



Project Narrative

46 Heatherland Road, Newton, MA

The proposed project at 46 Heatherland Road involves the construction of a second-story addition over a portion of the existing single-family home. As shown on the submitted plans, the project will not expand the existing building footprint or increase the size of the roof area; it will simply raise the roofline over the designated portion of the structure to accommodate new living space.

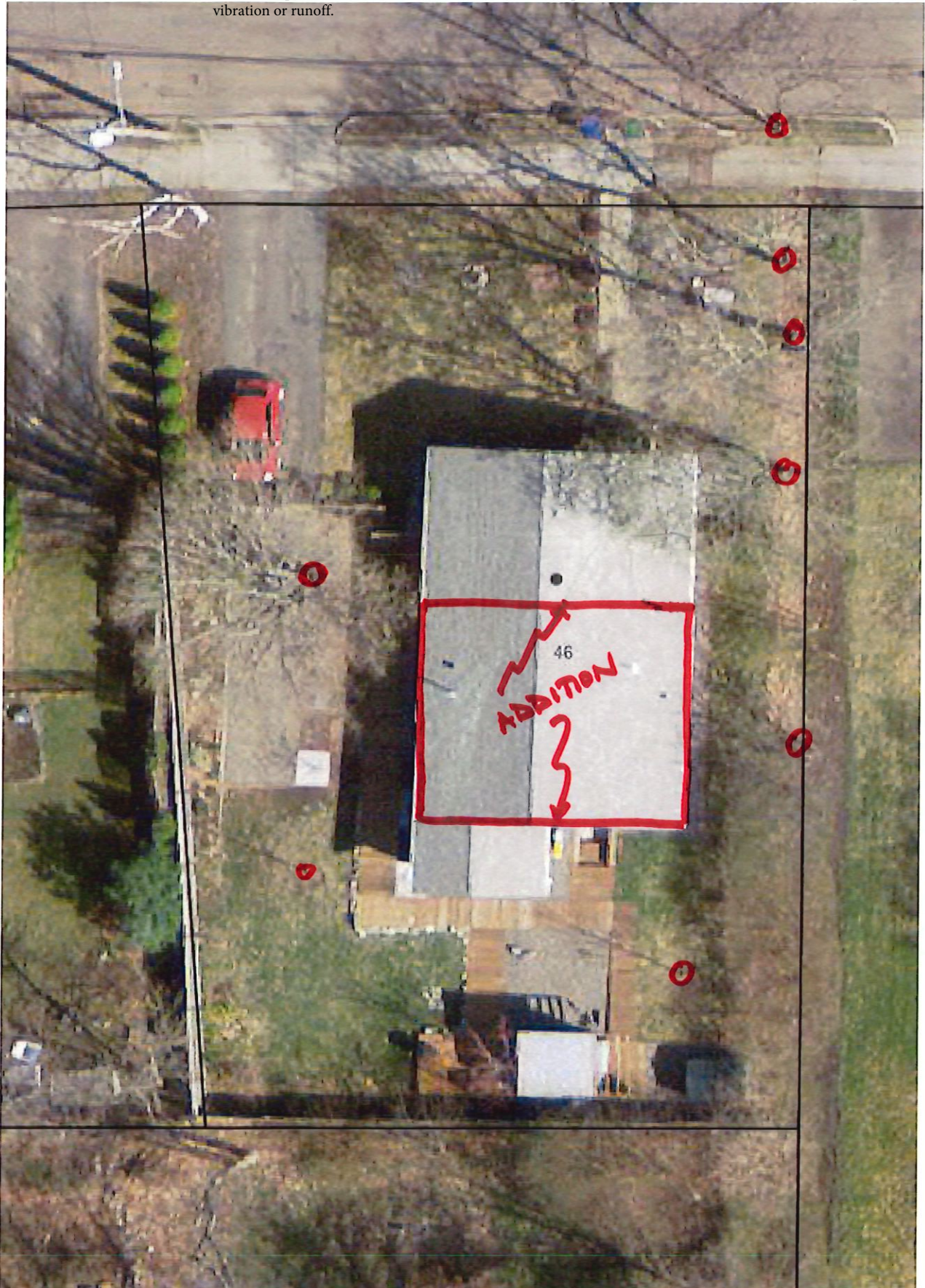
All construction activities, including staging of dumpsters, materials, and equipment, will be confined to the existing asphalt driveway. No trees, shrubs, or landscaped areas will be removed, altered, or impacted as part of the project.

