

# Notice of Intent Application

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January 8, 2020

Revised January 10, 2020

Subject Property

Allandale Condominiums  
200-232 Allandale Street  
Chestnut Hill, Massachusetts

Applicant and Property Owner

Allandale Condominium Trust  
200-232 Allandale Street  
Chestnut Hill, Massachusetts

**LEC Environmental Consultants, Inc.**

100 Grove Street  
Suite 302  
Worcester, MA 01605  
508-753-3077  
508-753-3177 fax

*[www.lecenvironmental.com](http://www.lecenvironmental.com)*



January 8, 2020 (revised January 10, 2020)

**Federal Express**

Boston Conservation Commission  
Mayor’s Office of Environment, Energy and Open Space  
Boston City Hall, Room 709  
Boston, MA 02201

**Re: After-the-Fact Notice of Intent Application  
Vegetation Maintenance and Restoration  
200-232 Allandale Street  
Chestnut Hill, Massachusetts**

[LEC File #: ACT\19-370.04]

Dear Members of the Conservation Commission:

On behalf of the Applicant and Property Owner, Allandale Condominium Trust, LEC Environmental Consultants, Inc., (LEC) is submitting an after-the-fact Notice of Intent Application with the Boston Conservation Commission for vegetation maintenance activities located at the Allandale Condominiums, 200-232 Allandale Street, in the Chestnut Hill section of Boston, Massachusetts. Said activities are located within Bank and Bordering Vegetated Wetland associated with Rock Pond and corresponding 100-foot Buffer Zone and Waterfront Area.

LEC was retained to identify Wetland Resource Areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40, *Act*) and its implementing Regulations (310 CMR 10.00, *Act Regulations*) and Boston Wetlands Ordinance (*City of Boston Code, Ordinances, Chapter 7-1.4, Ordinance*) and to prepare this NOI Application. Project details are provided on the site plans, entitled Limited Existing Conditions Plan of Land, dated December 31, 2019, and Buffer Zone & Wetland Restoration Plan, dated January 10, 2020, 200-232 Allandale Road, Chestnut Hill, prepared by Hancock Associates (Appendix C).

Enclosed please find a check made payable to the City of Boston in the amount of Fifty Dollars (\$50.00) for the purpose of filing this Application under State/Local guidelines. A check payable to the Commonwealth of Massachusetts in the amount of Two Hundred Thirty Seven Dollars and Fifty Cents (\$237.50) has been sent to the DEP Lock Box.

It is our understanding that the Conservation Commission will legally post the NOI Application and required public hearing so as to appear on the Conservation Commission’s January 22, 2020 agenda. It is



our further understanding that the legal notice fee is billed to the Applicant. Pursuant to the Act, abutters within 300-feet will be notified that this NOI has been filed with the Boston Conservation Commission.

Thank you for your consideration of this Application. We look forward to meeting with you at the January 22, 2020 Public Hearing. Should you have any questions, please contact me in our Worcester office at 508-753-3077 or at [akendall@lecenvironmental.com](mailto:akendall@lecenvironmental.com).

Sincerely,

**LEC Environmental Consultants, Inc.**

A handwritten signature in black ink that reads "Andrea Kendall".

Andrea Kendall

Senior Environmental Scientist

cc: DEP, Northeast Region  
Lidia Real-Costa, The Dartmouth Group  
Marsha Bemko, Allandale Condominium Trust

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alk: projects\19-370.04\NOI Report.doc

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iii.	WPA Appendix B – Wetland Fee Transmittal Form	
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Site Photographs

**Appendix C**

Limited Existing Conditions Plan of Land, 200-232 Allandale Road, dated December 31, 2019, prepared by Hancock Associates

Buffer Zone & Wetland Restoration Plan, 200-232 Allandale Road, dated January 10, 2020, prepared by Hancock Associates

**Appendix D**

Tree, Shrub, and Herbaceous Plant List



**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  
and City of Boston Wetlands Ordinance

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boston

City/Town

**Important:**

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



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

**A. General Information**

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

200-232 Allandale Street

a. Street Address

Boston

b. City/Town

02467

c. Zip Code

Latitude and Longitude:

42.299351

d. Latitude

-71.137035

e. Longitude

Parcel ID: 2003590000

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Marsha

a. First Name

Bemko

b. Last Name

Allandale Condo Trust

c. Organization

200-232 Allandale Street

d. Street Address

Chestnut Hill

e. City/Town

MA

f. State

02467

g. Zip Code

617-942-7122

h. Phone Number

i. Fax Number

Lreal-costa@thedartmouthgroup.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Andrea

a. First Name

Kendall

b. Last Name

LEC Environmental Consultants, Inc.

