



CITY OF WATERTOWN

Conservation Commission

Remote Meeting on Zoom

Leo G. Martin, Chair
Maria Rose, Vice Chair
Charles Bering, Member
Jamie O'Connell, Member
Darya Mattes, Member
Rachel Danford, Member

The Conservation Commission in the City of Watertown will hold a public meeting on Wednesday, May 3, 2023 at 7:00 p.m. This meeting has only remote opportunities for participation with public access provided as listed below.

CONSERVATION COMMISSION MEETING

WEDNESDAY, MAY 3, 2023 AT 7:00 PM

REMOTE MEETING ON ZOOM

AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television):
<http://vodwcatv.org/CablecastPublicSite/?channel=1>
- B. The Public may join the virtual meeting online:<https://watertown-ma.zoom.us/j/99597080710>
- C. 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
- D. Public may comment through email: sjenness@watertown-ma.gov

-
- 1. Informational Update
 - A. Patrick Fairbairn updating the Conservation Commission on the Mount Auburn Cemetery amphibian study
 - 2. Informational Meeting
 - A. DPW Discussion and Presentation on Walker Pond
 - 3. Public Hearing-
 - A. (Continued to the May 3, 2023 meeting)- Request for Determination of Applicability- for the proposed parking lot improvements and utility upgrades located at **10- 30 Manley Way, Watertown, Massachusetts**. PPF Industrial 20 Seylon, LLC, Owner, Christopher M. Lucas, Representative/Applicant

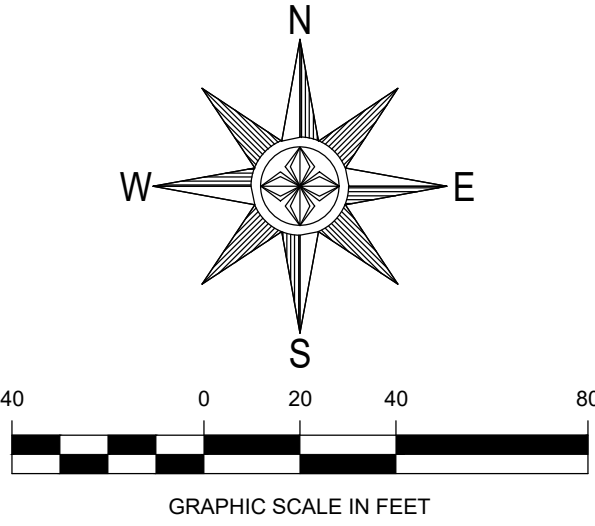
4. Public Hearing-
 - A. (Continued to the June 7, 2023 meeting)- Lot located off 0 Arlington St- **Notice of Intent** submitted for the construction of a 41,289 square feet (sf) of pervious parking area to grade and pave the north side of Sawins Pond, extending from the existing paved parking lot, located off **0 Arlington Street, between 71 Arlington Street and 15 Arlington Street** taking place within the 100 foot Buffer Zone of Vegetated wetlands and Inland Bank and locally regulated 150 foot Buffer Zone. Polina Safran, Representative from SWCA, Max Hatziliades, Owner
5. Acceptance of Minutes
 - A. Review and acceptance of Minutes from the February, 1, 2023 Meeting.
Review and acceptance of Minutes from the March 1, 2023 Meeting.
Review and acceptance of Minutes from the April 12, 2023 Meeting.
6. Agent Report
 - A. CPC Update by Jamie O'Connell
Vote on Authorization for electronic signatures of Conservation Commission members
GSA Site
99 Coolidge
Willow Pond 321-161



LEGEND

-  STOCKPILE AND EQUIPMENT STORAGE AREA
-  BUFFER ZONE LINE
-  MASSDEP RESOURCE AREA AS REFERENCED FROM MASSGIS
-  ABUTTING PROPERTY LINES AS REFERENCED FROM MASSGIS
-  SITE PROPERTY LINE AS REFERENCED FROM MASSGIS
-  EROSION CONTROLS - SILT SOCK AND JERSEY BARRIERS

GENERAL NOTES:
1. PROPERTY LINE DATA, RESOURCE AREA AND BUFFER ZONE DATA, AND STRUCTURES SHOWN HEREON ARE APPROXIMATE AS REFERENCED FROM MASSGIS DATABASES.



PROJECT: DPW WALKER POND SITE WATERTOWN, MA	PREPARED BY: 	ENGINEERING DIVISION 124 ORCHARD STREET WATERTOWN, MA 02472 PHONE: (617) 972-6420	SCALE:	1" = 40'	NO.	DATE:	REVISION:	DRAWING TITLE: DPW WALKER POND SITE AND RESOURCE AREA PLAN	SHEET NO. C-1
			DATE:	04/20/2023					
			DESIGNED BY:	TRG					
			CHECKED BY:	GMS					



CITY OF WATERTOWN
DEPARTMENT OF PUBLIC WORKS
124 ORCHARD STREET
WATERTOWN MA 02472

Gregory M. St. Louis, PE
Superintendent of Public Works

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

May 1, 2023

Katie Swan
Conservation Commission Agent of Watertown
149 Main Street, 3rd Floor
Watertown, MA 02472

DPW Stockpile and Equipment Storage Area
0 Stanley Avenue
MBLU: 807-1B-1A
Watertown, MA 02472

Dear Katie Swan,

We are writing you in regards to the proposed use of a lot identified as 0 Stanley Avenue, Assessors Map 807 Block 1B Lot 1A. The Department of Public Works (DPW) plans to use this site as a stockpile and equipment storage area. The lot is located to the west of the Repton Circle Residential Complex and north of the property located at 10-30 Manley Way. The site is accessed via an existing gate located behind the existing building at 10-30 Manley Way that is outside the local 150-foot buffer zone. The majority of the lot is comprised of a paved parking lot that functions as a cap over existing contamination from historical uses on the property as well as an abandoned structure of approximately 1,200 square feet and a tower that are located within the 100-foot buffer zone and 50-foot no-build zone.

The lot is currently owned by the City of Watertown and has three resource areas as identified by MassDEP and referenced from MassGIS data layers. Walker Pond is located along the western portion of the lot and is identified as open water with a small portion of bordering vegetated wetland, identified as wooded deciduous swamp, along the eastern portion of the water body. Additionally, a small portion of deep marsh is noted within the southeastern portion of the lot. The paved parking lot, abandoned structure and tower are located between these three resource areas.

Watertown DPW proposes to utilize the existing paved portion of the lot located outside of the Wetlands Protection Act state mandated 100-foot wetland buffer zone and the 150-foot local buffer zone for stockpiling of materials and equipment storage. As such, a Stormwater Pollution Prevention Plan will be developed to address Stormwater Management and Erosion Controls on site. Erosion control measures will be installed prior to stockpiling on site and will be maintained throughout the utilization of the lot. Quarterly inspections will be performed by DPW to ensure these measures are in good condition and to ensure that no untreated discharges occur from the work area.

Per our site walk on April 20th, DPW will utilize erosion controls to maintain stockpiles and equipment storage on site outside of the 150-foot buffer zone. As we are proposing to utilize the site in-situ, we will not be performing any land disturbing activities or modifying or altering the existing impervious surfaces on site. We look forward to discussing this further with the Commission at the meeting on Wednesday May 3rd.

Sincerely,



Tyler R. Glode, PE
Project Engineer – City of Watertown

REQUEST FOR DETERMINATION OF APPLICABILITY

Parking Lot Improvements 10-30 Manley Way Watertown, Massachusetts

**SUBMITTED TO:**

Watertown Conservation Commission
149 Main Street, 3rd Floor
Watertown, MA 02472-4410

PREPARED FOR:

Affini-T Therapeutics
343 Arsenal Street
Watertown, MA 02472

PREPARED BY:

Lucas Environmental, LLC
500A Washington Street
Quincy, Massachusetts 02169

IN ASSOCIATION WITH:

RJO'Connell & Associates, Inc.
80 Montvale Avenue, Suite 201
Stoneham, MA 02180

REPORT DATE: March 14, 2022





500A Washington Street, Quincy, MA 02169

March 14, 2022

Watertown Conservation Commission
149 Main Street, Third Floor
Watertown, MA 02472-4410

Re: Request for Determination of Applicability
Proposed Parking Lot Improvements
10-30 Manley Way
Watertown, Massachusetts

Members of the Watertown Conservation Commission:

On behalf of Affini-T Therapeutics, Lucas Environmental, LLC (LE), in association with RJO'Connell & Associates, Inc. (RJOC), is pleased to submit this Request for Determination of Applicability (RDA) to the Watertown Conservation Commission for the proposed Parking Lot Improvement Project and utility upgrades located at 10-30 Manley Way, in Watertown, Massachusetts. The project will include repaving a portion of the existing parking area that is deteriorated, and seal coating and restriping the remaining portions of the paved areas. There will be no increase in the amount of impervious area.

A portion of proposed repaving work is located within the 100-Foot Buffer Zone to Bank and BVW as well as the locally regulated 150-Foot Buffer Zone to Bank and BVW. Additionally, a small amount of the sealcoating work is located within the locally regulated 50-Foot No-Build Zone to Bank and BVW. No activities are located within state-regulated wetlands or other resource areas. Erosion and sediment control measures will be installed as shown on the accompanying plans. A limited amount of utility work will occur at the front of the site along Pleasant Street. This work is located outside of state- and locally-regulated resource areas and buffers.

This RDA is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the City of Watertown Wetlands Ordinance (Chapter XV) and "Rules and Regulations for the Administration of the Watertown Wetlands Ordinance of 2008", revised December 2012.

Enclosed please find the RDA application package which includes the WPA Form 1, project narrative, figures, project plans, photographic documentation, abutter notification, and local filing fee. A link to an electronic copy of the pdf file of the RDA application and supporting documentation will be provided concurrently with this submittal. We respectfully request that you place this matter on your agenda for the April 6, 2022 Public Hearing.



500A Washington Street, Quincy, MA 02169

If you have any questions, please do not hesitate to contact me at 617.405.4140 or cml@lucasenviro.com.
Thank you for your consideration in this matter.

Sincerely,
LUCAS ENVIRONMENTAL, LLC

Christopher M. Lucas, PWS, CWS, RPSS
Environmental Consultant/Soil Scientist

Enclosures

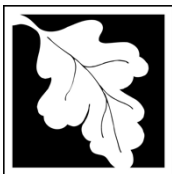
cc : MassDEP – NERO (hard copy)
 Affini-T Therapeutics, Kim Nguyen (electronic copy)
 PPF Industrial 20 Seyon, Bryan Blake (electronic copy)
 BIV – PARCEL 807, LLC, Bryan Blake (electronic copy)
 RJO'Connell & Associates, Inc. (electronic copy)
 Town of Watertown, Town Engineer, Department of Public Works (hard copy)
 Town of Watertown, Town Council (electronic copy)
 Town of Watertown, Planning Board (electronic copy)
 Town of Watertown, Board of Appeals (electronic copy)
 Town of Watertown, Board of Health (electronic copy)
 Town of Watertown, Building Inspector (electronic copy)
 Town of Watertown, Town Manager (electronic copy)
 City of Waltham, Conservation Commission (electronic copy)

TABLE OF CONTENTS

SECTION I – FORMS.....	
SECTION II – PROJECT NARRATIVE	
1.0 INTRODUCTION	1
2.0 EXISTING CONDITIONS	1
3.0 WETLAND RESOURCE AREAS	2
3.1 Inland Bank.....	3
3.2 Bordering Vegetated Wetland.....	3
4.0 PROPOSED WORK.....	4
5.0 SUMMARY.....	5
SECTION III – FIGURES	
SECTION IV – APPENDICES.....	
APPENDIX A	
PHOTOGRAPHIC DOCUMENTATION.....	
APPENDIX B.....	
ABUTTER INFORMATION	
APPENDIX C.....	
FILING FEE INFORMATION.....	



SECTION I – FORMS



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Watertown
City/Town

WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

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



1. Applicant:

Affini-T Therapeutics, c/o Kim Nguyen

kim.nguyen@affinitx.com

Name

E-Mail Address

343 Arsenal Street

Mailing Address

Watertown

MA

02472

City/Town

State

Zip Code

617.674.5100

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Lucas Environmental, LLC

Firm

Christopher M. Lucas

cml@lucasenviro.com

Contact Name

E-Mail Address

500A Washington Street

Mailing Address

Quincy

MA

01269

City/Town

State

Zip Code

617.405.4140

Phone Number

617.405.4465

Fax Number (if applicable)

B. Determinations

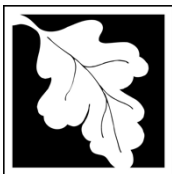
1. I request the Watertown make the following determination(s). Check any that apply:
Conservation Commission

- ☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Watertown

Name of Municipality

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



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

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

10-30 Manley Way

Street Address

806 and 807

Assessors Map/Plat Number

Watertown

City/Town

1D-0 and 1B-1A

Parcel/Lot Number

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

The proposed project site is located at 10-30 Manley Way in Watertown, Massachusetts. The approximately 5.26-acre commercial property consists of a 94,936 square foot, one story building, paved access/circulation drive and parking areas. Chain link fencing extends along the northern portion of the property at the edge of pavement and along a portion of the eastern side of the site where it meets stockade fencing which continues along Manley Way. The site is bounded by Walker Pond and associated Bordering Vegetated Wetland (BVW) to the north, a residential complex to the east, Pleasant Street to the south, and commercial property to the west. The Waltham/Watertown municipal boundary runs along the western edge of the project site.

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

Demolition and Sediment Plan prepared by RJ O'Connell & Associates, Inc.

Title

March 10, 2022

Date

Layout Plan prepared by RJ O'Connell & Associates, Inc.

Title

March 10, 2022

Date

Grading, Drainage, and Utility Plan prepared by RJ O'Connell & Associates

Title

March 10, 2022

Date

Details I prepared by RJ O'Connell & Associates

Title

March 10, 2022

Date

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

The proposed project consists of parking lot improvements on an existing commercial development. The parking lot work is all located within existing paved areas and includes repaving a 31,480 square-foot portion of the existing parking lot and driveway area located in the northeast (rear) corner and east side of the property, and surface sealcoating the remaining portions of the paved areas not requiring replacement (approximately 57,000 square feet). Approximately 10,100 square feet of repaving is located in the locally regulated 150-Foot Buffer Zone. Repaving activities include grinding up the existing pavement and repaving with a 2.5-inch binder layer and finishing with a 1.5-inch asphalt topcoat. There will be no increase in the amount of paved area. Utility work at the front of the site along Pleasant Street includes removal of an existing transformer, installation of concrete pads to support new transformers (2) and switchgear, bollards, new gas line, and pavement restriping.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Watertown

City/Town

WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

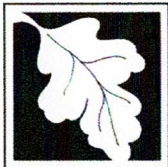
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

As indicated on the attached Plans, all pavement work is proposed within the existing paved areas of the parking lot, and at the front of the site, within a landscaped area, which would not be subject to regulation. Furthermore, the project involves "minor activities" and is compliant with 310 CMR 10.02(2)(b)1.

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Watertown
City/Town

WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

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

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

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

Name and address of the property owners:

PPF INDUSTRIAL 20 SEYON LLC

Name

c/o Morgan Stanley Real Estate, 1585 Broadway, 37th Floor

Mailing Address

New York

City/Town

NY

State

10036

Zip Code

BIV – Parcel 807, LLC

Name

c/o Seyon, 205 Newbury Street, 4th Floor

Mailing Address

Boston

City/Town

MA

State

02116

Zip Code

Signatures:

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

Kim Nguyen

Digitally signed by Kim Nguyen
Date: 2022.03.08 16:54:48 -05'00'

Signature of Applicant

Date

Signature of Representative (if any)

Date

03/10/2022



Town of Watertown
Administration Building
149 Main Street
Watertown, Massachusetts 02472
Conservation Commission
Tel: (617) 972-6426 • Fax: (617) 972-6484

Christopher J. Hayward
Conservation Agent

WATERTOWN WETLANDS ORDINANCE

Application for Permit/Determination

Application for: ☒ Request for Determination of Applicability ☐ Notice of Intent
☐ Other

Owner* 2nd Parcel Owner Info below		Applicant	
Name	PPF Industrial 20 Seyon LLC	Name	Affini-T Therapeutics
Street	c/o Morgan Stanley Real Estate,	Street	343 Arsenal Street
City	1585 Broadway, 37th Floor, NY	City	Watertown
State	New York	State	MA
Zip	10036	Zip	02472
Phone	617.982.6587	Phone	617.674.5100
e-mail	bblack@seyon.com	e-mail	kim.nguyen@affinittx.com

*Name(s) and address(s) under which title of property is recorded at Registry of Deeds.
2nd Parcel Ownership: BIV - PARCEL 807, LLC, c/o Seyon, 205 Newbury Street, 4th Floor,
Boston, MA 02116; 617.982.6587; bblake@seyon.com

1. Location of site where work is proposed: 10-30 Manley Way, Watertown, MA
-

Town of Watertown Assessor's Information:

Map: 806 and 807 Lot: 1D and 1B Block: 0 and 1A

2. Briefly describe the proposed work: Parking lot improvements at an existing commercial development. Work is located within existing paved areas and includes repaving a 31,480 square-foot portion of the existing parking lot area located in the northeast (rear) corner of the property and surface seal coating the remaining portions of the paved areas not requiring replacement (approximately 57,000 square feet). Project also includes limited utility work at the front of the site at Pleasant St. involving removal of a transformer, installation of concrete pads with two new transformers and switchgear, bollards, and pavement striping.

3. Are there any impediments to accessing the site? No x Yes

If yes, what are they (fence, dog, topography, etc.):

Chain link fencing at rear of property divides the parking lot work area and separates wetland resources from parking lot.

If yes, what arrangements have been or will be made to ensure that the Conservation Commission members and designated representatives have safe and easy access to the site?

Property owner and developer will ensure that access to the site is provided when needed.

6. Do you understand that notification of this application and the Public Hearing will be published in a newspaper of local circulation at your expense? Please check-off appropriate box: ☒ Yes ☐ No
7. How much is the filing fee, for this project, under the local ordinance? And under the Wetlands Protection Act?
\$ 1,000.00
(See Fee Schedule). Make check payable to the Town of Watertown.
\$ 0.00
(See NOI Wetland Fee Transmittal Form wpaform3.doc) Make check payable to the Watertown Conservation Commission)

I hereby certify, under the pains and penalties of perjury, that the contents of this application are true and complete.

Signature of Applicant:

Kim Nguyen

Digitally signed by Kim
Nguyen
Date: 2022.03.08 16:53:55
-05'00'

Date: _____

By signing this application the owner grants permission to the Conservation Commission for its members and designated representative to enter upon the premises of the site.

Signature of Owner:

BRYAN BLAKE

Date: 3/8/2022

Waiver

If the next regular meeting of the Conservation Commission is not within 21 days of submission of this filing, or if the agenda for the next regular meeting is full, I waive the 21 day requirement and agree to a later date for this Hearing no later than the next regular scheduled meeting or 30 days from the date of the filing a complete application (whichever is less).

Signature of Applicant:

Kim Nguyen

Digitally signed by Kim
Nguyen
Date: 2022.03.08 16:54:09
-05'00'

Date: _____



SECTION II – PROJECT NARRATIVE

1.0 INTRODUCTION

On behalf of Affini-T Therapeutics, Lucas Environmental, LLC (LE), in association with RJO'Connell & Associates, Inc. (RJOC), is pleased to submit this Request for Determination of Applicability (RDA) to the Watertown Conservation Commission for the proposed Parking Lot Improvement project located at 10-30 Manley Way in Watertown, Massachusetts. Limited utility upgrades are also proposed. The project will include repaving a 31,780 square-foot portion of the existing parking lot area located in the northeast (rear) corner of the property and surface sealcoating the remaining portions of the paved areas not requiring replacement (approximately 57,000 square feet). There will be no increase in the amount of impervious area.

A portion of proposed repaving work is located within the 100-Foot Buffer Zone to Bank and BVW as well as the locally regulated 150-Foot Buffer Zone to Bank and BVW. Additionally, a small sliver of the sealcoating work is located within the locally regulated 50-Foot No-Build Zone to Bank and BVW. No activities are located within state-regulated wetlands or other resource areas. Erosion and sediment control measures will be installed as shown on the accompanying plans. Utility work at the front of the site along Pleasant Street includes removal of an existing transformer, installation of concrete pads to support new transformers (2) and switchgear, bollards, new gas line, and pavement restriping. This work is located entirely outside of regulated resource areas and buffer zones.

This RDA is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.) and the City of Watertown Wetlands Ordinance (Chapter XV) and "Rules and Regulations for the Administration of the Watertown Wetlands Ordinance of 2008", revised December 2012. This project narrative describes the existing conditions, wetland resource areas, proposed design, and project impacts for work within jurisdictional areas on the site. RJOC has prepared the attached Site Plans.

2.0 EXISTING CONDITIONS

The proposed project site is located at 10-30 Manley Way in Watertown, Massachusetts. The approximately 5.26-acre commercial property consists of a 94,936 square foot, one story building, paved access/circulation drive and parking areas. Chain link fencing extends along the northern portion of the property at the edge of pavement and along a portion of the eastern side of the site where it meets stockade fencing which continues along Manley Way (See Figure 1 – USGS Map and Figure 2 – Aerial Map). The site is bounded by Walker Pond and associated Bordering Vegetated Wetlands (BVW) to the north, a residential complex to the east, Pleasant Street to the south, and commercial property to the west. The Waltham/Watertown municipal boundary runs along the western edge of the project site. The site is situated in a densely developed area of commercial and residential properties.

Outside of the paved areas, the vegetated area associated with Walker Pond consists of a strip of upland forest outside of a forested wetland fringe to the pond. Upland vegetation consists of red oak (*Quercus rubra*), shagbark hickory (*Carya ovata*), black cherry (*Prunus serotina*), black locust (*Robinia pseudoacacia*), grape (*Vitis* sp.), Oriental bittersweet (*Celastrus orbiculatus*), poison ivy (*Toxicodendron radicans*), and Japanese knotweed (*Polygonum cuspidatum*).

Regulated resource areas include Inland Bank and BVW associated with Walkers Pond; these areas are described in the following section.

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage and Endangered Species Program (NHESP) indicates that no portion of the project site is located within Priority Habitat of Rare Species or within Estimated Habitat of Rare Wildlife (See Figure 3 – NHESP Map). No Certified Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) are mapped on or near the project site.

According to the June 4, 2010 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for Middlesex County, Massachusetts, Map Number 25017C0552E, the project site is located entirely within a Zone X, which is classified as an area determined to be outside the 0.2 percent chance (i.e., 500-year) floodplain (See Figure 4 – FEMA Map). Therefore, Bordering Land Subject to Flooding (BLSF) does not occur within the project site.

