



Arlington Conservation Commission

Date: Thursday, December 5, 2019

Time: 7:30 PM

Location: Town Hall Annex, Second Floor Conference Room

Agenda

1. Administrative
 - a. Review 11/7/2019 draft meeting minutes
 - b. Review 11/21/2019 draft meeting minutes
 - c. MWRA Contract No. 6544 - Cleaning and Lining of Weston Aqueduct Supply Main 3, Mystic River Reservation
2. Discussion
 - a. Discuss the Veteran's Memorial Park at Cooke's Hollow CPA application
3. Hearings

Request for Determination of Applicability

37 Sunnyside Avenue



Town of Arlington, Massachusetts

Review Minutes

Summary:

Review 11/7/2019 draft meeting minutes

ATTACHMENTS:

Type	File Name	Description
▢ Minutes	DRAFT_11072019_Minutes_ConservationCommission.pdf	Draft 11/7/2019 minutes



Arlington Conservation Commission

Date: November 7, 2019

Time: 7:30pm

Location: Second floor conference room, Town Hall Annex
730 Massachusetts Ave, Arlington, MA

Minutes

Attendance: Commission Members David White, Nathaniel Stevens, Chuck Tirone, Susan Chapnick, Pam Heidell, and Dave Kaplan; Associate Commissioner Mike Gildesgame; and Conservation Agent Emily Sullivan. Associate Commissioner Cathy Garnett was not present. Also present were Joshua Goldshlag, Josiane Goldshlag, Steve Porcella, Peter Blaisdell, Paul McManus, Adam Kurowski, Daniel White, Faith Baum, John Lamarre, Stephen Garvin, Victoria Clifford, and Lori Cowles.

10/03/2019 and 10/17/2019 Meeting Minutes

The Commission agreed to review the 10/03/2019 and 10/17/2019 minutes at the 11/07/2019 Commission meeting.

Commission Representative for the Community Preservation Committee

C. Tirone moved to appoint P. Heidell as the Commission's representative on the Community Preservation Committee, D. White seconded, all were in favor, motion approved.

P. Heidell asked if another Commissioner was interested in being the Commission's representative on the Zoning Bylaw Working Group. N. Stevens recommended asking C. Garnett if she is interested.

Paper vs. Electronic Submittals

E. Sullivan asked whether Commissioners would like paper submittals or electronic submittals. C. Tirone, N. Stevens, M. Nonni, D. White, and P. Heidell requested paper submittals. S. Chapnick, D. Kaplan, and M. Gildesgame requested electronic submittals.

2 Princeton Road Emergency Tree Pruning

E. Sullivan summarized the onsite meeting she had with the Arlington Tree Warden and the 2 Princeton Road property owner. E. Sullivan presented the emergency tree pruning approval letter she authorized. C. Tirone asked why pruning was authorized, and not full

removal. E. Sullivan stated that the Tree Warden did not think that full removal was necessary, but that excessive pruning would be sufficient to mitigate the hazardous condition of the trees. E. Sullivan stated that the property owner agreed to the pruning.

Floodplain Encroachment Guide

The Commission agreed to review the guide at the 11/0721/2019 Commission meeting.

Community Preservation Act Committee Update

P. Heidell summarized the preliminary application review meeting that the Committee had on 10/23/2019. P. Heidell stated that no applications for fiscal year 2021 were for housing, and that most of the preliminary applications have been asked to submit final applications.

Novus Agenda Update

E. Sullivan introduced A. Kurowski, the Town's Director of GIS/Systems Analyst, who is facilitating the Commission's transition to Novus Agenda. A. Kurowski summarized the functionality of Novus, including public-facing functions and commission-facing functions. N. Stevens asked if the [notes made by individual commissioners in the](#) commission-facing functions were subject to public record laws. E. Sullivan stated that she would ask Town Counsel about public record laws and how its applied to Novus Agenda. E. Sullivan and A. Kurowski will work to completely transition the Commission to Novus Agenda by the end of 2019.

Notice of Non-Compliance: 12 Clyde Terrace

DEP File Number: 091-0274

Documents Reviewed:

- 1) *Notice of Non-Compliance, dated 9/18/2019*
- 2) *Modification Request Approval for #091-0274, dated 1/8/2019*
- 3) *Plan to Accompany Modification in Arlington, MA #12 Clyde Terrace, dared 10/19/2018, revised 1/4/2019*

Resource Areas:

- 1) *100-Foot Wetlands Buffer Zone*
- 2) *Adjacent Upland Resource Area (AURA)*
- 3) *Bordering Vegetated Wetland*

At the 10/17/2019 meeting, the Commission agreed that there are two possibilities through which the property owner could achieve compliance: 1) remove the shed, or 2) move the shed further from the resource area so that it is located between the 50 - 100 foot limit of the AURA.

E. Sullivan presented the property owner's proposal to move the shed outside of the 50-ft limit of the AURA. The proposed new location is approximately 60-ft from the wetland resource. The location currently contains a bush, which would be relocated to where the shed is.

D. White motioned to approve the proposed relocation of the shed and bush and issue a Notice of Compliance, C. Tirone seconded, all were in favor, motion approved.

Request for Determination of Applicability: 68 Margaret Street

Documents Reviewed:

- 1) *Request for Determination of Applicability package, dated 10/22/2019*
- 2) *68 Margaret Street Plans and References, not dated*
- 3) *Statement to the Conservation Commission, submitted by Josh Goldshlag*

Resource Areas:

- 1) *Bordering Land Subject to Flooding*
- 2) *1% Annual Chance Flood Hazard Floodplain*

Faith Baum presented the project proposal, which includes a third floor addition via two dormers and a cross gable above an existing second floor. The proposed project will not increase the home's footprint, will not increase impervious area on the property, and will not alter the floodplain or change flood storage.

J. Goldshlag read a statement to the Conservation Commission regarding the process of filing an RDA. J. Goldshlag stated that the process seemed like an "unfair burden" for residents living in a floodplain who do not know they are living in a floodplain. J. Goldshlag also stated that the process was "actually costly to all residents of Arlington" because it creates a more complicated process for contractors. J. Goldshlag requested that the Commission restrict its jurisdiction to only "large scale projects, like the building of new structures". J. Goldshlag also noted that some projects are reviewed by the Commission and some projects are not, it all depends on whether residents know they need to get Conservation Commission approval. J. Goldshlag requested that the Commission send letters stating its jurisdiction to residents living in areas of conservation jurisdiction.

N. Stevens thanked J. Goldshlag for articulating his comments. P. Heidell stated that small projects have a cumulative impact on the floodplain, so the Commission cannot only regulate new construction. S. Chapnick apologized to the applicant for any confusion about the process or jurisdiction S. Chapnick recommended forwarding the Applicant's sending a letter to Inspectional Services; however, the Applicant did not want to do so at this time during which they are seeking permits, and the Town Manager. S. Chapnick also agreed with the idea of sending letters to residents living in conservation jurisdiction areas to inform them about the floodplain area and the regulations governing activities in the floodplain. S. Chapnick suggested waiving a future RDA or NOI fee for J. Goldshlag for the next phase of his project if another filing is required.

S. Chapnick motioned to issue a negative determination, D. White seconded, all were in favor, motion approved.

Request for Determination of Applicability: 1155R Massachusetts Ave

Documents Reviewed:

- 1) *Request for Determination of Applicability package, dated 10/21/2019*

- 2) *Site Plan #1155R Massachusetts Avenue, Arlington, MA 02474, prepared by William & Sparages, stamped by Peter M Blaisdell JR PE, dated 05/20/2019*
- 3) *#1155R Massachusetts Ave Summary of Work, prepared by Uticon Inc*
- 4) *Revised RDA Narrative (Climate Change Resilience Questions), prepared by William & Sparages, stamped by Peter M Blaisdell JR PE, dated 11/05/2019*

Resource Areas:

- 1) *Mill Brook*
- 2) *100-Foot Wetlands Buffer/Adjacent Upland Resource Area*
- 3) *200-Foot Riverfront Area*

Peter Blaisdell of William & Sparages presented the project proposal. The project proposal includes installing a gas trap and sewer drain manhole in the 100-ft Wetlands Buffer and 200-ft Riverfront Area of Mill Brook. The installed gas trap and sewer drain manhole will be connected to an existing sewer line. The gas trap and sewer drain will be installed underground, with limited disturbance to resource areas and vegetation.

M. Gildesgame asked if any exterior building work is being proposed. P. Blaisdell stated no exterior building work is being proposed.

S. Chapnick asked how adjacent trees would be protected. P. Blaisdell stated that an erosion control silt fence would be installed around the work area, preventing any work close to trees. C. Tirone asked if the work could be conducted without disturbing the tree root systems. P. Blaisdell agreed to move the limit of work and erosion controls closer to the work area, on top of the bank and away from trees.

D. Kaplan asked if this project will require working in ground water. P. Blaisdell stated there would be no work in ground water, and that dewatering would not be necessary.

C. Tirone moved to issue a negative determination with the condition that this project is approved without the grandfathering or exemption identified in 310 CMR 10.58(6)(b) and 310 CMR 10.02(2)(b)1 and is therefore subject to the requirements for the Riverfront Area, S. Chapnick seconded, all were in favor, motion approved.

Notice of Intent (continued from 9/19/2019): 1167R Massachusetts Ave

DEP File Number: 091-0314

Documents Reviewed:

- 1) *Notice of Intent package, dated 8/28/2019, revised 9/4/2019*
- 2) *Supplemental Notice of Intent Materials, prepared by EcoTec Inc, dated 11/1/2019*

Resource Areas:

- 1) *Mill Brook*
- 2) *100-Foot Wetlands Buffer/Adjacent Upland Resource Area*
- 3) *200-Foot Riverfront Area*

During the 9/19/2019 meeting, the Commission agreed that the application was missing information and requested the following items:

- 1) updated narrative clarifying improvements to the 200-ft Riverfront Area,
- 2) a revised deck plan to prevent removing the tree,
- 3) specifications on netting/mesh used during the wooden enclosure replacement, and
- 4) a wooden enclosure replacement plan.

Paul McManus of EcoTec Inc summarized the additional information requested by the Commission at the 9/19/2019 meeting. P. McManus stated that the deck had been redesigned to save the Norway Maple tree from removal.

C. Tirone asked if the Norway Maple tree was healthy. P. McManus stated that it was not healthy, and had a split trunk with rot. S. Chapnick questioned whether the tree should be saved given its unhealthy condition. Commission members discussed whether a replacement tree should be planted if the tree is removed. M. Nonni stated the lawn area is not sunny, and would not get sunnier if the tree was removed.