c. Company

100 Grove Street, Suite 302

d. Street Address

Worcester

e. City/Town

MA

f. State

01605

g. Zip Code

505-753-3077

h. Phone Number

508-753-3177

i. Fax Number

akendall@lecenvironmental.com

j. Email address

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

\$287.50 (per BCC)

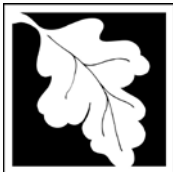
a. Total Fee Paid

\$237.50

b. State Fee Paid

\$50.00 (per BCC)

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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## A. General Information (continued)

### 6. General Project Description:

This after-the-fact Notice of Intent Application is in response to unauthorized cutting of vegetation within Buffer Zone, Bordering Vegetated Wetland, Bank associated with Rock Pond, and local 25-foot Waterfront Zone located at the Allandale Condominiums, 200-232 Allandale Street, in the Chestnut Hill section of Boston, Massachusetts. The project includes a planting plan and an invasive species management plan to restore the impacted areas.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

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

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

#### 2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

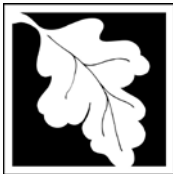
### 8. Property recorded at the Registry of Deeds for:

Suffolk	
a. County	b. Certificate # (if registered land)
17534	252
c. Book	d. Page Number

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

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

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



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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input checked="" type="checkbox"/> Bank	Intermittent cutting of vegetation along 437 l.f. 1. linear feet	Restoration plantings as needed along 437 l.f. 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	482 s.f. (intermittent cutting) 1. square feet	482 s.f. (intermittent cutting) 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced

- f.  Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland** \_\_\_\_\_
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

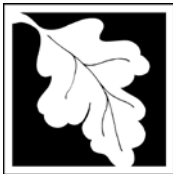
5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

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

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

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





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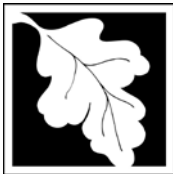
City/Town

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

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

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

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



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**C. Other Applicable Standards and Requirements**

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

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

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

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

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

2017 \_\_\_\_\_  
b. Date of map

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

c. Submit Supplemental Information for Endangered Species Review\*

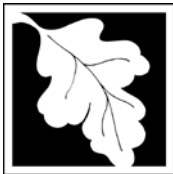
- 1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

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

- 2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

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

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



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

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm)).  
Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

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

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
  2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP
  3.  Separate MESA review completed.  
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

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

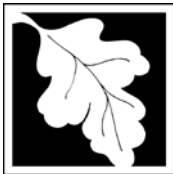
South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

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

North Shore - Hull to New Hampshire border:

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

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



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Bureau of Resource Protection - Wetlands

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt: *Project Entails Buffer Zone and Wetland Restoration Only-No Addition of Impervious Surface*
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

### D. Additional Information

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

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

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

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

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



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Bureau of Resource Protection - Wetlands

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**D. Additional Information (cont'd)**

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

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

Limited Existing Conditions Plan of Land, 200-232 Allandale Road

a. Plan Title

Hancock Associates

Jason A. Ellis

b. Prepared By

c. Signed and Stamped by

December 31, 2019

1"=10'

d. Final Revision Date

e. Scale

Buffer Zone & Wetland Restoration Plan, 200-232 Allandale Road

January 10, 2020

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

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

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

184

2. Municipal Check Number

1-2-2020

3. Check date

183

4. State Check Number

1-2-2020

5. Check date

Lidia

6. Payor name on check: First Name

Real-Costa

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

### WPA Form 3 – Notice of Intent

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

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#### F. Signatures and Submittal Requirements

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

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

Marina Benoit  
1. Signature of Applicant

1/2/2020  
2. Date

Marina Benoit  
3. Signature of Property Owner (if different)

1/2/2020  
4. Date

Andrea Kendall  
5. Signature of Representative Andrea Kendall, LEC Environmental Consultants, Inc.

