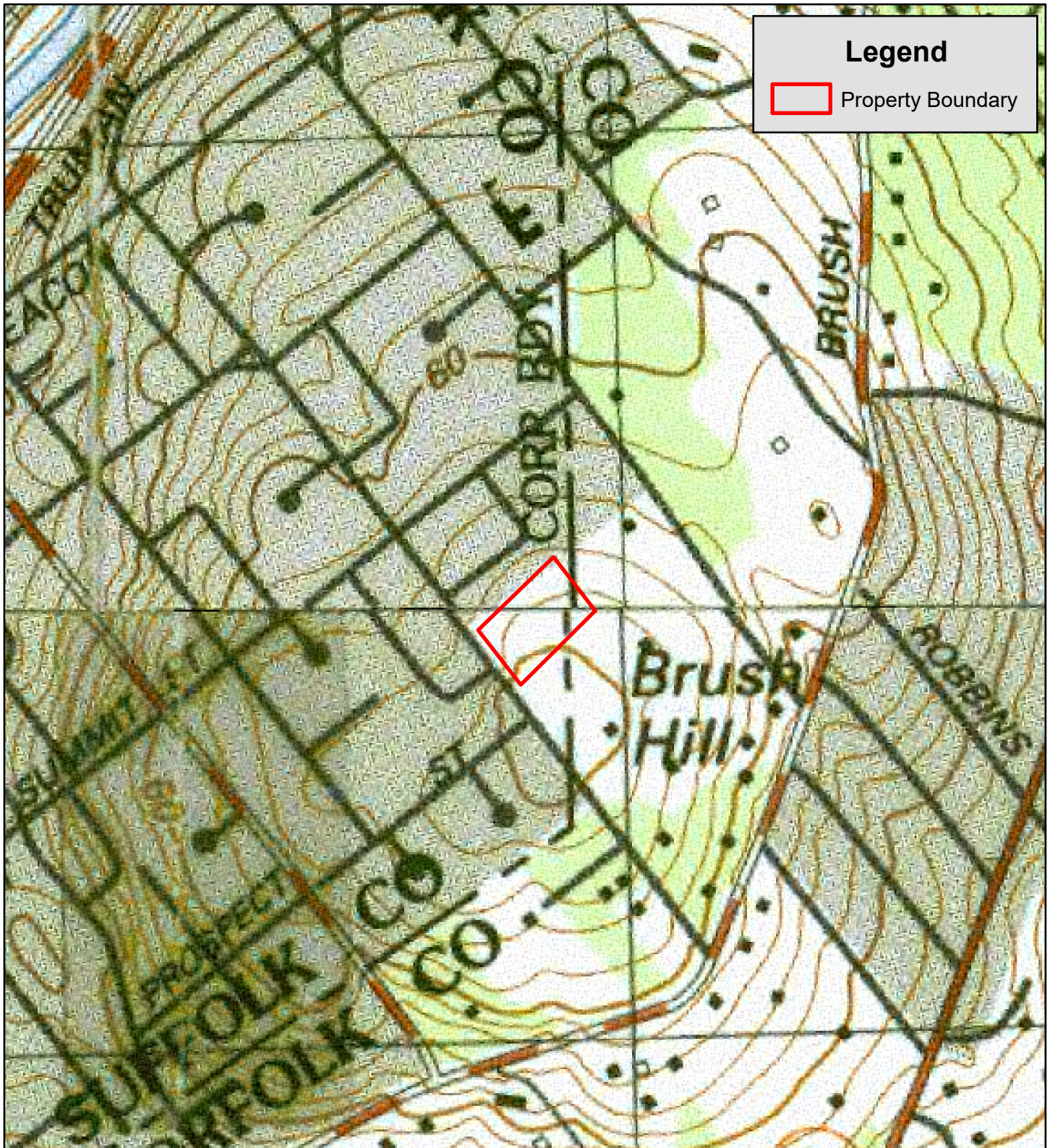
Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift Lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: within 6 inches
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

- Other: _____

| Vegetation and Hydrology Conclusion for Downgradient of A3 | | |
|---|------------|-----------|
| | <u>yes</u> | <u>no</u> |
| Number of wetland indicator plants | | |
| >= number of non-wetland plants | X | |
| Wetland hydrology present: | | |
| hydric soils 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


