



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Concord
City

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



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

A. General Information

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

20 Ridgeway Road	Concord	01742
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.466180	-71.328330
Map 81	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	0954	
	g. Parcel /Lot Number	

2. Applicant:

David and Dara	Yoken	
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
617-912-0511		
h. Phone Number	i. Fax Number	j. Email Address
		d.yoken@gmail.com



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

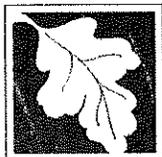
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

a. First Name	b. Last Name	
c. Company		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

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

\$110	\$42.50	\$67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Accessibility and safety improvements to and around a single-family home within the buffer zone.

Native plantings, wood deck with permeable sub-surface, and permeable patio installation.

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

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex

a. County
72093

c. Book

b. Certificate # (if registered land)
187

d. Page Number

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

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

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



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 Bureau of Resource Protection - Wetlands
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 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

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

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

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

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

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

4. Proposed alteration of the Riverfront Area:

N/A	N/A	N/A
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	N/A 1. square feet N/A 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	N/A 1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	N/A 1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	N/A 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	N/A 1. square feet	
h. <input type="checkbox"/> Salt Marshes	N/A 1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	N/A 1. square feet N/A 2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	N/A 1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	N/A 1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	N/A 1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	N/A	N/A
a. square feet of BVW		b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	N/A	N/A
a. number of new stream crossings		b. number of replacement stream crossings



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WPA Form 3 – Notice of Intent

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MassDEP File Number

Document Transaction Number

Concord

City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

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

2019 Mass GIS

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

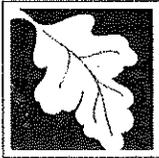
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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WPA Form 3 – Notice of Intent

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

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

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

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

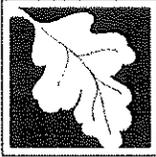
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

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



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Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Concord

City/Town

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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No Not here
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

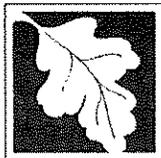
D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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Concord

City/Town

D. Additional Information (cont'd)

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

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

As-Built Wetland Permitting Plan

a. Plan Title

Stamski and McNary, Inc.

Joseph March

b. Prepared By

11/26/18

c. Signed and Stamped by

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

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

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

7188

August 31, 2020

2. Municipal Check Number

7187

3. Check date

August 31, 2020

4. State Check Number

David

5. Check date

Yoken

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Concord

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F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

08/31/2020

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

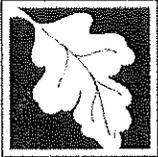
For MassDEP:

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

Other:

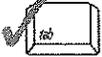
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

20 Ridgeway Road

a. Street Address

7187

c. Check number

Concord

b. City/Town

d. Fee amount

2. Applicant Mailing Address:

David

a. First Name

Yoken

b. Last Name

c. Organization

20 Ridgeway Road

d. Mailing Address

Concord

e. City/Town

617-710-0577

h. Phone Number

i. Fax Number

MA

f. State

01742

g. Zip Code

dyoken@gmail.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

B. Fees

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Work on single-family lot (Category 1)	1	\$110	\$110

Step 5/Total Project Fee: \$110

Step 6/Fee Payments:

Total Project Fee:	<u>\$110</u>
State share of filing Fee:	<u>\$42.50</u>
City/Town share of filing Fee:	<u>\$67.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

NARRATIVE FOR NOTICE OF INTENT - 20 RIDGEWAY ROAD

Description of work within regulated resource areas and buffer zones, and any impacts to these areas.

In the interest of safety and accessibility to and around our house, we are proposing:

Within the 100' Buffer Zone

- Installation of a retaining wall in the front yard with stairs, and lawn regrading
- Installation of small permeable patio at stair landing on right-side of house
- Modification of retaining wall and introduction of steps to backyard (right-side of house)
- Installation of native plant and tree species

Within the 50' Buffer Zone

- Installation of permeable patio
- Installation of deck and stairs. Removal of impervious turf lawn to be replaced with permeable sub-surface (non-compacted crushed aggregate)
- Installation of native plant and tree species

The total permanent impact to the buffer zone is approximately 2,250 ft².

The total temporary disturbance to the wetland buffer zone is approximately 1,815 ft² (i.e. impact on the property in order to complete the project; this area will be brought back to its original state after project completion.)

Impact to 25' No Disturb Zone: None

Impact to 50' No Build Zone: 1,355 ft² disturbed / 565 ft² permanent

Impact to 100' Buffer Zone (between 50' and 100'): 460 ft² disturbed / 1,685 ft² permanent

Description of the project's compliance with the WPA performance standards. If work is proposed in the Riverfront Area, you must provide an alternatives analysis.

The project will be completed using best management practices and will mitigate all runoff with proper use of siltation control fencing and erosion control barriers.

All areas temporarily disturbed by construction will be brought back to its original state, and the remaining lawn reestablished.

Description of the project's compliance with the Town's Wetlands Bylaw and 50-foot No Build Policy.

We believe the final outcome of our proposed project, as well as incorporated installation techniques, will have a positive effect on the wetlands and future conservation.

The project will increase permeable surface area thus mitigating storm water runoff, and will, in turn increase the ability to infiltrate water. This is done by removing sections of the impervious pre-existing turf lawn and installing a permeable patio in our patio installation. The patio will be

set on a non-compacted crushed aggregate base to allow for water to freely flow through the void space of the stone. Patio joints will be prepped with 3/8" stone so that the water can shed off the paver into the joint, then through the base into the undisturbed subgrade.

The section that falls within the 50' No Build Policy is a small section of the project in regard to total permanent impact. This area will mostly be temporarily impacted as access for the duration of the project for project completion.

The majority focus of the project is outside of the 50' No Build Policy. Therefore, we have introduced natives and permeable applications to offset the minimal disturbance shown in the 50' No Build Zone.

Native plantings are being introduced as a means to further stabilize the property and increase the ability to filtrate water. The proposed native plant material takes out impurities from runoff (i.e. nitrogen & phosphorus) prior to the runoff navigating to the delineated onsite wetland.

By increasing the ability to take in more water as well as naturally clean and filter the water, it will also help the recharging of groundwater.

Provide a written waiver request in accordance with Section 7.7 of the Concord Wetlands Bylaw for any work within 25 feet of wetlands.

N/A

Provide a written waiver request in accordance with the 50-foot No Build Policy for any proposed impervious surfaces within 50 feet of wetlands.

