



Conservation Commission Meeting

Wednesday, May 7, 2025 at 7:00 PM

Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on May 7, 2025, at 7 pm. Location: Remote Participation Only
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/99597080710>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 995 9708 0710
 - E. Public may comment through email: sjenness@watertown-ma.gov
 - F. Please Visit the Conservation Commission Website here: <https://www.watertown-ma.gov/199/Conservation-Commission>
1. Roll Call
 2. Call to Order
 3. Wetland Decisions
 - A. 1 Paramount Place: (MassDEP #: 321-0184) - Request for Certificate of Compliance. City of Watertown (Property Owner and Representative)
 - B. Arsenal Park (Phase A): (MassDEP #: 321-0169) - Request for Certificate of Compliance. City of Watertown (Property Owner) and CDM Smith (Representative)
 4. Informational Update
 - A. Arsenal Park Phase B (MassDEP#: 321-0181) update
 - B. FEMA Flood Maps update
 5. Updates
 - A. Chair Updates
 - B. CPC Updates
 - C. Agent's Report
 - i. Ongoing Site Monitoring
99 Coolidge/DCR bike path
 - ii. Whitney Hill Park updates
 6. Acceptance of Minutes
 - A. April 2, 2025, Conservation Commission Meeting

7. Adjourn



CITY OF WATERTOWN

Department of Community Development and Planning
Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617 972 6417
Fax: 617 972 6484
www.watertown-ma.gov

April 16, 2025

Watertown Conservation Commission
149 Main Street
3rd Floor
Watertown, MA 02472

Re: Request for Certificate of Compliance
1 Paramount Place - MassDEP filing #: 321-0184

Dear Commissioners,

On behalf of the Department of Community Development and Planning (DCDP), respectfully submits the attached Request for Certificate of Compliance (CoC) following the completion of the installation of the stonedust path that was installed as part of the 580 Pleasant Street redevelopment. This work was completed in accordance with the Order of Conditions (Mass DEP filing #: 321-0184) issued by the Conservation Commission on June 6, 2022.

Accompanying this letter, please find the following documentation:

- WPA Form 8a: Request for Certificate of Compliance
- A photolog showing the current condition of the site
- Letter of Responsibility for Stormwater BMP maintenance

Please review this matter at your next regularly scheduled meeting of the Conservation Commission. Should you have any question concerning this submittal or require additional information, please contact me at (617) 972-6417.

Sincerely,

Steve Magoon
Assistant City Manager for Community Development and Planning



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
321-0184
 Provided by DEP

A. Project Information

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:
 Steve Magoon, City of Watertown
 Name
 149 Main Street
 Mailing Address
 Watertown MA 02472
 City/Town State Zip Code
 (617) 972-6417
 Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:
 Steve Magoon, City of Watertown
 Applicant
 06-02-2022 321-0184
 Dated DEP File Number

3. The project site is located at:
 1 Paramount Place Watertown
 Street Address City/Town
 810 3-0
 Assessors Map/Plat Number Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:
 Property Owner (if different)
 Southern Middlesex 00853 135
 County Book Page
 144685
 Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

321-0184

Provided by DEP

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

Photo log for 1 Paramount Place for Certificate of Compliance Request (Mass DEP #: 321-0184)

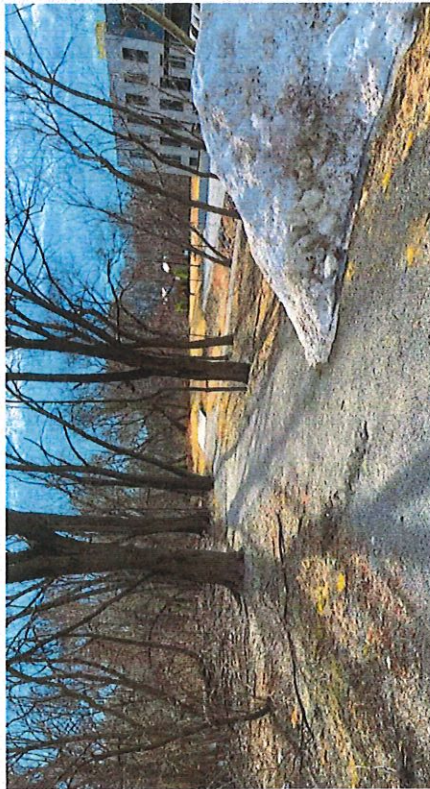


Figure 1: Southeastern view of the path behind the John Ryan Ice Rink (Date: March 25, 2025)



Figure 2: Northern view of the path behind the John Ryan Ice Rink (Date: March 25, 2025)

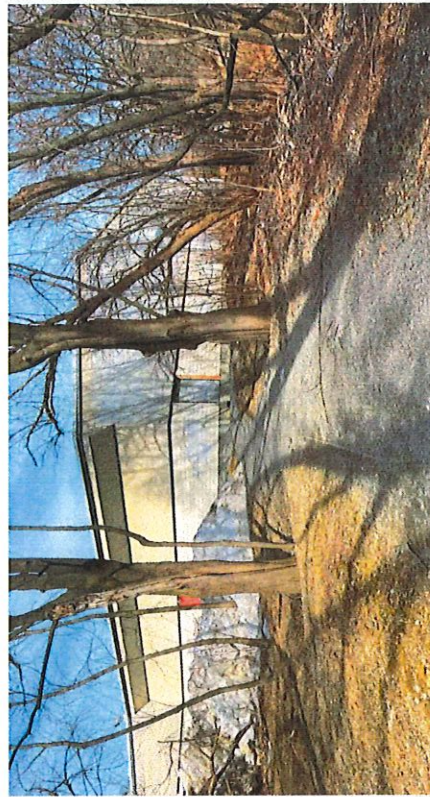


Figure 3: Southwestern view of the path from 580 Pleasant Street towards the back of the John Ryan Ice Rink (Date: March 25, 2025)

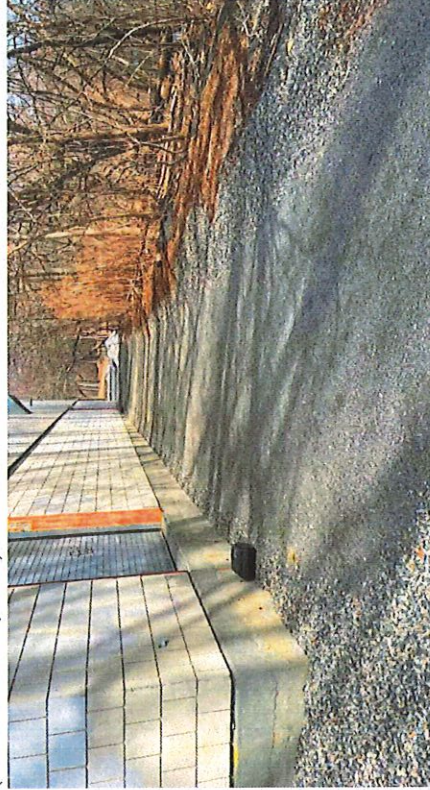


Figure 4: Eastern view of path on southern side of the John Ryan Ice Rink (Date: March 25, 2025)



Thomas D. Brady
Director of Public Works

CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

(P) 617-972-6420
(F) 617-972-6402

April 7, 2025

Watertown Conservation Commission
Maria P. Rose, Chairwoman
149 Main Street
3rd Floor
Watertown, MA 02472

RE: Notice of Responsibility

Chairman Rose,

Please accept this as written communication the City of Watertown acknowledges as the property owner of John A. Ryan Skating Rink (1 Paramount Place, Watertown, MA), have the legal responsibility for the implementation of the Operation and Maintenance Plan associated with the implemented stormwater improvements, in perpetuity, in accordance with the Order of Conditions provided by MassDEP, File #: 321-0184. If the property is sold, operation and maintenance of the BMPs will become the responsibility of the landowner on record.

Sincerely,

Thomas D. Brady MCA, MQTW
Director of Public Works
City of Watertown



April 30, 2025

Ms. Katie Swan
Watertown Conservation Commission
149 Main Street
Watertown, MA 02472-4410

Subject: MassDEP File No. 321-0169
Arsenal Park Improvements Project, Phase A (551 Rear Arsenal Park)
Certificate of Compliance Request

Dear Ms. Katie Swan:

On behalf of Community Development & Planning, CDM Smith Inc. is pleased to submit the enclosed Request for a Certificate of Compliance (COC) for Phase A of the Arsenal Park Improvements Project, DEP File No. 321-0169, pursuant to the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40) and Wetlands Protection Act Regulations (310 CMR 10.00), and the Order of Conditions (issued July 17, 2019).

Glenn Howard, Project Manager, and Magdalena Lofstedt, Wetland Scientist met with Conservation Agent Katie Swan on site on May 9, 2024, to review the current conditions including plant material establishment, rain gardens, site stabilization and stormwater management features per Special Condition 36.a of the Order of Condition (OOC). Sediment controls were previously removed; plant materials have established as noted in the attached memorandum.

In addition to WPA Form 8a, As-Built Plan signed by a Registered P.E., and Letter of Substantial Completion signed by Registered L.A. the request includes per Special Conditions (S.C.) of the Order of Conditions (OOC):

- Letter of Responsibility for the implementation of the Operation and Maintenance plan associated with the stormwater management per S.C. 19.
- Memorandum from Glenn Howard, RLA, PMP, of CDM Smith Inc. per S.C. 27
- A maintenance schedule for all indoor and outdoor sumps and/or hoods of drainage structure per S.C. 37
- Figure 3 from the Notice of Intent for Phase A filed with the Commission in June 2019. CDM Smith has confirmed that there is no change in new/net impervious areas within the 200-ft Riverfront Area (RFA) since the filing of the NOI. Existing impervious are prior to construction of Phase A was 10,364 sf. A total of 3,919 sf of impervious area was removed as part of Phase A construction and 8,118 sf of new impervious area was added, leaving a net increase of 4,199 sf of impervious area. Total area of RFA on the parcel is 137,889 sf. After the completion of Phase A, a total of 10.6% of the RFA consists of impervious area.



Ms. Katie Swan
April 30, 2025
Page 2

Ms. Swan also asked for total impervious area of Phase A which we calculated as being 17,973 square feet (see Sheet L-3).

We look forward to discussing this COC request at your next scheduled public meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glen Howard".

Glen Howard
Project Manager
CDM Smith Inc.

cc: Steven Magoon, Community Development & Planning

WPA Form 8a



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information

Important:

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



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:

Community Development & Planning (Steven Magoon)		
Name		
149 Main Street		
Mailing Address		
Watertown	MA	02472
City/Town	State	Zip Code
617-972-6417		
Phone Number		

2. This request is in reference to work regulated by a final Order of Conditions issued to:

Community Development & Planning (Steven Magoon)	
Applicant	
7/17/2019	321-0169
Dated	DEP File Number

3. The project site is located at:

551 Rear Arsenal Street	Watertown
Street Address	City/Town
140	1301 2A 0
Assessors Map/Plat Number	Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

Property Owner (if different)		
Middlesex	75693	342
County	Book	Page
--		
Certificate (if registered land)		

5. This request is for certification that (check one):

- the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.
- the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

- the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



WPA Form 8A – Request for Certificate of Compliance

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

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes

If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

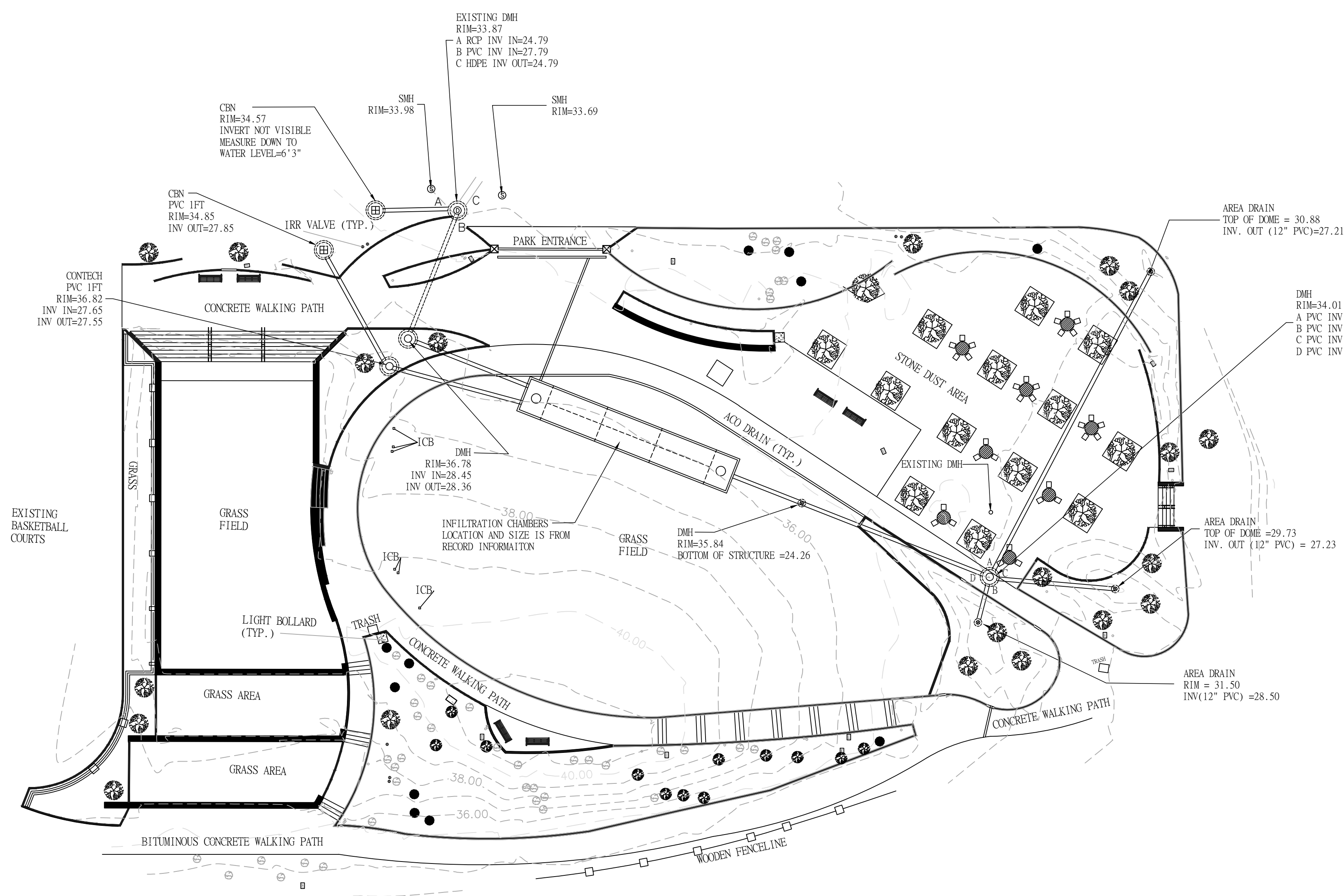
Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