The project site is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), or MassDEP Wellhead Protection Area.

3.0 WETLAND RESOURCE AREAS

A Professional Wetland Scientist (PWS) from LE conducted a wetland site investigation at the project site and adjacent areas on December 8, 2021. The wetland investigation was performed in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 et seq.); Section 404 of the Clean Water Act (33 U.S.C. 1344); Massachusetts Department of Environmental Protection (MassDEP) publication “Delineating Bordering Vegetated Wetlands” under the Massachusetts Wetlands Protection Act (1995); the U.S. Army Corp of Engineers (USACE) Wetland Delineation Manual (1987); the Northcentral and Northeast Regional Supplement (2012); and the City of Watertown Wetlands Ordinance and Rules and Regulations.

The following data sources were examined prior to direct observations at the project site:

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps
- United States Geological Survey Topographic Quadrangle;
- MassGIS MassDEP Wetland and Hydrography Datalayers;
- MassGIS Natural Heritage Atlas Datalayers; and
- United States Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Soil Survey.

No wetland resource areas are present within the project site; however, Walker Pond and its associated Inland Bank and BVW resource areas are located immediately to the north of the work area, separated by a chain link fence.

3.1 Inland Bank

Section 310 CMR 10.54 of the WPA defines a Bank as *the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland. The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level.* The Watertown Rules & Regulations define Bank as *the upper boundary of a Bank is the first observable break in the slope or the Mean Annual Flood Level, whichever is higher.* Based upon field characteristics and local and state definitions, the delineated Bank is further described below and is coincident with the Mean Annual High Water (MAHW) line.

Inland Bank is present north of the project area associated with Walker Pond which is north of the fenced in project site. Bank was delineated with blue survey flagging tape numbered sequentially from BF1-1 to BF1-53 on the south side of the pond. For the most part, Bank is clearly defined and coincident with the edge of water and is bordered by BVW. Two drainage culverts (one 12-inch and one 18-inch) discharge into the pond via a narrow channel and a 15-inch drain line discharges to the pond to the east of the channel. No work is proposed within this resource area.

3.2 Bordering Vegetated Wetland

Section 310 CMR 10.55 of the WPA defines BVW as *freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist. Wetland indicator plants are also those classified in the indicator categories of Facultative, Facultative+, Facultative Wetland-, Facultative Wetland, Facultative Wetland+, or Obligate Wetland in the National List of Plant Species That Occur in Wetlands: Massachusetts (Fish & Wildlife Service, U.S. Department of the Interior, 1988) or plants exhibiting physiological or morphological adaptations to life in saturated or inundated conditions.* The Watertown Rules & Regulations define BVCW per the WPA, and includes wetlands whether they are bordering or isolated.

Wetland A is a BVW that extends along portions of Walker Pond north of the project site. BVW was delineated with pink survey flagging tape numbered sequentially from WFA-1 to WFA-37. The wetland boundary is coincident with Bank or as a fringe to the pond varying in width up to 30 feet. Further to the north and east of the project site, the BVW widens considerably. Chain link fencing separates the wetland and pond from the pavement areas on the project site. Wetland vegetation includes red maple (*Acer rubrum*), common elderberry (*Sambucus canadensis*), glossy buckthorn (*Frangula alnus*), American elm (*Ulmus americana*), gray birch (*Betula populifolia*), goldenrod (*Solidago* sp.), silky dogwood (*Cornus amomum*), sensitive fern (*Onoclea sensibilis*), and jewelweed (*Impatiens capensis*). No work is proposed within BVW.

4.0 PROPOSED WORK

The proposed project consists of parking lot improvements to an existing commercial development site. The parking lot work is all located within existing paved areas and includes repaving a 31,780 square-foot portion of the existing parking lot area located in the northeast (rear) corner of the property and surface sealcoating the remaining portions of the paved areas not requiring replacement (approximately 57,000 square feet). Repaving activities include grinding up the existing pavement and repaving with a 2.5-inch binder layer and finishing with a 1.5-inch asphalt topcoat. There will be no increase in the amount of paved area.

To protect the nearby Walker Pond and associated BVW, erosion and sediment control measures will be installed as shown on the accompanying plans. Utility work at the front of the site along Pleasant Street includes removal of an existing transformer, installation of concrete pads with new transformers (2) and switchgear, bollards, new gas line, and pavement restriping, totaling approximately 5,700 square feet.

A portion of proposed repaving work is located within the 100-Foot Buffer Zone to Bank and BVW as well as the locally regulated 150-Foot Buffer Zone to Bank and BVW. Additionally, a small sliver (approximately 360 square feet) of the sealcoating work is located within the locally regulated 50-Foot No-Build Zone to Bank and BVW.

As indicated on the attached Plans, all pavement work is proposed within the existing paved areas of the parking lot, and at the front of the site, within a landscaped area and would not be subject to regulation. Furthermore, the project is compliant with 310 CMR 10.02(2)(b)1, which states the following:

1. Minor activities, as described in 310 CMR 10.02(2)(b)2., within the buffer zone and outside any areas specified in 310 CMR 10.02(1)(a) through (e) are not otherwise subject to regulation under M.G.L. c. 131, § 40 provided that the work is performed: solely within the buffer zone, as prescribed in 310 CMR 10.02(2)(b)2.a. through q., in a manner so as to reduce the potential for any adverse impacts to the resource area during construction, and with post-construction measures implemented to stabilize any disturbed areas. Factors to consider when measuring the potential for adverse impacts to resource areas include the extent of the work, the proximity to the resource area, the need for erosion controls, and the measures employed to prevent adverse impacts to resource areas during and following the work.

With respect to local regulation of wetland resources, the Watertown Wetlands Ordinance regulates: (a) Any river (including perennial streams), lake or pond; (b) Any wetland, marsh, wet meadow, bog, swamp or vernal pool; (c) Any bank; (d) Any lands bordering on any lake, pond, intermittent stream, spring, brook or creek; (e) Any land under any river, stream, brook, creek, lake, pond or ditch (known as “Land Under Waters”; (f) Any land subject to flooding or inundation by groundwater or surface water that substantially promotes the purposes of this Ordinance; (g) Any land in the 100 year floodplain as delineated pursuant to the regulations of the Commission; (h) Any land within 200 feet of any river (including perennial streams) (known as the “Riverfront Area”); or (i) Any land within 150 feet of any wetland, marsh, wet meadow, bog, swamp, bank, lake, pond or non-perennial stream (known as the “buffer zone”), regardless of whether the land borders surface waters.

In addition, the Ordinance regulates a No-Build Zone as follows:

(a) Without limiting the foregoing, and as an additional local requirement, no person shall build or enlarge any structure, parking lot or impervious surface upon or within an area that extends fifty (50) feet from the outer limit of a wetland resource area, e.g., any marsh, meadow, bog, swamp or vernal pool; any bank; or any river, stream, creek or brook, lake, pond or spring. (b) The Commission may in its sole discretion make exceptions to this fifty-foot no-build zone, as provided by Section IV.A(9).

Although portions of the work described herein are located within the local 150-Foot Buffer Zone to Bank, BVW, and the 50-foot No-Build Zone, there is no reasonable alternative to performing the work which will occur entirely within an existing developed site. As shown on the attached Plans, the proposed work within the footprint of existing paved areas and will not have any adverse effect on any interests identified in the Wetlands Protection Act or the Watertown Wetlands Ordinance. The project is designed to minimize adverse effects on the resource areas.

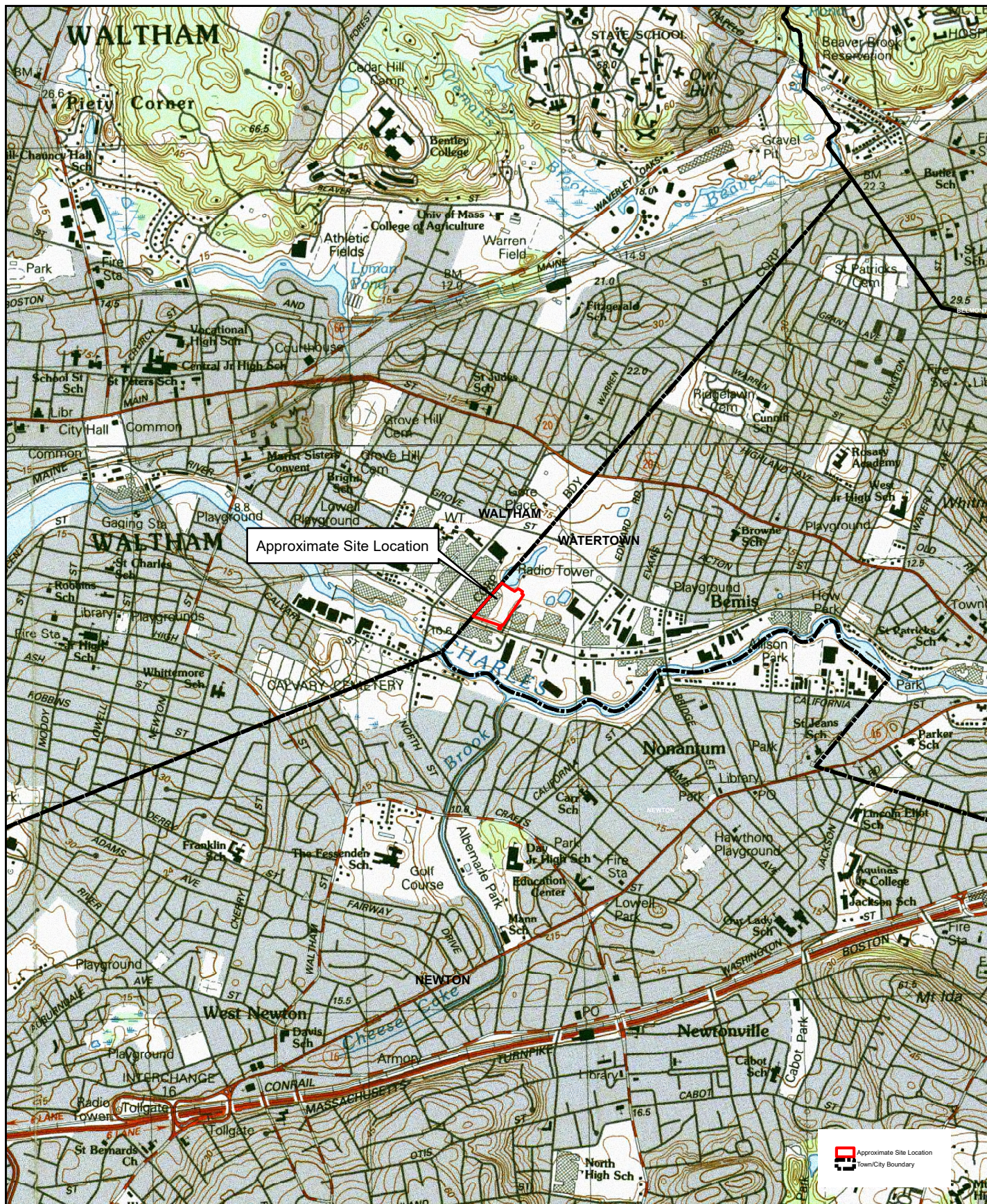
5.0 SUMMARY

The proposed project consists of parking lot improvements within the footprint an existing commercial development at the rear of the site which is within established state and local Buffer Zones of BVW and Bank resources areas. The parking lot work is all located within existing paved areas and includes removal and replacement of a portion of the existing parking area which is deteriorated, and sealcoating and restriping the remainder of the parking areas. In addition, a limited amount of utility work is proposed at the front of the site.

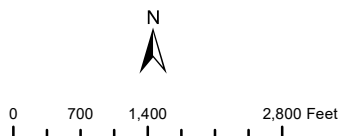
It is LE's opinion, based on our professional education, training, and familiarity with the project site, that the proposed work will not have any adverse effect on any interests identified in the Wetlands Protection Act and Watertown Wetlands Ordinance.

The proposed design achieves the goals of the Applicant, while being sensitive to adjacent regulated resource areas. Accordingly, the Applicant respectfully requests that the Watertown Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Ordinance and issue a Negative Determination of Applicability approving the project as described in this RDA application and as shown on the attached Plans.

SECTION III – FIGURES



Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Topographic Quadrangle Images



USGS Map
RDA
10-30 Manley Way
Watertown, MA



FIGURE 1

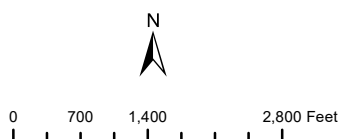


Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)

	Aerial Map RDA 10-30 Manley Way Watertown, MA	FIGURE 2 LUCAS ENVIRONMENTAL, LLC
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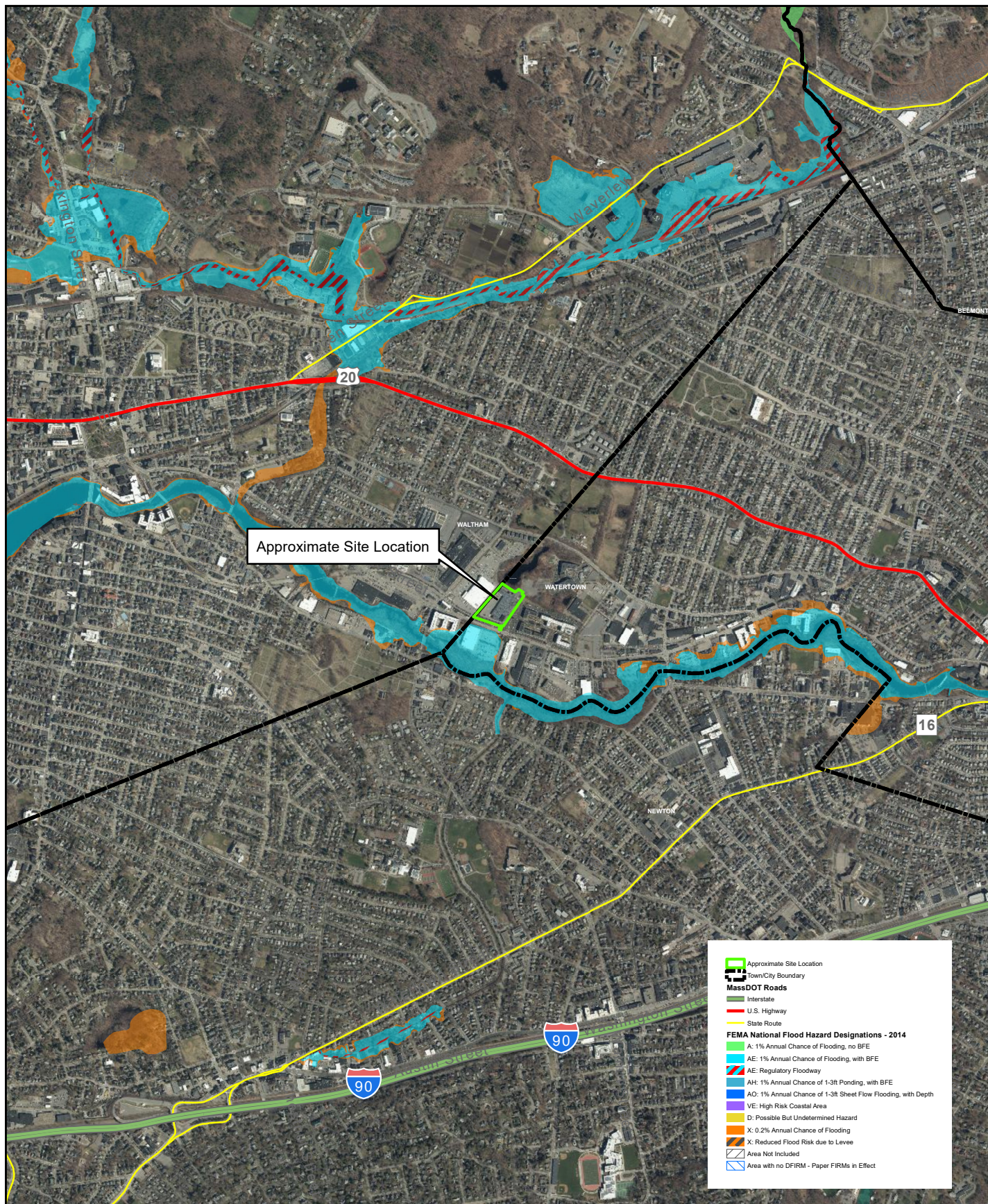
Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)



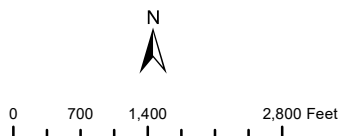
NHESP Map
RDA
10-30 Manley Way
Watertown, MA

FIGURE 3





Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)



FEMA Map
RDA
10-30 Manley Way
Watertown, MA



SECTION IV – APPENDICES

PHOTOGRAPHIC DOCUMENTATION

PHOTOGRAPHIC DOCUMENTATION

DATE: December 8, 2021



Photograph 1: View north of paved area requiring repair; Walker Pond and associated wetland fringe in distance beyond fence.



Photograph 2: View north adjacent to Photograph 1.

PHOTOGRAPHIC DOCUMENTATION

DATE: December 8, 2021



Photograph 3: View north of drainage channel that discharges to Walker Pond and Wetland A (BVW).



Photograph 4: View northeast of Walker Pond and Wetland A (BVW).

ABUTTER INFORMATION

NOTIFICATION TO ABUTTERS

WATERTOWN WETLANDS ORDINANCE MASSACHUSETTS WETLANDS PROTECTION ACT M.G.L. C. 131. §40

An Application for Permit has been filed with the Watertown Conservation Commission seeking permission to remove, fill, dredge or alter an area subject to protection under G.L. Ch. 131. §40 and/or the Watertown Wetlands Ordinance.

The name of the Applicant is: **Affini-T Therapeutics**

The address of the land where the activity is proposed is: **10-30 Manley Way, Watertown, MA**

The work proposed is: **repaving, seal-coating, re-striping parking lot at rear of property; utility transformer work at front of property (near Pleasant Street).**

Copies of the Application for Permit and Notice of Intent and accompanying plans may be examined at the office of the Watertown Conservation Commission, Town Hall (3rd floor), 149 Main Street, Watertown MA during regular business hours.

For more information, call **Christopher Lucas/Lucas Environmental, LLC at: 617.405.4140, cml@lucasenviro.com**. Check one: This is the Applicant [☐], Applicant's representative [☒], or other [specify].

Copies of the Application for Permit and Notice of Intent may be obtained from either (check one) the Applicant [☐] or the Applicant's representative [☒], by calling: **617.405.4140 from 9:00 am to 5:00 pm, Monday through Friday, or email: cml@lucasenviro.com**.

Notice of the public hearing to be held [**Wednesday, April 6, 2022, 7:00PM, check Town Calendar for Zoom Link or room location**], will be published in the *Watertown Tab* and will be posted outside the Town Clerk's office on the first floor of the Watertown Town Hall, at least five business days in advance of the hearing.

Contact the Watertown Conservation Commission of the MA Department of Environmental Protection (DEP) Northeast Region Office for information about this Application or the Wetlands Protection Act, and the Commission regarding the Watertown Wetlands Ordinance.

NOTE: To preserve your appeal rights you must submit comments/concerns in writing.