1/8/2020  
6. Date

**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

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

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



**A. GENERAL INFORMATION**

1. Project Location

<u>200-232 Allandale Street</u>	<u>Boston</u>	<u>02467</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Parcel ID: 2003590000</u>	<u>g. Parcel /Lot Number</u>	
f. Assessors Map/Plat Number		

2. Applicant

<u>Marsha</u>	<u>Bemko</u>	<u>Allandale Condominium Trust</u>
a. First Name	b. Last Name	c. Company
<u>200-232 Allandale Street</u>		
d. Mailing Address		
<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>617-942-7122</u>	<u>Lreal-costa@thedartmouthgroup.com</u>	
h. Phone Number	i. Fax Number	j. Email address

3. Property Owner

Same as Above

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

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

<u>Andrea</u>	<u>Kendall</u>	<u>LEC Environmental Consultants, Inc.</u>
a. First Name	b. Last Name	c. Company
<u>100 Grove Street</u>		
d. Mailing Address		
<u>Worcester</u>	<u>MA</u>	<u>01605</u>
e. City/Town	f. State	g. Zip Code
<u>508-753-3077</u>	<u>508-753-3177</u>	<u>akendall@lecenvironmental.com</u>
h. Phone Number	i. Fax Number	j. Email address



5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes  No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

This after-the-fact Notice of Intent Application is in response to unauthorized cutting of vegetation within Buffer Zone, Bordering Vegetated Wetland, Bank associated with Rock Pond, and the 25-foot Waterfront Zone located at the Allandale Condominiums, 200-232 Allandale Street, in the Chestnut Hill section of Boston, Massachusetts. The project includes a planting plan and an invasive species management plan to restore the impacted areas.

7. Project Type Checklist

- a.  Single Family Home
- b.  Residential Subdivision
- c.  Limited Project Driveway Crossing
- d.  Commercial/Industrial
- e.  Dock/Pier
- f.  Utilities
- g.  Coastal Engineering Structure
- h.  Agriculture – cranberries, forestry
- i.  Transportation
- j.  Other

8. Property recorded at the Registry of Deeds

Suffolk	252
_____ a. County	_____ b. Page Number
17534	
_____ c. Book	_____ d. Certificate # (if registered land)

**B. BUFFER ZONE & RESOURCE AREA IMPACTS**

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes  No

1. Coastal Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet





- 25-foot Waterfront Area

_____ Square feet	_____ Square feet	_____ Square feet
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2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	_____ Square feet	_____ Square feet	_____ Square feet
<input checked="" type="checkbox"/> 25-foot Waterfront Area	12,100 +/- Square feet	2,435+/- Square feet	2,435+/- Square feet

**C. OTHER APPLICABLE STANDARDS & REQUIREMENTS**

1. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhsp/nhregmap.htm>.

- Yes  No

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

**A. Submit Supplemental Information for Endangered Species Review**

- Percentage/acreage of property to be altered:
 

(1) within wetland Resource Area		_____ percentage/acreage
(2) outside Resource Area		_____ percentage/acreage
- Assessor's Map or right-of-way plan of site

2. Is the proposed project subject to provisions of the Massachusetts Stormwater Management NO

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

- Yes  No



4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

- Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.
  - Applying for a Low Impact Development (LID) site design credits
  - A portion of the site constitutes redevelopment
  - Proprietary BMPs are included in the Stormwater Management System

- No. Check below & include a narrative as to why the project is exempt
  - Single-family house
  - Emergency road repair
  - Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

Project entails Buffer Zone  
and Wetland Restoration Only-No  
Addition of Impervious Surface

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

- Yes
- No

**D. 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 Protection Ordinance.

Martha Benitez  
Signature of Applicant

1/10/2020  
Date

\_\_\_\_\_  
Signature of Property Owner (if different)

\_\_\_\_\_  
Date

Andrea Kdell  
Signature of Representative (if any)

1/10/2020  
Date



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

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



**A. Applicant Information**

1. Location of Project:

<u>200-232 Allandale Street</u>	<u>Boston</u>
a. Street Address	b. City/Town
<u>183</u>	<u>\$237.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Marsha</u>	<u>Bemko</u>	
a. First Name	b. Last Name	
<u>Allandale Condo Trust</u>		
c. Organization		
<u>200-232 Allandale Street</u>		
d. Mailing Address		
<u>Chestnut Hill</u>	<u>MA</u>	<u>02467</u>
e. City/Town	f. State	g. Zip Code
<u>617-942-7122</u>	<u>Lreal-costa@thedartmouthgroup.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 2(h)	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$500.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filing Fee:			\$50.00 (per BCC)
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

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

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

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

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

## AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act  
and Boston Wetlands Ordinance, City of Boston Code, Ordinances, Chapter 7-1.4

I, Sharon A. Sullivan, on behalf of Allandale Condominium Trust, hereby certify under the pains and penalties of perjury that on January 10, 2020 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and 310 CMR 10.05 (4) (a) and Boston Wetlands Ordinance, City of Boston Code, Ordinances, Chapter 7-1.4 in connection with the following matter:

A Notice of Intent Application filed under the Massachusetts Wetlands Protection Act and the City of Boston Wetlands Ordinance by LEC Environmental Consultants, Inc. on behalf of the Applicant, Allandale Condominium Trust, with the City of Boston Conservation Commission on January 8, 2020 for property located at 200-232 Allandale Street (Assessor's Parcel ID: 2003590000) in Chestnut Hill, Massachusetts.