N/A

(There are no impervious surfaces within the 50' no build zone that are proposed on this project. Proposed deck partially within 50' NBZ will be installed on top of a pervious non-compacted crushed aggregate, converting the current impervious turf lawn into a permeable area.)

Proposed mitigation for unavoidable project impacts

We intend to install native plantings (including High Bush Blueberry) at a 10:1 ratio within the delineated wetlands, as deemed necessary by the NRC, to offset project impacts.

Square footage of work proposed by type (i.e. disturbance, structures, impervious surface, etc.) within each zone (25-foot No Disturb Zone, 50-foot No Build Zone, 100-foot Buffer Zone, 200-foot Riverfront Area).

- Between Delineated Wetland & 25' No Disturb Zone - None
- Between 25' No Disturb & 50' No Build
 - Deck: 120 ft²
 - Permeable Patio: 165 ft²

- Total = 285 ft²
- Between 50' No Build and 100' Buffer Zone
 - Deck: 85ft²
 - Permeable patio: 175 ft²
 - Impervious front walkway: 45 ft²
 - Walls & steps: 150 ft²
- Total impervious surfaces
 - Between Delineated Wetland & 25' No Disturb Zone – None
 - Between 25' No Disturb & 50' No Build – None
 - Between 50' No Build & 100' Buffer Zone – 195 ft² (walls & steps, impervious walkway)

Description of wetland resource areas, date delineated, and name of wetland scientist that conducted the delineation

Wetland resource area (Delineated wetland, 25' No Disturb Zone, 50' No Build Zone, 100' Buffer Zone) delineated on October 29, 2019 (revised November 26, 2018) by Stamski and McNary, Inc. and Joseph March.

Brief project description on Page 2 of the Notice of Intent (Sect. A.6.) - for Legal Notice. After, you may reference attached narrative.

See page 2 of Nol.

Photos of the site, if applicable.

Please see attached photos.

Photo 1: Front of house, showing current sloped area.

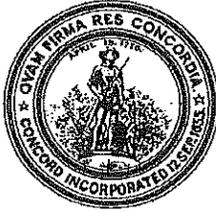
Photo 2: Right-side back, showing current retaining wall and stair access.

Photo 3: Location of proposed deck

Photo 4: Back yard and proposed patio area

Photo 5: Left side of house

Photo 6: Left-side front of house



Town of Concord
Board of Assessors
P.O. Box 535
Concord, Massachusetts 01742-0535
Tel: (978) 318-3070
Fax: (978) 369-4760
Office Location – 24 Court Lane
www.concordma.gov

ABUTTERS LIST

PROPERTY : 20 Ridgeway Rd
Concord, MA 01742

PARCEL: 954

As per Massachusetts General Laws Chapter 131, Section 40 whereas the “abutters” included shall be:

Any person filing a notice of intention with a conservation commission shall at the same time give written notification thereof, by delivery in hand or certified mail, return receipt requested, to all abutters within one hundred feet of the property line of the land where the activity is proposed, at the mailing addresses shown on the most recent applicable tax list of the assessors, including, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, and in another municipality or across a body of water.

The Board of Assessors hereby certifies that the attached list contains the record owners as of January 1, 2020, and recorded on the current tax rolls. In addition, the Board certifies that the list includes owners, as per recorded deeds as received up to July 31, 2020.