Watertown Conservation Commission
(617) 972-6426

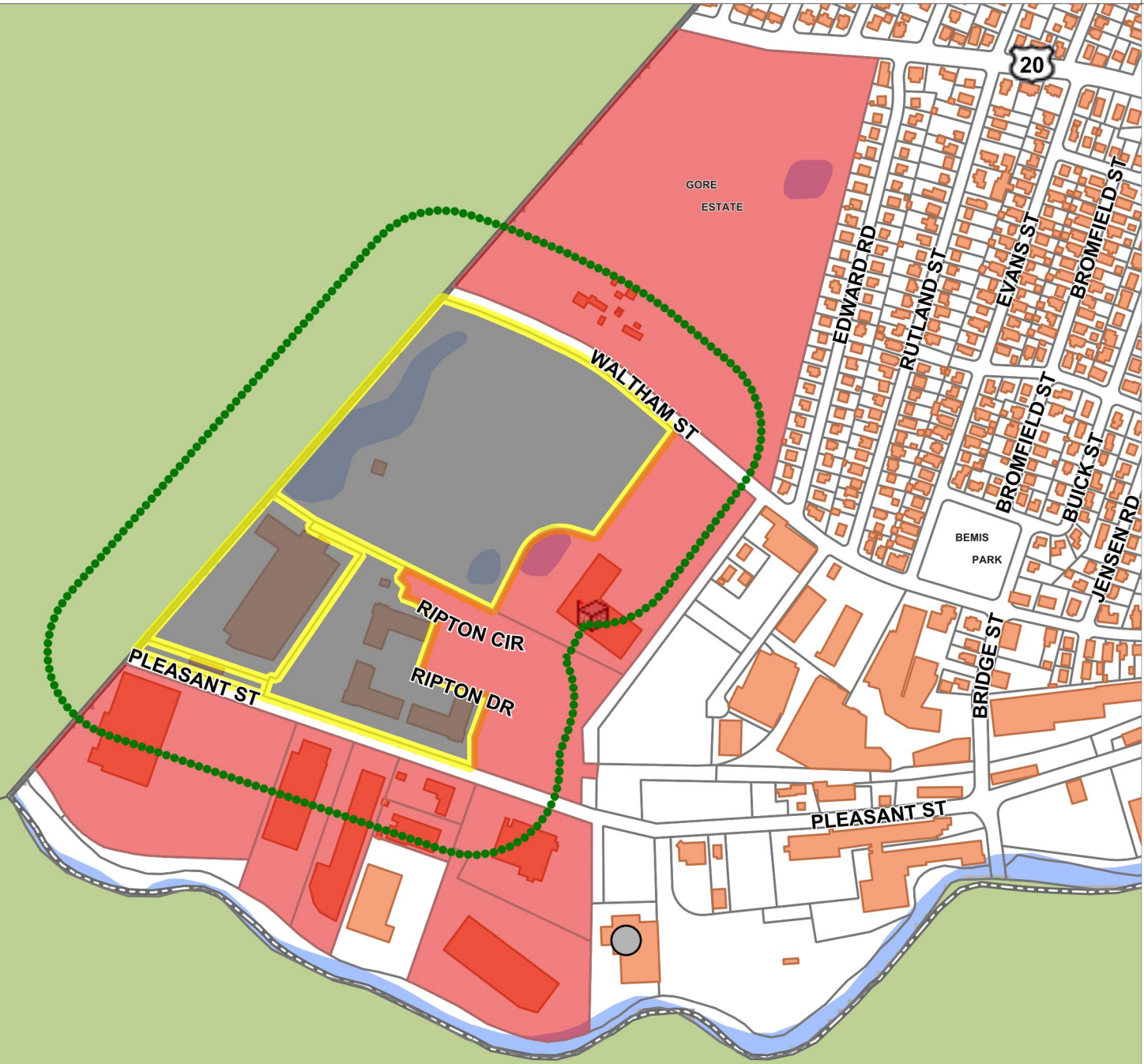
<http://www.watertown-ma.gov/index.aspx?nid=103>

MassDEP Northeast Region Office
(978) 694-3200

<http://www.mass.gov/dep/>



- Fire Stations
- Police Stations
- Schools
- Public Libraries
- Hospitals
- Community Health Centers
- Ice Rinks
- Buildings
- Hooks
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Town Labels
- Abutting Towns
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Streets



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

Parcel ID: 806 3 3101
FUXMAN YAIR DAVID
UCCIANI MARIA SOL
3 REPTON CR #3101
WATERTOWN, MA 02472

Parcel ID: 806 3 3102
MARCOTTE EUGENE
LEE ELLEN
3 REPTON CR #3102
WATERTOWN, MA 02472

Parcel ID: 806 3 3103
OLIVAR KAIHLA
3 REPTON CR #3103
WATERTOWN, MA 02472

Parcel ID: 806 3 3104
LIU TIANZI
3 REPTON CR #3104
WATERTOWN, MA 02472

Parcel ID: 806 3 3105
ZOPHIN REBECCA
3 REPTON CR #3105
WATERTOWN, MA 02472

Parcel ID: 806 3 3106
YOON KYUNGMOON
3 REPTON CR 3106
WATERTOWN, MA 02472

Parcel ID: 806 3 3107
FITZSTEVENS MAIA GES
FITZSTEVENS CHRISTINE
3 REPTON CR #3107
WATERTOWN, MA 02472

Parcel ID: 806 3 3108
GULATI ANMOL
3 REPTON CR U3108
WATERTOWN, MA 02472

Parcel ID: 806 3 3109
SZETO AMY LEE
3 REPTON CR #3109
WATERTOWN, MA 02472

Parcel ID: 806 3 3110
YEN LUCY
3 REPTON CR #3110
WATERTOWN, MA 02472

Parcel ID: 806 3 3111
ZIRLINGER ANDRES
ZIRLINGER MARIELA
190 TEMPLE STREET
WEST NEWTON, MA 02465

Parcel ID: 806 3 3112
DONABED RALPH ETUX
3REPTON CR U-3112 REALTY
125 SOTA DRIVE
JUPITER, FL 33458

Parcel ID: 806 3 3113
VANSANT VICKI TRUSTEE
VICKI VANSANT 2017 REV
3 REPTON CR UNIT 3113
WATERTOWN, MA 02472

Parcel ID: 806 3 3114
MIRKATOULI ZOHREH B
3 REPTON CR U3114
WATERTOWN, MA 02472

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NOBLE WILLIAM R
MKHITARYAN MARINE
4 REPTON CR #4101
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Parcel ID: 806 3 4102
DOYON KATHERINE
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WATERTOWN, MA 02472

Parcel ID: 806 3 4103
LEVIN HANNAH KING
4 REPTON CR #4103
WATERTOWN, MA 02472

Parcel ID: 806 3 4104
PIERRE-LOUIS ETIENNE
PIERRE-LOUIS NATIVITA
4 REPTON CR #4104
WATERTOWN, MA 02472

Parcel ID: 806 3 4105
ZATOONIAN CHRISTOPHER
130 PIGEON LN
WALTHAM, MA 02452

Parcel ID: 806 3 4106
LI VINCENT
4 REPTON CR #4106
WATERTOWN, MA 02472

Parcel ID: 806 3 4107
JASSET JANET M
4 REPTON CR #4107
WATERTOWN, MA 02472

Parcel ID: 806 3 4108
MAGNISALIS VASILLA
C/O VASILLA MAGNISALIS
4 REPTON CR U4108
WATERTOWN, MA 02472

Parcel ID: 806 3 4109
NEWELL KANDEE
4 REPTON CIRCLE UNIT 4109
WATERTOWN, MA 02472

Parcel ID: 806 3 4110
ASHFIELD VIVIANNE A
V A ASHFIELD TRUST NO. 1
4 REPTON CR U-4110
WATERTOWN, MA 02472

Parcel ID: 806 3 4111
KONICKI MATTHEW
4 REPTON CR #4111
WATERTOWN, MA 02472

Parcel ID: 806 3 4112
ZHU ZHENYI
4 REPTON CR U4112
WATERTOWN, MA 02472

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HERSHON MARK J
4 REPTON CR #4113
WATERTOWN, MA 02472

Parcel ID: 806 3 4114
LAMKIN KAREN H
4 REPTON CR U-4114
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SCHUCK GLORIA
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CASCAP METSTATE HOUSING
231 SOMERVILLE AV
SOMERVILLE, MA 02143

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CROWE ELLEN C R/M
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WATERTOWN, MA 02472

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KIM ELBERT B
5 REPTON CR #5110
WATERTOWN, MA 02472

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WEI CATHERINE
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WATERTOWN, MA 02460

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WATERTOWN, MA 02472

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WATERTOWN, MA 02472

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ZIRLINGER ANDRES
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CHANG WENDY LEE
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WATERTOWN, MA 02472

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KOKINA JULIA
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WATERTOWN, MA 02472

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WATERTOWN, MA 02472

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BARTOLOME EDUARD
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WATERTOWN, MA 02472

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3 REPTON CR #3209
WATERTOWN, MA 02472

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SCHERZER CLEMENS
18 MIGNON ROAD
NEWTON, MA 02472

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WATERTOWN, MA 02472

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WATERTOWN, MA 02472

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STEINMETZ LISA B
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WATERTOWN, MA 02472

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WATERTOWN, MA 02472

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COLACO IVONE
13 MOSES WHEELOCK LANE
WESTBOROUGH, MA 01581

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MYERS ALLISON
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ANIS SHERIF W
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WATERTOWN, MA 02472

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HACK TRUSTEE SUZANNE M.
1033 ARBORGATE CIRCLE
CHAPEL HILL, NC 27514

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WATERTOWN, MA 02472

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WATERTOWN, MA 02472

Parcel ID: 806 3 5205
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DILIELLO REV TRUST
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WATERTOWN, MA 02472

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5 REPTON CR #5206
WATERTOWN, MA 02472

Parcel ID: 806 3 5207
CASCAP-METSTATE HOUSING
231 SOMERVILLE AV
SOMERVILLE, MA 02143

Parcel ID: 806 3 5208
CULLINAN JOAN P
5 REPTON CR #5208
WATERTOWN, MA 02472

Parcel ID: 806 3 5209
BEH CHARLENE
5 REPTON CR U-5209
WATERTOWN, MA 02472

Parcel ID: 806 3 5210
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WATERTOWN, MA 02472

Parcel ID: 806 3 5211
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WATERTOWN, MA 02472

Parcel ID: 806 3 5212
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WATERTOWN, MA 02472

Parcel ID: 806 3 5213
FREUND SIDNEY
FREUND LISA
807 KNOLL WOOD COURT
NAPLES, FL 34108

Parcel ID: 806 3 5214
ZAKHARY MARK ET WAGDY
ZAKHARY MARY
1604 E CLEMENT ST
BALTIMORE, MD 21230

Parcel ID: 806 3 5215
BILLINGS ROBERT
5 REPTON CR #5215
WATERTOWN, MA 02472

Parcel ID: 806 3 3301
LEPIE ELIZABETH
3 REPTON CR #3301
WATERTOWN, MA 02472

Parcel ID: 806 3 3302
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HAIRSTON TIMOTHY W
3 REPTON CR #3302
WATERTOWN, MA 02472

Parcel ID: 806 3 3303
SANFTLEBEN CHRISTINE M
3 REPTON CR U3303
WATERTOWN, MA 02472

Parcel ID: 806 3 3304
KIM ONE-TAE
AHN YUN-HWA
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WATERTOWN, MA 02472

Parcel ID: 806 3 3305
DORFMAN MARK
DORFMAN LAURA
3 REPTON CR #3305
WATERTOWN, MA 02472

Parcel ID: 806 3 3306
RUPANI ZUBIN
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WATERTOWN, MA 02472

Parcel ID: 806 3 3307
NOORANI ZARINA
3 REPTON CR #3307
WATERTOWN, MA 02472

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MISKINIS ELIZABETH A
3 REPTON CIRCLE, UNIT 3308
WATERTOWN, MA 02472

Parcel ID: 806 3 3309
GOLDSTONE MATTHEW A
GOLDSTONE EDWARD C
3 REPTON CR #3309
WATERTOWN, MA 02472

Parcel ID: 806 3 3310
HILLIKER WILLIAM
HELFET LINDA
3 REPTON CR #3310
WATERTOWN, MA 02472

Parcel ID: 806 3 3311
CZMUT JR WALTER J
MCSHANE MARSHA J
3 REPTON CR U3311
WATERTOWN, MA 02472

Parcel ID: 806 3 3312
LEE KAREN J
3 REPTON CR 3312
WATERTOWN, MA 02472

Parcel ID: 806 3 3313
BRAIKER ZACHARY
TRIEDI PURNIMA
3 REPTON CR #3313
WATERTOWN, MA 02472

Parcel ID: 806 3 3314
BERKOWITZ STEPHEN M
3 REPTON CR #3314
WATERTOWN, MA 02472

Parcel ID: 806 3 3315
PEZESHKI FARNAZ
3 REPTON CR UNIT 3315
WATERTOWN, MA 02472

Parcel ID: 806 3 4301
HERRANZ DAVID
TOLEDO MONICA
4 REPTON CR #4301
WATERTOWN, MA 02472

Parcel ID: 806 3 4302
HUANG RAYMOND
GUAN MEICHUN
4 REPTON CR #4302
WATERTOWN, MA 02472

Parcel ID: 806 3 4303
GAMMERMAN DEBRA J
4 REPTON CR 4303
WATERTOWN, MA 02472

Parcel ID: 806 3 4304
HSIAO JAMES
4 REPTON CR 4304
WATERTOWN, MA 02472

Parcel ID: 806 3 4305
MERINGOLO THOMAS TRUSTEE
THOMAS R MERINGOLO REV
4 REPTON CR #4305
WATERTOWN, MA 02472

Parcel ID: 806 3 4306
ISENIA ARACELI
4 REPTON CR 4306
WATERTOWN, MA 02472

Parcel ID: 806 3 4307
JEWERS KIMBERLY
4 REPTON CR U4307
WATERTOWN, MA 02472

Parcel ID: 806 3 4308
WANG ING-KAE
WANG SHWU-CHING
4 REPTON CR U4308
WATERTOWN, MA 02472

Parcel ID: 806 3 4309
LI ZHI
4 REPTON CR #4309
WATERTOWN, MA 02472

Parcel ID: 806 3 4310
WEISBERG GWEN P
4 REPTON CR #4310
WATERTOWN, MA 02472

Parcel ID: 806 3 4311
BELSCHNER BRENDAN W.
BELSCHNER LAUREN
4 REPTON CIRCLE UNIT 4311
WATERTOWN, MA 02472

Parcel ID: 806 3 4312
DOHERTY EMINA
4 REPTON CR #4312
WATERTOWN, MA 02472

Parcel ID: 806 3 4313
TAKAHASHI DAISUKE
TAKAHASHI MISA
4 REPTON CIRCLE
UNIT 4313
WATERTOWN, MA 02472

Parcel ID: 806 3 4314
SIMON EDUARDO ETUX
C/O VALERIA DIODATO
5 POND PLACE LANE
CONCORD, NH 03301

Parcel ID: 806 3 4315
FORTH ANNE MARIE
4 REPTON CR #4315
WATERTOWN, MA 02472

Parcel ID: 806 3 5301
PARK JUNG AE
5 REPTON CR U-5301
WATERTOWN, MA 02472

Parcel ID: 806 3 5302
CHEN TRUSTEE DONGLING
DONGLING CHEN TRUST
5 REPTON CR 5302
WATERTOWN, MA 02472

Parcel ID: 806 3 5303
VANARIA JAMIE
5 REPTON CIRCLE U#5303
WATERTOWN, MA 02472

Parcel ID: 806 3 5304
RENCURREL DANIEL B
5 REPTON CR U5304
WATERTOWN, MA 02472

Parcel ID: 806 3 5305
NMW REAL ESTATE LLC
C/O PURITAN FOOD CO INC
17 FOODMART RD
BOSTON, MA 02118

Parcel ID: 806 3 5306
WHEELER RICHARD
5 REPTON CR #5306
WATERTOWN, MA 02472

Parcel ID: 806 3 5307
KARAGOZIAN NANOR
KARAGOZIAN RAFFI
22 BARTLETT ST
WATERTOWN, MA 02472

Parcel ID: 806 3 5308
ORLEWICZ DANUTA
5 REPTON CR #5308
WATERTOWN, MA 02472

Parcel ID: 806 3 5309
CARMI RAOUF
5 REPTON CR U5309
WATERTOWN, MA 02472

Parcel ID: 806 3 5310
BRYSON ELIZABETH M
BRYSON PATRICIA A
5 REPTON CR #5310
WATERTOWN, MA 02472

Parcel ID: 806 3 5311
SMITH BARRY W
5 REPTON CR #5311
WATERTOWN, MA 02472

Parcel ID: 806 3 5312
BARRY MICHAEL J
5 REPTON CR #5312
WATERTOWN, MA 02472

Parcel ID: 806 3 5313
MELIKYAN ARTEM
462 MT AUBURN ST
#4C
WATERTOWN, MA 02472

Parcel ID: 806 3 5314
GE QIN QIN
WANG YANSHENG
5 REPTON CR 5314
WATERTOWN, MA 02472

Parcel ID: 806 3 5315
YUAN LU
5 REPTON CR #5315
WATERTOWN, MA 02472

Parcel ID: 806 3 3401
NIU JINLI
3 REPTON CR U3401
WATERTOWN, MA 02472

Parcel ID: 806 3 3402
DVINOV ELENA
3 REPTON CR U3402
WATERTOWN, MA 02472

Parcel ID: 806 3 3403
SEWELL MARK
3 REPTON CR UNIT 3403
WATERTOWN, MA 02472

Parcel ID: 806 3 3404
PANTAZOPOULOS STELIOS
3 REPTON CIRCLE UNIT 3404
WATERTOWN, MA 02472

Parcel ID: 806 3 3405
YUEN DANA
3 REPTON CR U-3405
WATERTOWN, MA 02472

Parcel ID: 806 3 3406
JUVVADI PADMAJA
3 REPTON CR 3406
WATERTOWN, MA 02472

Parcel ID: 806 3 3407
ZHANG YUYAN
3 REPTON CIRCLE U3407
WATERTOWN, MA 02472

Parcel ID: 806 3 3408
LEE MICHAEL HUA-YUEN
LEE DORA & JOHN
3 REPTON CR #3408
WATERTOWN, MA 02472

Parcel ID: 806 3 3409
YEN KUEILAN GLORIA
3 REPTON CR U3409
WATERTOWN, MA 02472

Parcel ID: 806 3 3410
BASEVICH ANNA ESTER
3 REPTON CR #3410
WATERTOWN, MA 02472

Parcel ID: 806 3 3411
CHASE LAUREN
3 REPTON CR U3411
WATERTOWN, MA 02472

Parcel ID: 806 3 3412
LEWIS RANDALL M
3 REPTON CR U-3412
WATERTOWN, MA 02472

Parcel ID: 806 3 3413
VALLUCCI MARK D TRUSTEE
JAGGER TRUST
3 REPTON CR #3413
WATERTOWN, MA 02472

Parcel ID: 806 3 3414
TAMBASCIO SARAH L TRUSTEE
MAT IRREVOCABLE TRUST
3 REPTON CR #3414
WATERTOWN, MA 02472

Parcel ID: 806 3 3415
YU JIE
XIE BING
3 REPTON CR U3415
WATERTOWN, MA 02472

Parcel ID: 806 3 4401
LVOVICH TAMARA L/E
LVOVICH LEONID R/M
4 REPTON CR #4401
WATERTOWN, MA 02472

Parcel ID: 806 3 4402
WARE JANICE
4 REPTON CIR U4402
WATERTOWN, MA 02472

Parcel ID: 806 3 4403
MENEGON LYNN TRUSTEE
LYNN M MENEGON TRUST
4 REPTON CR U 4403
WATERTOWN, MA 02472

Parcel ID: 806 3 4404
BOYER KRISTEN
4 REPTON CR #4404
WATERTOWN, MA 02472

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MAN CHIU-FAI
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WATERTOWN, MA 02472

Parcel ID: 806 3 4406
LAFARGUE KATHRYN M
4 REPTON CR #4406
WATERTOWN, MA 02472

Parcel ID: 806 3 4407
RANDO RICHARD J
RANDO LINDA
4 REPTON CR 4407
WATERTOWN, MA 02472

Parcel ID: 806 3 4408
CHOU YI-TING
4 REPTON CR #4408
WATERTOWN, MA 02472

Parcel ID: 806 3 4409
JANG YOUNGHEE
4 REPTON CIRCLE, UNIT4409
WATERTOWN, MA 02472

Parcel ID: 806 3 4410
TSENG LEWIS
CHENG YU-TIEN
4 REPTON CR #4410
WATERTOWN, MA 02472

Parcel ID: 806 3 4411
CHANG SUE HUA
4 REPTON CR #4411
WATERTOWN, MA 02472

Parcel ID: 806 3 4412
KATZ ANA G
4 REPTON CR 4412
WATERTOWN, MA 02472

Parcel ID: 806 3 4413
WILLIG JERILYN G
4 REPTON CR U4413
WATERTOWN, MA 02472

Parcel ID: 806 3 4414
HAMANN LISA A
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WATERTOWN, MA 02472

Parcel ID: 806 3 4415
JIN MIN
LIANG YINAN
4 REPTON CR #4415
WATERTOWN, MA 02472

Parcel ID: 806 3 5401
PINSKY VLADIMIR
PINSKY LUDMILA
5 REPTON CR #5401
WATERTOWN, MA 02472

Parcel ID: 806 3 5402
DEW VICTORIA ANITA
5 REPTON CR U5402
WATERTOWN, MA 02472

Parcel ID: 806 3 5403
HUNT TAMI J
HUNT BRIAN D
5 REPTON CR 5403
WATERTOWN, MA 02472

Parcel ID: 806 3 5404
CUTONE ANTONETTE E
5 REPTON CR 5404
WATERTOWN, MA 02472

Parcel ID: 806 3 5405
GARDE SAMANTHA
5 REPTON CR UNIT 5405
WATERTOWN, MA 02472

Parcel ID: 806 3 5406
ROTHMAN LAURA B
5 REPTON CR #5406
WATERTOWN, MA 02472

Parcel ID: 806 3 5407
DEJEAN JACQUELINE S
5 REPTON CR U5407
WATERTOWN, MA 02472

Parcel ID: 806 3 5408
KYAW MYO M
5 REPTON CR U-5408
WATERTOWN, MA 02472

Parcel ID: 806 3 5409
PLATO LISA A
ISENBERG MARCUS A
9 ISLINGTON ST
ALLSTON, MA 02134

Parcel ID: 806 3 5410
KORETSKY IGOR AND
GURVITS KATRINA TRUSTEE
KORETSKY IRREV TRUST
5 REPTON CR U5410
WATERTOWN, MA 02472

Parcel ID: 806 3 5411
CARMİ RAJA ROBERT
5 REPTON CR U5411
WATERTOWN, MA 02472

Parcel ID: 806 3 5412
PANTAZOPOULOS STELIOS
5 REPTON CR U5412
WATERTOWN, MA 02472

Parcel ID: 806 3 5413
LEYFER VAL
LEYFER TANYA
2239 COMMONWEALTH AVENUE
AUBURNDALÉ, MA 02466

Parcel ID: 806 3 5414
WANG YOUZHEN
REN RUIBAO
53 BROOKDALE ROAD
NEWTON, MA 02460

Parcel ID: 806 3 5415
MAO CHENCHEN
5 REPTON CR U5415
WATERTOWN, MA 02472

Parcel ID: 807 1B 1A
BIV - PARCEL 807, LLC
C/O SEYON
43 BROAD STREET C404
HUDSON, MA 01749

Parcel ID: 806 1D 0
PPF INDUSTRIAL 20 SEYON
C/O MORGAN STANLEY REAL ESTATE
1585 BROADWAY, 37TH FLOOR
NEW YORK, NY 10036

Parcel ID: 806 4 0
MELKONIAN GROUP LLC
185 MAIN STREET
STONEHAM, MA 02180

Parcel ID: 807 1B 1
BELL HNW EXCHANGE
C/O BELL PARTNERS INC
1511 SUNDAY DRIVE, SUITE 316
RALEIGH, NC 27607

Parcel ID: 702 1A 0
GORE PLACE SOCIETY
52 GORE ST
WALTHAM, MA 02154

Parcel ID: 806 3 0
VRS/MCRT WATERTOWN MEWS
BOZZUTO MGMT -ATTN:
1 REPTON PL
WATERTOWN, MA 02472

Parcel ID: 807 1B 0
JEWISH COMMUNITY DAY SCH
57 STANLEY AV
WATERTOWN, MA 02472

Parcel ID: 809 2D 0
RUSSO OLGO A TRUSTEE
OLGO A RUSSO REALTY
560 PLEASANT ST
WATERTOWN, MA 02472

Parcel ID: 810 1 7
FLUID MANAGEMENT SYSTEMS
580 PLEASANT ST
WATERTOWN, MA 02472

Parcel ID: 810 4 1A
SIX FIFTY PSW LLC
650 PLEASANT ST
WATERTOWN, MA 02472

Parcel ID: 810 5 3A
WCV-610 PLEASANT, LLC
C/O GCP MANAGEMENT LLC
313 WASHINGTON ST STE 301
NEWTON, MA 02458

Parcel ID: 810 7 8
KEZERIAN FAMILY LLC
P.O.BOX 117
WATERTOWN, MA 02472

Parcel ID: 810 9 9
586 PLEASANT ST REALTY
152 BELLEVUE ST
WATERTOWN, MA 02472

Parcel ID: 810 9 9U1
586 PLEASANT ST REALTY
152 BELLEVUE ST
WATERTOWN, MA 02472

Parcel ID: 810 9 9U2
586 UNIT 2 REALTY LLC
P O BOX 79092
WAVERLEY, MA 02479

Parcel ID: 810 9 9U3
TZIAVAS COMMERCIAL
19 ROBINWOOD RD
BELMONT, MA 02478

Parcel ID: 810 9 9U4
586 PLEASANT ST REALTY
152 BELLEVUE ST
WATERTOWN, MA 02472

Parcel ID: 810 9 9U5
T&S INVESTMENTS LLC
57 LEITHA DRIVE
WALTHAM, MA 02451

Parcel ID: 810 9 9U6
T & S INVESTMENTS LLC
57 LEITHA DRIVE
WALTHAM, MA 02478

Parcel ID: 810 9 9U7
PORTNOY REALTY GROUP
25 CHANNING RD
WATERTOWN, MA 02472

Parcel ID: 810 9 9U8
586 PLEASANT ST REALTY
152 BELLEVUE ST
WATERTOWN, MA 02472

Parcel ID: 812 1 3
BREM SIMBA 700 PLEASANT,
C/O EQUITY INDUSTRIAL
20 PICKERING STREET SUITE 200
NEEDHAM, MA 02492

20 SEYON STREET,
100 WOODVIEW WAY,
AND 0 STANLEY AVENUE
PARCEL ABUTTERS
CITY OF WALTHAM
MASSACHUSETTS



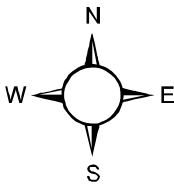
DISCLAIMER:
This map is for reference and planning purposes only. It is prepared for the inventory of real property within the City of Waltham and is compiled from tax maps, recorded deeds and plats. Users of this tax map are hereby notified that the aforementioned public primary information sources should be consulted for the verification of the information contained on this map. The City of Waltham and its mapping contractors assume no legal responsibility for the information contained herein.