As Built Plan

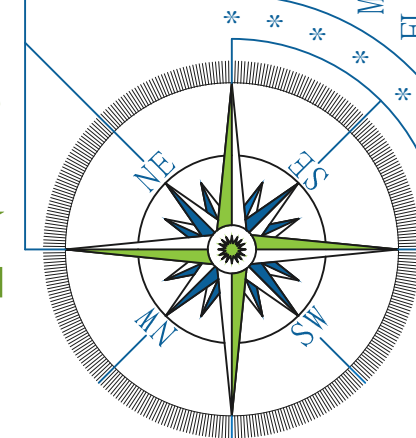
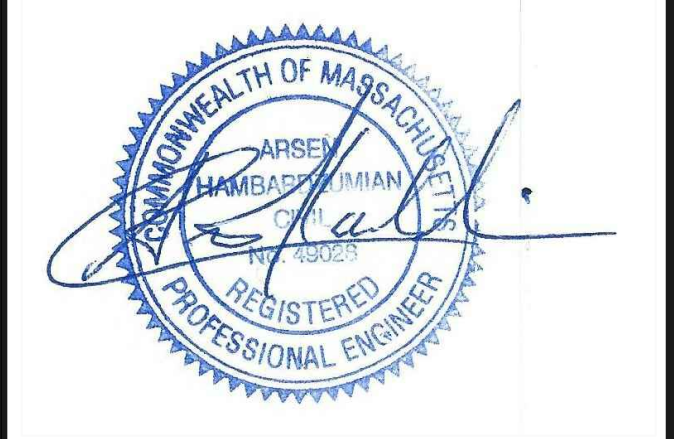
AS-BUILT PLAN

LEGEND

- — ELECTRIC HAND HOLE (EHH)
- ⊙ — DRAIN MANHOLE (DMH)
- ⊕ — CATCH BASIN (CB)
- ⊗ — AREA DRAIN (ADRN)
- ⊖ — UTILITY POLE (UP)
- GUY WIRE
- ⊙ — SEWER MANHOLE (SMH)
- ⊕ — HYDRANT (HYD)
- ⊗ — WATER SHUTOFF (WSO)
- ⊖ — WATER PIT
- — TRASH RECEPTACLE
- — DECIDUOUS TREE
- — CONIFEROUS TREE
- — TRASH RECEPTACLE
- BENCH
- STANDARD PICNIC TABLE
- ADA ACCESSIBLE PICNIC TABLE
- ===== PERFORATED HDPE PIPE
- ===== SOLID DRAIN LINE
- ELECTRICAL CONDUIT
- WATER LINE
- SEWER LINE
- CHAIN LINK FENCE
- ORNAMENTAL FENCE
- MINOR CONTOURS
- MAJOR CONTOURS
- INV. INVERT
- DMH DRAIN MANHOLE
- CB CATCH BASIN
- R.C.P. REINFORCED CONCRETE PIPE
- PERF. PERFORATED
- HDPE HIGH DENSITY POLYETHYLENE
- PVC POLYVINYL CHLORIDE
- SMH SEWER MANHOLE
- MON. MONUMENT
- ICB. IRRIGATION CONTROL BOX



NESRA
 www.nesraeng.com
 607-506-3772
ENGINEERING
 MA — 829 SOUTH WASHINGTON STREET
 RI — NORTH ATTLEBORO
 NH — MASSACHUSETTS 02760

PROJECT
 ARSENAL PARK AS-BUILT
 CLIENT
 TOWN OF WATERTOWN
 149 MAIN ST
 WATERTOWN, MA 02472

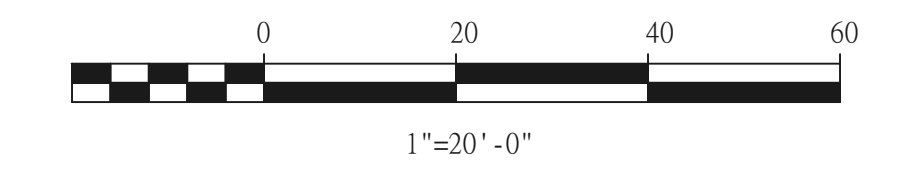
DESIGNED BY	
REVIEWED BY	
NO.	REVISION
	DATE

SCALE - 1"=20'-0"
 DATE - 4/25/23

ARSENAL PARK
 AS-BUILT

AB-1

NOTE:
 SURVEY COORDINATES ARE BASED ON MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM (NAD83).
 SURVEY ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 AS-BUILT INFORMATION IS COMPILED FROM ON THE GROUND GPS SURVEY, CONTRACTOR GPS SURVEY DATA AND MARKED UP RECORD PLANS.



**Letter of Responsibility for the implementation of the
Operation and Maintenance plan associated with the
stormwater management per S.C. 19**



Thomas D. Brady
Director of Public Works

CITY OF WATERTOWN

DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

(P) 617-972-6420
(F) 617-972-6402

April 7, 2025

Watertown Conservation Commission
Maria P. Rose, Chairwoman
149 Main Street
3rd Floor
Watertown, MA 02472

RE: Notice of Responsibility

Chairman Rose,

Please accept this as written communication the City of Watertown acknowledges, per condition 19C in the Order of Conditions, as the property owner of Arsenal Park (551 Rear Arsenal Street, Watertown, MA), we have the legal responsibility for the implementation of the Operation and Maintenance Plan associated with the implemented stormwater improvements, in perpetuity, in accordance with the Order of Conditions provided by MassDEP, File #: 321-0169. If the property is sold, operation and maintenance of the BMPs will become the responsibility of the landowner on record.

Sincerely,

Thomas D. Brady MCA, MQTW
Director of Public Works
City of Watertown

**Memorandum from Glenn Howard, RLA, PMP, of CDM
Smith Inc. per S.C. 27**



Memorandum

To: *Katherine Swan, Watertown Conservation Commission*

From: *Glenn Howard, RLA, PMP*

Date: *4/30/2025*

Subject: *Arsenal Park Phase A Special Conditions and Certificate of Compliance Documentation*

Special Conditions Item #27 Plantings

The plant installation for Arsenal Park Phase A was completed by Heimlich Landscaping and Construction Corp. in June 2021. At that time CDM Smith completed an inspection of the installation and provided provisional acceptance to begin the maintenance period in accordance with the bid documents. In addition to the Watertown Conservation Commission order of conditions the bid documents required replacement of dead or missing plant material after 1 year. On August 18, 2022, CDM Smith completed an inventory of dead or missing plant material and provided Heimlich with the plant material replacement list. More than 75% of shrub species and more than 80% of herb species had established themselves so the replacement request was based on the bid document warranty requirement which was more stringent. No action was taken by the contractor until June 2023.

On June 7, 2023, CDM Smith conducted a site visit with Heimlich Landscape and Construction Corp. More than 75% of shrub species and more than 80% of herb species and all tree species were established. To comply with the additional bid document requirements CDM Smith developed a supplemental planting replacement plan which was installed by the Contractor.

An inspection request was initiated with the Watertown Conservation Commission and on August 14, 2023, Katherine Swan accompanied CDM Smith for a final inspection of the plant installation. It was anticipated that a certificate of compliance request would be initiated at this time however, Heimlich Landscape and Construction Corp. had not provided an as-built plan.

On September 6, 2023, CDM Smith attended a commission hearing, requested and was granted an extension.

CDM Smith received the certified as-built plan in November 2023.

On May 8, 2024, Katherine Swan accompanied CDM Smith for a follow up inspection of the plant material installation and site inspection.

Arsenal Park Phase A Plant Inventory Report and Replacement List

Date: 08/18/2022

Location: Arsenal Park, Watertown, MA

Attendees: Aidan Murray

Tree Replacements:

3 - *Juniperus virginiana* 'emerald sentinel' (eastern red cedar)

1 - *Cornus x rutgersensis* (rutgan (stellar pink) dogwood stellar series)

Shrub Replacements:

27 - *Ilex verticillata* (winterberry)

16 - *Clethra alnifolia* (sweet pepper bush)

16 - *Kalmia latifolia* 'nipmuck' (nipmuck mountain laurel)

1 - *Leucothoe axillaris* (dog hobble coastal)

3 - *Rhododendron viscosum* (swamp azalea)

35 - *Hydrangea quercifolia* (oakleaf hydrangea)

28 - *Aronia melanocarpa* 'low scape mound' (low scape mound chokeberry)

12 - *Fothergilla gardenii* (dwarf fothergilla)

8 - *Ceanothus americanus* (New Jersey tea)

Perennial Replacements:

12 - *Rudbeckia lacinata* (cutleaf coneflower)

40 - *Pensemon digitalis* (foxglove beardtounge)

102 - *Carex stricata* (upright sedge)

20 - *Juncus effusus* (common rush)

98 - *Lobelia cradinalis* (cardinal flower)

69 - *Liatris spicata* (blazing star)

16 - *Clethra alnifolia* (sweet pepper bush)

30 - *Iris versicolor* (blue flag iris)

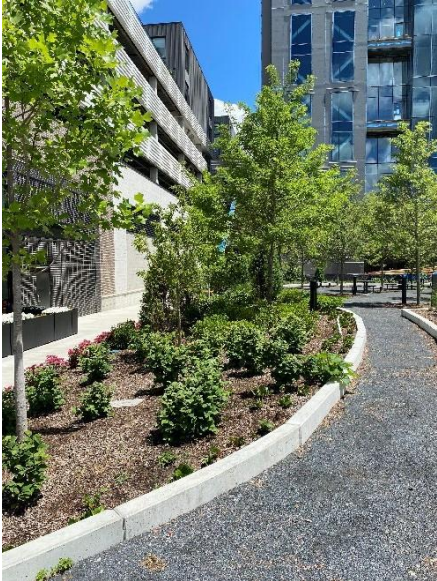
Perennial Replacements Cont.:

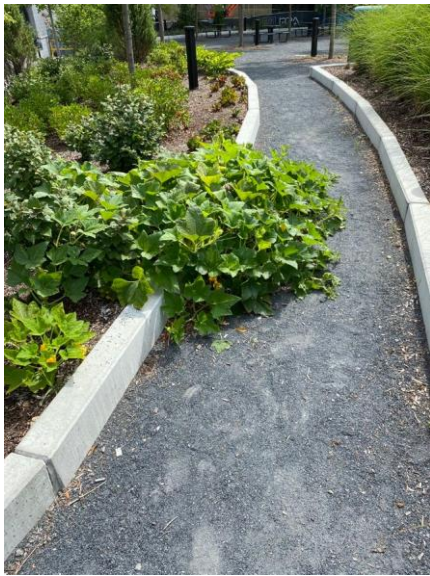
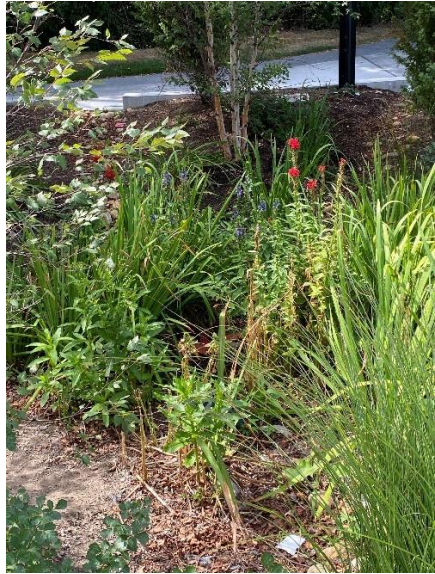
- 8 - *Miscanthus sinensis 'gracillmus'* (gracillmus grass maiden)
- 30 - *Osmunda cinamomea* (cinnamon fern)
- 15 - *Achillea x moonshine yarrow* (moonshine yarrow common)
- 7 - *Achillea millefolium apricot delight* (apricot delight yarrow common)
- 223 - *Bergenia cordifolia* (pigsqueak)
- 33 - *Polygonatum diflorum* (solomon's seal)
- 220 - *Aquilegia x songbird cardinal columbine* (cardinal columbine)
- 3 - *Phlox paniculata* (garden girls glamour girl phlox)
- 3 - *Phlox paniculata* (flame red tall garden phlox)
- 4 - *Phlox paniculata* (barfourteen (purple flame) phlox summer)
- 10 - *Lupinus polyphyllus* (tequila flame lupine)
- 13 - *Lupinus polyphyllus* (blacksmith lupine)
- 13 - *Lupinus polyphyllus* (Manhattan lights lupine)
- 17 - *Lupinus polyphyllus* (masterpiece lupine)
- 34 - *Baptisia australis* (blue wild indigo)
- 11 - *Asclepias tuberosa* (butterfly weed)

Arsenal Park Phase A Plant Inventory Report Photos

Date: 08/18/2022

Location: Arsenal Park, Watertown, MA





Photographs of additional stormwater measures installed Spring 2024. Photos from March 2025



LANDSCAPE NOTES:

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND SIDEWALK CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. A 3-INCH DEEP SHREDDED PINE BARK SAUCER SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, AS SHOWN ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE LANDSCAPE ARCHITECT.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. ALL PLANT MATERIALS SHALL BE MAINTAINED AND GUARANTEED AS SPECIFIED.
10. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

