



Conservation Commission Meeting

Wednesday, April 3, 2024 at 7:00 PM

Remote Participation Only

Agenda

Pursuant to Chapter 2 of the Acts of 2023, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on April 3, 2024, at 7:00 pm. Location: Remote Participation Only
 - B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
 - C. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/99597080710>
 - D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 995 9708 0710
 - E. Public may comment through email: sjenness@watertown-ma.gov
 - F. Please Visit the Conservation Commission Website here: <https://www.watertown-ma.gov/199/Conservation-Commission>
- 1. Public Hearings
 - A. DCR Test Plots -- Vegetation Management Plan: (MA DEP: 321-0170) - Request for Extension of the Order of Conditions for a period of two (2) years. DCR, Property Owner, and Megan Shave (DCR), Representative
 - B. Arsenal on the Charles (AOTC): (MA DEP #: 321-0176) - Request for Extension on the Order of Conditions for a period of three (3) years. Alexandria Real Estates Equities-MA Region No. 75, Property Owner, and Edward Roberge (Stantec) and Suzie Markin (Alexandria Real Estates Equities)
 - C. 99 Coolidge: (MA DEP #: 321-0175) - Request for Extension of the Order of Conditions for a period of three (3) years. National Development and Alexandria Real Estates Equities, Property Owner, and Taylor Donovan (VHB), Representative
 - D. DCR/99 Coolidge Avenue: NOI for construction of non-motorized, accessible, multi-use path extension to connect with existing multi-use pathway at 0 Arsenal St. in Watertown, MA. within the 200-foot Riverfront Area. DCR, Property Owner, and Bridget Hilgendorf and Taylor Donovan (VHB), Representatives
 - 2. Commission Discussion and Vote
 - A. Nominations and vote for new vice chair
 - 3. Informational Update
 - A. WPA Regulations Update
 - 4. CPC Update

5. Agent Report
6. Acceptance of Minutes
 - A. March 6, 2024 Conservation Commission Meeting

Conservation Commission

Maria P. Rose, Chair	Leo Martin, Member	Darya Mattes, Member
Jamie O'Connell, Member		Rachel Danford, Member



March 18, 2024

Conservation Office
149 Main St, 3rd Floor
Watertown, MA 02472-4410

RE: Request for Extension Permit for Order of Conditions (MassDEP #321-0170)

Dear Chair Rose and Members of the Commission,

On behalf of the MA Department of Conservation and Recreation (DCR), I submit to the Watertown Conservation Commission this request for an Extension Permit for the Order of Conditions (OOC) issued under MassDEP #321-0170 for Test Plot 8 plantings at the Charles River Reservation. The OOC was recorded in Book 78067, Page 239 at the Middlesex South Registry of Deeds.

The planting and seeding at Test Plot 8 originally took place in 2021, but the Office of Dam Control at DCR expressed concerns about the woody plantings in relation to potential future work on the dam. DCR staff Ale Echandi and Danielle Mellett therefore oversaw the removal of the woody plantings, which were transplanted at Hell's Half Acre in Cambridge in November 2021 with help from the Charles River Conservancy. Former Conservation Agent Laurel Schwab approved these removals. Following the woody planting removal, the erosion and sedimentation controls were left in place and monitored by DCR to allow the seed mix to restabilize the work area.

DCR staff Beth Walsh and I met on-site with Conservation Agent Katie Swan on March 18th to review current conditions. DCR plans to continue monitoring the Test Plot during the 2024 growing season to ensure that the site is stable. Follow-up work in the Test Plot may include debris removal and supplemental seeding. Erosion and sedimentation controls will be left in place and supplemented as needed until the final site visit ahead of an anticipated Certificate of Compliance request.

We request a two-year Extension Permit for the OOC so that DCR and its contractors can conduct the monitoring and potential follow-up work.

Please contact me with any questions regarding this request. Thank you for your consideration.

Sincerely,

Megan Shave, Ph.D.
Senior Inland Ecologist
DCR Office of Natural Resources
megan.shave@mass.gov

COMMONWEALTH OF MASSACHUSETTS · EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS

Department of Conservation and Recreation
251 Causeway Street, Suite 600
Boston, MA 02114-2199
617-626-1250 617-626-1351 Fax
www.mass.gov/dcr



Maura T. Healey
Governor
Kimberley Driscoll
Lt. Governor

Rebecca L. Tepper, Secretary
Executive Office of Energy & Environmental Affairs
Brian Arrigo, Commissioner
Department of Conservation & Recreation



Stantec Consulting Services Inc.
40 Water Street, Third Floor
Boston MA 02109-3604

March 27, 2024

Project/File: 210801882

Katie Swan, Environmental Planner/Conservation Agent

Department of Community Development & Planning

Conservation Office

149 Main Street, 3rd Floor

Watertown, MA 02472-4410

Dear Katie,

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03

Following our recent communications related to the above referenced Order of Conditions (OOC) for the Arsenal on the Charles (AOTC) campus improvements project located at 311 Arsenal Street, this letter hereby serves as ARE-MA Region No. 75, LLC (ARE) request to extend the Order of Conditions for a period of three (3) years to May 5, 2027. The current order expires on May 5, 2024.

The work associated with the current OOC has been substantially completed as documented by the Site Development Plan, Sheet C-100 (see attached). This work included the replacement of water, sanitary sewer, stormwater drainage, electric and telecommunication utilities within the existing utility corridor, as well as the replacement and addition of trees, shrubs, and landscape planting materials. All landscaping work was completed in Spring and Fall, 2023 and continue to be monitored during the growing seasons for two (2) years.

The City of Watertown recently approached ARE regarding the conditions of trees along their property abutting North Beacon Street given their conditions. ARE evaluated the trees in question and proposes to remove a number of existing trees along North Beacon Street. The trees are located approximately 300' east of the School Street intersection at the southern extent of ARE's property line. The trees consist of a row of fourteen (14) *Fraxinus americana* (White Ash) trees, and two (2) *Acer platanoides* (Norway Maple). All fourteen ash trees are completely dead or severely diseased and in poor health. The two maples are located within the line of ash trees and have major basal damage at the bottom of the trunk. Both trees appear to have compartmentalized the damage with wound wood and appear to be stable. Neither maple appears to be thriving (see images below). The design team recommends that they be removed along with the ash trees due to their current condition and because the Norway maples are an invasive species that are included on the Massachusetts Prohibited Plant List.

The design team proposes a total of ten (10) *Quercus Alba* (White Oak) and five (5) *Magnolia virginiana* (Sweetbay Magnolia) to be planted to replace the removed existing trees. The White oak trees are proposed at 30' on-center spacing due to the mature height of the species (70' tall and 35' wide) and have been spaced to avoid existing utilities. The trees are located approximately 5' off of the back of the sidewalk to maximize shade on the paved sidewalk and roadway. All disturbed areas will be loamed and seeded.

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03

In addition to the proposed trees mentioned above, an additional twelve (12) trees have been installed along the hillside based on comments from the City. The additional plantings will increase biodiversity, help buffer views, and restore the woodland edge. All trees installed are native species and include the following: five (5) *Quercus coccinea* (Scarlett Oak); five (5) *Carya ovata* (Shagbark Hickory); and two (2) *Magnolia virginiana* (Sweetbay Magnolia). Installation dates for each tree are noted on the plans reference below.

A portion of the replacement trees and additional tree plantings along the hillside slope adjacent to North Beacon Street are located outside of the previously approved Riverfront Area (RFA) work area (a total of 4,457 SF), of which 1,120 SF is located within the 150' Wetland Buffer. It is noted that public infrastructure including North Beacon Street, utilities and sidewalk panel have degraded the existing resource buffer areas and separate the proposed tree replacements from the resource area. See Site Development Plan (C-100), Utility Plan (C-200), and Landscape Plan (C-300) for previous work permitted and completed, and the additional landscaping work proposed.

The net overall impact for temporary removal and replacement of the trees within the Riverfront Area is 4,457 SF, of which 1,120 SF is located within the 150' Wetland Buffer. Once approved, tree replacement will be scheduled in the appropriate growing period this spring and will be monitored for 2 growing seasons within the request for a three (3) year extension.

As always, please don't hesitate to call should you have any questions or need additional information.

Best regards,

STANTEC CONSULTING SERVICES INC.



Edward L. Roberge PE
Senior Principal, Community Development
Phone: (617) 654-6088
Mobile: (603) 573-1523
ed.roberge@stantec.com

Attachment: Site Development Order of Conditions Plans (Sheets C-100, C-200, C-300)

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03

	1. Near 1 Kingsbury looking east: Stabilized aggregate path subbase and bench location
	2. Near 1 Kingsbury planting area looking west: Stabilized aggregate path subbase and existing trees

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03



3. Near Smoke Stack
looking west:
Subbase for
stabilized
aggregate
pathway



4. Near smoke stack
looking south: (1)
Scarlet Oak and (3)
Shagback hickory
whip plantings(red).
Loam prep for top
seeding

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03



5. Near East garage
looking west: (3)
Pitch Pines and (2)
Scarlett Oaks.
Loam prep for top
seeding



6. Near East garage
looking west: (2)
Common
Hackberry and (2)
Shagback hickory
whip plantings
(red). Loam prep
for top seeding

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03

	7. Near Building 1 loading dock looking east: (2) Sweetbay Magnolias and (1) Scarlett Oak . Loam prep for top seeding
	8. Near Building 1 south façade looking east: (1) Scarlett Oak, (1) White Pine, and (1) common redbud behind pine. Loam prep for top seeding

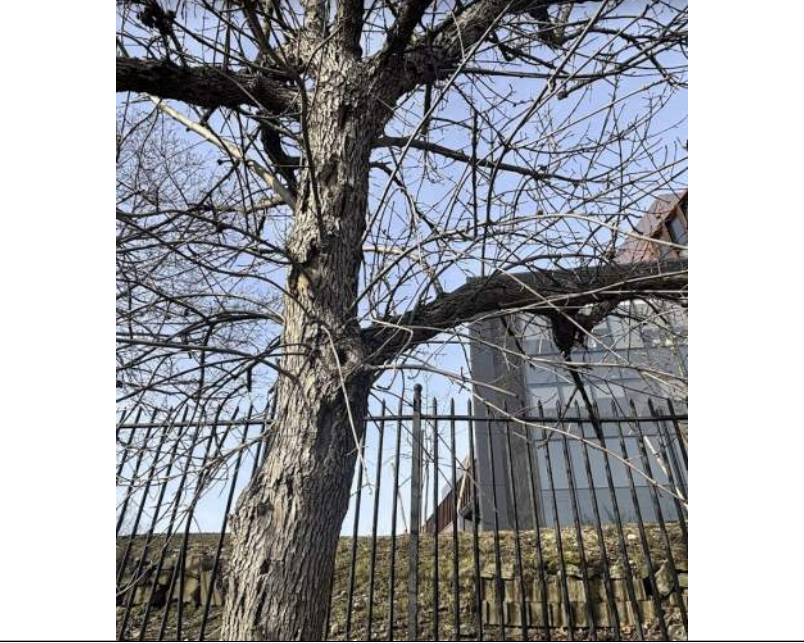
Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03

	9. Near the Building 1 south facade looking east: (1) Scarlett Oak, (1) Common Redbud. Loam prep for top seeding
	10. Near 400 North Beacon looking east: Existing Pine, retaining curb and subbase for stabilized aggregate paving

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03

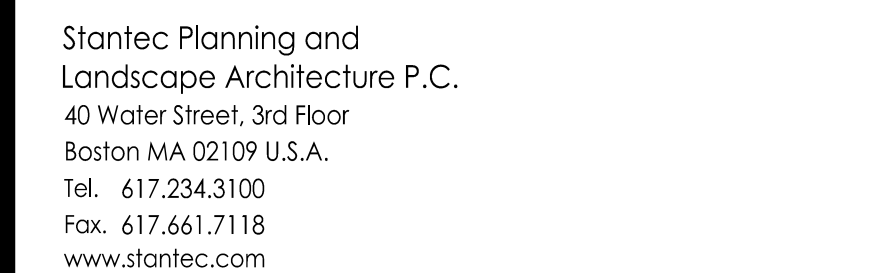
	11. Existing Condition of American Ash trees.
	12. Existing Condition of American Ash trees

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03

	13. Existing Condition of American Ash trees
	14. Existing Ash tree typical detail of condition

Reference: Extension of Order of Conditions, DEP 321-0176 WWO-2021-03

	15. Two existing Norway Maples
	16. Trunk damage at existing Norway Maples

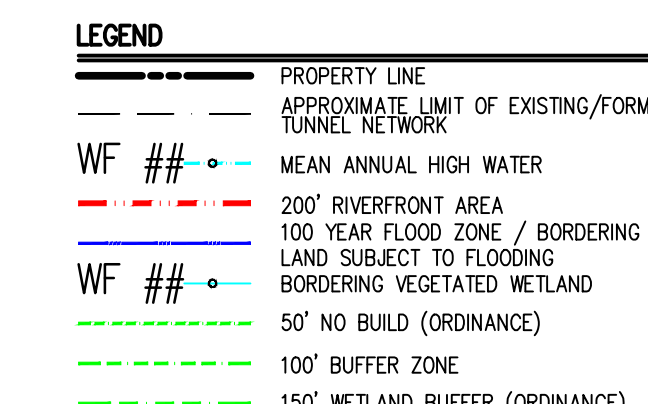


The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

Notes



File Name: 01812_drainage NOI.dwg	.JS	ER	.JS
	Dwn.	Chkd.	Dsan.

Permit-Sea

NOTICE OF INTENT
311 ARSENAL STREET
WATERTOWN, MA

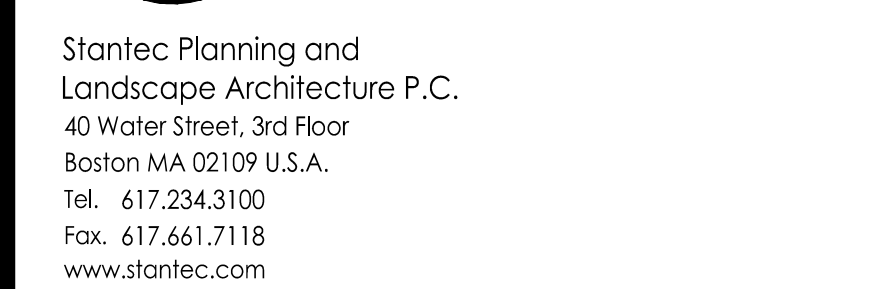
Title

SITE DEVELOPMENT/ORDER OF CONDITIONS PLAN

Project No.	Scale
210801812	1"=60'

Drawing No.

C-100



Consultants

Legend

ORIGINAL SHEET - ARCH E1

File Name: 01812_drainage NOI.dwg	JS	ER	JS
	Dwn.	Chkd.	Dsgn.

Permit-Seal

NOTICE OF INTENT
311 ARSENAL STREET
WATERTOWN, MA

Title _____

Project No.	Scale
210801812	1"=20'

Drawing No.
C-200



February 26, 2024

Ref: 14844.00

Katie Swan

Watertown Conservation Commission

149 Main St

Watertown, MA 02474

Re: Order of Conditions Extension Request (DEP File #321-0175)

99 Coolidge

Watertown, Massachusetts

Dear Agent Swan and Commission Members,

On behalf of the Applicants, National Development and Alexandria Real Estate Equities, VHB respectfully requests a three (3) year Extension of the Order of Conditions (OOC) for the approved redevelopment located at 99 Coolidge in Watertown, Massachusetts. The project was approved under an OOC issued by the Commission on May 5, 2021 under DEP file number 321-0175 and was authorized for three (3) years to allow for the completion of the proposed redevelopment and associated site work. The original OOC has an expiration date of May 5, 2024. This extension is needed in order to cover portions of work related to the proposed enhancement of the existing stream corridor, which will include conducting the remaining vegetation monitoring associated with the invasive species removal and plantings which have been completed, as well as those which are to be installed this spring. Work associated with the project which has already been completed includes the redevelopment of the former Mount Auburn Club into a lab/office space, construction of the associated parking garage, and the reduction in impervious surface area throughout the site.

If you have any questions or need any additional information, please feel free to contact me at (617) 607-6310 or via email at tdonovan@vhb.com.

Sincerely,

Taylor Donovan

Environmental Scientist

cc: National Development

Alexandria Real Estate Equities

Engineers | Scientists | Planners | Designers

101 Walnut Street

P.O. Box 9151

Watertown, Massachusetts 02471

P 617.924.1770

F 617.924.2286



NO. 1 / 12.20.2023 9:59 AM

DESCRIPTION

Looking northeast at the garage-side plantings installed near the bioretention basin during Fall 2023. Site stabilized with jute matting and straw wattles.



NO. 2 / 12.20.2023 9:59 AM

DESCRIPTION

Looking south at the garage-side bioretention basin and adjacent plantings installed Fall 2023. Site stabilized with jute matting and straw wattles.



NO. 3 / 12.20.2023 10:28 AM

DESCRIPTION

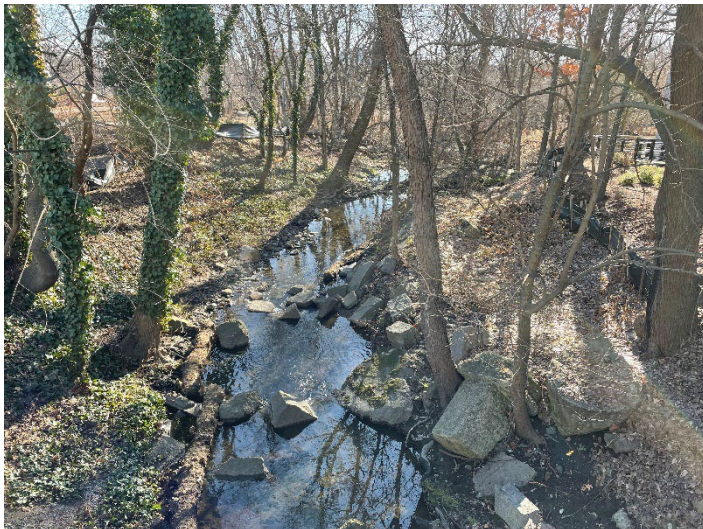
Looking south at the plantings installed at the southern end of the site on the west side of the stream during Fall 2023.



NO. 4 / 12.20.2023 11:01 AM

DESCRIPTION

Looking north at the stream from the completed footbridge. Coir logs and plugs were installed Fall 2023.



NO. 5 / 12.20.2023 11:02 AM

DESCRIPTION

Looking south at the stream from the completed footbridge. Coir logs and plugs were installed Fall 2023.



NO. 6 / 12.20.2023 11:02 AM

DESCRIPTION

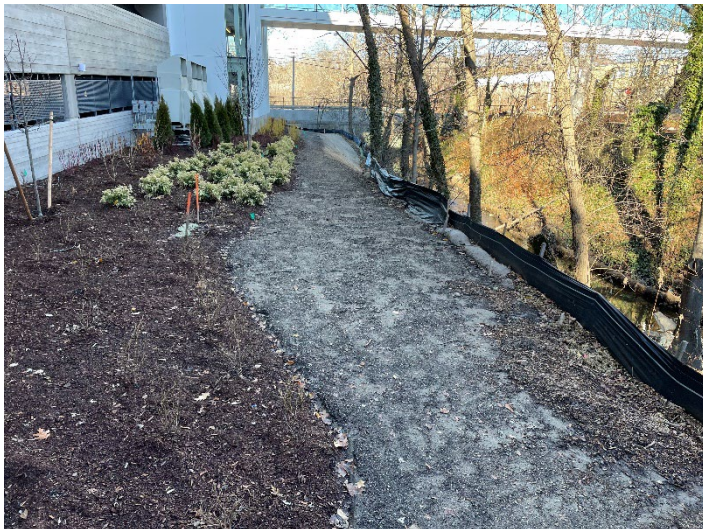
Looking south at the garage-side plantings installed near the new deck and upgradient of the perennial stream during Fall 2023.



NO. 7 / 12.20.2023 10:38 AM

DESCRIPTION

Looking southwest at the plantings installed west of the perennial stream near the back of the garage during Fall 2023.



NO. 8 / 12.20.2023 10:40 AM

DESCRIPTION

Looking north at the area east of the constructed parking garage and west of the perennial stream.



NO. 9 / 12.20.2023 10:51 AM

DESCRIPTION

Looking east at the rip-rap slope and retaining wall which conveys the stream beneath Arsenal Street through the existing pipes.