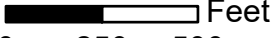


Legend

Property Boundary

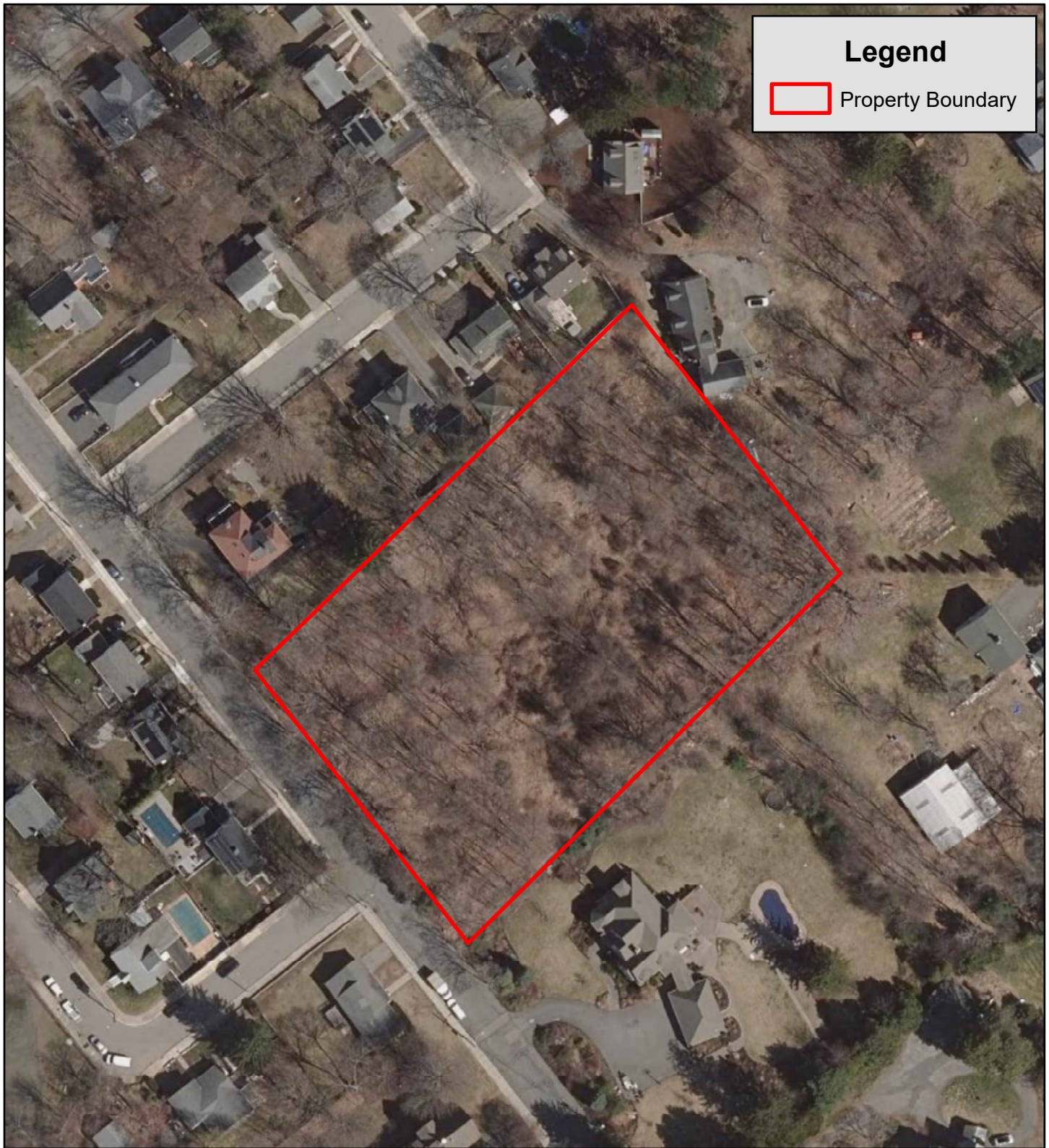
USGS of Site

0 Miton Avenue (between 136 & 150 Milton Avenue)
 (Boston Parcel ID: 1810844001) (Milton Parcel ID: B 4 5A)


N

 Date: 5/17/2022

 0 250 500
 1 inch = 500 feet

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

GODDARD CONSULTING
 Strategic Wetland Permitting uc



Legend


 Property Boundary

Orthophoto View of Site

0 Miton Avenue (between 136 & 150 Milton Avenue)
(Boston Parcel ID: 1810844001) (Milton Parcel ID: B 4 5A)

N

Date: 5/17/2022

 Feet