DATA SOURCE:
The digital planimetric base map data were developed by Chas H Sells, Inc. and are updated using spring 2021 1"= 40' scale color orthophotographs. The parcel data and are current as of January 2022. Map prepared by City of Waltham GIS.

Legend

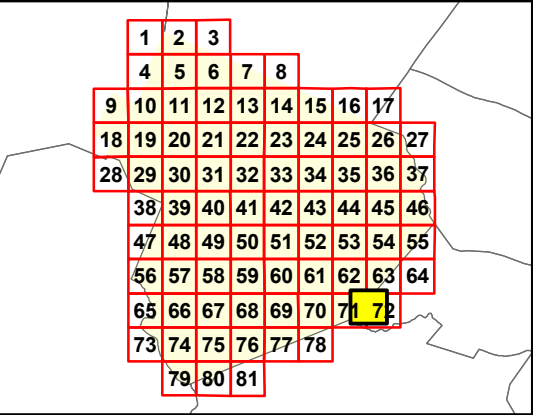
- 300 Foot Radius
- Edge of Pavement
- Unpaved Road
- Fence
- Guard Rail
- Retaining Wall
- Stone Wall
- Rail Lines
- Stream
- Tax Map Grid
- Parcel Lines
- Watertown Parcels
- Walkway/Sidewalk
- Building Footprint
- Deck
- Paved Area
- Unpaved Area
- Water Bodies
- Wetland Area
- Vegetated Area
- Park

Parcel Number
Address Number



1 inch = 153 feet

0 75 150 300 Feet



Map No.:

71

PARCELID	LOCATION	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R063 025 0001	52 GORE ST	GORE PLACE SOCIETY	52 GORE ST. /	WALTHAM	MA	02453-6866
R071 004 0002	66 SEYON ST	I-PARK WEST SEYON, LLC / C/O JOSEPH CLANCY	433 SOUTH MAIN ST /	WEST HARTFORD	CT	06110
R071 004 0004	26 SEYON ST	WATERTOWN FORD SERVICE LLC.	185 MAIN ST. /	STONEHAM	MA	02180
R071 005 0001	37 RIVER ST	TP WALTHAM STORAGE, LLC.	2265 E. MURRAY HOLLADAY RD.	SALT LAKE CITY	UT	84117
R071 005 0002	37 R RIVER ST	MELKONIAN GROUP, LLC / % WATERTOWN FORD, INC.	625 PLEASANT ST	WATERTOWN	MA	02472
R071 008 0001	36 RIVER ST	UDR CURRENTS ON THE CHARLES / LLC	1745 SHEA CENTER DR S-200	HIGHLANDS RANCH	CO	80129
R071 008 0002	10 RIVER ST	LCP SUPERMARKETS REMAINDER / 2000 LLC., STOP & SHOP CO.	P.O.BOX 6500 /	CARLISLE	PA	17013
R072 004 0005 001	8 GROVE ST 1	NADD4-8U1 LLC.	205-1 HAMMOND ST /	WALTHAM	MA	02451
R072 004 0005 002	8 GROVE ST 2	LACAVA, ANTHONY J & JENNA / M LACAVA	8 GROVE ST #2 /	WALTHAM	MA	02453
R072 004 0006 001	12 GROVE ST 1	CHENG, LEO & YING WANG	12 GROVE ST #1 /	WALTHAM	MA	02453
R072 004 0006 002	12 GROVE ST 2	SOLOMON, PAUL R & ELIZABETH / VASSEY	12 GROVE ST #2 /	WALTHAM	MA	02453
R072 004 0007 001	18 GROVE ST 1	COMEAU, THOMAS F. & ANN M.	18 GROVE ST #1 /	WALTHAM	MA	02453
R072 004 0007 002	18 GROVE ST 2	KUMAR, SANGEETA & RIJU KUMAR	18 GROVE ST #2 /	WALTHAM	MA	02453
R072 004 0008 001	22 GROVE ST 1	XIA, ZHINAN & NANCY Y SU	22 GROVE ST #1 /	WALTHAM	MA	02453
R072 004 0008 002	22 GROVE ST 2	DEBRA COLEMAN REV. TRUST; / DEBRA COLEMAN TR.	22 GROVE ST #2 /	WALTHAM	MA	02453
R072 004 0009 001	30 GROVE ST 1	LIN, TAI-AN & WAN-LIN YANG	30 GROVE ST #1 /	WALTHAM	MA	02453
R072 004 0009 002	30 GROVE ST 2	SWANSON, KENNETH D. & LILY I. / PAO	30 GROVE ST #2 /	WALTHAM	MA	02453
R072 004 0010 001	34 GROVE ST 1	NANDY, INDRANI & KAILAS N. / NANDI	34 GROVE ST #1 /	WALTHAM	MA	02453
R072 004 0010 002	34 GROVE ST 2	YEO, SEUNGHWAN & YOON / KYUNG KIM	34 GROVE ST #2 /	WALTHAM	MA	02453

**VERIFICATION OF INFORMATION
PROVIDED**


**APPROVED BY THE
WALTHAM BOARD OF ASSESSORS**

DATE 3-3-2022

FILING FEE INFORMATION



CALCULATED FILING FEE STATEMENT

The proposed project involves the parking lot improvements and utility work at 10-30 Manley Way in Watertown, Massachusetts. There are no fees associated with the submission of a Request for Determination of Applicability application under the Massachusetts Wetlands Protection Act; however, the local Watertown Wetlands Ordinance establishes a local fee based the project size.

Local Fees:

Project Size: ~95,000 square feet

Fee: \$1,000.00

Check Payable to: Town of Watertown for \$1,000.00



Town of Watertown
 Administration Building
 149 Main Street
 Watertown, Massachusetts 02472
Conservation Commission
 Tel: (617) 972-6426 • Fax: (617) 972-6484

Christopher J. Hayward
 Conservation Agent

WATERTOWN WETLANDS ORDINANCE **Fee Calculation and Transmittal Form**

Owner	2nd Parcel Owner Info below	Applicant	
Name	PPF Industrial 20 Seyon LLC	Name	Affini-T Therapeutics
Street	c/o Morgan Stanley Real Estate,	Street	343 Arsenal Street
City	1585 Broadway, 37th Floor, NY	City	Watertown
State	New York	State	MA
Zip	10036	Zip	02472
Phone	617.982.6587	Phone	617.674.5100
e-mail	bblake@seyon.com	e-mail	kim.nguyen@affinittx.com

2nd Parcel Ownership: BIV - PARCEL 807, LLC, c/o Seyon, 205 Newbury Street, 4th Floor, Boston, MA 02116; 617.982.6587; bblake@seyon.com

Project Location:

10-30 Manley Way, Watertown, MA

Any person filing an Application for Permit/RDA/NOI pursuant to the Ordinance shall, at the same time, pay a filing fee in accordance with the Filing Fee Schedule contained in the *Rules and Regulations for the Administration of the Watertown Wetlands Ordinance of 2008*. Municipal agencies are exempt from this requirement.

A. Fee Schedule:

Project Size	Fees
Less than 1,000 sq. ft	\$50.00
1,000 sq. ft. to less than 2,000 sq. ft.	\$100.00
2,000 sq. ft. to less than 3,000 sq. ft.	\$150.00
3,000 sq. ft. to less than 4,000 sq. ft.	\$200.00
4,000 sq. ft. to less than 5,000 sq. ft.	\$250.00
5,000 sq. ft. to less than 6,000 sq. ft.	\$300.00
6,000 sq. ft. to less than 10,000 sq. ft.	\$400.00
10,000 sq. ft. to less than 15,000 sq. ft.	\$500.00
15,000 sq. ft. to less than 20,000 sq. ft.	\$650.00

20,000 sq. ft. to less than 30,000 sq. ft.	\$750.00
30,000 sq. ft. to less than 50,000 sq. ft.	\$850.00
50,000 sq. ft. or greater	\$1000.00

Project Fee

\$1,000.00

B. Fee Exemption

The Commission may waive the filing fee for an Application or Request for Determination filed by a government agency, for an RDA filed by a person having no financial connection with the subject property, for any projects whose sole effect is to substantially enhance a Resource Area, or for other reasonable grounds as determined by the Commission at its discretion.

Grounds for Exemption (to be filled out by CC staff)

Signature of Owner or Applicant:

Kim Nguyen

Digitally signed by Kim
Nguyen
Date: 2022.03.08 16:52:46
-05'00'

Date:

Enclose this form with a check or money order for the calculated amount payable to the Town of Watertown with the Application for Permit or Request for Determination of Applicability. These fees are non-refundable.

Please note this payment does not relieve the Applicant from the further fee requirements as stated in the Wetlands Protection Act Regulations MGL Chapter 44, Section 53G.

DATE:03/08/2022 CK#:285 TOTAL:\$1,000.00*** BANK:PPF 20 Seyon, LLC-Oper(ppf24op)
PAYEE:TOWN OF WATERTOWN(v0000205)

Property Address - Code	Invoice - Date	Description	Amount
PPF Industrial 20 Seyon, LLC - ms	3082022 - 03/08/2022		1,000.00
			1,000.00

SGP™ SECURITY WARNING: THE FRONT OF THIS DOCUMENT CONTAINS A HIDDEN VOID PANTOGRAPH AND CAN NOT BE COPIED. THE REVERSE SIDE CONTAINS AN ARTIFICIAL WATERMARK AND COIN REACTIVE INK. SGP™

PPF Industrial 20 Seyon, LLC

c/o Seyon Management LLC
535 Boylston Street, Ste 11
Boston, MA 02116

Boston Private Bank
10 Post Office Square
Boston, MA 02109

011002343

285

**** ONE THOUSAND AND 00/100 DOLLARS

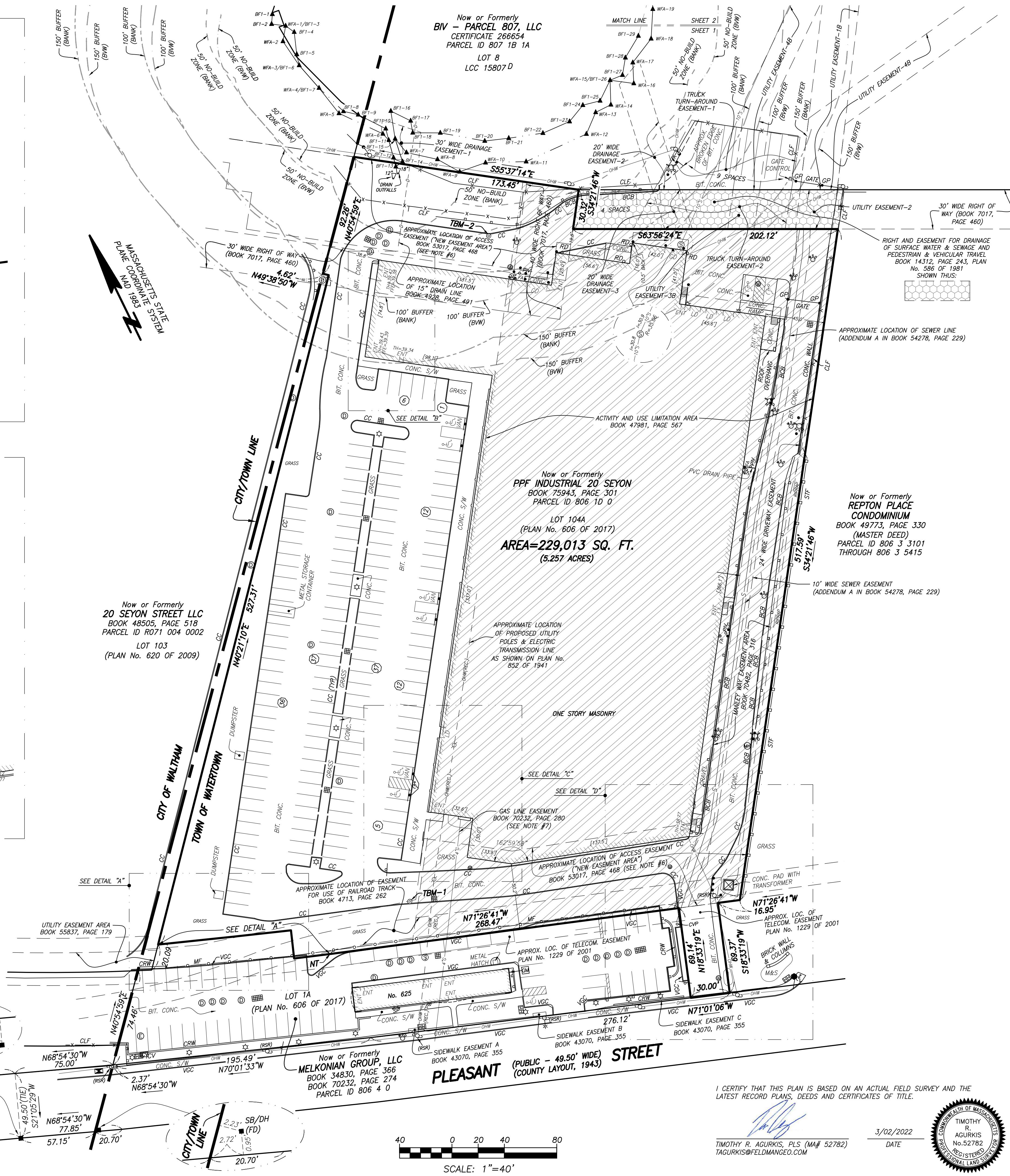
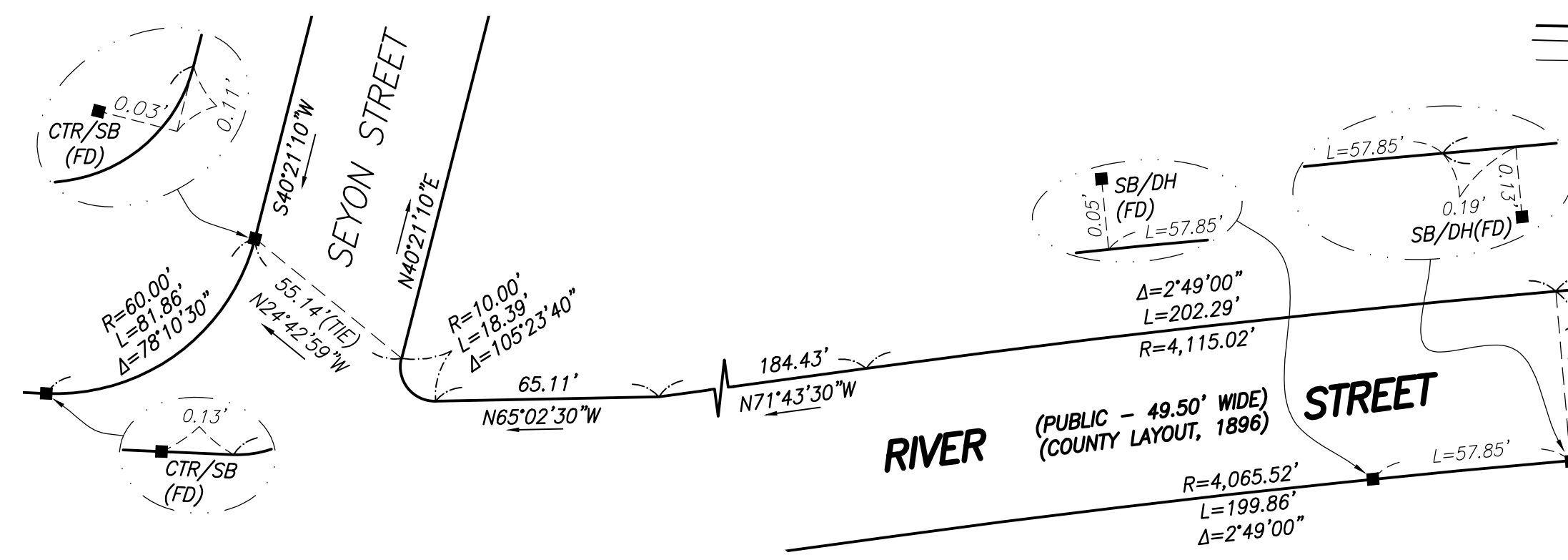
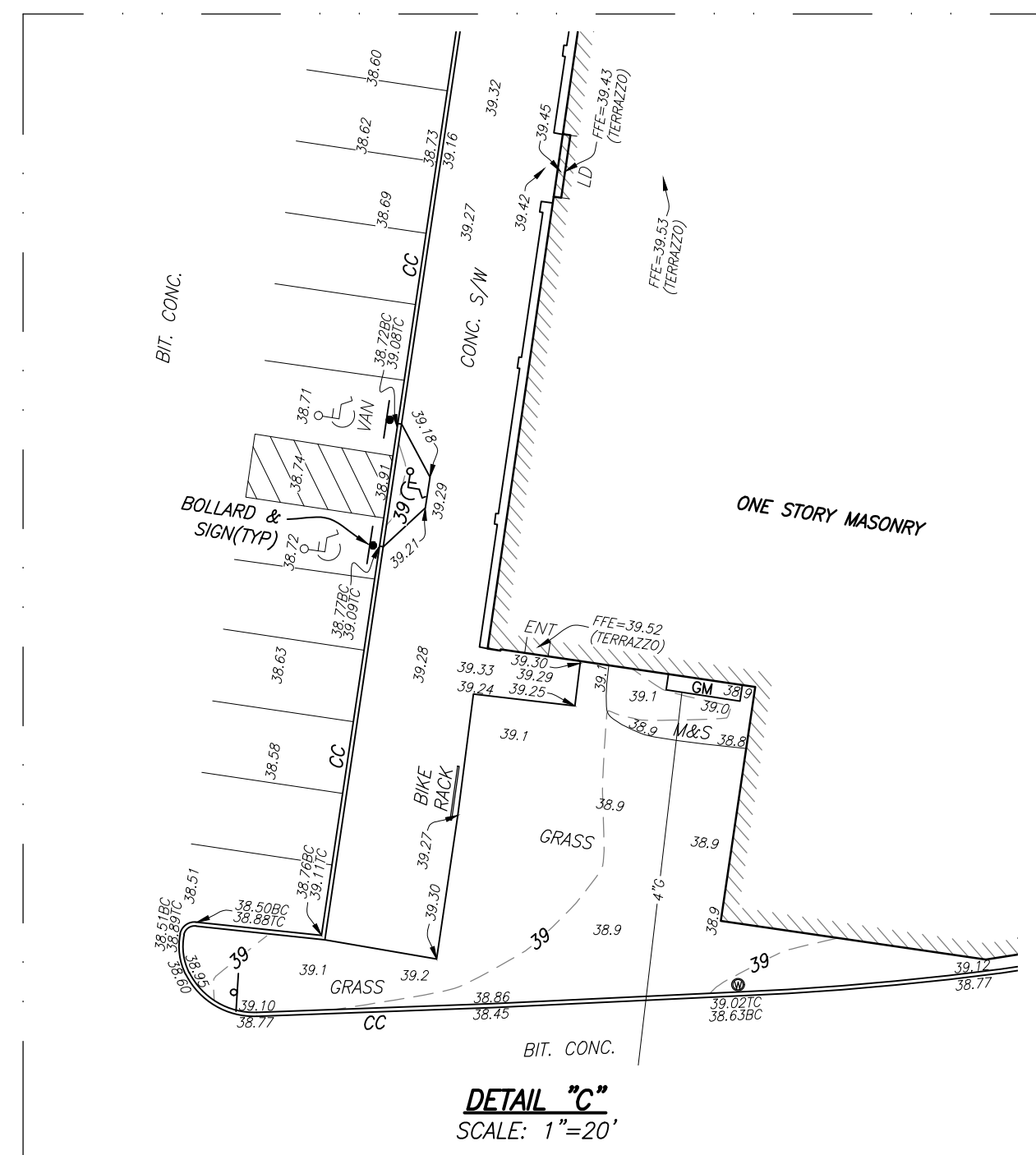
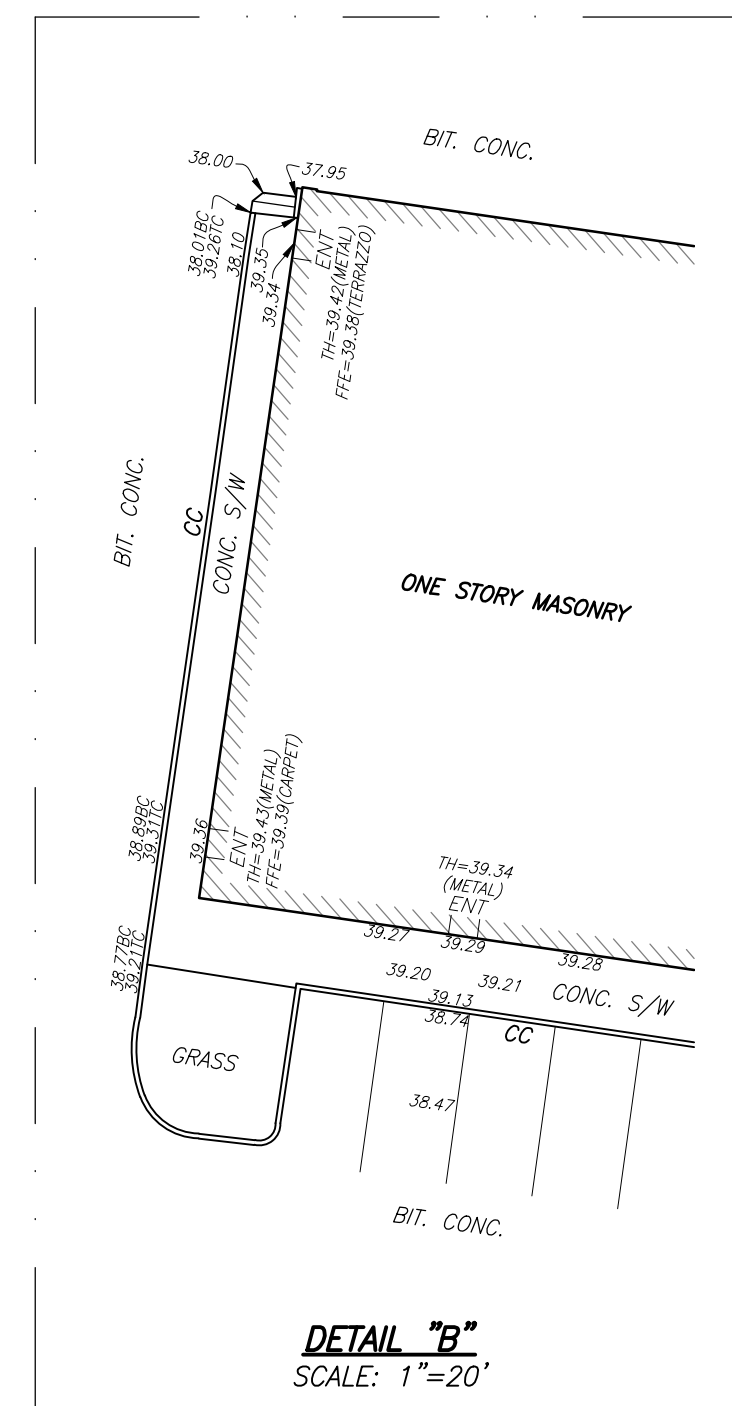
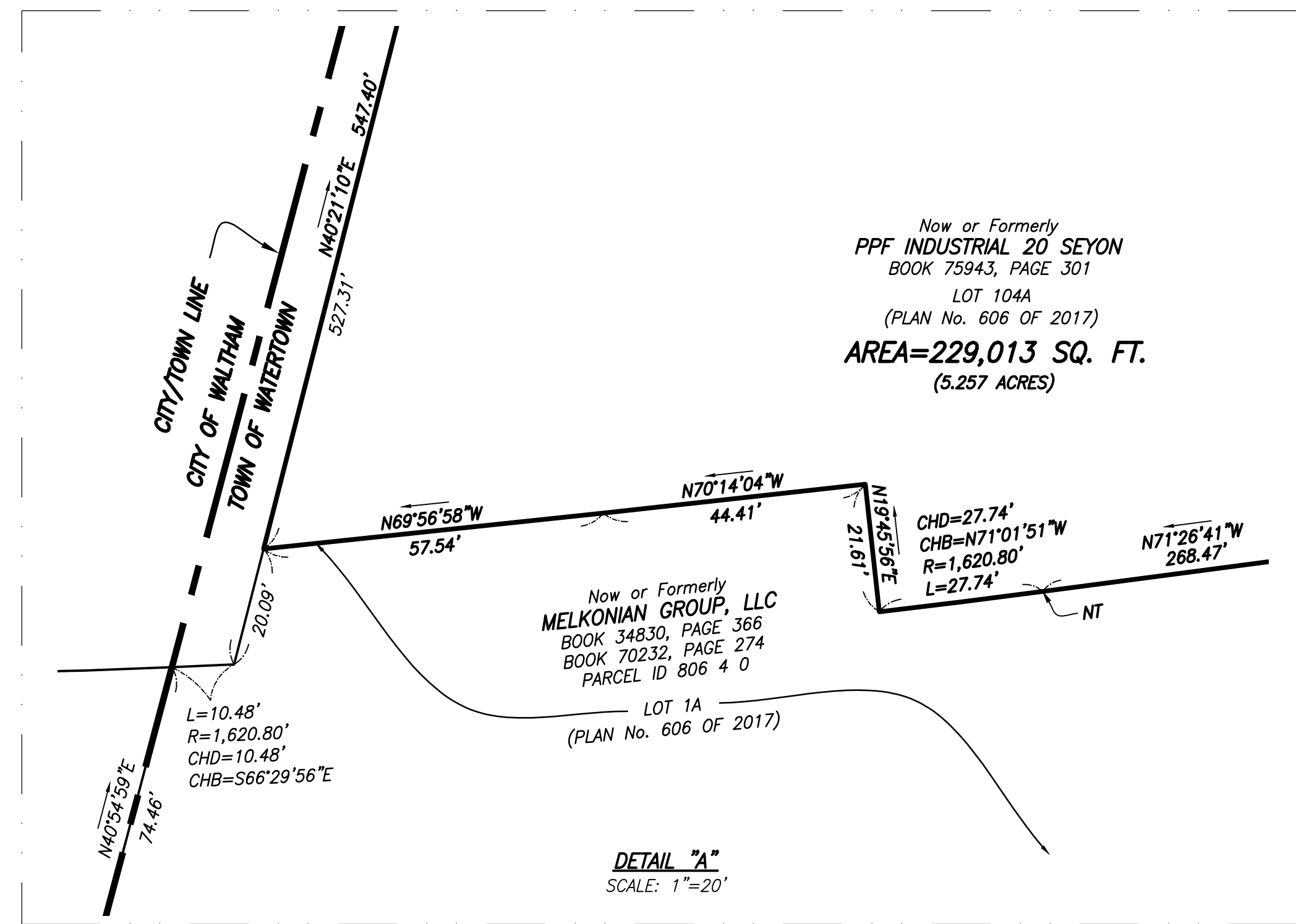
TO THE
ORDER OF

