

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

May 17, 2022

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

Dear Boston Conservation Commission:

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

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

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

Existing Site Conditions

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



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



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

Regulatory Discussion

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

Conclusion

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

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

Sincerely,

Goddard Consulting, LLC



Mitch Maslanka

Wetland Scientist

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

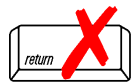


WPA Form 1- Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

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

2. Representative (if any):

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

B. Determinations

1. I request the Boston 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:

Boston
Name of Municipality

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



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C. Project Description

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

0 Milton Avenue (between 136 and 150 Milton Avenue)

Boston & Milton
City/Town

Parcel ID: 1810844001
Assessors Map/Plat Number

Parcel/Lot Number

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

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

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

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

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

Title

Date

Title

Date

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

No work proposed at this time.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

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

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

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

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

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

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



WPA Form 1- Request for Determination of Applicability

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

And City of Boston Wetlands Ordinance

D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

Denis Keohane; Keohane Realty Development Trust

Name

1035 Brush Hill Rd

Mailing Address

Milton

City/Town

Massachusetts

State

02186

Zip Code

Signatures:

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

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

5/11/22

Date

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

5/11/22

Date



**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

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

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

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

Mitch Maslanka
Name

Date



BABEL NOTICE

English:

IMPORTANT! This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at cc@boston.gov or 617-635-3850.

Spanish:

¡IMPORTANTE! Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico cc@boston.gov o llamando al 617-635-3850.

Haitian Creole:

AVI ENPÒTAN! Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan cc@boston.gov oswa 617-635-3850.

Traditional Chinese:

非常重要！這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 cc@boston.gov 電話# 617-635-3850..

Vietnamese:

QUAN TRỌNG! Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ cc@boston.gov hoặc số điện thoại 617-635-3850.

Simplified Chinese:

非常重要！这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联系我们的邮箱 cc@boston.gov 电话# 617-635-3850.

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na cc@boston.gov ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على cc@boston.gov أو 617-635-3850.

Russian:

ВАЖНО! В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты cc@boston.gov, либо по телефону 617-635-3850.

Portuguese:

IMPORTANTE! Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: cc@boston.gov ou 617-635-3850.

French:

IMPORTANT ! Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à cc@boston.gov ou au 617-635-3850.





**NOTIFICATION TO ABUTTERS
BOSTON CONSERVATION COMMISSION**

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

A. _____ has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is _____.

C. The project involves _____.

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

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

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

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

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

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

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

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

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



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

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. Denis Keohane de Keohane Realty Development Trust ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es 0 Milton Avenue (entre 136 y 150 Milton Avenue, Boston, MA (ID de paquete #: 1810844001).

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

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

E. Las copias de la notificación de intención pueden obtenerse en Goddard Consulting LLC entre las 9am – 4pm, de lunes a viernes.

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205- 6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

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

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

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

March 28, 2022

Keohane Co
469 Neponset Ave
Boston, MA 02122

Re: Wetland Border Report
Milton Ave, Boston, MA

Dear Client:

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

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

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



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



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

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

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

Very truly yours,
GODDARD CONSULTING, LLC

Scott Goddard,
Principal & PWS

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

Applicant: _____ Prepared by: **Goddard Consulting LLC** Project location: **Milton Ave, Boston** DEP File #: _____

- Check all that apply:
- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
 - Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
 - Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: **GC-7** Transect Number: **Upgradient** Date of Delineation: **28-Mar-22**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Red Maple	<i>Acer rubrum</i>	20%	35.7%	Yes	FAC*
Red Oak	<i>Quercus rubra</i>	36%	64.3%	Yes	FACU
<u>Sapling Layer</u>					
<u>Shrub Layer</u>					
Rambler rose	<i>Rosa multiflora</i>	20%	46.5%	Yes	FACU
Silky dogwood	<i>Cornus amomum</i>	3%	7.0%	No	FACW*
European privet	<i>Ligustrum vulgare</i>	20%	46.5%	Yes	FACU
<u>Climbing Woody Vine</u>					
Oriental bittersweet	<i>Celastrus orbiculatus</i>	10%	100.0%	Yes	UPL
<u>Ground Cover</u>					

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

Morphological Adaptations: 0 **Description:** _____

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

Vegetation conclusion:
Number of dominant wetland indicator plants: 1 **Number of dominant non-wetland indicator plants: 4**
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

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

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

Vegetation and Hydrology Conclusion for Upgradient of GC-7		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

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

Applicant: _____ Prepared by: **Goddard Consulting LLC** Project location: Milton Ave, Boston DEP File #: _____

- Check all that apply:
- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
 - Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
 - Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: **GC-7** Transect Number: **Downgradient** Date of Delineation: **28-Mar-22**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
--------------------------------	-----------------	---------	-------------	-------------------------------	--------------------------------

Tree Layer

Red Maple	<i>Acer rubrum</i>	36%	92.3%	Yes	FAC*
Red Oak	<i>Quercus rubra</i>	3%	7.7%	No	FACU

Sapling Layer

Shrub Layer

Silky dogwood	<i>Cornus amomum</i>	63%	86.3%	Yes	FACW*
Rambler rose	<i>Rosa multiflora</i>	10%	13.7%	No	FACU

Climbing Woody Vine

Ground Cover

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

Morphological Adaptations: 0 **Description:** _____

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

Vegetation conclusion:

Number of dominant wetland indicator plants: 2 **Number of dominant non-wetland indicator plants: 0**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

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

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

Vegetation and Hydrology Conclusion for Downgradient of GC-7		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent

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

Applicant: _____
 Check all that apply:

Prepared by: **Goddard Consulting LLC** Project location: Milton Ave, Boston

DEP File #: _____

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation	Observation Plot Number: A3	Transect Number: Upgradient	Date of Delineation: 28-Mar-22		
Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Red Maple	<i>Acer rubrum</i>	3%	13.0%	No	FAC*
Red Oak	<i>Quercus rubra</i>	20%	87.0%	Yes	FACU
<u>Sapling Layer</u>					
Black cherry	<i>Prunus serotina</i>	10%	100.0%	Yes	FACU
<u>Shrub Layer</u>					
Rambler rose	<i>Rosa multiflora</i>	36%	42.4%	Yes	FACU
Silky dogwood	<i>Cornus amomum</i>	3%	3.5%	No	FACW*
European privet	<i>Ligustrum vulgare</i>	10%	11.8%	No	FACU
Yard knotweed	<i>Polygonum aviculare</i>	36%	42.4%	Yes	FACU
<u>Climbing Woody Vine</u>					
Oriental bittersweet	<i>Celastrus orbiculatus</i>	10%	100.0%	Yes	UPL
<u>Ground Cover</u>					
<p>Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth</p> <p>Morphological Adaptations: 0 Description: _____</p> <p>* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.</p>					
<p>Vegetation conclusion:</p> <p>Number of dominant wetland indicator plants: 0 Number of dominant non-wetland indicator plants: 5</p> <p>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no</p>					

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

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

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

Vegetation and Hydrology Conclusion for Upgradient of A3		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants >= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

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

Applicant: _____ Prepared by: **Goddard Consulting LLC** Project location: **Milton Ave, Boston** DEP File #: _____

- Check all that apply:
- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
 - Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
 - Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: **A3** Transect Number: **Downgradient** Date of Delineation: **28-Mar-22**

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

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

Morphological Adaptations: 0 **Description:** _____

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

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

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

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

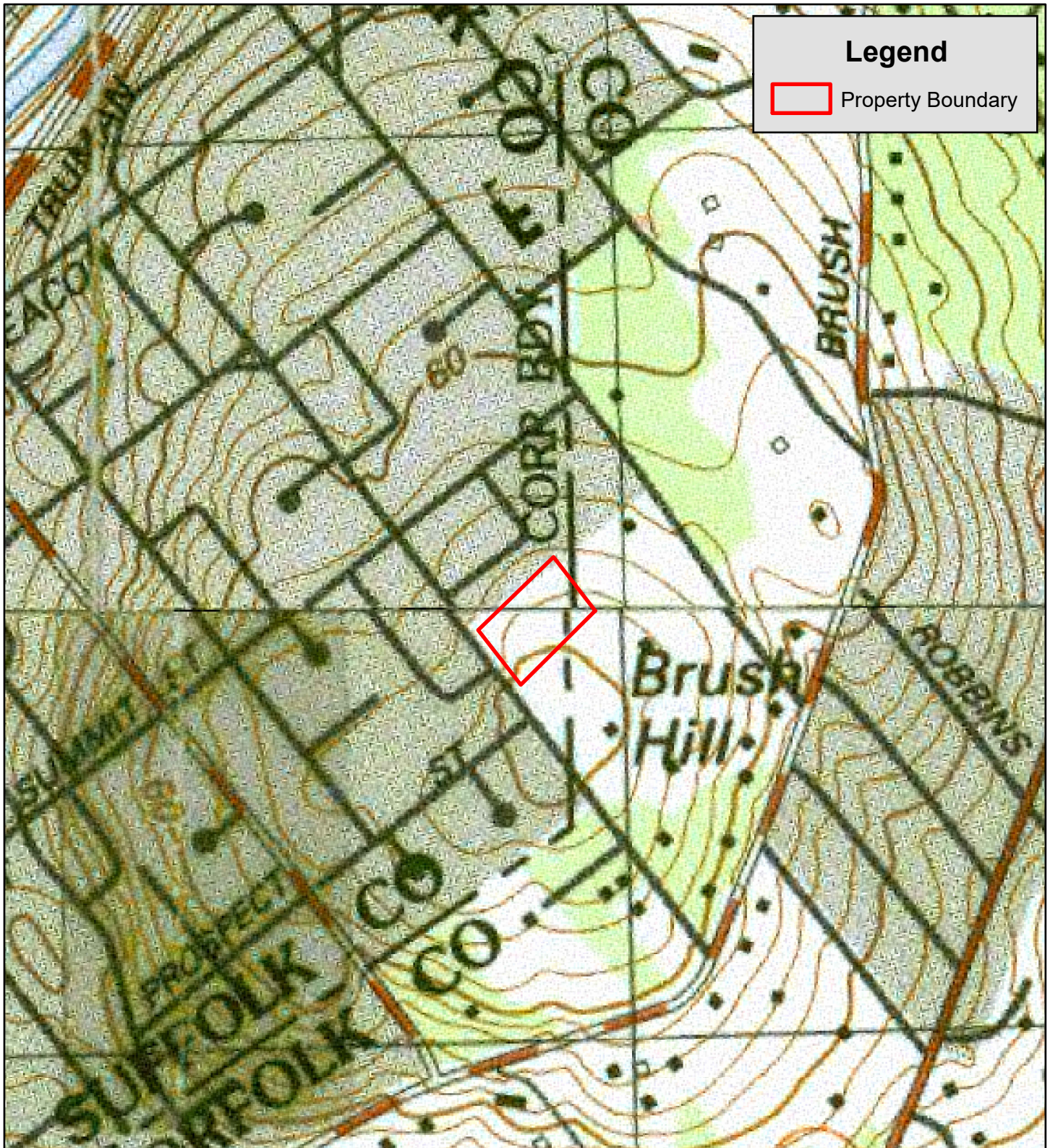
Other Indicators of Hydrology: (check all that apply and describe)