PHOTO 1: TAKEN FROM 99 COOLIDGE MULTI-USE PATH LOOKING SOUTHEAST



PHOTO 3: TAKEN FROM BEGINNING OF BIKE PATH TOWARDS 99 COOLIDGE LOOKING NORTHWEST



PHOTO 5: TAKEN FROM SOUTHERN PORTION OF BIKE PATH LOOKING SOUTH

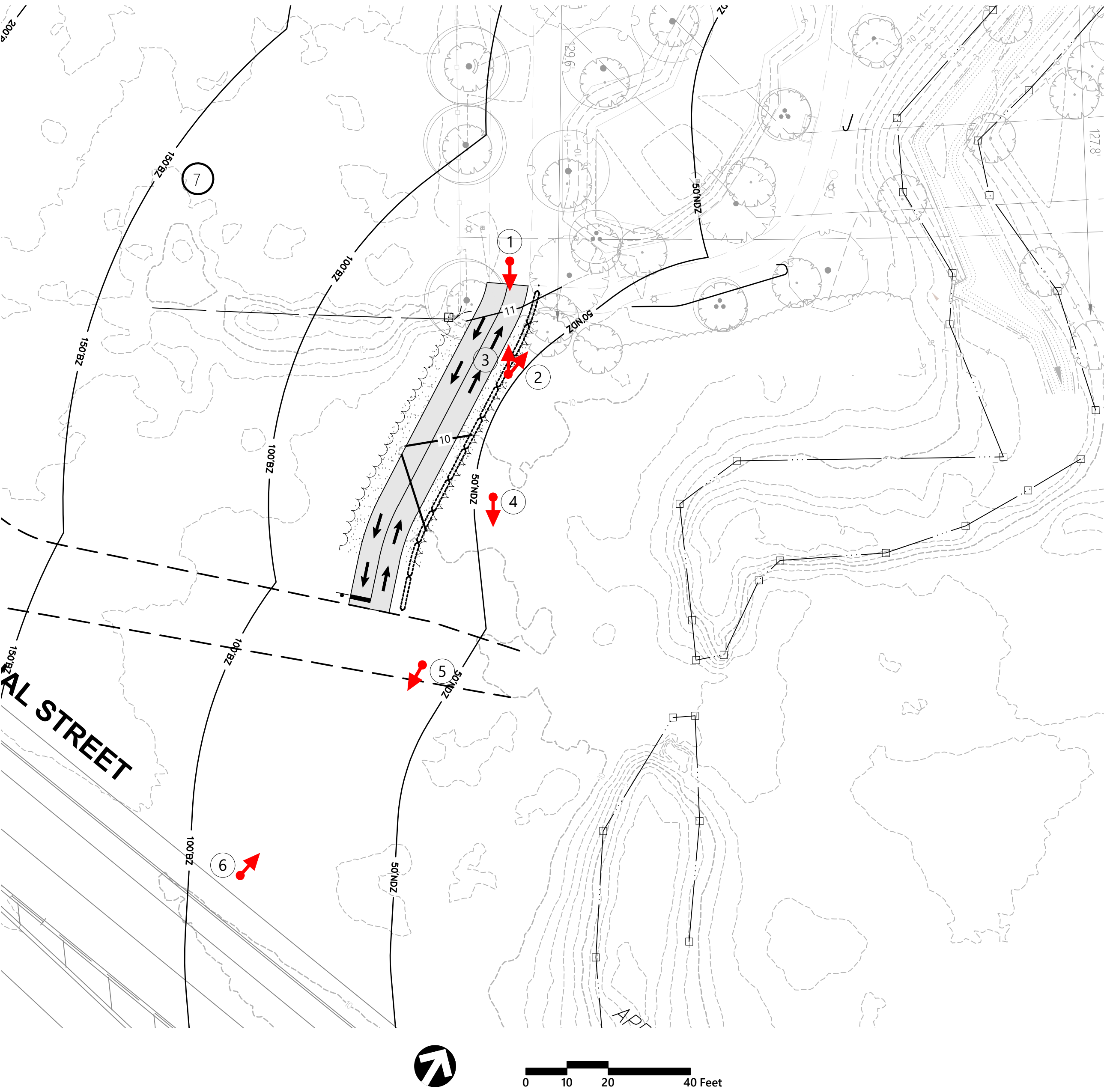
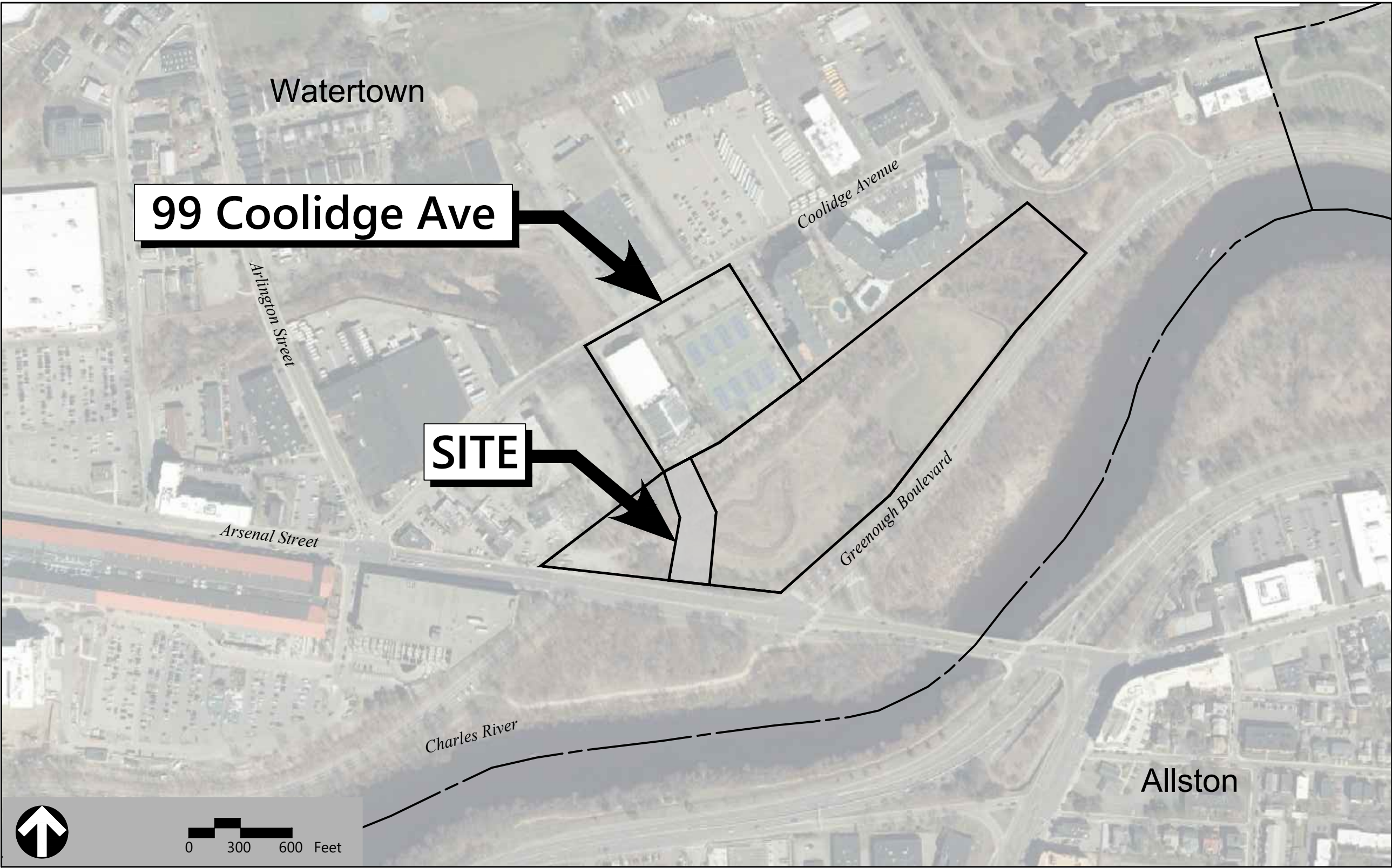


PHOTO 2: TAKEN FROM BEGINNING OF BIKE PATH TOWARDS 99 COOLIDGE LOOKING NORTH



PHOTO 4: TAKEN FROM NORTHERN PORTION OF BIKE PATH LOOKING SOUTHEAST



PHOTO 6: TAKEN FROM ARSENAL STREET SIDEWALK LOOKING NORTH

Trailhead
99 Coolidge Avenue
Watertown, Massachusetts

No.	Revision	Date	Appr'd.

Designed by CMH	Checked by JRG
Issued for	Date
Local Approvals	March 8, 2024

Not Approved for Construction
Drawing Title
Existing Conditions

Drawing Number

C1.00

Sheet 1 of 3

Project Number
14844.02



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

- NOTES:
- EXISTING CONTOURS SHOWN ON PARCEL 1401-13-0 BASED ON LIDAR DATA OBTAINED FROM MASSGIS.
 - VHB DELINEATED BANK FLAGS (BF1-112 TO BF1-206) IN APRIL 2020 IN ACCORDANCE WITH THE METHODS DEVELOPED BY DEP & THE U.S. ARMY CORPS OF ENGINEERS.
 - RESOURCES NOTED AS "ESTIMATED" ARE BASED ON REVIEW OF AERIAL IMAGERY AND LIDAR DATA.

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
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R1-1 30" 30" STOP

Legend

- RESOURCE AREA DELINEATED BY VHB IN APRIL 2020
- ESTIMATED LIMIT OF RESOURCE AREA
- LOCATION OF DELINEATED 50' BUFFER
- LOCATION OF DELINEATED 100' BUFFER
- LOCATION OF DELINEATED 150' BUFFER
- LOCATION OF DELINEATED 200' BUFFER



0 10 20 40 Feet

Trailhead

99 Coolidge Avenue
Watertown, Massachusetts

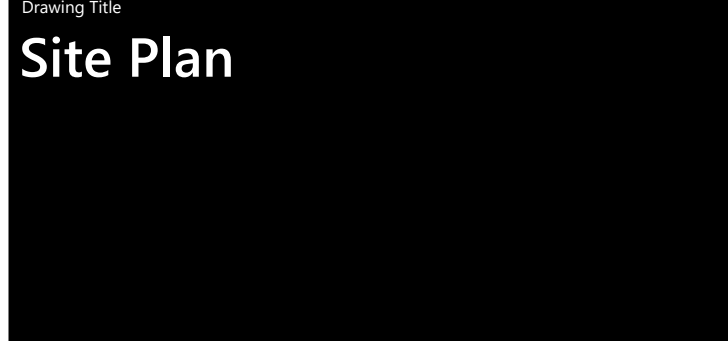
No.	Revision	Date	Appr'd.

Designed by CMH	Checked by JRG
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Issued for
Local Approvals

Date
March 8, 2024

Not Approved for Construction



Drawing Number

C2.00

Sheet 2 of 3

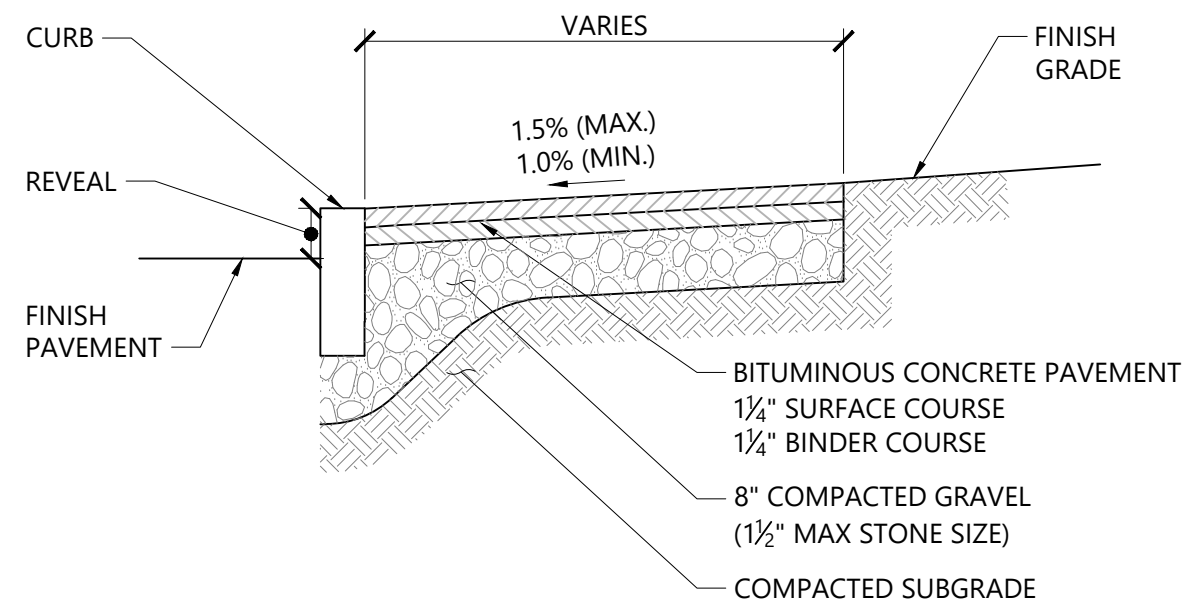
Project Number
14844.02



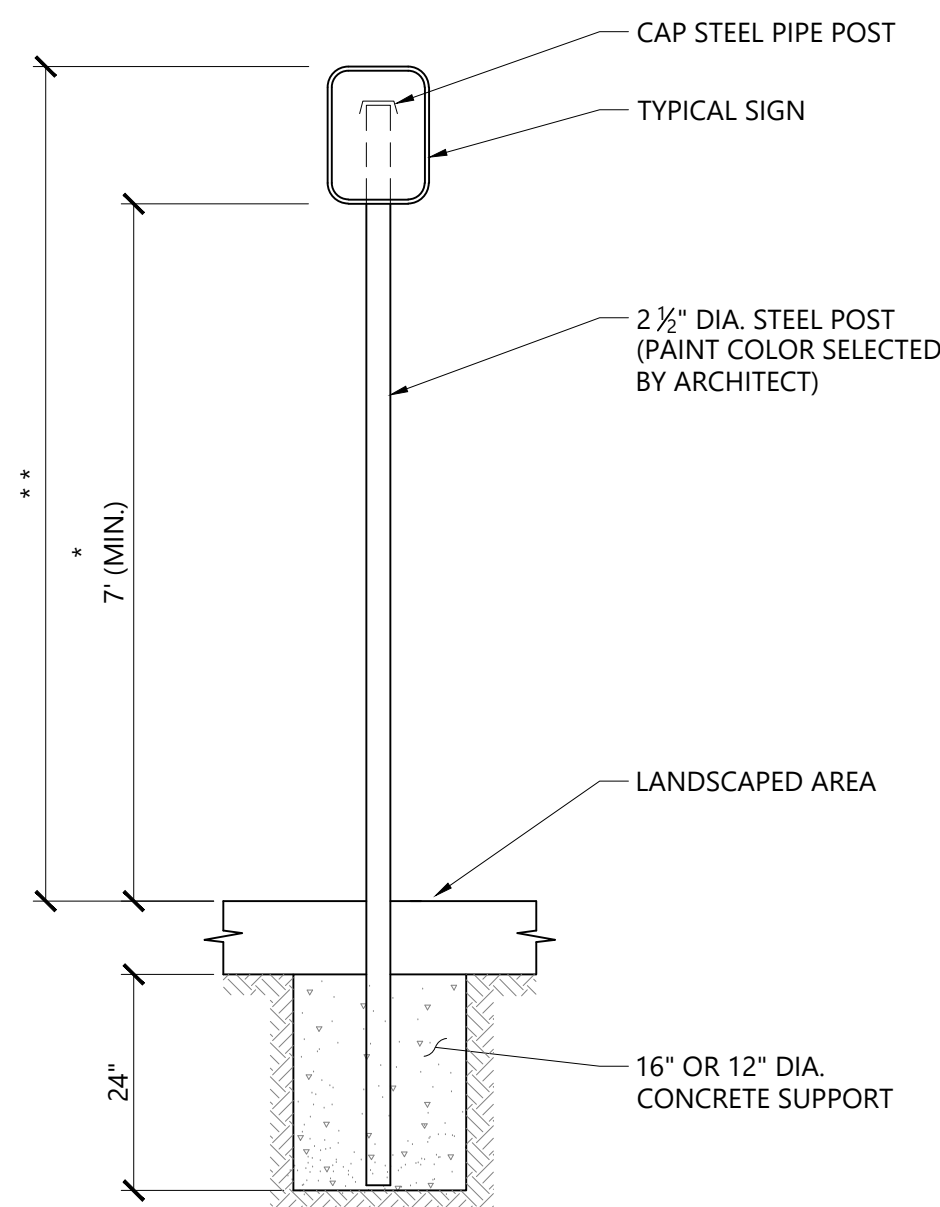


PROPOSED FULL DEPTH PAVEMENT

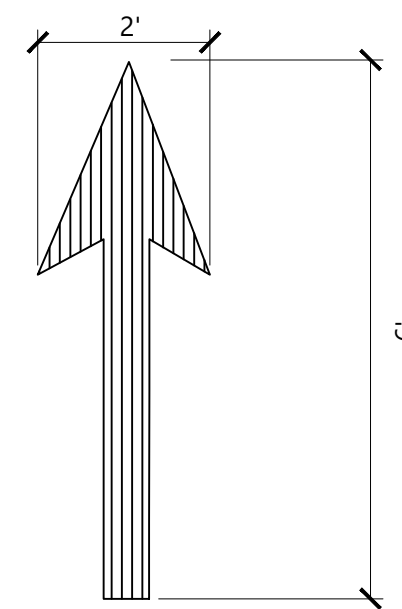
SURFACE:	4" HOT MIX ASPHALT (2" SURFACE COURSE TYPE B OVER 2" INTERMEDIATE COURSE TYPE B).
	4" HOT MIX ASPHALT BASE COURSE MATERIAL PLACED IN ONE COURSE.
SUB-BASE:	4" DENSE GRADED CRUSHED STONE FOR SUB-BASE OVER
BASE:	8" GRAVEL BORROW, TYPE b. BITUMEN FOR TACK COAT (RS-1) AT 0.05 GAL/SY OVER BASE AND BINDER COURSES



NOTE:
BOTH SURFACE AND BINDER MATERIAL
SHALL BE DENSE MIX.



- * THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
- * * THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.



NOTES

1. BICYCLE LANE MARKINGS SHALL BE REFLECTORIZED PREFORMED THERMOPLASTIC.

Bituminous Concrete Bike Path

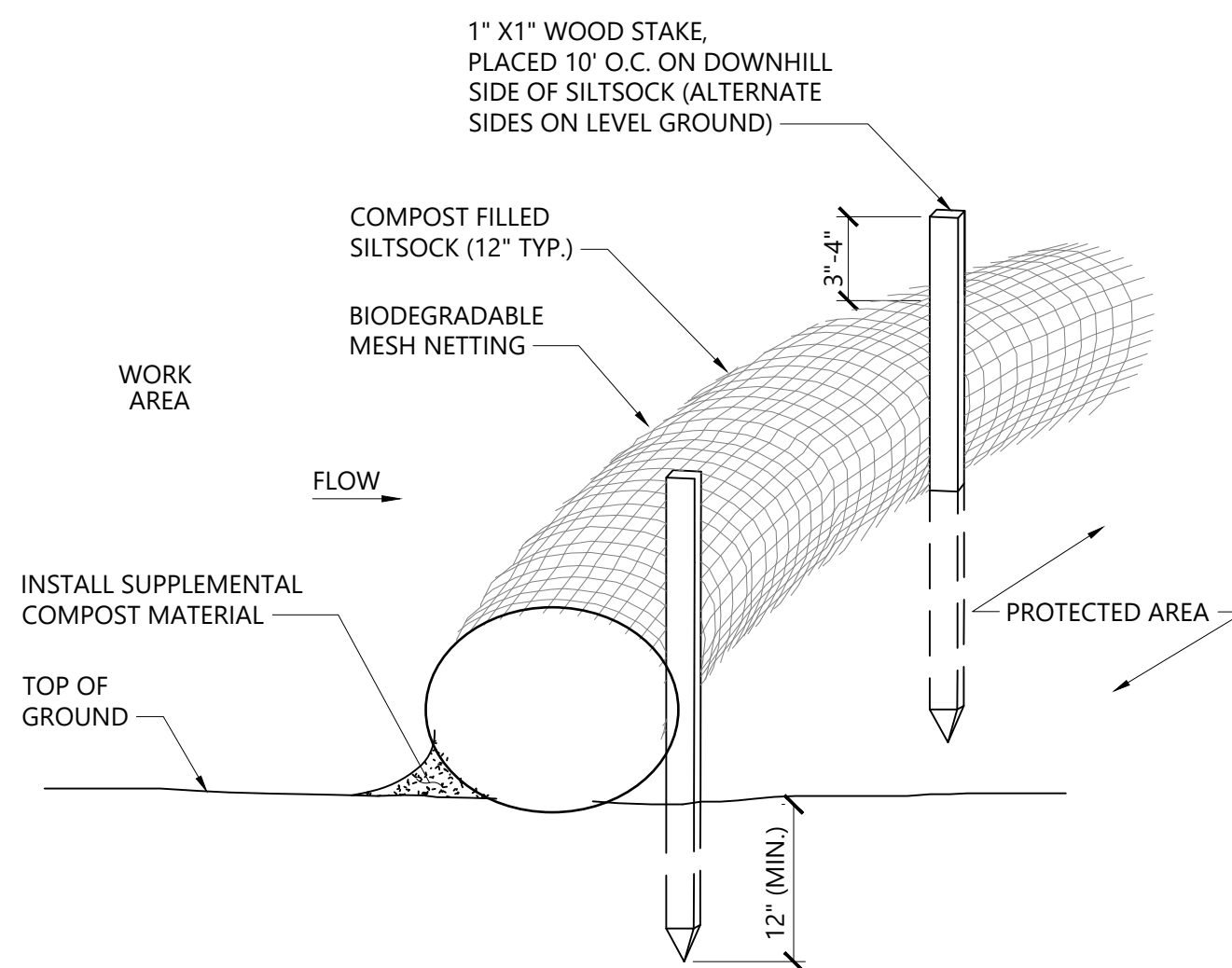
N.T.S.	Source: VHB	REV	LD_422
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Sign Post - Type 'A'

N.T.S.	Source: VHB	LD_701
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Bicycle Lane Pavement Marking

N.T.S. Source: VHB



NOTES

1. SILT SOCK SHALL BE FILTREXX SILT SOCK, OR APPROVED EQUAL.
2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock - Erosion Control Barrier

N.T.S. Source: VHB LD_658

Trailhead

99 Coolidge Avenue
Watertown, Massachusetts

[illegible]

Designed by	Checked by
CMH	JRG

Local Approvals March 8, 2024

Not Approved for Construction

Site Details

Drawing Number

C3.00

Sheet 3 of 3

Project Number
14844.02

99 Coolidge - Arsenal Bike Path Connection

Watertown, MA

PREPARED FOR



National Development
2310 Washington Street
Newton Lower Falls, MA, 02462

PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

March 2024



March 13, 2024

Ref: 14844.00

Katie Swan, Environmental Planner/Conservation Agent
Watertown Conservation Commission
149 Main St
Watertown, MA 02472-4410

Re: Notice of Intent: 99 Coolidge - Arsenal Bike Path Connection

Dear Agent Swan and Commission Members,

On behalf of the Applicant, National Development, VHB respectfully submits the attached Notice of Intent (NOI) for work associated with the construction of a non-motorized, accessible, multi-use path extension (the Project) to connect the existing multi-use pathways at 0 Arsenal Street in Watertown, Massachusetts (the Project Site). This NOI is filed pursuant to the Massachusetts Wetlands Protection Act (WPA) and the Watertown Wetlands Ordinance (the Ordinance). The Project is reviewable as a Limited Project under 310 CMR 10.53(6) for *"the construction, rehabilitation, and maintenance of footpaths, bikepaths, and other pedestrian or nonmotorized vehicle access to or along riverfront areas but outside other resource areas."*

Portions of the Project are in proximity to, and contain, resource areas subject to jurisdiction of the WPA and the Ordinance, including Bank, Land Under Waterbodies and Waterways (LUWW), and a 200-foot Riverfront Area (RA). The WPA establishes a 100-foot buffer zone to Bank, and the Ordinance establishes a 150-foot Buffer Zone and 50-foot No-Build Zone to Bank.