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Sharon A. Sullivan  
Sharon A. Sullivan  
Permitting Technician

1/10/2020  
Date



January 10, 2020

**CERTIFICATE OF MAILING**

«Name»

«Address»

«City», «State» «Zip»

**Re: Notice of Intent Application  
200-232 Allandale Street  
Assessor’s Parcel ID: 2003590000  
Chestnut Hill, Massachusetts**

[LEC File #: ACT\19-370.04]

Dear Abutter:

On behalf of the Applicant, Allandale Condominium Trust, LEC Environmental Consultants, Inc. (LEC) has filed an after-the-fact Notice of Intent Application with the Boston Conservation Commission in response to unauthorized cutting of vegetation within the Buffer Zone, Bordering Vegetated Wetland, Bank associated with Rock Pond, and Waterfront Area located at the Allandale Condominiums. The project includes a planting plan and an invasive species management plan to restore the impacted areas.

The Notice of Intent Application and accompanying plans are available for review by the public at the Boston Conservation Commission. The Public Hearing will be held at the Boston City Hall, 1 City Hall Square, Piemonte Room, 5<sup>th</sup> Floor on January 22, 2020 beginning at 6:00 p.m., in accordance with the provisions of the *Massachusetts Wetlands Protection Act* (M.G.L. Ch. 131, s. 40, as amended) and its implementing Regulations (310 CMR 10.00), and the Boston Wetlands Ordinance, City of Boston Code, Ordinances, Chapter 7-14. Further information regarding this application will be published at least five (5) days in advance in *The Boston Herald*. Notice of the Public Hearing will also be posted at the Boston City Hall at least 48 hours in advance. Confirmation of hearing date, time and agenda may be found at <https://boston.gov/public-notices>.

Please do not hesitate to review the materials and/or attend the public hearing should you have questions or concerns about the proposed project.

Sincerely,

**LEC Environmental Consultants, Inc.**

Andrea Kendall  
Senior Environmental Scientist

**LEC Environmental Consultants, Inc.**

**www.lecenvironmental.com**

12 Resnik Road  
Suite 1  
Plymouth, MA 02360  
508-746-9491  
508-746-9492 (Fax)

380 Lowell Street  
Suite 101  
Wakefield, MA 01880  
781-245-2500  
781-245-6677 (Fax)

100 Grove Street  
Suite 302  
Worcester, MA 01605  
508-753-3077  
508-753-3177 (Fax)

P. O. Box 590  
Rindge, NH 03461  
603-899-6726  
603-899-6726 (Fax)

**PLYMOUTH, MA**

**WAKEFIELD, MA**

**WORCESTER, MA**

**RINDGE, NH**

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act and  
City of Boston Code, Ordinances, Chapter 7-1.4**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and City of Boston Code, Ordinances, Chapter 7-1.4, you are hereby notified of the following:

- A. The name of the Applicant is Allandale Condominium Trust, 200-232 Allandale Street, Chestnut Hill, Massachusetts.
- B. The Applicant has filed a Notice of Intent Application with the Conservation Commission for the municipality of Boston, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The activity is proposed on a lot located at 200-232 Allandale Street (Assessor's Parcel ID: 2003590000), Chestnut Hill, Massachusetts.
- D. Copies of the Notice of Intent Application may be examined by contacting the Boston Conservation Commission at (617) 635-3850.

For more information, call: LEC Environmental Consultants, Inc. (the applicant's representative) at (781) 245-2500.

- E. Copies of the Notice of Intent Application may be obtained from LEC Environmental Consultants, Inc. (the applicant's representative) by calling (781) 245-2500 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. A fee may be charged for each copy requested.
- F. Information regarding the public hearing may be obtained from the Boston Conservation Commission (the regulatory agency) by calling (617) 635-3850 or at <https://boston.gov/public-notices>.

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

NOTE: Notice of the public hearing will also be posted at the Boston City Hall not less than 48 hours in advance.