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

- Other: _____

Vegetation and Hydrology Conclusion for Downgradient of A3		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent


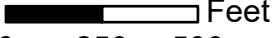


Legend

Property Boundary

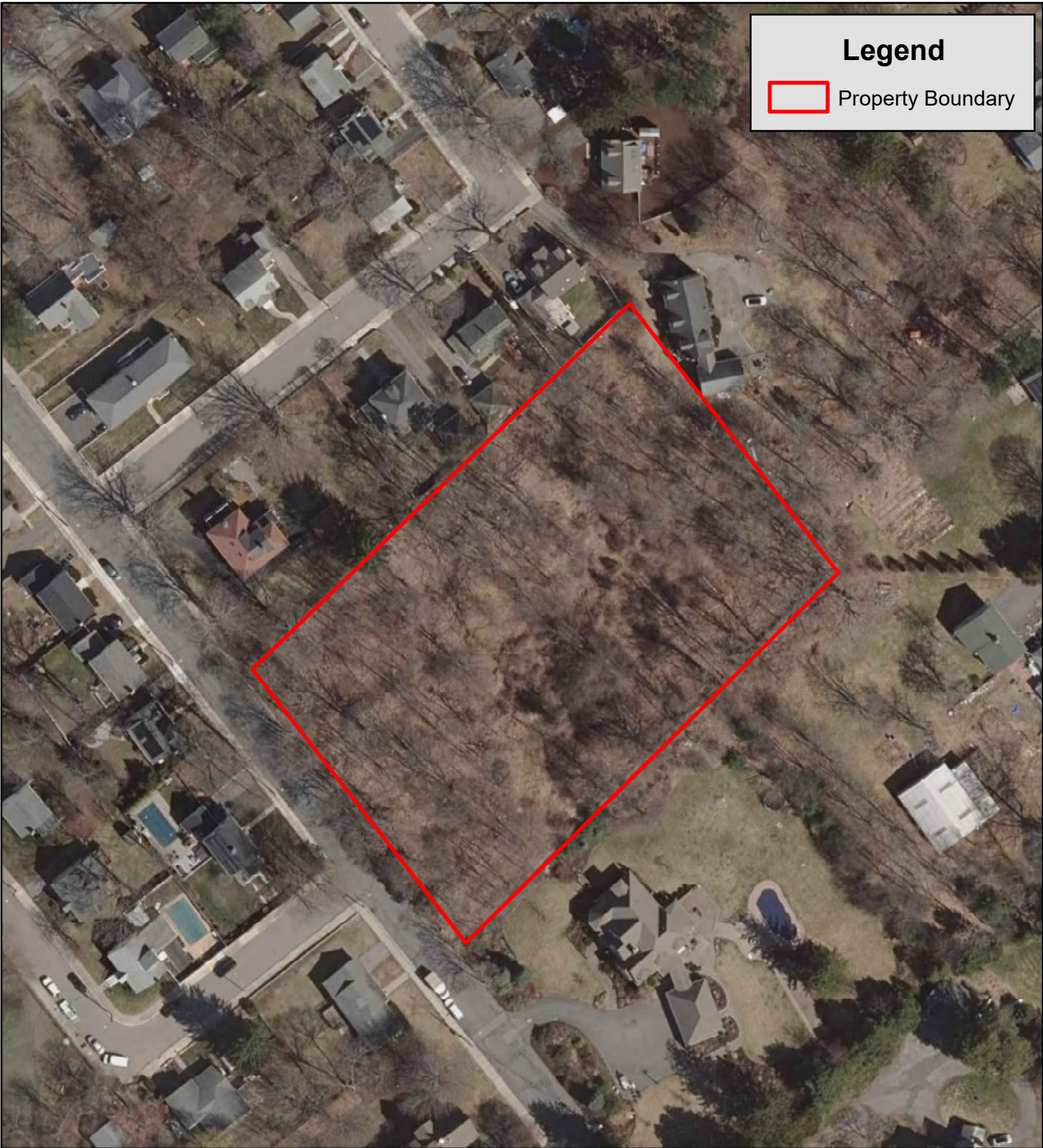
USGS of Site

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


N

 Date: 5/17/2022

 0 250 500
 1 inch = 500 feet

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

GODDARD CONSULTING
 Strategic Wetland Permitting uc



Legend

 Property Boundary

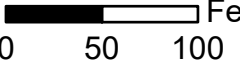
Orthophoto View of Site

0 Miton Avenue (between 136 & 150 Milton Avenue)

(Boston Parcel ID: 1810844001) (Milton Parcel ID: B 4 5A)

N

Date: 5/17/2022

 Feet

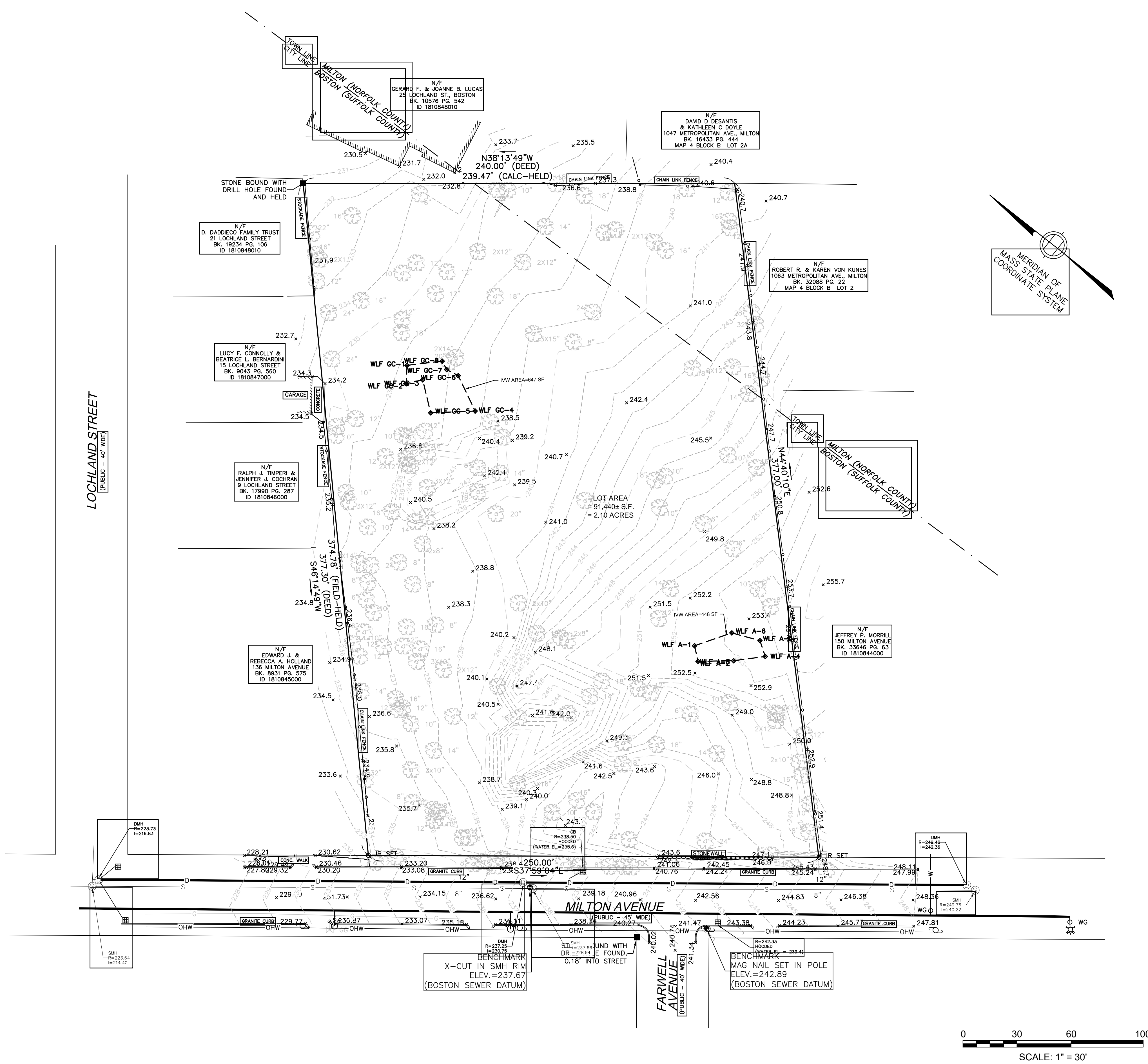
0 50 100

1 inch = 100 feet

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



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



NOTES

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

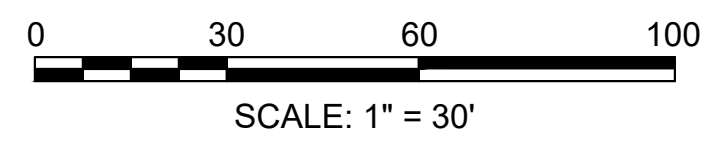
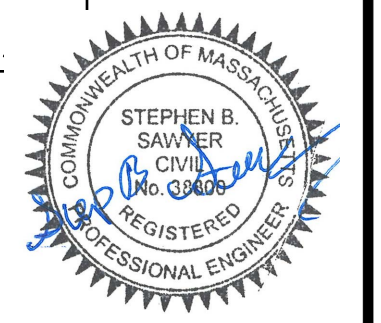
LOCATION OF UTILITIES AND OTHER FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL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