R. Mirak requested the option to decide which deck design is constructed. The Commission agreed with giving the option and stated that the permit would be conditioned such that a design could be selected during construction.

D. Kaplan asked if there was a treatment proposed for under the deck. P. McManus stated that there was no treatment proposed, and the area under the deck would remain lawn.

S. Chapnick noted that in the photos provided of the site, it was clear that a bait box was being used for pest management and was placed adjacent to Mill Brook along the wall. S. Chapnick asked the Applicant to remove this box as the Conservation Commission does not allow the use of rodenticides within resource areas and encouraged the Applicant to contact the Board of Health to learn more about alternative pest management solutions. The Applicant agreed to remove the box.

S. Chapnick asked what type of fence would be installed along the brook retaining wall. P. McManus stated that it would be a chain link fence. C. Tirone asked if privacy screening would be installed along the fence. P. McManus stated that no privacy screening would be installed.

C. Tirone requested that a condition be added to the permit to add riprap below the down spout adjacent to the proposed deck area.

P. Heidell motioned to close the public hearing, D. White seconded, all were in favor, motion approved.

C. Tirone motioned to approve the project under the Local Bylaw and State Wetlands Protection Act with the discussed conditions, M. Nonni seconded, all were in favor, motion approved.

The Commission deliberated and agreed to apply the following conditions in addition to the Commission's standard conditions to the project's approval Order of Conditions:

1. The reconstruction of the potable water line enclosure shall be conducted using the method outlined in the Supplemental Notice of Intent Materials (dated 11/1/2019) with the proposed netting or a netting that meets the same specifications.
2. The Applicant shall use an appropriate outdoor vacuum to remove any debris that falls into Mill Brook during the reconstruction of the potable water line enclosure.
3. Once the exterior deck design is selected for construction, the Applicant shall submit a planting plan for approval. Prior to plant installation, the Applicant shall submit planting plan details to the Conservation Commission for approval. Planting details shall include plant sizes, Latin names, regular names, number of plants, and transported method (containerized, balled-and-burlapped, etc.). All plantings shall be native and be installed and maintained according to the standards of the American Association of Nurserymen (AAN). This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.
4. All native restoration plantings shall be maintained for three years. A survival rate of at least 80% must be maintained for the approved restoration plantings. A monitoring report shall be submitted annually in November for the three year monitoring period and shall include the number and types of restoration plantings evaluated and condition of the plantings. The Applicant must provide a monitoring report by a qualified consultant for survival of all approved plantings. The monitoring report must include measures to remove invasive species if they are discovered.
5. The Applicant can select either of the exterior deck design options that were presented to the Commission for construction. The first option would require that a unhealthy and failing Norway Maple be removed, and the second option was designed to save the unhealthy and failing Norway Maple from removal.
6. The Applicant shall reconfigure the stormwater down spout that empties into the courtyard lawn space, adjacent to the proposed exterior deck, using 4-6" angular stone riprap to slow down stormwater and reduce sedimentation into Mill Brook. This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.

Notice of Intent: 1389 Massachusetts Ave

DEP File Number: 091-0316

Documents Reviewed:

- 1) *Notice of Intent package, prepared by ATC Group Services LLC, dated 10/21/2019*
- 2) MBTA Bus Station 1389 Massachusetts Avenue Arlington Massachusetts 02476 Plan, prepared by ATC Group Services LLC, dated 4/1/2019.

- 3) *Revised NOI Narrative and WPA Form 3 page 7, prepared by Daniel White of ATG Group Services LLC, submitted 11/6/2019, dated 10/21/2019*

Resource Areas:

- 1) *Mill Brook*
- 2) *100-Foot Wetlands Buffer/Adjacent Upland Resource Area*
- 3) *200-Foot Riverfront Area*
- 4) *Bordering Land Subject to Flooding*

Daniel White of ATG Group Services LLC presented the Notice of Intent. The Notice of Intent proposed the excavation of up to 150 cubic yards of petroleum-contaminated soil as part of the remedial solution for an MBTA bus station within the 100-ft Wetlands Buffer, 200-ft Riverfront Area, and Land Subject to Flooding (Bordering) of Mill Brook. The project involves altering ~3,000 square feet of area within the Riverfront Area, ~800 square feet of which is within the 100-ft boundary of the Riverfront Area and ~2,200 square feet of which is between the 100-ft and 200-ft boundary of the Riverfront Area. The project also proposes to abate inactive, asbestos contaminated electrical lines that run through the excavation area. For remaining contamination in soil and groundwater that is outside of the excavation area, the Licensed Site Professional (LSP) working for the Applicant proposed Natural Attenuation as the remedy. Recent soil and groundwater data were collected and the Applicant will perform quarterly monitoring of groundwater to assess the remedy.

M. Gildesgame asked whether the asbestos contaminated electrical lines were live. Daniel White stated that the lines were not live.

C. Tirone noted that areas of the property, along the fence adjacent to Mill Brook are eroding. Daniel White stated that he will inform the MBTA of the erosion, but cannot commit to mitigating the erosion without approval from MBTA. The Commission agreed to condition the permit so that the erosion must be mitigated. The Commission will condition the permit such that the Applicant shall stabilize these eroded areas by installing riprap along the edge of the fence and backfilling the area with clean soil.

D. Kaplan asked if the excavated soil will be dewatered before it is sent away for disposal. Daniel White stated that the soil will be dewatered.

S. Chapnick requested that the lay down area in the northwest corner of the parcel not be used for soil storage given its proximity to Mill Brook. The Commission agreed that this would be a condition of the permit.

S. Chapnick motioned to close the public hearing, D. Kaplan seconded, all were in favor, motion approved.

S. Chapnick motioned to approve the project under the State Wetlands Protection Act with the discussed conditions, Commissioner David White seconded, all were in favor, motion approved.

The Commission deliberated and agreed to apply the following conditions in addition to the Commission's standard conditions to the project's approval Order of Conditions:

1. Stockpiling of soil and materials shall only occur where noted on the approved plan (MBTA Bus Station 1389 Massachusetts Avenue Arlington Massachusetts 02476 Plan, prepared by ATC Group Services LLC, dated 4/1/2019). No soil shall be stored or stockpiled within the lay-down area in the northwest corner of the lot, adjacent to MWRA manholes MH-1 and MH-2.
2. The Applicant shall remediate existing erosion areas identified by the Conservation Commission during this project. The Applicant shall stabilize these eroded areas, located along the fence along the northern boundary of the site adjacent to the Mill Brook, by installing riprap along the edge of the fence and backfilling the area with clean soil.
3. All groundwater and soil sampling data collected in August and September 2019 shall be submitted to the Conservation Commission.
4. Quarterly groundwater sampling conducted throughout the duration of this project shall be submitted to the Conservation Commission.

Working Session: Arlington High School

Steve Garvin of Samiotes Consultants, Inc. presented an overview of the Arlington High School building project. S. Garvin explained the scope and timeline of the project, which will be broken into four phases of construction: 1) construct the front building (performance art and STEAM wings), 2) construct the administrative building and school spine, 3) construct the western building (gymnasium and humanities wings), and 4) construct the athletic fields.

S. Garvin presented the various conservation resource area jurisdictions within the construction limit of work. Resource area jurisdictions include the 100-ft Wetlands Buffer, the Adjacent Upland Resource Area (AURA), the 200-ft Riverfront Area, Bordering Vegetated Wetland, and Bordering Land Subject to Flooding (Floodplain).

C. Tirone asked if any stormwater improvements will be pursued as part of this project. S. Garvin stated that there will be some onsite pretreatment and infiltration with small-scale low impact development (LID) types of infrastructure. S. Garvin stated that stormwater infrastructure will largely remain conveyance to Mill Brook because of the contamination cap onsite, which limits the opportunity for LID.

P. Heidell asked if there is an estimate of increase in impervious surface for the project. S. Garvin stated that right now it is estimated that the project will result in an increase of approximately 20,000 - 30,000 square feet of impervious surface.

S. Chapnick stated that the proposed new turf areas may have negative health and ecological impacts because of the plastic used for the turf material, which contains per- and polyfluoroalkyl substances (PFAS) that are a group of man-made chemicals that are toxic.

D. Kaplan asked if it was feasible to use ambient heat to heat the proposed east parking lot area so that deicers and salt would not be needed for snow/ice management.

The Commission discussed the culvert that conveys water from Mass Ave to Mill Brook, and goes under the high school. This culvert and stormwater system conveys stormwater from an approximately 4 million square feet of watershed area. D. Kaplan asked whether the culvert should be upsized or redirected to better manage water flow. D. Kaplan suggested that this could be an opportunity for the Town to improve its stormwater system.

The Commission also discussed jurisdictional issues surrounding whether or not the project is in Riverfront area since Mill Brook is culverted over much of the site.

Applicant is planning on submitting an RDA for Phase 1 of the project, which includes building foundations and the geothermal well and utilities. They plan to submit a Notice of Intent (NOI) in January 2020 for the remainder of the project.

Meeting adjourned at 10:57pm.

DRAFT



Town of Arlington, Massachusetts

Review Minutes

Summary:

Review 11/21/2019 draft meeting minutes

ATTACHMENTS:

Type	File Name	Description
▢ Minutes	DRAFT_11212019_Minutes_Conservation_Commission.pdf	Draft 11/21/2019 minutes



Arlington Conservation Commission

Date: November 21, 2019

Time: 7:30pm

Location: Second floor conference room, Town Hall Annex
730 Massachusetts Ave, Arlington, MA

Minutes

Attendance: Commission Members Pam Heidell, Mike Nonni, Nathaniel Stevens, and David White; Associate Commissioners Cathy Garnett and Mike Gildesgame; and Conservation Agent Emily Sullivan. Commissioners Susan Chapnick, Dave Kaplan, and Chuck Tirone were not present. Also present was Ian Jessen.

10/03/2019 and 10/17/2019 Meeting Minutes

The Commission discussed edits to the draft 10/03/2019 minutes. D. White motioned to approve the minutes as edited, P. Heidell seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 10/17/2019 minutes. D. White motioned to approve the minutes as edited, M. Nonni seconded, all were in favor, motion approved.