NOTE: You also may contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

**Northeast Region: 978-694-3200**

1902622002 BLOOSTEIN MARC J  
BLOOSTEIN MARC J  
50 CONGRESS ST RM 540  
BOSTON MA 02109  
259 ALLANDALE ST JAMAICA PLAIN

2003598000 CITY OF BOSTON PFD  
CITY OF BOSTON PFD  
CENTRE  
WEST ROXBURY MA 02132  
CENTRE ST WEST ROXBURY

2003655000 MARTIN RICHARD C JR  
MARTIN RICHARD C JR  
106 LELAND RD  
CHESTNUT HILL MA 02467  
114 LELAND RD CHESTNUT HILL

2003658000 MARTIN RICHARD C JR  
MARTIN RICHARD C JR  
106 LELAND RD  
CHESTNUT HILL MA 02467  
106 LELAND RD CHESTNUT HILL

2003672000 KURLAND ABRAHAM E  
KURLAND ABRAHAM E  
7 HACKENSACK TERRACE  
CHESTNUT HILL MA 02467  
7 HACKENSACK TE CHESTNUT HILL

2003676001 SAXTON JANET E  
SAXTON JANET E  
19 HACKENSACK CI  
CHESTNUT HILL MA 02467  
19 HACKENSACK CI CHESTNUT HILL

2003678000 BONDAR FELIX TS  
BONDAR FELIX TS  
9 HACKENSACK CT  
CHESTNUT HILL MA 02467  
9 HACKENSACK CT CHESTNUT HILL

2003679001 SHEA MAUREEN T  
SHEA MAUREEN T  
10 HACKENSACK CT  
CHESTNUT HILL MA 02467  
10 HACKENSACK CT CHESTNUT HILL

2003681000 KINGSTON HALL JOAN TS  
KINGSTON HALL JOAN TS  
60 HACKENSACK RD  
CHESTNUT HILL MA 02467  
60 HACKENSACK RD CHESTNUT HILL

2003684000 ROY ANDREW M  
ROY ANDREW M  
54 HACKENSACK RD  
CHESTNUT HILL MA 02467  
54 HACKENSACK RD CHESTNUT HILL

2003590001 BOIT CHARLES S  
BOIT CHARLES S  
164 ALLANDALE  
JAMAICA PLAIN MA 02130  
164 ALLANDALE ST CHESTNUT HILL

2003601000 CITY OF BOSTON  
CITY OF BOSTON  
CENTRE  
WEST ROXBURY MA 02132  
CENTRE ST WEST ROXBURY

2003656000 MARTIN RICHARD C JR  
MARTIN RICHARD C JR  
106 LELAND RD  
CHESTNUT HILL MA 02467  
LELAND RD CHESTNUT HILL

2003659000 GOLENBOCK WENDY  
GOLENBOCK WENDY  
100 LELAND RD  
CHESTNUT HILL MA 02467  
100 LELAND RD CHESTNUT HILL

2003672001 SHEPHERD MICHAEL C TS  
SHEPHERD MICHAEL C TS  
8 HACKENSACK TE  
CHESTNUT HILL MA 02467  
8 HACKENSACK TE CHESTNUT HILL

2003676002 CHISHOLM ANNE  
CHISHOLM ANNE  
18 HACKENSACK CIRCLE  
CHESTNUT HILL MA 02467  
18 HACKENSACK CI CHESTNUT HILL

2003678001 ALEXANDER MARK J  
ALEXANDER MARK J  
15 HACKENSACK CT  
CHESTNUT HILL MA 02467  
15 HACKENSACK CT CHESTNUT HILL

2003680000 DELAMERE MARK E  
DELAMERE MARK E  
6 HACKENSACK CT  
CHESTNUT HILL MA 20467  
6 HACKENSACK CT CHESTNUT HILL

2003682000 KINGSTON HALL JOAN TS  
KINGSTON HALL JOAN TS  
60 HACKENSACK RD  
CHESTNUT HILL MA 02467  
HACKENSACK RD CHESTNUT HILL

2003685000 ROSTOKER KAREN  
ROSTOKER KAREN  
50 HACKENSACK RD  
CHESTNUT HILL MA 02467  
50 HACKENSACK RD CHESTNUT HILL

2003590500 CITY OF BOSTON  
CITY OF BOSTON  
ALLANDALE ST  
CHESTNUT HILL MA 02467  
ALLANDALE ST CHESTNUT HILL

2003601002 APOSTOLIC EXARCHATE  
MEEKITES  
APOSTOLIC EXARCHATE MEEKITES  
VFW PKWY  
WEST ROXBURY MA 02132  
VFW PW WEST ROXBURY  
2003657000 MARTIN RICHARD C JR  
MARTIN RICHARD C JR  
106 LELAND RD  
CHESTNUT HILL MA 02467  
LELAND RD CHESTNUT HILL

2003660020 BLIGH ANGELA  
BLIGH ANGELA  
2030 CENTRE ST  
WEST ROXBURY MA 02132  
94 LELAND RD CHESTNUT HILL

2003676000 PRIZANT LEV  
PRIZANT LEV  
15 HACKENSACK CI  
CHESTNUT HILL MA 02467  
15 HACKENSACK CI CHESTNUT HILL

2003676003 VELAGAPUDI KANTI PRASAD  
VELAGAPUDI KANTI PRASAD  
13748 N BIRCHWOOD LANE  
MEQUON WI 53097  
14 HACKENSACK CI CHESTNUT HILL