Lane Partridge
Town Assessor

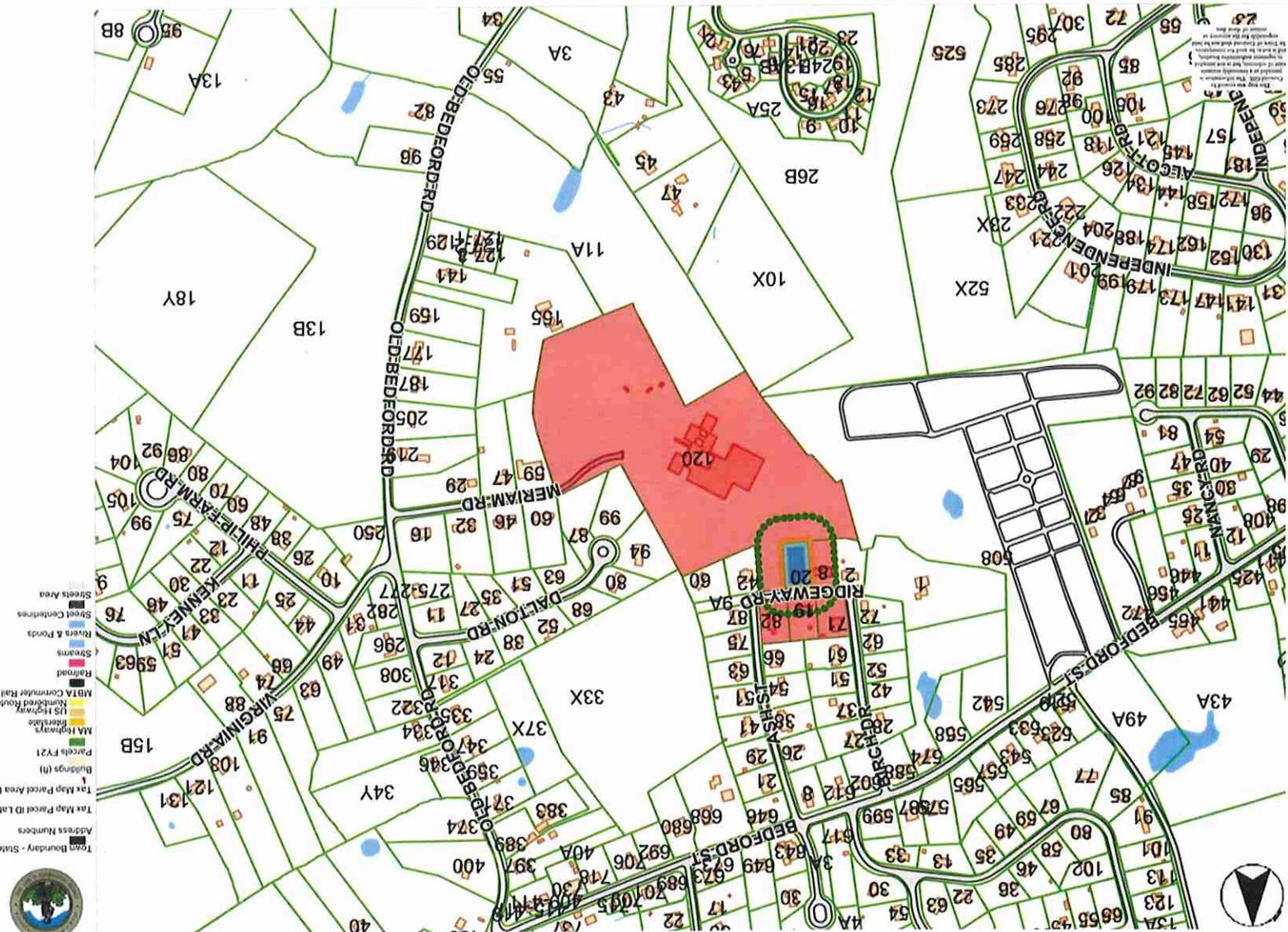
August 20, 2020

TOWN ASSESSOR ABUTTERS LIST									
	Date:	Aug/20/2020							
	Subject Property Address:	20 RIDGEWAY RD							
	Subject Property ID:	0954							
	Search Distance:	100 Feet							
Parcel Id	Property Location	Owner 1	Owner 2	Book/Page	Mailing Address	Town	St	Zip	
0938	71 BIRCH DR	WILLIAMSON KAREN E TR	71 BIRCH DRIVE REALTY TRUST		71 BIRCH DR	CONCORD	MA	01742	
0950	82 ASH ST	GRACE LEO J	GRACE MARY ANNE		82 ASH ST	CONCORD	MA	01742	
0951	19 RIDGEWAY RD	HANDLEY MARK T TR	HANDLEY DAVID T TR		19 RIDGEWAY RD	CONCORD	MA	01742	
0953	8 RIDGEWAY RD	VANASSE GERARD C	VANASSE POLLY K		8 RIDGEWAY RD	CONCORD	MA	01742	
4187	120 MERIAM RD	CONCORD PUBLIC SCHOOLS			120 MERIAM RD	CONCORD	MA	01742	

MapsOnline - Concord Staff

Printed on 08/20/2020 at 01:52 PM

700 1400 ft



CERTIFICATION OF ABUTTER NOTIFICATION

I hereby certify that all abutters from the certified abutters list provided by the Concord Town Assessor have been served our Abutter Notification form. All abutters were delivered notification by hand, with the exception of the Concord Public Schools, which was emailed directly to the Concord Public Schools Facilities Manager, Russ Hughes, on 8/31/20.

Respectfully Submitted,

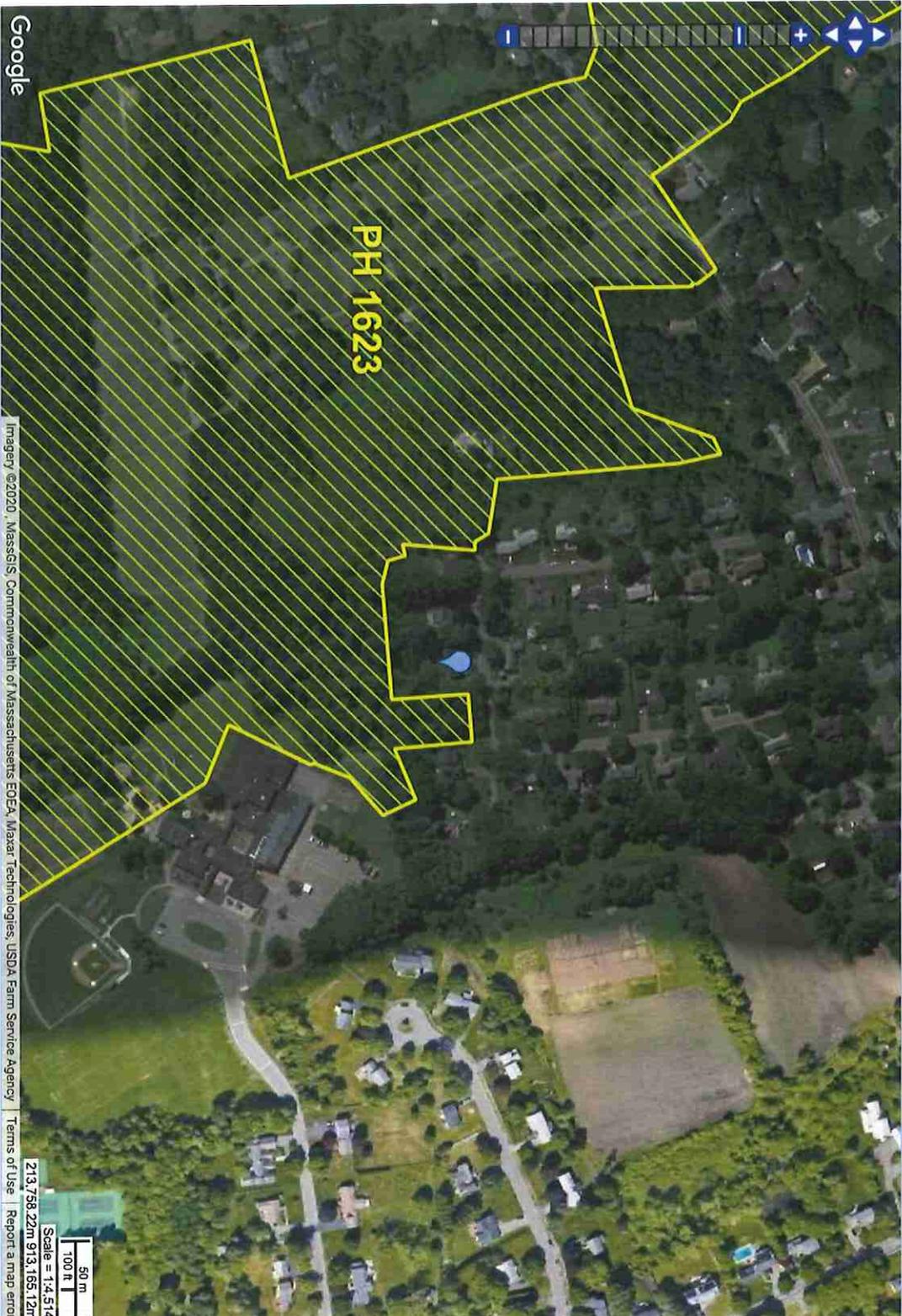


David Yoken
20 Ridgeway Road
Concord, MA 01742

8/31/2020

20 ridgeway road concord ma

Zoom to a town



Imagery ©2020, MassGIS, Commonwealth of Massachusetts EDEA, Maxar Technologies, USDA Farm Service Agency

0 m

Basemaps

Available Data Layers

Search data layers

Active Data Layers

Check all | Uncheck all | Remove all

- Major MassDOT Routes
- Massachusetts Towns
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species