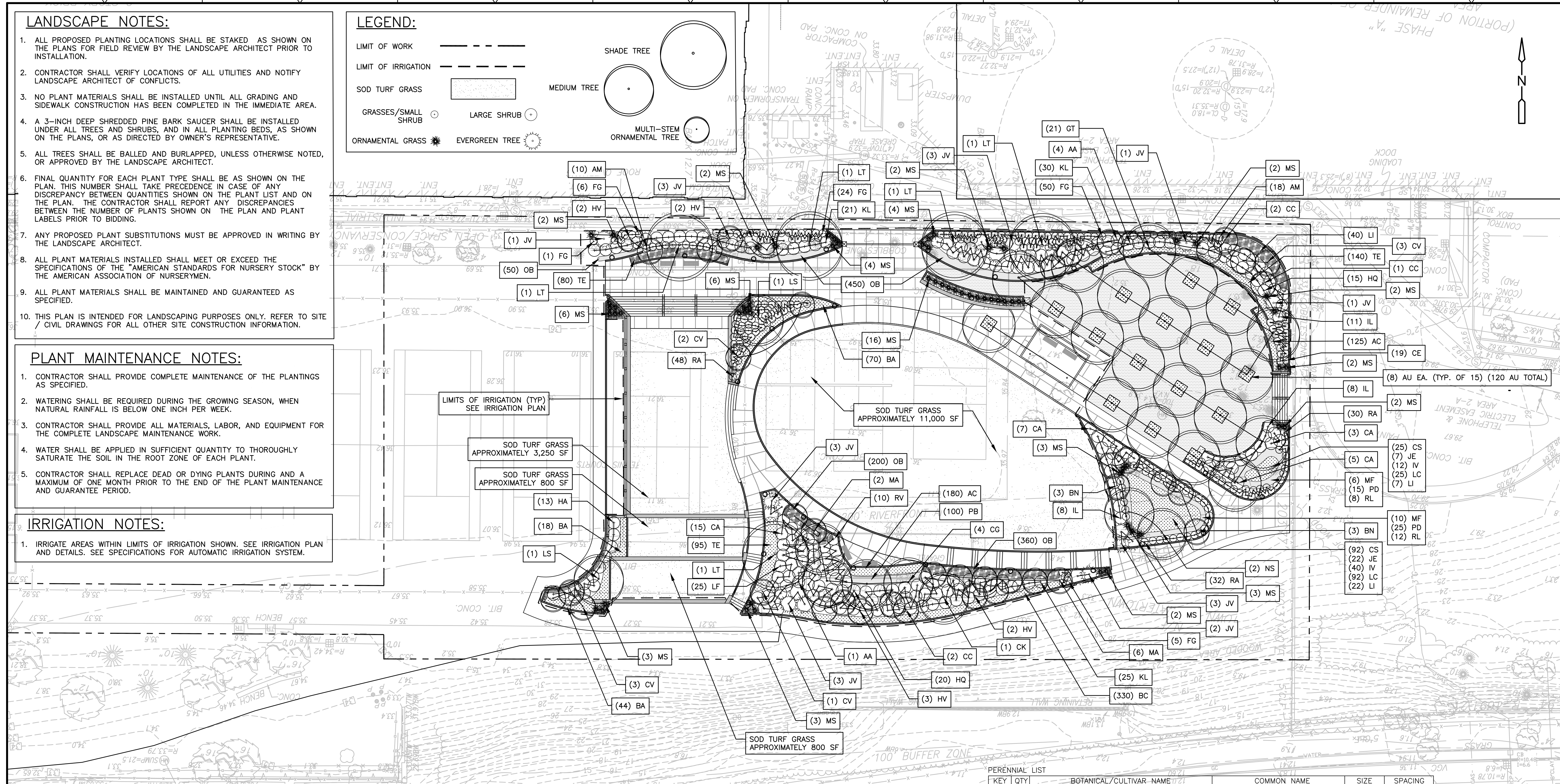
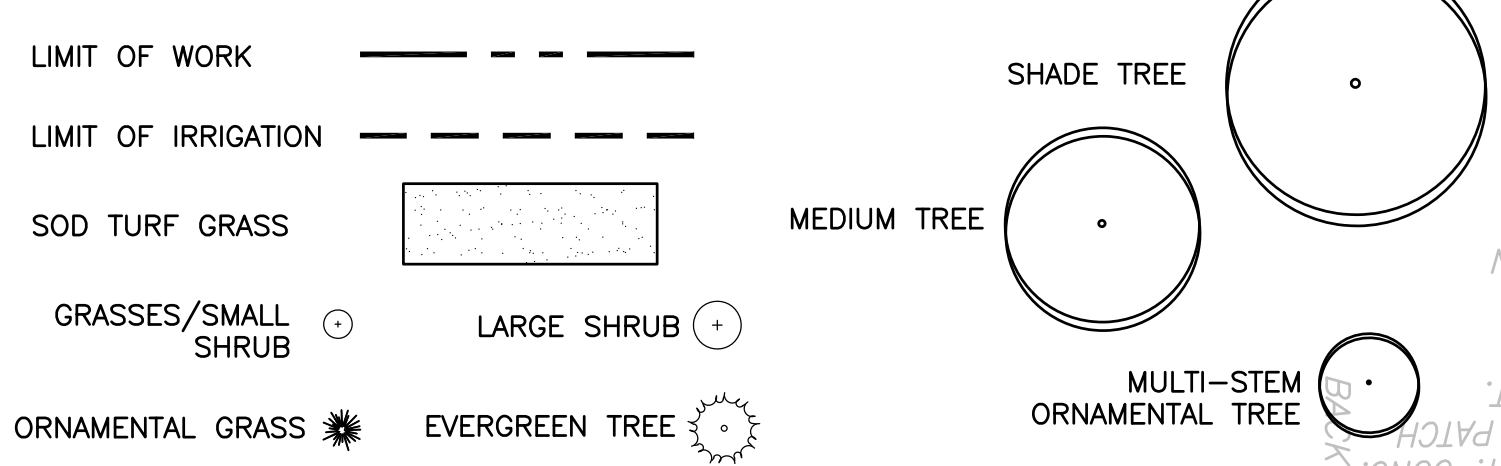
PLANT MAINTENANCE NOTES:

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE PLANTINGS AS SPECIFIED.
2. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS DURING AND A MAXIMUM OF ONE MONTH PRIOR TO THE END OF THE PLANT MAINTENANCE AND GUARANTEE PERIOD.

IRRIGATION NOTES:

1. IRRIGATE AREAS WITHIN LIMITS OF IRRIGATION SHOWN. SEE IRRIGATION PLAN AND DETAILS. SEE SPECIFICATIONS FOR AUTOMATIC IRRIGATION SYSTEM.

LEGEND:



KEY	QTY	BOTANICAL/CULTIVAR NAME	COMMON NAME	SIZE	NOTES
AA	5	AMELANCHIER ARBOREA	SERVICEBERRY	10' HEIGHT	MULTISTEM, B&B
BN	6	BETULA NIGRA 'LITTLE KING' FOX VALLEY	RIVER BIRCH	10' HEIGHT	MULTISTEM, B&B
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	2.5"-3" CAL	TREE FORM, B&B
CG	4	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS HAWTHORN	2.5"-3" CAL	TREE FORM, B&B
CK	1	CLADRASIS KENTUCKEA	YELLOWWOOD	2.5"-3" CAL	TREE FORM, B&B
CV	9	CHIONANTHUS VIRGINICUS	FRINGETREE	10' HEIGHT	MULTISTEM, B&B
GT	21	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	5"-6" CAL	TREE FORM, B&B
HV	9	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	#7 CONT.	MULTISTEM
JV	20	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN RED CEDAR	8' HEIGHT	B&B
LS	2	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2.5"-3" CAL	TREE FORM, B&B
LT	5	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5"-3" CAL	TREE FORM, B&B
MA	8	MALUS 'SUTYZAM' SUGAR TYME	FLOWERING CRABAPPLE	2.5"-3" CAL	TREE FORM, B&B
NS	2	NYSSA SYLVATICA	BLACK TUPELO	2.5"-3" CAL	TREE FORM, B&B

KEY	QTY	BOTANICAL/CULTIVAR NAME	COMMON NAME	SIZE	SPACING
AM	28	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	DWARF BLACK CHOKEBERRY	#3 CONT	3' O.C.
AU	120	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	COMMON BEARBERRY	#1 CONT	8 PER PLANTER
CA	30	CLETHRA ALNIFOLIA	SWEET PEPPER BUSH	#3 CONT	5" O.C.
CE	19	CEANOTHUS AMERICANUS	NEW JERSEY TEA	#3 CONT	3' O.C.
FG	86	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3 CONT	3' O.C.
HA	13	HYDRANGEA ARBORESCENS 'INCREDIBALL'	SMOOTH HYDRANGEA	#3 CONT	5" O.C.
HQ	35	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 CONT	5" O.C.
IL	27	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY	#3 CONT	5" O.C.
KL	76	KALMIA LATIFOLIA 'NIPMUCK'	NIPMUCK MOUNTAIN LAUREL	#3 CONT	5" O.C.
LF	25	LEUCOTOHAE FONTANESIANA	DROOPING LAUREL	#3 CONT	5" O.C.
RA	110	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	#3 CONT	3' O.C.
RV	10	RHODODENDRON VISCOSUM	SWAMP AZALEA	#3 CONT	5" O.C.

KEY	QTY	BOTANICAL/CULTIVAR NAME	COMMON NAME	SIZE	SPACING
AC	305	AGUILEGIA CANADENSIS	EASTERN COLUMBINE	#1 CONT	9"-12" O.C.
BA	132	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	#1 CONT	24" O.C.
BC	330	BERGENIA CORDIFOLIA	PIGSQUEEK	#1 CONT	12" O.C.
CS	117	CAREX STRICTA	UPRIGHT SEDGE	QUART	12" O.C.
IV	52	IRIS VERSICOLOR	BLUE FLAG	QUART	30" O.C.
JE	29	JUNCUS EFFUSUS	COMMON RUSH	QUART	24" O.C.
LC	117	LOBELIA CARDINALIS	CARDINAL FLOWER	QUART	24" O.C.
LI	69	LIATRIS SPICATA	BLAZING STAR	#1 CONT	24" O.C.
MF	16	MONARDA FISTULOSA	BEEBALM	#1 CONT	24" O.C.
MS	64	MISCANTHUS SSINENSIS 'GRACILLIMUS'	GRACILLIMUS EULALIA GRASS	#1 CONT	24" O.C.
OB	1060	OENOTHERA BERLANDIERI 'SISKIYOU PINK'	EVENING PRIMROSE	#1 CONT	9"-12" O.C.
PB	100	POLYGONATUM BIFLORUM	SOLOMON'S SEAL	#1 CONT	8"-12" O.C.
PD	40	PENSEMON DIGITALIS	FOXGLOVE BEARDTONGUE	#1 CONT	12"-18" O.C.
RL	20	RUDBECKIA LACINIATA	CUTLEAF CONEFLOWER	#1 CONT	18"-24" O.C.
TE	315	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	#1 CONT	15"-18" O.C.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: N.WATKINS/R.GUILFOIL
 DRAWN BY: R.GUILFOIL
 SHEET CHK'D BY: G.HOWARD
 CROSS CHK'D BY: K.DRAKE
 APPROVED BY: G.HOWARD
 DATE: MAY 2020

CDM Smith
 75 State Street
 Boston, MA 02109
 Tel: (617) 452-6000

TOWN OF WATERTOWN, MASSACHUSETTS
ARSENAL PARK IMPROVEMENTS PROJECT
 PHASE A

LANDSCAPING PLAN

PROJECT NO. 56318-238275
 FILE NAME: C001STPL
 SHEET NO. L-7

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**Maintenance schedule for all indoor and outdoor
sumps and/or hoods of drainage structure per S.C. 37**

Post-Construction Operation and Maintenance Plan

Project: Arsenal Park Improvements – Phase A

Location: Between Arsenal Yards and Greenough Boulevard, Watertown, MA

Owner/Responsible Party: Town of Watertown

This document describes the operation and maintenance activities for the proposed stormwater management facilities associated with the Arsenal Park Improvements.

Deep-Sump Hooded Catch Basin

A deep-sump hooded catch basin is located near the Arsenal Yards entrance to the park. Maintenance activities include the following:

- Inspect the catch basin four times per year for depth of sediment and physical condition of the catch basin.
- Clean out the catch basin two times per year, particularly at the end of the foliage and snow removal seasons, or more frequently, if needed.
- Repair or replace damaged catch basin hood.
- Dispose of catch basin cleanings at a landfill or other facility permitted by MassDEP to accept solid waste, without any prior approval by MassDEP, unless the sediments are contaminated.

Rain Garden

Rain gardens are located around the bosque area. Maintenance activities include the following:

- Annually, check to ensure the filter surface remains well draining after storm events. If filter bed is clogged, is draining poorly, or has standing water that covers more than 50 percent of the surface 48 hours after a precipitation event, then remove top few inches of material, and till, or rake remaining material as needed. Upon failure, excavate rain garden, scarify bottom and sides, replace filter fabric and soil, replant, and mulch. On average, replacement or rehabilitation of the filtration media will occur every 8 years.
- Perform a minimum of one inspection during the growing season to ensure the health, density and diversity of the vegetation. Vegetation should cover more than 75 percent of the system. Remove and replace dead vegetation. In addition, look for erosion, scour and unwanted growth; any unwanted growth should be removed with minimum disruption to the remaining vegetation.
- During the fall, prior to the first snowfall, remove all fallen leaves and debris.
- Inspect the rain gardens monthly to remove trash and debris.
- Prune and weed the plantings periodically to control the growth of unwanted plants. To maintain the permeability of the system, the vegetation within the rain garden must be maintained with lightweight equipment, such as a hand-held line trimmer.

- Use zero-phosphorus fertilizers, if needed, to promote growth of the plantings.
- Replace the underlying mulch on a yearly basis.
- Do not use the rain garden for stockpiling of plowed snow and ice, compost, or any other material.

Gravel Infiltration Trench

A gravel infiltration trench is located along the southern concrete walk. Maintenance activities include the following:

- Inspect the gravel infiltration trench for the accumulation of debris after the first several rainfall events (upon completion of construction), after all major storms, and on regularly scheduled dates every six months. Any debris found in the gravel infiltration trench should be promptly removed. The frequency of inspections should be evaluated and adjusted, if warranted by inspection results.
- Inspect the gravel infiltration trench within 3 days after a major storm to look for ponded water. If there is ponded water at the surface, the gravel surface is likely clogged.
- To address surface clogging, remove and replace the first layer of stone aggregate and the filter fabric. If water is ponded inside the gravel infiltration trench, it may indicate that the bottom of the gravel infiltration trench has failed.
- To rehabilitate a failed gravel infiltration trench, strip all accumulated sediment from the bottom of the gravel infiltration trench, and then scarify and till the bottom of the trench to induce infiltration. Replace all the stone aggregate and filter fabric in the gravel infiltration trench.

Contech CDS Unit

- The CDS unit is a proprietary separator device located adjacent to the subsurface detention system. Routine maintenance should follow manufacturer's instructions, which are attached.

Subsurface Detention System

The subsurface detention system is located in the center green area. Maintenance activities include the following:

- During the first year of operation, inspect the chamber after major rainfall events, but at least twice per year to gain an understanding of the sediment buildup in this chamber. The actual frequency of maintenance can be determined after the first year of operation.
- Remove accumulated sediment using a vacuum.
- Dispose of the sediment at a landfill or other facility permitted by MassDEP to accept solid waste, without any prior approval by MassDEP, unless the sediments are contaminated.

Stormwater Management Facility Inspection Form

Location: Arsenal Park Improvements – Phase A
 Between Arsenal Yards and Greenough Boulevard, Watertown, MA

Inspected By: _____

Inspection Date: _____

BMP Measure	Status/Inspection	Action Taken
Deep Sump Catch Basin		
Rain Garden		
Gravel Infiltration Trench		
CDS Unit		
Subsurface Detention		

Long-Term Pollution Prevention Plan

The following practices will be employed at Arsenal Park to provide source control and pollution prevention:

1. The walkways and plazas will be periodically swept to remove trash and debris.
2. The rain gardens will be inspected periodically to remove trash and debris.
3. The gravel infiltration trench will be periodically inspected to remove trash and debris.
4. No hazardous materials shall be stored outside at the park.
5. Salt and de-icing chemicals shall be used sparingly at the park.
6. Any spills that occur at the park shall be contained and cleaned up in a timely manner to prevent the spilled product from entering the catch basin, rain gardens, gravel infiltration trench, and subsurface detention system.

All personnel who provide regular maintenance at Arsenal Park shall be trained annually on the pollution prevention measures described above.

CDS[®] Inspection and Maintenance Guide



Maintenance

The CDS system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit. For example, unstable soils or heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (e.g. spring and fall) however more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment washdown areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet and separation screen. The inspection should also quantify the accumulation of hydrocarbons, trash, and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided.

Access to the CDS unit is typically achieved through two manhole access covers. One opening allows for inspection and cleanout of the separation chamber (cylinder and screen) and isolated sump. The other allows for inspection and cleanout of sediment captured and retained outside the screen. For deep units, a single manhole access point would allow both sump cleanout and access outside the screen.

The CDS system should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when an appreciable level of hydrocarbons and trash has accumulated. If absorbent material is used, it should be replaced when significant discoloration has occurred. Performance will not be impacted until 100% of the sump capacity is exceeded however it is recommended that the system be cleaned prior to that for easier removal of sediment. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Particles at the top of the pile typically offer less resistance to the end of the rod than consolidated particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine whether the height of the sediment pile off the bottom of the sump floor exceeds 75% of the total height of isolated sump.