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

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

LOCUS TITLE INFORMATION

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



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P:\2016 Projects\2016-028 Milton Ave Boston\Draw\ENGINEERING\BPD site plans\2016-028ecM.dwg

Design Consultants, Inc.
 CIVIL ENGINEERS and LAND SURVEYORS

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

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

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

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

PLAN OF LAND IN
HYDE PARK, MASSACHUSETTS

SURVEYED FOR
THE KEOHANE COMPANY

PROJECT NO.
 2016-028

DATE: APR. 26, 2016

SHEET NO.
 1 OF 2

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

May 17, 2022

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

Dear Boston Conservation Commission:

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

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

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

Existing Site Conditions

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



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



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

Regulatory Discussion

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

Conclusion

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

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

Sincerely,

Goddard Consulting, LLC



Mitch Maslanka

Wetland Scientist

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

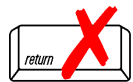


WPA Form 1- Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

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

2. Representative (if any):

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

B. Determinations

1. I request the Boston 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:

Boston
Name of Municipality

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



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

0 Milton Avenue (between 136 and 150 Milton Avenue)

Boston & Milton
City/Town

Parcel ID: 1810844001
Assessors Map/Plat Number

Parcel/Lot Number

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

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

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

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

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

Title

Date

Title

Date

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

No work proposed at this time.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

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

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

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

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

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

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



WPA Form 1- Request for Determination of Applicability

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

And City of Boston Wetlands Ordinance

D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owner:

Denis Keohane; Keohane Realty Development Trust
 Name
1035 Brush Hill Rd
 Mailing Address
Milton
 City/Town
Massachusetts 02186
 State Zip Code

Signatures:

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


Signature of Applicant (Denis Keohane; Keohane Realty Development Trust) 5/11/22
 Date


Signature of Representative (Mitch Maslanka, Goddard Consulting, LLC) 5/11/22
 Date

DENIS F KEOHANE
1035 BRUSH HILL ROAD
MILTON, MA 02186

149

53-447/113
365

5/11/22

Date

CHECK IMAGE
BY ID POLICE/STATION

Pay to the
Order of

City of Boston

\$ 150 -

One hundred fifty

Dollars



Photo
Safe
Deposit
Details on back

ROCKLAND TRUST

For

RDA Filing Kinsale Lane

⑆0⑆1304478⑆

23101564⑈

0149



City of Boston
Environment



CITY of BOSTON
Conservation Commission

**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

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

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

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

Mitch Maslanka

Name

5/20/2022

Date

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

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

Timothy McGuire

Signature

Timothy McGuire

Name

Goddard Consulting LLC

Title and Organization



BABEL NOTICE

English:

IMPORTANT! This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at cc@boston.gov or 617-635-3850.

Spanish:

¡IMPORTANTE! Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico cc@boston.gov o llamando al 617-635-3850.

Haitian Creole:

AVI ENPÒTAN! Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan cc@boston.gov oswa 617-635-3850.

Traditional Chinese:

非常重要！這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 cc@boston.gov 電話# 617-635-3850..

Vietnamese:

QUAN TRỌNG! Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ cc@boston.gov hoặc số điện thoại 617-635-3850.

Simplified Chinese:

非常重要！这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联联系我们的邮箱 cc@boston.gov 电话# 617-635-3850.

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na cc@boston.gov ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائدك. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على cc@boston.gov أو 617-635-3850.

Russian:

ВАЖНО! В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты cc@boston.gov, либо по телефону 617-635-3850.

Portuguese:

IMPORTANTE! Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: cc@boston.gov ou 617-635-3850.

French:

IMPORTANT ! Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à cc@boston.gov ou au 617-635-3850.





NOTIFICATION TO ABUTTERS BOSTON CONSERVATION COMMISSION

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

A. Denis Keohane of Keohane Realty Development Trust has filed a Request for Determination of Applicability with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.

B. The address of the lot where the activity is proposed is 0 Milton Avenue (between 136 and 150 Milton Avenue), Parcel ID # 1810844001.

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

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

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

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

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

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

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

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

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

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



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

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

A. Denis Keohane de Keohane Realty Development Trust ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.

B. La dirección del lote donde se propone la actividad es 0 Milton Avenue (entre 136 y 150 Milton Avenue, Boston, MA (ID de paquete #: 1810844001).

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

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

E. Las copias de la notificación de intención pueden obtenerse en Goddard Consulting LLC entre las 9am – 4pm, de lunes a viernes.

F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205- 6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.

G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la **Comisión de Conservación de Boston** por correo electrónico a CC@boston.gov o llamando al **(617) 635-4416** entre las **9 AM y las 5 PM, de lunes a viernes**.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el **Boston Herald** con al menos cinco (5) días de antelación.

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

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

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



Town of Milton, MA Abutters Report

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

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

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

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

Signed,

Name: _____

Title: _____

Date: _____

Not official unless stamped by
the Board of Assessors

5/12/2022

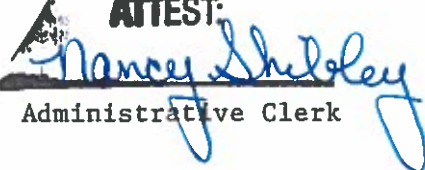
TOWN OF MILTON

GIS - Abutters by ParcelID

Page 1 of 1

8:57:29AM

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

A TRUE COPY
ATTEST:

Administrative Clerk

March 28, 2022

Keohane Co
469 Neponset Ave
Boston, MA 02122

Re: Wetland Border Report
Milton Ave, Boston, MA

Dear Client:

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

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

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



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



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

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

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

Very truly yours,
GODDARD CONSULTING, LLC

Scott Goddard,
Principal & PWS

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

Applicant: _____

Prepared by: **Goddard Consulting LLC**

Project location: Milton Ave, Boston

DEP File #: _____

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

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

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

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

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

Vegetation and Hydrology Conclusion for Upgradient of GC-7		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

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

Applicant: _____

Prepared by: **Goddard Consulting LLC**

Project location: Milton Ave, Boston

DEP File #: _____

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

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

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

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

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

Vegetation and Hydrology Conclusion for Downgradient of GC-7		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

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

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

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

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

- Other: _____

Vegetation and Hydrology Conclusion for Upgradient of A3		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

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

Applicant: _____ Prepared by: **Goddard Consulting LLC** Project location: Milton Ave, Boston DEP File #: _____

- Check all that apply:
- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
 - Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
 - Method other than dominance test used (attach additional information)