In compliance with the Wetlands Protection Act (WPA) (M.G.L. c. 131, § 40) and the Ordinance, notification to abutters regarding this NOI has been made by certified return receipt mail. A copy of the abutter notification form and certified list of abutters are enclosed as part of the NOI. As required under the WPA, a copy of the NOI package has been filed with the Massachusetts Department of Environmental Protection Northeast Regional Office.

As required, a check made payable to the Commonwealth of Massachusetts in the amount \$362.50 has been sent directly to the DEP Lock Box for payment of the state's share of this filing fee. Checks made payable to the City of Watertown in the amounts of \$387.50 (municipal share of the WPA fee) and \$150.00 (Ordinance fee) are enclosed.

We respectfully request that the Commission place this matter on the next available meeting agenda. Should you have any questions concerning this submittal or require additional information, please contact me at 617-607-2709 or bhilgendorff@vhb.com.

Engineers | Scientists | Planners | Designers

101 Walnut Street
PO Box 9151
Watertown, Massachusetts 02471
P 617.924.1770
F 617.924.2286

Watertown Conservation
Commission Ref: 14844.00
March 13, 2024
Page 2



Regards,

A handwritten signature in dark ink, appearing to read "Bridget Hilgendorff".

Bridget Hilgendorff
Environmental Scientist

cc: MassDEP NERO
National Development

Table of Contents



Notice of Intent Forms

- › WPA Form 3A
- › NOI Wetland Fee Transmittal Form
- › Copies of Filing Fee Checks
- › Local Application Form
- › Local Fee Calculation and Transmittal Form

Notice of Intent Figures

- › Figure 1 – Site Locus
- › Figure 2 – Aerial Locus
- › Figure 3 – NHESP Map
- › Figure 4 – FEMA FIRM Map

Attachment A - Notice of Intent Narrative

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[Attachment B – Abutter Information](#)

[Attachment C – Photographic Log](#)

[Attachment D – Project Plans](#)



Notice of Intent Forms

- › WPA Form 3A
- › NOI Wetland Fee Transmittal Form
- › Copies of Filing Fee Checks
- › Local Application Form
- › Local Fee Calculation and Transmittal Form



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1689550
City/Town:WATERTOWN

A.General Information

1. Project Location:

a. Street Address	0 ARSENAL STREET	c. Zip Code	02471
b. City/Town	WATERTOWN	e. Longitude	71.05860W
d. Latitude	42.39889N	g.Parcel/Lot #	13
f. Map/Plat #	1401		

2. Applicant:

☐ Individual ☒ Organization

a. First Name	NICK	b.Last Name	O'CONNOR
c. Organization	NATIONAL DEVELOPMENT		
d. Mailing Address	2310 WASHINGTON STREET		
e. City/Town	NEWTON LOWER FALLS	f. State	MA
g. Zip Code	02462	j. Email	noconnor@natdev.com
h. Phone Number	339-237-2614	i. Fax	

3.Property Owner:

☐ more than one owner

a. First Name	PRISCILLA	b. Last Name	GEIGIS
c. Organization	COMMONWEALTH OF MASSACHUSETTS		
d. Mailing Address	, 10 PARK PLAZA SUITE 6620		
e. City/Town	BOSTON	f.State	MA
g. Zip Code	02116	j.Email	priscilla.geigis@mass.gov
h. Phone Number	617-626-1250	i. Fax	

4.Representative:

a. First Name	BRIDGET	b. Last Name	HILGENDORFF
c. Organization	VHB		
d. Mailing Address	101 WALNUT STREET, PO BX 9151		
e. City/Town	WATERTOWN	f. State	MA
g. Zip Code	02471	j.Email	bhilgendorff@vhb.com
h.Phone Number	617-607-2709	i.Fax	

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

a.Total Fee Paid	750.00	b.State Fee Paid	362.50	c.City/Town Fee Paid	387.50
------------------	--------	------------------	--------	----------------------	--------

6.General Project Description:

THE APPLICANT, NATIONAL DEVELOPMENT, IS PROPOSING TO CONSTRUCT A NON MOTORIZED, ACCESSIBLE, MULTI-USE PATH EXTENSION (THE PROJECT) TO CONNECT THE EXISTING MULTI-USE PATHWAYS AT 0 ARSENAL STREET IN WATERTOWN, MASSACHUSETTS (THE PROJECT SITE). THE PROJECT WILL CONSTRUCT A 10-FOOT-WIDE SHARED-USE PATH FROM THE EXISTING TERMINUS ON THE ABUTTING 99 COOLIDGE PROPERTY TO THE EXISTING MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION (DCR) VEHICULAR PATH LOCATED ALONG ARSENAL STREET.

7a.Project Type:

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Limited Project Driveway Crossing | 4. ☐ Commercial/Industrial |
| 5. ☐ Dock/Pier | 6. ☐ Utilities |



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1689550
City/Town:WATERTOWN

7. ☐ Coastal Engineering Structure

8. ☐ Agriculture (eg., cranberries, forestry)

9. ☒ Transportation

10. ☐ Other

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

1. ☒ Yes ☐ No If yes, describe which limited project applies to this project:

2. Limited 10.53(6) NOTWITHSTANDING THE PROVISIONS OF 310 CMR 10.58, THE ISSUING AUTHORITY MAY ISSUE AN ORDER OF CONDITIONS PERMITTING AS A LIMITED PROJECT THE CONSTRUCTION, REHABILITATION, AND MAINTENANCE OF FOOTPATHS, BIKEPATHS, AND OTHER PEDESTRIAN OR NONMOTORIZED VEHICLE ACCESS TO OR ALONG RIVERFRONT AREAS BUT OUTSIDE OTHER RESOURCE AREAS, PROVIDED THAT ADVERSE IMPACTS FROM THE WORK ARE MINIMIZED AND THAT THE DESIGN SPECIFICATIONS ARE COMMENSURATE WITH THE PROJECTED USE AND ARE COMPATIBLE WITH THE CHARACTER OF THE RIVERFRONT AREA. GENERALLY, THE WIDTH OF THE ACCESS SHALL NOT EXCEED TEN FEET OF PAVEMENT, EXCEPT WITHIN AN AREA THAT IS ALREADY ALTERED (E.G., RAILROAD BEDS WITHIN RIGHTS OF WAY). ACCESS SHALL NOT BE LOCATED IN VERNAL POOLS OR FENCED IN A MANNER WHICH WOULD IMPEDE THE MOVEMENT OF WILDLIFE.

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
SOUTHERN MIDDLESEX	AGREEMENT	64540	27

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. ☐ Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet	



Massachusetts Department of Environmental Protection

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Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1689550
City/Town:WATERTOWN

	2. cubic feet of flood storage lost	3. cubic feet replaced
--	-------------------------------------	------------------------

f. ☒ Riverfront Area

2. Width of Riverfront Area (check one)

1. Name of Waterway (if any)

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project

2,150

square feet

4. Proposed Alteration of the Riverfront Area:

2150

2150

0

a. total square feet

b. square feet within 100 ft.

c. square feet between 100 ft.
and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☒ Yes ☐ No

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
---------------	-----------------------------	-------------------------------

a. ☐ Designated Port Areas

Indicate size under

Land under the ocean below,

b. ☐ Land Under the Ocean

1. square feet

2. cubic yards dredged

c. ☐ Barrier Beaches

Indicate size under Coastal Beaches and/or Coastal Dunes, below

d. ☐ Coastal Beaches

1. square feet

2. cubic yards beach nourishment

e. ☐ Coastal Dunes

1. square feet

2. cubic yards dune nourishment

f. ☐ Coastal Banks

1. linear feet

g. ☐ Rocky Intertidal Shores

1. square feet

h. ☐ Salt Marshes

1. square feet

2. sq ft restoration, rehab, crea.

i. ☐ Land Under Salt Ponds

1. square feet

2. cubic yards dredged

j. ☐ Land Containing Shellfish

1. square feet

k. ☐ Fish Runs

Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land
Under Waterbodies and Waterways, above



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1689550
City/Town:WATERTOWN

1. cubic yards dredged

☐ Land Subject to Coastal

Storm Flowage

1. square feet

4.Restoration/Enhancement

☐ Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☒ No

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

Natural Heritage and Endangered Species

Program

Division of Fisheries and Wildlife

1 Rabbit Hill Road

Westborough, MA 01581

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. ☐ Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. ☐ Photographs representative of the site

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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Provided by MassDEP:
MassDEP File #:
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City/Town:WATERTOWN

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

d. ☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☒ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☐ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1689550
City/Town:WATERTOWN

10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)
☐
2. A portion of the site constitutes redevelopment
☐
3. Proprietary BMPs are included in the Stormwater Management System
☐

b. ☒ No, Explain why the project is exempt:

1. Single Family Home
☐
2. Emergency Road Repair
☐
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.
☐

D. Additional Information

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

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

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
☒
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
☒
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).
☐ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.
☒

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

TRAILHEAD 99
COOLIDGE AVENUE
WATERTOWN,
MASSACHUSETTS

VHB

March 8, 2024

1:40

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1689550
City/Town:WATERTOWN

E. Fees

1.

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

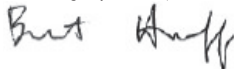
Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	383650	3. Check date	3/6/2024
4. State Check Number	383655	5. Check date	3/6/2024
6. Payer name on check: First Name	VHB	7. Payer name on check: Last Name	

F. Signatures and Submittal Requirements

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

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

*Pending DCR Signature	
1. Signature of Applicant (Owner)	2. Date
	3/11/2024
3. Signature of Property Owner(if different) (Applicant)	4. Date
	3/12/2024
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #: 1689550
City/Town: WATERTOWN

A. Applicant Information

1. Applicant:

a. First Name	NICK	b. Last Name	O'CONNOR
c. Organization	NATIONAL DEVELOPMENT		
d. Mailing Address	2310 WASHINGTON STREET		
e. City/Town	NEWTON LOWER FALLS	f. State	MA
g. Zip Code	02462	j. Email	noconnor@natdev.com
h. Phone Number	3392372614	i. Fax	

2. Property Owner: (if different)

a. First Name	PRISCILLA	b. Last Name	GEIGIS
c. Organization	COMMONWEALTH OF MASSACHUSETTS		
d. Mailing Address	, 10 PARK PLAZA SUITE 6620		
e. City/Town	BOSTON	f. State	MA
g. Zip Code	02116	j. Email	priscilla.geigis@mass.gov
h. Phone Number	6176261250	i. Fax	

3. Project Location:

a. Street Address	0 ARSENAL STREET	b. City/Town	WATERTOWN
-------------------	------------------	--------------	-----------

Are you exempted from Fee? ☐

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
J.) ANY OTHER ACTIVITY NOT IN CATEGORY 1,3,4,5 OR 6;	1	500.00	RFA MULTIPLIER 1.5	750.00
		City/Town share of filing fee \$387.50	State share of filing fee \$362.50	Total Project Fee \$750.00

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

383655
CHECK DATE

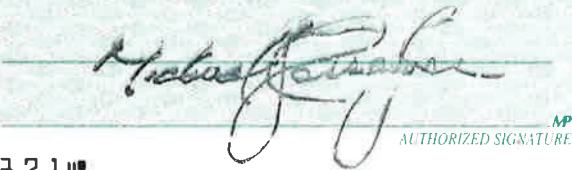
March 6, 2024

Three Hundred Sixty Two and 50/100

AMOUNT

Commonwealth of Massachusetts
DEP-Department of Environmental Protection
P.O. Box 4062
Boston, MA 02211

\$362.50


AUTHORIZED SIGNATURE



⑈383655⑈ ⑆211070175⑆ 1130161371⑈

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

EMILY BUSINESS FORMS 800.392.6018 VISION

383655

Check Date: 3/6/2024

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
B. Hilgendorff 3/5/2	3/5/2024	1469171	\$362.50			\$362.50
Commonwealth of Massachusetts		TOTAL	\$362.50			\$362.50
Citizens	33	0004919				

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

383650
CHECK DATE

March 6, 2024

Three Hundred Eighty Seven and 50/100

AMOUNT

City of Watertown
149 Main Street
Watertown, MA 02472

\$387.50


AUTHORIZED SIGNATURE



⑈383650⑈ ⑆21070175⑆ 1130161371⑈

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

EMILY BUSINESS FORMS 800 392 6018 VISION

383650

Check Date: 3/6/2024

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Bridget Hilgendorff	3/5/2024	1469172	\$387.50			\$387.50
City of Watertown		TOTAL	\$387.50			\$387.50
Citizens	28	0006987				

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

383651
CHECK DATE

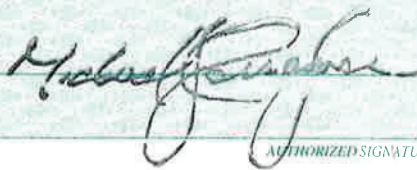
March 6, 2024

One Hundred Fifty and 00/100

AMOUNT

City of Watertown
149 Main Street
Watertown, MA 02472

\$150.00


AUTHORIZED SIGNATURE

Security Check features
included
Details on back

⑈383651⑈ ⑆211070175⑆ 1130161371⑈

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

EMILY BUSINESS FORMS 800.392.6018 VISION

383651

Check Date: 3/6/2024

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
B. Hilgendorff 3/5	3/5/2024	1469173	\$150.00			\$150.00
City of Watertown		TOTAL	\$150.00			\$150.00
Citizens	29	0006987				



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

WATERTOWN WETLANDS ORDINANCE Application for Permit/Determination

Application for:

- ☐ Request for Determination of Applicability ☒ Notice of Intent
☐ Other

Owner*		Applicant	
Name	Priscilla Geigis	Name	National Development, Nick O'Connor
Street	10 Park Plaza, Suite 6620	Street	2310 Washington Street
City	Boston	City	Newton Lower Falls
State	MA	State	MA
Zip	02116	Zip	02462
Phone	617-626-1250	Phone	339-237-2614
e-mail	priscilla.geigis@mass.gov	e-mail	noconnor@natdev.com

*Name(s) and address(s) under which title of property is recorded at Registry of Deeds.

1. Location of site where work is proposed: _____
0 Arsenal Street, Watertown, MA

Town of Watertown Assessor's Information:

Map: 13 Lot: 1401 Block: 0

2. Briefly describe the proposed work:

The Applicant, National Development, is proposing to construct a non-motorized, accessible, multi-use path extension (the Project) to connect the existing multi-use pathways at 0 Arsenal Street in Watertown, Massachusetts (The Project Site).

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

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

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?

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?
- \$ 150.00
 (See Fee Schedule). Make check payable to the Town of Watertown.
- \$ 387.50
 (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:



Date: 3/11/2024

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:

*Pending DCR Signature

Date: _____

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:



3/11/2024

Date: _____



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

WATERTOWN WETLANDS ORDINANCE Fee Calculation and Transmittal Form

Owner		Applicant	
Name	Priscilla Geigis	Name	National Development, Nick O'Connor
Street	10 Park Plaza, Suite 6620	Street	2310 Washington Street
City	Boston	City	Newton Lower Falls
State	MA	State	MA
Zip	02116	Zip	02462
Phone	617-626-1250	Phone	339-237-2614
e-mail	priscilla.geigis@mass.gov	e-mail	noconnor@natdev.com

Project Location:

0 Arsenal Street

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

\$150.00

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: _____



Date: _____

3/11/2024

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.



Notice of Intent Figures

- › Figure 1 – Site Locus
- › Figure 2 – Aerial Locus
- › Figure 3 – NHESP Map
- › Figure 4 – FEMA FIRM Map

Figure 1: USGS Site Location

99 Coolidge - Arsenal Bike Path Connection
Watertown, MA



Project Area

Sources: VHB, MassGIS

Path: \\azrgisds\gisshare\gis3\arcgissystem\arcgisinput\NOIFigures\NOIExportMap.GPJServer\extracted\p30\noi_template\NOI_Template.aprx (gmsaGIS\$, 3/5/2024)

Figure 2: Aerial Overview

99 Coolidge - Arsenal Bike Path Connection
Watertown, MA



Path: \\lazrgisds\gisshare\gis3\arcgissystem\arcgisinput\NOIFigures\arcgisinput\NOIFigures\extracted\ip30\noi_template\NOI_Template.aprx (gmsaGIS\$, 3/5/2024)

 Project Area

Sources: VHB, MassGIS

Figure 3: Priority Habitat

99 Coolidge - Arsenal Bike Path Connection
Watertown, MA



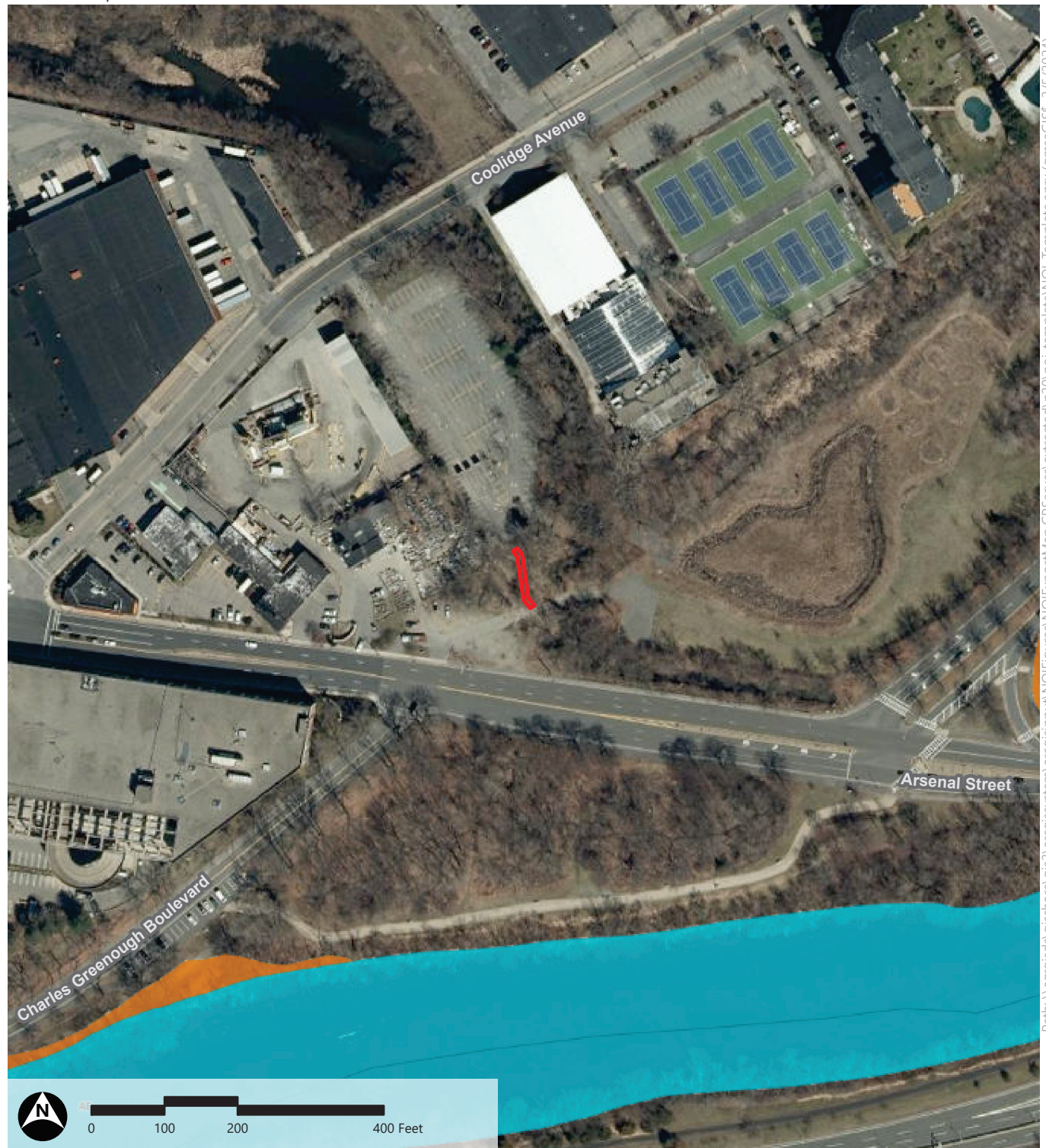
- Project Area
- NHESP Potential Vernal Pools
- NHESP Certified Vernal Pools
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species

Sources: VHB, MassGIS

Path: \\azrgisds\gisshare\gis3\arcgissystem\arcgisinput\NOI\Figures\NOI\ExportMap.GPJ\Server\extracted\p30\template\NOI_Template.aprx (gmsaGIS\$, 3/5/2024)

Figure 4: FEMA Floodplain

99 Coolidge - Arsenal Bike Path Connection
Watertown, MA



- | | | |
|---|--|--|
| ■ A: 1% Annual Chance of Flooding, no BFE | ■ X: 1% Drainage Area < 1 Sq. Mi. | Project Area |
| ■ AE: 1% Annual Chance of Flooding, with BFE | ■ X: Reduced Flood Risk due to Levee | |
| ■ AE: Regulatory Floodway | Area Not Included | |
| ■ AH: 1% Annual Chance of 1-3ft Ponding, with BFE | Area with no DFIRM - Paper FIRMs in Effect | |
| ■ AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with Depth | | |
| ■ VE: High Risk Coastal Area | | |
| ■ D: Possible But Undetermined Hazard | | |
| ■ X: 0.2% Annual Chance of Flooding | | |

Sources: VHB, MassGIS



Attachment A

Notice of Intent Narrative

- › Introduction
- › Site Description
- › Work Description
- › Mitigation Measures
- › Regulatory Compliance
- › Summary

Attachment A - Notice of Intent Narrative

This Notice of Intent (NOI) is filed pursuant to the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40¹) and its implementing regulations (310 CMR 10.00²), as well as the City of Watertown Wetlands Ordinance³ (Chapter XV) (the Ordinance) and its implementing regulations⁴. This narrative describes wetland resource areas, the proposed work, impacts to wetland resource areas, mitigation measures, and how the Project meets the performance standards of the WPA and Ordinance Regulations.

Introduction

The Applicant, National Development, is proposing to construct a non-motorized, accessible, multi-use path extension (the Project) to connect the existing multi-use pathways at 0 Arsenal Street in Watertown, Massachusetts (The Project Site). The Project will construct a 10-foot-wide shared-use path from the existing terminus on the abutting 99 Coolidge property to the existing Massachusetts Department of Conservation and Recreation (DCR) vehicular path located along Arsenal Street. The Project has been designed to maximize the benefits of such trails for the community while minimizing its impacts on residents and the natural environment. The path will serve pedestrians and bicyclists by providing a vital public connection within a highly trafficked corridor. This Project is reviewable as a limited project under 310 CMR 10.53(6) for the construction of a footpath, bikepath, and other pedestrian or nonmotorized vehicle access.