Executive Session Meeting Minutes for 12 Clyde Terrace and 47 Spy Pond Lane: 02/02/2017, 04/06/2017, 05/04/2017, 06/21/2018, and 07/19/2018

The Commission discussed edits to the draft 02/02/2017 executive meeting minutes. M. Nonni motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. M. Nonni motioned to release the minutes as edited, D. White seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 04/06/2017 executive meeting minutes. D. White motioned to approve the minutes as edited, M. Nonni seconded, all were in favor, motion approved. D. White motioned to release the minutes as edited, M. Nonni seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 05/04/2017 executive meeting minutes. M. Nonni motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. M. Nonni motioned to release the minutes as edited, D. White seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 06/21/2018 executive meeting minutes. P. Heidell motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. P. Heidell motioned to release the minutes as edited, D. White seconded, all were in favor, motion approved.

The Commission discussed edits to the draft 07/19/2018 executive meeting minutes. P. Heidell motioned to approve the minutes as edited, D. White seconded, all were in favor, motion approved. P. Heidell motioned to release the minutes as edited, D. White seconded, all were in favor, motion approved.

Floodplain Encroachment Guide

The Commission reviewed the draft floodplain encroachment guide and discussed ways to improve it. The Commission requested that E. Sullivan look for more existing resources that better articulate why the floodplain is regulated and the technical analysis required to submit a permit for work in the floodplain.

Letters of Support for CPA Applications

P. Heidell summarized the preliminary applications submitted to the Community Preservation Act Committee. The applications include:

- 1) Continued historic preservation of the Jason Russell House
- 2) The final phase of the Wellington Park project
- 3) The next phase of the Reservoir Master Plan project
- 4) Updates to the Bracket School Playground
- 5) Restoration of the Old Burying Ground
- 6) Relocation of Veteran's Memorial Park to Cooke's Hollow
- 7) Update to the Open Space and Recreation Plan
- 8) Communitywide Archeological Reconnaissance Survey
- 9) Documentation of Historic Municipal Resources
- 10) Continued restoration of the Winfield Robbins Memorial Garden
- 11) Minuteman Bikeway Planning Project

The Commission has received requests for letters of support for several projects, including: the Wellington Park project, the Reservoir Master Plan project, relocation of Veteran's Memorial Park to Cooke's Hollow, update to the Open Space and Recreation Plan, and the Minuteman Bikeway Planning Project. The Commission reviewed draft letters of support for all projects 2, 3, and 7. The Commission requested that the project team for the Veteran's Memorial Park relocation to Cooke's Hollow attend the 12/5/2019 Commission meeting to discuss the final application and determine the Commission's involvement and support.

Ideas for Scout Projects

D. White asked the Commission for ideas for scout projects. The Commission agreed that possible scout projects could include: trail work at Mt. Gilboa, trail work at Turkey Hill, trail work or boardwalk construction at Meadowbrook Park, trail work at Crusher Lot, and trail work at Hills Hill.

Request for Minor Plan Modification: 36 Peabody Road

DEP File Number: 091-0313

Documents Reviewed:

- 1) *Notice of Intent for work at 36 Peabody Road, Arlington, MA, prepared by Applicant Eliza Hatch, dated June 6, 2019, revised September 3, 2019*
- 2) *Hatch-Jessen Back Yard Hardscape Plan, prepared by Rue Sherwood Landscape Design LLC, dated March 11, 2019*
- 3) *Hatch-Jessen Back Yard Planting Plan, prepared by Rue Sherwood Landscape Design LLC, dated March 11, 2019*
- 4) *Letter from Mass Wildlife NHESP regarding proposed work at 36 Peabody Road, dated June 19, 2019*
- 5) *Wetland Delineation Report for 36 Peabody Road, prepared by Mary Trudeau, dated August 21, 2019.*
- 6) *36 Peabody Road Conservation Plan and Survey, prepared by Rober Survey, stamped by Clifford E Rober PLS, dated September 4, 2019*
- 7) *36 Peabody Road Request for Minor Plan Modification and Plan*

Resource Areas:

- 1) *Spy Pond*
- 2) *100-Foot Wetlands Buffer Zone*
- 3) *Adjacent Upland Resource Area*
- 4) *Bordering Vegetated Wetland*
- 5) *Bank*

The Commission issued an approval OOC for this project on 9/19/2019. The project as approved included hardscaping and landscaping the backyard of a single family home on a parcel abutting Spy Pond. The existing backyard has an approximately 30-foot steep grade change, sloping down to Spy Pond. The backyard was approved to be hardscaped with retaining walls, stairs, and stepping stones creating a pathway. The stepping stones will be set in a porous material, such as grass, dirt, or woodchips. The walls total 368.29 square feet, the stairs total 136.86 square feet, and the stepping stones total 346.44 square feet. All hardscaping will be conducted by hand, with no heavy machinery. The OOC approved a total increase in impervious surface by ~851.6 square feet. The request for minor plan modification is proposing 4 additional wall segments spread throughout the AURA and totaling ~106 square feet for slope stability purposes.

D. White asked how the additional walls will impact water flow. I. Jessen stated all water flow will be directed towards the planted areas.

P. Heidell noted that the additional four walls would still be beyond the 50-ft Wetlands Buffer Area line.

The Commission agreed that the additional walls would reduce stormwater velocity and stabilize the slope around Spy Pond.

D. White motioned to approve the proposed minor plan modifications, M. Nonni seconded, all were in favor, motion approved.

Discuss Regulatory Update

The Commission agreed that the Arlington Regulations for Wetlands Protection should be updated in 2020. Areas for possible update include: alternatives analysis, plan requirements, stormwater calculations, tree/vegetation replacement, general permit, administrative review projects, cooling off period for applications, and climate change adaptation.

Meeting adjourned at 9:23pm.

DRAFT



Town of Arlington, Massachusetts

Exempt Project

Summary:

MWRA Contract No. 6544 - Cleaning and Lining of Weston Aqueduct Supply Main 3, Mystic River Reservation

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	MWRA_Contract_No._6544.pdf	MWRA Contract No. 6544



MASSACHUSETTS WATER RESOURCES AUTHORITY

Chelsea Facility
2 Griffin Way
Chelsea, Massachusetts 02150

Telephone: (617) 242-6000
Facsimile: (617) 305-5990

Frederick A. Laskey
Executive Director

November 13, 2019

Arlington Conservation Commission

Attention: Emily Sullivan
730 Mass Ave. Annex
Arlington, MA 02476

**Re: MWRA Contract No. 6544 – Cleaning and Lining of Weston Aqueduct Supply
Main 3 – Mystic River Reservation**

Dear Ms. Sullivan and Commission Members:

The Massachusetts Water Resources Authority (MWRA) is undertaking a construction project to rehabilitate its 85 to 90-year old, 60-inch steel water main near the Mystic River and Alewife Brook in Arlington. The riveted steel pipe, originally installed in the 1920s, will be cleaned and cement mortar lined to protect water quality and inhibit internal corrosion of the pipe. The work will require access to the pipe to insert cleaning and lining equipment approximately every 1,000 feet along the existing pipeline. Within the Town of Arlington, there are two (2) proposed work areas within the 200-ft. Riverfront Area of the Mystic River, but outside of the 100-foot buffer zone. The excavation location is identified in the attached Locus Map. One of the locations, Coral Street, is outside of the FEMA 100-year floodplain (i.e.-Zone AE 1% Annual Chance of flooding). The second site, for access to the pipe near Alewife Brook, is within the FEMA 100-year floodplain.

To access the pipes, MWRA will dig access pits. Typical access pits are approximately 20 feet long by 10 feet wide excavated to a depth of approximately 9 feet in order to remove a section of pipe and allow insertion of the cleaning and lining equipment. Access pits will require a limited footprint and similar size area for equipment to operate, details are provided below. Any work within or adjacent to the buffer zone will require straw bales and silt fence surrounding the work area and no soil stockpiling at the site. In addition, any dewatering will be treated through a filter bag with straw bales and silt fence for filtration through the grass surface so there will be no point source discharge to waterways or wetlands. The attached drawings provide details of the work areas and erosion controls to be included in the contract.



The Excavation of Access Pits consists of the following:

- The excavation pit will be approximately 20 feet x 10 feet x 9 feet deep, and will be constructed with an excavator, 2 tri-axle dump trucks, and support vehicles. Straw bales and silt fence will be placed between the site location and the Mystic River.
- Access pits will be shored to support excavation during work.
- Dewatering may be required. The contractor is required to keep water out of the excavation during the work. The water will be discharged nearby through a 3-inch hose and filter bag. The filter bag will be surrounded by straw bales and a silt fence to create a sheet flow condition through the grass discharging to the upland area. See attached erosion control details.
- Excavated soil will not be stockpiled in the 100-foot buffer zone area. The stockpile will be maintained on filter fabric and surrounded by straw wattle and silt fence outside of the 100-foot buffer zone. See attached detail.
- The cleaning and lining activities involve truck mounted mixers and winch systems to pull equipment through the pipe or to support motorized equipment entering the pipe. Truck access will be maintained outside the buffer zone to support the work.
- Following the cleaning and lining activities, the trench will be backfilled compacted and disturbed areas will be loamed and seeded. The activity is anticipated to take six to eight weeks per location to complete.

This work is considered to be minor in nature and meets the exemptions listed in the Wetland Protection Act regulations at 310 CMR 10.00 as follows:

10.02(2)(a)(1): minor activities within the riverfront area and 10.02(2)(a)(2): activities conducted to maintain, repair or replace, but not substantially change or enlarge an existing and lawfully located structure or facility used in the service of the public and used to provide electric, gas, water, sewer, telephone, telegraph and other communication services, provided said work utilizes the best practicable measures to avoid or minimize impacts to wetland resource areas outside the footprint of said structure or facility.

MWRA anticipates beginning its procurement process for this work in January 2020, but due to water system demand conditions, we will not be starting the work until September 2020 in order



to minimize effects of the water main shut down on the MWRA distribution system. Surface restoration activities could continue through June 2021. If requested, the MWRA is happy to arrange an onsite meeting with representatives of the Commission, the contractor, and the project engineer to ensure that the proposed work is clear to all parties. As always, the MWRA remains committed to working in a manner that is protective of wetland resources areas. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, which appears to read "Michael Rivard".

Michael Rivard, P.E.
Program Manager, Engineering & Construction
Massachusetts Water Resources Authority
Phone: (617) 570-5427
Mike.Rivard@mwra.com

Enclosures: Excavation Locus Map
Excavation Site Plans
Erosion Control Details

cc. John Colbert, Beth Card, Mary White, and Ester Lwebuga, MWRA
Erica Lotz, Stantec Consulting Services, Inc.