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

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

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

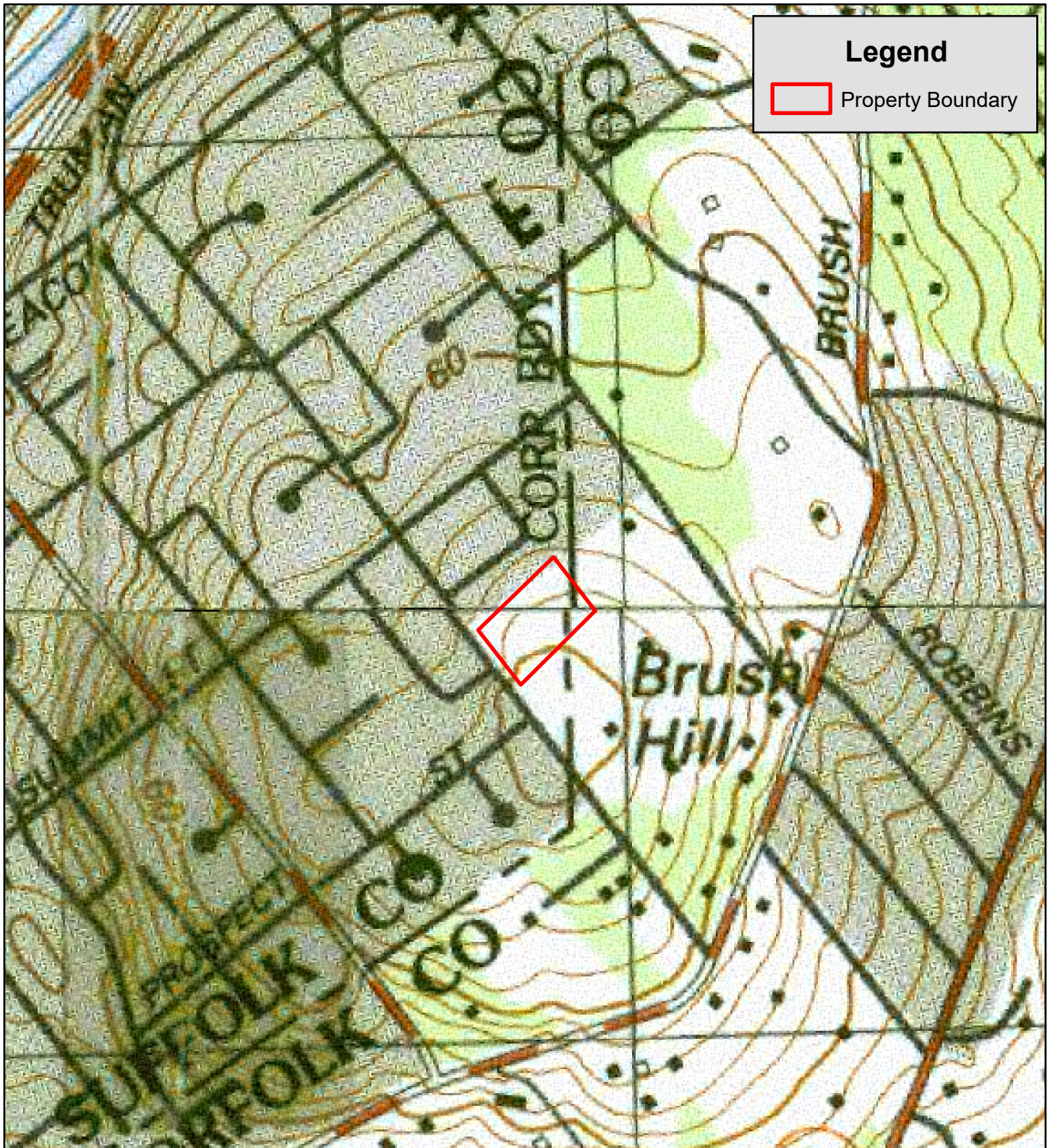
Other Indicators of Hydrology: (check all that apply and describe)

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

- Other: _____

Vegetation and Hydrology Conclusion for Downgradient of A3		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present	X	
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent


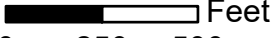


Legend

Property Boundary

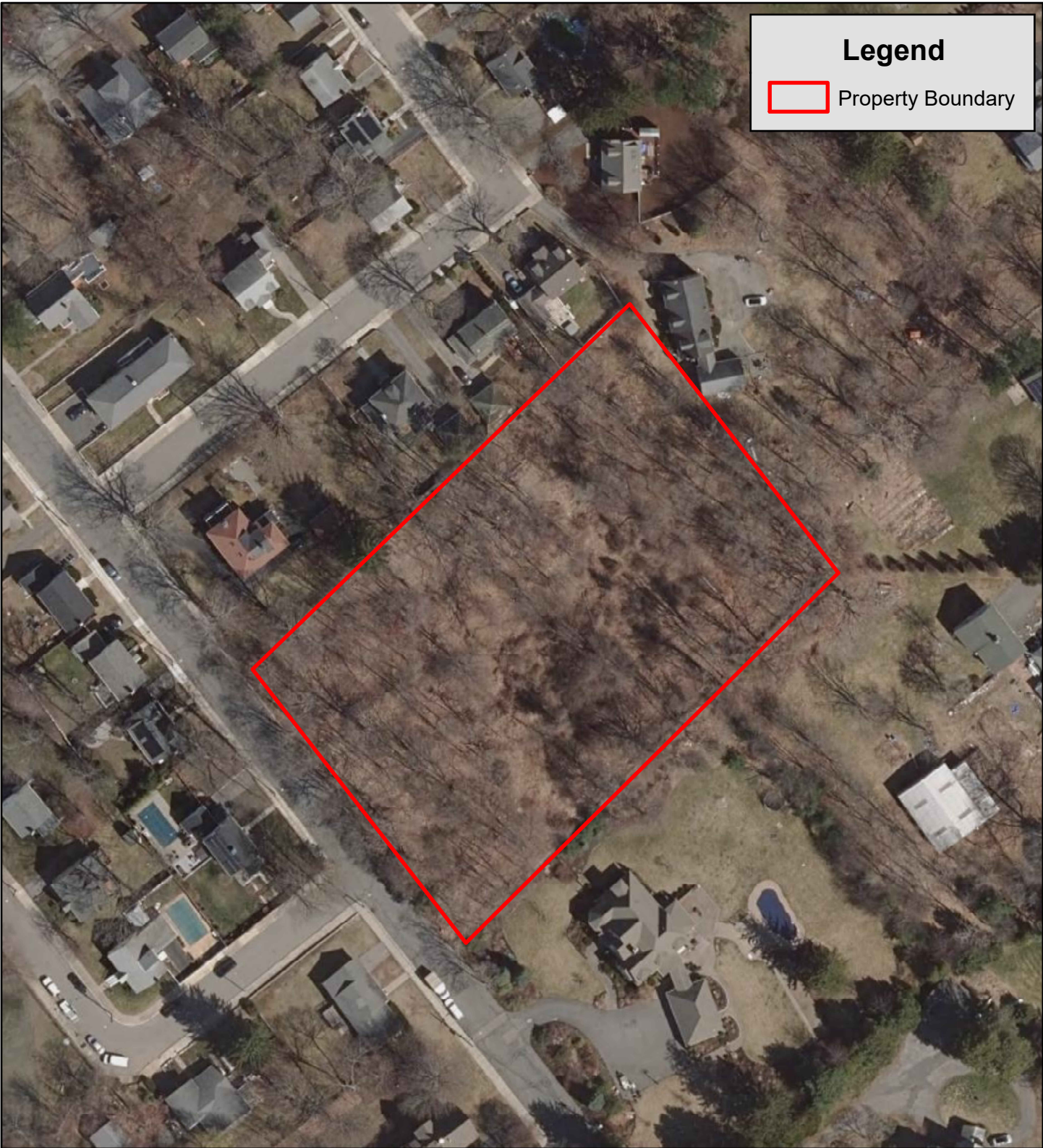
USGS of Site

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


N

 Date: 5/17/2022

 0 250 500
 1 inch = 500 feet

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

GODDARD CONSULTING
 Strategic Wetland Permitting uc



Legend

 Property Boundary

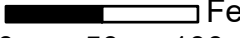
Orthophoto View of Site

0 Miton Avenue (between 136 & 150 Milton Avenue)

(Boston Parcel ID: 1810844001) (Milton Parcel ID: B 4 5A)