Legend

- Major MassDOT Routes
- Interstate Highways
- US Roads
- State
- Massachusetts Towns
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species

Scale = 1:4,514

50 m

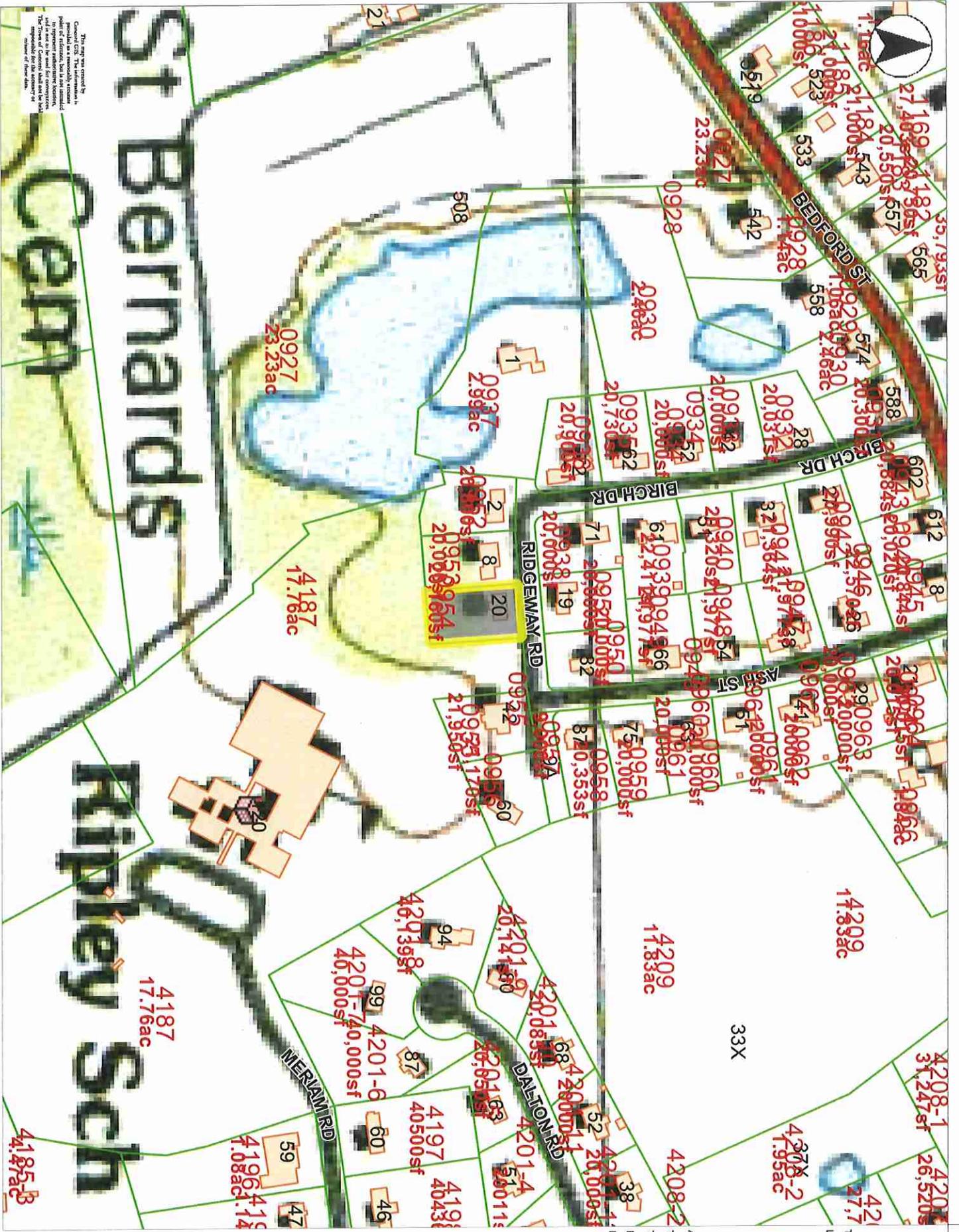
100 ft

213,758,22m 913,165,12m

Terms of Use | Report a map error



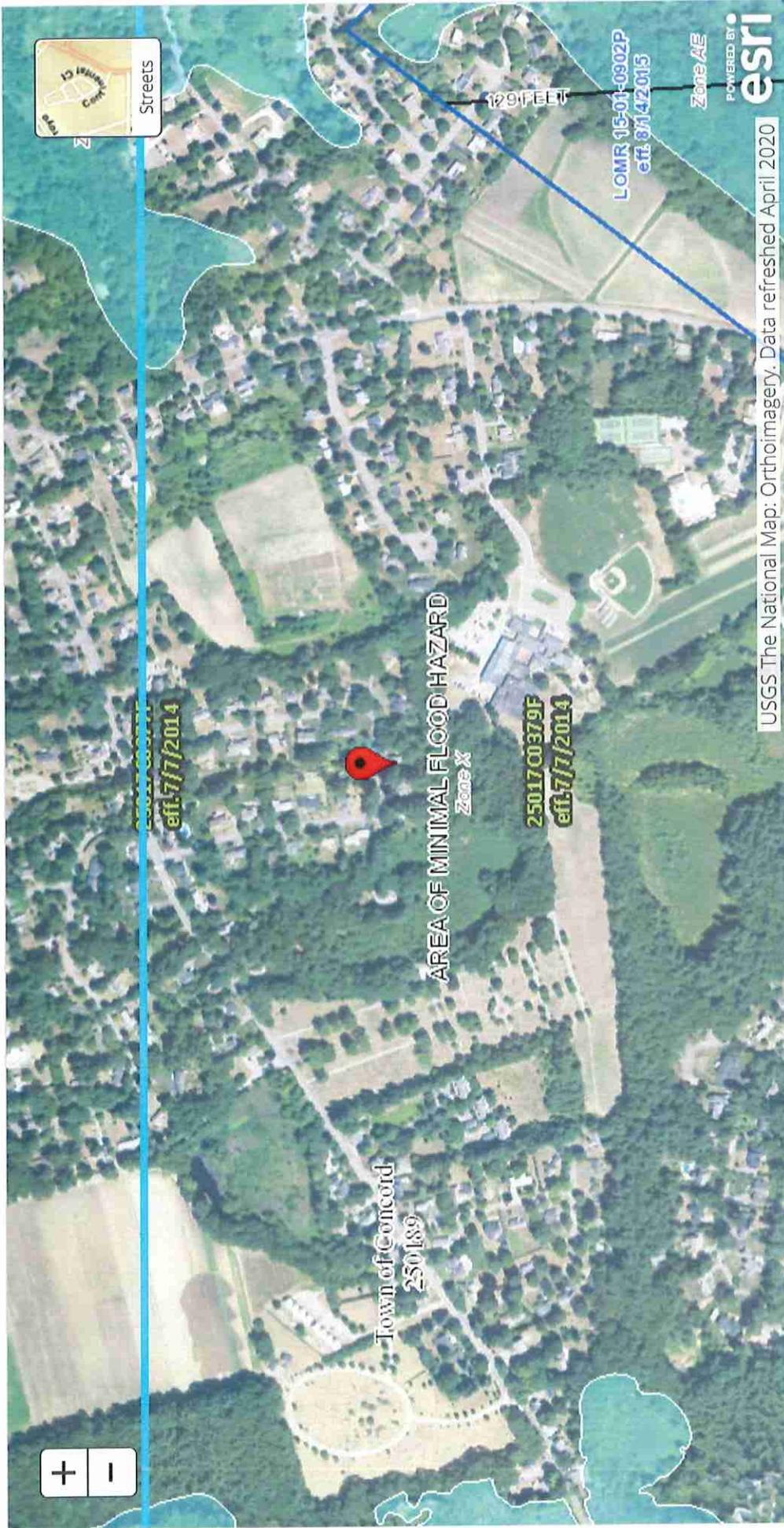
- Town Boundary - State Sur
- Landmarks
 - Community Center
 - Court House
 - Fire Station
 - Hospital
 - Library
 - Restroom
 - Municipal Offices
 - National Park Service
 - Police Station
 - Post Office
 - School
 - Visitor Center
- Address Numbers
- Tax Map Parcel Area Label
- Tax Map Parcel ID Labels
- Buildings (ft)
- Parcels FY21