Cleaning

Cleaning of a CDS system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. The screen should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure that proper safety precautions have been followed. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the CDS system should be done in accordance with local regulations. In many jurisdictions, disposal of the sediments may be handled in the same manner as the disposal of sediments removed from catch basins or deep sump manholes.



CDS Model	Diameter		Distance from Water Surface to Top of Sediment Pile		Sediment Storage Capacity	
	ft	m	ft	m	y ³	m ³
CDS1515	3	0.9	3.0	0.9	0.5	0.4
CDS2015	4	1.2	3.0	0.9	0.9	0.7
CDS2015	5	1.3	3.0	0.9	1.3	1.0
CDS2020	5	1.3	3.5	1.1	1.3	1.0
CDS2025	5	1.3	4.0	1.2	1.3	1.0
CDS3020	6	1.8	4.0	1.2	2.1	1.6
CDS3025	6	1.8	4.0	1.2	2.1	1.6
CDS3030	6	1.8	4.6	1.4	2.1	1.6
CDS3035	6	1.8	5.0	1.5	2.1	1.6
CDS4030	8	2.4	4.6	1.4	5.6	4.3
CDS4040	8	2.4	5.7	1.7	5.6	4.3
CDS4045	8	2.4	6.2	1.9	5.6	4.3
CDS5640	10	3.0	6.3	1.9	8.7	6.7
CDS5653	10	3.0	7.7	2.3	8.7	6.7
CDS5668	10	3.0	9.3	2.8	8.7	6.7
CDS5678	10	3.0	10.3	3.1	8.7	6.7

Table 1: CDS Maintenance Indicators and Sediment Storage Capacities



Support

- Drawings and specifications are available at www.contechstormwater.com.
- Site-specific design support is available from our engineers.

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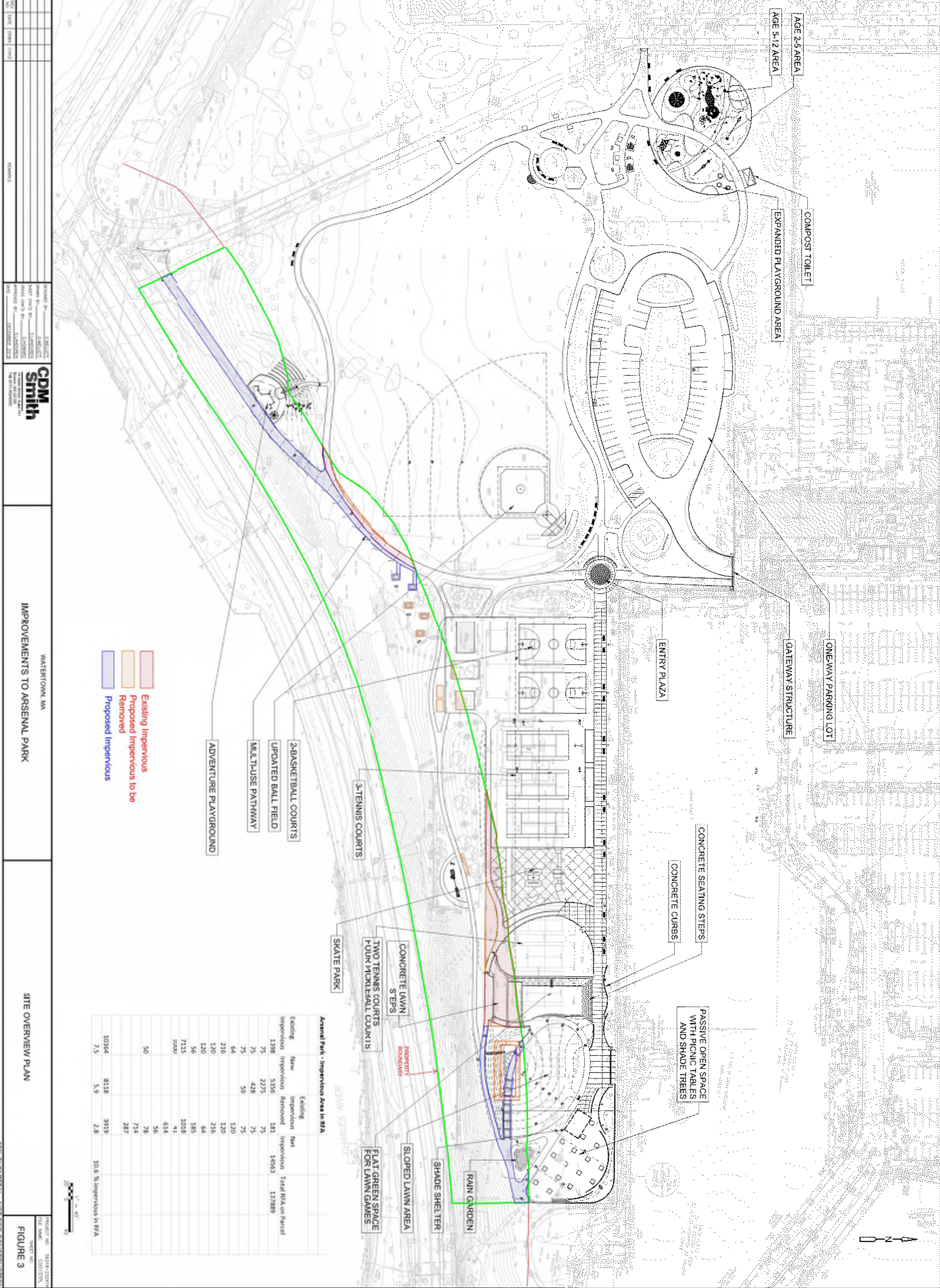
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Figure 3



NO.	DATE	BY	REVISION

CDM Smith
 PROJECT NO. 2018-001
 SHEET NO. 000157K
 DATE: DECEMBER 2018

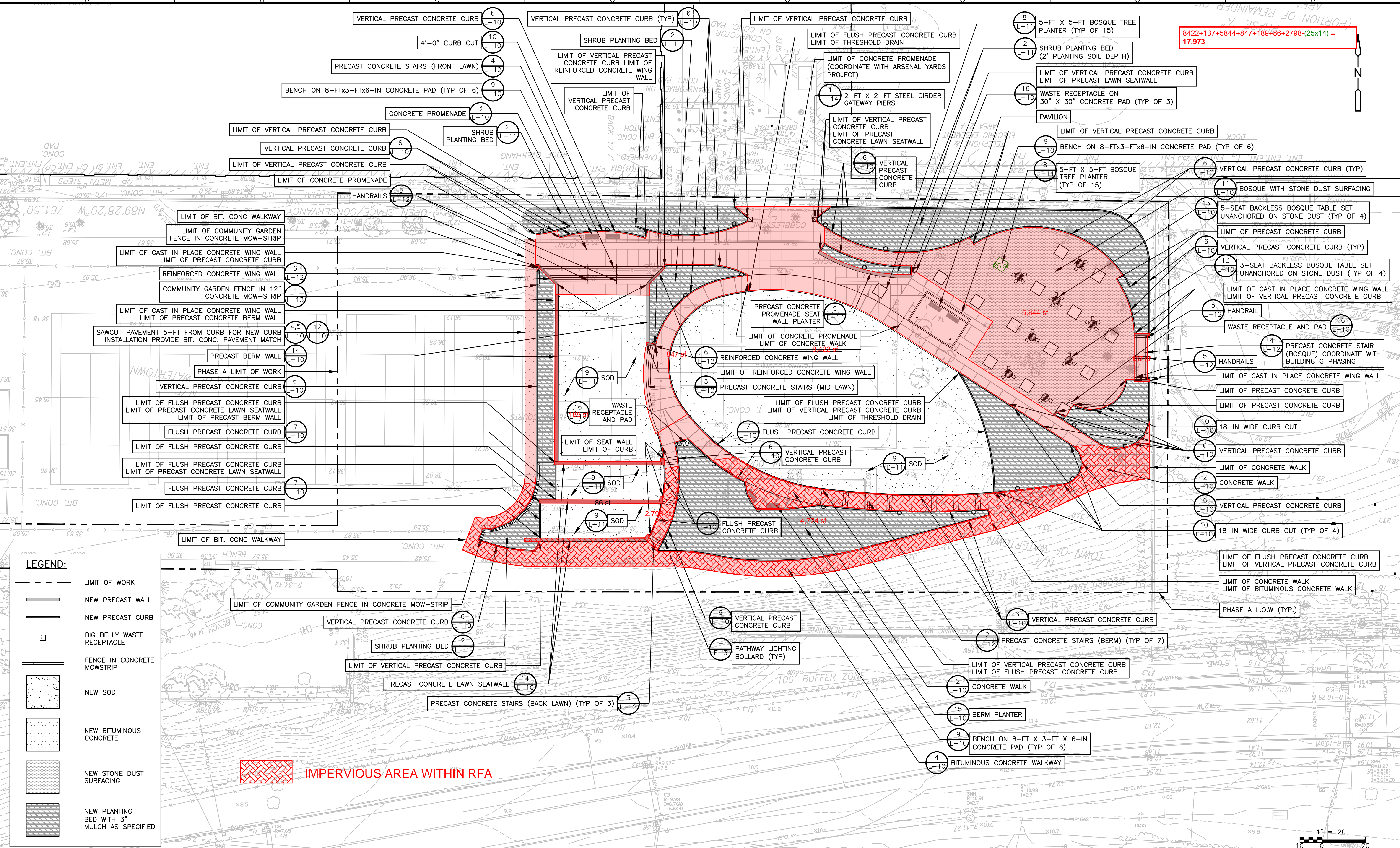
WATERTOWN, MA
 IMPROVEMENTS TO ARSENAL PARK

SITE OVERVIEW PLAN

FIGURE 3
 25% SUBMITTAL - NOT FOR CONSTRUCTION

Sheet L-3

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8422+137+5844+847+189+86+2798-(25x14) = 17,973

LEGEND:

	LIMIT OF WORK
	NEW PRECAST WALL
	NEW PRECAST CURB
	BIG BELLY WASTE RECEPTACLE
	FENCE IN CONCRETE MOWSTRIP
	NEW SOD
	NEW BITUMINOUS CONCRETE
	NEW STONE DUST SURFACING
	NEW PLANTING BED WITH 3\"/>

IMPERVIOUS AREA WITHIN RFA

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: N.WATKINS
 DRAWN BY: N.WATKINS
 SHEET CHK'D BY: G.HOWARD
 CROSS CHK'D BY: K.DRAKE
 APPROVED BY: G.HOWARD
 DATE: MAY 2020



TOWN OF WATERTOWN, MASSACHUSETTS
ARSENAL PARK IMPROVEMENTS PROJECT
 PHASE A

MATERIALS PLAN

PROJECT NO. 56318-238275
 FILE NAME: C003STPL
 SHEET NO. L-3

FEMA Flood Maps and Floodplain Ordinance Updates

Conservation Commission
May 7, 2025

Overview

- ▶ Background on the Floodplain Ordinance update
- ▶ Timeline of Charles River Watershed: FEMA Map Update
- ▶ Changes to FEMA Flood maps
- ▶ Amendments to the Floodplain Ordinance

Background

- ▶ Watertown is a member of the National Flood Insurance Program (NFIP), established in 1968 and managed by the Federal Emergency Management Agency (FEMA).
- ▶ To remain an NFIP community, Watertown must periodically update local regulations to remain consistent with NFIP.
- ▶ On January 8, 2025, FEMA provided a letter of final determination to the City of the final FIRMs (Flood Insurance Rate Map) and FIS (Flood Insurance Study) report for Watertown. “Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24” (p. 2).
- ▶ The proposed zoning amendments, to replace §5.06, entitled “Floodplain District,” update the Zoning Ordinance to reference new Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) reports, and to integrate other mandated rules.

Charles River Watershed FEMA Map Update Timeline



2015

Discovery Meeting



2018

Work Map Meeting



June 2023

Preliminary Maps



September 2024

Review and Public Notices



January 2025

FEMA issues Letter of Final Determination (LFD)



April to June 2025

Planning Board Review and City Council Approval



July 2025

FIRM Effective date is 6 months from the LFD (July 8, 2025)

Updated FEMA Maps

Changes the maps show

- ▶ Better topography
- ▶ Hydrologic and Hydraulic data
- ▶ Changes in Development
- ▶ Approved Letters of Map Changes (LOMC)

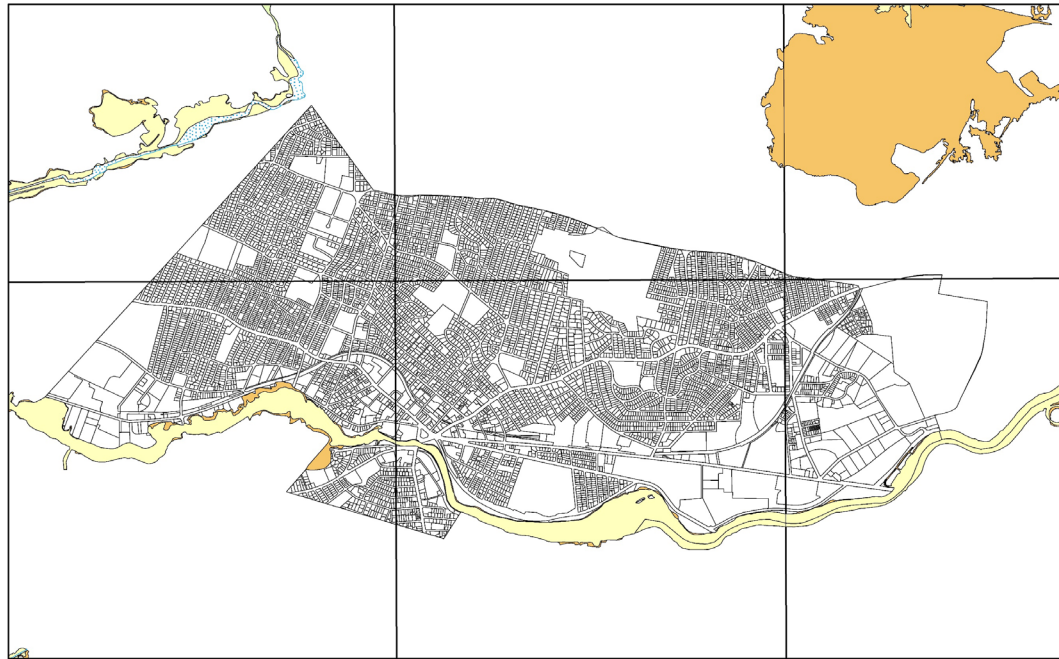
Special Flood Hazard Areas

- ▶ **SPECIAL FLOOD HAZARD AREA.** The land area subject to a 1% or greater chance and shown on a Flood Insurance Rate Map or other flood hazard map by the Federal Emergency Management Agency (FEMA) as Zone A and AE.
- ▶ **ZONE A.** An area of special flood hazard without water surface elevations determined.
- ▶ **ZONE AE.** An area of special flood hazard with water surface elevations determined.