N

Date: 5/17/2022

 Feet

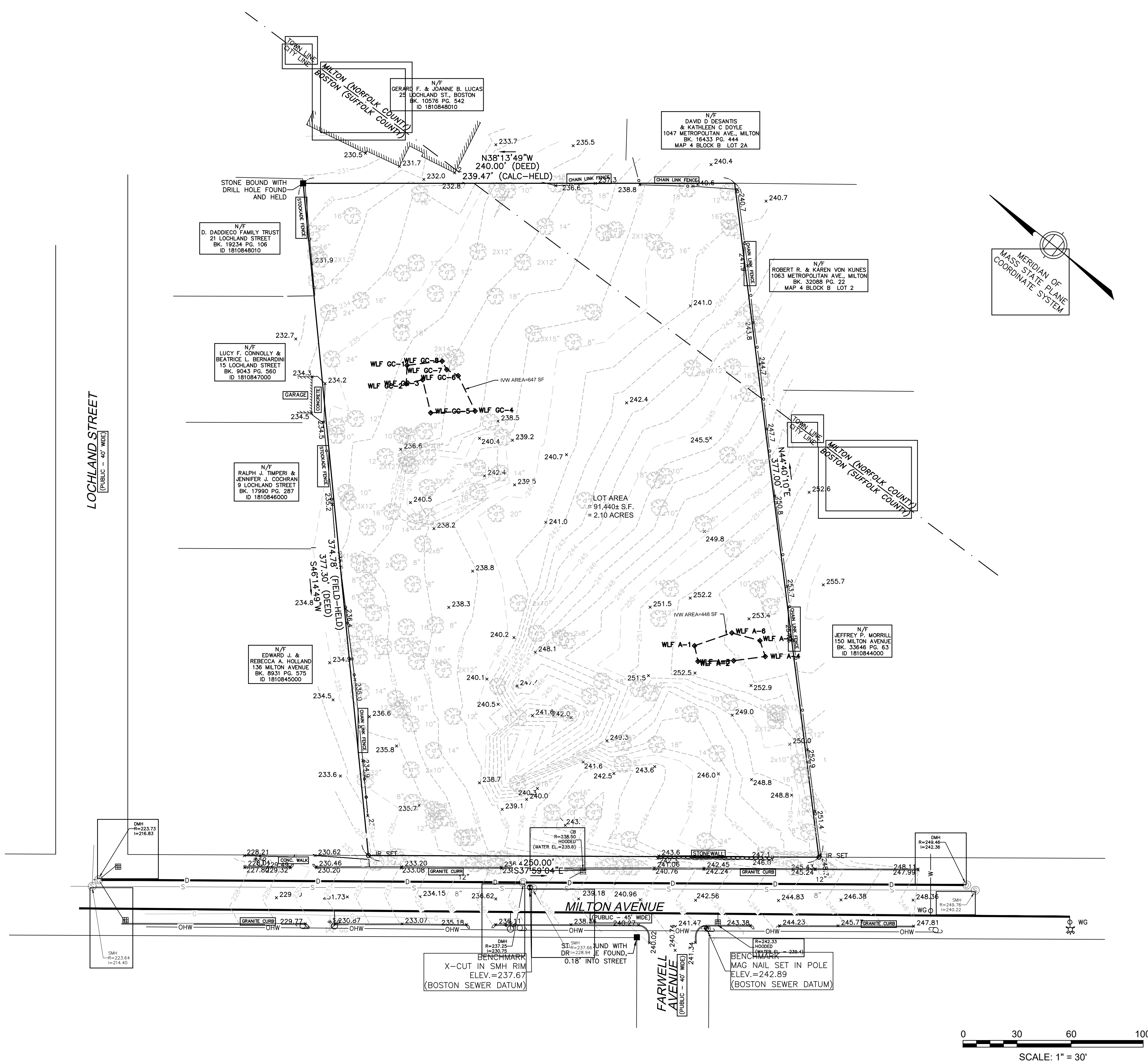
0 50 100

1 inch = 100 feet

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



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



NOTES

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

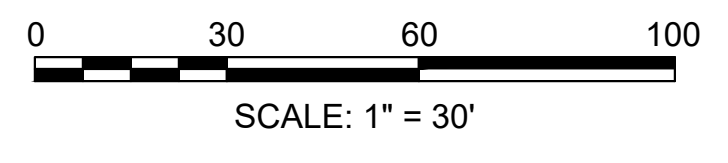
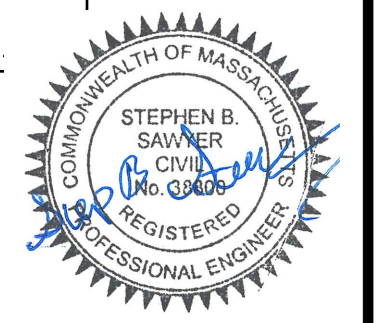
LOCATION OF UTILITIES AND OTHER FEATURES SHOWN ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, AERIAL PHOTOGRAMMETRY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL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

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

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

LOCUS TITLE INFORMATION

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



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

Design Consultants, Inc.
 CIVIL ENGINEERS and LAND SURVEYORS

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

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

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

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

EXISTING CONDITIONS PLAN

MILTON AVENUE

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



City of Boston
Environment



CITY of BOSTON
Conservation Commission

**AFFIDAVIT OF SERVICE
FOR ABUTTER NOTIFICATION**

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

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

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

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

Mitch Maslanka

Name

5/20/2022

Date

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

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

Timothy McGuire

Signature

Timothy McGuire

Name

Goddard Consulting LLC

Title and Organization

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

June 23, 2022

RE: Memo Addressing Isolated Land Subject to Flooding
Request for Determination of Applicability
0 Milton Avenue, Boston, MA (Parcel ID #: 1810844001)

Dear Boston Conservation Commission:

Goddard Consulting, LLC (Goddard) is pleased to submit this memo addressing the research that was conducted to determine that there is no Isolated Land Subject to Flooding onsite. This memo is being submitted in support of the Request for Determination of Applicability (RDA) filed on behalf of the applicant, Denis Keohane of Keohane Realty Development Trust, for the site known as 0 Milton Avenue in Boston, MA (Parcel ID #: 1810844001), located between 136 and 150 Milton Avenue.

A list of attachments are as follows:

- *Photo Exhibit*, Goddard Consulting LLC, 6/10/2022
- *East Boston, MA Weather History*, Weather Underground, 6/8 – 6/10, 2022

Background

At the Boston Conservation Commission meeting on June 15, 2022, the Commission requested that the applicant conduct hydrocad modeling to determine whether the onsite isolated vegetated wetlands (IVWs) were Isolated Lands Subject to Flooding (ILSF). Although hydrocad has been requested by the Commission, Scott Goddard and Goddard Consulting believe that hydrocad modeling will not be needed to make the determination based on the parameters of the IVWs.

Scott Goddard, the principal of Goddard Consulting, LLC, holds academic degrees in civil engineering from MIT and WPI. He is a Professional Wetland Scientist (PWS) as issued from the Society of Wetland Scientists (#001856), a Certified Wetland Scientist (CWS) from the State of New Hampshire (#023), and a MA Certified Soil Evaluator (SE #893). He has been a full-time practicing professional consultant in the field of wetland science in the Commonwealth of Massachusetts since 1997. In his years of professional experience, he has delineated wetland resource areas at many hundreds of sites. Many sites include evaluation of ILSF and has routinely based ILSF determinations on relatively basic observations and calculations without the use of hydrocad modeling.

Based on the parameters of the onsite IVWs, Goddard believes that an ILSF determination may be made without the use of hydrocad. These parameters include the fact that each of these areas are cumulatively too small in area, too shallow, and located on a slope (not in a basin or depression).

Definition of Isolated Land Subject to Flooding (ILSF)

According to the Massachusetts Wetlands Protection Act (310 CMR 10.57(2)(b)1) and the Boston Wetlands Ordinance (Chapter VII-I.IV), ILSF is defined as follows:

“Isolated Land Subject to Flooding is an isolated depression or closed basin without an inlet or an outlet. It is an area which at least once a year confines standing water to a volume of at least 1/4 acre-feet and to an average depth of at least six inches.”

A-series IVW

An onsite isolated wetland delineated as A1-6 does not meet the above definition of ILSF for several reasons. First, it is not a basin-like depression and secondly, it does not hold a minimum of ¼ acre-foot of standing water because the topography of the wetland is gently sloped. The microtopography within the wetland has allowed for isolated pockets of standing water, however, the topography of the entire wetland is gently sloped down towards the northwest. The one-foot contours on the site plan show that flags A-4 & A-5 are towards the top of the slope, just above elevation 253, and wetland flags A-1 & A-2 are lower on the slope, just below elevation 253 (see Figure 1). Due to the slope, if any water did pool at the surface, it would collect in the microtopographic low spots and then flow overland towards the northwest. So based on the topography, any confined standing water within microtopographic depressions would not exceed 1-foot in depth (or else these depressions would have been shown on the 1-foot contour topographic site plan). The IVW is only 448 square feet, so even if the entire area were to fill up with 1-foot of water, the cubic feet of standing water would not equate to or exceed ¼ acre-foot (10,890 cubic feet), it would only reach 448 cubic feet. Therefore, this IVW does not meet the definition of ILSF under the Act or Ordinance.

At a site inspection on June 10, 2022, the standing water depth within the microtopographic depressions, averaged 1 inch. See **Photos 1 & 2** from the attached Photo Exhibit to view the A-Series wetland. From June 8 – 10, there was a collective 1.08 inches of rain that fell prior to the inspection (according to Weather Underground, see attachments). Even with significant rainfall occurring in the days leading up to the inspection, the standing water depths only averaged 1 inch. Again, this IVW does not meet the definition of ILSF under the Act or Ordinance because it is not a confined basin and cannot hold up to a ¼ acre-foot of standing water due to its position on a slope.

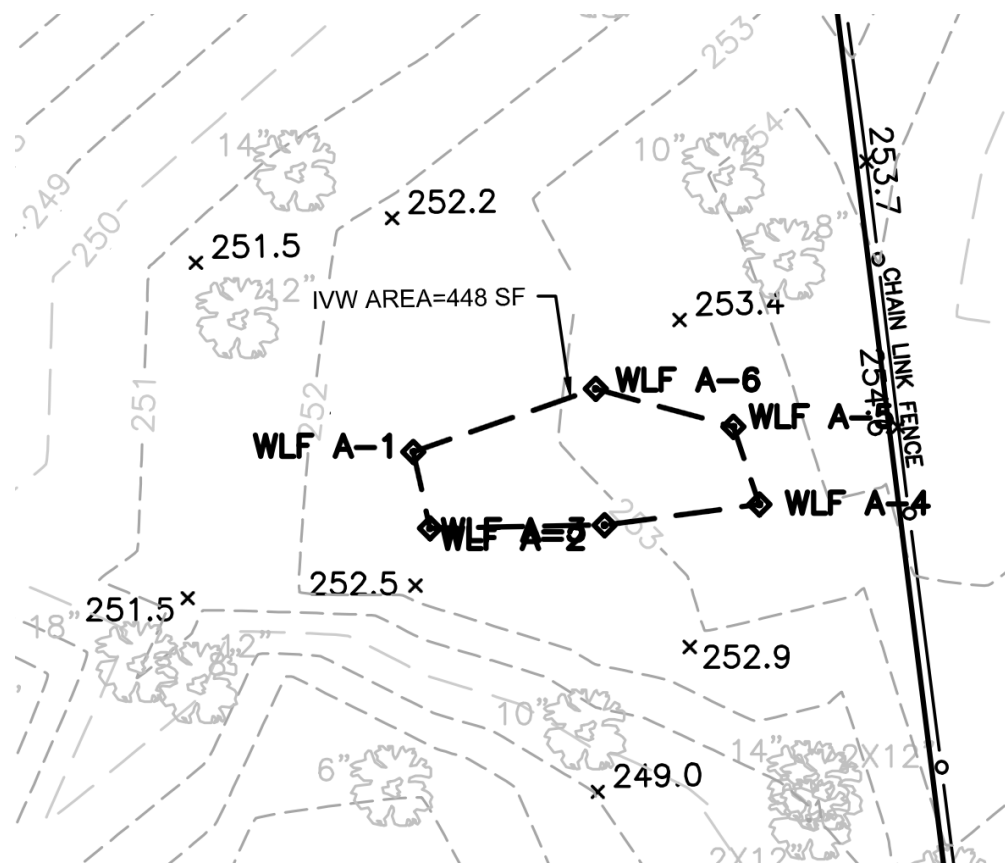


Figure 1. The A-series IVW is located on a slope and is not a closed basin based on topographic survey and field observations.