This map was created by Concord GIS. The information is provided as a reasonably accurate representation of the information available to the Town of Concord as of the date of the map. The user should verify the accuracy of the information for their own purposes. The user should also verify the accuracy of the information for their own purposes.

0 350 700 ft

Printed on 08/18/2020 at 08:35 AM



USGS The National Map: Orthoimagery. Data refreshed April 2020

POWERED BY
esri

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- Without Base Flood Elevation (BFE)
Zone A, V, AP9
- With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR
- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
- Future Conditions 1% Annual Chance Flood Hazard. Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee. Zone D

SPECIAL FLOOD HAZARD AREAS

- Approximate location based on user input and does not represent an authoritative property location
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

- NO SCREEN
- Area of Minimal Flood Hazard. Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard. Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

MAP PANELS

- OTHER AREAS

OTHER FEATURES

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

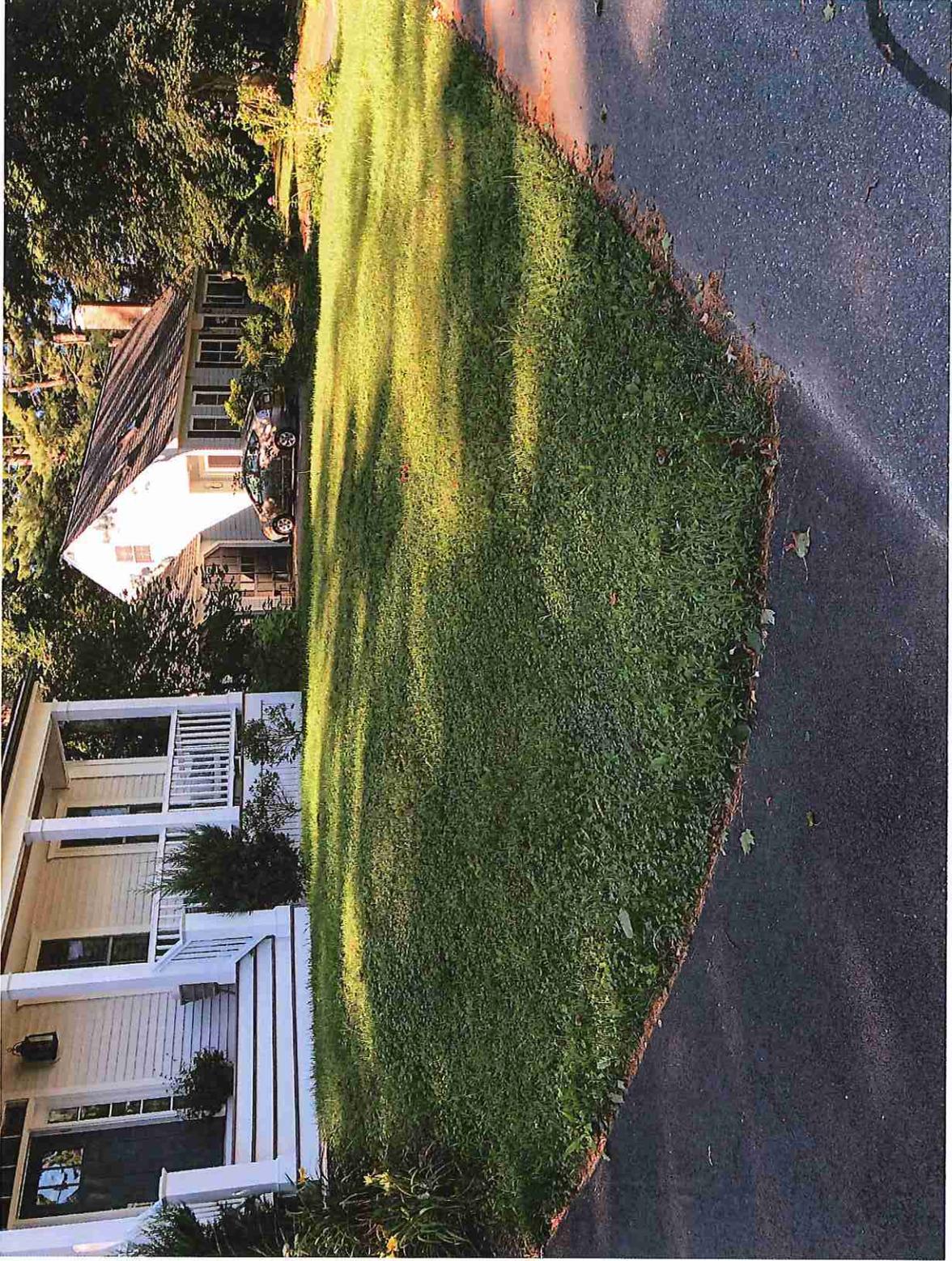


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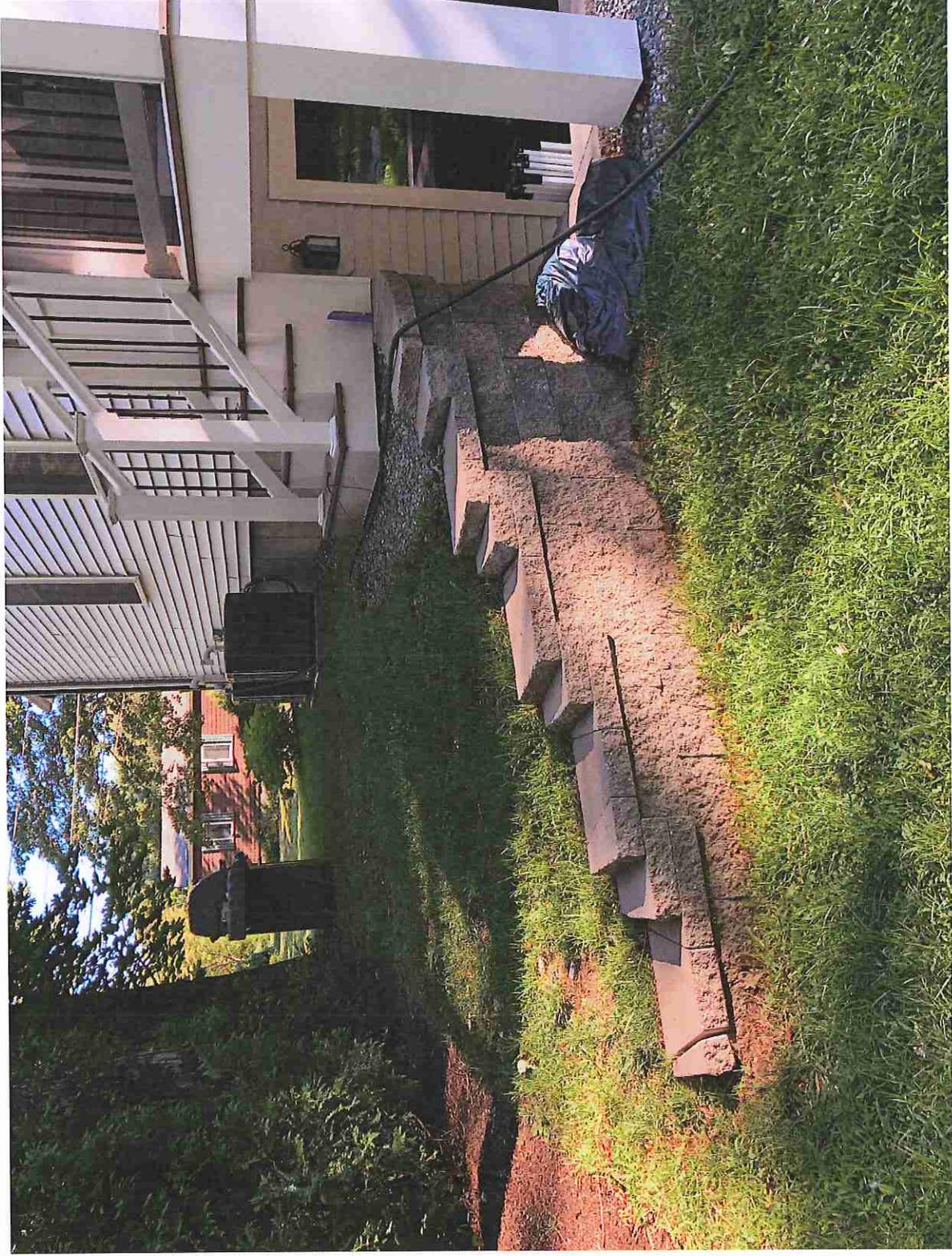


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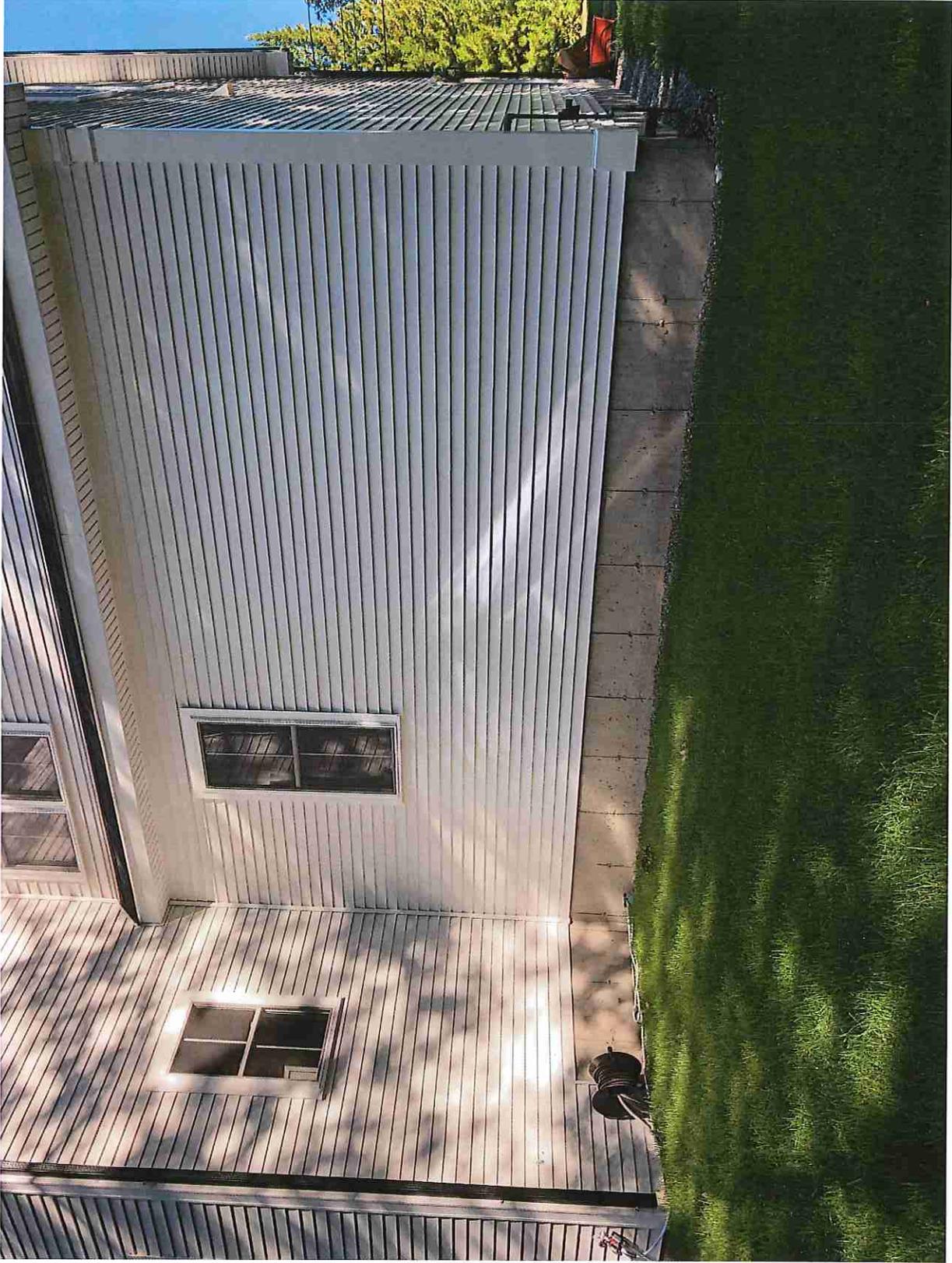