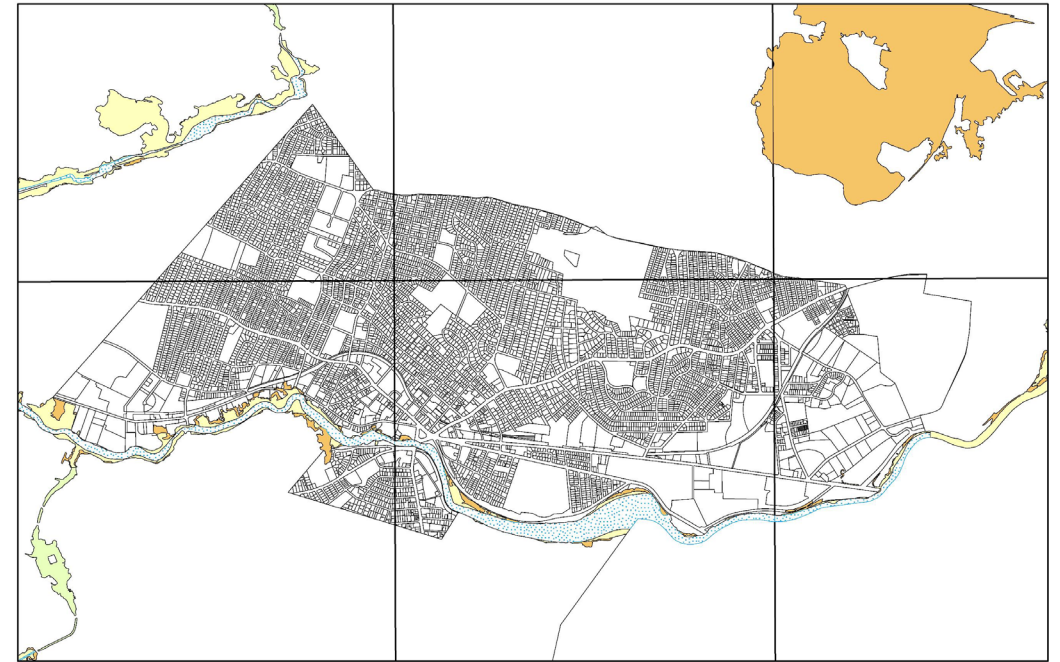
*There are minimal changes for the Special Flood Hazard Areas in Watertown

Comparison of FEMA Flood Maps (2010 vs 2025)

FIRM Map 2010 (For Reference)

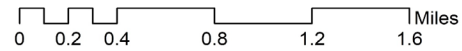


Preliminary FIRM Map 2025 (For Reference)



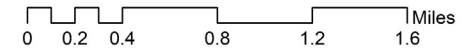
Legend

- Zone A
- Zone AE
- Zone AE, FLOODWAY
- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assessors Data
- City of Watertown Boundary



Legend

- Zone A
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- Assessors Data
- City of Watertown Boundary

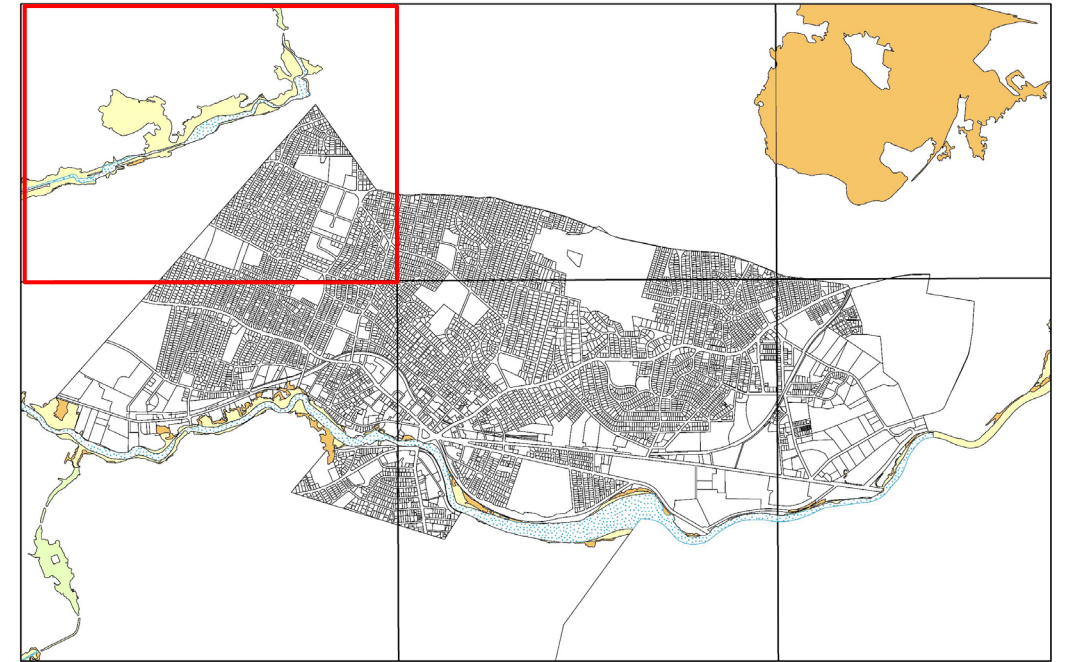
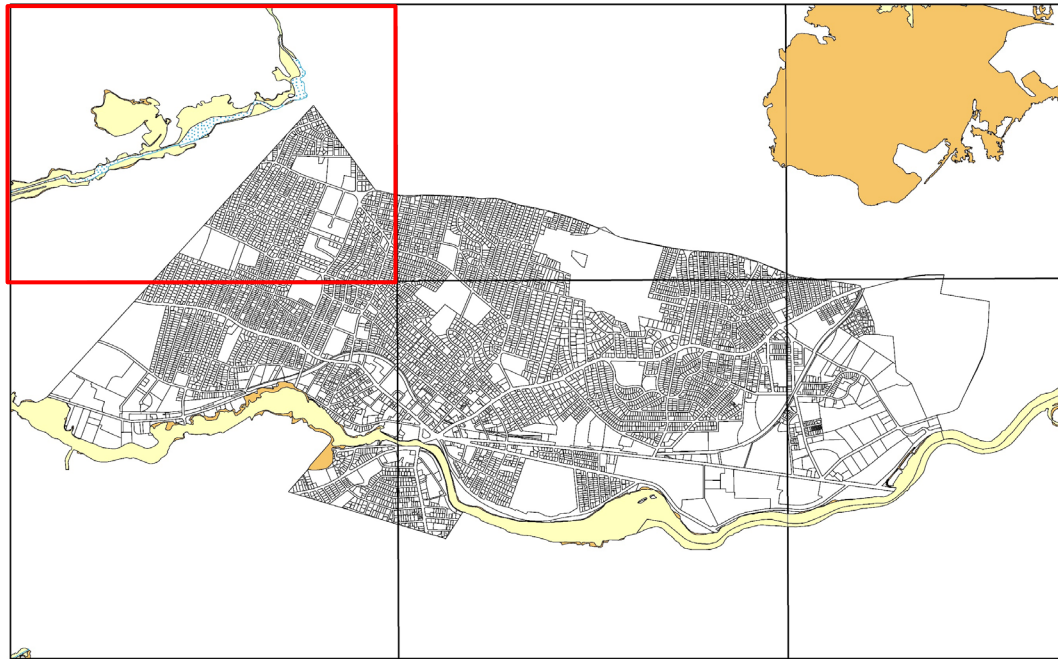


Comparison of FEMA Flood Maps (2010 vs 2025)

(Top three panels: No Applicability to Watertown)

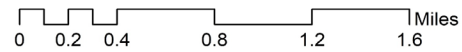
FIRM Map 2010 (For Reference)

Preliminary FIRM Map 2025 (For Reference)



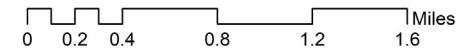
Legend

- Zone A
- Zone AE
- Zone AE, FLOODWAY
- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assesors Data
- City of Watertown Boundary



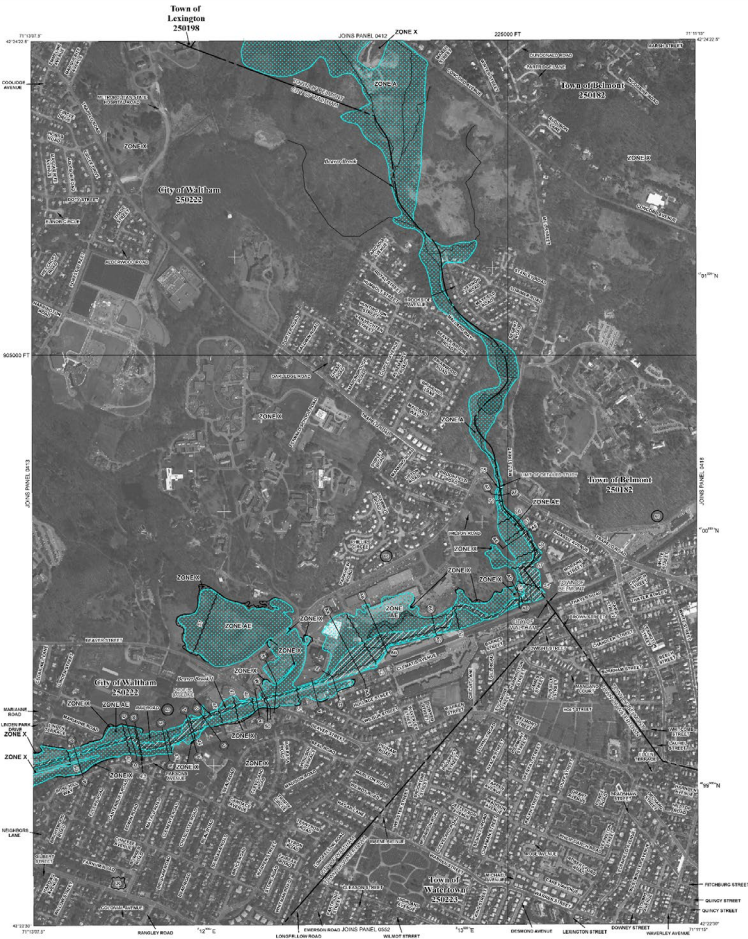
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- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assesors Data
- City of Watertown Boundary

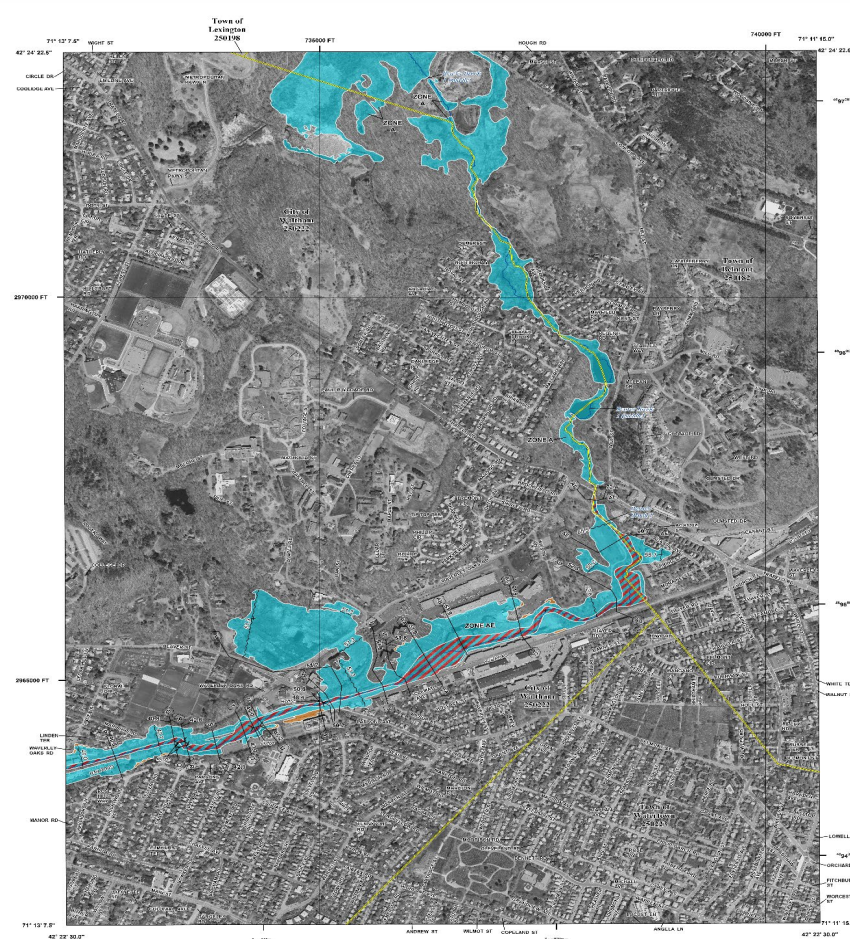


FEMA FIRMs Comparison (1/6)

25017C0414E (2010)



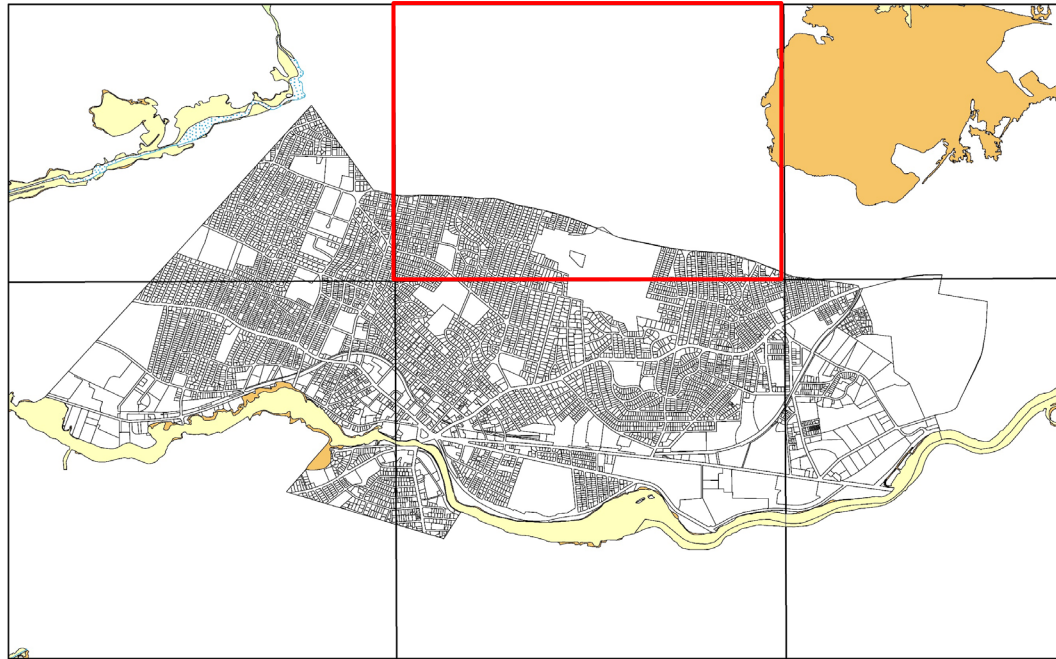
25017C0414F (2025)