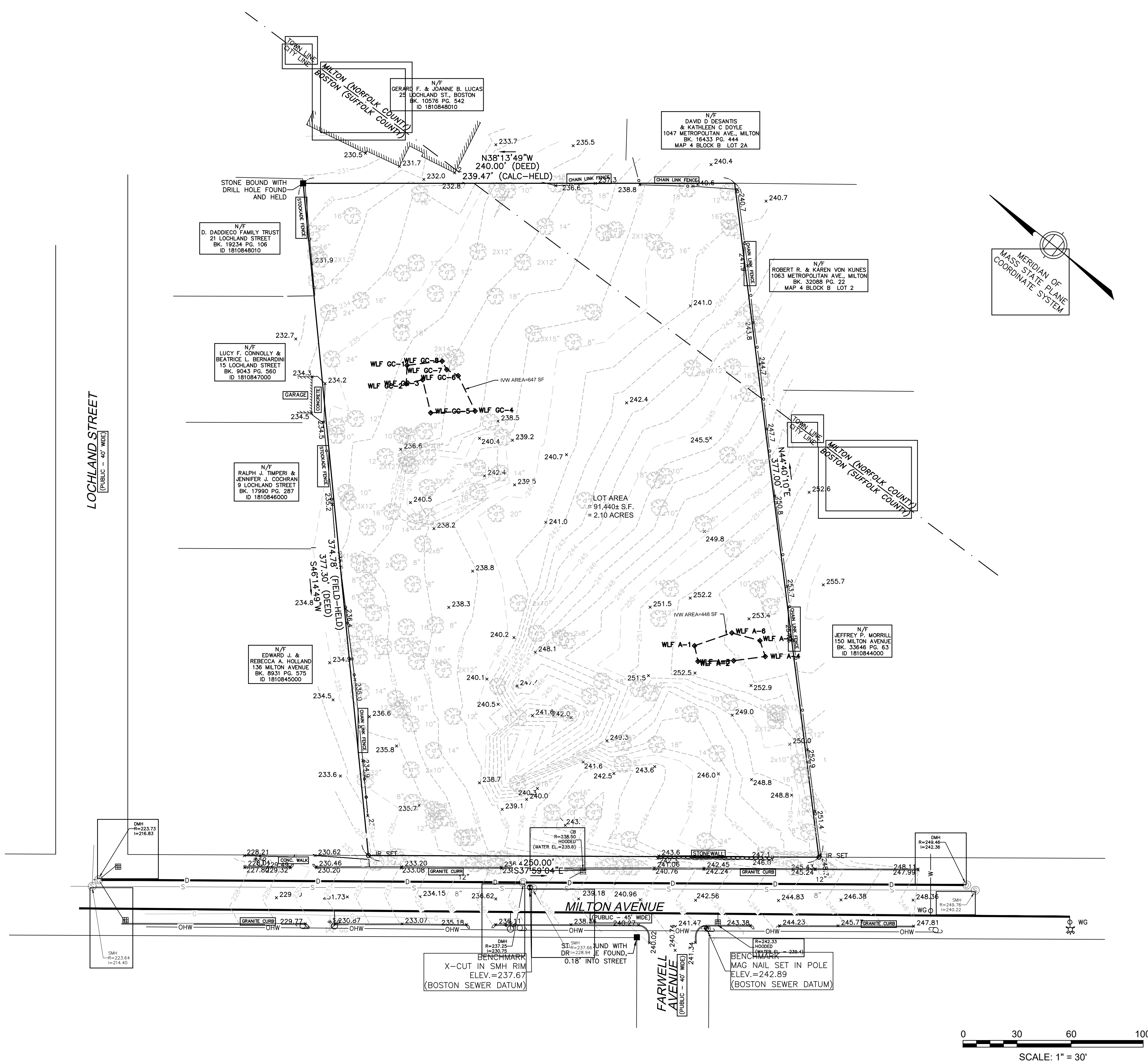
0 50 100

1 inch = 100 feet

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



- LEGEND**
- S— SANITARY SEWER
 - D— DRAIN LINE
 - W— WATER LINE
 - E— ELECTRIC LINE
 - G— GAS LINE
 - OHW— OVERHEAD WIRES
 - ⊗ SANITARY MANHOLE
 - ⊗ DRAIN MANHOLE
 - ⊗ CATCH BASIN
 - ⊗ DECIDUOUS TREE
 - ⊗ FIRE HYDRANT
 - ⊗ WATER GATE
 - ⊗ GAS GATE
 - ⊗ SPOT GRADE



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MILTON AVENUE. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN APRIL 13, AND APRIL 20, 2016, BY DESIGN CONSULTANTS, INC. (DCI).

