



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

City/Town \_\_\_\_\_

**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:

Joshua and Josiane Goldschlag

josh@goldschlag.com

Name

E-Mail Address

68 Margaret Street

Mailing Address

Arlington

MA

02474

City/Town

State

Zip Code

401-864-4692

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Faith Baum Architects

Firm

Faith Baum

faithbaum@rcn.com

Contact Name

E-Mail Address

33 Hancock Street

Mailing Address

Lexington

MA

02420

City/Town

State

Zip Code

781-674-9344

Phone Number

Fax Number (if applicable)

**B. Determinations**

1. I request the Conservation Commission 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:

Arlington

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):

68-70 Margaret Street

Street Address

Arlington, MA

City/Town

13-1-17

Assessors Map/Plat Number

59

Parcel/Lot Number

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

68-70 Margaret Street is a 5,456 SF lot. The site is flat, primarily grass, with a paved driveway at the front/side and trees at the rear. The existing structure is a two-family building, constructed in 1927. The building has wood shingle siding and an asphalt shingle roof. The lot borders the Minuteman Bikeway at the rear side. The lot falls entirely within Fema Special Flood Hazard Area/Flood Zone AE. Plans, maps and existing photos of the property are included in this submittal.

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

1: Proposed Plot Plan and Floodplain Location Map

10/16/19

Date

2: Topographic Plan

Title

10/16/19

Date

3: Floodplain Map

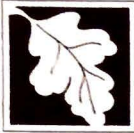
Title

10/16/19

Date

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

This lot is located within the floodplain. We are proposing that the existing wood framed, asphalt shingle gable roof with a small cross gable will be demolished and a new wood framed, asphalt shingle gable roof with two dormers and a small cross gable will be constructed to provide an additional half story of living space on the 3<sup>rd</sup> level. Areas of the existing second level will be renovated and all existing wood siding will be removed and replaced with polymer shingle siding. The proposed porch and front alterations noted on the Plot Plan are not included in this RDA submission. The proposed construction will not increase the house's footprint and will not add any impervious surface to the property. The project does not include any re-grading or filling. The proposed project considers climate change resiliency because it will not alter the site's existing conditions, it will not change the property's flood storage capacity and it will not increase impervious surfaces on the site. During construction, erosion control measures (including a silt sack and silt fence) will be installed along the property boundaries to ensure that no construction materials or sediment enter neighboring properties or other environmental resource areas. The project also improves the energy efficiency of the building by providing new R49 roof insulation throughout, new R20 wall insulation, and new windows and doors at areas of new construction and renovation. The heating/cooling system will be upgraded in the area of renovation and new construction (Apartment 68).



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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).

The proposed work includes adding a half story to the existing footprint. Since this project will not change the existing structure in the floodplain, it is exempt from having to file a Notice of Intent.

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.)

n/a



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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:

Joshua and Josiane Goldschlag

Name

68 Margaret Street

Mailing Address

Arlington

City/Town

MA

State

02474

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



10/22/19

Date

  
Signature of Representative (if any)

Oct. 22, 2019

Date