Wetland resources in the vicinity of the Project Site which are subject to the jurisdiction of the WPA and Ordinance include Bank, Land Under Waterbodies and Waterways (LUWW), and a 200-foot Riverfront Area (RA). The WPA establishes a 100-foot buffer zone to Bank. In addition, the Bylaw establishes a 150-foot buffer zone and 50-foot No-Build Zone (NBZ) to Bank and regulates that 150-foot buffer zone as a resource area. The Project Site is and will continue to be regulated by MassDEP under the Massachusetts Contingency Plan (MCP).

Wetland resource areas will be protected from impacts during construction through the implementation of an erosion and sedimentation control program. This program includes provisions to minimize areas of disturbance through phasing and sequencing,

¹ Massachusetts General Laws, 1972. Title XIX, Chapter 131, Section 40: Removal, fill, dredging or alteration of land bordering waters.

² MassDEP, 2017. Commonwealth of Massachusetts Regulations, 310 CMR 10.00: Wetlands Protection.

³ City of Watertown Wetlands Ordinance, Article XV, Revised 2008.

⁴ Rules and Regulations for the Administration of the Watertown Wetlands Ordinance of 2008; the Ordinance, Revised December 2012.

limit erosion through stabilization, and prevent sediment from leaving the site by installing structural controls.

Site Description

The Project is located at 0 Arsenal Street in Watertown, Massachusetts, at the southwest corner of an approximately 11.91-acre DCR-owned parcel of land. The Project Limits begin at the terminus of the existing multi-use path on the abutting 99 Coolidge property to the north and continue south to the existing DCR vehicular pathway located along Arsenal Street, totaling approximately 2,150 square feet (sf). The Project Site lies within the surface watershed of the Charles River and is bounded by commercial development to the north and west, an unnamed stream and DCR open space to the east, and Arsenal Street to the south (Figures 1 and 2).

According to the most recently available data provided by the Massachusetts Natural Heritage and Endangered Species Program⁵ (NHESP), no portion of the Project Site is located within a Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife. There are no Certified or Potential Vernal Pools located on or adjacent to the Project (Figure 3). The most recently issued Flood Insurance Rate Map (FIRM)⁶ for the area, produced by the Federal Emergency Management Agency (FEMA), indicates that no portion of the Project Site is within the mapped floodplain for the 100-year storm event (Figure 4).

According to the Massachusetts Department of Environmental Protection (DEP), the Project is not located within an Area of Critical Environmental Concern (ACEC) or an area designated as an Outstanding Resource Water (ORW)⁷. The Natural Resources Conservation Service (NRCS) soil survey⁸ has mapped the property and surrounding area and classified soils within the vicinity of the Project as Urban Land and Udorthents, sandy.

Topography on the Site slopes downward to the southeast. Wetland resource areas on/near the Project are described below.

Wetland Resource Areas

Wetland resource areas on the Project Site were delineated on February 20, 2024 by Environmental Scientists with Vanasse Hangen Brustlin, Inc. in accordance with methods developed by the DEP⁹ and the U.S. Army Corps of Engineers¹⁰. The following sections of this narrative describe the wetlands and identify resource areas that are regulated under

⁵ NHESP, 2021. Massachusetts Natural Heritage Atlas. 15th Edition.

⁶ Federal Emergency Management Agency, 2010. *Flood Insurance Rate Map*, Town of Watertown, Massachusetts, Middlesex County. Community Panel Number 25017C 0557E.

⁷ DEP, 1993. *Designated Outstanding Resource Waters of Massachusetts*.

⁸ Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey.

⁹ DEP, 1995. Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act.

¹⁰ USACE, 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0.

the WPA Regulations (310 CMR 10.00) and/or the Ordinance. The resource areas and their buffer zones are depicted on the attached Project Plans (Attachment D).

The resource areas identified near the Project Site subject to regulations under the WPA include Bank, LUWW, and RA. The resource areas are defined under the WPA (310 CMR 10.00) as follows:

- › **Bank:** As defined at 310 CMR 10.54 (2), *"a Bank is the portion of the land surface which normally abuts and confines a water body ... The upper boundary of Bank is the first observable break in slope or the mean annual flood level, whichever is lower."*

As defined by the Ordinance at Section IV.C(2), *"the upper boundary of a Bank is the first observable break in slope or the Mean Annual Flood Level, whichever is higher."*
- › **LUWW:** As defined by 310 CMR 10.56 (2), LUWW is *"land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock ... The boundary of LUWW is the mean annual low water level."*
- › **RA:** As defined by 310 CMR 10.58(2)(a)(3), Riverfront Area is *"the area of land between a river's mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away."*

Additional areas on the Project Site subject to local regulations under the Ordinance include the 50-foot NBZ and 150-foot Buffer Zone. The areas are defined in the Ordinance as follows:

- › **50-foot NBZ:** *"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."*
- › **150-foot Buffer Zone:** *"Any land within 150 feet of any wetland, marsh, wet meadow, bog, swamp, vernal pool, bank, lake, pond or non-perennial stream (known as the "Buffer Zone"), regardless of whether the land borders surface waters."* The 150-foot Buffer Zone is regulated as a resource area under the Ordinance.

Large portions of the existing resource areas on the Project Site are disturbed or otherwise degraded and contain a number of invasive and opportunistic plant species. Wetlands on/adjacent to the property are summarized in the table below and are described in more detail in the following sections of this attachment.

Table 1 Wetland Resource Areas

Wetland	Flag Numbers	Type	Resource Areas
Stream 1 - Perennial Stream	BF1-112 to BF1-123	Palustrine unconsolidated bottom	Bank, LUWW, RA
	BF1-136 to BF1-157		
	BF1-200 to BF1-206		
	BF1-200 to BF1-215		

Source: VHB, 2024.

Stream 1

Stream 1 is an unnamed perennial stream located east of the Project Site. The stream originates at Sawins Pond, a dam-controlled waterbody located northwest of the Project Site, travels through the 99 Coolidge commercial property to the north, and onto the Project Site before ultimately discharging into the Charles River. The stream channel is well defined on both sides and has an unconsolidated, stony bottom. As it continues to the southeast, the stream is culverted below a footbridge. The northern bank is gradually sloped while the southern bank becomes steeper. Dominant vegetation along the Bank includes red oak (*Quercus rubra*) and various invasive species including Norway maple (*Acer platanoides*), Japanese knotweed (*Fallopia japonica*), garlic mustard (*Alliaria petiolata*), Asiatic bittersweet (*Celastrus orbiculatus*), and a well-established population of non-native ivy groundcover. Associated resource types regulated under the WPA include Bank, LUWW, and RA. Associated resource types regulated under the Ordinance include the 50-foot NBZ and the 150-foot Buffer Zone.

Stream 1 was demarcated with flags BF1-112 to BF1-123, BF1-136 to BF1-157, and BF1-200 to BF1-206 to the north of the bridge and flags BF1-200 to BF1-215 to the south of the bridge.

Riverfront Area

The RA is previously developed and degraded, consisting of existing paved surfaces, stockpiles, staged construction materials, and limited forested area. It is currently dominated by invasive species and unstable banks subject to scour.

150-foot Buffer Zone

As with the RA, the locally established 150-foot Buffer Zone is previously developed and degraded, consisting of impervious surfaces, construction materials, limited and forested areas littered with debris and invasive species.

Buffer Zone and No-Build Zone

The WPA regulations (310 CMR 10.02(2)(b)) establish a 100-foot buffer zone from the limits of Bank as described above. The Ordinance also establishes a 50-foot No-Build Zone from the limits of Bank. The characteristics of the 100-foot buffer zone and the 50-foot NBZ are the same as those in the RA and 150-foot Buffer Zone described above.

Work Description

The Project proposes the installation of a DCR trailhead via the construction of a 1,075 sf multi-use path. The proposed path is approximately 10 feet across and approximately 110 feet long, and will extend from the existing terminus on the abutting 99 Coolidge property to the existing DCR vehicular path. The construction of the path will include selective vegetation clearing and associated landscape improvements. The proposed alignment has been chosen to minimize disturbance to the tree canopy within RA. The work proposed under the Project will allow for increased public access and significantly enhanced pedestrian and bicyclist connectivity in this corridor. After the completion of work, maintenance of the multi-use path will be the responsibility of the 99 Coolidge building manager and will be carried out as an extension of the maintenance completed in accordance with the 99 Coolidge site Operation and Maintenance Plan. Maintenance will include activities such as sweeping, snow removal, etc.

Work in wetland resource areas and their associated buffer zones are described below.

Work in Wetland Resource Areas

Work in Riverfront Area

Due to the location of the existing multi-use paths the proposed pathway will connect to, the Project will result in unavoidable impacts to RA on the Project Site. However, all work will take place within previously disturbed and degraded portions of RA. Work within RA includes the construction of the multi-use path and the associated tree clearing and ancillary landscape activities. The Project will result in approximately 1,075 sf of temporary and 1,075 sf of permanent impact to the inner RA as a result of the proposed work, for a total of 2,150 sf of impact to RA. Temporary impacts include short-term disturbances such as installing erosion controls, selective tree clearing, and restoration of disturbed areas after the completion of work. Permanent impacts include the creation of the impervious multi-use path.

Work in 150-foot Buffer Zone

Proposed work in the 150-foot Buffer Zone is the same as the work described above located within RA.

Work in Buffer Zones

Temporary and permanent alterations in the state-jurisdictional 100-foot buffer zone are the same as the work described above for RA. No work is proposed within the locally established 50-foot NBZ.

Mitigation Measures

A suite of mitigation measures is proposed to prevent short- and long-term impacts to wetland resource areas. Mitigation measures proposed for this project include an erosion and sedimentation control program, which will include structural and non-structural practices.

Erosion and Sediment Control

An erosion and sedimentation control program will be implemented to minimize temporary impacts to wetland resource areas during the construction phase of the project. The program incorporates Best Management Practices (BMPs) specified in guidelines developed by the DEP¹¹ and the U.S. Environmental Protection Agency (EPA)¹².

Proper implementation of the erosion and sedimentation control program will:

- › minimize exposed soil areas through sequencing and temporary stabilization;
- › place structures to manage stormwater runoff and erosion; and
- › establish a permanent vegetative cover or other forms of stabilization as soon as practicable.

The following sections describe the controls that will be used and practices that will be followed during construction. These practices comply with criteria contained in the NPDES General Permit for Discharges from Large and Small Construction Activities issued by the EPA.

Non-Structural Practices

Non-structural practices to be used during construction include temporary stabilization, temporary seeding, permanent seeding, and pavement sweeping. These practices will be initiated as soon as practicable in appropriate areas at the Project Site.

¹¹ DEP, 1997. *Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas: A Guide for Planners, Designers, and Municipal Officials*.

¹² EPA, 2007. *Interim Developing Your Stormwater Pollution Prevention Plan: A Guide for Construction Sites*. Office of Water. Report EPA 833-R-060-04.

Temporary Stabilization

Any areas of exposed soil or stockpiles that will remain inactive for more than 14 days will be covered with a layer of straw mulch applied at a rate of 90 pounds per 1,000 square feet. The mulch will be anchored with a tacking coat (non-tar) applied by a hydroseeded. Steeper slopes (greater than 10 percent) will be covered with a bonded fiber matrix (EcoAegis® or similar) according to the recommendations provided by the manufacturer.

Temporary Seeding

If conditions allow, a temporary vegetative cover will be established on areas of exposed soils (including stockpiles) that remain unstabilized for a period of more than 60 days. The seeded surfaces will be covered with a layer of straw mulch or bonded fiber matrix as described above. The seed mix shall include a blend of rapid germinating grasses that are indigenous to eastern Massachusetts.

Permanent Seeding

Upon completion of final grading, any areas not covered by pavement, other forms of stabilization, or other methods of landscaping will be seeded with a native conservation/erosion control seed mix.

Pavement Sweeping

The multi-use path (once paved) and the portions of the existing pathways that front the site shall be swept as needed during construction. The sweeping program will remove sediment and other contaminants directly from paved surfaces before their release into stormwater runoff. Pavement sweeping has been demonstrated to be an effective initial treatment for reducing pollutant loading into stormwater. Once construction has been completed, sweeping at the Project Site will occur as required under the Operation and Maintenance Plan.

Structural Practices

Structural erosion and sedimentation controls to be used on the site include barriers.

Erosion Control Barriers

Prior to any ground disturbance, an approved erosion control barrier will be installed at the downgradient limit of work. As construction progresses, additional barriers will be installed around the base of stockpiles and other erosion prone areas. The barriers will be entrenched into the substrate to prevent underflow.

If sediment has accumulated to a depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope of the barriers. This material will be either reused at the Site or disposed of at a suitable offsite location. Any damaged sections of the barrier will be repaired or replaced immediately upon discovery.

Stormwater Management

The multi-use path extension, from the existing terminus on the abutting 99 Coolidge property to the existing DCR vehicular path is approximately 1,075 sf. The non-vehicular connection is graded to drain to its eastern side and infiltrate within the adjacent landscape shoulder area. The alignment of the path has been chosen to minimize the disturbance of tree canopy while also avoiding the 50-foot No-Build Zone. Infiltration of runoff eliminates the potential for phosphorus or accumulated suspended solids to discharge beyond the limit of work.

During the construction phase of the Project, the surrounding area will be protected by the installation a silt sock, preventing erosion and sedimentation from leaving the construction zone.

The minor increase in impervious surface proposed by the Project can be considered a *de minimus* increase. As all runoff will be captured and infiltrated adjacent to the proposed pavement, documentation of compliance with applicable stormwater management standards cited in Section 310 CMR 10.05(6)(k) of the WPA Regulations has not been provided.

Regulatory Compliance

As demonstrated below, the Project does not fully meet the applicable performance standards contained in the WPA for Redevelopment within Previously Developed Riverfront Area (310 CMR 10.58(5)). However, the Project may be approved as a Limited Project under 310 CMR 10.53(6) as described below. Compliance with the applicable performance standards under 310 CMR 10.58(5), as well as protection of the interests of the 100-ft buffer zone to Bank and compliance with the applicable performance standards set forth in the Ordinance for the locally established 150-foot Buffer Zone and 50-foot NBZ, are described below.

Massachusetts Wetlands Protection Act

Limited Project (310 CMR 10.53)

Creation of the multi-use path within Riverfront Area qualifies for a Limited Project under 310 CMR 10.53(6), which allows for an Order of Conditions (OOC) to be issued for a Project consisting of:

"...the construction, rehabilitation, and maintenance of footpaths, bikepaths, and other pedestrian or nonmotorized vehicle access to or along riverfront areas but outside other resource areas, provided that adverse impacts from the work are minimized and that the design specifications are commensurate with the projected use and are compatible with the character of the riverfront area. Generally, the width of the access shall not exceed ten feet of pavement, except within an area that is already altered (e.g., railroad beds within

rights of way). Access shall not be located in vernal pools or fenced in a manner which would impede the movement of wildlife."

The Project proposes construction of the multi-use path only within RA (and not within any other resource areas jurisdictional under the WPA) on the Project Site. The Project has been designed to minimize impacts to the resource area by minimizing the limit of work, installing appropriate erosion and sedimentation controls, and restoring disturbed areas with an appropriate native seed mix after the completion of work. The design specifications of the proposed pathway will be commensurate with the projected use and will be compatible with the character of the existing RA. The path width will not exceed 10 feet, will not be located within or near any vernal pools, and will not be fenced. Therefore, the Project qualifies for issuance of an OOC under this Limited Project provision.

Riverfront Area (310 CMR 10.58)

As proposed, the Project will require work within previously developed and degraded portions of the Riverfront Area. The general performance standards for redevelopment within previously developed RA is promulgated in 310 CMR 10.58(5) and is discussed below:

Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:

- (a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.*

Proposed work within previously developed RA includes removal of existing vegetation and creation of impervious surface and therefore does not fully meet this performance standard. However, aspects of the proposed work will result in improvements to portions of the RA within the Project limits, such as enhancing the existing vegetated areas via the removal of debris and invasive species, and loaming and seeding disturbed areas with a native conservation/erosion control seed mix within previously degraded portions of the RA.

- (b) Stormwater management is provided according to standards established by the Department.*

The minor increase in impervious surface proposed by the Project will have a negligible effect on the existing drainage conditions on the Project Site. All runoff will be captured and infiltrated adjacent to the pavement, eliminating the potential

for phosphorus or accumulated suspended solids from discharging beyond the limit of work.

- (c) *Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The proposed multi-use path will not be located closer to the stream than the existing footprint of the paved DCR vehicular path located immediately south of the Project Site, which crosses the stream via a footbridge. The proposed alignment has been chosen to minimize disturbance to the tree canopy within RA, while also avoiding impacts to the locally established 50-foot NBZ.

- (d) *Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).*

To the extent practicable, proposed work is located at the outer limits of the inner riparian zone. As discussed above, the proposed alignment was selected in order to connect the proposed path to the existing paved points of connection while also minimizing impacts to the inner riparian zone. Erosion and sedimentation control measures have been incorporated into the Project design to ensure that work will be done in a manner that prevents impacts to downgradient wetland resource areas.

- (e) *The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The area of proposed work will not exceed the amount of degraded area which currently exists within the Riverfront Area to the unnamed perennial stream.

- (f) *When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:*

- 1. removal of all debris, but retaining any trees or other mature vegetation;*
- 2. grading to a topography which reduces runoff and increases infiltration;*
- 3. coverage by topsoil at a depth consistent with natural conditions at the site; and*
- 4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;*

The Project does not fully meet this performance standard. However, the Project proposes removal of debris and will retain trees to the extent practicable within the

limit of work in the Riverfront Area, and will also grade the site to increase infiltration on the eastern side of the proposed multi-use path. Following the completion of work, areas of exposed soils will be loamed and seeded with a New England conservation erosion control/restoration mix, establishing native vegetative cover within the RA.

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. ...

The Project does not propose on- or offsite RA mitigation.

Buffer Zone

Work within buffer zone is not governed by specific regulatory performance standards in the WPA. In general, work within buffer zones is permissible when said work has been designed, or can be conditioned, such that there will be no impact on the downgradient wetland resource area(s) being buffered. As identified in 310 CMR 10.53(1) of the WPA regulations:

For work in Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the issuing authority should consider the characteristics of the buffer zone, such as the presence of steep slopes, that may increase the potential for adverse impacts on resource areas. Conditions may include limitations on the scope and location of work in the buffer zone as necessary to avoid alteration of resource areas. The issuing authority may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the resource area and/or other measures commensurate with the scope and location of the work within the buffer zone to protect the interests of the Act.

The Project has been designed to address these considerations. Work within the buffer zone is the only feasible way to provide a multi-use path connection between the existing points of connection. However, the Project seeks to maintain vegetative cover where possible in order to retain the integrity of the buffer zone. Measures have been incorporated into the Project design to ensure that work will be done in a manner that prevents impacts to downgradient wetland resources. A clear limit of work will be identified, and erosion and sedimentation control measures will be installed throughout the Project Site. Any temporary disturbance in vegetated areas within the buffer zone will be restored in place and seeded with a native seed mix prior to completion of the Project.

City of Watertown Wetlands Ordinance

The City of Watertown has established regulations for the administration of the Watertown Wetlands Ordinance. Compliance with the applicable performance standards under these regulations are described below:

No-Build Zone

Section I(C)(3) of the Ordinance states:

No-Build Zone

- (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).*

The Project does not propose any work within the 50-foot NBZ.

Riverfront Area

As proposed, the Project will require work within previously developed and degraded portions of the Riverfront Area. The general performance standards for work in RA are promulgated in the Ordinance's implementing regulations under Section IV (G)(4)) and are discussed below:

- (a) No Permit issued hereunder shall approve any activities unless the Applicant, in addition to meeting the otherwise applicable requirements of this Ordinance, has proved by a preponderance of the evidence that:*
 - › There is no practicable alternative to the proposed project with less adverse effect, and*
 - › Such activities, including proposed mitigation measures, will have no significant adverse impact on the areas or interests protected by this Ordinance.*
- (b) The Commission shall regard as practicable an alternative which is reasonably available and capable of being done after taking into consideration the proposed property use, overall project purpose (e.g., residential, institutional, commercial, or industrial), logistics, existing technology, costs of the alternatives, and overall project costs.*
- (c) The Commission will apply the methods and criteria for alternatives analyses specified in the Massachusetts Wetlands Protection Act regulations at 310 CMR 10.58 (4) (c).*

(d) The work must have no significant adverse impact on the capacity of the Riverfront Area to protect the interests protected by the Ordinance.

Due to the locations of the existing multi-use paths which the Project aims to connect, proposed work in RA is unavoidable and there is no practicable alternative to the proposed Project with less adverse effect. The Project considered an alternative which proposed the installation of a permeable pathway through the corridor, but due to the anticipated high usage of the pathway and the frequency of path maintenance that would be required as a result, a permeable path was determined not to be a feasible alternative for the proposed use. As proposed, the Project is not anticipated to have any significant adverse impact on the resource areas or interests protected by the Ordinance. Instead, the Project is expected to *improve* the ability of the RA to provide some of the protected interests established under the Ordinance, such as recreational and aesthetic value, by providing a publicly accessible multi-use path which will increase pedestrian and bicyclist accessibility and views of the stream within the RA corridor.

Buffer Zones

Section IV(H)(4) of the Rules and Regulations for the Administration of the Watertown Wetlands Ordinance provides:

- (i) Limited projects in the Buffer Zone: The Commission may, at its sole discretion, waive specific requirements in this section for execution in the Buffer Zone of the following types of projects, where there are no reasonable alternatives with fewer adverse effects:*
 - › *Construction, reconstruction, operation and maintenance of underground and overhead public utilities, such as electrical distribution or transmission lines, communication, sewer, water or natural gas lines, and stormwater management structures.*
 - › *Construction, rehabilitation and maintenance of footpaths, bikepaths and other pedestrian or nonmotorized vehicle access to or along waterways or water bodies.*
 - › *Operation and routine maintenance, but not enlargement, of water dependent structures, including boat launching ramps and docks.*
 - › *Routine maintenance and repair of existing public roadways, but not including widening a roadway.*

The Project seeks relief as a limited project under the Ordinance for the construction of a multi-use path within the 150-foot Buffer Zone. The Project has been designed to meet the performance standards for resource areas also located within the 150-foot buffer zone (such as Riverfront Area) to the extent practicable for the scope and proposed use of the Project, as described above in the Regulatory Compliance section of this NOI. Work will be limited to the outer 100-feet of the buffer zone, appropriate erosion and sedimentation controls will be installed downgradient of the proposed work to protect the adjacent resource areas, and disturbed surfaces within the limit of work will be loamed and seeded after the completion of work.