Photo 3: Location of proposed deck
Photo 4: Back yard and proposed patio area

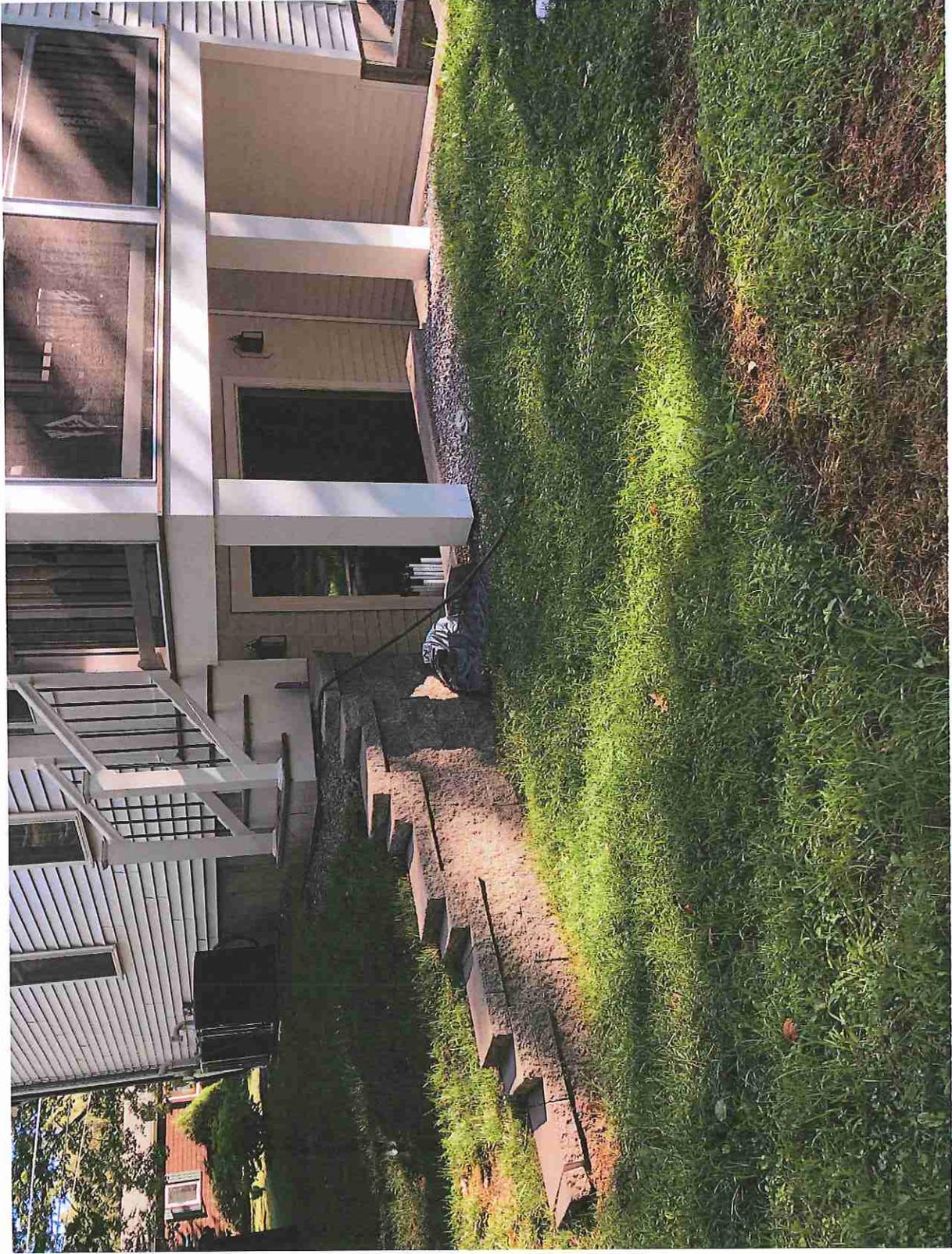


Photo 4: Back yard and proposed patio area