Although the property lies within a mapped floodplain (Bordering Land Subject to Flooding under 310 CMR 10.57), the work is limited to vertical expansion without any new impervious surfaces or changes to site grading. As such, the project will not alter flood storage capacity, drainage patterns, or wetland resource areas.

We respectfully request a Negative Determination of Applicability, as the proposed activities will not impact any protected resource areas under the Wetlands Protection Act.

**Low.
Tree protection
No post-project fill**

1. Tree Protection Fence
Material: 4-6 ft tall orange plastic safety fence or chain-link fence.
Support: Staked with metal T-posts or wood stakes.
Distance from Trunk: At minimum, place fence at dripline or use this rule: 1' of radius/inch dbh.
2. Signage: Attach signs to each fence that say: "Tree Protection Area - Keep Out"
3. Mulch (optional, recommended): Add 2-4" of wood chips or mulch inside fenced area to reduce compaction from incidental vibration or runoff.



2015 AERIAL

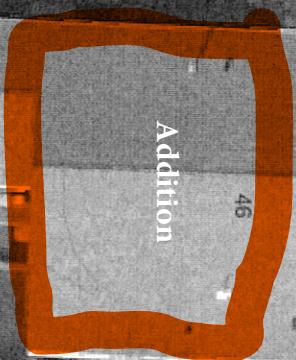


Oct 2024 Aerial

46 HEATHERLAND RD, NEWTON H



Driveway
Staging
Area for
Materials
&
dumpster



SITE NOTES:
No Fill Added
No Impact to Trees or shrubs
No Added impervious surface

Layers





Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
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Barney S. Heath
Director

Conservation Commission Wetland Application Coversheet/Checklist

Fill in all white cells completely

Date 4-29-2025

Project Information

Parcel	707400	Applicant name	FCCDB Corp.
Address	46 Heatherland Rd.	Address	97 Adams St. Newton
Sec/Block/Lot	83/20/8	Email	MA, 02458
Book & Page	1596 58	Phone	Casey@FCCdesignbuild.com 617-594-7798
Owner name	Angel Rupov	Representative	
Address	46 Heatherland Rd.	Address	
Email	angel.rupov@gmail.com	Email	
Phone	857-891-8546	Phone	
Legal Ad Payor	Please identify which party will pay for the Legal Ad.		FCCDB Corp.
Wetland type	BLSF	sf/cf affected	0
Wetland type		sf/cf affected	
Wetland type		sf/cf affected	
		Relevant Perf. Stds	310 CMR 10. <u>57</u>
		Relevant Perf. Stds	310 CMR 10. <u> </u>
		Relevant Perf. Stds	310 CMR 10. <u> </u>

RDA Application Packet Checklist

State RDA Form 1	<input type="checkbox"/> RDA (DEP Form 1)
Fees: City's filing fee: \$ 50	<input type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plans (11"x17" format, if legible) with Existing and Proposed Conditions for:	Title(s):
<ul style="list-style-type: none"> • Lot lines, owner info • All wetland lines • Topography and datum • North arrow • All structures and hardscape • Stormwater mgt. features • Tree sizes and species • Lawn line • Limit-of-Work-line • Erosion controls • Snow storage areas • Exterior lighting 	Date:
Other Attachments	Stamped by:
• Project Narrative	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Planting Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
• Restoration or mitigation summary	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
• Phasing/Sequencing plan, O&M plan, etc.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