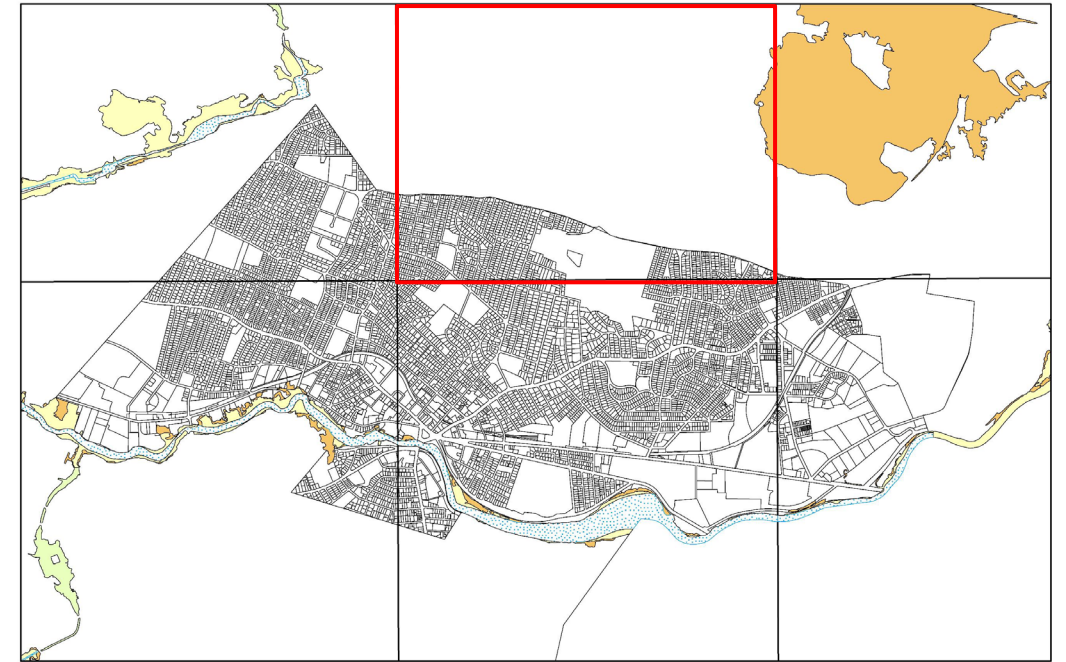
Comparison of FEMA Flood Maps (2010 vs 2025)

(Top three panels: No Applicability to Watertown)

FIRM Map 2010 (For Reference)

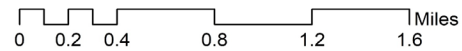


Preliminary FIRM Map 2025 (For Reference)



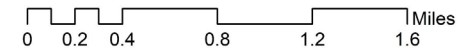
Legend

- Zone A
- Zone AE
- Zone AE, FLOODWAY
- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assessors Data
- City of Watertown Boundary



Legend

- Zone A
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- Zone AE, FLOODWAY
- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assessors Data
- City of Watertown Boundary

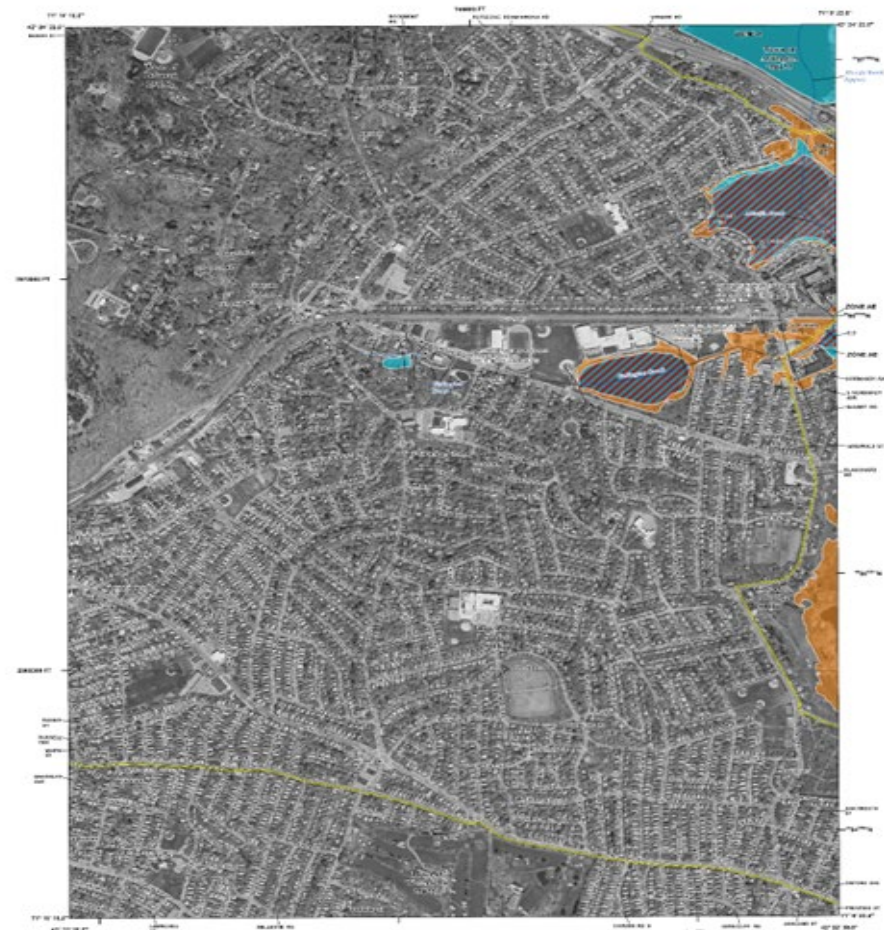


FEMA FIRMs Comparison (2/6)

25017C0418E (2010)



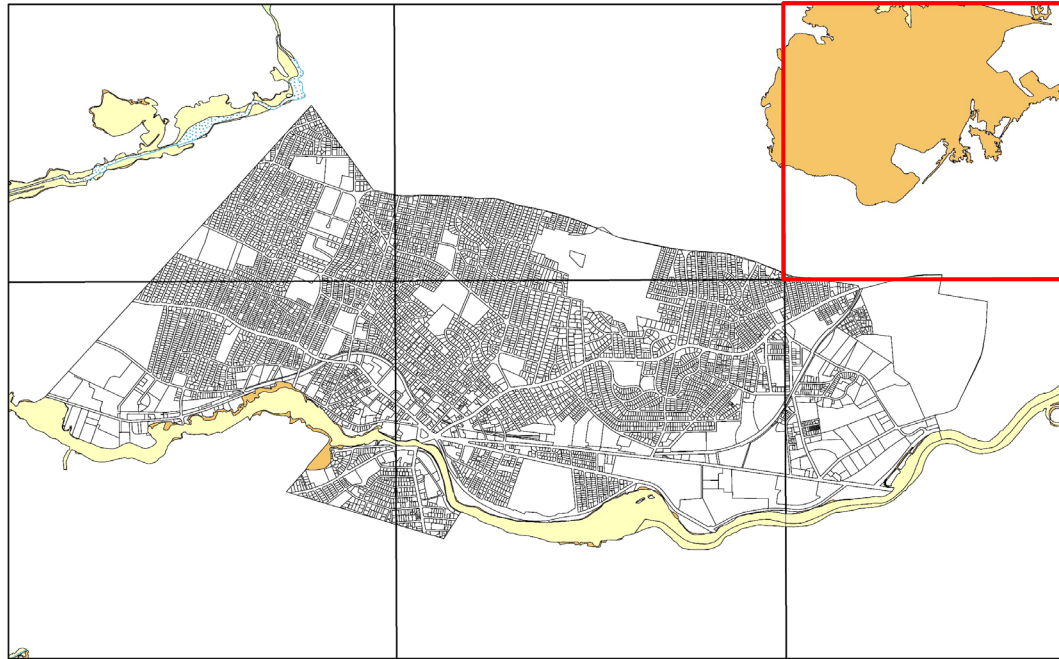
25017C0418F (2025)



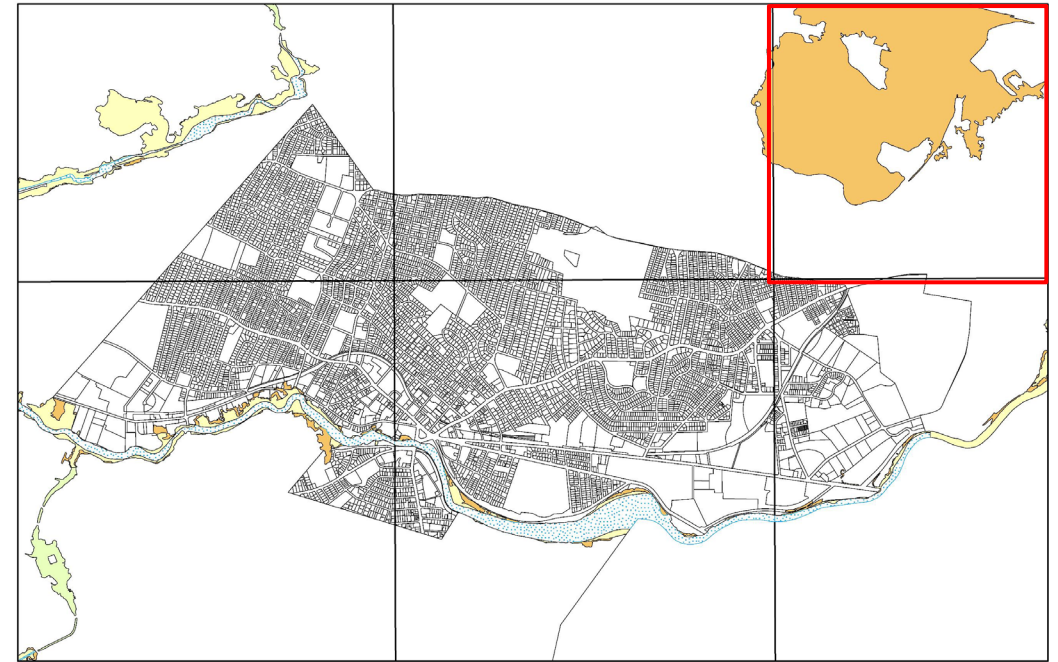
Comparison of FEMA Flood Maps (2010 vs 2025)

(Top three panels: No Applicability to Watertown)

FIRM Map 2010 (For Reference)

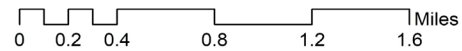


Preliminary FIRM Map 2025 (For Reference)



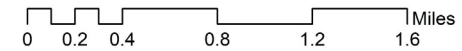
Legend

- Zone A
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- Zone AE, FLOODWAY
- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assessors Data
- City of Watertown Boundary



Legend

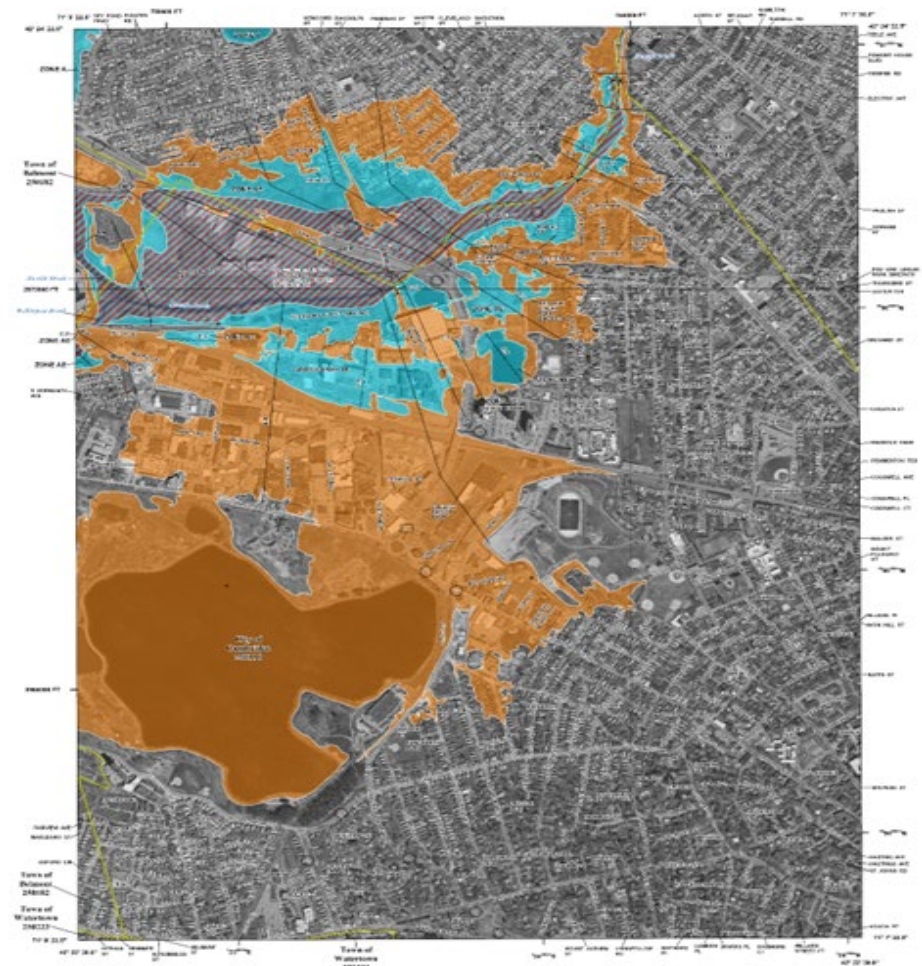
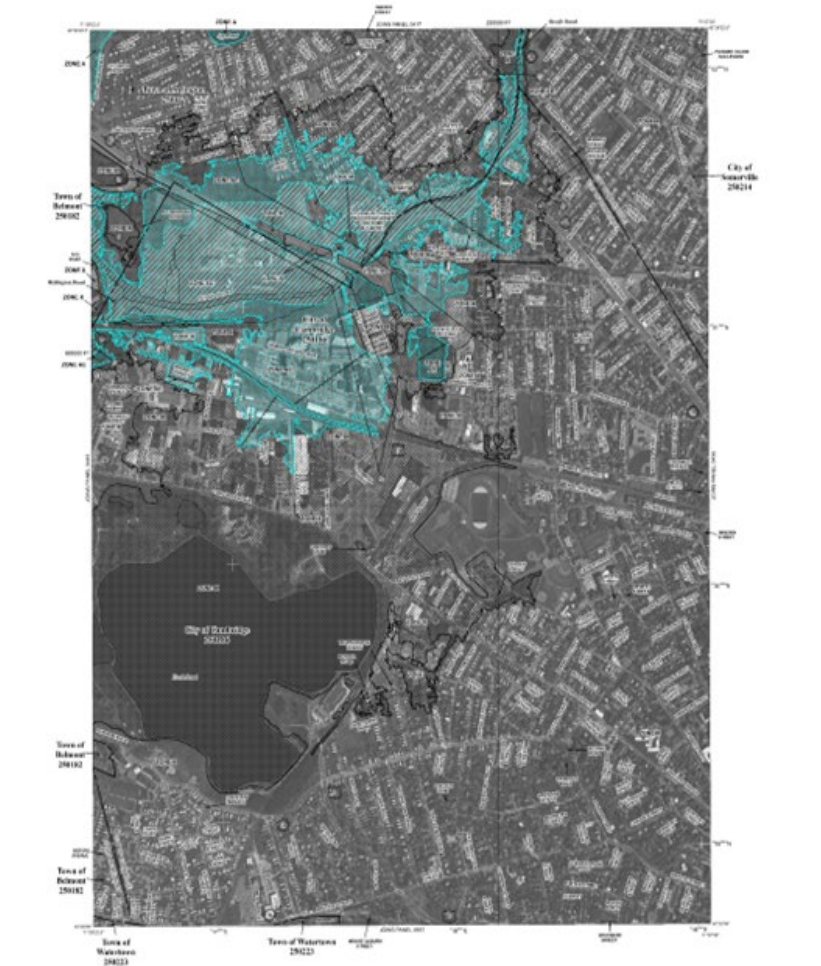
- Zone A
- Zone AE
- Zone AE, FLOODWAY
- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assessors Data
- City of Watertown Boundary