2003679000 CRIMLISK GERARD J  
CRIMLISK GERARD J  
14 HACKENSACK CT  
CHESTNUT HILL MA 02467  
14 HACKENSACK CT CHESTNUT HILL

2003680001 PALIBORSKI MAURICE J  
PALIBORSKI MAURICE J  
6 HACKENSACK CT  
WEST ROXBURY MA 02132  
70 HACKENSACK RD CHESTNUT HILL

2003683000 ROY ANDREW M  
ROY ANDREW M  
54 HACKENSACK RD  
CHESTNUT HILL MA 02467  
HACKENSACK RD CHESTNUT HILL

2003686000 RYERSON MARIA D  
RYERSON MARIA D  
44 HACKENSACK RD  
CHESTNUT HILL MA 02467  
44 HACKENSACK RD CHESTNUT HILL



2003687000 KLINE JENNIFER  
KLINE JENNIFER  
40 HACKENSACK RD  
CHESTNUT HILL MA 02467  
40 HACKENSACK RD CHESTNUT HILL

2003690000 MCCUE RICHARD P ETAL  
MCCUE RICHARD P ETAL  
26 HACKENSACK RD  
CHESTNUT HILL MA 02467  
26 HACKENSACK RD CHESTNUT HILL

2003693000 BOSE SANDIP  
BOSE SANDIP  
16 HACKENSACK RD  
CHESTNUT HILL MA 02467  
HACKENSACK RD CHESTNUT HILL

2003869000 BORNE ALAN R ETAL  
BORNE ALAN R ETAL  
4 PAYSON RD  
CHESTNUT HILL MA 02467  
4 PAYSON RD CHESTNUT HILL

0 GWIAZDA AMY  
266 ALLANDALE RD  
CHESTNUT HILL MA 02467  
266 ALLENDALE RD CHESTNUT HILL

0 FIRTH ROBERT A  
30 HACKENSACK RD  
CHESTNUT HILL MA 02467  
30 HACKENSACK RD CHESTNUT HILL

0 LAWRENCE EDWARD P ET AL TRS  
50 CONGRESS ST #540  
BOSTON MA 02109-4002  
282 NEWTON ST CHESTNUT HILL

0 VAN GORSEL HENDRIK & SONG LOLING  
VAN GORSEL HENDRIK & SONG LOLING  
27 CONANT RD  
CHESTNUT HILL MA 02467  
27 CONANT RD CHESTNUT HILL

0 ROSENBERG DAVID & RIVA  
ROSENBERG DAVID & RIVA  
31 HACKENSACK RD  
CHESTNUT HILL MA 02467  
31 HACKENSACK RD CHESTNUT HILL

0 NAM SOONIL & KIM ELIZABETH  
NAM SOONIL & KIM ELIZABETH  
43 HACKENSACK RD  
CHESTNUT HILL MA 02467  
43 HACKENSACK RD CHESTNUT HILL

2003688000 CLAWSON NICOLE L  
CLAWSON NICOLE L  
34 HACKENSACK RD  
CHESTNUT HILL MA 02467  
34 HACKENSACK RD CHESTNUT HILL

2003691000 BUCHINSKI JULIE C  
BUCHINSKI JULIE C  
22 HACKENSACK RD  
CHESTNUT HILL MA 02467  
HACKENSACK RD CHESTNUT HILL

2003694000 GOLDSTEIN JONATHAN  
GOLDSTEIN JONATHAN  
312 SUNSET BLVD  
CARROLLTON GA 30117  
HACKENSACK RD CHESTNUT HILL

2003870000 KINTON ZACHARY C  
KINTON ZACHARY C  
61 HACKENSACK RD  
WEST ROXBURY MA 02467  
61 HACKENSACK RD CHESTNUT HILL

0 BOSE SANDIP & RUMA  
16 HACKENSACK RD  
CHESTNUT HILL MA 02467  
16 HACKENSACK RD CHESTNUT HILL

0 SARGON LIFE ESTATE, MIRIAM  
GOLDSTEIN  
C/O JONATHAN GOLDSTEIN  
8 HACKENSACK RD  
CHESTNUT HILL MA 02467  
8 HACKENSACK RD CHESTNUT HILL  
0 BLOOSTEIN MARC J. TR  
BLOOSTEIN MARC J. TR  
50 CONGRESS ST #540  
BOSTON MA 02109-4002  
278 ALLANDALE RD CHESTNUT HILL