Summary

The Applicant is proposing to construct a 10-foot-wide non-motorized, accessible, multi-use path which will connect to adjacent existing pathways on the property located at 0 Arsenal Street in Watertown, Massachusetts. The Project will begin at the terminus of the existing multi-use path on the abutting 99 Coolidge property to the north, and will continue to the edge of the existing DCR vehicular path located along Arsenal Street to the south.

The proposed Project is located within Riverfront Area and the 100-foot buffer zone to Bank under the WPA, and the 150-foot Buffer Zone and 50-foot No Build Zone to Bank under the Ordinance. Wetland Resources will be protected from impacts during construction through the implementation of an erosion and sedimentation control program. As described above, the project qualifies as a Limited Project for *"...the construction, rehabilitation, and maintenance of footpaths, bikepaths, and other pedestrian or nonmotorized vehicle access to or along riverfront areas but outside other resource areas"* as established in the WPA under 310 CMR 10.53(6).

The Applicant respectfully requests that the Watertown Conservation Commission find these measures are protective of the interests identified in the WPA and the Ordinance and issue an Order of Conditions approving the work described in this NOI and shown on the accompanying plans.

Attachment B

Abutter Information

- › Notice to Abutters
- › List of Abutters

NOTIFICATION TO ABUTTERS

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

An Application for Permit and a Notice of Intent 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 National Development

The address of the land where the activity is proposed is 0 Arsenal Street, Watertown, MA 02472

The work proposed is the construction of a non-motorized, accessible, multi-use path extension to connect the existing multi-use pathways located at 0 Arsenal 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 Bridget Hilgendorff

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 617-607-2709 from 9 am - 5 pm Monday - Friday, or by email at bhilgendorff@vnb.com

Notice of the public hearing to be held Wednesday, April 3rd at 7 pm via Zoom 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.

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/>

ARSENAL YARDS CORE HOLDING LLC
1301 2D B1RET
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D B2RET
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BALAB
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BARET
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BCAPT
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BCRET
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BDAPT
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BDRET
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BFAPT
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BFRET
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D BGLAB
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D E1RET
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D E2RET
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

