

# ***NOTICE OF INTENT***

*Filed under*

*Massachusetts Wetlands Protection Act (M.G.L. Ch. 131 § 40)*

## ***Driveway and Parking Lot Repaving***

***300 Hammond Pond Parkway  
Newton, MA 02459***

### **APPLICANT:**

Boston College  
300 Hammond Pond Parkway – 230D  
Chestnut Hill, MA 02467

### **PREPARED BY:**



South River Environmental  
61 Meetinghouse Lane  
Marshfield, MA 02050

November 2024

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**SECTION I**

*NOTICE OF INTENT FORM*



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
(617) 796-1120  
 Telefax  
(617) 796-1086  
 www.newtonma.gov

Barney S. Heath  
Director

**Conservation Commission**  
**Notice of Intent (NOI) Application Coversheet/Checklist**

<b>Date</b>	11/26/2024
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Fill in all white cells completely

<b>Parcel</b> Address Sec/Block/Lot Book & Page	300 Hammond Pond Parkway 65008 / 0003 Book 67338 Page 386	<b>Applicant name</b> Address Email Phone	Boston College 300 Hammond Pond Parkway - 230D Chestnut Hill, MA 02467 scott.mccoey@bc.edu 617-552-1523		
<b>Owner name</b> Address Email Phone	Trustees of Boston College 140 Commonwealth Avenue Chestnut Hill, MA 02467 Same as Applicant	<b>Representative</b> Address Email Phone	South River Environmental 61 Meetinghouse Lane Marshfield, MA 02050 southriverenvironmental@gmail.com 978-697-0854		
<b>Legal Ad Payor</b>	Please identify which party will pay for the Legal Ad.		Representative		
<b>Wetland type</b>	BVW	<b>sf/cf affected</b>	0	<b>Relevant Perf. Stds</b>	310 CMR 10.55
<b>Wetland type</b>		<b>sf/cf affected</b>		<b>Relevant Perf. Stds</b>	310 CMR 10.____
<b>Wetland type</b>		<b>sf/cf affected</b>		<b>Relevant Perf. Stds</b>	310 CMR 10.____

Components of a Complete NOI Application

<b>State NOI Application Form 3</b>	<input checked="" type="checkbox"/> NOI (DEP Form 3)	
<b>Fees</b>	<ul style="list-style-type: none"> <li>• Fee Transmittal form</li> <li>• City portion of state filing fee: \$ <u>262.50</u></li> <li>• City's separate filing fee: \$ <u>50</u></li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
<b>Engineered Plans</b> (11x 17 if legible) with <b>Existing and Proposed Conditions</b> for:	Title(s): Plan Showing Proposed Improvements Date: September 27, 2024 Stamped by: Feldman Geospatial Joseph Zambuto	
<b>Abutters</b>	<ul style="list-style-type: none"> <li>• Certified abutters list (within 100')</li> <li>• Newton's Abutter notification form</li> <li>• Affidavit &amp; proof</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Due prior to hearing
<b>Other Attachments</b>		
• Project Narrative	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Locus map	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Wetland delineation (backup material)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
• Proof that all performance standards will be met	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	
• Planting Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
• Floodplain analysis	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
• Stormwater analysis	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
• Riverfront Area Alternatives Analysis	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
• Restoration or mitigation summary	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	
• Phasing/Sequencing plan, O&M plan, etc.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	



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

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
Code of the Town of Marshfield/Chapter 294 Wetlands Protection &  
Chapter 505 Wetlands Protection Regulations

Provided by MassDEP:

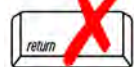
MassDEP File Number

Document Transaction Number

Newton  
City/Town

**Important:**

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



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>300 Hammond Pond Parkway</u>	<u>Newton</u>	<u>02459</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42.32536</u>	<u>-71.17733</u>
<u>65008</u>	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	<u>0003</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Scott</u>	<u>McCoy</u>	
a. First Name	b. Last Name	
<u>Boston College</u>		
c. Organization		
<u>300 Hammond Pond Parkway - 230D</u>		
d. Street Address		
<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>617-552-1523</u>	<u>scott.mccoy@bc.edu</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u>Scott</u>	<u>McCoy</u>	
a. First Name	b. Last Name	
<u>Trustees of Boston College</u>		
c. Organization		
<u>140 Commonwealth Avenue</u>		
d. Street Address		
<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>617-552-1523</u>	<u>scott.mccoy@bc.edu</u>	
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>John</u>	<u>Zimmer</u>	
a. First Name	b. Last Name	
<u>South River Environmental</u>		
c. Company		
<u>61 Meetinghouse Lane</u>		
d. Street Address		
<u>Marshfield</u>	<u>MA</u>	<u>02050</u>
e. City/Town	f. State	g. Zip Code
<u>978-697-0854</u>	<u>southriverenvironmental@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$500.00</u>	<u>\$237.50</u>	<u>\$262.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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Chapter 505 Wetlands Protection Regulations

Provided by MassDEP:	
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Newton	
City/Town	

## A. General Information (continued)

6. General Project Description:

Repaving of existing driveways and parking lots.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

67338

c. Book

b. Certificate # (if registered land)

386

d. Page Number

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

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

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



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 Bureau of Resource Protection - Wetlands

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

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

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

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

2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
  - 100 ft. - New agricultural projects only
  - 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

\_\_\_\_\_ a. total square feet      \_\_\_\_\_ b. square feet within 100 ft.      \_\_\_\_\_ c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?       Yes  No
6. Was the lot where the activity is proposed created prior to August 1, 1996?       Yes  No

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

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



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

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

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

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

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

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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Provided by MassDEP:	
MassDEP File Number	_____
Document Transaction Number	_____
Newton	_____
City/Town	_____

## C. Other Applicable Standards and Requirements

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

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

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

- a.  Yes  No

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

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

November 25, 2024  
b. Date of map

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

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

- Percentage/acreage of property to be altered:

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

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

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

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

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

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



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

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d)  Vegetation cover type map of site

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

- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

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

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

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

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

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

## D. Additional Information

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

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

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

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



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## D. Additional Information (cont'd)

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

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

Plan Showing Proposed Improvements

a. Plan Title

Feldman Geospatial

Joseph Zambuto

b. Prepared By

c. Signed and Stamped by

September 27, 2024

1"=40'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

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

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

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

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

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

700

11/25/24

2. Municipal Check Number

3. Check date

701

11/25/24

4. State Check Number

5. Check date

John

Zimmer

6. Payor name on check: First Name

7. Payor name on check: Last Name

4. State Check Number  
John

5. Check date  
Zimmer


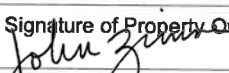

6. Payor name on check: First Name

7. Payor name on check: Last Name

## F. Signatures and Submittal Requirements

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

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

	11/25/24
1. Signature of Applicant	2. Date
	11/26/24
3. Signature of Property Owner (if different)	4. Date
	
5. Signature of Representative (if any)	6. Date

### For Conservation Commission:

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

### For MassDEP:

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

### Other:

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

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

## **SECTION II**

*PROJECT NARRATIVE*

# PROJECT NARRATIVE

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## **1.0 INTRODUCTION**

On behalf of Boston College (Proponent), South River Environmental (SRE) is submitting this Notice of Intent for the repaving of existing driveways and parking lots (Project) within property located at 300 Hammond Pond Parkway. The work is proposed within the 100-foot buffer zone to a bordering vegetated wetland (BVW) which is an area subject to the jurisdiction of the Massachusetts Wetlands Protection Act (Act). No proposed activities are located within bordering land subject to flooding (100-year floodplain); therefore, the City of Newton Floodplain Ordinance is not applicable to the Project.