Conservation Commission Wetland Permit Process

1.	<p>Submit application by noon of the Tuesday deadline (16 days before the desired hearing) to:</p> <p>a. <u>Newton Conservation Commission</u>:</p> <ul style="list-style-type: none"> • Complete RDA application packet via electronic submission through NewGov. Use the application checklist on the previous page to ensure completeness. • \$50 check to City of Newton for city filing fee <u>via mail to Newton Conservation Office, 1000 Commonwealth Ave., Newton, MA 02459.</u> <p>b. <u>Mass DEP Northeast Regional Office: Wetlands Division, 150 Presidential Way, Woburn, MA 01801</u> (1 paper copy)</p> <ul style="list-style-type: none"> • Complete RDA application packet (hard copy)
2.	<i>The Conservation Agent will determine application completeness and assign a public hearing meeting date and time.</i>
3.	<i>The Conservation Agent will place a legal ad in the Boston Herald and the Applicant will receive an email with instructions to pay.</i>
4.	<p>Stake the project. 2 weeks in advance of the public hearing, stake all proposed structures, erosion control barriers, stormwater systems, etc. within Con Com jurisdiction.</p>
5.	<i>The Conservation Agent will perform a site visit before the public hearing to confirm existing conditions and proposed work. If you wish to be informed of the time of the visit, please contact the Con Com office.</i>
6.	<i>One week prior to the meeting, when the agenda is posted, the Conservation Agent will send all Applicants detailed Conservation staff notes and recommendations from the Conservation Commission's detailed agenda.</i>
7.	<p>Applicants may submit revised materials (via NewGov) by the Tuesday prior to the meeting (to be reviewed and discussed at the meeting) or may request a continuation to a future Conservation Commission meeting.</p>
8.	<p>Attend the public meeting. The applicant or representative is expected to provide proof of abutter notification, briefly discuss the project, and answer any questions about possible impacts on wetlands. At the end of the meeting, the Con Com will either:</p> <ul style="list-style-type: none"> • Issue a Determination of Applicability ("negative" determination means no further permitting is needed), or • Approve a continuation of the public hearing, to allow time for additional information to be provided.
9.	<p>Receive and read the Determination and understand the conditions. Contact the Con Com if you have any questions. Some conditions are temporary (such as maintaining erosion controls), and some are perpetual (such as maintaining restoration planting areas or limiting the use of fertilizers and outdoor lighting).</p>
10.	<p>Wait-out the 10-Day appeal period. A decision of the Con Com can be appealed to MassDEP by any abutter, applicant, or 10-citizen group within 10 business days of the decision.</p>
11.	<p>Schedule and attend a pre-construction site visit. Contact the Conservation office to schedule the site visit.</p>
12.	<p>Execute the project. The project must be completed within 3 years, unless an extension of the permit is issued.</p>



WPA Form 1- Request for Determination of Applicability

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

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:

Name _____		E-Mail Address _____	
Mailing Address _____			
City/Town _____		State _____	Zip Code _____
Phone Number _____		Fax Number (if applicable) _____	

2. Representative (if any):

Firm _____			
Contact Name _____		E-Mail Address _____	
Mailing Address _____			
City/Town _____		State _____	Zip Code _____
Phone Number _____		Fax Number (if applicable) _____	

B. Determinations

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

- 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:

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):

Street Address

City/Town

Assessors Map/Plat Number

Parcel/Lot Number

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

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

Title

Date

Title

Date

Title

Date

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

add a second story over part of the existing home. As detailed on the plans, we do not plan to change the size of the roof at all, simply raise it up over the new addition



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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).

See Project Narrative page for description

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.)



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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:

Angel Rupov

Name
46 Heatherland rd

Mailing Address
Newton Highlands

City/Town

MA

State

02461

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.

Casey McCarthy
Signature of Applicant

4/29/2025
Date

Signature of Representative (if any)

Date