FEMA FIRMs Comparison (3/6)

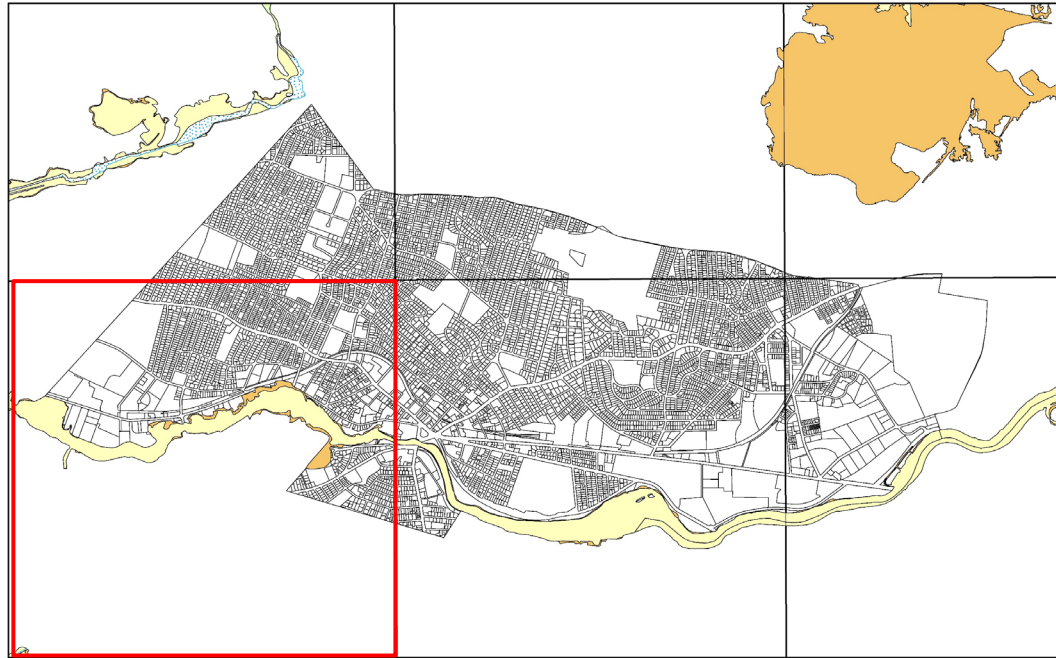
25017C0419E (2010)

25017C0419F (2025)

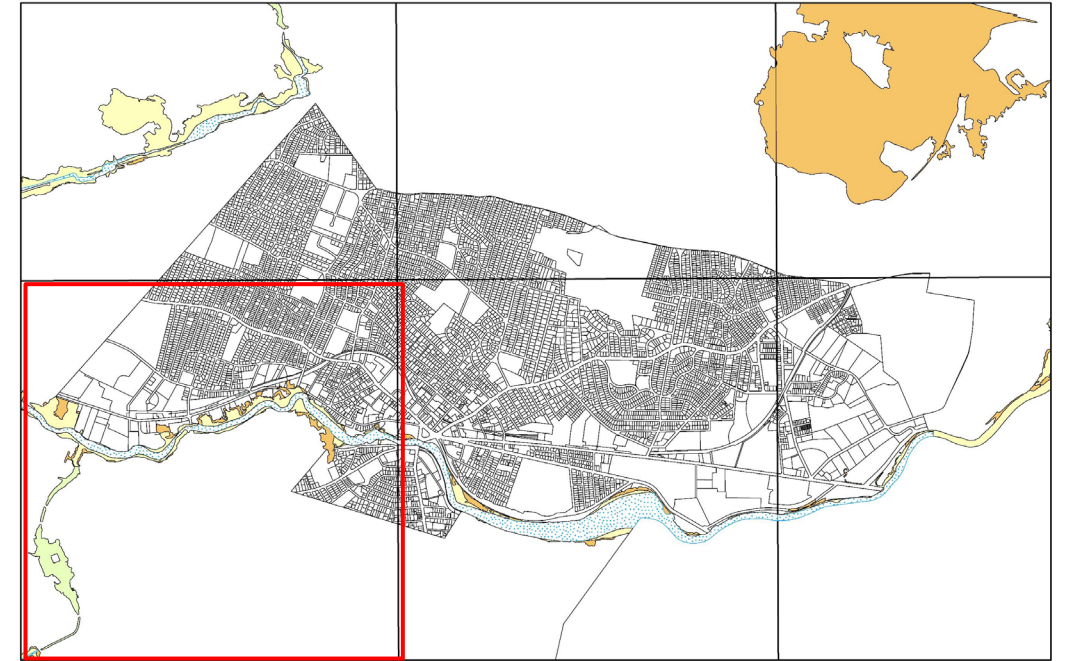


Comparison of FEMA Flood Maps (2010 vs 2025)

FIRM Map 2010 (For Reference)

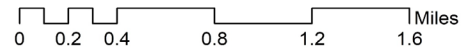


Preliminary FIRM Map 2025 (For Reference)



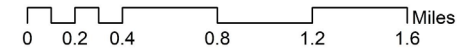
Legend

- Zone A
- Zone AE
- Zone AE, FLOODWAY
- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assessors Data
- City of Watertown Boundary



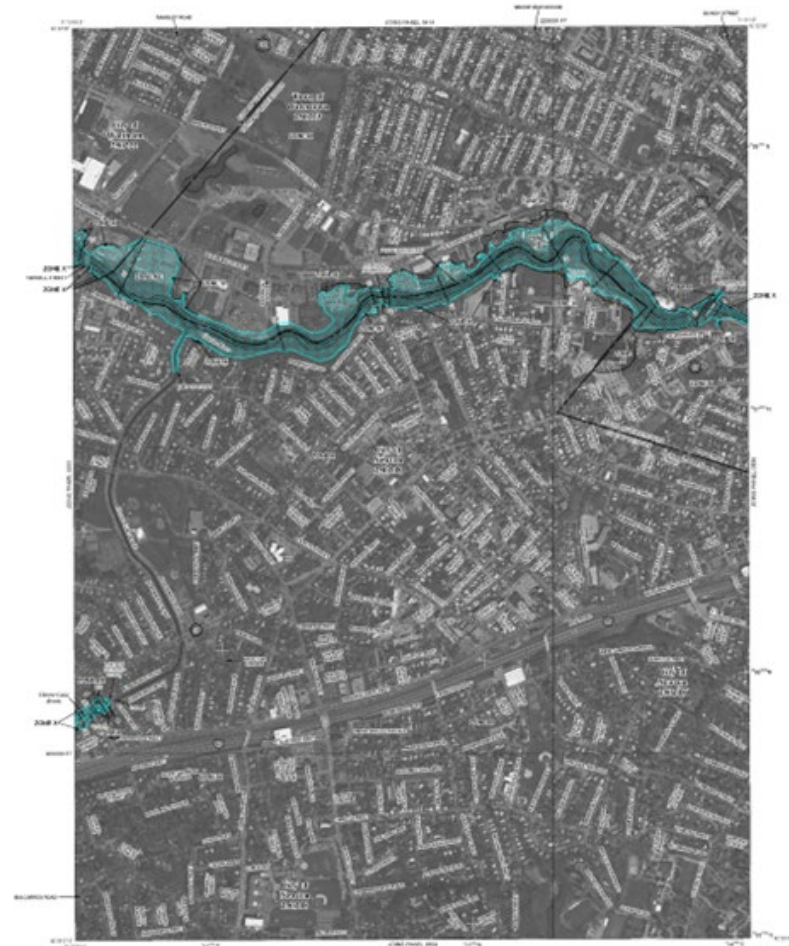
Legend

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- Zone AE, FLOODWAY
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- Assessors Data
- City of Watertown Boundary

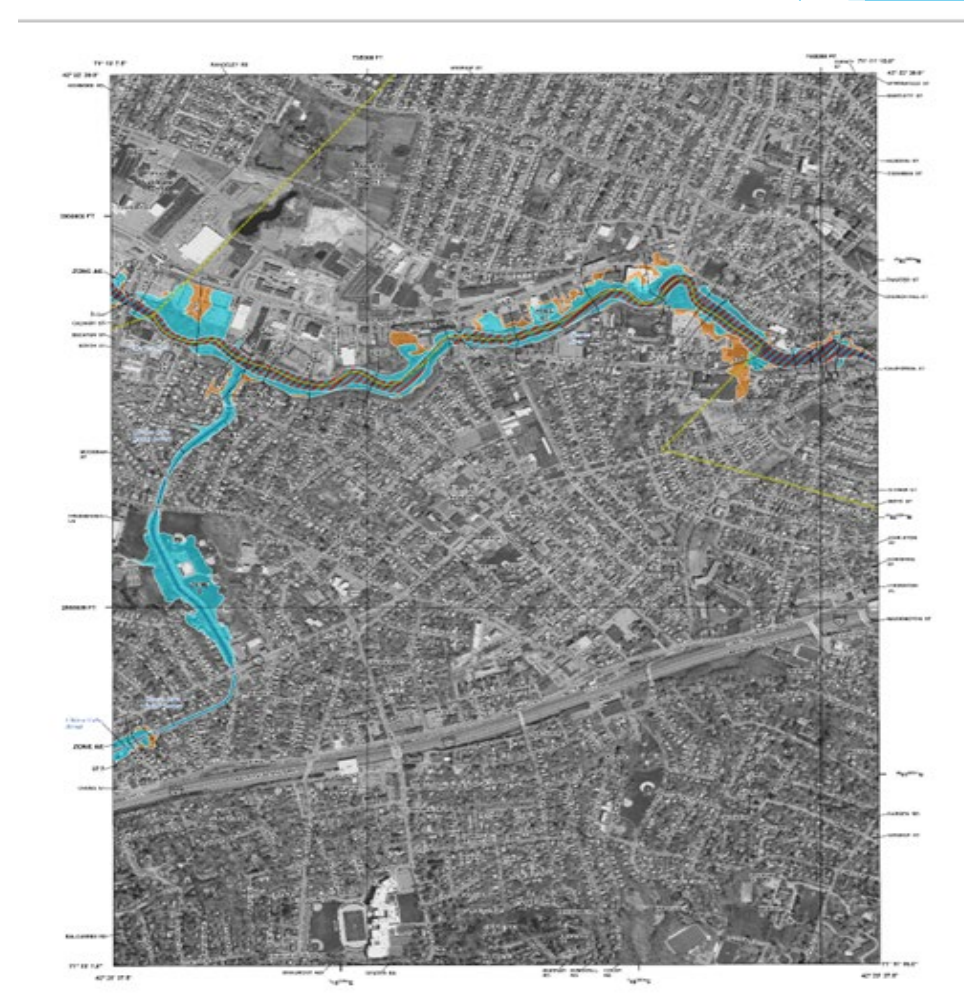


FEMA FIRMs Comparison (4/6)

25017C0552E (2010)

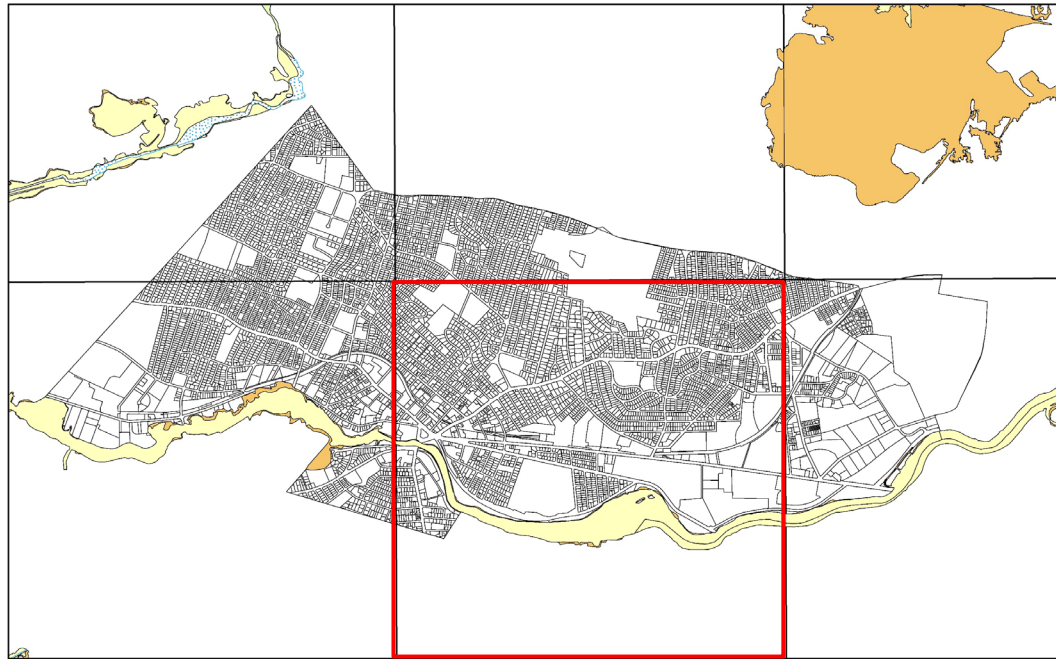


25017C0552F (2025)

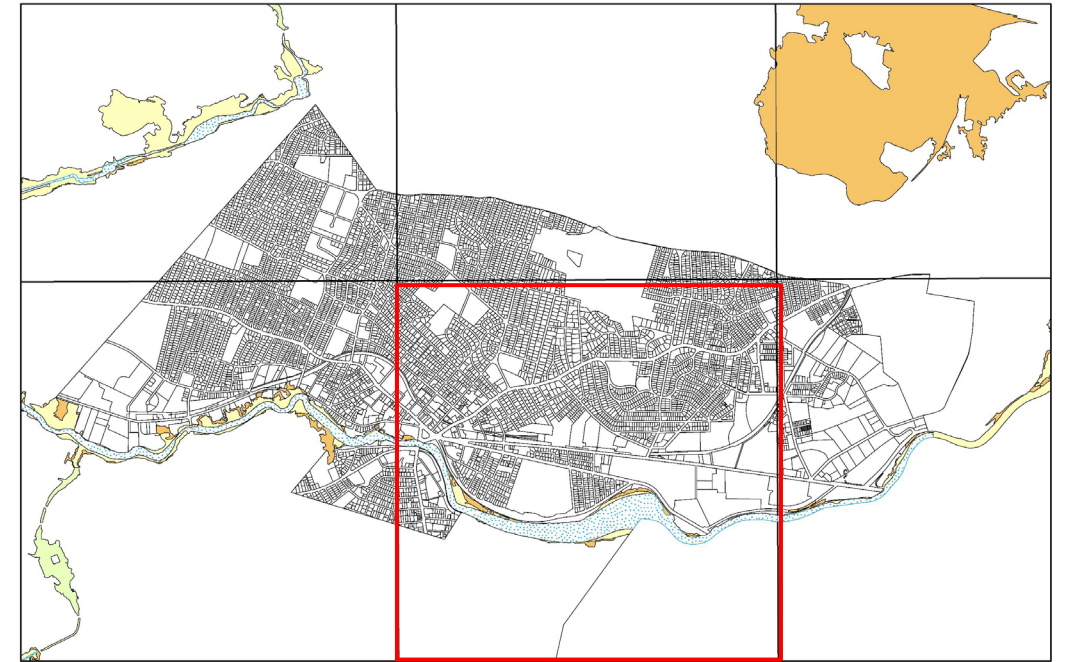


Comparison of FEMA Flood Maps (2010 vs 2025)