## **2.0 EXISTING CONDITIONS**

The site currently consists of a developed lot associated with Boston College and is approximately 7.6 acres in area. There is an existing building located in the central portion of the property which is generally surrounded by paved driveways and parking lots. There is a small area of lawn and forested upland within the front (east) of the building. The lot is bordered to the east by Hammond Pond Parkway and to the north, south and west by undeveloped, forested land which has been set aside as protected open space. Access to the property is gained via two existing curb cuts directly off Hammond Pond Parkway.

Upland vegetation within and adjacent to the property consists predominantly of manicured lawn and upland forest. Dominant plant species within forested areas include red oak (*Quercus rubra*), white oak (*Quercus alba*), black oak (*Quercus velutina*), sweet pepperbush (*Clethra alnifolia*), lowbush blueberry (*Vaccinium angustifolium*), sassafras (*Sassafras albidum*), poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*) and common greenbriar (*Smilax rotundifolia*). Review of the current Massachusetts Natural Heritage datalayers on MA GIS (2024) indicates that there are no estimated habitats of rare wildlife or certified vernal pools within the proposed project location (See Section III, Figure 3), although there is a certified vernal pool within the BVW located to the north of the subject property (CVP 6283). According to FEMA, the subject property is not located within the 100-year floodplain (See Section III, Figure 4).

## **3.0 WETLAND RESOURCE AREAS**

On August 5, 2024, a South River Environmental (“SRE”) wetland scientist reviewed the existing conditions within the property to identify the potential presence of freshwater wetland resource areas. The field review was conducted in accordance with the Massachusetts Wetlands Protection Act. An area of BVW was identified and delineated to the north of the northeast corner of the property which extends generally parallel to the property boundary prior to extending further north away from the site.

### **3.1 Bordering Vegetated Wetland**

One bordering vegetated wetland (BVW) associated with an unnamed intermittent stream was identified within the property. The wetland boundary was delineated according to the DEP publication “Delineating Bordering Vegetated Wetlands” under the Massachusetts Wetlands Protection Act (2022) and is flagged with pink survey tape. The wetland series was delineated with flags WF-1 through WF-30 and extends west parallel to the northern property boundary prior to turning north further away from the site. The wetland is classified as a palustrine forested system. Dominant vegetation within the wetland includes red maple (*Acer rubrum*) in the overstory. Shrub and herbaceous species within the understory include northern arrowwood (*Viburnum dentatum*), sweet pepperbush (*Clethra alnifolia*), poison ivy (*Toxicodendron radicans*), highbush blueberry (*Vaccinium corymbosum*), royal fern (*Osmunda regalis*) and cinnamon fern (*Osmunda cinnamomea*).

## **4.0 PROPOSED ACTIVITIES**

The applicant is proposing the following activities:

- Removal of existing asphalt from the driveway and parking areas. Asphalt will not be stockpiled within the 100-foot buffer zone and will be disposed of at an approved facility;
- Minor grading and compaction to level the driveway and parking areas;
- Installation and compaction of 1.5 inches of coarse binder asphalt to establish the base;
- Installation and compaction of 1.5 inches of finish asphalt;
- Installation of rip-rap along slopes outside of the 100-foot buffer zone in northwest corner of project area;
- Placement of loam and seed as necessary to re-establish herbaceous ground vegetation as part of final restoration.