TOWN OF WATERTOWN
P O BOX 850
WATERTOWN, MA 02471

03/08/2022

\$1,000.00***

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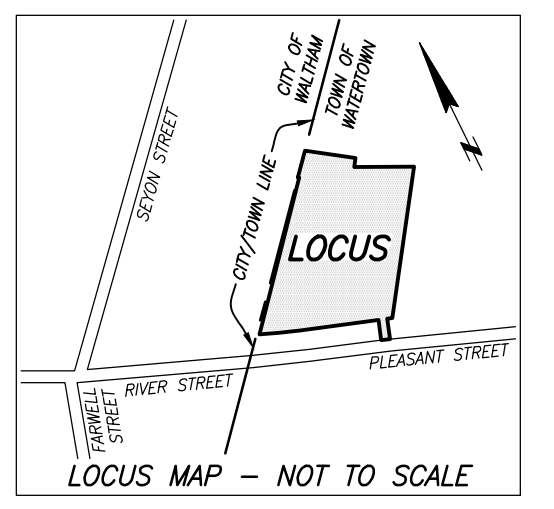
FELDMAN
G E O S P A T I A L

BOSTON HEADQUARTERS
52 HAMPDEN STREET
BOSTON, MA 02119
(617)357-9740

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608
www.feldmangeo.com

PPF Industrial 20 Seyon, LLC & Affini-T Therapeutics, Inc.
Building Renovation
10-30 Manley Way
Watertown, MA 02472

PROJECT: 2021081

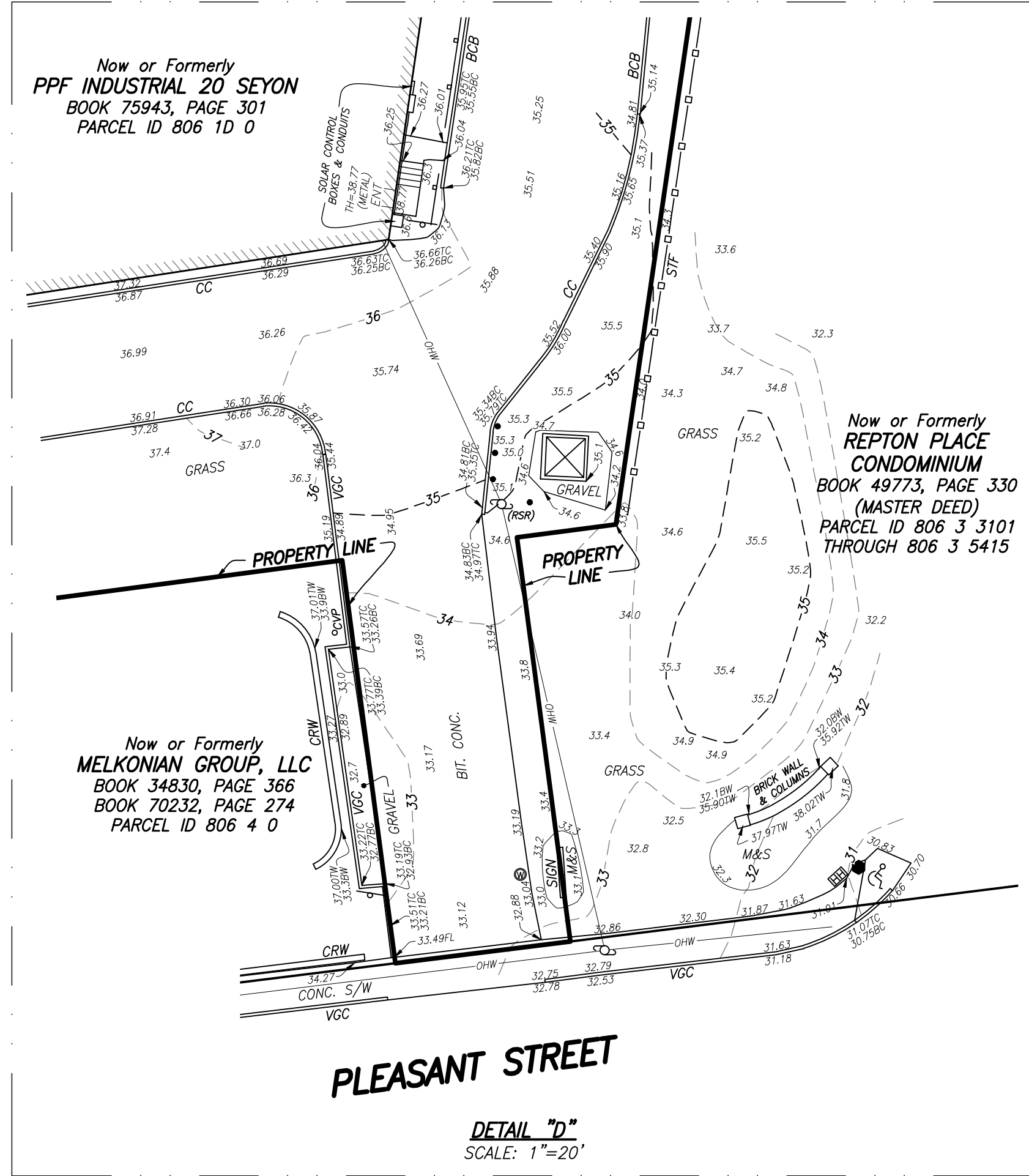
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NOT FOR
CONSTRUCTION

DATE: 1/10/2022
ISSUANCE: SITE PLAN REVIEW/
SPECIAL PERMIT

SHEET TITLE AND NUMBER:
SP-001
PARTIAL TOPOGRAPHIC PLAN

THE LINE SHOWN HERE IS EXACTLY
ONE FOOT LONG. DIMENSIONS
ORIGINAL PLATE SIZE



LEGEND

⊙	SEWER MANHOLE	APPROX.	APPROXIMATE
⊖	DRAIN MANHOLE	BC	BOTTOM OF CURB
⊕	MANHOLE	BCB	BIT. CONC. BERM
⊗	HYDRANT	[X.X"]	BUILDING DIMENSION
⊕	WATER SHUT OFF/WATER GATE	BIT	BITUMINOUS
⊕	CATCH BASIN	BW	BORDERING VEGETATED WETLANDS
⊕	GUY WIRE	BW	BOTTOM OF WALL
⊕	TRAFFIC SIGNAL	CC	CONCRETE CURB
⊕	GUY POLE	CHB	CHORD BEARING
⊕	UTILITY POLE	CHD	CHORD DISTANCE
⊕	UTILITY POLE WITH RISER	CLF	CHAIN LINK FENCE
⊕	RECORD UTILITY POLE	CONC	CONCRETE
⊕	LIGHT POLE	CRW	CONCRETE RETAINING WALL
⊕	ELECTRIC HANDHOLE	CTR	CENTER
⊕	BOLLARD	CW	CONCRETE WALL
⊕	SIGN	Δ	DELTA ANGLE
⊕	CLEAN OUT	DH	DRILL HOLE
⊕	FIRE ALARM	ENT	ENTRANCE
⊕	CAPPED VERTICAL PIPE	FD	FOUND
⊕	POST INDICATOR VALVE	FFE	FINISH FLOOR ELEVATION
⊕	ROOF DRAIN	GD	GARAGE DOOR
⊕	OBSERVATION WELL	I=	INVERT ELEVATION
⊕	SECURITY CAMERA	L=	ARC LENGTH
⊕	STAND PIPE/SIAMESE CONNECTION	LCC	LAND COURT CASE
⊕	UTILITY POLE W/ LIGHT	LD	LOADING DOCK
⊕	TRANSFORMER	LOC	LOCATION
⊕	GAS METER	MF	METAL FENCE
⊕	DISABLED PARKING SPACE	M&S	MULCH & SHRUBS
⊕	WETLAND FLAG	NT	NON-TANGENT
⊕	FLARED END SECTION	R=	RADIUS OR RIM ELEVATION
⊕	HANDICAP RAMP	SB	STONE BOUND
⊕	GATE POST	SQ. FT.	SQUARE FEET
⊕	IRRIGATION CONTROL VALVE	STF	STOCKADE FENCE
⊕	RIGHT AND EASEMENT FOR DRAINAGE OF SURFACE WATER & SEWAGE AND PEDESTRIAN & VEHICULAR TRAVEL (BOOK 14312, PAGE 243, PLAN No. 586 OF 1981)	S/W	SIDEWALK
⊕	ACTIVITY AND USE LIMITATION AREA (BOOK 47981, PAGE 567)	TBM	TEMPORARY BENCH MARK
⊕		TC	TOP OF CURB
⊕		TH	THRESHOLD
⊕		TELECOM	TELECOMMUNICATIONS
⊕		TW	TOP OF WALL
⊕		Typ	TYPICAL
⊕		VGC	VERTICAL GRANITE CURB
⊕		G	GAS
⊕		OHW	OVERHEAD WIRES
⊕		OHW(REC)	OVERHEAD WIRES (RECORD)
⊕		S	SEWER
⊕		X	CHAIN LINK FENCE
⊕		○	METAL FENCE
⊕		□	WOOD FENCE
⊕		□	GUARD RAIL

APPROX. APPROXIMATE

BC BOTTOM OF CURB

BCB BIT. CONC. BERM

[X.X"] BUILDING DIMENSION

BIT BITUMINOUS

BW BORDERING VEGETATED WETLANDS

BW BOTTOM OF WALL

CC CONCRETE CURB

CHB CHORD BEARING

CHD CHORD DISTANCE

CLF CHAIN LINK FENCE

CONC CONCRETE

CRW CONCRETE RETAINING WALL

CTR CENTER

CW CONCRETE WALL

Δ DELTA ANGLE

DH DRILL HOLE

ENT ENTRANCE

FD FOUND

FFE FINISH FLOOR ELEVATION

GD GARAGE DOOR

I= INVERT ELEVATION

L= ARC LENGTH

LCC LAND COURT CASE

LD LOADING DOCK

LOC LOCATION

MF METAL FENCE

M&S MULCH & SHRUBS

NT NON-TANGENT

R= RADIUS OR RIM ELEVATION

SB STONE BOUND

SQ. FT. SQUARE FEET

STF STOCKADE FENCE

S/W SIDEWALK

TBM TEMPORARY BENCH MARK

TC TOP OF CURB

TH THRESHOLD

TELECOM TELECOMMUNICATIONS

TW TOP OF WALL

Typ TYPICAL

VGC VERTICAL GRANITE CURB

G GAS

OHW OVERHEAD WIRES

OHW(REC) OVERHEAD WIRES (RECORD)

S SEWER

X CHAIN LINK FENCE

○ METAL FENCE

□ WOOD FENCE

□ GUARD RAIL

NOTES:

- BENCH MARK INFORMATION:
BENCH MARK USED:

TEMPORARY BENCH MARKS USED (FELDMAN JOB #12199M):
TBM-D: A "BENCH TIE" BRAND NAIL SET 1" UP IN A UTILITY POLE ON THE NORTHWESTERLY SIDE OF SEYON STREET, WALTHAM, LOCATED APPROXIMATELY 430' NORTHEAST OF RIVER STREET, WALTHAM. ELEVATION = 42.79
TBM-E: A "BENCH TIE" BRAND NAIL SET 1" UP IN A UTILITY POLE ON THE NORTHWESTERLY SIDE OF SEYON STREET, WALTHAM, LOCATED APPROXIMATELY 530' NORTHEAST OF TBM-D. ELEVATION = 41.95
TEMPORARY BENCH MARKS SET:
TBM-1: MAG NAIL SET IN THE SOUTHWESTERLY SIDE OF LOCUS DRIVEWAY, NEAR THE SOUTHWESTERLY CORNER OF LOCUS BUILDING, AS SHOWN HEREON. ELEVATION = 38.25
TBM-2: MAG NAIL SET IN THE NORTHEASTERLY SIDE OF LOCUS DRIVEWAY, NEAR THE NORTHERLY CORNER OF LOCUS, AS SHOWN HEREON. ELEVATION = 38.25
- ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- WETLANDS FLAGS SHOWN HEREON WERE SET BY LUCAS ENVIRONMENTAL ON 12/08/2021 AND FIELD LOCATED BY FELDMAN GEOSPATIAL. AT THE TIME OF SURVEY, FLAG BF1-30 WAS NOT FOUND. THE LINE SHOWN HEREON BETWEEN FLAGS BF1-29 & BF1-31 IS APPROXIMATE ONLY.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- ACCESS EASEMENT IS SHOWN AS PLOTTED FROM THE METES AND BOUNDS DESCRIPTION IN EXHIBIT B OF BOOK 53017, PAGE 488. EXHIBIT A EASEMENT PLAN DENOTES THAT THE EASEMENT WRAPS AROUND THE FACADE OF THE BUILDING AS IT EXISTED AT THAT TIME.
- THE GAS LINE EASEMENT PER BOOK 70232, PAGE 280 IS NOT SHOWN OR DESCRIBED AS HAVING PARTICULAR LIMITS. THE RECORD GAS LINE SERVING THE BUILDING ON LOCUS IS SHOWN HEREON.
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES ENTIRELY WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0552E, TOWN OF WATERTOWN, COMMUNITY NUMBER 250223, PANEL NUMBER 0552-E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS. SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS,
SOUTHERN DISTRICT

DEEDS	BOOK	5584, PAGE	353
		7955,	420
		9260,	589
		9354,	218
		12047,	679
		12780,	176
		31612,	547
		31879,	48
		34340,	204
		34830,	366
		46700,	33
		47416,	147
		48505,	518
		52492,	320
		69901,	552
		70232,	274

CERTIFICATE OF TITLE No. 40179

PLANS	PLAN No.	1029 OF 1999
		1083 OF 2000
		1229 OF 2001
		627 OF 2004
		535 OF 2006
		539 OF 2008
		165 OF 2009
		166 OF 2009
		352 OF 2009
		620 OF 2009
		606 OF 2017

MASSACHUSETTS LAND COURT

LCC	9865A
	15807A
	15807B
	15807C
	15807D
	31213A

CITY OF WALTHAM ENGINEERING DEPARTMENT

"PLAN AND PROFILE OF RIVER STREET", DATED NOVEMBER, 1896, APPROVED JANUARY 2, 1897, COPIED FROM ORIGINAL PLAN JUNE, 1942

"PLAN & PROFILE SHOWING PROPOSED WIDENING OF GROVE STREET BETWEEN BRIGHT ST. & THE CITY BOUNDARY", DATED JULY 1971, APPROVED AUGUST 3, 1971

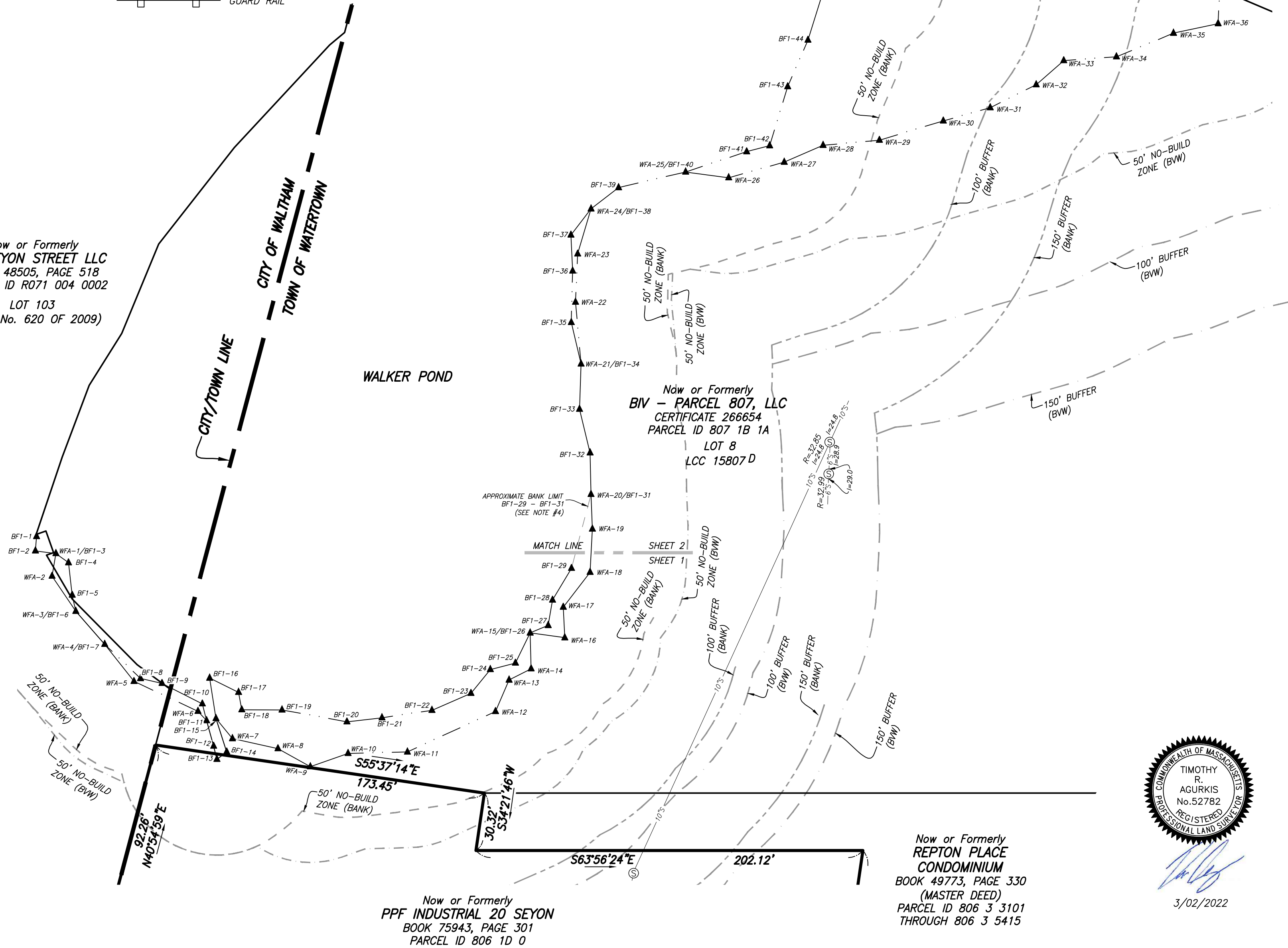
MIDDLESEX COUNTY ENGINEERING DEPARTMENT

"PLAN OF PLEASANT STREET, WATERTOWN, AS ORDERED BY THE COUNTY COMMISSIONERS", DATED 1943"

"PLAN OF THE RELOCATION OF A PORTION OF WALTHAM STREET, WATERTOWN, AS ORDERED BY THE COUNTY COMMISSIONERS", DATED 1964

PAN AM RAILWAYS

VALUATION PLAN V36.2/6



FILENAME: S:\PROJECTS\2021\2100795\DWG\2100795-PL-3.dwg

ENVIRONMENTS
FOR HEALTH
ARCHITECTURE

088.791.6441 617.772.0260 129 South Street, 2nd Floor, Boston, MA 02111
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FELDMAN
GEOSPATIAL

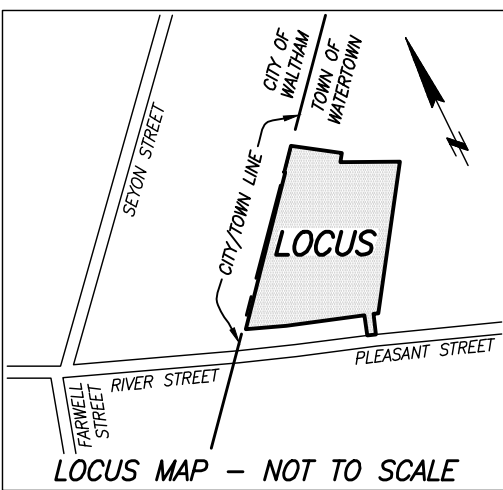
BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119
(617)357-9740

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608
www.feldmangeo.com

PPF Industrial 20 Seyon, LLC & Affili-T Therapeutics, Inc.