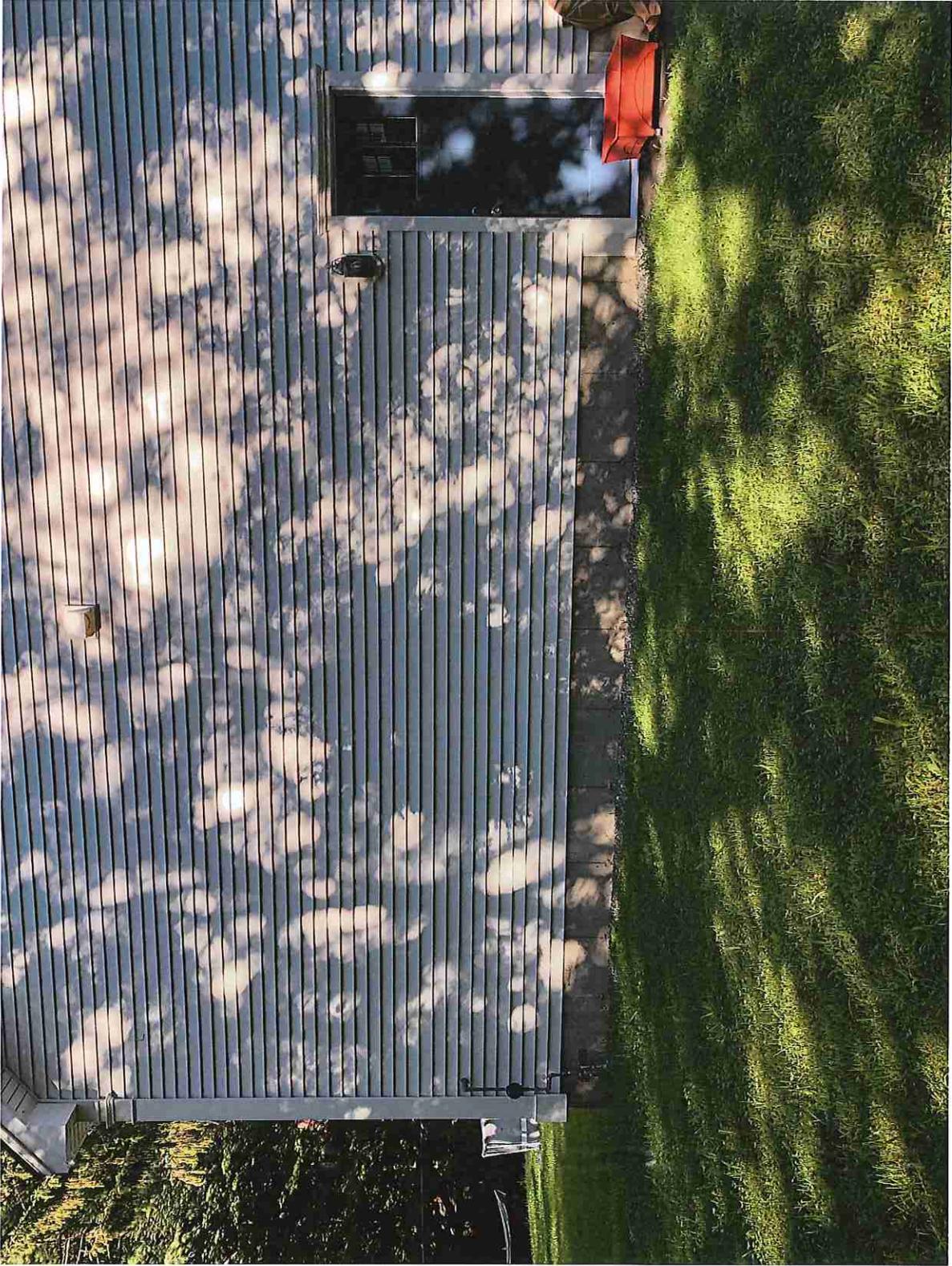


Photo 5: Left side of house

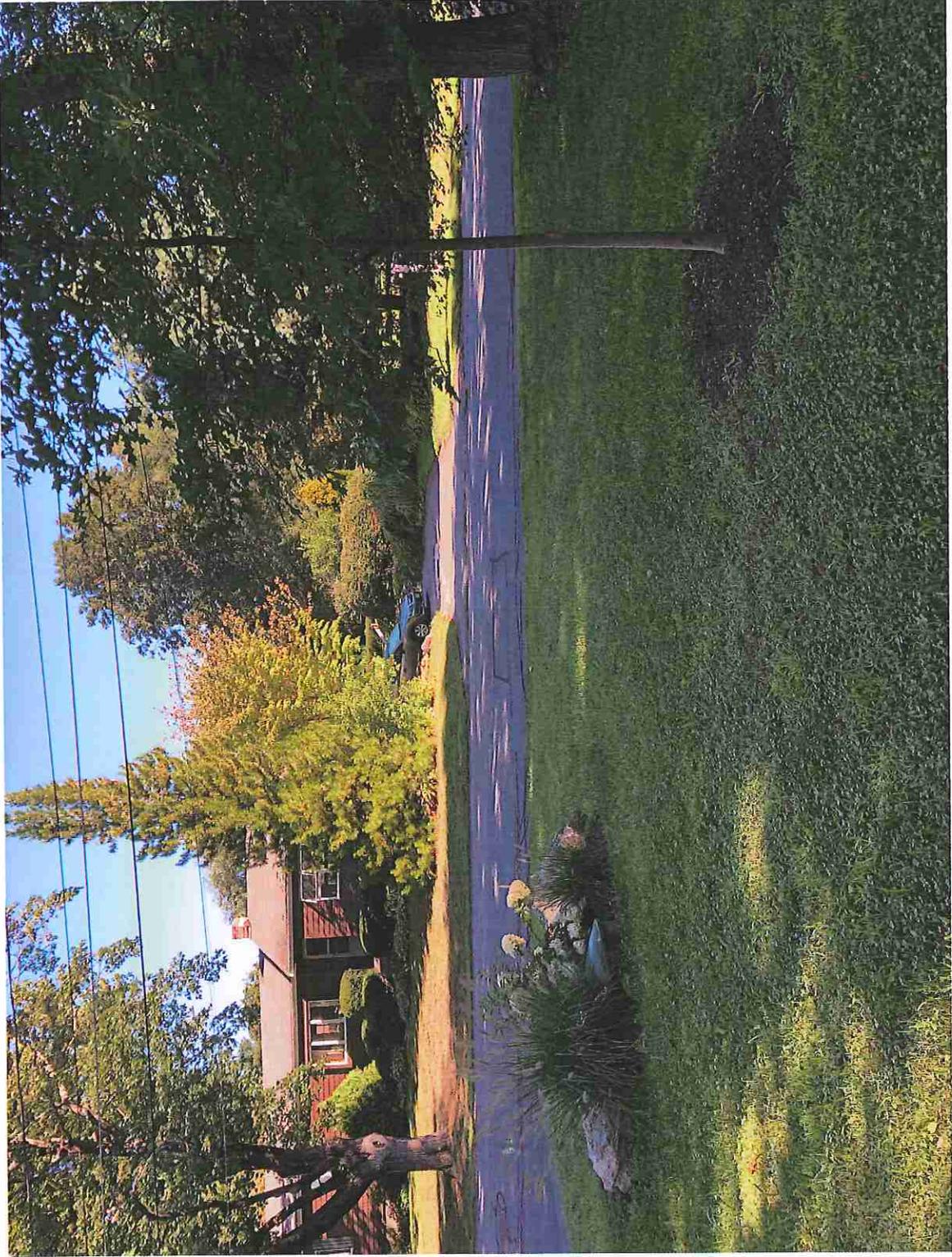


Photo 6: Left-side front of house