## **5.0 EROSION AND SEDIMENTATION CONTROL**

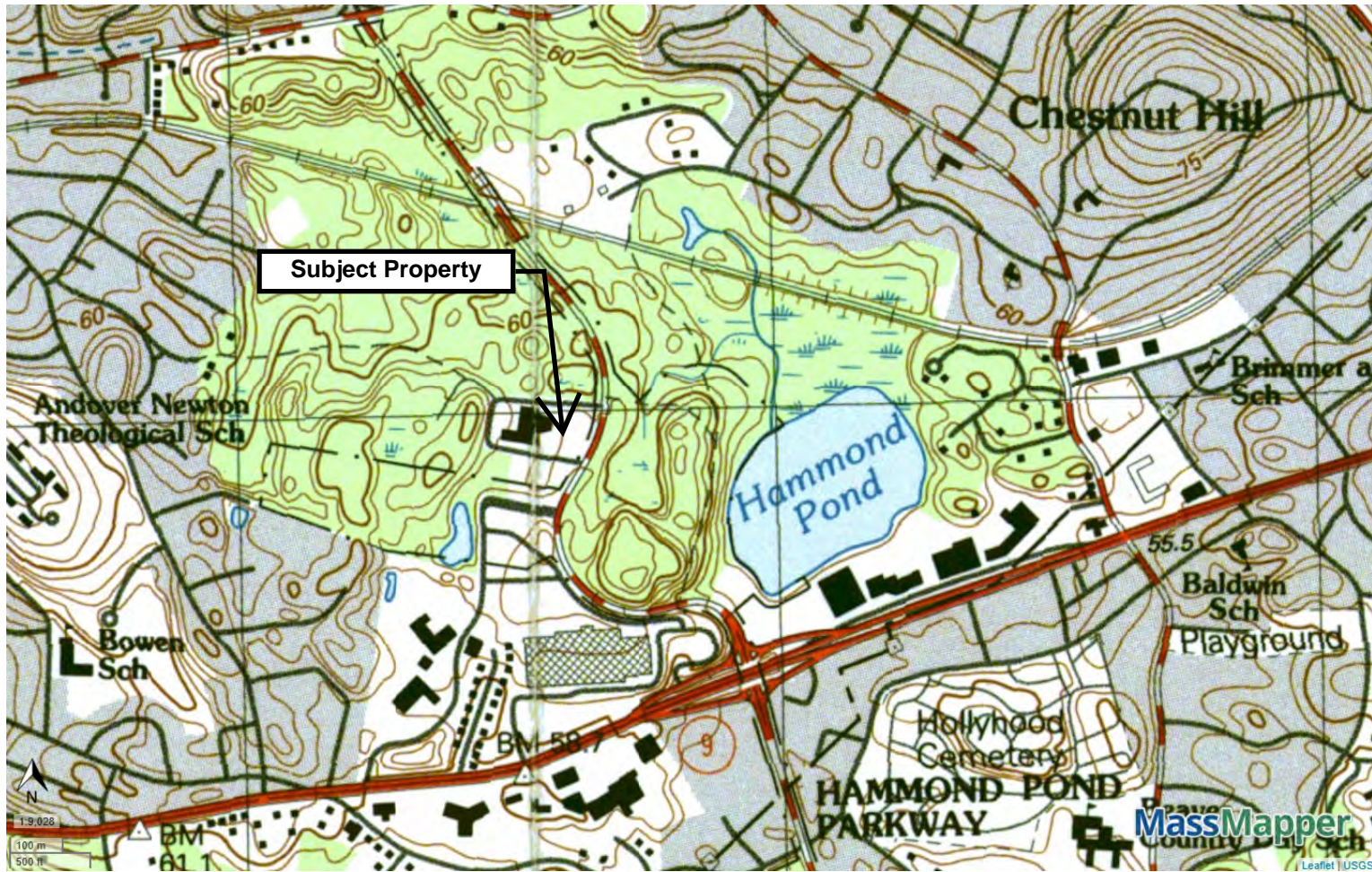
### **5.1 Erosion Controls**

Temporary erosion controls consisting of compost filter sock, silt fence or equivalent will be installed as necessary prior to commencement of work within areas that may be susceptible to erosion due to steep slopes. All temporary erosion control devices will be inspected daily in areas of active work to ensure proper functioning and maintenance.