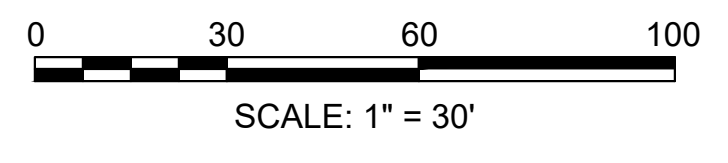
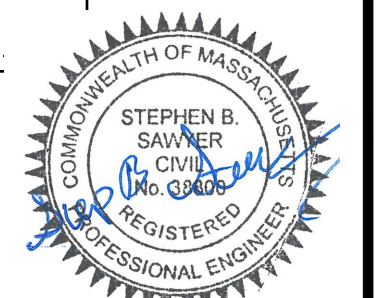
LOCATION OF UTILITIES AND OTHER FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. CALL DIGSAFE PRIOR TO EXCAVATION.

MULTIPLE PILES OF DEBRIS ON SITE WHERE NOT LOCATED, AREAS OF HEAVY BRUSH AND SMALLER TREES WHERE ALSO NOT LOCATED.

CITY/TOWN LINE IS APPROXIMATELY SHOWN AND WAS SCALED FROM PLAN ENTITLED "PLAN OF LAND IN HYDE PARK AND MILTON" DATED JUNE 1, 1955 AND RECORDED IN BOOK 7067 PAGE 145.

LOCUS TITLE INFORMATION

| | |
|-----------------|------------------|
| MILTON AVENUE | |
| OWNER: | MOLLIE FEENEY |
| DEED REFERENCE: | BK. 8953 PG. 241 |
| PLAN REFERENCE: | BK. 7067 PG. 145 |
| ASSESSORS: | PARCEL ID 18108 |



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\\2016 Projects\2016-028 Milton Ave Boston\DWG_ENGINEERING\BPPA site plans\2016-028ecmJ.dwg

Design Consultants, Inc.
 CIVIL ENGINEERS and LAND SURVEYORS

120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-776-3350

68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-358-7173

| | | | |
|--------|----------|-----|-----------------------|
| SCALE | | | |
| HORIZ: | 1" = 30' | | |
| VERT: | | | |
| NO. | DATE | BY | REVISIONS |
| 1 | 4/20/22 | SBS | ADD IWV AREAS TO PLAN |

| | |
|-----------|-----|
| FIELD: | LG |
| CALCS: | EAC |
| CHECKED: | ML |
| APPROVED: | ML |

EXISTING CONDITIONS PLAN

MILTON AVENUE

| | |
|--------------------------|---------------------|
| PLAN OF LAND IN | PROJECT NO. |
| HYDE PARK, MASSACHUSETTS | 2016-028 |
| SURVEYED FOR | DATE: APR. 26, 2016 |
| THE KEOHANE COMPANY | SHEET NO. |
| | 1 OF 2 |



City of Boston
Environment



CITY of BOSTON
Conservation Commission

**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

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

A Request for Determination of Applicability was filed under the Massachusetts Wetlands Protection Act and/or the Boston Wetlands Ordinance by Denis Keohane of Keohane Realty Development Trust for the Commission to determine whether the isolated vegetated wetlands on-site are jurisdictional areas located at 0 Milton Avenue (between 136 and 150 Milton Avenue), parcel ID # 1810844001.

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

Mitch Maslanka

Name

5/20/2022

Date

I, Tim McGuire, certify that I am fluent in English and Spanish, and that the attached document is an accurate translation of the document attached entitled:

“NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES COMISIÓN DE CONSERVACIÓN DE BOSTON.”

Timothy McGuire

Signature

Timothy McGuire

Name

Goddard Consulting LLC

Title and Organization