ARSENAL YARDS CORE HOLDING LLC
1301 2D HOTEL
800 BOYLSTON ST, STE 1390
BOSTON, MA 02199

COMMONWEALTH OF MASS.
1401 10 0
251 CAUSEWAY ST. STE 600
BOSTON, MA 02114

COMMONWEALTH OF MASSACHUSETTS
1401 17 0
251 CAUSEWAY ST. STE 600
BOSTON, MA 02114

AGGREGATE INDUSTRIES -
1401 1E 0
6211 ANN ARBOR ROAD
DUNDEE, MI 48131

RMG FOUR-FOURTEEN LLC
1401 20F 0
414 MAIN ST
WATERTOWN, MA 02472

FULLER MOTORS INC
1401 22 0
20 COOLIDGE AV
WATERTOWN, MA 02472

MCVEY III THOMAS ET JOAN TRUSTEES
1401 24C 0
662 ARSENAL ST
WATERTOWN, MA 02472

MCVEY JOAN TRUSTEE
1401 25D 0
660 ARSENAL ST
WATERTOWN, MA 02472

DOLAN BRYAN
1401 28 1001
199 COOLIDGE AVE UNIT 102
WATERTOWN, MA 02472

HIAM PETER
1401 28 1002
98 LANE ROAD
HOLDERNESS, NH 03245

ALMUMAYIZ RAAD
1401 28 1003
199 COOLIDGE AVE #104
WATERTOWN, MA 02472

VAN ZUYLEN TRUSTEE MARINA
1401 28 1004
199 COOLIDGE AVE #106
WATERTOWN, MA 02472

MAYRENT SHERRY L
1401 28 1005
199 COOLIDGE AVE U-404
WATERTOWN, MA 02472

DUFFY PETER
1401 28 1006
199 COOLIDGE AVE #108
WATERTOWN, MA 02472

DELEO RALPH F
1401 28 1007
269 MT AUBURN ST
CAMBRIDGE, MA 02138

NALBANDIAN VARTAN
1401 28 1008
199 COOLIDGE AVE U-702
WATERTOWN, MA 02472

SMITH-MICHAELS ALEX
1401 28 1009
199 COOLIDGE AVE #111
WATERTOWN, MA 02472

TOHER LORRAINE G L/E
1401 28 101
199 COOLIDGE AVE #101
WATERTOWN, MA 02472

BERENSON CINDY L
1401 28 1010
199 COOLIDGE AV U112
WATERTOWN, MA 02472

LUCE KENDALL G.
1401 28 1011
40 FLETCHER ROAD
BELMONT, MA 02478

JOAN ROSENBERG RYAN 2003 REVOCABLE TRUST
1401 28 1012
199 COOLIDGE AV - U114
WATERTOWN, MA 02127

SIRANOSIAN EDWARD A TRUSTEE
1401 28 1013
199 COOLIDGE AVE #115
WATERTOWN, MA 02472

SMITH EDWARD A & SALUA TRUSTEES
1401 28 1014
199 COOLIDGE AVE #201
WATERTOWN, MA 02472

CREMENS J. ELIZABETH TRUSTEE
1401 28 1015
199 COOLIDGE AVE U202
WATERTOWN, MA 02472

KOLLIGIAN NANCY R. ET
1401 28 1016
199 COOLIDGE AVE UNIT 203
WATERTOWN, MA 02472

LEVINE ROBERT A
1401 28 1017
199 COOLIDGE AV U204
WATERTOWN, MA 02472

CHESTERTON JR TRUSTEE THOMAS W.
1401 28 1018
225 COOLIDGE AVE #101
WATERTOWN, MA 02472

SONCINI JENNIFER TRUSTEE
1401 28 1019
199 COOLIDGE AVE #301
WATERTOWN, MA 02472

BEDOYAN ZOVIG, TRUSTEE
1401 28 1020
482 ADDISON PARK LANE
BOCA RATON, FL 33432

199 COOLIDGE 303 REALTY TRUST
1401 28 1021
199 COOLIDGE AV U 303
WATERTOWN, MA 02472

MICHAELS EILEEN
1401 28 1022
199 COOLIDGE AVE U-304
WATERTOWN, MA 02472

SOUKIASIAN SARKIS
1401 28 1023
199 COOLIDGE AV U-305
WATERTOWN, MA 02472

BARD, JR GEORGE M. TRUSTEE
1401 28 1024
199 COOLIDGE AVE U-306
WATERTOWN, MA 02472

PYNE TRUSTEE ROBERT L
1401 28 1025
199 COOLIDGE AVE #307
WATERTOWN, MA 02472

NORTON JUDITH ANN
1401 28 1026
199 COOLIDGE AVE U-308
WATERTOWN, MA 02472

KIM SUNGJAY Y
1401 28 1027
199 COOLIDGE AV-UNIT 309
WATERTOWN, MA 02472

CHESTERTON JR TRUSTEE THOMAS W.
1401 28 1028
225 COOLIDGE AVE #101
WATERTOWN, MA 02472

KLAU MICHAEL
1401 28 1029
199 COOLIDGE AVE U-312
WATERTOWN, MA 02472

SERBETCI ERIL
1401 28 1030
199 COOLIDGE AVE #313
WATERTOWN, MA 02472

PORTOGON PROPERTIES, INC.
1401 28 1031
2462 NANTUCKET DRIVE
COTTONWOOD HEIGHTS, UT 84121

VAN ZUYLEN TRUSTEE MARINA
1401 28 1032
199 COOLIDGE AVE 315
WATERTOWN, MA 02472

MAYRENT SHERRY L
1401 28 1033
199 COOLIDGE AVE UNIT-404
WATERTOWN, MA 02472

SERBETCI ERIL
1401 28 1034
199 COOLIDGE AVE UNIT 402
WATERTOWN, MA 02472

MARJOLLET JEAN-PIERRE & NANCY TRUST
1401 28 1035
199 COOLIDGE AVE UNIT 403
WATERTOWN, MA 02472

MAYRENT SHERRY L
1401 28 1036
199 COOLIDGE AVE U-404
WATERTOWN, MA 02472

CHEKIJIAN TRUSTEE YERVANT
1401 28 1037
199 COOLIDGE AVE U-405
WATERTOWN, MA 02472

STEPANIAN ALISA L
1401 28 1038
199 COOLIDGE AV U406
WATERTOWN, MA 02472

MURPHY PHYLLIS G. TRUSTEE
1401 28 1039
199 COOLIDGE AVE UNIT 407
WATERTOWN, MA 02472

MURPHY TRUTEE ROBIN L
1401 28 1040
801 MAIN ST
CONCORD, MA 01742

HAYRAPETYAN VIKTOR
1401 28 1041
199 COOLIDGE AV U501
WATERTOWN, MA 02472

FEYDER ABRAM M ET MALVINA L/E
1401 28 1042
199 COOLIDGE AV-UNIT 502
WATERTOWN, MA 02472

DELEO ANTHONY R
1401 28 1043
199 COOLIDGE AVE #503
WATERTOWN, MA 02472

PHILIPP MANGOL BAYAT TRUSTEE
1401 28 1044
199 COOLIDGE AVE #504
WATERTOWN, MA 02472

KETCHUM LIZA TRUSTEE
1401 28 1045
199 COOLIDGE AVE UNIT 505
WATERTOWN, MA 02472

CHAGLIASSIAN ALAIN
1401 28 1046
199 COOLIDGE AVE. UNIT 506
WATERTOWN, MA 02472

DOLAN BRYAN J
1401 28 1047
199 COOLIDGE AE U-507
WATERTOWN, MA 02472

BROWN RALPH G
1401 28 1048
199 COOLIDGE AVE UNIT 508
WATERTOWN, MA 02472

KENT, ELIZABETH C. TRUSTEE EVERETT, JOHN G
TRUSTE
1401 28 1049
199 COOLIDGE AVE #509
WATERTOWN, MA 02472

BUENAVENURA SHARON
1401 28 105
199 COOLIDGE AVE #105
WATERTOWN, MA 02472

TISHLER PETER V
1401 28 1050
199 COOLIDGE AVE U 510
WATERTOWN, MA 02472

SLOTNICK DORENE C.
1401 28 1051
199 COOLIDGE AVE #511
WATERTOWN, MA 02472

TERRANA ANTHONY TRUST
1401 28 1052
199 COOLIDGE AVE UNIT#512
WATERTOWN, MA 02472

PEJKO MARTIN W
1401 28 1053
199 COOLIDGE AVE #513
WATERTOWN, MA 02472

BRINKLEY WILLIAM
1401 28 1054
199 COOLIDGE AVE #514
WATERTOWN, MA 02472

PATEL ANILA K & ILA TRUSTEES
1401 28 1055
199 COOLIDGE AV-U515
WATERTOWN, MA 02472

DEARAJUO JOAQUIM T & RITA TRUSTEE
1401 28 1056
199 COOLIDGE AVE, UNIT 701
WATERTOWN, MA 02472

NALBANDIAN VARTAN
1401 28 1057
199 COOLIDGE AVE U-702
WATERTOWN, MA 02472

DOWNES JUDITH TRUSTEE
1401 28 1058
18 MAYNARD PLACE
CAMBRIDGE, MA 02138

LEDUC, SHEILA CONNORS TRUSTEE
1401 28 1059
199 COOLIDGE AV U-801
WATERTOWN, MA 02472

CRAVEDI A PAUL TRUSTEE
1401 28 1060
199 COOLIDGE AVE #802
WATERTOWN, MA 02472

SHEAR HAL B
1401 28 1061
199 COOLIDGE AVENUE UNIT 803
WATERTOWN, MA 02472

IVANOVIC NIKOLA
1401 28 1062
23 ROBINSON ST
CAMBRIDGE, MA 02138

DEED OF TRUST OF NEAL NATHANSON
1401 28 1063
199 COOLIDGE AVE U-902
WATERTOWN, MA 02472

SANTMIRE LAUREL L/E
1401 28 1064
199 COOLIDGE AV-UNIT 903
WATERTOWN, MA 02472

ARE-MA REGION NO. 77, LLC
1401 3B A
PO BOX 847
CARLSBAD, CA 92018

TRINGAS JAMES
1401 9B 101
83 PENNIMAN PLACE
BROOKLINE, MA 02445

ROCHE III JAMES B TRUSTEE
1401 9B 102
125 COOLIDGE AVE U102
WATERTOWN, MA 02472

SUSAN KANANOVICH REVOCABLE TRUST
1401 9B 103
125 COOLIDGE AVE U-103
WATERTOWN, MA 02472

JDT PROPERTIES LLC
1401 9B 104
83 PRENNIMAN RD
BROOKLINE, MA 02445

ONANIAN CHARLEEN
1401 9B 105
61 RIDGEWAY RD
WESTON, MA 02493

MADANIAN STEFANIE L/E
1401 9B 107
125 COOLIDGE AVENUE U-107
WATERTOWN, MA 02472

PARIURY CATHERINE
1401 9B 108
13 BERKELEY ST
WATERTOWN, MA 02472

PHELPS RICHARD J.
1401 9B 109
125 COOLIDGE AVE #109
WATERTOWN, MA 02472

COOLIDGE AVENUE 110 LLC
1401 9B 110
110 STUART ST #26B
BOSTON, MA 02116

LI CHUNYU
1401 9B 111
125 COOLIDGE AV, U111
WATERTOWN, MA 02472

MCCAFFREY KATHLEEN M
1401 9B 201
125 COOLIDGE AVE U-201
WATERTOWN, MA 02472

JDT PROPERTIES LLC
1401 9B 202
83 PENNIMAN ROAD
BROOKLINE, MA 02445

NONIS JAIS BARBARA
1401 9B 203
125 COOLIDGE AVE U-203
WATERTOWN, MA 02472

PROVOST PATRICIA TRUSTEE
1401 9B 204
125 COOLIDGE AVE #204
WATERTOWN, MA 02472

SARKISIAN ZAROUHI
1401 9B 205
125 COOLIDG AVE #205
WATERTOWN, MA 02472

BEDROSSIAN GARBIS
1401 9B 206
125 COOLIDGE AV U-206
WATERTOWN, MA 02472

MAZZONE BARROS YENNY FERNANDA
1401 9B 207
118 SACHEM RD
NEEDHAM HGTS, MA 02494

PARSEKIAN HARRY & Hripsime TRSTEEs
1401 9B 208
125 COOLIDGE AVENUE UNIT 609
WATERTOWN, MA 02472

HALLAL AOUNI
1401 9B 209
125 COOLIDGE AVE, UNIT 209
WATERTOWN, MA 02472

SCHEIBNER GRACE A. TRUSTEE
1401 9B 210
125 COOLIDGE AVE #210
WATERTOWN, MA 02472

GORDON LEONIE J
1401 9B 211
125 COOLIDGE AVE #211
WATERTOWN, MA 02472

BARRETT JAMES
1401 9B 301
125 COOLIDGE AVE #301
WATERTOWN, MA 02472

UCUZIAN TANYA
1401 9B 302
125 COOLIDGE AVE U-302
WATERTOWN, MA 02472

LYNCH CAROL I
1401 9B 303
125 COOLIDGE AVE UNIT 303
WATERTOWN, MA 02472

MERJANIAN ELENA
1401 9B 304
125 COOLIDGE AV-U304
WATERTOWN, MA 02472

ESSER LYNN M TRUSTEE
1401 9B 305
254 SEMINOLE AVE
WALTHAM, MA 02451-2240

AGABIAN KENNETH
1401 9B 306
125 COOLIDGE AV-U306
WATERTOWN, MA 02472

GANJIAN ELIZABETH, TRUSTEE
1401 9B 307
125 COOLIDGE AVENUE #307
WATERTOWN, MA 02472

AMINIPOUR OMEED
1401 9B 308
125 COOLIDGE AVE
WATERTOWN, MA 02472

ISKANDARIAN SONIA
1401 9B 309
125 COOLIDGE AV U309
WATERTOWN, MA 02472

125 COOLIDGE AVE UNIT 310 TRUST
1401 9B 310
125 COOLIDGE AVE #310
WATERTOWN, MA 02472

BUCHANAN ROBERT A
1401 9B 311
125 CENTRE ST APT 124
NEWTON, MA 02458

ARTINIAN MIHRAN TRUSTEE
1401 9B 401
102 LONGMEADOW RD
BELMONT, MA 02478

ZEYTOONJIAN ANDREA
1401 9B 402
125 COOLIDGE AVE U-402
WATERTOWN, MA 02472

UCUZIAN HAGOP ET NADIA TRUSTEES
1401 9B 403
125 COOLIDGE AVE #403
WATERTOWN, MA 02472

METREBIAN 2012 TRUST NINA M
1401 9B 404
125 COOLIDGE AV-UNIT 404
WATERTOWN, MA 02472

ISKANDARIAN VERA L
1401 9B 405
338 WAVERLEY STREET
BELMONT, MA 02478

RAYEV PAVEL ET
1401 9B 406
125 COOLIDGE AV U-406
WATERTOWN, MA 02472

MARTIROSSIAN ARA TRUSTEE
1401 9B 407
125 COOLIDGE AVE #407
WATERTOWN, MA 02472

STAIR DAVID L
1401 9B 408
125 COOLIDGE AV-U408
WATERTOWN, MA 02472

SARKISSIAN ZOHRAB
1401 9B 409
P O BOX 652
WATERTOWN, MA 02471

SEDAGHATI MOHSEN
1401 9B 410
125 COOLIDGE AV #411
WATERTOWN, MA 02472

SEDAGHATI MOHSEN
1401 9B 411
125 COOLIDGE AVE U-411
WATERTOWN, MA 02472

LEVEE NEWTON H.
1401 9B 501
125 COOLIDGE AVE U-501
WATERTOWN, MA 02472

FARRA BALIKIAN TALINE
1401 9B 502
125 COOLIDGE AV U502
WATERTOWN, MA 02472

125 COOLIDGE AVENUE UNIT 503 REALTY TRUST
1401 9B 503
125 COOLIDGE AVE #503
WATERTOWN, MA 02472

CUNHA-VASCONCELOS ISABEL
1401 9B 504
125 COOLIDGE AV U504
WATERTOWN, MA 02493

GHAROONI HAMID
1401 9B 505
125 COOLIDGE AVE U-505
WATERTOWN, MA 02472

SLOANE MORRIS J.
1401 9B 506
125 COOLIDGE AVE #506
WATERTOWN, MA 02472

PAPAZIAN HOVANES
1401 9B 507
125 COOLIDGE AV U507
WATERTOWN, MA 02472

SCHEIBLE SUSAN
1401 9B 508
125 COOLIDGE AV-508
WATERTOWN, MA 02472

CHAGLIASSIAN HASMIG
1401 9B 509
125 COOLIDGE AV-UNIT 509
WATERTOWN, MA 02472

AUDEH ZUHEIR L
1401 9B 510
115 CHESTNUT STREET
BROOKLINE, MA 02445

KEBADJIAN CLAUDE
1401 9B 511
125 COOLIDGE AV U-511
WATERTOWN, MA 02472

CRONIN JAMES E
1401 9B 601
125 COOLIDGE AVE #601
WATERTOWN, MA 02472

KE XIAOYU & BOQIANG
1401 9B 602
125 COOLIDGE AV U602
WATERTOWN, MA 02472

GONTHA FRANCOIS
1401 9B 603
125 COOLIDGE AVE APT 603
WATERTOWN, MA 02472

WATRIN DOROTHEA
1401 9B 604
125 COOLIDGE AV U604
WATERTOWN, MA 02472

MARITZA L MARSOUBIAN REVOCABLE TRUST
1401 9B 605
15 IVY LN
WALTHAM, MA 02452

GORDON ALAN F & BETTY L TRUSTEES
1401 9B 606
125 COOLIDGE AVE #606
WATERTOWN, MA 02472

JAIN PRIYA
1401 9B 607
125 COOLIDGE AVE U607
WATERTOWN, MA 02472

ORPHANOS JOANNA
1401 9B 608
125 COOLIDGE AVE-U-608
WATERTOWN, MA 02472

PARSEKIAN HARRY TRUSTEE
1401 9B 609
125 COOLIDGE AV U 609
WATERTOWN, MA 02472

SEDAGHATI, TRUSTEE MEHDI
1401 9B 610
125 COOLIDGE AVE #610
WATERTOWN, MA 02472

SU CHUA TASING MING ET
1401 9B 611
125 COOLIDGE AVE U-611
WATERTOWN, MA 02472

CALISIR GULIZAR LISA
1401 9B 701
125 COOLIDGE AVE U701
WATERTOWN, MA 02472

SZENDIUCH ALICIA TRUSTEE
1401 9B 702
125 COOLIDGE AV U-702
WATERTOWN, MA 02472

PASHIGIAN ELISE ET UX
1401 9B 703
125 U-703 COOLIDGE AV U-703
WATERTOWN, MA 02472

LUX REALTY GROUP LLC
1401 9B 704
P.O. BOX 79153
WAVERLEY, MA 02479

RAFFERTY CONOR S
1401 9B 705
125 COOLIDGE AV U705
WATERTOWN, MA 02472

HASEKIAN ROBIN L
1401 9B 706
125 COOLIDGE AVE UNIT 706
WATERTOWN, MA 02472

BATTLE PATRICIA
1401 9B 707
125 COOLIDGE AVE #707
WATERTOWN, MA 02472

WITHERSPOON JESSIE B
1401 9B 708
125 COOLIDGE AVE #708
WATERTOWN, MA 02472

CANCRO JOANNE
1401 9B 709
125 COOLIDGE AV-UNIT 709
WATERTOWN, MA 02472

LEUNG DAVID S
1401 9B 710
125 COOLIDGE AV U-710
WATERTOWN, MA 02472

ULLOA FRANCISCO
1401 9B 801
125 COOLIDGE AVE U-801
WATERTOWN, MA 02472

ROKHMAN YURIY
1401 9B 802
125 COOLIDGE AVE
WATERTOWN, MA 02472

COHEN BARB ARIEL
1401 9B 803
125 COOLIDGE AV-803
WATERTOWN, MA 02472

CUDDY, JR. WILLIAM F TRUSTEE
1401 9B 804
125 COOLIDGE AVE #804
WATERTOWN, MA 02472

YARDEMIAN TRUSTEE RAFFI
1401 9B 805
10 MANNIX CIRCLE
BELMONT, MA 02452

FRANCES DENNIE DAVIS REV TRUST
1401 9B 806
125 COOLIDGE AVE. #806
WATERTOWN, MA 02472

PATAPANIAN EDWARD & ELAINE TRUSTEES
1401 9B 807
125 COOLIDGE AV U-807
WATERTOWN, MA 02472

TEMPLES PHILLIP E
1401 9B 808
125 COOLIDGE AVE #803
WATERTOWN, MA 02472

CELLUCCI TRUSTEE YOLANDA
1401 9B 809
125 COOLIDGE AV U809
WATERTOWN, MA 02472

ZHELEVA TEODORA
1401 9E 0
151 COOLIDGE AV 101
WATERTOWN, MA 02472

BAUGHER JACQUILINE L.
1401 9E 1001
151 COOLIDGE AVE UNIT 103
WATERTOWN, MA 02472

KILTY NANCY M TRUSTEE
1401 9E 1002
151 COOLIDGE AVE. U-209
WATERTOWN, MA 02472

NARAYANAN ANURADHA
1401 9E 1003
151 COOLIDGE AVE U-106
WATERTOWN, MA 02472

SOUZA JOANA
1401 9E 1004
151 COOLIDGE AVE
WATERTOWN, MA 02472

ANI R. DILSIZIAN REVOCABLE TRUST
1401 9E 1005
104 PERRYVILLE RD
REHOBOTH, MA 02769

MEHRNAMI SIAMAK
1401 9E 1006
151 COOLIDGE AVE
WATERTOWN, MA 02472

O`BRIEN JOHN F
1401 9E 1007
151 COOLIDGE AV-U110
WATERTOWN, MA 02472

WARNER SHEILA M.
1401 9E 1008
151 COOLIDGE AVE #111
WATERTOWN, MA 02472

WHITNEY TRUSTEES EDITH L AND CURTIS A
1401 9E 1009
25 MARYLAND AVE
MONUMENT BEACH, MA 02553

GILLASPIE GOLDA RAE
1401 9E 1010
151 COOLIDGE AVE #113
WATERTOWN, MA 02472

GERSHMAN LINDA D
1401 9E 1011
24 EDEN AV
NEWTON, MA 02465

KILEY MICHAEL J
1401 9E 1012
141 COOLIDGE AVE U-115
WATERTOWN, MA 02472

MKRTCHYAN ARMEN
1401 9E 1013
141 COOLIDGE AVENUE UNIT 116
WATERTOWN, MA 02472

ISENBERG MARCUS A.
1401 9E 1014
9 ISLINGTON ST
ALLSTON, MA 02134

CHEEVERS MARY
1401 9E 1015
131 COOLIDGE AV U-121
WATERTOWN, MA 02472

KELLEY DIANA TRUSTEE
1401 9E 1016
131 COOLIDGE AVE U122
WATERTOWN, MA 02472

GAVRIS VIRGINIA TRUSTEE
1401 9E 1017
123 BENVENUE ST
WELLESLEY, MA 02482

LEWIS JEFFREY F
1401 9E 1018
131 COOLIDGE AVE #125
WATERTOWN, MA 02472

MOJAHED BABAK
1401 9E 1019
131 COOLIDGE AVE #126
WATERTOWN, MA 02472

NUSSBAUM TRUSTEE JANE A
1401 9E 1020
131 COOLIDGE AV U127
WATERTOWN, MA 02472

COOLIDGE 128 OWNER LLC
1401 9E 1021
131 COOLIDGE AV-UNIT 128
WATERTOWN, MA 02472

LODKIN ALEKSANDER S
1401 9E 1022
151 COOLIDGE AVE #201
WATERTOWN, MA 02472

SUNDRAMOORTHY RAJESWARI
1401 9E 1023
151 COOLIDGE AVE #202
WATERTOWN, MA 02472

KHATCHATOURIAN ERIC
1401 9E 1024
151 COOLIDGE AV U203
WATERTOWN, MA 02472

POLEPALLY NIKHIL P.
1401 9E 1025
151 COOLIDGE AV U204
WATERTOWN, MA 02472

CRANE CHEERIE ELLEN
1401 9E 1026
420 PRINCE HINCKLEY RD
CENTERVILLE, MA 02632

RAPP JESSICA S
1401 9E 1027
151 COOLIDGE AVE-UNIT 206
WATERTOWN, MA 02472

SLATER MARY GIBBS TRUSTEE
1401 9E 1028
151 COOLIDGE AVE U-207
WATERTOWN, MA 02472

JEW WALLACE L TRUSTEE
1401 9E 1029
3 HERITAGE DR
BEDFORD, MA 01730

KILTY NANCY M TRUSTEE
1401 9E 1030
151 COOLIDGE AVE #209
WATERTOWN, MA 02472

MODANLOU SHOHREH
1401 9E 1031
131 COOLIDGE AVE, APT 616
WATERTOWN, MA 02472

CORRIGAN GAIL A TRUSTEE
1401 9E 1032
141 COOLIDGE AVE #211
WATERTOWN, MA 02472

YOGURTIAN HAROUT
1401 9E 1033
151 COOLIDGE AVE #212
WATERTOWN, MA 02472

LINCOLN WATERTOWN REAL ESTATE NOMINEE
TRUST
1401 9E 1034
456 BELMONT STREET #12
WATERTOWN, MA 02472

HOON CHUNG HWEE
1401 9E 1035
95 SUMMER STREET
ACTON, MA 01720

JOHNSON BULLARD JANET TRUSTEE
1401 9E 1036
3 BAGY WRINKLE COVE
WARREN, RI 02885

KWAN TONY & JOSEPHINE TRUSTEES
1401 9E 1037
131 COOLIDGE AV U216
WATERTOWN, MA 02472

HANNA PATRICIA J TRUSTEE
1401 9E 1038
131 COOLIDGE AV U217
WATERTOWN, MA 02472

MATRICIAN MIKI KAWASHIMA
1401 9E 1039
255 ORCHARD STREET
BELMONT, MA 02478

RIVERA-VEVE IRMA E TRUSTEE
1401 9E 1040
131 COOLIDGE AVE #219
WATERTOWN, MA 02472

MYNBAEVA ALLA
1401 9E 1041
141 COOLIDGE AVE #220
WATERTOWN, MA 02472

SCHEIDL KARIN
1401 9E 1042
P O BOX 643
HUMAROCK, MA 02047

SACKS DOROTHY E L/E
1401 9E 1043
131 COOLIDGE AVE UNIT 222
WATERTOWN, MA 02472

BELLA JOHN A
1401 9E 1044
131 COOLIDGE AV U223
WATERTOWN, MA 02472

HINTLIAN ARAM JR.
1401 9E 1045
1 APPLE RIDGE DR.
NATICK, MA 01760

KAZEMIROODSARI HADI
1401 9E 1046
131 COOLIDGE AVE U-225
WATERTOWN, MA 02472

FAYNGERSH MICHAEL
1401 9E 1047
131 COOLIDGE AVE #226
WATERTOWN, MA 02472

AMERICAN ALPHA ASSETS LLC
1401 9E 1048
164 WILLOW ST
ACTON, MA 01720

EL-SAYED WALID
1401 9E 1049
131 COOLIDGE AVE U-228
WATERTOWN, MA 02472

LEUNG BERNARD
1401 9E 1050
67 PILGRIM RD
WELLESLEY, MA 02181

VAKILI KHASHAYAR
1401 9E 1050A
151 COOLIDGE AV-U302
WATERTOWN, MA 02472

HARANDI OMID F
1401 9E 1051
39 ROWENA ROAD
NEWTON, MA 02459

DEMIRCHIAN GARINEH
1401 9E 1052
151 COOLIDGE AV U304
WATERTOWN, MA 02472

BUDIU ADRIAN
1401 9E 1053
60 EMERSON RD
WINCHESTER, MA 01890

BABAKHONLOU ARVIK
1401 9E 1054
151 COOLIDGE AV U-306
WATERTOWN, MA 02472

CAUPO, LLC
1401 9E 1055
NERSESSIAN, SONYA MANAGERS
DEDHAM, MA 02027

NOTA BENE LLC
1401 9E 1056
P O BOX 1356
DEDHAM, MA 02027

DANHEISER RICK L.
1401 9E 1057
151 COOLIDGE AV U309
WATERTOWN, MA 02472

MUCHNIK EMIL TRUSTEE
1401 9E 1058
151 COOLIDGE AVE #310
WATERTOWN, MA 02472

CANEPA GABRIELA N TRUSTEE
1401 9E 1059
151 COOLIDGE AVE #311
WATERTOWN, MA 02472

CLARK SANDRA B.
1401 9E 1060
151 COOLIDGE AVE #312
WATERTOWN, MA 02472

SICARI LLOYD C
1401 9E 1061
141 COOLIDGE AVENUE UNIT 313
WATERTOWN, MA 02472

DERBEKYAN NARBEGY
1401 9E 1062
151 COOLIDGE AVE U314
WATERTOWN, MA 02472

CALLAN NANCY A.
1401 9E 1063
131 CHANNING RD
WATERTOWN, MA 02472

ABOYAN HAIG M.
1401 9E 1064
131 COOLIDGE AV U316
WATERTOWN, MA 02472

KUHNERT RUTH TRUSTEE
1401 9E 1065
131 COOLIDGE AV-UNIT 317
WATERTOWN, MA 02472

LEE JINHO
1401 9E 1066
41 CHANNING RD
BELMONT, MA 02478

LIU XIUFENG
1401 9E 1067
131 COOLIDGE AVE U-319
WATERTOWN, MA 02472

MARTENTS MARTHA N
1401 9E 1068
36 GRANT AVE
WALTHAM, MA 02453

PUANGCO MICHAEL J
1401 9E 1069
131 COOLIDGE AVE #321
WATERTOWN, MA 02472

DESAI SHRENIK
1401 9E 1070
69 MORSE ST
WATERTOWN, MA 02472

RASHIDI MAJID
1401 9E 1071
131 COOLIDGE AVENUE U323
WATERTOWN, MA 02472

RAVELLO REALTY LLC
1401 9E 1072
P.O.BOX 600661
NEWTON, MA 02460

PESOK LEONID & MIKHAIL J/T
1401 9E 1073
131 COOLIDGE AV-UNIT 325
WATERTOWN, MA 02472

SINGH PREM K.
1401 9E 1074
131 COOLIDGE AVE #326
WATERTOWN, MA 02472

131 COOL AVE LLC
1401 9E 1075
131 COOLIDGE AVE #327
WATERTOWN, MA 02472

FRATTO MARIE ET ROBERT J L/E
1401 9E 1076
FRATTO IRREVOCABLE TRUST
WATERTOWN, MA 02472

ZILINEK NILOUFAR
1401 9E 1077
38 AGAWAM RD
ACTON, MA 01720

ANDONYAM HYDOUK
1401 9E 1078
40 LANTERN ROAD
BELMONT, MA 02478

DEFLAVIO ROBERT
1401 9E 1079
151 COOLIDGE AV-U403
WATERTOWN, MA 02472

PAPAZIAN TIGRAN TRUSTEE
1401 9E 1080
151 COOLIDGE AVE #410
WATERTOWN, MA 02472

KIM MYUNG H
1401 9E 1081
52 WOODLAND RD
CARLISLE, MA 01741

KHARAJIAN ANI LYNNE TRUSTEE
1401 9E 1082
131 COOLIDGE AVENUE
WATERTOWN, MA 02472

LEBERT BEVERLY & ROBERT TRUSTEES
1401 9E 1083
151 COOLIDGE AVE #407
WATERTOWN, MA 02472

PARSEGHIAN GARIN
1401 9E 1084
151 COOLIDGE AVE UNIT 408
WATERTOWN, MA 02472

JAIN AKSHAY KUMAR
1401 9E 1085
151 COOLIDGE AVENUE UNIT 409
WATERTOWN, MA 02472

PAPAZIAN TIGRAN, TRUSTEE
1401 9E 1086
151 COOLIDGE AVE. U-410
WATERTOWN, MA 02472

PATTERSON ELISSA H
1401 9E 1087
21 BLOSSOM ST
LEXINGTON, MA 02421

YAZBEK ELIE A
1401 9E 1088
151 COOLIDGE AVE UNIT 412
WATERTOWN, MA 02472

HOLOHAN DIANE M.
1401 9E 1089
151 COOLIDGE AVE #413
WATERTOWN, MA 02472

DEMIRCHIAN GAREN H
1401 9E 1090
202 PIGEON LN
WALTHAM, MA 02452

MINASIAN CHARLES P
1401 9E 1091
3 FULTON ROAD
LEXINGTON, MA 02420

DOHERTY LINDA A.
1401 9E 1092
131 COOLIDGE AVE. U-416
WATERTOWN, MA 02472

ARTINIAN HAROOT A ET MIHRAN ARTIN
1401 9E 1093
131 COOLIDGE AVE U417
WATERTOWN, MA 02472

YEN LUCY G
1401 9E 1094
442 WABAN AV
NEWTON, MA 02468

ASIK ARMEN
1401 9E 1095
30 GLENBROOK LN
LONGMEADOW, MA 01106

KARAGIORGOS ANTONIOS TRUSTEE
1401 9E 1096
117 ABBY LANE
PORTLAND, ME 04103

RMAC TRUST, SERIES 2016-CTT
1401 9E 1097
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

REGINA BRESLAV 2023 TRUST
1401 9E 1098
131 COOLIDGE AVE U422
WATERTOWN, MA 02472

AGUIRRE ANDRES
1401 9E 1099
19 AUDREY RD
BELMONT, MA 02478

CRONIN MARTHA M
1401 9E 1100
131 COOLIDGE AVE
WATERTOWN, MA 02472

JAAR PAOLA
1401 9E 1101
131 COOLIDGE AV U425
WATERTOWN, MA 02472

ASIK ARMEN
1401 9E 1102
30 GLENBROOK LN
LONGMEADOW, MA 01106

AGUIRRE ANDRES
1401 9E 1103
19 AUDREY RD
BELMONT, MA 02478

HANNA PATRICIA J TRUSTEE
1401 9E 1104
131 COOLIDGE AV-U 428
WATERTOWN, MA 02472

ABRAMS HELEN S TRUSTEE
1401 9E 1105
151 COOLIDGE AVE U-501
WATERTOWN, MA 02472

RHEE DO-HOON
1401 9E 1106
151 COOLIDGE AVE #502
WATERTOWN, MA 02472

HALEBLIAN CARA T.
1401 9E 1107
43 CRESTVIEW RD
BELMONT, MA 02478

FARHADI DARVIN
1401 9E 1108
151 COOLIDGE AVE. U-504
WATERTOWN, MA 02472

SERVINO LUCINDA B L/E
1401 9E 1109
151 COOLIDGE AV U505
WATERTOWN, MA 02472

ISKANDARYAN LEVON
1401 9E 1110
108 PARKVIEW RD
WALTHAM, MA 02452

GHARAPETIAN ZAREH
1401 9E 1111
2505 CROSS STREET
LA CRESCENTA, CA 91214

TOWFIGHI PARVIZ S.
1401 9E 1112
151 COOLIDGE AV U508
WATERTOWN, MA 02472

URELL RICHARD D.
1401 9E 1113
15 TREELAND CR
NEWTON, MA 02158

UGLIETTO PETER
1401 9E 1114
151 COOLIDGE AVE U-510
WATERTOWN, MA 02472

BEDROSIAN RAFFI TRUSTEE
1401 9E 1115
34 GENTLEMANS WAY
WALTHAM, MA 02451

ZARGARIAN ANI
1401 9E 1116
141 COOLIDGE AV 512
WATERTOWN, MA 02472

AMINI ALI K
1401 9E 1117
131 COOLIDGE AVE U 515
WATERTOWN, MA 02472

KATS LARISA
1401 9E 1118
141 COOLIDGE AVE APT #514
WATERTOWN, MA 02472

AMINI MOHAMMAD
1401 9E 1119
131 COOLIDGE AVE #515
WATERTOWN, MA 02472

NDZEIDZE GILBERT NJOWIR
1401 9E 1120
131 COOLIDGE AV U527
WATERTOWN, MA 02472

SCHILLIG ERIC M TRUSTEE
1401 9E 1121
1854 ANAMOR STREET
REDWOOD CITY, CA 94061

FALESE JOHN
1401 9E 1122
131 COOLIDGE AVE #518
WATERTOWN, MA 02472

PARKER KEVIN KIT
1401 9E 1123
141 COOLIDGE AVE #519
WATERTOWN, MA 02472

GRAIA HAKIM
1401 9E 1124
12 MOHAWK DR
ACTON, MA 01720

GHAFFARI ZAHRA
1401 9E 1125
131 COOLIDGE AVE #415
WATERTOWN, MA 02472

HAJIBASHI TRUSTEE KIANOSH AMINI
1401 9E 1126
34 MEETING HOUSE LANE U-211
STOW, MA 01775

VARADI GYULA
1401 9E 1127
131 COOLIDGE AVE UNIT 523
WATERTOWN, MA 02472

GEBEYAN ROBERT
1401 9E 1128
136 PLEASANT ST
LEXINGTON, MA 02421

BOUZINOV TRUSTEE PAVEL A
1401 9E 1129
7 CRANE ROAD
WALPOLE, MA 02081

BANERJEE ASHISH
1401 9E 1130
131 COOLIDGE AVE
WATERTOWN, MA 02472

MINASIAN CHARLES P
1401 9E 1131
3 FULTON RD
LEXINGTON, MA 02420

ROSENFELD JOHN W & KETTY MUNAF TR
1401 9E 1132
4143 VIA MARINA APT 519
MARINA DEL RAY, CA 90292

RICK CARLIN LLC
1401 9E 1133
151 COOLIDGE AVE #601
WATERTOWN, MA 02472

MANJIKIAN MOURAD G
1401 9E 1134
220 BEAL ROAD
WALTHAM, MA 02453

MEDEA PALANDJIAN FAMILY TRUST TRUSTEE
1401 9E 1135
151 COOLIDGE AVE #603
WATERTOWN, MA 02472

RAVELLO REALTY LLC
1401 9E 1136
P.O.BOX 600661
NEWTON, MA 02460

MARITZA L MARSOUBIAN REVOCABLE
1401 9E 1137
15 IVY LN
WALTHAM, MA 02154

DEMIRCHIAN GAREN H
1401 9E 1138
202 PIGEON LN
WALTHAM, MA 02452

WYNER STEPHEN R.
1401 9E 1139
151 COOLIDGE AVE U-607
WATERTOWN, MA 02472-2867

MOZIAN MARILYN & ROBERT TRUSTEES
1401 9E 1140
579 HUCKINS NECK RD
CENTERVILLE, MA 02632

BARAJAS PHYLLIS
1401 9E 1141
151 COOLIDGE AV-U609
WATERTOWN, MA 02472

WULFSBERG PAUL H
1401 9E 1142
151 COOLIDGE AVE #610
WATERTOWN, MA 02472

DEMIRCHIAN GAREN H
1401 9E 1143
202 PIGEON LANE
WALTHAM, MA 02452

DEANGELIS FRANCO
1401 9E 1144
151 COOLIDGE AVE UNIT 612
WATERTOWN, MA 02472

151 COOLIDGE LLC
1401 9E 1145
3 THOREAU CR
WINCHESTER, MA 01890

YOUSSEOUFIAN HOURY
1401 9E 1146
7 WAINWRIGHT ROAD U-118
WINCHESTER, MA 01890

BSEISO ALI W
1401 9E 1147
1226 W BLODGETT
MARSHFIELD, WI 54449

MODANLOU SHOHREH
1401 9E 1148
131 COOLIDGE AV #616
WATERTOWN, MA 02472

LIAPERDOS FOTINI
1401 9E 1149
30-44 29TH ST, APT 6A
ASTORIA, NY 11102

KARAMYAN ANI
1401 9E 1150
131 COOLIDGE AVE #618
WATERTOWN, MA 02472

GALEN LISA D
1401 9E 1151
131 COOLIDGE AVE U-619
WATERTOWN,, MA 02472

BARAN JIRE J
1401 9E 1152
131 COOLIDGE AV U620
WATERTOWN, MA 02472

FARROHI FARANAK
1401 9E 1153
131 COOLIDGE AVE #621
WATERTOWN, MA 02472

GANDHAM RAMESH
1401 9E 1154
52 WEBB STREET
LEXINGTON, MA 02420

VELLUCCI NICOLE
1401 9E 1155
131 COOLIDGE AVE, UNIT 623
WATERTOWN, MA 02472

HAGHAYEGHI ALI
1401 9E 1156
10 FRENWOOD DR
WESTFORD, MA 01886

RAVELLO REALTY LLC
1401 9E 1157
P.O.BOX 600661
NEWTON, MA 02460

STEINBERG ANNE L/E
1401 9E 1158
131 COOLIDGE AVE #626
WATERTOWN, MA 02472

AJJOURI DANIEL
1401 9E 1159
131 COOLIDGE AVENUE UNIT 627
WATERTOWN, MA 02472

DEBRA SMALL 2022 TRUST
1401 9E 1160
131 COOLIDGE AVE UNIT 628
WATERTOWN, MA 02472

SARKISSIAN ZOHRAB
1401 9E 1161
P O BOX 652
WATERTOWN, MA 02471

MANTZOROS CHRISTOS
1401 9E 1162
151 COOLIDGE AVE-U 702
WATERTOWN, MA 02472

BRUSA EGIDIO P TRUSTEE
1401 9E 1163
151 COOLIDGE AV-UNIT 703
WATERTOWN, MA 02472

BADALIAN ALVART
1401 9E 1164
36 HAZEL STREET
WATERTOWN, MA 02472

705 CRT, LLC.
1401 9E 1165
P O BOX 100
WATERTOWN, MA 02471

GASSIRARO L DAVID
1401 9E 1166
90 SHERBURN CIR
WESTON, MA 02493-1058

LIVING TRUST VASKEN DILSIZIAN
1401 9E 1167
7600 DWIGHT DRIVE
BETHESDA, MD 20817

AMINIPOUR HABIB
1401 9E 1168
151 COOLIDGE AV-U 708
WATERTOWN, MA 02472

CURZI RICHARD F.
1401 9E 1169
151 COOLIDGE AVE #709
WATERTOWN, MA 02472

BRUSA GIORGIO
1401 9E 1170
151 COOLIDGE AV-U 710
WATERTOWN, MA 02472

ZOGLAUER ZAHRA Z
1401 9E 1171
151 COOLIDGE AV U 711
WATERTOWN, MA 02472

MILLER ROBERT
1401 9E 1172
151 COOLIDGE AVE #712
WATERTOWN, MA 02472

TODD JEFFREY L.
1401 9E 1173
151 COOLIDGE AVE #713
WATERTOWN, MA 02472

KAPISHNIKOV ANDREI
1401 9E 1174
151 COOLIDGE AVE #714
WATERTOWN, MA 02472

TAYARANI MORTEZA
1401 9E 1175
131 COOLIDGE AV U715
WATERTOWN, MA 02472

BEDROSIAN, RAFFI AND SANDRA TRUSTEES
1401 9E 1176
34 GENTLEMANS WAY
WALTHAM, MA 02453

CORMIER JOSEPH EDWARD
1401 9E 1177
131 COOLIDGE AVE #717
WATERTOWN, MA 02472

CANEPA GABRIELA N TRUSTEE
1401 9E 1178
151 COOLIDGE AVE #311
WATERTOWN, MA 02472

PANOS MATTHEW TRUSTEE
1401 9E 1179
131 COOLIDGE AVE #719
WATERTOWN, MA 02472

ROUBEN BAGDASSARIAN TRUSTEES ANOUSH
PASHAYAN
1401 9E 1180
131 COOLIDGE AVE APT 720
WATERTOWN, MA 02472-3801

MARINELLI PETER J. TRUSTEE
1401 9E 1181
13 GROVE ST
BELMONT, MA 02478

KARAKACHIAN NAZAR & BAIZAR L/E
1401 9E 1182
131 COOLIDGE AVE #722
WATERTOWN, MA 02472

GAVRIS VIRGINIA E
1401 9E 1183
123 BENVENUE ST
WELLESLEY, MA 02482

KHARAJIAN ANI TRUSTEE
1401 9E 1184
131 COOLIDGE AVE #724
WATERTOWN, MA 02472

SAAD PENELOPE D
1401 9E 1185
43 RUE MULBERRY
DOLLARD-DES-ORMEAUX, QC H9A1Y6

YARDEMIAN CHRISTINE
1401 9E 1186
10 MANNIX CIRCLE
BELMONT, MA 02478

KASA SHRIDHAN
1401 9E 1187
131 COOLIDGE AVE U-419
WATERTOWN, MA 02472

JAAR PAOLA
1401 9E 1188
131 COOLIDGE AV U728
WATERTOWN, MA 02472

WHITNEY TRUSTEES EDITH L AND CURTIS A
1401 9E 1190
PO BOX 100
WATERTOWN, MA 02471

104 ASSOCIATES LLC
1401 9E 1191
151 COOLIDGE AVE U-104
WATERTOWN, MA 02472

PROPRIETORS OF THE CEMETERY OF
1622 2 0
580 MT AUBURN STREET
CAMBRIDGE, MA 02138

Attachment C

Photographic Log



NO. 1 / 2/20/2024

DESCRIPTION

Northeastern view of the abutting 99 Coolidge property and Stream 1, located east of the Project Site. The northeastern extent of the stream pictured was delineated in April 2020 prior to construction on the abutting 99 Coolidge parcel.