## **SECTION III**

*FIGURES*

Figure 1 - USGS Topographic Locus Map - 300 Hammond Pond Parkway - Newton



# Figure 2 - Aerial Locus Map - 300 Hammond Pond Parkway - Newton



Property Tax Parcels Site Address Yellow Labels

Property Tax Parcels Boundaries



# Figure 3 - NHESP Rare Species Map - 300 Hammond Pond Parkway - Newton



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools

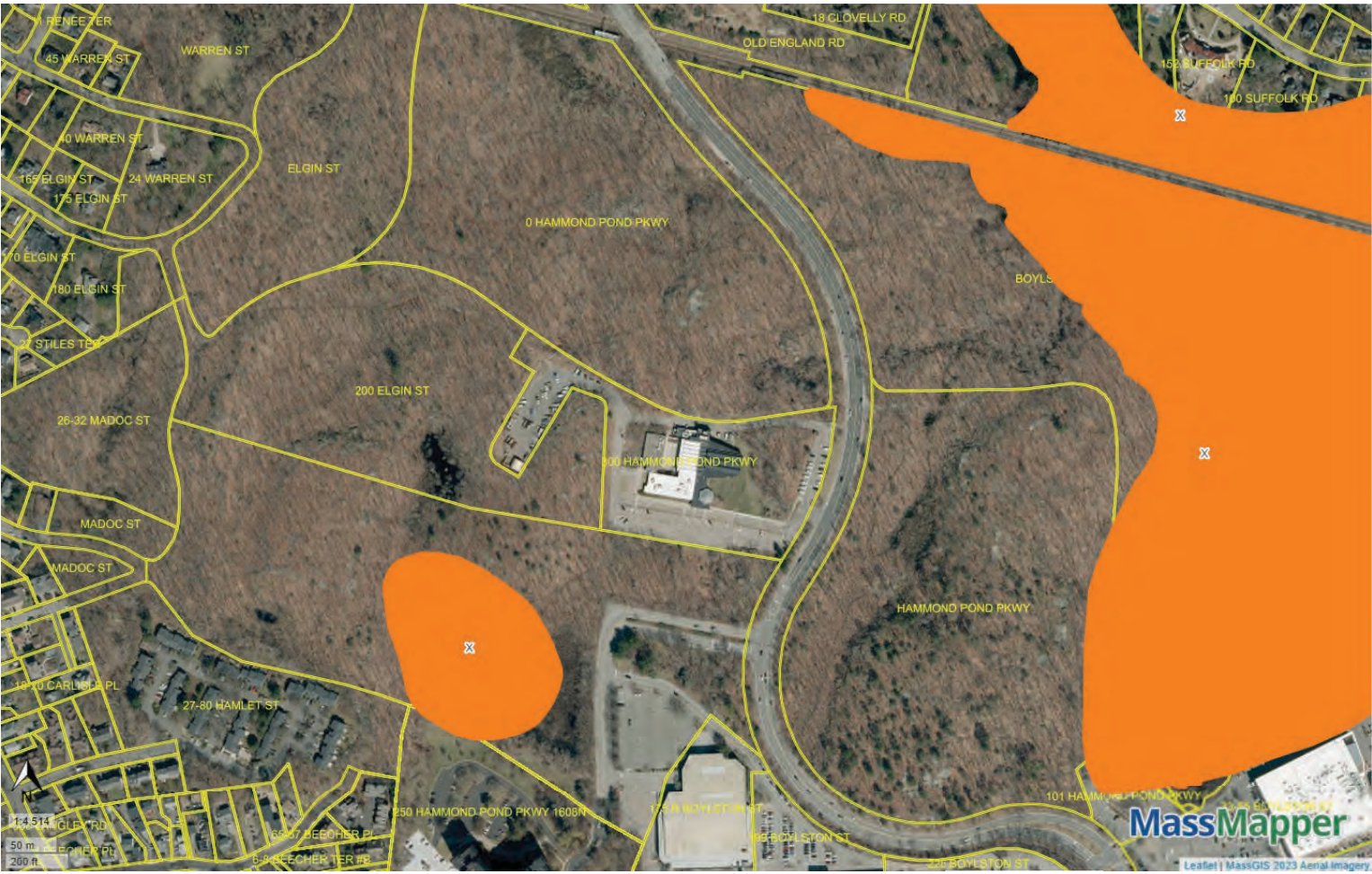


Property Tax Parcels Site Address Yellow Labels

Property Tax Parcels Boundaries



# Figure 4 - Floodplain Map - 300 Hammond Pond Parkway - Newton



**FEMA National Flood Hazard Layer Polygons**

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area Not Included

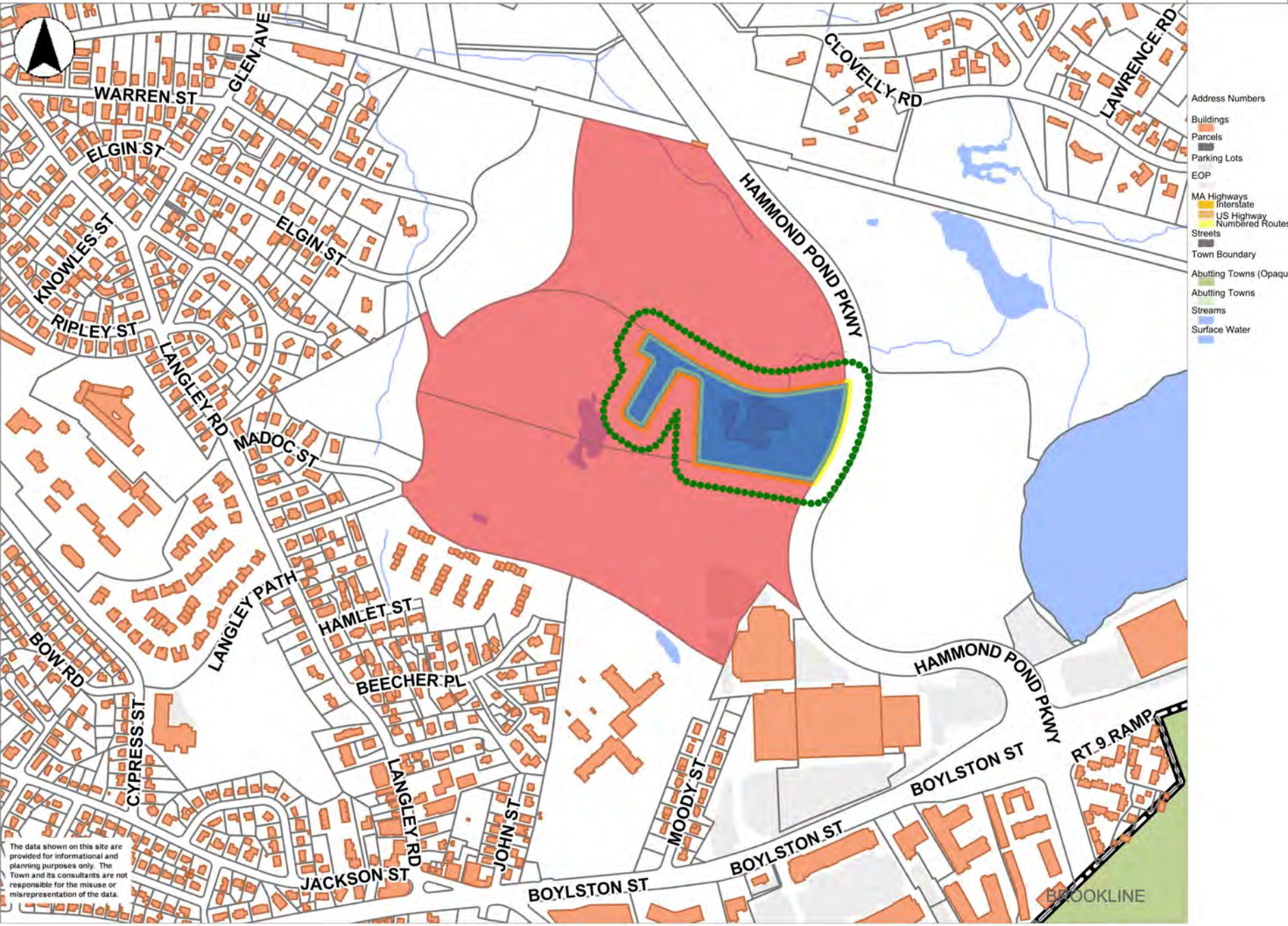
**Property Tax Parcels Site Address Yellow Labels**