Town of Arlington, Massachusetts

Veteran's Memorial Park at Cooke's Hollow CPA Application

Summary:

Discuss the Veteran's Memorial Park at Cooke's Hollow CPA application



Town of Arlington, Massachusetts

Request for Determination of Applicability

Summary:

37 Sunnyside Avenue

ATTACHMENTS:

	Type	File Name	Description
▢	Request for Determination of Applicability	37_Sunnyside_Ave_RDA_public.pdf	37 Sunnyside Ave RDA Packet



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Arlington MA

City/Town

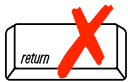
WPA Form 1- Request for Determination of Applicability

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:

Robert Morgan

Name

E-Mail Address

37 Sunnyside Ave

Mailing Address

Arlington

MA
State

02474
Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

n/a

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 Arlington 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 MA

Name of Municipality

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Arlington MA

City/Town

WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

37 Sunnyside Ave

Street Address

Arlington

City/Town

33-3-6

Assessors Map/Plat Number

A1

Parcel/Lot Number

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

The area is a residential property on Sunnyside Ave. The proposed project would be located to the side of the house and to the back of the house, within the 200-ft Riverfront Area, but outside of the 100-ft Wetlands Buffer and 100-year Floodplain

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

Wetland and Flood GIS map, Google Map of 37 Sunnyside Ave,

Title

2019-11-18

Date

National Flood Hazard Layer FIRMette, Arlington GIS Aerial Image,

Title

2019-11-18

Date

USGS Topographical Map, and Mortgage Plan Map

Title

2019-11-18

Date

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

See "Work Description" section of the attached Project Narrative and Description of Work



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Arlington MA

City/Town

WPA Form 1- Request for Determination of Applicability

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

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 "Applicability of Resource Areas and Associated Regulations" section of attached Project Narrative and Description of Work

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.)

See attached image from property card showing "One Family" classification and "Built about 1947"



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Arlington MA

City/Town

WPA Form 1- Request for Determination of Applicability

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

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:

Robert Morgan

Name

37 Sunnyside Ave

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.

Robert Morgan

Signature of Applicant

2019-11-20

Date

Signature of Representative (if any)

Date

Project Narrative and Description of Work

Work Description:

(Form 1 C. 2. a. "Work description")

Overview:

The proposed project site is located at 37 Sunnyside Avenue in Arlington Massachusetts. The site is near the Alewife Brook. The proposed project consists of two components: build a front entry porch, and build a rear deck. The two components of this project are described in more detail below, and are depicted in the included images/sketches.

Component 1: Entry Porch:

We propose to remove the existing concrete stairs and replace them with a newly constructed entry porch. The porch will have a roof to provide a covered entry, but will not be enclosed with walls. The porch, exclusive of two stairs, will measure roughly 3.5 feet by 7 feet, for a total area of 24.5 square feet. The existing concrete stairs, which are uneven and in poor condition, shall be broken into pieces and removed from the Project Site by the contractor for proper disposal. New footings will be installed, and the new deck, steps, and roof will be constructed. The whole area to be converted to porch, as well as its immediate surroundings, are presently impervious, being entirely covered by concrete. No pervious surfaces shall be made impervious due to this component of the project.

Component 2: Rear Deck:

We propose to build a deck on the rear of our house. The deck will serve as outdoor living space in fair weather, and will also offer an additional means of egress from the home. Its size is planned to be roughly 6 feet by 16 feet, for a total area of 96 square feet, exclusive of stairs and a landing. At present there is no deck. To build the new deck, footings will be installed and the deck will be constructed on them. The materials used will be: concrete footings, treated lumber for the structural elements, with composite decking and railings. These materials are naturally resistant to weather, and eliminate the need for protective coatings that could leach into groundwater or require scraping/sanding in the future. All existing surfaces under the proposed deck are presently impervious, being wholly covered by concrete and asphalt. As such, no pervious surfaces shall be made impervious due to this component of the project.

Applicability of Resource Areas and Associated Regulations:

(Form 1 C. 2. a. "NOI exemption")

The resource areas potentially relevant to our project arise due to proximity to the Alewife Brook. Our project is entirely outside of the 100 year floodplain, and is thus not "Land Subject to Flooding" per 310 CMR 10.57(2)(a)3. Additionally, the entire proposed project is farther than 100ft from the bank of the Alewife Brook, and is therefore not in any "Buffer Zone" per 310 CMR 10.02(2)(b). The entire project is, however, within a "Riverfront Area", because it is within 200ft of the bank of the Alewife Brook.

M.G.L c. 131, Section 40, 310 CMR, 10.02, 10.58 and Arlington Regulations, Title 5 Article 8 have jurisdiction over Riverfront Area. These regulations generally align on the following definition: *"the area of land between a river's mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away."* Also, 310 CMR 10.02(2)(e) stipulates that minor activities including decks, sheds, patios, and pools are not otherwise subject to regulation under MGL chapter 131 section 40, provided that they comply with 310 CMR 10.02(2)(b).

The proposed project qualifies as a "minor activity". Per 310 CMR 10.02(2)(b)1e, "minor activity" includes the conversion of lawn to uses accessory to residential structures such as decks, sheds, patios, and pools. In the proposed project, the areas to be converted to deck and to porch are presently entirely impervious, being covered wholly by concrete and asphalt and, as such, are not "lawn" per se. Nonetheless, the environmental and drainage impact of constructing a deck or porch over an already impervious paved surface is even more "minor" than the impact of constructing a deck or porch over vegetated surfaces such as lawn. Furthermore, 310 CMR 10.02(2)(b)1f also designates as a "minor activity" the conversion of impervious surfaces. Thus the activities proposed in this project shall be considered "minor".

Wherefore, being qualified as a "minor activity" under 310 CMR 10.02(2)(b)1. and 2., the proposed project shall not be subject to regulation under MGL chapter 131 section 40 (Wetlands Protection Act), and shall be "Exempted from Requirements for the Riverfront Area" per 310 CMR 10.58(6)(b), and therefore shall also be exempt from Arlington Regulations Title V Article 8 per Arlington Regulations for Wetlands Protection per Section 1A (including without limitation the portion of Arlington Regulations for Wetlands Protection relating to floodplains and climate change resilience, because no portion of this project is within a floodplain as defined therein).

Consideration of Arlington Wetlands Protection and Climate Change Resilience

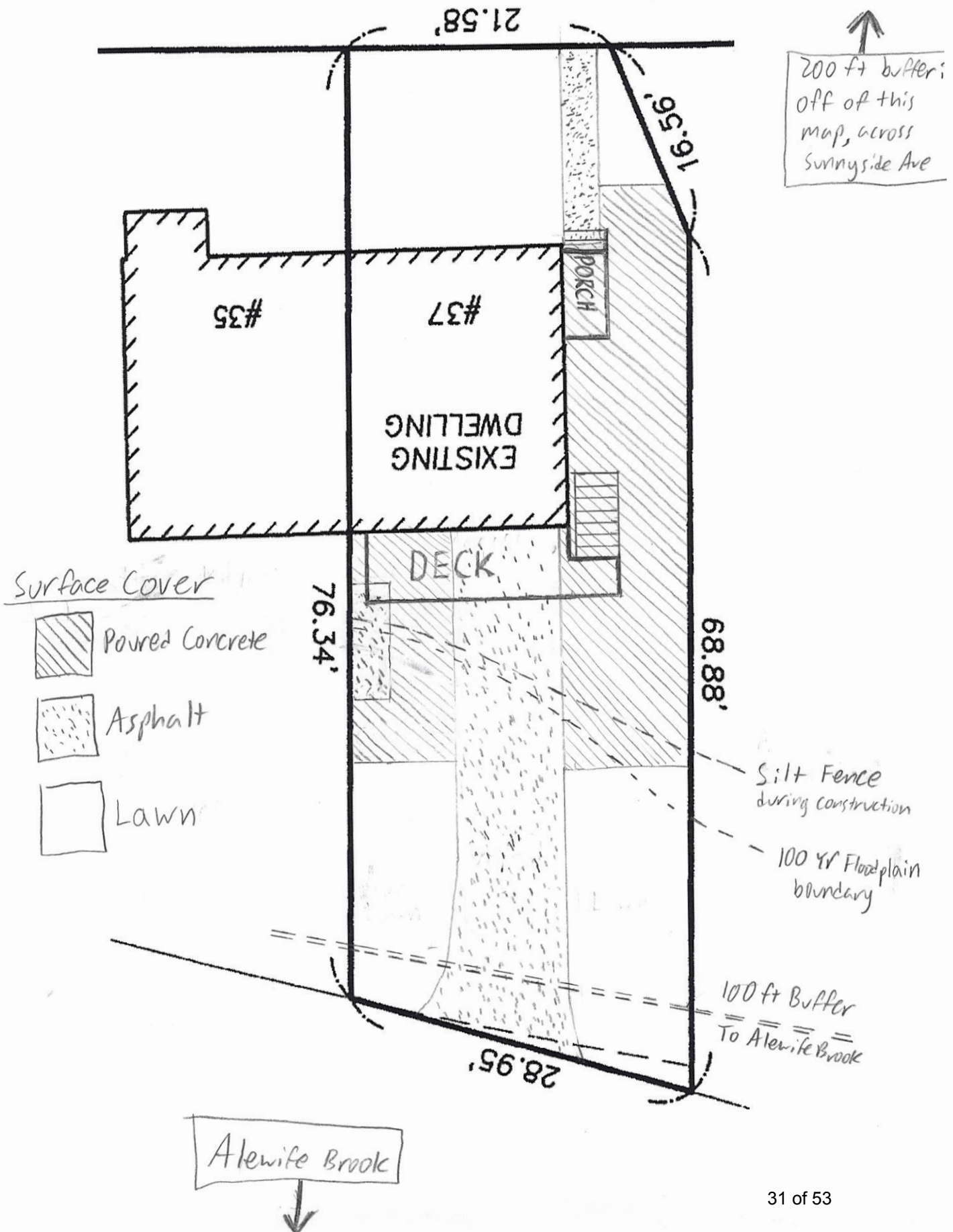
While not legally subject to them, as described above, this project gives voluntarily consideration to the Climate Change Resilience standards in Section 31 of the Arlington Wetlands Protection Regulations.