0 BELAMARICH THOMAS & BERENICE  
BELAMARICH THOMAS & BERENICE  
23 CONANT RD  
CHESTNUT HILL MA 02467  
23 CONANT RD CHESTNUT HILL

0 ARNOLD MEREDITH  
ARNOLD MEREDITH  
32 SHERRIN RD  
CHESTNUT HILL MA 02467  
32 SHERRIN RD CHESTNUT HILL

0 BRODSKY GREGORY J  
BRODSKY GREGORY J  
25 SHERRIN RD  
CHESTNUT HILL MA 02467  
25 SHERRIN RD CHESTNUT HILL

2003689000 FIRTH ROBERT A  
FIRTH ROBERT A  
30 HACKENSACK RD  
CHESTNUT HILL MA 02467  
HACKENSACK RD CHESTNUT HILL

2003692000 BOSE SANDIP  
BOSE SANDIP  
16 HACKENSACK RD  
CHESTNUT HILL MA 02467  
HACKENSACK RD CHESTNUT HILL

2003695000 YANKOWITZ ETHAN S  
YANKOWITZ ETHAN S  
266 ALLENDALE RD  
CHESTNUT HILL MA 02467  
HACKENSACK RD CHESTNUT HILL

2003871000 AUSTER SIMONE  
AUSTER SIMONE  
63 HACKENSACK RD  
CHESTNUT HILL MA 02467  
63 HACKENSACK RD CHESTNUT HILL

0 BUCHINSKI JULIE C  
22 HACKENSACK RD  
CHESTNUT HILL MA 02467  
22 HACKENSACK RD CHESTNUT HILL

0 SIEMASKA NICHOLAS  
GOLDFARB ZOE  
26 HACKENSACK RD  
CHESTNUT HILL MA 02467  
26 HACKENSACK RD CHESTNUT HILL

0 KANG LIH HSUEH  
KANG LIH HSUEH  
28 CONANT RD  
CHESTNUT HILL MA 02467  
28 CONANT RD CHESTNUT HILL

0 GOLDMAN RONALD S. & VIVIEN E. TR  
GOLDMAN RONALD S. & VIVIEN E. TR  
19 CONANT RD  
CHESTNUT HILL MA 02467  
19 CONANT RD CHESTNUT HILL

0 KHAN-TSETLINA LISA M  
KHAN-TSETLINA LISA M  
41 HACKENSACK RD  
CHESTNUT HILL MA 02467  
41 HACKENSACK RD CHESTNUT HILL

0 SONI ADITI & RAKESH  
SONI ADITI & RAKESH  
49 HACKENSACK RD  
CHESTNUT HILL MA 02467  
49 HACKENSACK RD CHESTNUT HILL

0 SWARTZ LIFE ESTATE HELEN L  
SWARTZ LIFE ESTATE HELEN L  
9 PAYSON RD  
CHESTNUT HILL MA 02467  
9 PAYSON RD CHESTNUT HILL

0 APOSTOLIC EXARCHATE  
APOSTOLIC EXARCHATE  
5 VFW PARKWAY  
WEST ROXBURY 02132  
5-15 VFW PW WEST ROXBURY

2003662000 RYAN JAMES J ETAL  
RYAN JAMES J ETAL  
88 LELAND RD  
CHESTNUT HILL MA 02467  
88 LELAND RD CHESTNUT HILL

2003671000 MEIROVICH MICHAEL  
MEIROVICH MICHAEL  
4 HACKENSACK TER  
CHESTNUT HILL MA 02467  
4 HACKENSACK TER CHESTNUT HILL

2003672003 BARRY DAVID  
BARRY DAVID  
10 HACKENSACK TER  
CHESTNUT HILL MA 02467  
10 HACKENSACK TER CHESTNUT HILL

2003674000 SEIDENBERG DEBRA  
SEIDENBERG DEBRA  
7 HACKENSACK CIRCLE  
CHESTNUT HILL MA 02467  
7 HACKENSACK CIRCLE CHESTNUT HILL

2003676005 LINDSEY JANE C  
LINDSEY JANE C  
6 HACKENSACK CIRCLE  
CHESTNUT HILL MA 02467  
6 HACKENSACK CIRCLE CHESTNUT HILL

2003872000 SALTSBURG IRIS B  
SALTSBURG IRIS B  
65 HACKENSACK RD  
CHESTNUT HILL MA 02467  
65 HACKENSACK RD CHESTNUT HILL