Building Renovation
10-30 Manley Way
Watertown, MA 02472

Δ	DATE	DESCRIPTION



NOT FOR CONSTRUCTION

DATE: 1/10/2022
ISSUANCE: SITE PLAN REVIEW/
SPECIAL PERMIT

SHEET TITLE AND NUMBER:

SP-002
PARTIAL TOPOGRAPHIC PLAN

THE LINE SHOWN ABOVE IS EXACTLY ONE FOOT ON THE SHEET

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GENERAL NOTES:

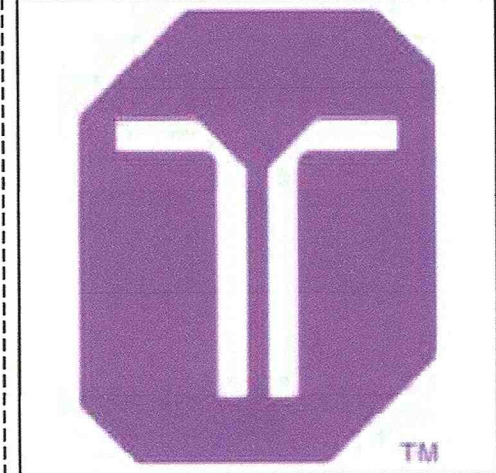
1. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES ESPECIALLY WHERE NEW UTILITIES CONNECT TO OR CROSS EXISTING, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" (1-888-344-7233 OR 811) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL HORIZONTAL CONTROL POINTS AND VERTICAL BENCH MARKS NECESSARY FOR THE WORK.
3. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND MUNICIPAL REQUIREMENTS. NO ON-SITE BURIAL PITS ARE ALLOWED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE EXISTING FIELD CONDITIONS AS SHOWN ON THESE PLANS.
5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR ITEMS SUCH AS: BUILDING LOCATIONS AND DIMENSIONS, EXIT DOORS, TRUCK DOCKS, UTILITY PENETRATIONS AND SIDEWALK LAYOUT. THE CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER IN WRITING OF ANY DISCREPANCIES ENCOUNTERED.
6. ALL CONSTRUCTION DUMPSTERS SHALL BE PROPERLY MAINTAINED. ALL DUMPSTERS SHALL BE LOCATED ON A BITUMINOUS CONCRETE OR CEMENT CONCRETE SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRASH DISPOSAL ON A REGULAR BASIS AND SHALL ENSURE THAT THE DUMPSTER AREAS ARE PROPERLY MAINTAINED.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE GENERAL UPKEEP AND ROUTINE MAINTENANCE OF THE ENTIRE SITE TO ENSURE AN AESTHETICALLY PLEASING APPEARANCE DURING ALL PHASES OF CONSTRUCTION.
8. UNLESS OTHERWISE INDICATED, AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
9. EXISTING LANDSCAPE OPEN SPACE AREAS SHALL BE KEPT FREE OF DEBRIS AND SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE. DAMAGED PLANTS SHALL BE REPLACED IN KIND.
10. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AT LEAST FORTY EIGHT (48) HOURS PRIOR TO THE COMMENCEMENT OF SITE WORK CONSTRUCTION ACTIVITIES.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, DATED MARCH 1997, REPRINTED MAY 2003, AND ALL LOCAL MUNICIPAL REGULATIONS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY AND CLEANED, REPAIRED OR REPLACED AS NECESSARY THROUGHOUT CONSTRUCTION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER EACH STORM EVENT.
3. THE CONTRACTOR SHALL KEEP ON-SITE, AT ALL TIMES, ADDITIONAL WATTLES, FILTER BAGS, SILT FENCE, ETC. FOR INSTALLATION TO MITIGATE ANY EMERGENCY CONDITION.
4. THE CONSTRUCTION ENTRANCE/EXIT AREA TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING AND DISCHARGE OF SEDIMENT OFF-SITE. ALL SEDIMENT SPILLED, DROPPED, TRACKED OR OTHERWISE DEPOSITED ON THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

LEGEND

- APPROXIMATE LIMITS OF EXISTING BUILDING AND APPURTENANCES TO BE REMOVED (OR RELOCATED)
- SILT SOCK

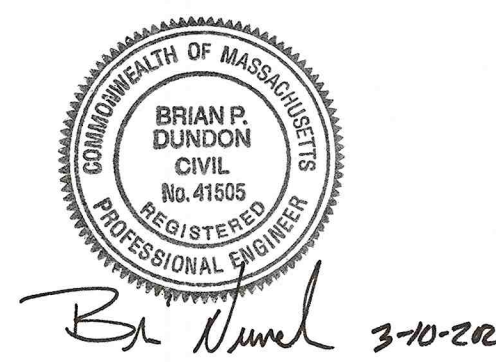


PPF Industrial 20 Seyon, LLC & Affili-T Therapeutics, Inc.

Building Renovation
10-30 Hanley Way
Waltham, MA 02472

PROJECT: 2021081

DATE	DESCRIPTION



NOT FOR
CONSTRUCTION

ISSUE DATE: 03/10/2022
ISSUANCE: DEVELOPER'S CONFERENCE

SHEET TITLE AND NUMBER:

C-1

DEMOLITION AND SEDIMENT PLAN

ZONING TABLE			
ZONING DISTRICT: PLEASANT STREET CORRIDOR DISTRICT (PSCD-3)			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 S.F.	229,013 S.F.	229,013 S.F.
FRONT YARD SETBACK	10 FT. MAX.	7.39(1)	7.39 (1)
REAR YARD SETBACK	18 FT.	38.77 FT.	38.77 FT.
SIDE YARD SETBACK (LEFT)	18 FT.	50.2 FT.	50.2 FT.
SIDE YARD SETBACK (RIGHT)	18 FT.	10.51 FT.(2)	10.51 FT.(2)
BUILDING COVERAGE	50% MAX	42%	42%
IMPERVIOUS COVERAGE	80% MAX	80%	80%
HEIGHT# OF STORIES	55 FT./5 MAX	41 FT./1	41 FT./1
LOT AREA PER UNIT	N/A	N/A	N/A
FLOOR AREA RATIO (FAR)	1.0	0.42	0.42
OPEN SPACE	20%	20%	20%

(1) MEASURED FORM MANLEY WAY
(2) EXISTING NON-CONFORMITY PREVIOUSLY APPROVED IN SPECIAL PERMIT #88-90-17 DATED 03/28/90

PARKING:

EXISTING PARKING SPACES

154 SPACES ON THE LOT (INCLUDES 8 ACCESSIBLE SPACES)

LOT (SECTION 6.01(g))

TOTAL OFF-SITE PARKING = 17 SPACES - THIS INCLUDES 8 TANDEM SPACES AND 1 REGULAR SPACE ON ADJACENT LOT
TOTAL EXISTING - 171 SPACES

REQUIRED PARKING SPACES

1 SPACE PER 600 S.F. - RESEARCH & DEVELOPMENT REQUIREMENT PER ZONING
95,377 S.F. / 600 S.F. = 159 SPACES

PROPOSED PARKING SPACES

PARKING SPACES PROVIDED - 169 SPACES - THIS INCLUDES 152 SPACES ON SITE AND 17 SPACES.
SPECIAL PERMIT REQUIRED FOR PARKING ON ADJACENT LOT (SECTION 6.01(g))

PARKING NOTES:

- PER SECTION 6.01(d) WHERE THE COMPUTATIONS OF REQUIRED SPACES RESULTS IN A FRACTIONAL NUMBER, A FRACTION OF ONE-HALF OR MORE SHALL BE COUNTED AS ONE.
- THERE ARE EIGHT(8) 36' LONG SPACES IN THE TRUCK TURNAROUND AREA THAT COULD BE USED FOR TANDEM PARKING OF TWO VEHICLES EACH AS ALLOWED UNDER SECTION 6.02 (n)
- PER SECTION 6.01 (g) REQUIRED OFF-STREET PARKING SHALL BE PROVIDED ON THE SAME LOT THEY SERVE, EXCEPT THAT A SPECIAL PERMIT MAY BE GRANTED TO PROVIDE OFF-STREET PARKING ON ANOTHER LOT.
- PARKING SHALL BE SETBACK A MINIMUM OF 5' FROM BUILDINGS AND ALL LOT LINES.
- PARKING SPACE SIZE REQUIRED = 8.5' x 18' (ANGLED) 8.5' x 22' (PARALLEL)
- 10% OF PARKING SPACES CAN BE COMPACT AT 8' x 18'
- 5% OF INTERIOR OF PARKING AREA SHALL BE LANDSCAPED.
- IN THE PSCD DISTRICT THE OFF-STREET PARKING REQUIREMENTS MAY BE SATISFIED WITH STACKED PARKING WITH A MAXIMUM OF 2 SPACES IN EACH STACK.

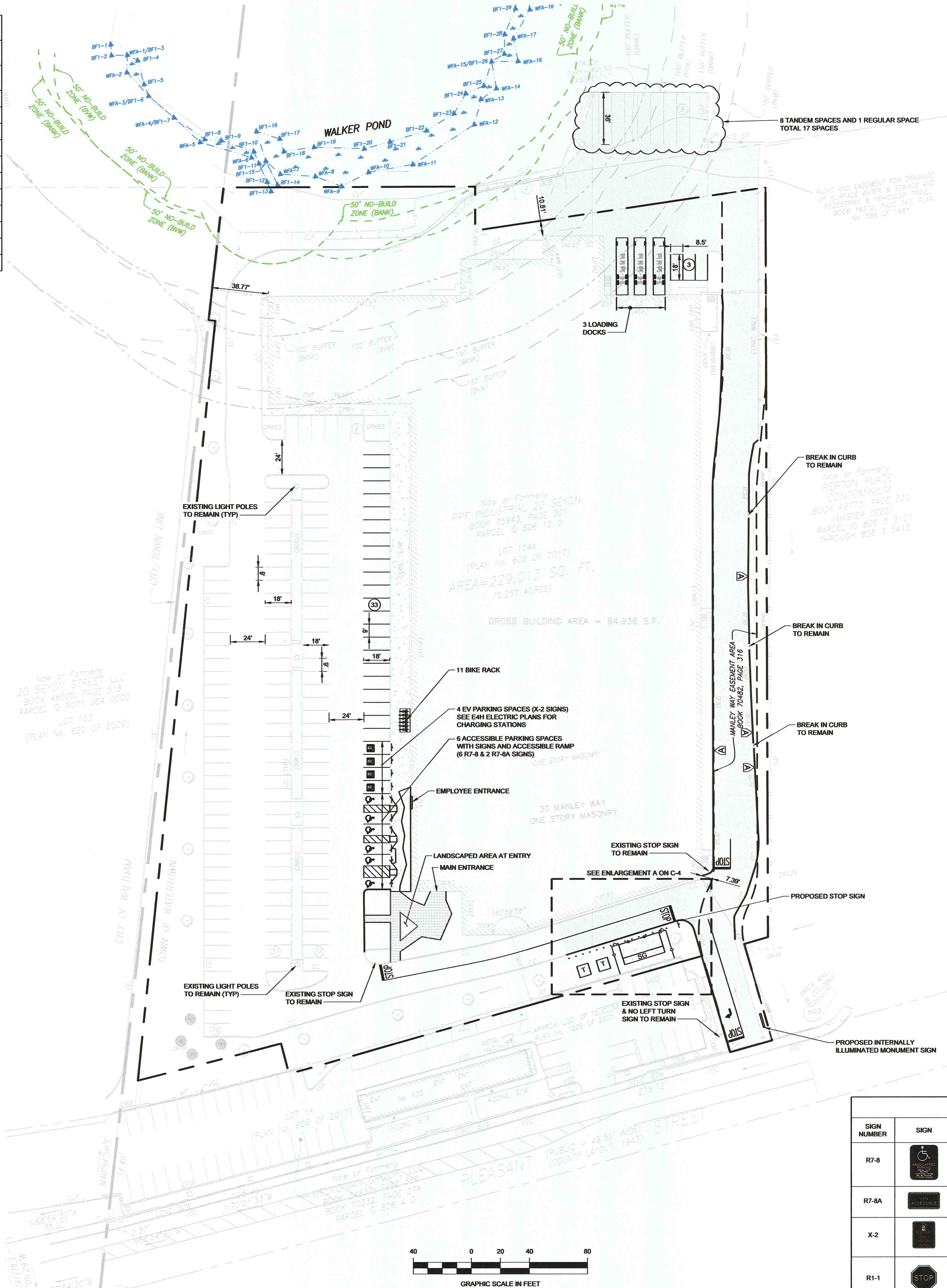
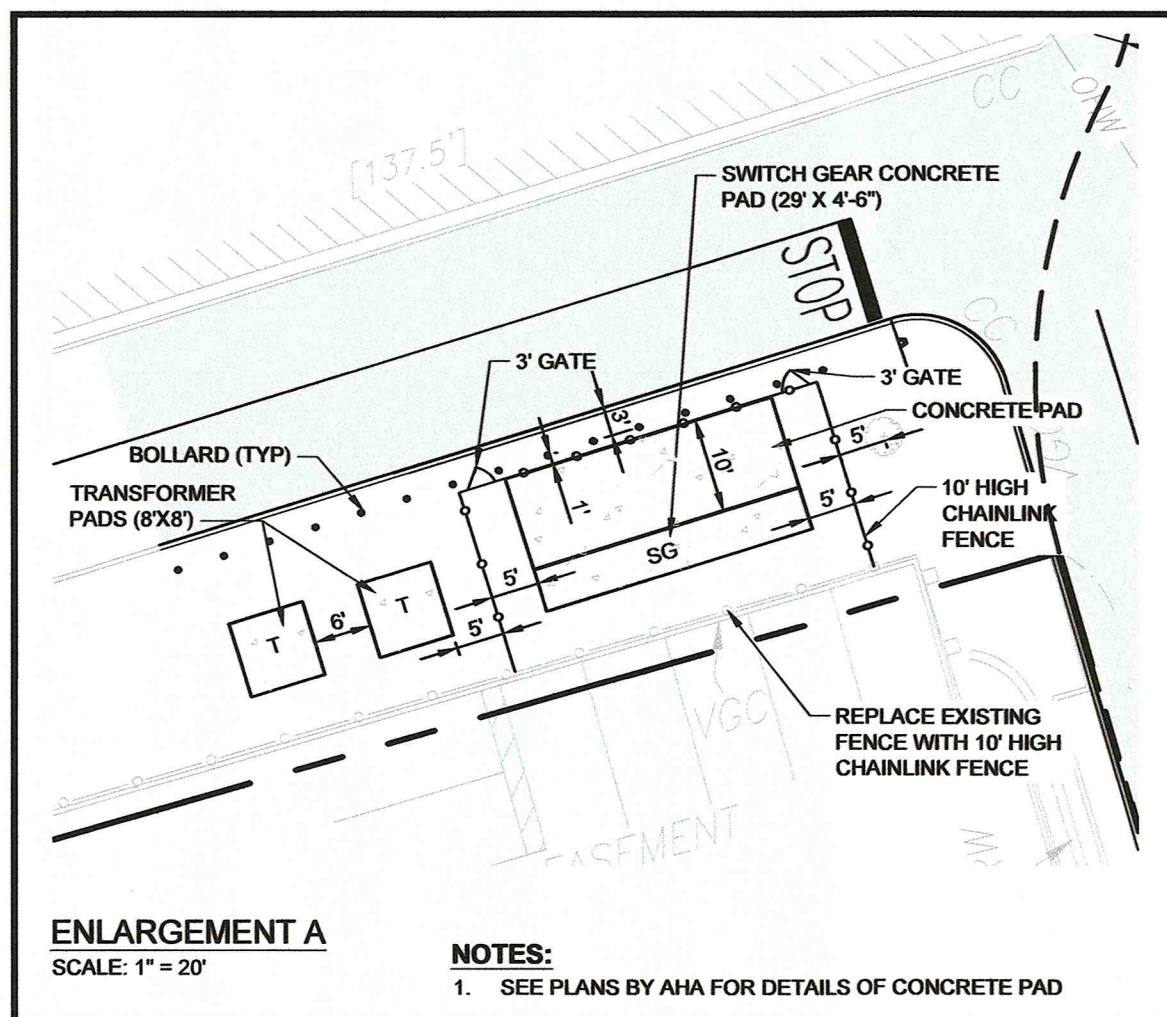
LOADING SPACES:

REQUIRED = 3 SPACES FOR 5,000 S.F. TO 100,000 S.F.
LOADING SPACE SIZE REQUIRED = 12' WIDE x 50' LONG x 14' HIGH IN INDUSTRIAL. LENGTH MAY BE REDUCED TO 30' IN BUSINESS DISTRICT.

PROVIDED - 3 SPACES

PARKING AND TRAFFIC CONTROL NOTES:

- ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.), ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATION, 521 CMR, LATEST EDITIONS UNLESS OTHERWISE NOTED.
- VAN ACCESSIBLE HANDICAP PARKING SPACES SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. (SEE 4.1.2.5B).
- ALL PROPOSED CONCRETE CURBING SHALL BE PRECAST CONCRETE UNLESS OTHERWISE NOTED.
- BITUMINOUS CONCRETE CURB SHALL BE INSTALLED WHERE NOTED.
- ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT. PARKING STALLS SHALL BE MARKED WITH FOUR (4") INCH WIDE PAINTED LINES.
- PARKING AND TRAFFIC CONTROL PLAN IS SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY. SPECIFIC DETAILS OF PAVEMENT MARKINGS ARE PROVIDED AS PART OF THIS PLAN SET.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT BUILDING LOCATIONS, BUILDING DIMENSIONS, EXACT UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, BUILDING SIDEWALKS AND DOOR LOCATIONS.
- FOR PAVEMENT SECTION SEE DETAIL SHEET C-4.
- THE CONTRACTOR SHALL ADJUST ALL UTILITY CASINGS TO THE PROPER LINE AND ELEVATION PRIOR TO THE PLACEMENT OF THE TOP COURSE OF PAVEMENT. NECESSARY ADJUSTMENTS SHALL BE MADE TO CASTINGS IF REQUIRED, TO MAKE THEM FLUSH WITH FINISHED GRADE. NO DEPRESSIONS OR MOUNDS TO ACCOMMODATE CASTINGS WILL BE PERMITTED.
- ALL ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED OF CEMENT CONCRETE AND COMPLY WITH A.D.A. REQUIREMENTS.



LEGEND	
	PULVERIZE AND REPAVE (SEE DETAIL FOR SECTION)
	PERMEABLE PAVERS (SEE LANDSCAPE PLANS)
	CONCRETE PAVING/SIDEWALK
	BITUMINOUS CONCRETE CURB

NOTES:

- ALL PAVED AREAS TO BE SEAL COATED UNLESS NOTED TO BE PULVERIZED AND REPAVED.
- ALL PARKING AND PAVEMENT STRIPING TO BE RE-STRIPED AFTER PAVING AND SEAL COATING.