GC-series IVW

An onsite isolated wetland delineated as GC1-8 does not meet the above definition of ILSF for several reasons. First, it is not a basin-like depression and secondly, it does not hold a minimum of $\frac{1}{4}$ acre-foot of standing water because the topography of the wetland is gently sloped. The topography of the entire wetland is gently sloped down towards the northwest. The one-foot contours on the site plan show that flag GC-4 is higher on a slope, just below elevation 238, and wetland flag GC-1 is lower on the slope, just above elevation 236 (see Figure 2). Due to the slope, if any water did pool at the surface, it would collect in microtopographic low spots and then flow overland towards the northwest. So based on the topography, any confined standing water within microtopographic depressions would not exceed 1-foot in depth (or else these depressions would have been shown on the 1-foot contour topographic site plan). The IVW is only 647 square feet, so even if the entire area were to fill up with 1 foot of water, the cubic feet of standing water would not equate to or exceed $\frac{1}{4}$ acre-foot (10,890 cubic feet), it would only reach 647 cubic feet. Therefore, this IVW does not meet the definition of ILSF under the Act or Ordinance.

At a site inspection on June 10, 2022, the GC series IVW did not confine any standing water. See **Photo 3** from the attached Photo Exhibit to view the GC-Series wetland. Even with significant rainfall occurring in the days prior, there was no standing water. Again, this IVW does not meet the definition of ILSF under the Act or Ordinance because it is not a confined basin and cannot hold up to a ¼ acre-foot of standing water due to its position on a slope.

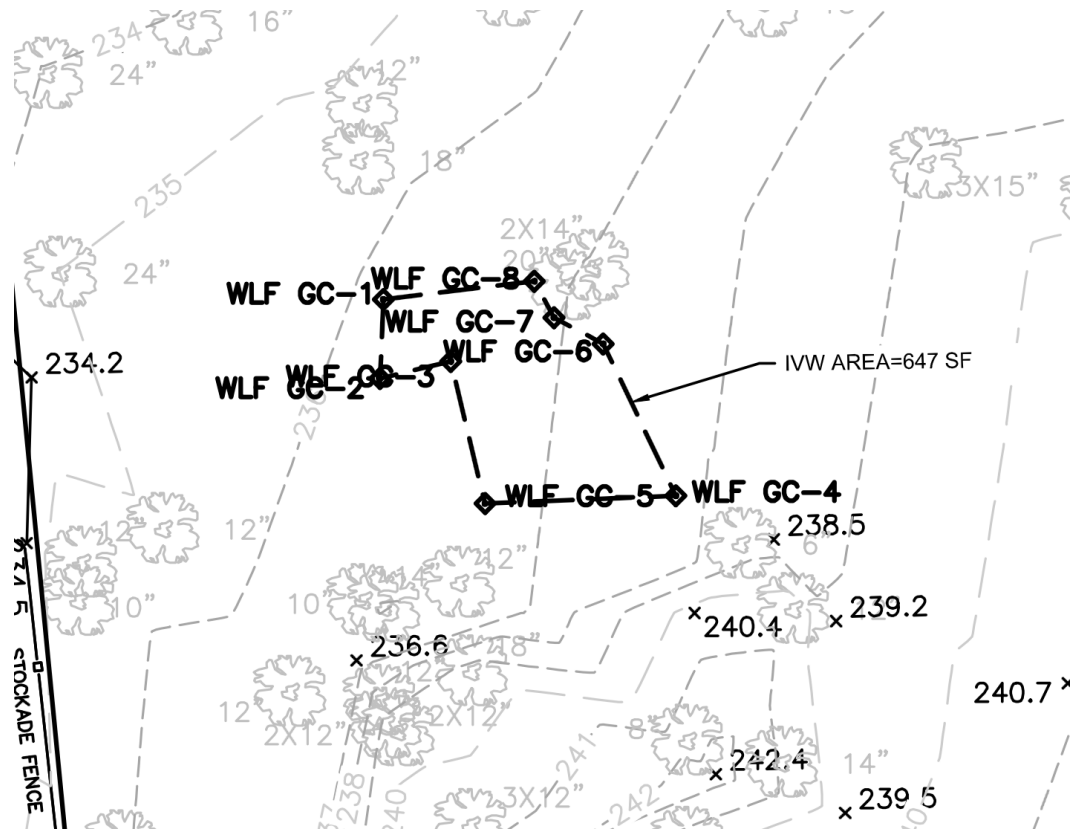


Figure 2. The GC-series IVW is located on a slope and is not a closed basin based on topographic survey and field observations.

Conclusion

These two isolated areas are not depressions or confined basins due to their existence on gentle slopes, therefore, the areas cannot hold 1/4-acre foot of water at a minimum of 6 inches and cannot be defined as Isolated Land Subject to Flooding according to the Massachusetts Wetlands Protection Act or Boston Wetlands Ordinance.

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

Sincerely,
Goddard Consulting, LLC



Mitch Maslanka
Wetland Scientist



Scott Goddard
Principal & PWS

CC: Denis Keohane, Keohane Realty Development Trust, 1035 Brush Hill Road, Milton, MA
02186

A-Series IVW



Photo 1: The A-Series IVW confined isolated pockets of standing water during observations made on June 10, 2022. Nearly the entire 448 square foot extent of the IVW can be seen in this photo.



Photo 2: The depth of standing water within the A-series IVW averaged 1 inch during observations made on June 10, 2022.

GC-Series IVW



Photo 3: The GC-Series IVW did not confine any standing water during observations made on June 10, 2022.

Search Locations

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Popular Cities

San Francisco, CA
60 °F Sunny (/weather/us/ca/san-francisco/37.78,-122.42)

Manhattan, NY
80 °F Fair (/weather/us/ny/manhattan/40.75,-7

42.38 °N, 71.04 °W

East Boston, MA Weather History

77° GEN. EDWARD LAWRENCE LOGAN INTERNATIONAL AIRPORT STATION
(/DASHBOARD/PWS/KMABOSTO281?CM_VEN=LOCALWX_PWSDASH) | CHANGE

HISTORY (/HISTORY/DAILY/US/MA/EAST-BOSTON/KBOS)

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- [HOURLY \(/HOURLY/US/MA/EAST-BOSTON/KBOS\)](#)
- [10-DAY \(/FORECAST/US/MA/EAST-BOSTON/KBOS\)](#)
- [CALENDAR \(/CALENDAR/US/MA/EAST-BOSTON/KBOS\)](#)
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- [WUNDERMAP \(/WUNDERMAP?LAT=42.375&LON=-71.039\)](#)

Daily

Weekly

Monthly

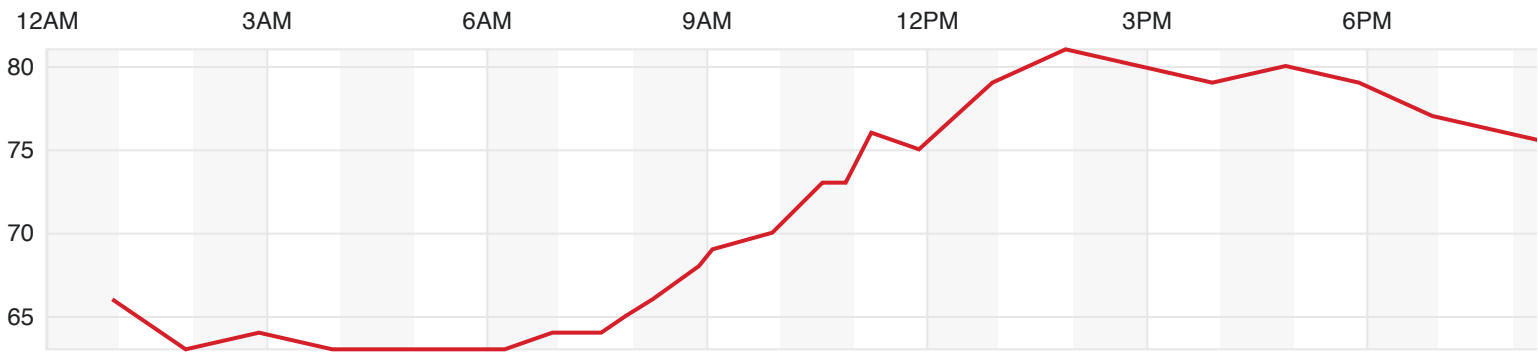
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June