NO. 2 / 2/20/2024

DESCRIPTION

Eastern view of a single-span culvert over Stream 1, located east of the Project Site.



NO. 3 / 2/20/2024

DESCRIPTION

Western view of Stream 1, located to the north of the existing DCR path, east of the Project Site.



NO. 4 / 2/20/2024

DESCRIPTION

Northwestern view of Stream 1, located to the south of the existing DCR path, east of the Project Site.



NO. 5 / 2/20/2024

DESCRIPTION

Southern view of Stream 1, located to the south of the existing DCR path, east of the Project Site.



NO. 6 / 2/20/2024

DESCRIPTION

Western view of the 200-foot Riverfront Area associated with Stream 1.



NO. 7 / 2/20/2024

DESCRIPTION

Northern view of the Project Site and the existing DCR path, located within the 200-foot Riverfront Area.



NO. 8 / 2/20/2024

DESCRIPTION

Western view of the existing DCR pathway, located within the 200-foot Riverfront Area.

Attachment D

Project Plans (Bound Separately)



March 27, 2024

Ref: 14844.00

Katie Swan, Environmental Planner/Conservation Agent
Watertown Conservation Commission
149 Main Street
Watertown, MA 02472

Re: Notice of Intent: 99 Coolidge - Arsenal Bike Path Connection – Notice of Intent Amendment (DEP File #321-0187)

Dear Agent Swan and Commission Members,

On behalf of the Applicant, National Development, VHB is submitting an amendment to the previously submitted 99 Coolidge - Arsenal Bike Path Connection Notice of Intent (NOI) under DEP File #321-0187. The work proposed in the original NOI includes constructing a non-motorized, accessible, multi-use path extension to connect the existing multi-use pathways at 0 Arsenal Street in Watertown, Massachusetts (the Project Site). The Project proposes to construct an approximately 10-foot wide shared-use path from the existing terminus on the abutting 99 Coolidge property located to the north, to the existing Massachusetts Department of Conservation and Recreation (DCR) vehicular path located near Arsenal Street to the south. The NOI was submitted to the Commission and the Massachusetts Department of Environmental Protection (DEP) on March 13, 2024.

The purpose of this amendment request is to update the NOI scope of work to more accurately reflect the Project design which was initially discussed between the Applicant and the City of Watertown. This design includes connecting the proposed pathway to the DCR vehicular path as described in the NOI, and then extending it farther south to meet the existing Arsenal Street sidewalk. The proposed update will result in an additional 375 square feet (SF) of impervious surface within the Riverfront Area (RA) and 150-foot buffer zone to Bank, for a total of 1,450 SF of new impervious surface within RA and the 150-foot buffer zone. As proposed, the updated Project will result in 1,440 SF of temporary and 1,450 SF of permanent impact to the inner RA, for a new total of 2,890 SF of impact to RA and 150-foot buffer zone to Bank. Identical to what is described in the NOI for the northern portion of the pathway, the proposed extension will be graded to drain to its eastern side and infiltrate within the adjacent landscape shoulder area. The Project meets the applicable Stormwater Management Standards contained in the WPA at 310 CMR 10.05(6)(k) for a redevelopment Project. An expanded Stormwater Management section is included as an attachment to this amendment.

This Project is still reviewable as a limited project under 310 CMR 10.53(6) for the construction of a footpath, bike path, and other pedestrian or nonmotorized vehicle access. The Project also still seeks relief



as a limited project under the City of Watertown Wetlands Ordinance (the Ordinance) for the construction of a multi-use path within the 150-foot buffer zone, which is regulated as a resource area under the Ordinance. No work is proposed within the 50-foot No Build Zone. Wetland resource areas will be protected from impacts during construction through the implementation of an erosion and sedimentation control program, which will include practices such as temporary and permanent seeding, pavement sweeping, and erosion control barriers. Disturbed areas which are not proposed for pavement will be loamed and seeded with a native conservation/erosion control seed mix after the completion of work.

Please refer to the updated Project materials included with this submission. These include:

- NOI Figures
 - Updated with more recent aerial imagery (showing current 99 Coolidge site conditions)
- Expanded Stormwater Management section
 - Outlines compliance with 10 Stormwater Management Standards
- WPA Form 3
 - Only update is to Proposed Alteration to Riverfront Area
- Construction plans
 - Updated to include additional area of proposed pathway
 - Updated Locus Map aerial imagery and Project Site callout on Sheet 1

The Applicant respectfully requests that the Commission find these updates to the Project relatively minor in nature, in accordance with DEP guidance and the Ordinance regulations, and find the Project to be adequately protective of the interests identified in the WPA and the Ordinance.

If you have any questions concerning this submittal or need any additional information, please feel free to contact me at (617) 607-2709 or via email at bhilgendorff@vhb.com.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bridget Hilgendorff", written in a cursive, flowing style.

Bridget Hilgendorff
Environmental Scientist

CC: DEP Northeast Region
National Development

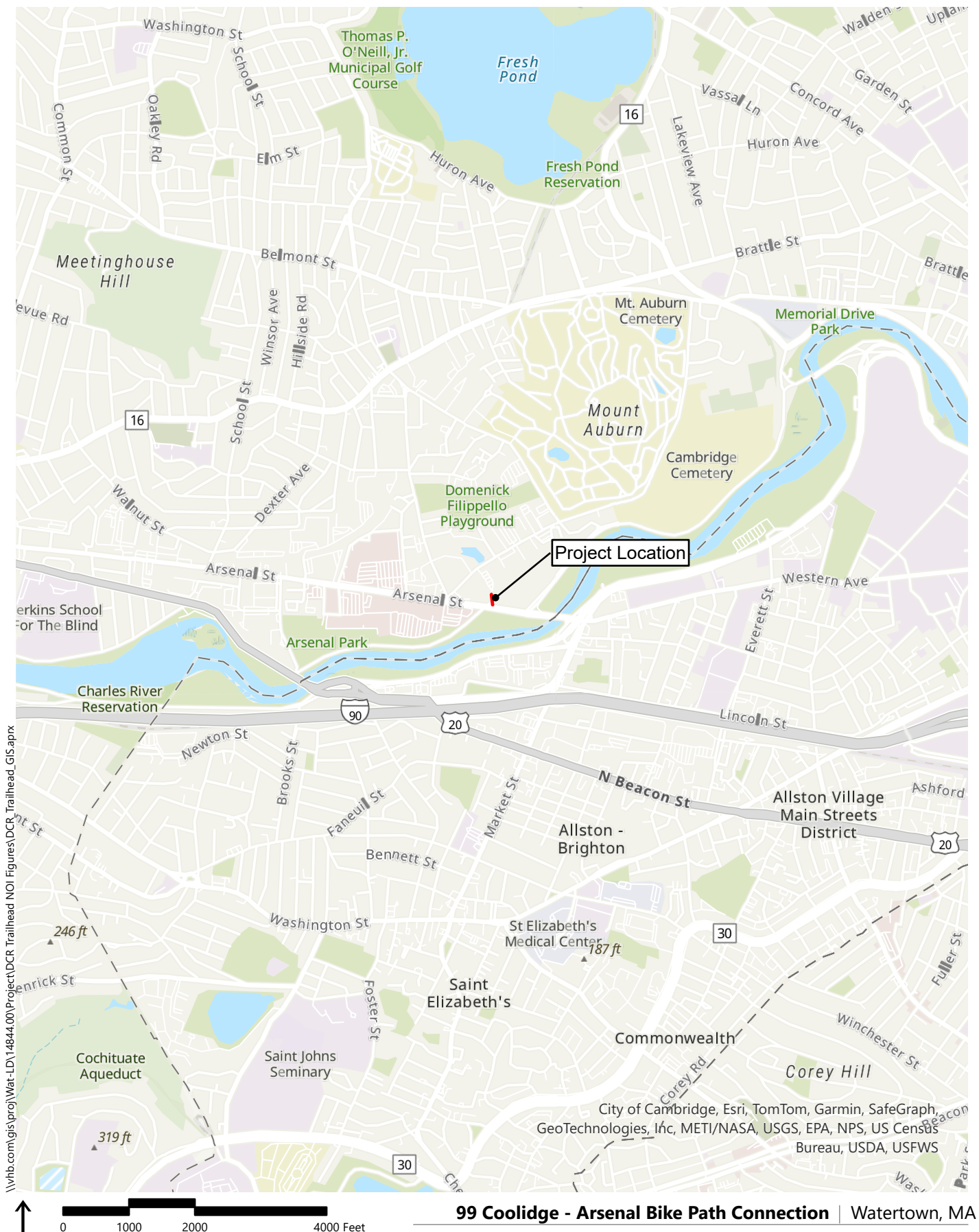
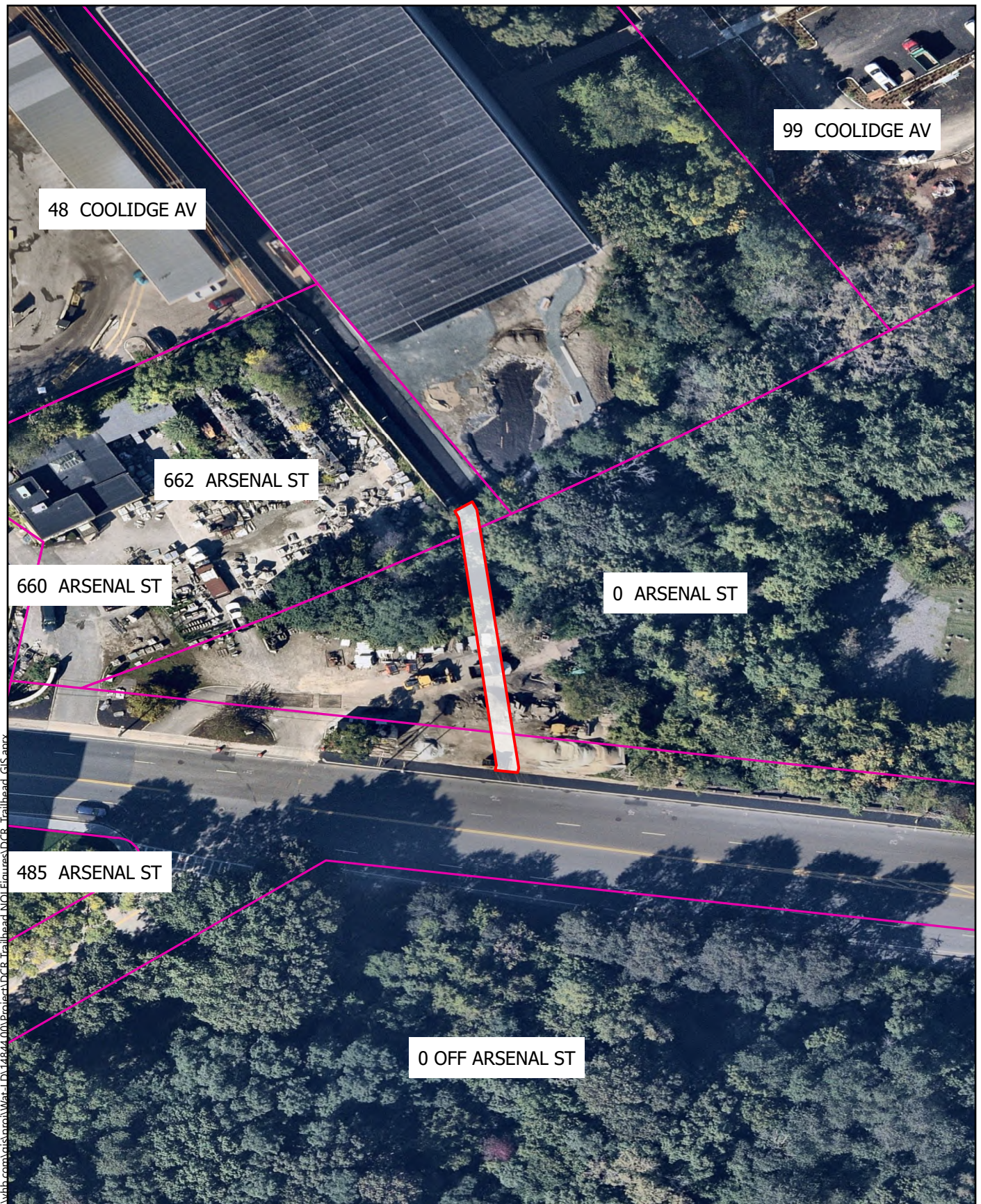


Figure 1 - USGS Locus Map
Source Info: USGS, MassGIS, VHB



↑ 0 50 100 200 Feet **99 Coolidge - Arsenal Bike Path Connection** | Watertown, MA

Legend

Limit of Work

Figure 1 - Aerial Overview

Source Info: USGS, MassGIS, VHB



99 Coolidge - Arsenal Bike Path Connection | Watertown, MA

Legend

- Limit of Work
- NHESP Priority Habitats of Rare Species - None Present
- NHESP Estimated Habitats of Rare Wildlife - None Present

- ✱ NHESP Certified Vernal Pools - None Present
- ✱ NHESP Potential Vernal Pools - None Present

Figure 3 - NHESP Map

Source Info: USGS, MassGIS, VHB



99 Coolidge - Arsenal Bike Path Connection | Watertown, MA

Legend

Limit of Work

National Flood Hazard Maps
FEMA Flood Zone Designations

AE: 1% Annual Chance of Flooding, with BFE

X: 0.2% Annual Chance of Flooding

Figure 4 - FEMA Map
Source Info: USGS, MassGIS, VHB

Stormwater Management

The multi-use path extension, from the existing terminus on the abutting 99 Coolidge property to the existing DCR vehicular path, is approximately 1,075 sf and can be considered a partial redevelopment project due to the disturbed nature of the Project Site. The non-vehicular connection is graded to drain to its eastern side and will infiltrate within the adjacent landscaped shoulder area. The alignment of the path has been chosen to minimize the disturbance of tree canopy, while also avoiding the 50-foot No-Build Zone. Infiltration of runoff eliminates the potential for phosphorus or accumulated suspended solids to discharge beyond the limit of work.

During the construction phase of the Project, the surrounding area will be protected by the installation a silt sock, preventing erosion and sedimentation from leaving the construction zone. As proposed, all runoff will be captured and infiltrated within the landscaped area adjacent to the proposed pavement.

Per Section 310 CMR 10.05(6)(k) of the WPA Regulations, compliance with the applicable stormwater management standards is as follows:

- › Standards 1 and 8 – 10 are met fully;
- › Standards 2 – 4 are met to maximum extent practicable;
- › Standards 5 and 6 are not applicable to this Project as it is not a LUHPPL and not located in a Critical Area.

Standard 1: No New Untreated Discharges

The Project has been designed to fully comply with Standard 1. No new untreated discharges are proposed as part of the Project.

Standard 2: Peak Rate Attenuation

The Project has been designed to comply with Standard 2 to the maximum extent practicable as a redevelopment project. A minor increase of 1,075 sf of new impervious area is proposed for construction of the shared use path. The post-construction peak runoff rates are anticipated to be only slightly elevated from existing conditions due to the increased impervious area, but all runoff will be infiltrated within the pervious landscaped area adjacent to the proposed pathway.

Standard 3: Stormwater Recharge

The Project has been designed to comply with Standard 3 to the maximum extent practicable as a redevelopment project. All runoff from the pathway will be infiltrated within the pervious landscaped area adjacent to the proposed pathway.

Standard 4: Water Quality

The Project has been designed to comply with Standard 4 to the maximum extent practicable as a redevelopment project. All runoff from the pathway will be infiltrated within the pervious landscaped area adjacent to the proposed pathway. Infiltration of runoff eliminates the potential for phosphorus or accumulated suspended solids to discharge beyond the limit of work.

Standard 5: Land Uses with Higher Potential Pollutant Loads (LUHPPLs)

The Project use is not listed as a land use with higher potential pollutant loads.

Standard 6: Critical Areas

The Project does not discharge to an Outstanding Resource Water (ORW), Coldwater Fishery, or an Area of Critical Environmental Concern (ACEC).

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the Maximum Extent Practicable

The Project qualifies as a redevelopment project and has been designed to comply with Stormwater Management Standards 2-4 to the maximum extent practicable. Standards 1 & 5-10 have been met completely.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Controls

The Project plans illustrate the approximate erosion control measures that will be installed during construction. The Project will disturb less than 1 acre of land and is therefore not required to obtain coverage under the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Construction General Permit.

Standard 9: Operation and Maintenance Plan

After the completion of work, maintenance of the multi-use path will be the responsibility of the 99 Coolidge building manager and will be carried out as an extension of the maintenance completed in accordance with the 99 Coolidge site Operation and Maintenance Plan.

Standard 10: Prohibition of Illicit Discharges

During construction, the Project contractor will be required to verify there are no illicit connections to the drainage system within the Project limits.

Regulatory Compliance

As demonstrated below, the Project does not fully meet the applicable performance standards contained in the WPA for Redevelopment within Previously Developed Riverfront Area (310 CMR 10.58(5)). However, the Project may be approved as a Limited Project under 310 CMR 10.53(6) as described below. Compliance with the applicable performance standards under 310 CMR 10.58(5), as well as protection of the interests of the 100-ft buffer zone to Bank and compliance with the applicable performance standards set forth in the Ordinance for the locally established 150-foot Buffer Zone and 50-foot NBZ, are described below.


Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1689550
 City/Town:WATERTOWN

A.General Information
1. Project Location:

a. Street Address	0 ARSENAL STREET	c. Zip Code	02471
b. City/Town	WATERTOWN	e. Longitude	71.05860W
d. Latitude	42.39889N	g.Parcel/Lot #	13
f. Map/Plat #	1401		

2. Applicant:
☐ Individual ☒ Organization

a. First Name	NICK	b.Last Name	O'CONNOR
c. Organization	NATIONAL DEVELOPMENT		
d. Mailing Address	2310 WASHINGTON STREET		
e. City/Town	NEWTON LOWER FALLS	f. State	MA
g. Zip Code	02462	j. Email	noconnor@natdev.com
h. Phone Number	339-237-2614	i. Fax	

3.Property Owner:
☐ more than one owner

a. First Name	PRISCILLA	b. Last Name	GEIGIS
c. Organization	COMMONWEALTH OF MASSACHUSETTS		
d. Mailing Address	, 10 PARK PLAZA SUITE 6620		
e. City/Town	BOSTON	f.State	MA
g. Zip Code	02116	j.Email	priscilla.geigis@mass.gov
h. Phone Number	617-626-1250	i. Fax	

4.Representative:

a. First Name	BRIDGET	b. Last Name	HILGENDORFF
c. Organization	VHB		
d. Mailing Address	101 WALNUT STREET, PO BX 9151		
e. City/Town	WATERTOWN	f. State	MA
g. Zip Code	02471	j.Email	bhilgendorff@vhb.com
h.Phone Number	617-607-2709	i.Fax	

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

a.Total Fee Paid	750.00	b.State Fee Paid	362.50	c.City/Town Fee Paid	387.50
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6.General Project Description:

THE APPLICANT, NATIONAL DEVELOPMENT, IS PROPOSING TO CONSTRUCT A NON MOTORIZED, ACCESSIBLE, MULTI-USE PATH EXTENSION (THE PROJECT) TO CONNECT THE EXISTING MULTI-USE PATHWAYS AT 0 ARSENAL STREET IN WATERTOWN, MASSACHUSETTS (THE PROJECT SITE). THE PROJECT WILL CONSTRUCT A 10-FOOT-WIDE SHARED-USE PATH FROM THE EXISTING TERMINUS ON THE ABUTTING 99 COOLIDGE PROPERTY TO THE EXISTING MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION (DCR) VEHICULAR PATH LOCATED ALONG ARSENAL STREET.