LEGEND & ABBREVIATIONS

HP	ACCESSIBLE PARKING SIGN
STP	STOP SIGN
SYL	SOLID YELLOW LINE
CC	VERTICAL CONCRETE CURB
LS	PROPERTY LINE
LS	LANDSCAPED AREA
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
CB	CATCHBASIN
HYD	HYDRANT
WV	WATER VALVE
LP	LIGHT POLE

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED FROM THE FOLLOWING:
 - PLAN ENTITLED "AS BUILT PLAN, 20 SEYON STREET, WALTHAM/WATERTOWN, MA", PREPARED BY R.J. O'CONNELL & ASSOCIATES, INC., DATED 3/17/2006.
 - PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, LOT 104 - OFF SEYON STREET & 625 PLEASANT STREET, WATERTOWN, MASS.", PREPARED BY FELDMAN PROFESSIONAL LAND SURVEYORS, DATED NOVEMBER 22, 2013.
- ALL ELEVATION REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE AND SUBSURFACE INDICATIONS AND ARE APPROXIMATE ONLY.

BICYCLE PARKING:

- PER SECTION 6.07 OF ZONING 1 BICYCLE PARKING SPACE/15 AUTOMOBILE SPACES IS REQUIRED. 169/15=12
- PROVIDED = 11 OUTSIDE AND 7 INSIDE
TOTAL = 18
- BIKE RACKS SHALL BE INVERTED U OR RING AND POST STYLE FRAMES THAT SUPPORT THE BICYCLE AT TWO OR MORE POINTS.

TRAFFIC CONTROL SIGN SCHEDULE							
SIGN NUMBER	SIGN	SIZE OF SIGN		BACKGROUND	LEGEND	BORDER	MOUNT TYPE
		WIDTH	HEIGHT				
R7-8		12"	18"	BLUE	WHITE	-	CHANNEL
R7-8A		12"	6"	BLUE	WHITE	-	CHANNEL
X-2		18"	24"	BLUE	WHITE	WHITE	CHANNEL
R1-1		30"	30"	RED	WHITE	WHITE	CHANNEL

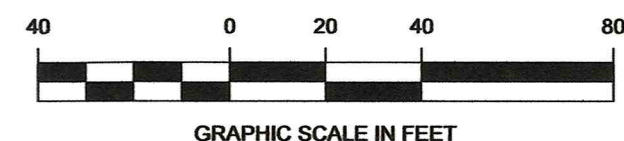
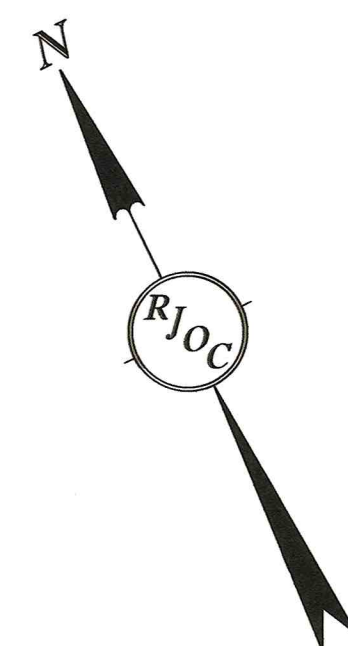
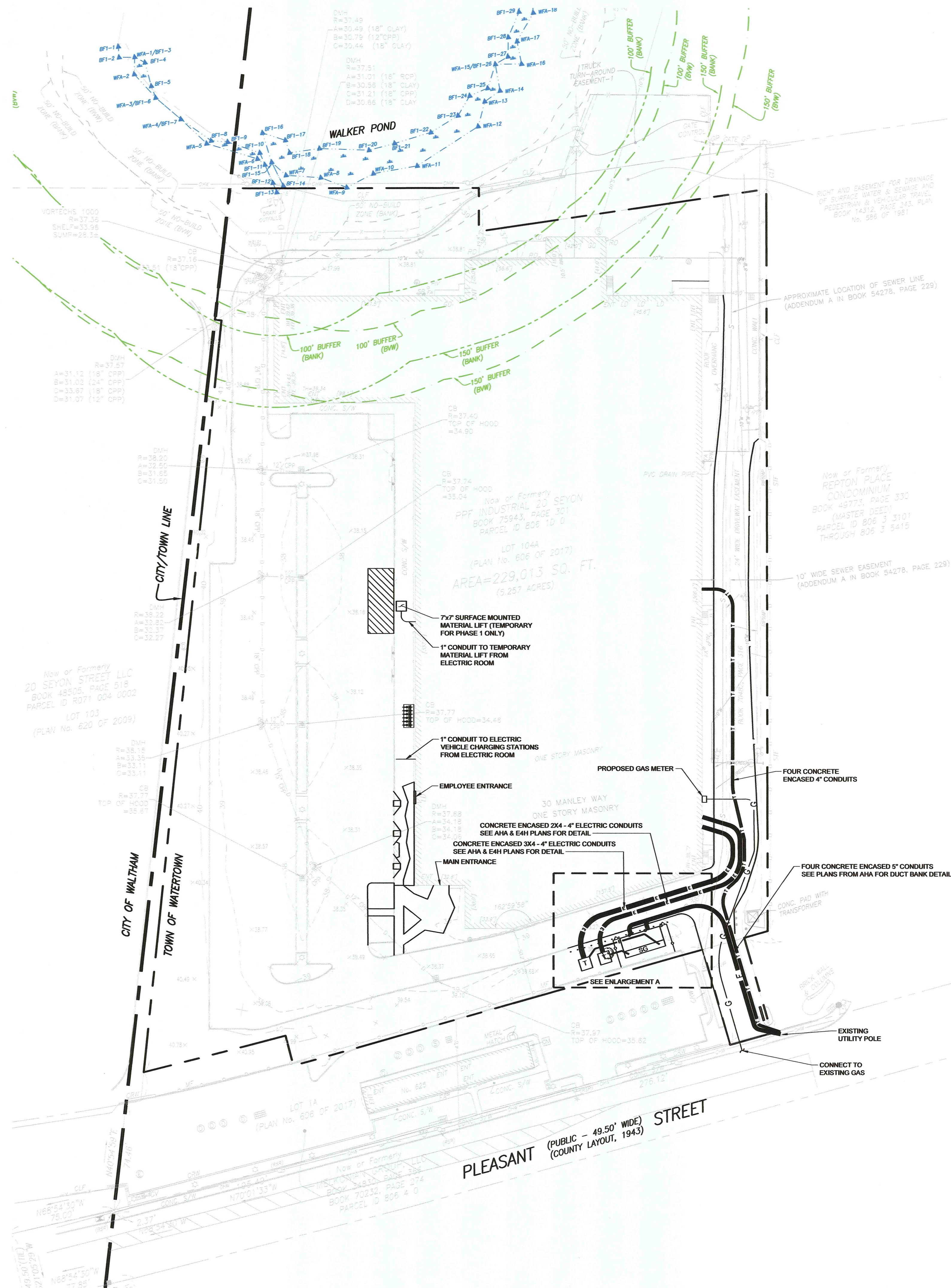
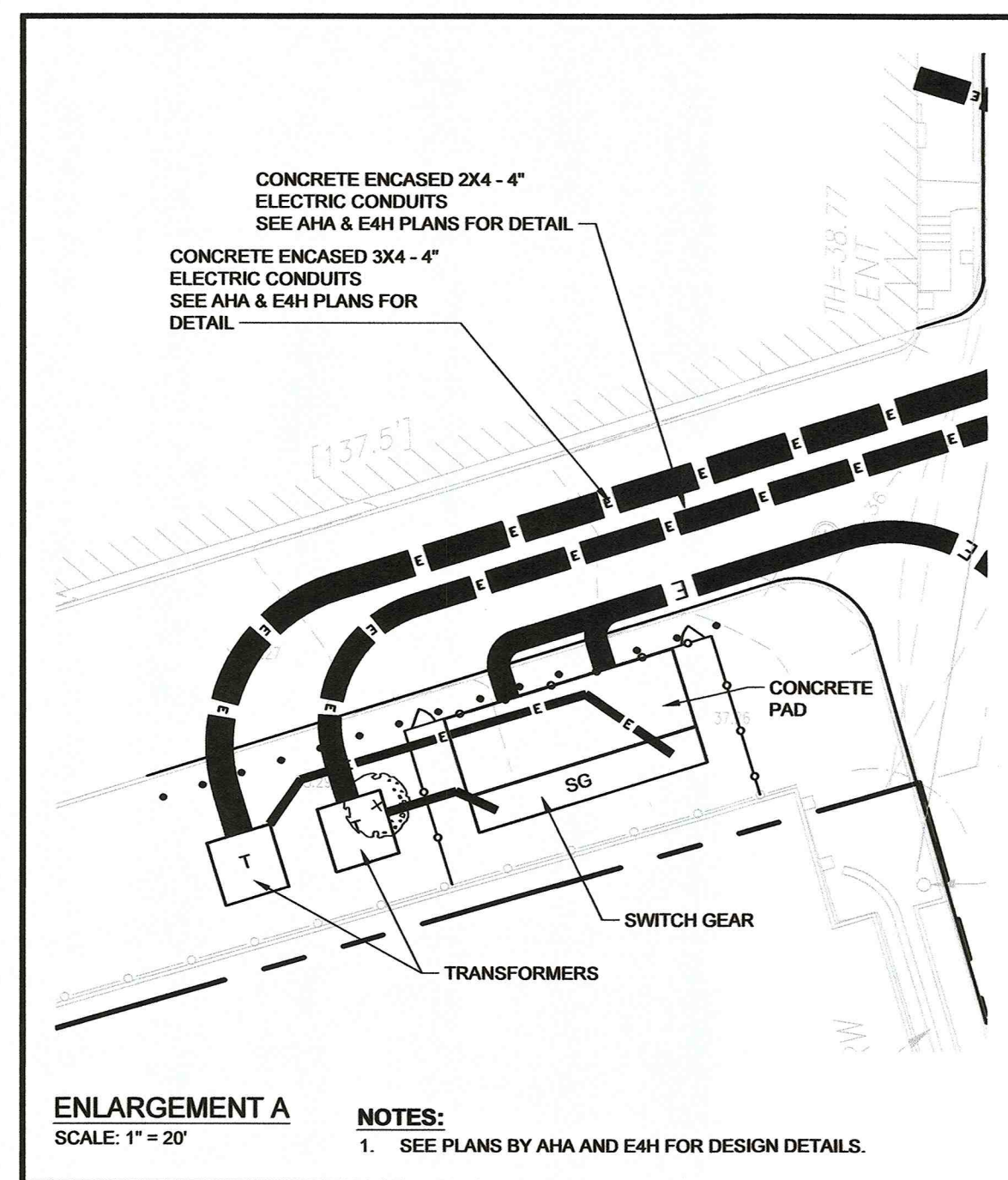
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GENERAL NOTES

1. PRIOR TO THE START OF ANY AUTHORIZED ACTIVITY THE SITE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF WESTBOROUGH. THE CONTRACTOR SHALL OBTAIN FINAL CERTIFICATIONS AND/OR SIGN OFFS FROM THE MUNICIPALITY OF WESTBOROUGH FOR THE UTILITY PROVIDED. ACCEPTANCE OF THE UTILITY WITH COPIES OF FINAL ACCEPTANCE DOCUMENTATION PROVIDED TO THE OWNER.
2. DUE TO THE SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS.
3. THE UTILITY CONTRACTOR MUST BE LICENSED TO PERFORM WORK IN THE MUNICIPALITY.
4. DETECTABLE WARNING TAPE SHALL BE INSTALLED A MINIMUM ONE (1) FOOT ABOVE THE UTILITY IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY'S REQUIREMENTS.

GAS NOTES;

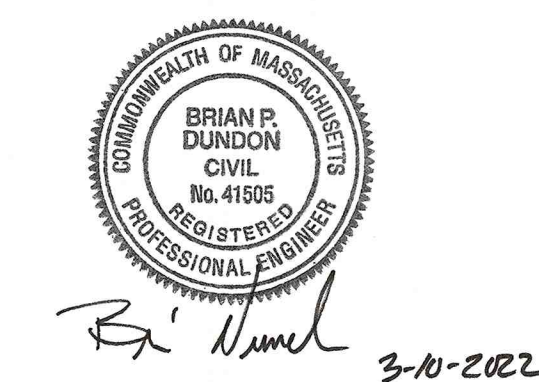
1. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT, EXCAVATION AND BACKFILLING OF GAS MAIN TRENCH. EXCAVATION AND BACKFILLING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE GAS COMPANY REQUIREMENTS.
2. THE GAS TRENCH SHALL BE LAID OUT SO AS TO PROVIDE A MINIMUM OFFSET OF THIRTY-SIX (36) INCHES FROM OTHER UTILITIES. NO TRENCHING SHALL BE STARTED UNTIL AN ON-SITE MEETING HAS BEEN HELD BETWEEN THE EXCAVATING CONTRACTOR AND NATIONAL GRID. PRIOR TO THE MEETING, THE EXCAVATING CONTRACTOR MUST NOTIFY D&E OF THE PROPOSED WORK. THE FOLLOWING SHALL BE CONFIRMED AT THE MEETING:
 - A. THE EXCAVATING CONTRACTOR MUST DREDGE THE TRENCH BOTTOM WITH SIX (6) INCHES OF SAND AND MUST PROVIDE SAND SUFFICIENT TO PROVIDE A MINIMUM OF (6) INCHES OF COVER ABOVE THE GAS PIPE.
 - B. THE ROUTE OF THE TRENCH.
 - C. MINIMUM FOOTAGE OF THE TRENCH TO BE OPENED BEFORE NATIONAL GRID MOBILIZES CREWS TO START INSTALLING THE GAS PIPE.
 - D. A MINIMUM TWO (2) WEEK NOTICE REQUIRED IS FOR NATIONAL GRID TO START INSTALLING PIPE.



PPF Industrial 20 Seyon, LLC & Affini-T Therapeutics, Inc.

**PPF Industrial 20 Seyco
Building Renovation
10-30 Manley Way
Watertown, MA 02472**

PROJECT: 2021081

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CONSTRUCTION

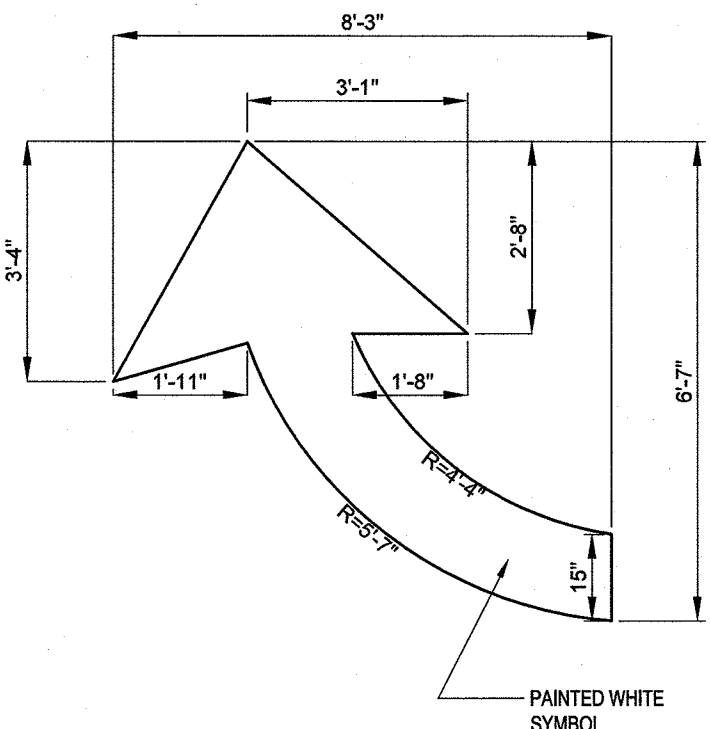
ISSUE DATE: 03/10/2022
ISSUANCE: DEVELOPER'S
CONFERENCE

SHEET TITLE AND NUMBER:

C-3

GRADING, DRAINAGE, AND UTILITY PLAN

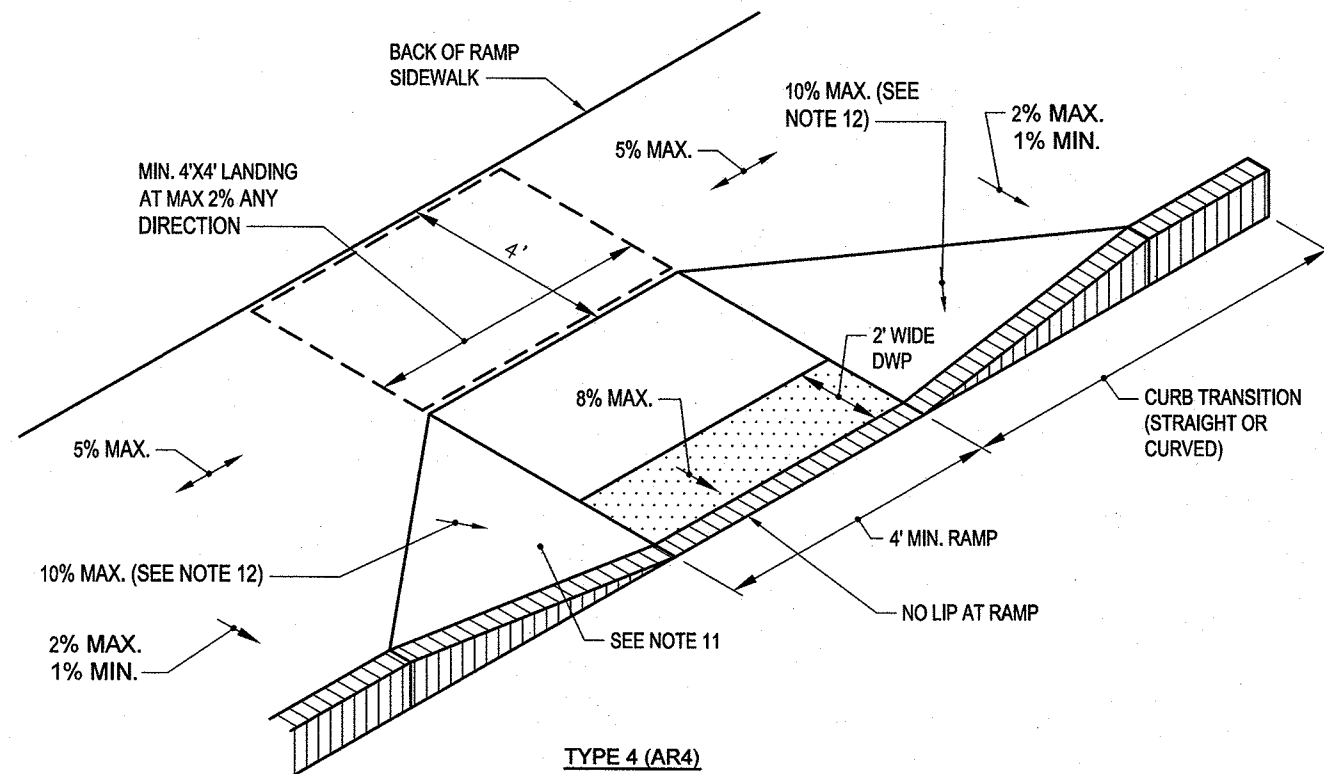
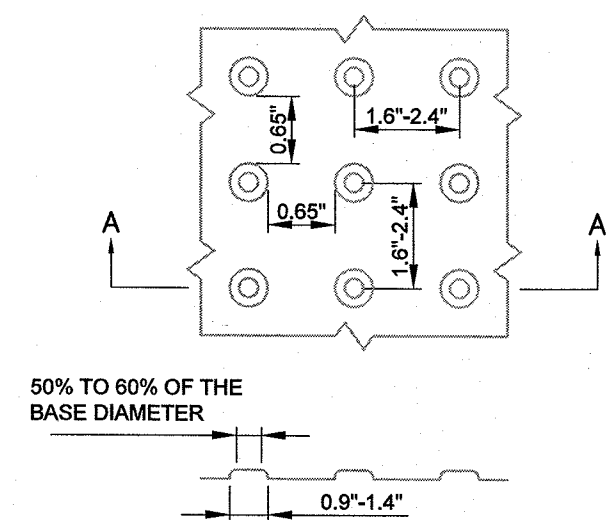
THE LINE SHOWN ABOVE IS EXACTLY
WHAT IS SHOWN ON THE
ORIGINAL PAGE SIZE



NOTES:

1. PAINT SHALL MEET OR EXCEED FEDERAL SPECIFICATIONS TT-P-115F, TYPE II, FAST DRYING ALKYD PAINT.
2. PAVEMENT MARKINGS TO RECEIVE TWO (2) COATS OF PAINT.

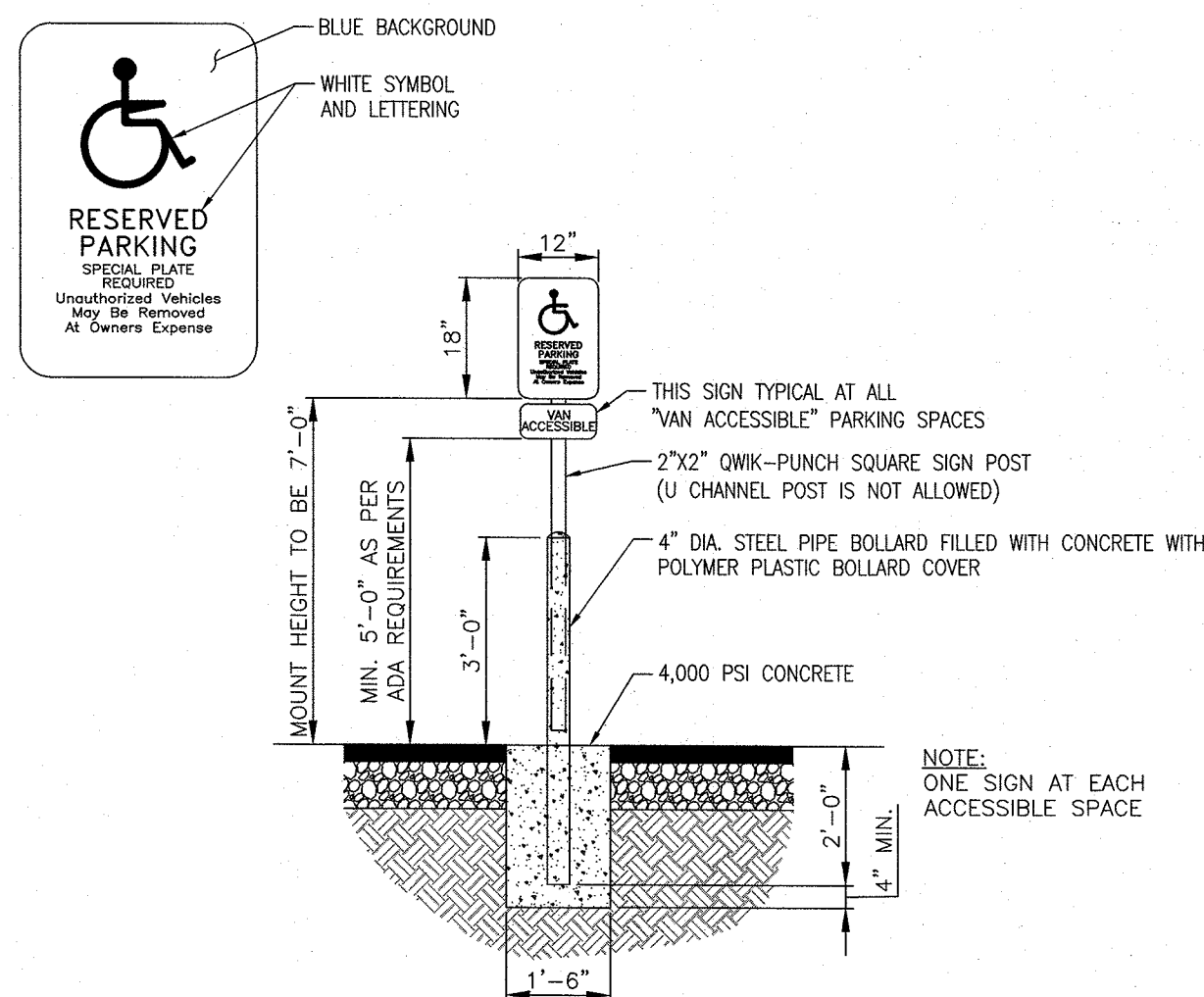
TYPICAL PAINTED TURN ARROW DETAIL
SCALE: N.T.S.