FIRM Map 2010 (For Reference)

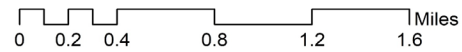


Preliminary FIRM Map 2025 (For Reference)



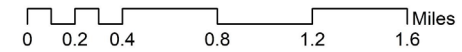
Legend

- Zone A
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- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assessors Data
- City of Watertown Boundary



Legend

- Zone A
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- Zone AE, FLOODWAY
- Zone X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- Assessors Data
- City of Watertown Boundary

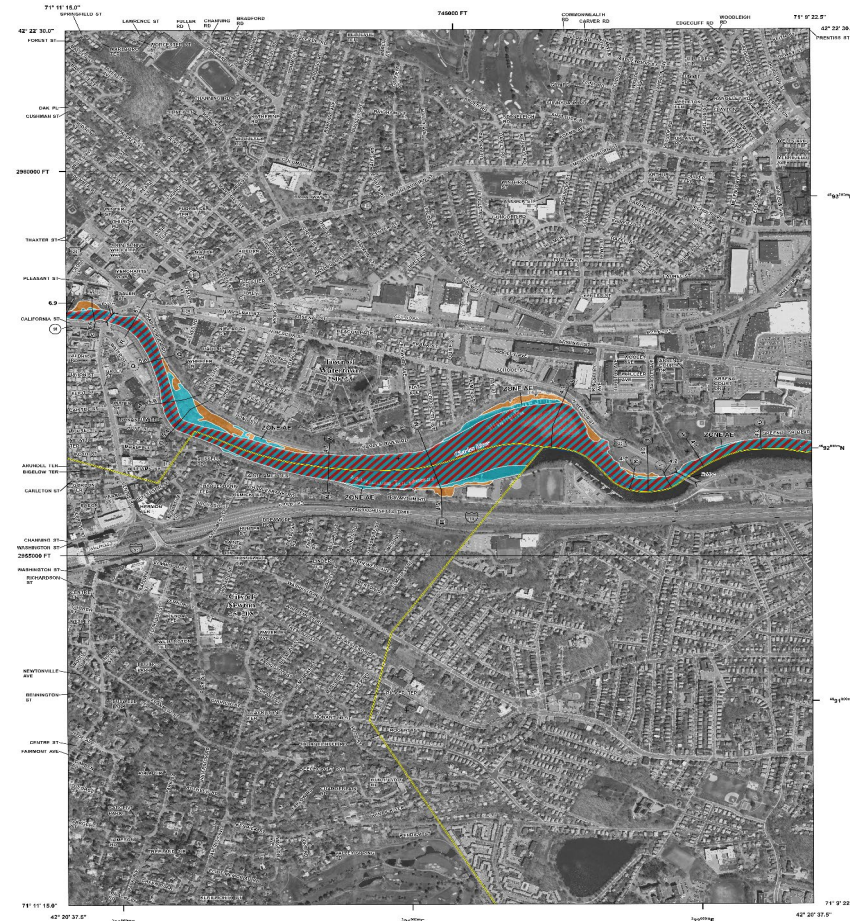


FEMA FIRMs Comparison (5/6)

25017C0557E (2010)

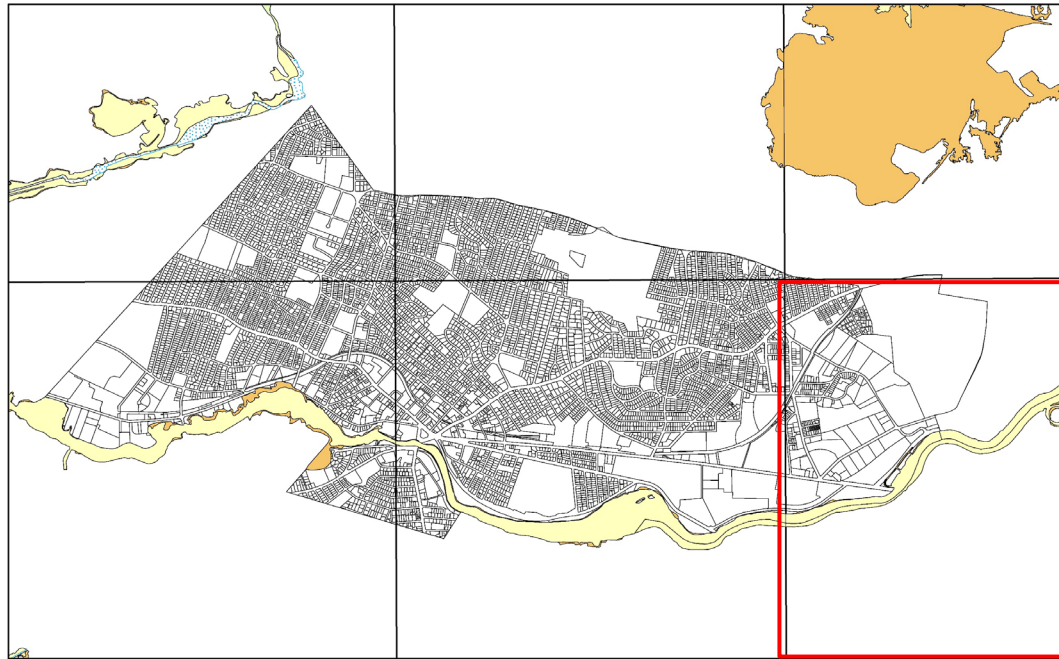


25017C0557F (2025)

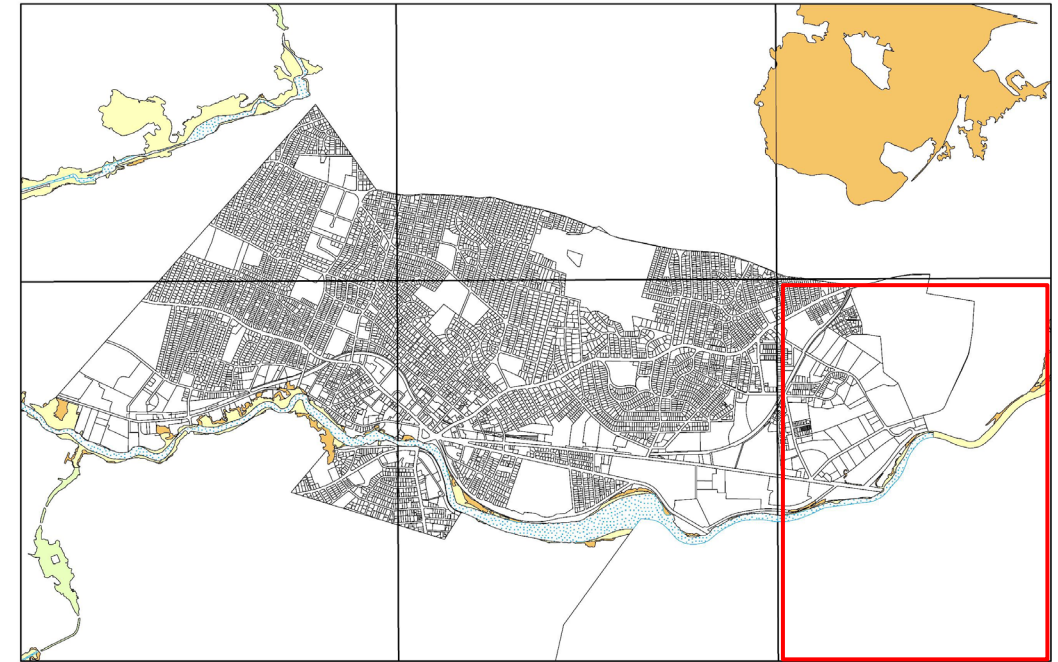


Comparison of FEMA Flood Maps (2010 vs 2025)

FIRM Map 2010 (For Reference)

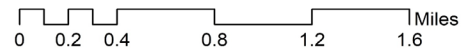


Preliminary FIRM Map 2025 (For Reference)



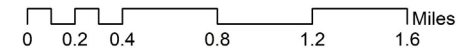
Legend

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- Assesors Data
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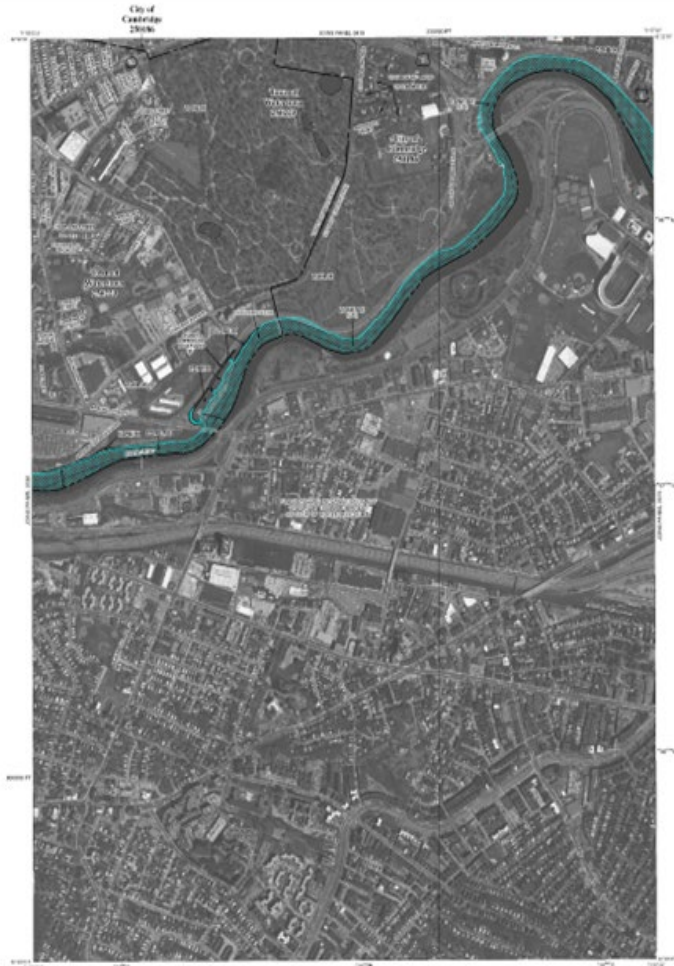
Legend

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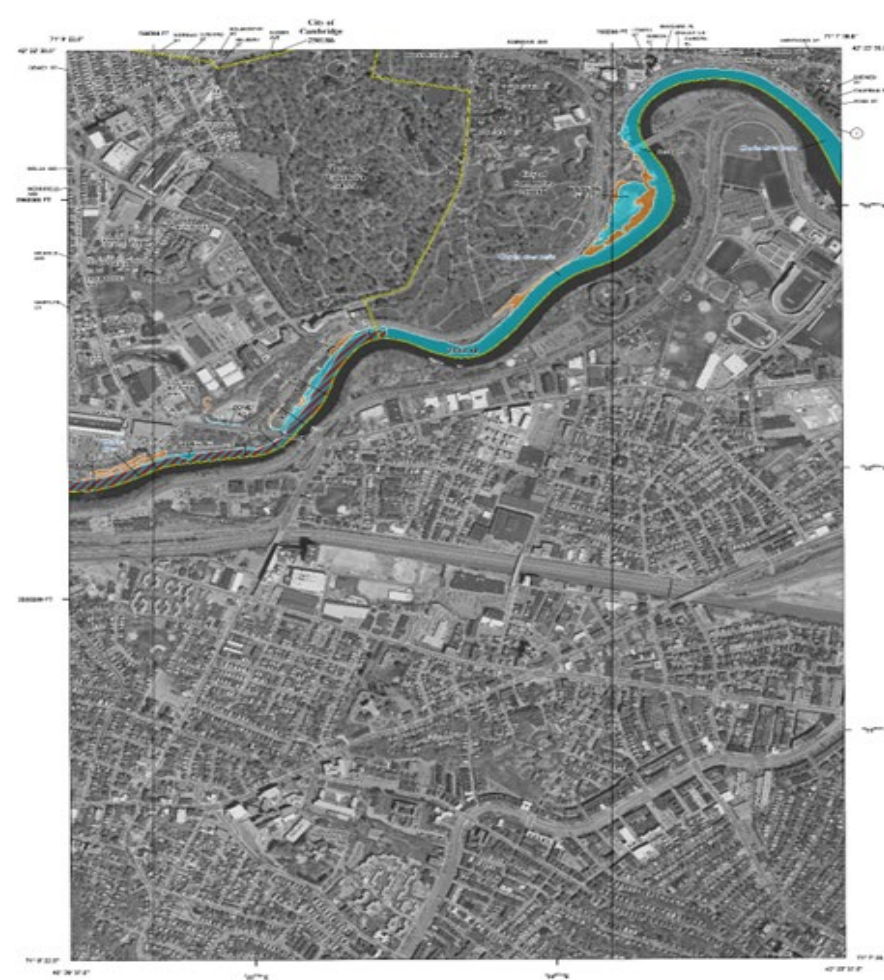


FEMA FIRMs Comparison (6/6)

25017C0556E (2010)



25017C0556F (2025)



Floodplain Ordinance Amendments

- ▶ The proposed zoning amendments replace §5.06 of the Zoning Ordinance in its entirety with new language that adopt the updated FIS and FIRMs and which conform to the current requirements of the NFIP.
- ▶ The proposed text combines elements from the existing floodplain regulations (§5.06) with required text provided by the Massachusetts Department of Conservation and Recreation (DCR) - Flood Hazard Management Program (FHMP) staff.

Floodplain Ordinance Amendments

- ▶ Strike in its entirety §2.29, the definition titled “Floodway/100-year floodplain.”
- ▶ **Intent and Purpose.** Is updated to reflect suggested model language.
- ▶ **Definitions.** New definitions are added to the section that are specific to the §5.06 “Floodplain District” section and are consistent with FEMA.
- ▶ **Community Floodplain Administrator.** A new requirement is added by designating the Director of Planning and Zoning as the City’s Floodplain Administrator.
- ▶ **Applicability.** New boundaries of the Floodplain District are established by referencing the most recent updated FIRMs and FIS Report, effective July 8, 2025.
- ▶ **Use Regulations.** Added necessary FEMA language for development to make it clear that all development requires a review and necessary permits and that they must meet all applicable local, state, and federal regulations. This section outlines uses, Special Permit criteria, and restrictions, and continues to allow uses as identified in underlying Zoning Districts.
- ▶ **Floodplain Variances.** Added additional criteria to consider for variances specific to Floodplain District regulations, as required by FEMA.
- ▶ **Base Flood Elevation and Floodway Data.** Includes required notification if updated floodway data are acquired.
- ▶ **Administration.** Adds a requirement for recording and notification of variances from the State Building Code, as well as adding disclaimer of liability and severability clauses.

Questions?