**Property Tax Parcels Boundaries**



## **SECTION IV**

### *ABUTTER LIST AND NOTIFICATION INFORMATION*



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

- Address Numbers
- Buildings
- Parcels
- Parking Lots
- EOP
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Streets
- Town Boundary
- Abutting Towns (Opaque)
- Abutting Towns
- Streams
- Surface Water

0 800 1600 ft

Printed on 11/12/2024 at 10:59 AM

**Abutters List**[print this list](#)

Date: November 12, 2024

Subject Property Address: 300 HAMMOND POND PKWY Newton, MA  
Subject Property ID: 65-008-0003

Search Distance: 100 Feet

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Owner: CITY OF NEWTON  
Co-Owner: PARK LAND  
Prop ID: 65-008-0001  
Prop Location: 0 HAMMOND POND PKWY Newton, MA  
Mailing Address:

1000 COMM AVE  
NEWTON, MA 02459

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Owner: CITY OF NEWTON  
Prop ID: 65-008-0003-A  
Prop Location: 200 ELGIN ST Newton, MA  
Mailing Address:  
1000 COMMONWEALTH AVE  
NEWTON, MA 02459

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Owner: COMMONWEALTH OF MASSACHUSETTS  
Co-Owner: MDC- PARK COMM  
Prop ID: 65-008-0004  
Prop Location: BOYLSTON ST OFF Newton, MA  
Mailing Address:  
20 SOMERSET ST  
BOSTON, MA 02108

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**Notification to Abutters under the  
Massachusetts Wetlands Protection Act and  
Newton Floodplain Ordinance  
(to be provided 7 days prior to the public hearing)**

In accordance with the Massachusetts Wetlands Protection Act (MGL Ch. 131, Sec. 40) and the Newton Floodplain Protection Ordinance (Sec. 22-22. Floodplain/Watershed Protection Provisions), you are hereby notified of the following.

The applicant has filed a Wetlands Protection Act Notice of Intent with the Newton Conservation Commission.

**Applicant:** Boston College

**Project Location:** 300 Hammond Pond Parkway

**Project Site Section-Block-Lot:** 65008 / 0003

**Project Description:** Repaving of existing driveway and parking lots.

A portion of the work is located within 100 feet of a bordering vegetated wetland.

**A Public Hearing on this Notice of Intent will be held remotely via Zoom\* during the Conservation Commission's Public Meeting on December 12, 2024 (date).**

**The meeting agenda (with the estimated hearing start time and the Zoom link) and copies of this Notice of Intent will be available on the Conservation Commission's website:**

<https://www.newtonma.gov/government/planning/conservation-office/meeting-info-documents>

Copies of this Notice of Intent can also be requested from the Northeast Regional Office of the Massachusetts Department of Environmental Protection by calling 978-694-3200.

Printed notice will be published in the Boston Herald at least five (5) days in advance of the hearing.

Questions can be directed to the Newton Conservation Commission by calling 617-796-1134 or emailing [jsteel@newtonma.gov](mailto:jsteel@newtonma.gov) or [emenounos@newtonma.gov](mailto:emenounos@newtonma.gov).