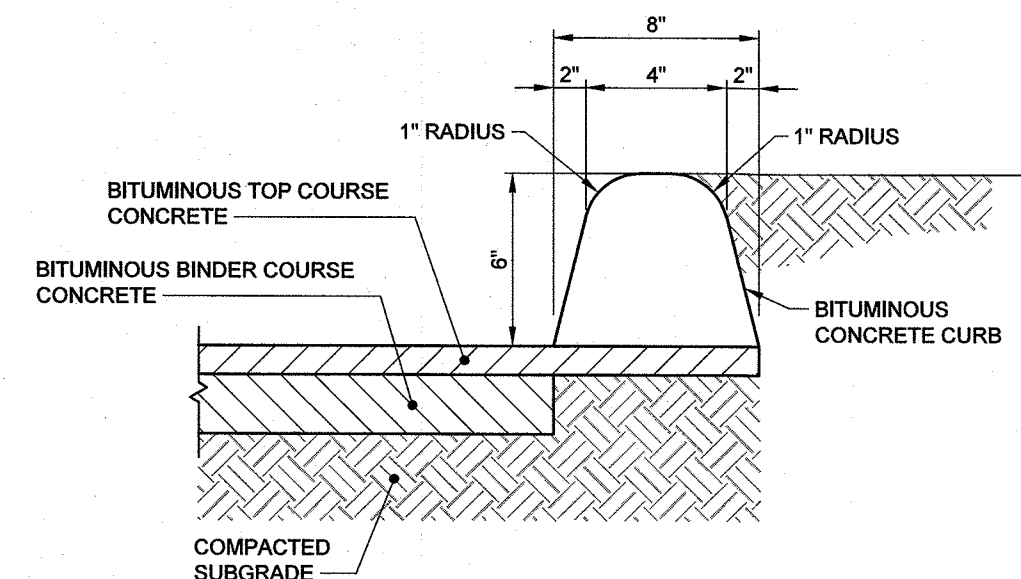
NOTE:

1. SEE PLANS FOR CURB TYPE.
2. CURB, RAMPS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE ARCHITECTURAL ACCESS BOARD (AAB), 521CMR AND THE AMERICANS WITH DISABILITIES ACT (ADA) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
3. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN.).
4. THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE, EXCLUDING CURB RAMPS, SHALL BE 5%.
5. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
6. MAINTAIN A MINIMUM OF 4 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS ETC.).
7. GRADE BASE OF RAMP TO PREVENT PONDING.
8. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
9. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200' FEET.
10. ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
11. WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS) MUST NOT EXCEED 1:12 (8% MAXIMUM, 7.5% PREFERRED).
12. ALL RAMPS SHALL BE CEMENT CONCRETE WITH EXPOSED AGGREGATE SURFACE.
13. DETECTABLE WARNING PANELS (DWPS) SHALL BE A SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

ACCESSIBLE CURB RAMPS (AR)
SCALE: N.T.S.



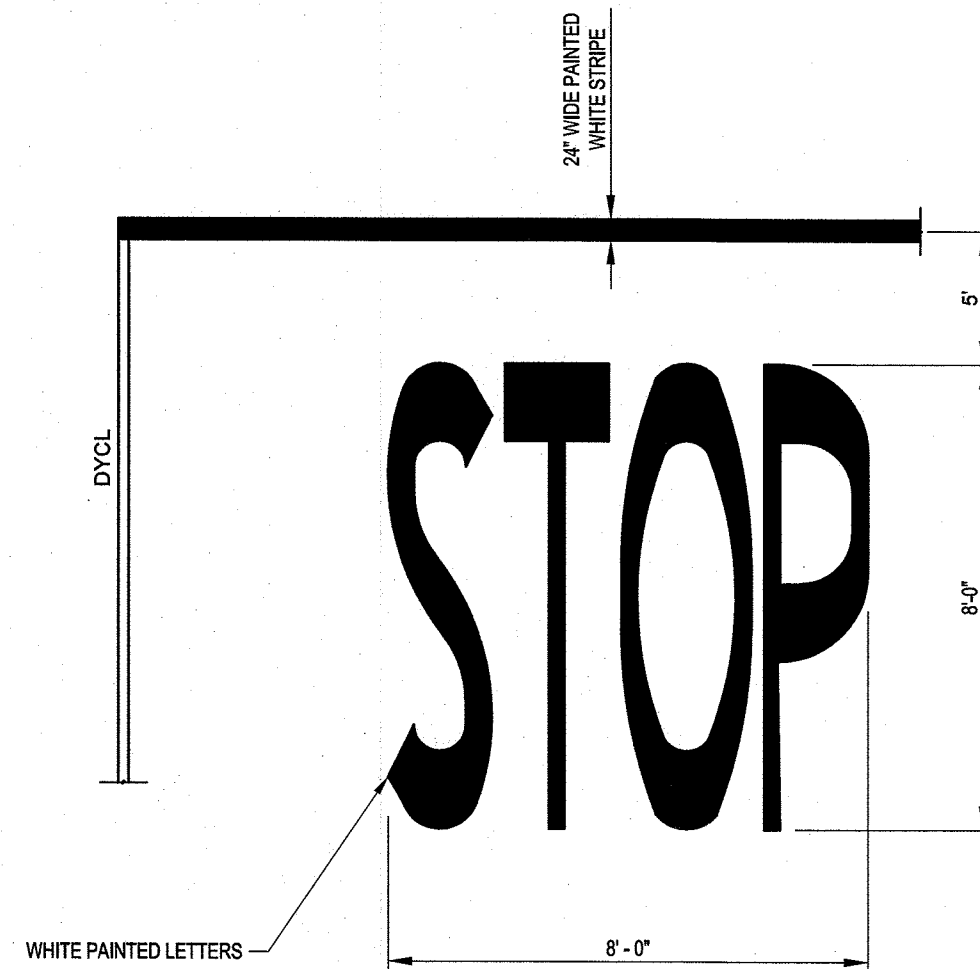
BOLLARD MOUNTED ACCESSIBLE PARKING SIGN DETAIL
SCALE: N.T.S.



NOTES:

1. BITUMINOUS CONCRETE FOR CURBING SHALL BE CLASS I CONFORMING TO THE APPLICABLE REQUIREMENTS FOR DENSE MIX IN SECTION M3.11.03, TABLE A, OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
2. THE BITUMINOUS CONCRETE MIXTURE SHALL BE PLACED AND COMPACTED WITH A MACHINE CAPABLE OF SPREADING THE MIXTURE TRUE TO LINE AND GRADE AND TO THE SHAPE STIPULATED.
3. IF AT ANY TIME BEFORE ACCEPTANCE OF THE WORK ANY SOFT OR IMPERFECT SPOTS DEVELOP IN THE EXPOSED SURFACE OF THE CURB, THAT PORTION OF THE CURB SHALL BE REMOVED AND REPLACED WITH NEW CURBING AT NO COST TO THE OWNER.

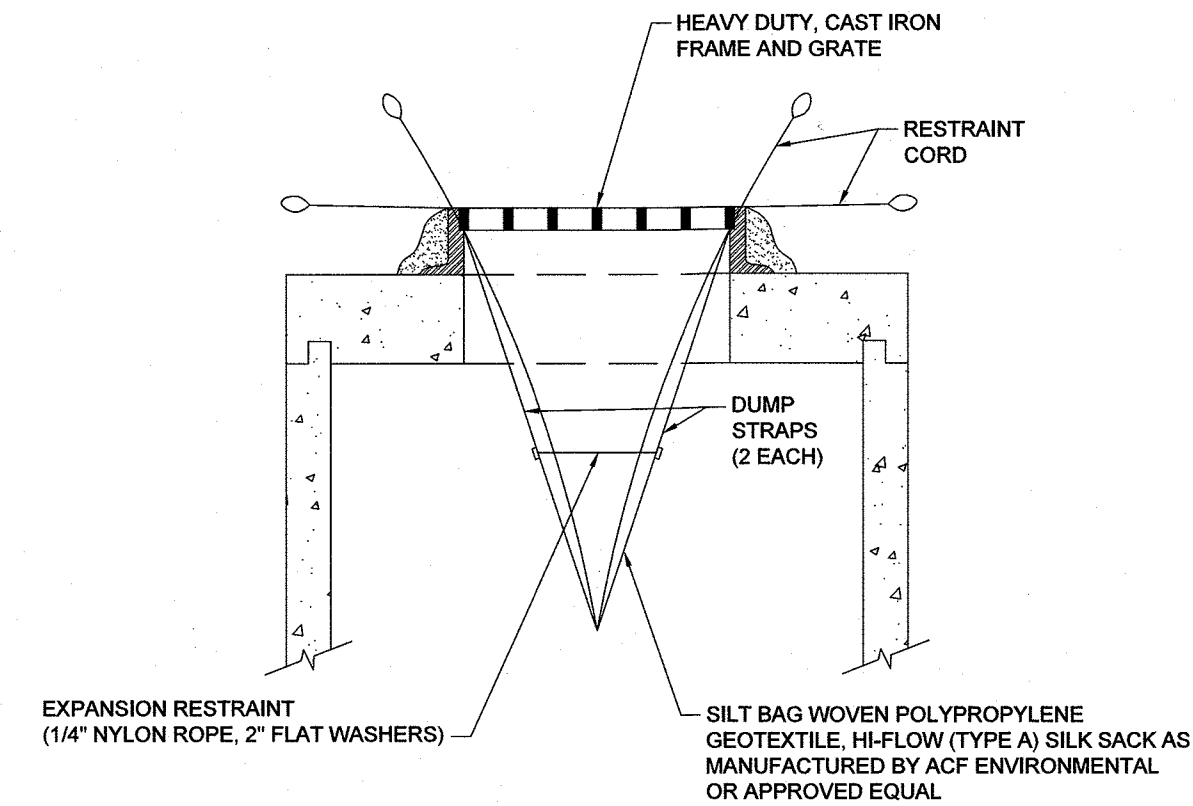
BITUMINOUS CONCRETE CURB DETAIL (TYPE A)



NOTES:

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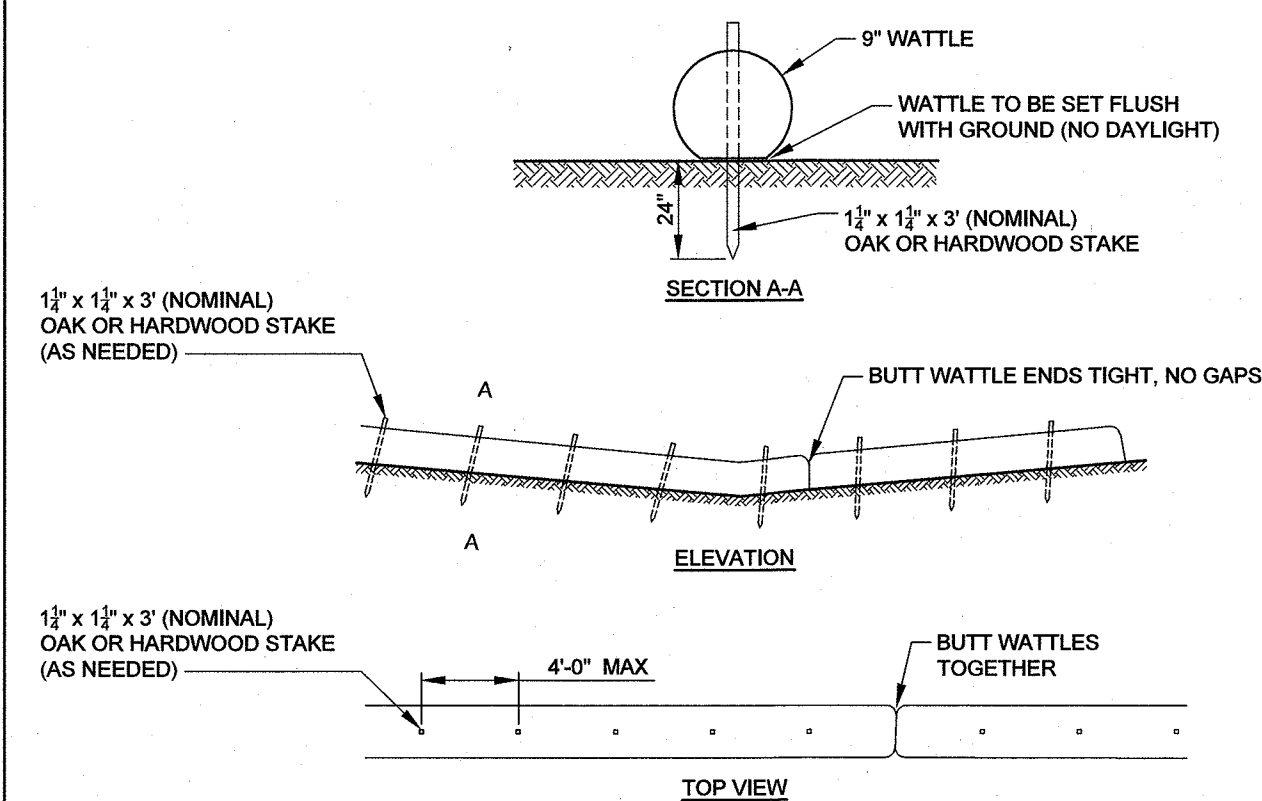
TYPICAL PAINTED 'STOP' DETAIL
SCALE: N.T.S.



NOTES:

1. INSTALL SILT SACK IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. SILT SACK SHALL BE INSPECTED AND CLEANED WHEN THE EXPANSION RESTRAINT CORD IS NO LONGER VISIBLE.
3. REMOVE SILT BAG PER MANUFACTURER'S INSTRUCTIONS.

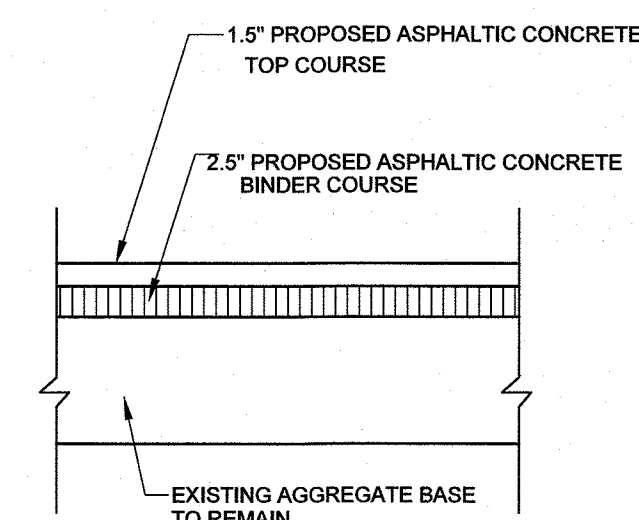
TYPICAL FILTER BAG DETAIL (SILT SACK)



NOTES:

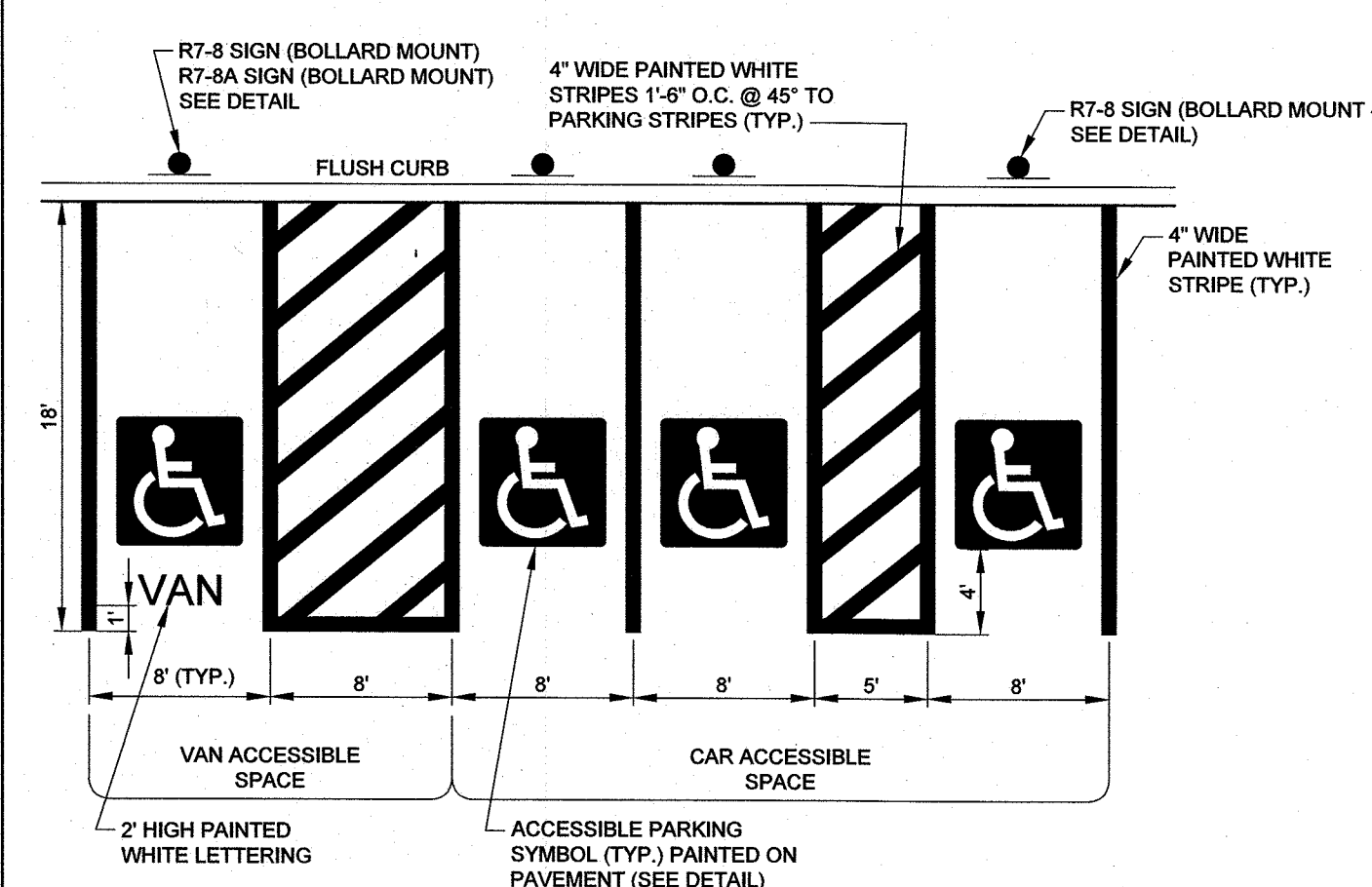
1. WATTLES SHALL BE A MACHINE PRODUCED TUBE THAT IS 100% STRAW FIBER THAT IS CERTIFIED WEED FREE FORAGE.
2. THE NETTING SHALL CONSIST OF SEAMLESS HIGH DENSITY POLYETHYLENE AND ETHYL VINYL ACETATE AND CONTAIN ULTRA VIOLET INHIBITORS.
3. WATTLE BARRIER TO BE INSPECTED AND AFTER EACH RAINFALL EVENT GREATER THAN 0.25 INCHES.
4. DAMAGED AND/OR DECOMPOSED WATTLES SHALL BE REPLACED IMMEDIATELY.

TYPICAL SINGLE ROW WATTLE INSTALLATION DETAIL



NOTE: 1" ASPHALTIC PAVEMENT OVERLAY/TOPCOURSE
TO BE FIBER REINFORCED.
SEE SPECIFICATIONS

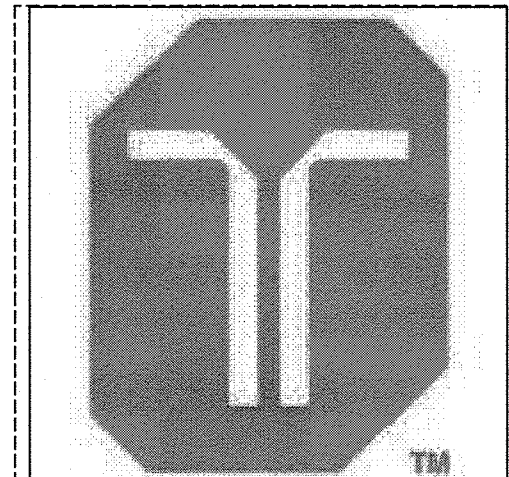
TYPICAL OVERLAY/REPLACEMENT PAVEMENT DETAIL
SCALE: N.T.S.



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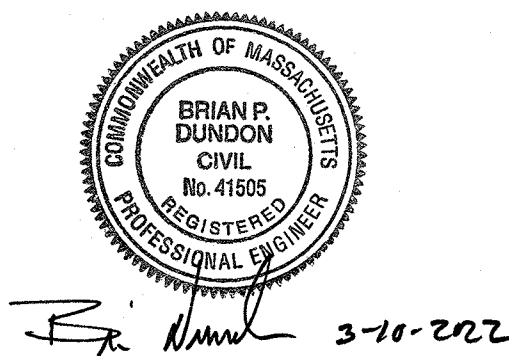
ACCESSIBLE PARKING STALLS DETAIL



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DATE	DESCRIPTION



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SHEET TITLE AND NUMBER:

C-4
DETAILS I