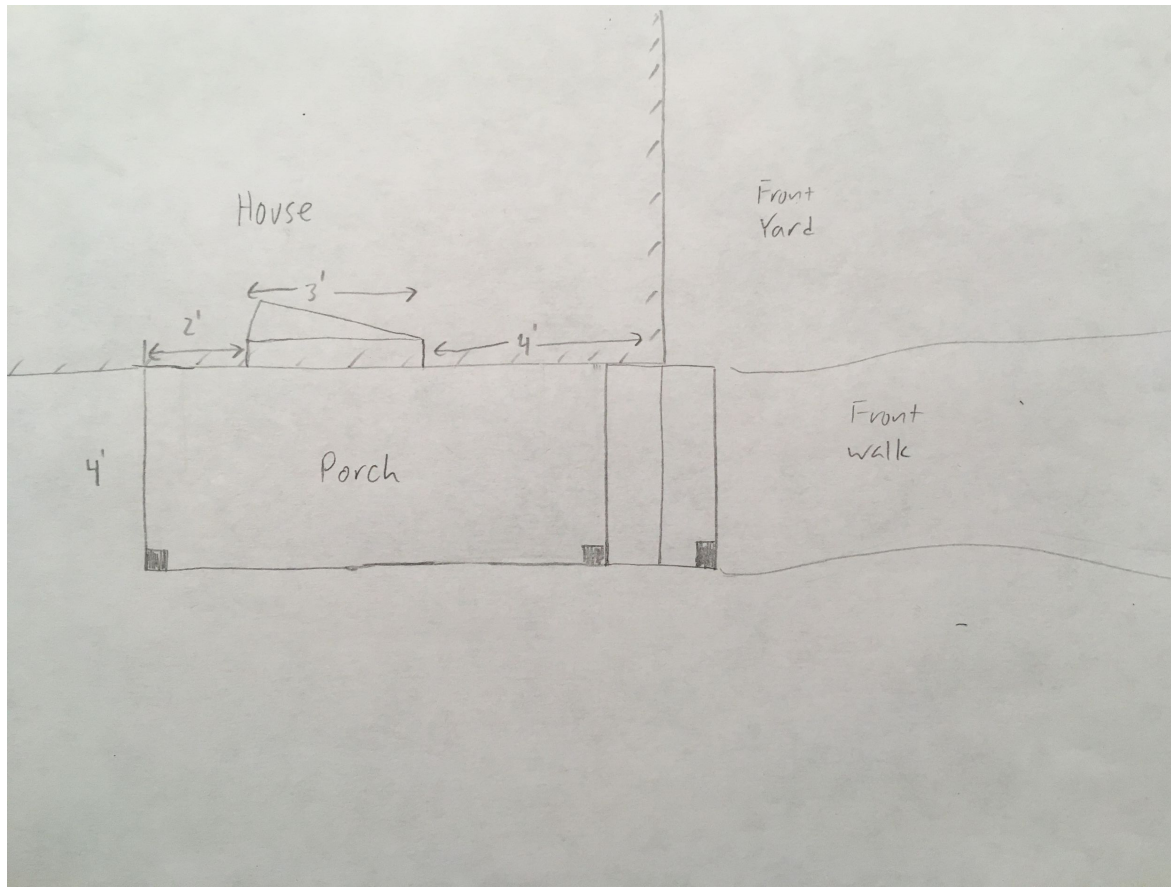
- No filling will occur
- No building will occur in a floodplain
- All proposed activities are outside of Lands Subject to Flooding, and thus will not laterally displace flood waters
- Materials of construction have been selected for durability and resistance to weather, eliminating the need for coatings that can be released by flaking off or require sanding/scraping as ongoing maintenance.
- No surface permeability will be modified in this project.

Anticipated for future improvements

While not covered in this RDA application, our future plans involve conversion of poured concrete to pervious patio, such as decomposed granite or properly spaced pavers, in the area around the new porch. Plans for a future side yard patio area would also give consideration to surface permeability. We intend to pursue these improvements in 2020 (and will of course file a separate RDA for that project when the time comes). So while we are not specifically improving the site permeability in this stage of proposed work, this porch and deck are the first steps in our broader plan to improve the environmental and functional characteristics of these spaces.

← Sunnyside Ave →





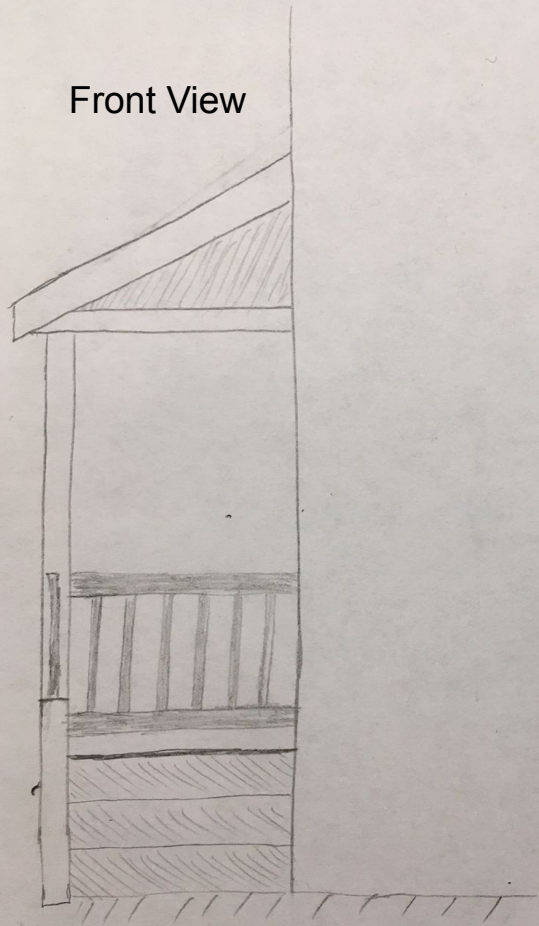
Proposed porch, top view.

Note: dimensions will be reduced slightly following consultation with building inspector, to comply with zoning and setback requirements.

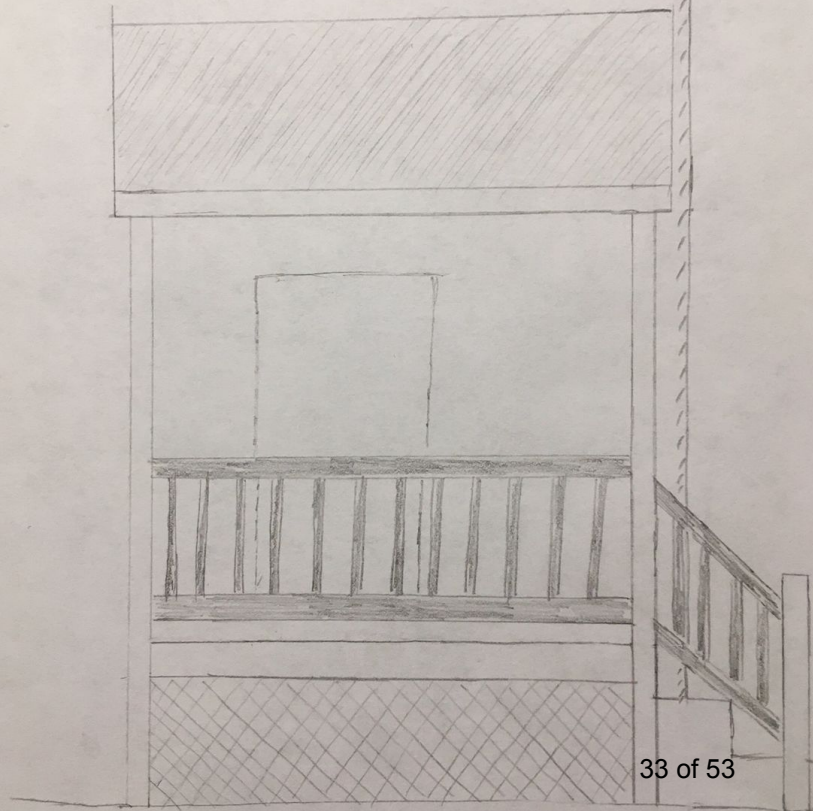
Approximate new dimensions will be 3.5ft by 7ft (drawing shows 4ft by 8ft)

Overall layout of Porch and Stairs will be the same

Front View



Side View



Sketch of
proposed
porch



34 of 53
Rear view of project site where proposed deck would be constructed. Proposed deck will be below the sliding doors, and above the garage door, with stairs to the side yard area on the right.



Side Yard, viewed from rear of house.

Alewife brook is to the photographer's back, approximately 110ft away from where photographer is standing



Detail view of impervious surfaces under proposed deck

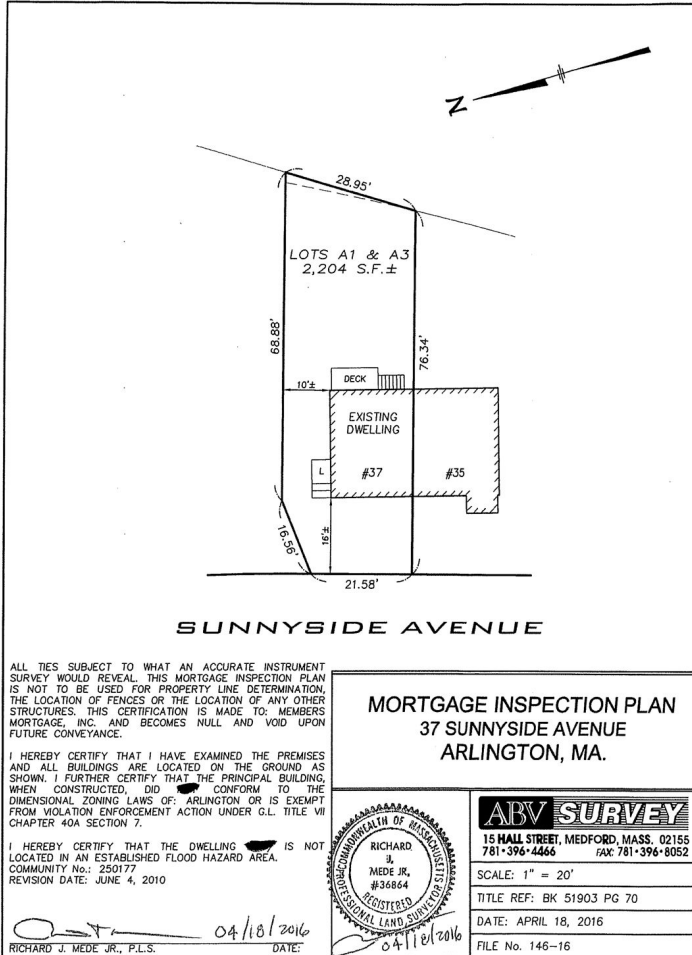


Side Yard, viewed from front of house.