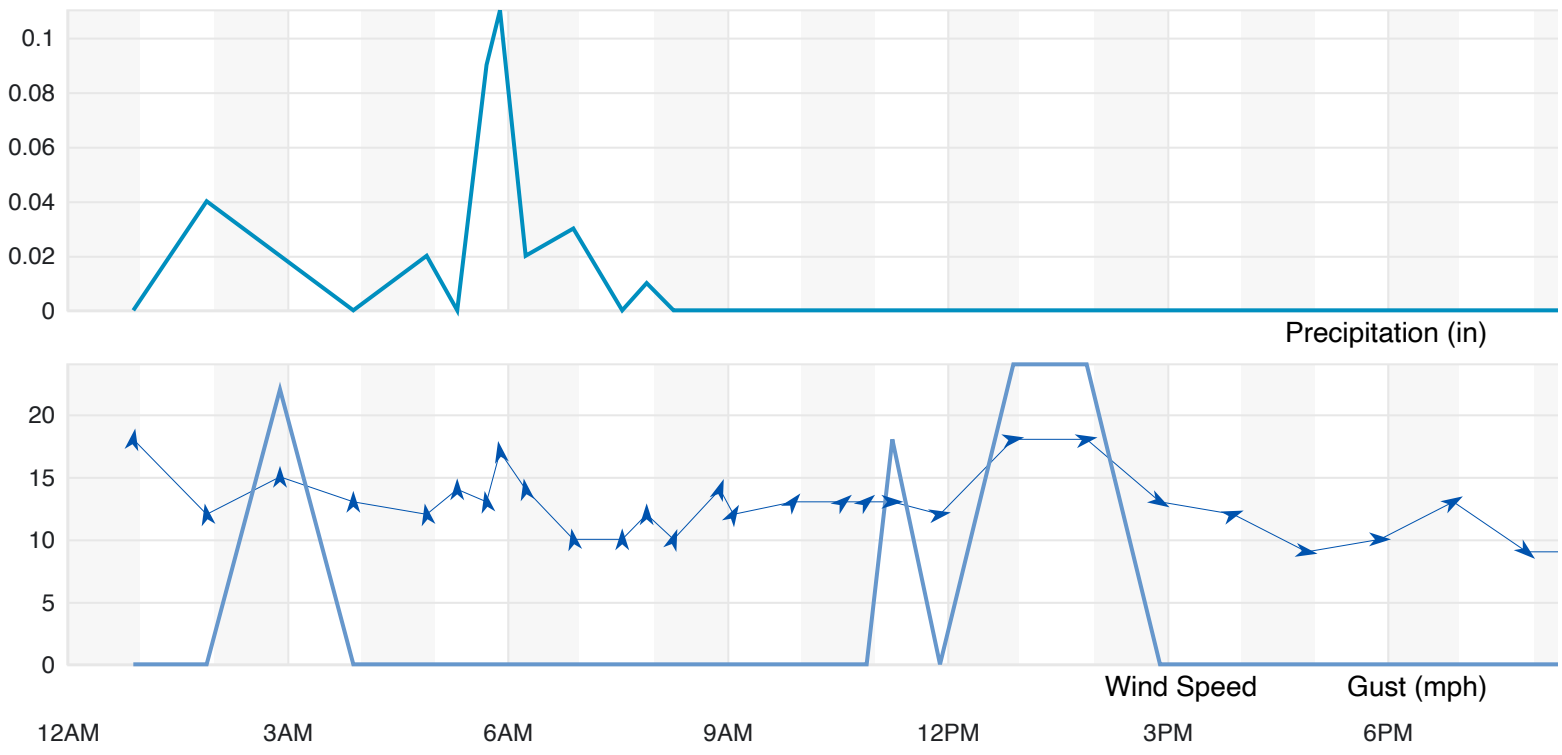
8

2022

View



Temperature (°F)



Summary

Temperature (°F)	Actual	Historic Avg.	Record	▲
High Temp	81	73.7	97	
Low Temp	63	57.2	42	
Day Average Temp	70.5	65.5	-	
Precipitation (in)	Actual	Historic Avg.	Record	▲
Precipitation (past 24 hours from 11:54:00)	0.23	4.90	-	
Dew Point (°F)	Actual	Historic Avg.	Record	▲
Dew Point	59.38	-	-	
High	67	-	-	
Low	50	-	-	
Average	59.38	-	-	
Wind (mph)	Actual	Historic Avg.	Record	▲
Max Wind Speed	18	-	-	

Search Locations

Log in



Popular Cities

San Francisco, CA
60 °F Sunny (/weather/us/ca/san-francisco/37.78,-122.42)

Manhattan, NY
80 °F Fair (/weather/us/ny/manhattan/40.75,-7

42.38 °N, 71.04 °W

East Boston, MA Weather History

77° GEN. EDWARD LAWRENCE LOGAN INTERNATIONAL AIRPORT STATION
(/DASHBOARD/PWS/KMABOSTO281?CM_VEN=LOCALWX_PWSDASH) | CHANGE

HISTORY (/HISTORY/DAILY/US/MA/EAST-BOSTON/KBOS)

- [TODAY \(/WEATHER/US/MA/EAST-BOSTON/KBOS\)](#)
- [HOURLY \(/HOURLY/US/MA/EAST-BOSTON/KBOS\)](#)
- [10-DAY \(/FORECAST/US/MA/EAST-BOSTON/KBOS\)](#)
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- [HISTORY \(/HISTORY/DAILY/US/MA/EAST-BOSTON/KBOS\)](#)
- [WUNDERMAP \(/WUNDERMAP?LAT=42.375&LON=-71.039\)](#)

Daily

Weekly

Monthly

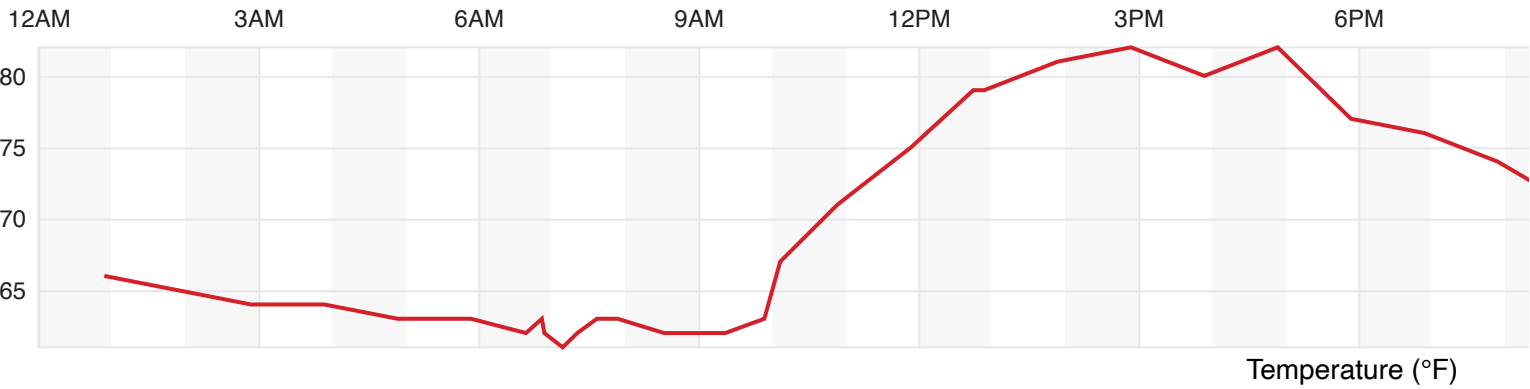
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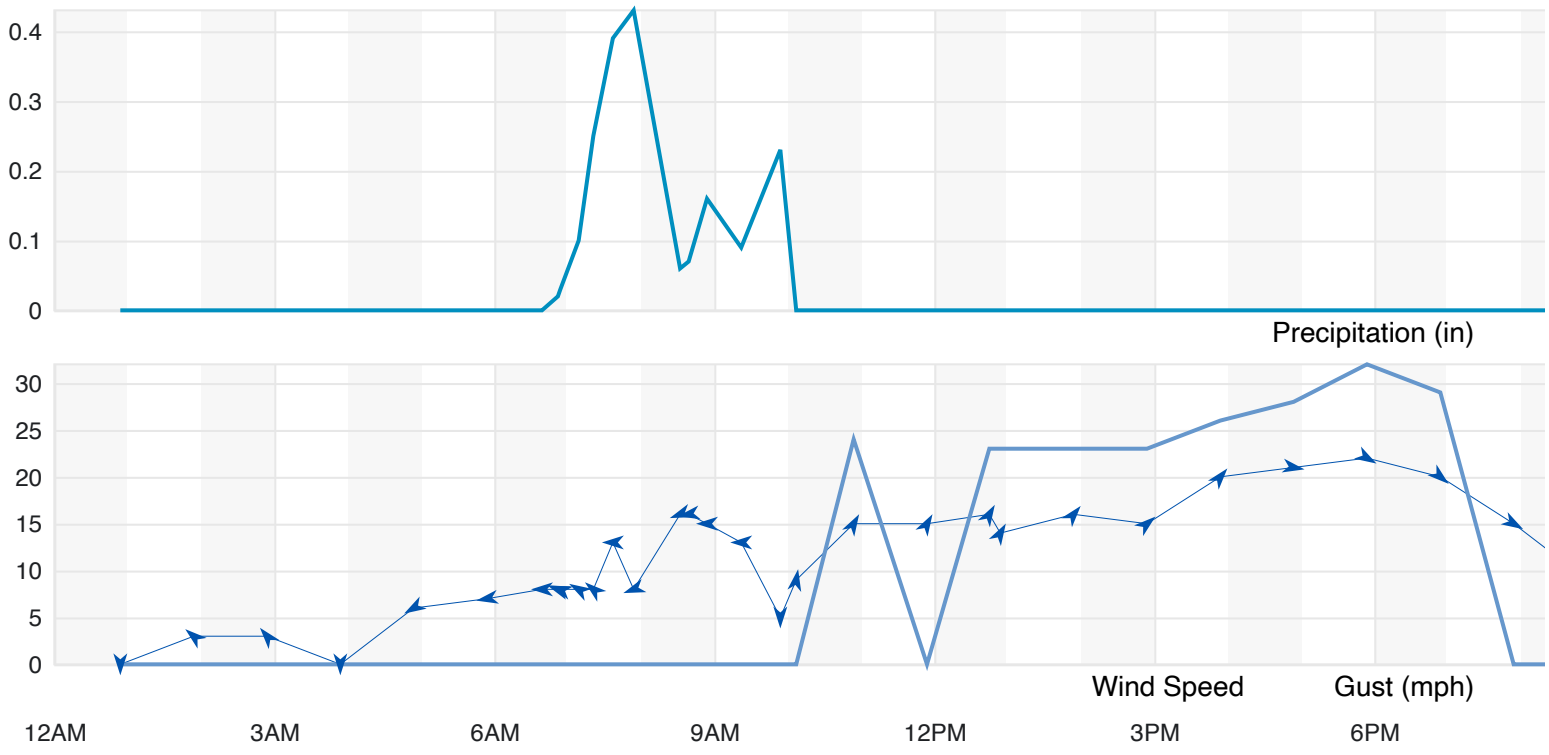
June

9

2022

View





Summary

Temperature (°F)	Actual	Historic Avg.	Record	▲
High Temp	82	74	96	
Low Temp	61	57.6	47	
Day Average Temp	68.53	65.8	-	
Precipitation (in)	Actual	Historic Avg.	Record	▲
Precipitation (past 24 hours from 11:54:00)	0.46	4.90	-	
Dew Point (°F)	Actual	Historic Avg.	Record	▲
Dew Point	60.59	-	-	
High	68	-	-	
Low	53	-	-	
Average	60.59	-	-	
Wind (mph)	Actual	Historic Avg.	Record	▲
Max Wind Speed	22	-	-	

Search Locations

Log in Log...