7a.Project Type:

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Limited Project Driveway Crossing | 4. ☐ Commercial/Industrial |
| 5. ☐ Dock/Pier | 6. ☐ Utilities |



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7. ☐ Coastal Engineering Structure

8. ☐ Agriculture (eg., cranberries, forestry)

9. ☒ Transportation

10. ☐ Other

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

1. ☒ Yes ☐ No If yes, describe which limited project applies to this project:

2. Limited 10.53(6) NOTWITHSTANDING THE PROVISIONS OF 310 CMR 10.58, THE ISSUING AUTHORITY MAY ISSUE AN ORDER OF CONDITIONS PERMITTING AS A LIMITED PROJECT THE CONSTRUCTION, REHABILITATION, AND MAINTENANCE OF FOOTPATHS, BIKEPATHS, AND OTHER PEDESTRIAN OR NONMOTORIZED VEHICLE ACCESS TO OR ALONG RIVERFRONT AREAS BUT OUTSIDE OTHER RESOURCE AREAS, PROVIDED THAT ADVERSE IMPACTS FROM THE WORK ARE MINIMIZED AND THAT THE DESIGN SPECIFICATIONS ARE COMMENSURATE WITH THE PROJECTED USE AND ARE COMPATIBLE WITH THE CHARACTER OF THE RIVERFRONT AREA. GENERALLY, THE WIDTH OF THE ACCESS SHALL NOT EXCEED TEN FEET OF PAVEMENT, EXCEPT WITHIN AN AREA THAT IS ALREADY ALTERED (E.G., RAILROAD BEDS WITHIN RIGHTS OF WAY). ACCESS SHALL NOT BE LOCATED IN VERNAL POOLS OR FENCED IN A MANNER WHICH WOULD IMPEDE THE MOVEMENT OF WILDLIFE.

8. Property recorded at the Registry of Deeds for:

a. County:

b. Certificate:

c. Book:

d. Page:

SOUTHERN MIDDLESEX

AGREEMENT

64540

27

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. ☐ Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet	



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	2. cubic feet of flood storage lost	3. cubic feet replaced
--	-------------------------------------	------------------------

f. ☒ Riverfront Area

2. Width of Riverfront Area (check one)

1. Name of Waterway (if any)

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project

2,890

square feet

4. Proposed Alteration of the Riverfront Area:

2,890

a. total square feet

2,890

b. square feet within 100 ft.

0

c. square feet between 100 ft.
and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?

☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996?

☒ Yes ☐ No

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under	Land under the ocean below,
b. ☐ Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	



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	1. cubic yards dredged	
--	------------------------	--

1. ☐ Land Subject to Coastal

Storm Flowage

1. square feet

4. Restoration/Enhancement

☐ Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☒ No

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

Natural Heritage and Endangered Species

Program

Division of Fisheries and Wildlife

1 Rabbit Hill Road

Westborough, MA 01581

b. Date of map: FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. ☐ Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. ☐ Photographs representative of the site

c. ☐ MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address



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

d. ☐ Vegetation cover type map of site

e. ☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. ☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

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

a. ☒ Not applicable - project is in inland resource area only

b. ☐ Yes ☐ No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

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

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☒ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. ☐ Yes ☒ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. ☐ Yes ☒ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. ☐ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR



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10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)
☐
2. A portion of the site constitutes redevelopment
☐
3. Proprietary BMPs are included in the Stormwater Management System
☐

b. ☒ No, Explain why the project is exempt:

1. Single Family Home
☐
2. Emergency Road Repair
☐
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.
☐

D. Additional Information

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

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

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
☒
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
☒
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).
☐ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.
☒

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

TRAILHEAD 99
COOLIDGE AVENUE
WATERTOWN,
MASSACHUSETTS

VHB

March 18, 2024

1:40

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



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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Provided by MassDEP:
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City/Town:WATERTOWN

E. Fees

1.

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

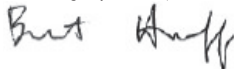
Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	383650	3. Check date	3/6/2024
4. State Check Number	383655	5. Check date	3/6/2024
6. Payer name on check: First Name	VHB	7. Payer name on check: Last Name	

F. Signatures and Submittal Requirements

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

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

*Pending DCR Signature	
1. Signature of Applicant (Owner)	2. Date
	3/11/2024
3. Signature of Property Owner(if different) (Applicant)	4. Date
	3/12/2024
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #: 1689550
City/Town: WATERTOWN

A. Applicant Information

1. Applicant:

a. First Name	NICK	b. Last Name	O'CONNOR
c. Organization	NATIONAL DEVELOPMENT		
d. Mailing Address	2310 WASHINGTON STREET		
e. City/Town	NEWTON LOWER FALLS	f. State	MA
g. Zip Code	02462	j. Email	noconnor@natdev.com
h. Phone Number	3392372614	i. Fax	

2. Property Owner: (if different)

a. First Name	PRISCILLA	b. Last Name	GEIGIS
c. Organization	COMMONWEALTH OF MASSACHUSETTS		
d. Mailing Address	, 10 PARK PLAZA SUITE 6620		
e. City/Town	BOSTON	f. State	MA
g. Zip Code	02116	j. Email	priscilla.geigis@mass.gov
h. Phone Number	6176261250	i. Fax	

3. Project Location:

a. Street Address	0 ARSENAL STREET	b. City/Town	WATERTOWN
-------------------	------------------	--------------	-----------

Are you exempted from Fee? ☐

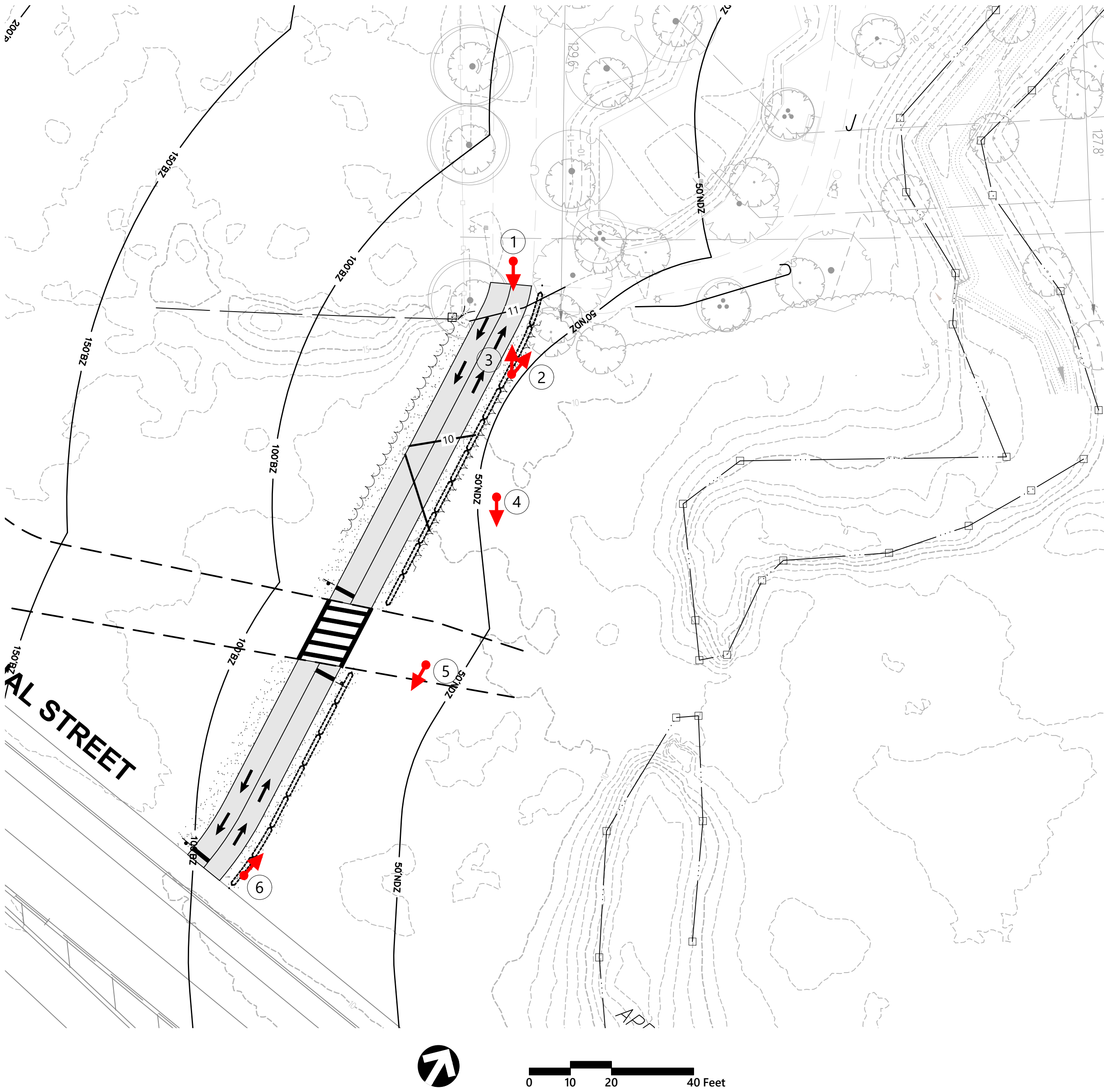
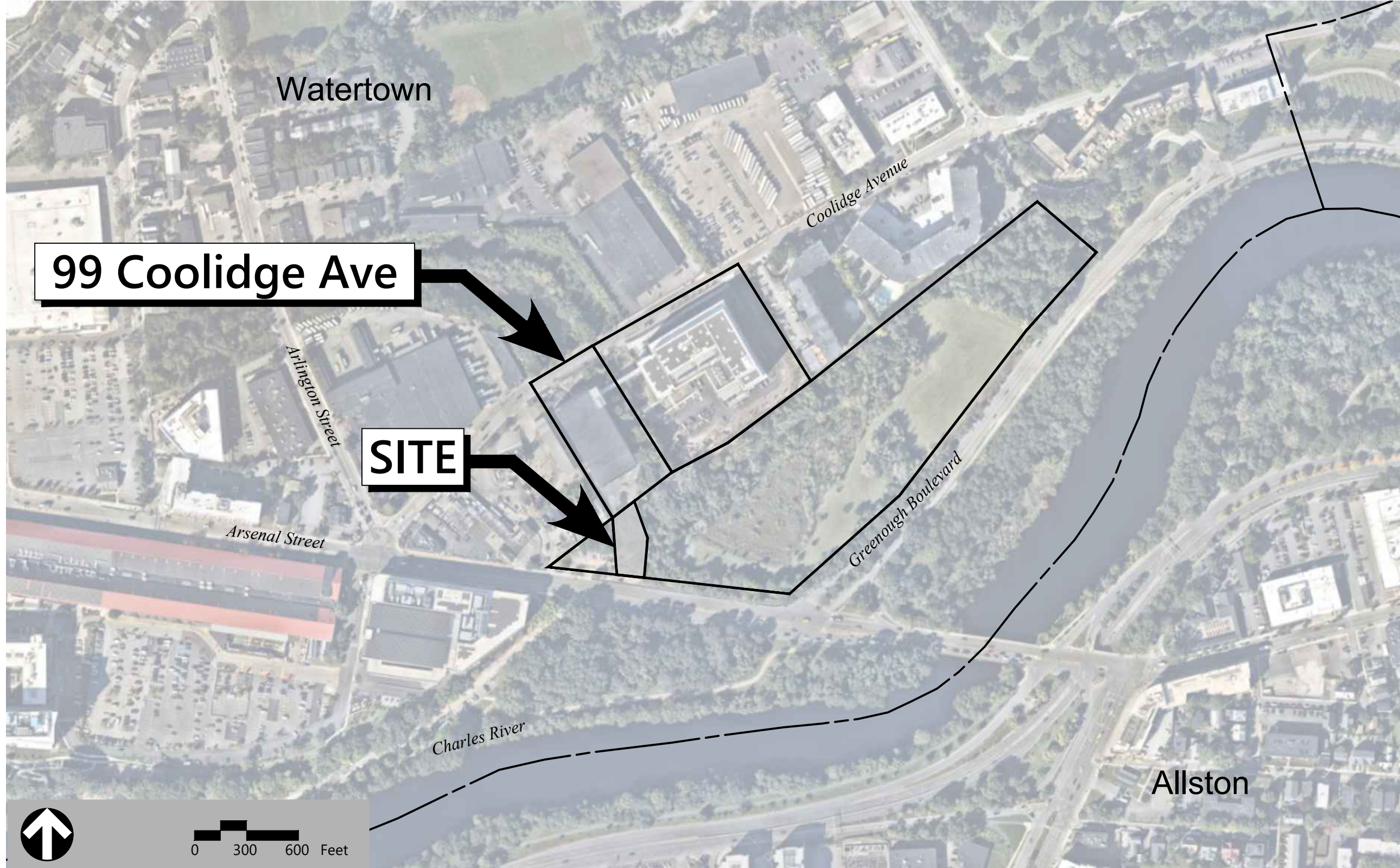
Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
J.) ANY OTHER ACTIVITY NOT IN CATEGORY 1,3,4,5 OR 6;	1	500.00	RFA MULTIPLIER 1.5	750.00
		City/Town share of filing fee \$387.50	State share of filing fee \$362.50	Total Project Fee \$750.00



Trailhead

99 Coolidge Avenue
Watertown, Massachusetts

No.	Revision	Date	Appvd.

Designed by CMH	Checked by JRG
Issued for	Date
Local Approvals	March 26, 2024

Not Approved for Construction

Dewatering Table

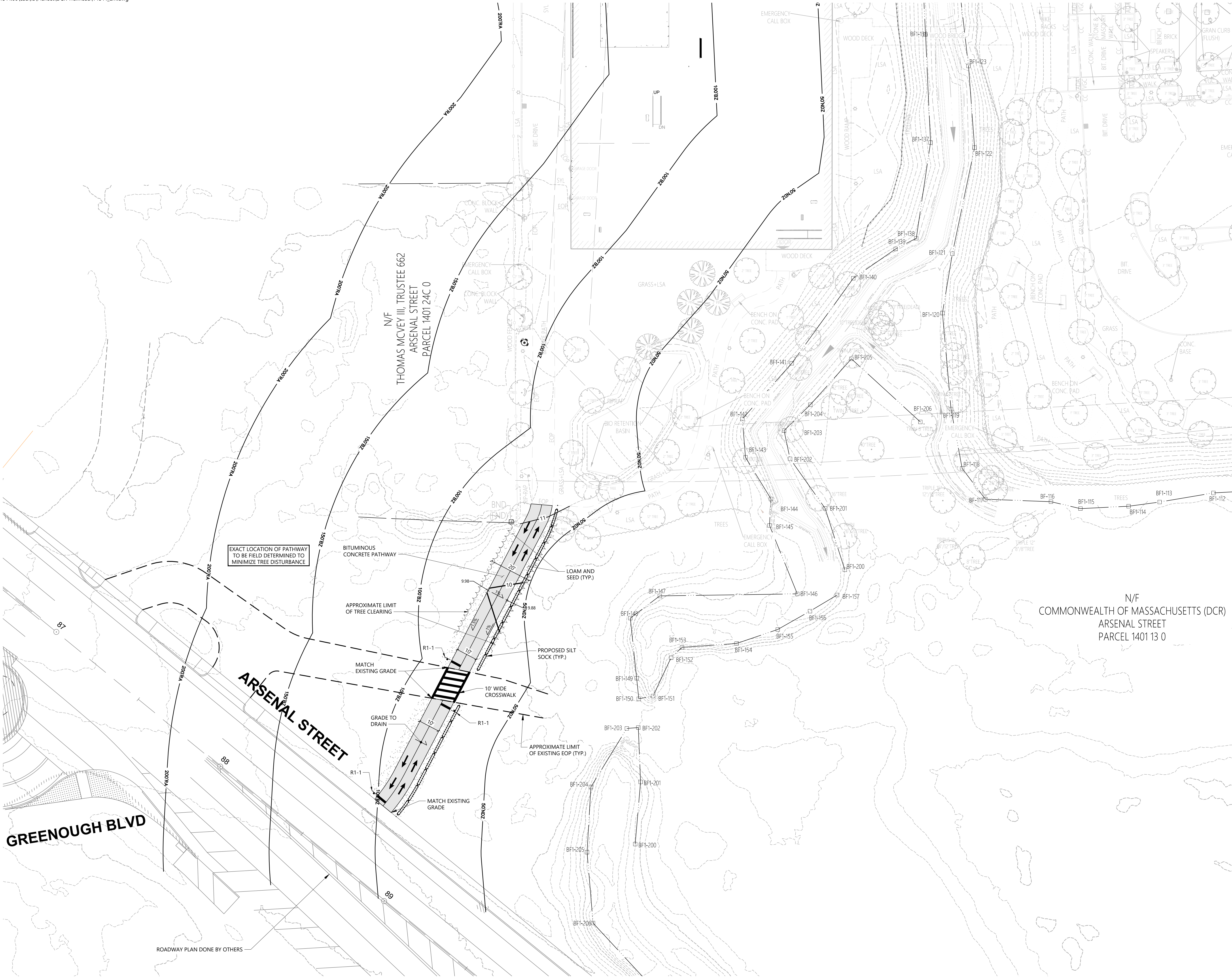
Existing Conditions

Drawing Number

C1.00

Sheet 1 of 3

Project Number
4844.02



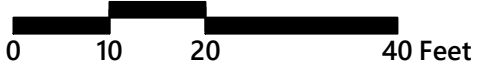


101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

- NOTES:
- EXISTING CONTOURS SHOWN ON PARCEL 1401-13-0 BASED ON LIDAR DATA OBTAINED FROM MASSGIS.
 - VHB DELINEATED BANK FLAGS (BF1-112 TO BF1-206) IN APRIL 2020 IN ACCORDANCE WITH THE METHODS DEVELOPED BY DEP & THE U.S. ARMY CORPS OF ENGINEERS.
 - RESOURCES NOTED AS "ESTIMATED" ARE BASED ON REVIEW OF AERIAL IMAGERY AND LIDAR DATA.

Sign Summary		Specification	Desc.
M.U.T.C.D. Number	Width	Height	
R1-1	30"	30"	

Legend	
	RESOURCE AREA DELINEATED BY VHB IN APRIL 2020
	ESTIMATED LIMIT OF RESOURCE AREA
	LOCATION OF DELINEATED 50' BUFFER
	LOCATION OF DELINEATED 100' BUFFER
	LOCATION OF DELINEATED 150' BUFFER
	LOCATION OF DELINEATED 200' BUFFER



Trailhead

99 Coolidge Avenue
Watertown, Massachusetts

No.	Revision	Date	Appr'd.

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Issued for	Date March 26, 2024

Local Approvals

Not Approved for Construction

Drawing Title

Site Plan

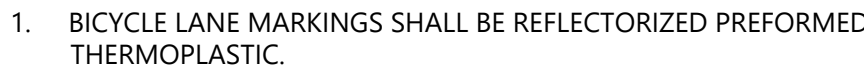
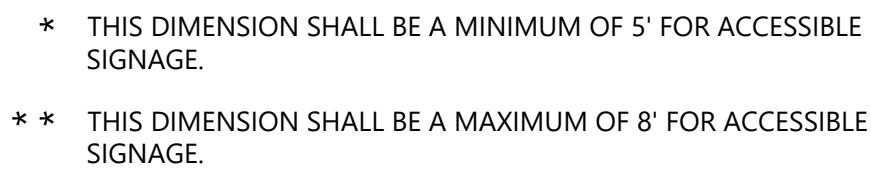
Drawing Number

C2.00

Sheet 2 of 3

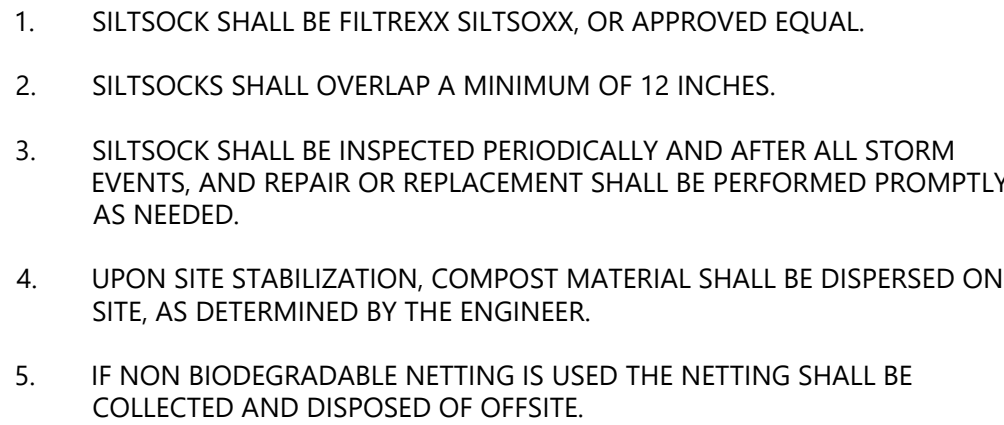
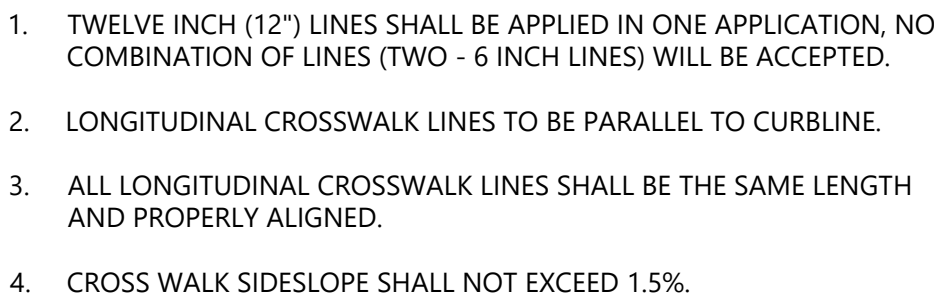
Project Number
14844.02

NOTE:
BOTH SURFACE AND BINDER MATERIAL
SHALL BE DENSE MIX.



Bicycle Lane Pavement Marking 11/15

N.T.S. Source: VHB



Siltsock - Erosion Control Barrier		10/20
N.T.S.	Source: VHB	LD_658

Local Approvals March 26, 2024

Drawing Number

Sheet 3 of 3

Project Number
14844.02