Sunnyside ave is to photographer's back

The proposed porch will replace the existing deteriorating concrete steps.

Mortgage Plan Map



033.0

0003

0006.0

Map

Block

Lot

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
37		SUNNYSIDE AVE, ARLINGTON	

OWNERSHIP

Unit #:	
Owner	MORGAN ROBERT & MADELEINE
Owner	
Owner	
Street	37 SUNNYSIDE AVE
Street	
Twn/Cit	ARLINGTON
St/Prov	MA Cntr Own Oc Y
Postal:	02474 Type

PREVIOUS OWNER

Owner	INMAN CHERYL A -
Owner	-
Street	37 SUNNYSIDE AVE
Twn/Cit	ARLINGTON
St/Prov	MA Cntr
Postal:	02474

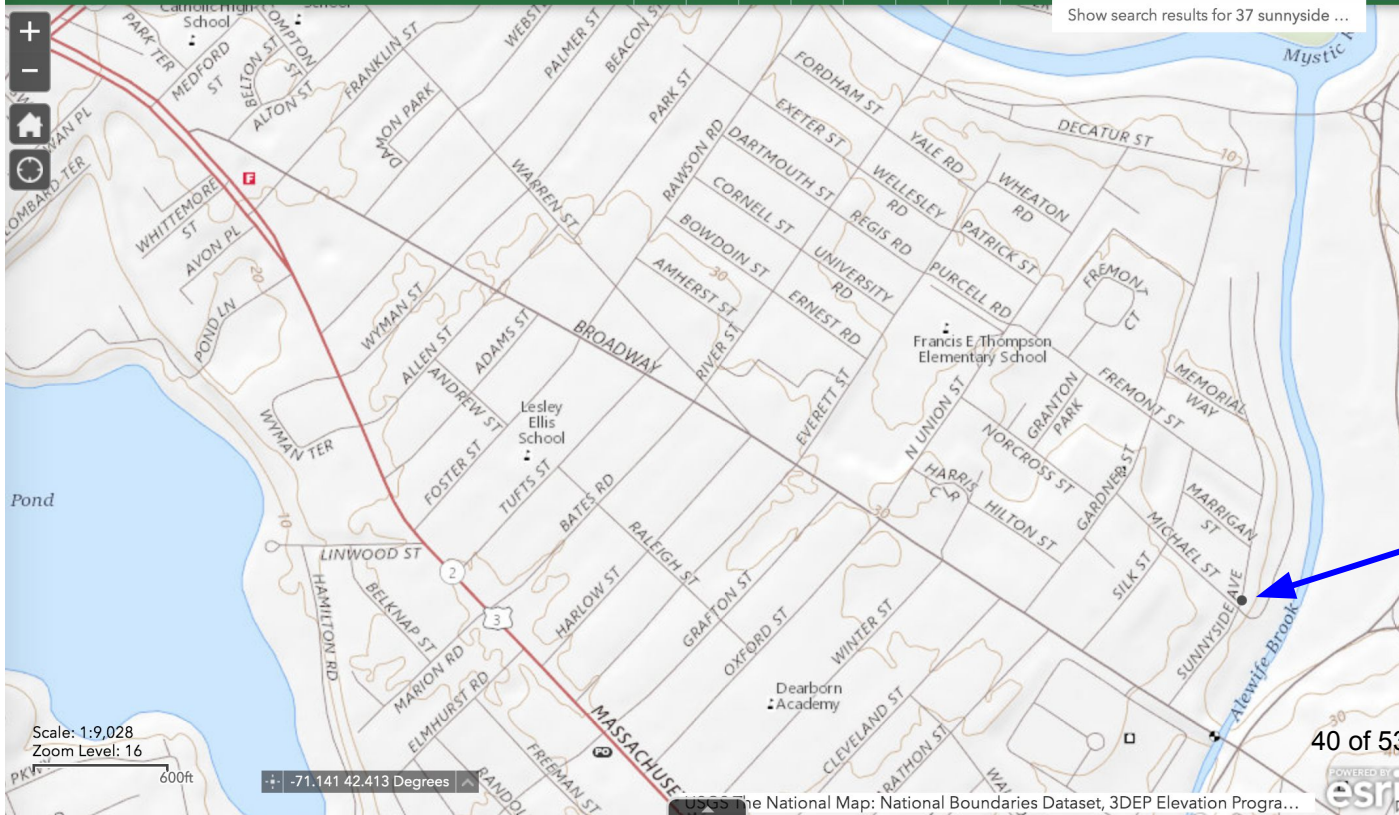
NARRATIVE DESCRIPTION

This Parcel contains 2,204 Sq. Ft. of land mainly classified as One Family with a(n) Row House Building Built about 1947, Having Primarily Aluminum Exterior and Asphalt Shgl Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Ro

OTHER ASSESSMENTS

In support of WPA Form 1, question C. 3. b.

Source: property card, accessed by property search through arlingtonma.gov website
https://www.mapsonline.net/arlingtonma/forms/tablet.html.php?id=22509116&inject=cama_final:033.0-0003-0006.0

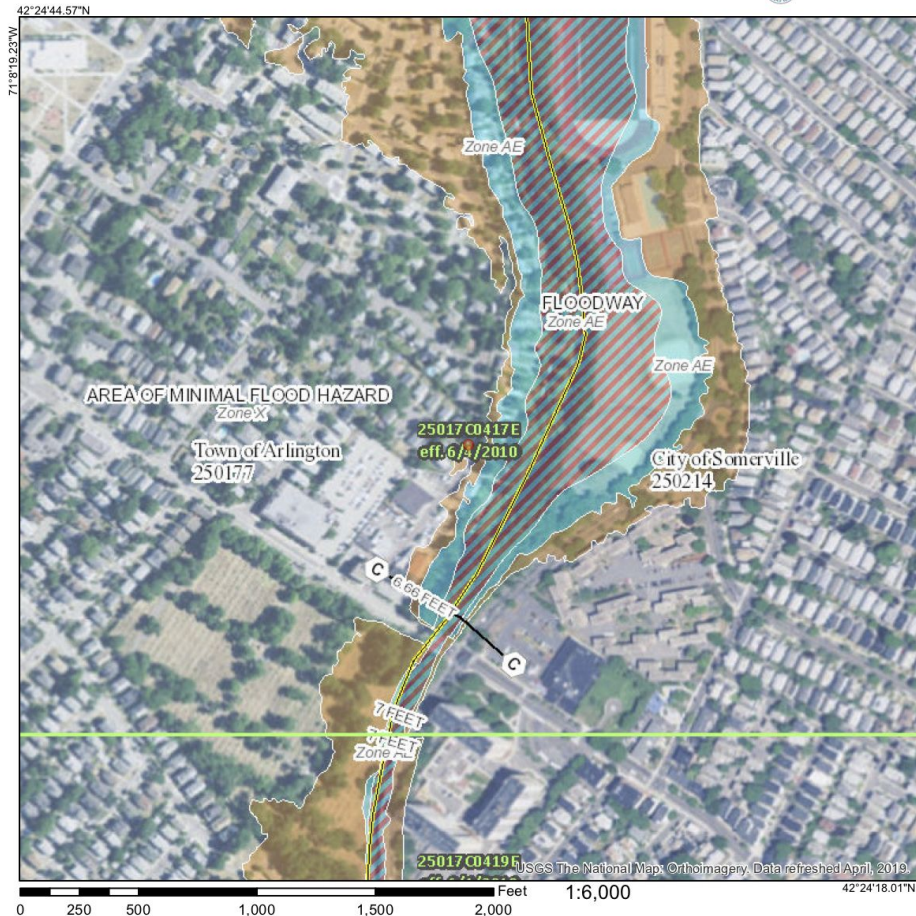


Topographic map of
Arlington with project
site clearly marked

Accessed 2019-11-18
<https://viewer.nationalmap.gov/advanced-viewer/>

Project Site
Location

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, X, Y, Z</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard <i>Zone D</i>
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary
OTHER FEATURES	Coastal Transect Baseline
	Profile Baseline
OTHER FEATURES	Hydrographic Feature
	Digital Data Available
MAP PANELS	No Digital Data Available
	Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/18/2019 at 9:17:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Flood map of project site

Accessed through FEMA website on 2019-11-18

Source:

<https://msc.fema.gov/portal>

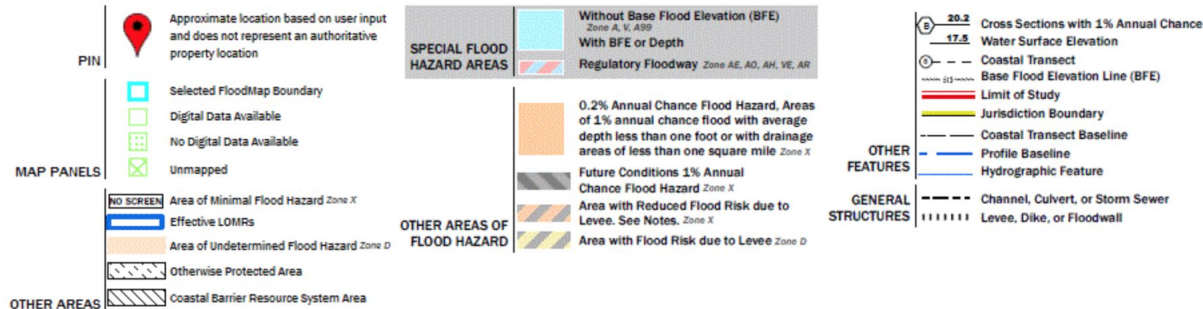


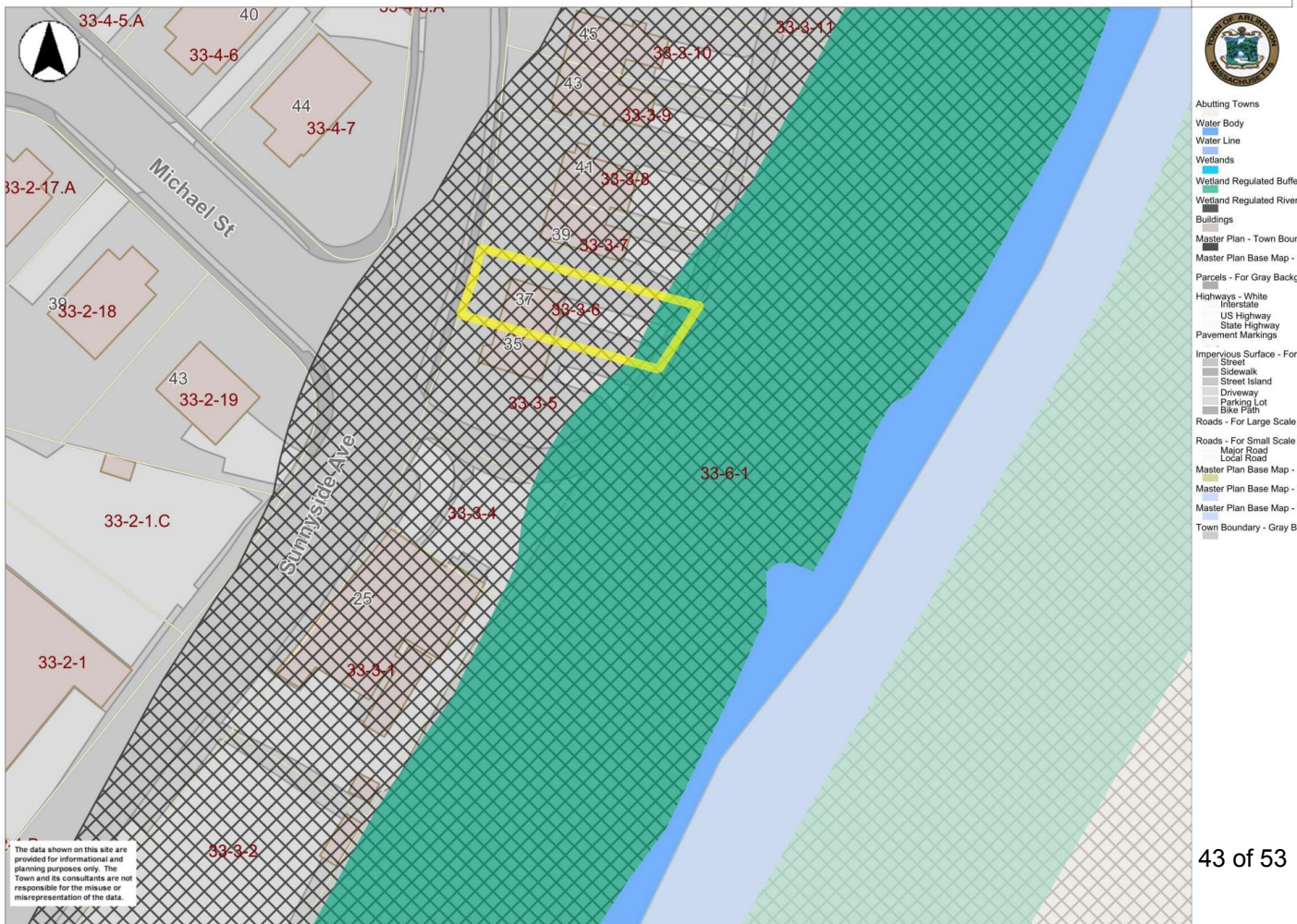
Flood map of project site

Accessed through FEMA website on 2019-11-17

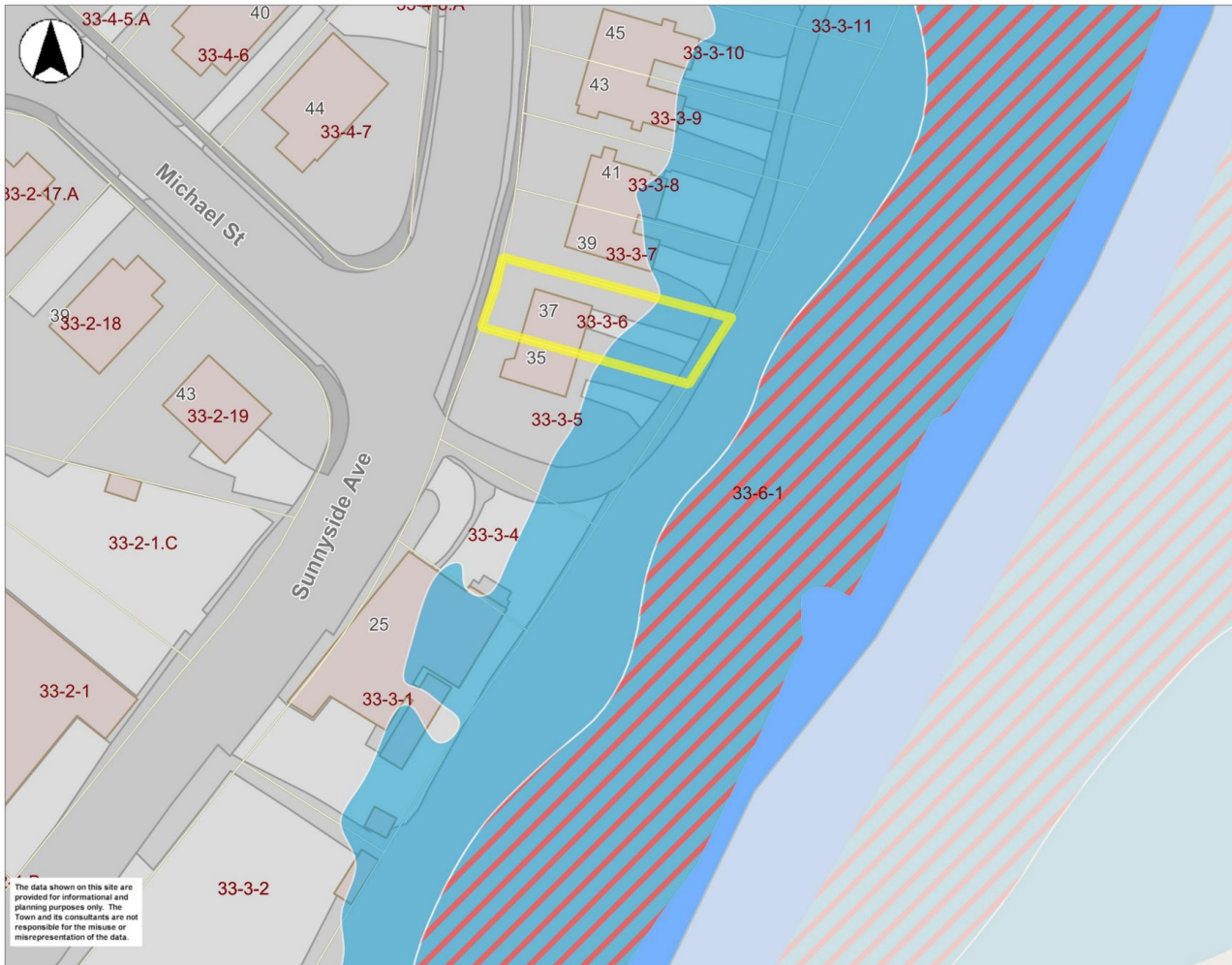
Source:

<https://msc.fema.gov/portal>





Wetlands GIS Map



- Abutting Towns
- Water Body
- Water Line
- Wetlands
- FEMA 1% - 100 Year Flood
- FEMA Floodway
- Buildings
- Master Plan - Town Bound
- Master Plan Base Map - Sr
- Parcels - For Gray Backgr
- Highways - White
- Interstate
- US Highway
- State Highway
- Pavement Markings
- Impervious Surface - For B
- Street
- Sidewalk
- Street Island
- Driveway
- Parking Lot
- Bike Path
- Roads - For Large Scale (f)
- Roads - For Small Scale (f)
- Major Road
- Local Road
- Master Plan Base Map - M
- Master Plan Base Map - W
- Master Plan Base Map - W
- Town Boundary - Gray Bac

Flood Zone GIS Map

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.



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.



Abutting Towns
MA Highways
Interstate
US Highway
Numbered Routes
Town Boundary

Aerial Image 2012

Alewife Brook

SOMERVILLE



Satellite Image
Circa 2018
Source: Google maps

Bylaw Filing Fees and Transmittal Form

Rules:

1. Fees are payable at the time of filing the application and are non-refundable.
2. Fees shall be calculated per schedule below.
3. Town, County, State, and Federal Projects are exempt from fees.
4. These fees are in addition to the fees paid under M.G.L. Ch. 131, s.40 (ACT).

Fee Schedule (ACC approved 1/8/15):

\$	No./Area	Category
\$150		(R1) RDA - \$150 local fee, no state fee
		(N1) Minor Project - \$200 (house addition, tennis court, swimming pool, utility work, work in/on/or affecting any body of water, wetland or floodplain).
		(N2) Single Family Dwelling - \$600
		(N3) Multiple Dwelling Structures - \$600 + \$100 per unit all or part of which lies within 100 feet of wetlands or within land subject to flooding.
		(N4) Commercial, Industrial, and Institutional Projects - \$800 + 50¢/s.f. wetland disturbed; 2¢/s.f. land subject to flooding or buffer zone disturbed.
		(N5) Subdivisions - \$600 + \$4/l.f. feet of roadway sideline within 100 ft. of wetlands or within land subject to flooding.
		(N6) Other Fees - copies, printouts; per public records law
		(N7) Minor Project Change - \$50
		(N8) Work on Docks, Piers, Revetments, Dikes, etc - \$4 per linear foot
		(N9) Resource Boundary Delineation (ANRAD) - \$1 per linear foot
		(N10) Certificate of Compliance (COC or PCOC) - No charge if before expiration of Order, \$200 if after that date.
		(N11) Amendments - \$300 or 50% of original local filing fee, whichever is less.
		(N12) Extensions -
		a. Single family dwelling or minor project - \$100.
		b. Other - \$150.
		(N13) Consultant Fee -per estimate from consultant
\$150	TOTAL	

Note: Submit this form along with the forms submitted for the ACT - the "Wetlands Filing Fee Calculations Worksheet," and the "Notice of Intent Fee Transmittal Form."

Affidavit of Service

(Please return to Conservation Commission)

I, Robert Morgan, being duly sworn, do hereby state as follows: on 20 Nov 2019, I mailed a "Notification to Abutters" in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, s.40, the DEP Guide to Abutter Notification dated April 8, 1994, and the Arlington Wetlands Protection Bylaw, Title V, Article 8 of the Town of Arlington Bylaws in connection with the following matter:

A proposed project located at 37 Sunnyside Avenue in Arlington Massachusetts, where the owners propose to build a front entry porch and build a rear deck.