\*During the COVID-19 outbreak, Gov. Baker issued an Emergency Order on March 12, 2020, allowing public bodies greater flexibility utilizing technology in the conduct of public meetings under the Open Meeting Law. The City of Newton implemented remote participation procedures allowed under Gov. Baker's Emergency Order for all boards, committees, and commissions.

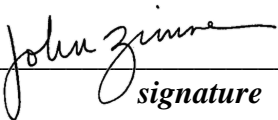
**AFFIDAVIT OF SERVICE**

**Under the Massachusetts Wetlands Protection Act**

I, John Zimmer hereby certify under the pains and penalties of perjury that on 11/27/24 I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws, Chapter 131, Section 40 and the DEP Guide to Abutter Notification in connection with the following matter:

A(n) NOI application was filed under the Massachusetts Wetlands Protection Act by Boston College with the Newton Conservation Commission on 11/26/24 for a property located at 300 Hammond Pond Parkway.

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

  
*signature*

November 26, 2024  
*date*

## **SECTION V**

### *FILING FEE INFORMATION*

## FILING FEE STATEMENT

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The proposed project is being filed under the Wetlands Protection Act. Therefore, the following fees apply:

### **Wetlands Protection Act**

The project is reviewable under Category 2(b) – parking lot. The filing fee for this project under the Wetlands Protection Act is \$500.00.

### **Summary**

MA Department of Environmental Protection / Commonwealth of Massachusetts  
 $\$500.00 / 2 - \$12.50 = \$237.50$

City of Newton  
 $\$500.00 / 2 + \$12.50 = \$262.50$

City of Newton Notice of Intent Fee - \$50.00



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

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



**A. Applicant Information**

1. Location of Project:

<u>300 Hammond Pond Parkway</u>	<u>Newton</u>
a. Street Address	b. City/Town
<u>701</u>	<u>\$112.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Scott</u>	<u>McCoy</u>	
a. First Name	b. Last Name	
<u>Boston College</u>		
c. Organization		
<u>300 Hammond Pond Parkway - 230D</u>		
d. Mailing Address		
<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>617-552-0309</u>	<u>scott.mccoy@bc.edu</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u>Scott</u>	<u>McCoy</u>	
a. First Name	b. Last Name	
<u>Trustees of Boston College</u>		
c. Organization		
<u>140 Commonwealth Avenue</u>		
d. Mailing Address		
<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>617-552-1523</u>	<u>scott.mccoy@bc.edu</u>	
h. Phone Number	i. Fax Number	j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$500.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

JOHN M ZIMMER  
SOUTH RIVER ENVIRONMENTAL  
61 MEETINGHOUSE LN  
MARSHFIELD, MA 02050-4109

701

53-447/113  
920

11/26/24

Date

CHECK ARMOR  
FRAUD PROTECTION

Pay to the  
Order of

Commonwealth of MA

\$ 237.50

Handwritten Check

Two hundred thirty-seven and <sup>50</sup>/<sub>100</sub>

Dollars



Photo  
Safe  
Deposit  
Details on back

ROCKLAND TRUST

300 Hammond Pond Pkwy

For Newton - NOI fee

*John Zimmer*

MP

JOHN M ZIMMER  
SOUTH RIVER ENVIRONMENTAL  
61 MEETINGHOUSE LN  
MARSHFIELD, MA 02050-4109

700

53-447/113  
920

11/26/24

Date

CHECK ARMOR  
FRAUD PROTECTION

Pay to the  
Order of

City of Newton

\$ 312.50

Handwritten Check

Three hundred twelve and <sup>50</sup>/<sub>100</sub>

Dollars



Photo  
Safe  
Deposit  
Details on back

ROCKLAND TRUST

300 Hammond Pond Pkwy NOI

For \$262.50 state / \$50 - City

*John Zimmer*

MP

# **SECTION VI**

*PROJECT PLAN*