Popular Cities

San Francisco, CA
60 °F Sunny (/weather/us/ca/san-francisco/37.78,-122.42)

Manhattan, NY
80 °F Partly Cloudy (/weather/us/ny/manhattan/40.7)

42.38 °N, 71.04 °W

East Boston, MA Weather History ★ 🏠

☁️ **77° GEN. EDWARD LAWRENCE LOGAN INTERNATIONAL AIRPORT STATION**
(/DASHBOARD/PWS/KMABOSTO281?CM_VEN=LOCALWX_PWSDASH) | CHANGE ✓

HISTORY (/HISTORY/DAILY/US/MA/EAST-BOSTON/KBOS)

- TODAY (/WEATHER/US/MA/EAST-BOSTON/KBOS)
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Daily

Weekly

Monthly

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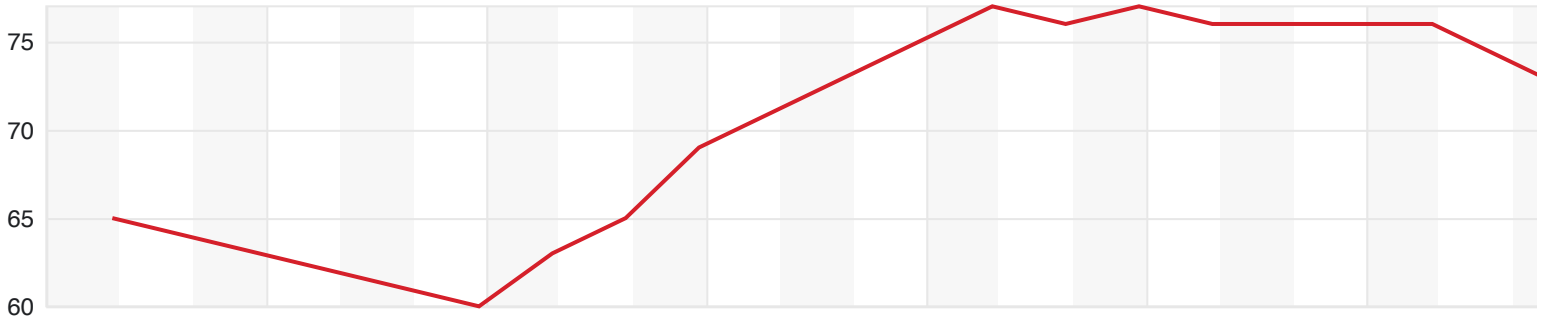
June

10

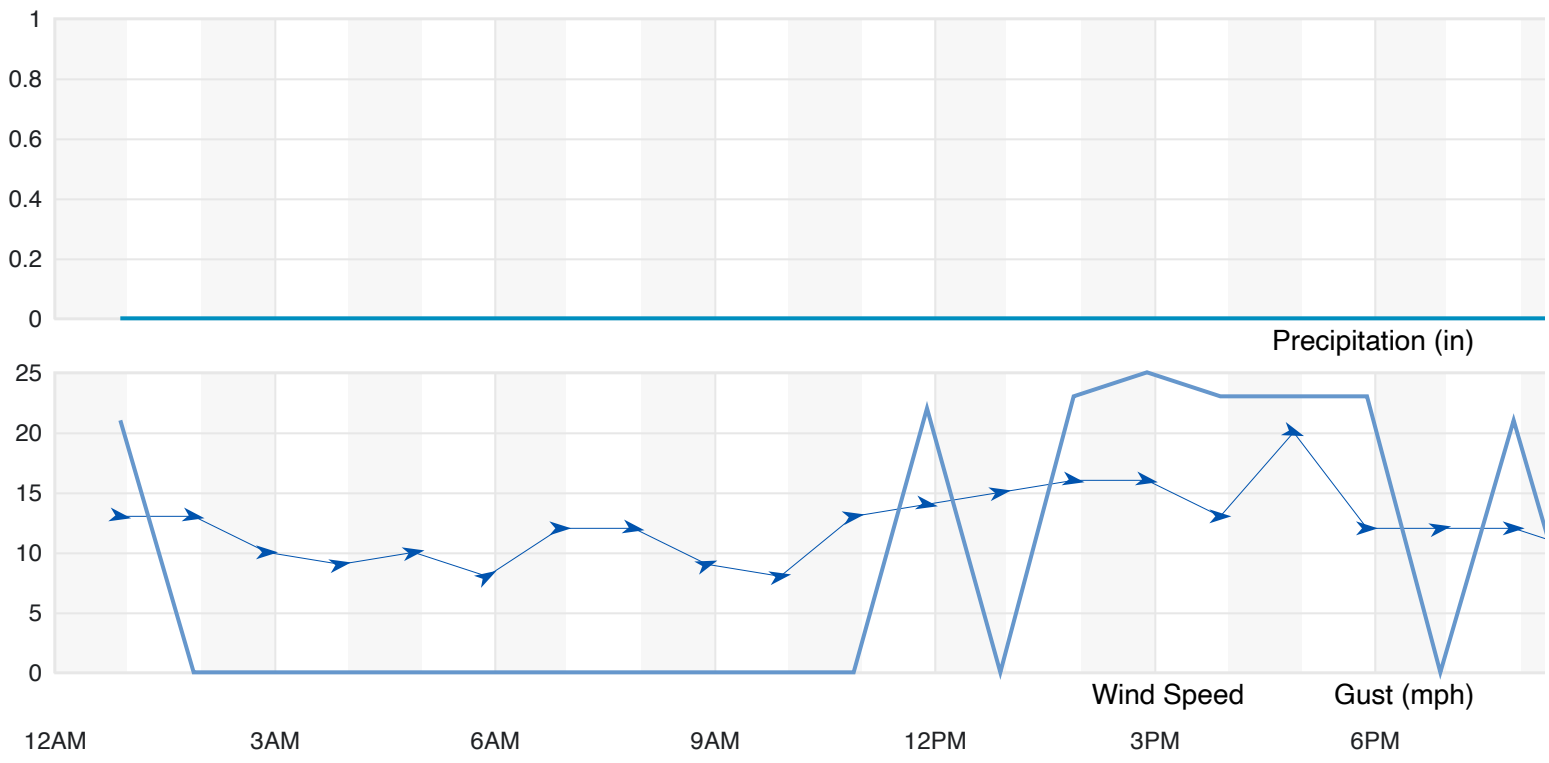
2022

View

12AM 3AM 6AM 9AM 12PM 3PM 6PM



Temperature (°F)



Summary

Temperature (°F)	Actual	Historic Avg.	Record	▲
High Temp	77	74.4	96	
Low Temp	60	57.9	45	
Day Average Temp	70	66.2	-	
Precipitation (in)	Actual	Historic Avg.	Record	▲
Precipitation (past 24 hours from 11:54:00)	0.39	4.90	-	
Dew Point (°F)	Actual	Historic Avg.	Record	▲
Dew Point	49.08	-	-	
High	52	-	-	
Low	45	-	-	
Average	49.08	-	-	
Wind (mph)	Actual	Historic Avg.	Record	▲
Max Wind Speed	20	-	-	



10 CABOT RD, SUITE 101B
MEDFORD, MA 02155
617.776.3350

July 5, 2022

Mr. Nicholas Moreno
Boston Conservation Commission
City of Boston Environment Department
Boston City Hall, Room 709
Boston, MA 02201

Subject: *Memo Addressing Isolated Land Subject to Flooding
Request for Determination of Applicability
0 Milton Avenue, Boston, MA (Parcel ID #: 1810844001)*

Dear Boston Conservation Commission:

The letter is a follow up on the June 23rd letter provided by Goddard Consulting. As the professional engineer of record for the civil design work on the subject parcel I concur with the evaluation regarding any potential Isolated Land Subject to Flooding (ILSF). For any land area to be classified as ILSF regardless of the presence of any Isolated Vegetated Wetlands, it must contain a low area within the parcel to pond water a minimum of 6 inches in depth with a volume of at least 10,890 cubic feet or (1/4 acre-feet). To put this threshold in perspective, the entire parcel is only 91,440 sf which would require almost one quarter (24%) of the parcel to be covered with 6" of water. It is clear from the existing conditions topography there is no depression on the property close to meeting this threshold. The existing conditions plan was provided with the Request for Determination of Applicability as part of the record.

Please contact us if you have and additional questions regarding this matter.

Sincerely,

Stephen Sawyer

Stephen Sawyer, PE
Senior Project Manager