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

Signed under the pains and penalties of perjury, this 20 day of NOV 2019.

Robert Morgan
Name
Robert Morgan

Notification as mailed

Abutter Notification Letter

Notification to Abutters Under the Massachusetts Wetlands Protection Act And Arlington Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Arlington Wetlands Protection Bylaw, you are hereby notified of the following:

The Conservation Commission will hold a public hearing in the second floor conference room of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, on Thursday, December 5th, 2019, at 7:45pm, in accordance with the provisions of the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, s. 40, as amended) and the Town of Arlington Bylaws Article 8, Bylaw for Wetland Protection, for a Request for Determination of Applicability (RDA) from Robert Morgan, for the construction of a rear deck and entry porch at 37 Sunnyside Avenue, within 200 feet of a Riverfront, on Assessor's Property Map #33-3-6, Lot #A1.

A copy of the application and accompanying plans are available for inspection Mon. - Thurs. 8am-4pm and Fri. 8am-noon at the Conservation Commission office, first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA 02476. For more information call the applicant at 978-985-9625 or the Arlington Conservation Commission at 781-316-3012, or the DEP Northeast Regional Office at 978-694-3200.

NOTE: Notice of the Public Hearing will be published at least five (5) business days in advance in *The Arlington Advocate* and will also be posted at least 48 hours in advance in the Arlington Town Hall.

The meeting information for your hearing is:

Date: 2019-12-05

Time: 7:45pm



Office of the
Board of Assessors
Robbins Memorial Town Hall
Arlington, MA 02476
(781) 316-3050
Assessors@town.arlington.ma.us

Abutters List

Date: November 19, 2019

Subject Property Address: 37 SUNNYSIDE AVE Arlington, MA
Subject Property ID: 33-3-6

Search Distance: 100 Feet - Conservation

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 100 feet.

Kenneth C. Freely
Robert E. Greeley
[Signature]

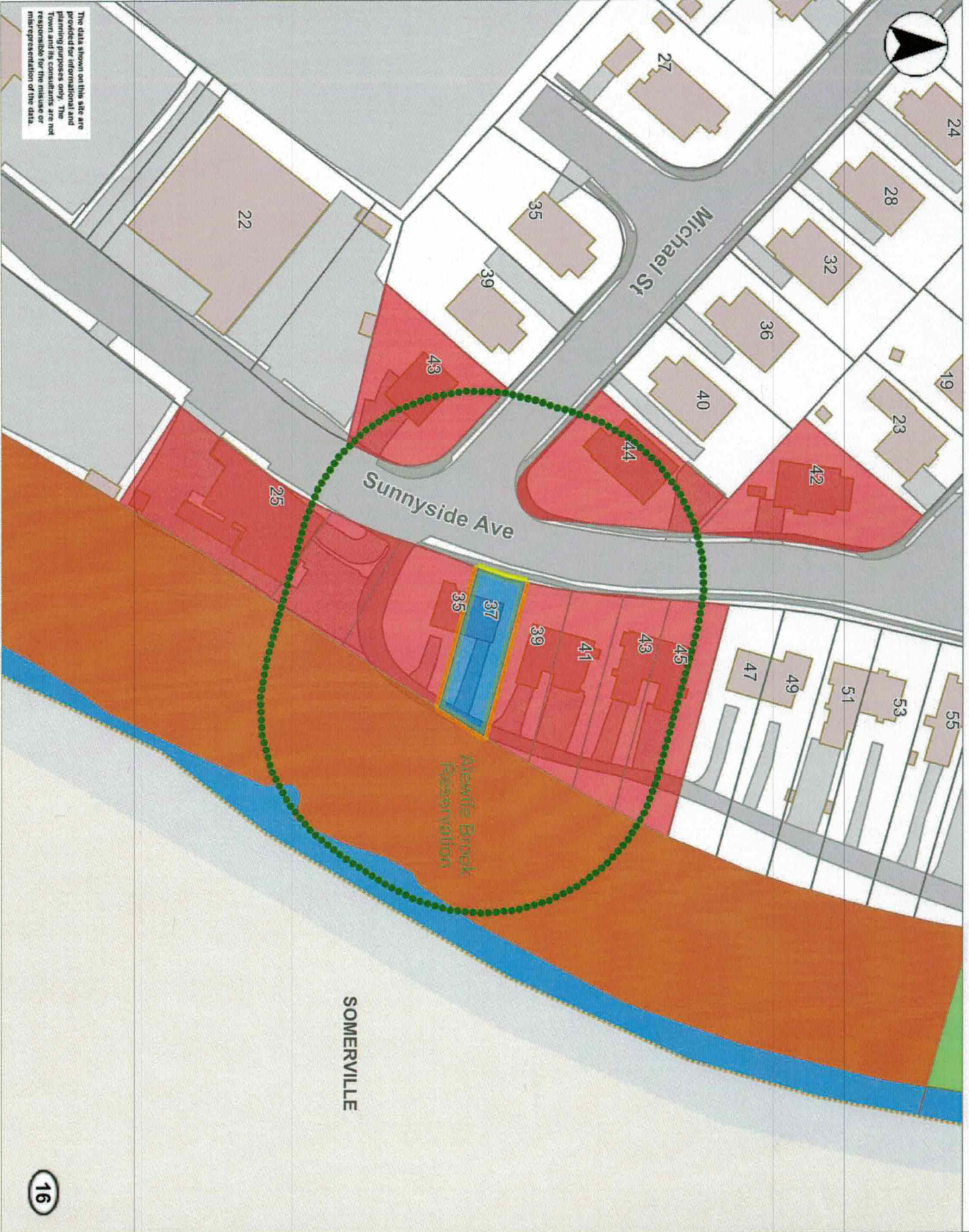
Board of Assessors



0 100 200 ft

Printed on 11/19/2019 at 08:20 AM

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- Places by Category
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Recreation - Facilities
 - Recreation - Fields Courts
 - Recreation - Fields Courts
 - Open Space - Conservation
 - Open Space - Muntman I
 - Open Space - Labels
- Open Space
- Open Space
 - Town, State, or Private
 - Other Town Owned
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - Abutting Towns
- Town Boundary
- Parcels
 - Buildings
 - Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
- Impervious Surface - For B
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Drive Path
- Roads - For Large Scale (ft)
- Roads - For Small Scale (ft)
 - Major Road
 - Local Road
 - Master Plan Base Map - M
- Water Line
- Water Body

Abutters List

Date: November 19, 2019

Subject Property Address: 37 SUNNYSIDE AVE Arlington, MA

Subject Property ID: 33-3-6

Search Distance: 100 Feet

Prop ID: 33-2-19

Prop Location: 43 MICHAEL ST Arlington, MA

Owner: CROWLEY PRISCILLA

Co-Owner:

Mailing Address:

43 MICHAEL STREET
ARLINGTON, MA 02474

Prop ID: 33-3-1

Prop Location: 25 SUNNYSIDE AVE Arlington, MA

Owner: BOYLE DAVID T/TRUSTEE

Co-Owner: D & B REALTY TRUST

Mailing Address:

16 SHORT STREET
BROWNFIELD, ME 04010

Prop ID: 33-3-10

Prop Location: 45 SUNNYSIDE AVE Arlington, MA

Owner: SOUSA JOHN D

Co-Owner:

Mailing Address:

45 SUNNYSIDE AVENUE
ARLINGTON, MA 02474

Prop ID: 33-3-4

Prop Location: 0-LOT SUNNYSIDE AVE Arlington, MA

Owner: BOYLE DAVID T/TRUSTEE

Co-Owner: D & B REALTY TRUST

Mailing Address:

16 SHORT STREET
BROWNFIELD, ME 04010

Prop ID: 33-3-5

Prop Location: 35 SUNNYSIDE AVE Arlington, MA

Owner: JOSEPH REGINE C

Co-Owner:

Mailing Address:

28 CRANMORE LN
MELROSE, MA 02176

Subject Property ID: 33-3-6

**Subject Property Address: 37 SUNNYSIDE AVE
Arlington, MA**

Owner: MORGAN ROBERT & MADELINE

Co-Owner:

Mailing Address:

37 SUNNYSIDE AVE
ARLINGTON, MA 02474

Prop ID: 33-3-7

Prop Location: 39 SUNNYSIDE AVE Arlington, MA

Owner: SANTACROCE CAITLIN &

Co-Owner: ROCK BRENDEN

Mailing Address:

39 SUNNYSIDE AVE
ARLINGTON, MA 02474

Prop ID: 33-3-8

Prop Location: 41 SUNNYSIDE AVE Arlington, MA

Owner: SCHAEJBE VERNARD A ETAL/ TRS

Co-Owner: KEEFE/SHAEJBE FAMILY REVOCABLE

Mailing Address:

41 SUNNYSIDE AVE
ARLINGTON, MA 02474

Prop ID: 33-3-9

Prop Location: 43 SUNNYSIDE AVE Arlington, MA

Owner: RYGIEL ZARKO E--ETAL

Co-Owner: RYGIEL CATHERINE DOLORES

Mailing Address:

43 SUNNYSIDE AVE
ARLINGTON, MA 02474

Prop ID: 33-4-7

Prop Location: 44 MICHAEL ST Arlington, MA

Owner: CABRE MIQUEL MUNOZ &

Co-Owner: BRODER LEAH

Mailing Address:

44 MICHAEL ST
ARLINGTON, MA 02474

Prop ID: 33-4-8.A

Prop Location: 42 SUNNYSIDE AVE Arlington, MA

Owner: WILLBANKS NANCY J

Co-Owner:

Mailing Address:

42 SUNNYSIDE AVE
ARLINGTON, MA 02474

Prop ID: 33-6-1

Prop Location: 0-LOT BROADWAY Arlington, MA

Owner: DEPT/CONSERVATION & RECREATION

Co-Owner: WATER SUPPLY PROTECTION DIV

Mailing Address:

20 SOMERSET ST
BOSTON, MA 02108

Legal Notice Charge Authorization

DATE: 2019-11-20

TO: legals@wickedlocal.com

I hereby authorize Community Newspapers to bill me directly for the legal notice to be published in the Arlington Advocate newspaper on _____ for a public hearing with the Arlington Conservation Commission to review a project at the following location:
37 Sunnyside Avenue, Arlington MA 02474.

Thank you.

Signed: _____


Robert Morgan

Send bill to:

Robert Morgan
37 Sunnyside Ave
Arlington MA 02474