2003880000 SAWCZUK ANNA M  
SAWCZUK ANNA M  
100 RISLEY RD  
CHESTNUT HILL MA 02467  
100 RISLEY RD CHESTNUT HILL

0 BRUBAKER AMY & LEFKOWITZ  
LAWRENCE S  
BRUBAKER AMY & LEFKOWITZ LAWRENCE S  
16 PAYSON RD  
CHESTNUT HILL MA 02467  
16 PAYSON RD CHESTNUT HILL  
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APOSTOLIC EXARCHATE  
5-15 VFW PARKWAY  
WEST ROXBURY 02132  
5-15 VFW PW WEST ROXBURY

2003663000 CLANG WILLIAM R  
CLANG WILLIAM R  
86 LELAND RD  
CHESTNUT HILL MA 02467  
86 LELAND RD CHESTNUT HILL

2003671001 VERCOLLONE JEFFREY R  
VERCOLLONE JEFFREY R  
6 HACKENSACK TER  
CHESTNUT HILL MA 02467  
6 HACKENSACK TER CHESTNUT HILL

2003672006 JANARDHANA MODUR L  
JANARDHANA MODUR L  
11 HACKENSACK TER  
CHESTNUT HILL MA 02467  
11 HACKENSACK TER CHESTNUT HILL

2003675000 FILINA IRINA  
FILINA IRINA  
11 HACKENSACK CIRCLE  
CHESTNUT HILL MA 02467  
11 HACKENSACK CIRCLE CHESTNUT HILL

2003676006 GALEOTA JOSEPH M ETAL  
GALEOTA JOSEPH M ETAL  
2 HACKENSACK CIRCLE  
CHESTNUT HILL MA 02467  
2 HACKENSACK CIRCLE CHESTNUT HILL

2003873000 CITY OF BOSTON  
CITY OF BOSTON  
HACKENSACK RD  
CHESTNUT HILL MA 02467  
HACKENSACK RD CHESTNUT HILL

0 ENTWISTLE LEO G  
ENTWISTLE LEO G  
3 PAYSON RD  
CHESTNUT HILL MA 02467  
5 HACKENSACK RD CHESTNUT HILL

2003660040 VAN REED ALAN  
VAN REED ALLAN  
92 LELAND RD  
CHESTNUT HILL MA 02467  
92 LELAND RD CHESTNUT HILL

2003670000 MEIROVICH MICHAEL  
MEIROVICH MICHAEL  
4 HACKENSACK TER  
CHESTNUT HILL MA 02467  
4 HACKENSACK TER CHESTNUT HILL

2003672002 HSU HUANG-CHE  
HSU HUANG-CHE  
9 HACKENSACK TER  
CHESTNUT HILL MA 02467  
9 HACKENSACK TER CHESTNUT HILL

2003673000 LEVENTHAL BARBARA ETAL  
LEVENTHAL BARBARA ETAL  
3 HACKENSACK CIRCLE  
CHESTNUT HILL MA 02467  
3 HACKENSACK CIRCLE CHESTNUT HILL

2003676004 SOLOMON KIM  
SOLOMON KIM  
10 HACKENSACK CIRCLE  
CHESTNUT HILL MA 02467  
10 HACKENSACK CIRCLE CHESTNUT HILL

2003677000 DUH MEI SHENG  
DUH MEI SHENG  
1 HACKENSACK CT  
CHESTNUT HILL MA 02467  
1 HACKENSACK CT CHESTNUT HILL

2003874000 ODEA GEORGE T  
ODEA GEORGE T  
69 HACKENSACK RD  
CHESTNUT HILL MA 02467  
69 HACKENSACK RD CHESTNUT HILL



## **Notice of Intent Application**

Allandale Condominiums  
200-232 Allandale Street  
Chestnut Hill, Massachusetts

January 8, 2020

Revised January 10, 2020

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**1. Introduction**

On behalf of the Applicant and Property Owner, Allandale Condominium Trust, LEC Environmental Consultants, Inc., (LEC) is filing the enclosed after-the-fact Notice of Intent (NOI) Application with the Boston Conservation Commission for vegetation maintenance activities located at 200-232 Allandale Street in the Chestnut Hill section of Boston, Massachusetts. The vegetation maintenance activities occurred within Bank, Bordering Vegetated Wetland, 100-foot Buffer Zone associated with Rock Pond, and 25-foot Waterfront Area, all areas protectable under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, s. 40, *Act*) and its implementing *Regulations* (310 CMR 10.00, *Act Regulations*) and/or Boston Wetlands Ordinance (City of Boston Code, Ordinances, Chapter 7-1.4, *Ordinance*). Project details are depicted on the Limited Existing Conditions Plan of Land, dated December 31, 2019, and Buffer Zone & Wetland Restoration Plan, dated January 10, 2020, 200-232 Allandale Road, Chestnut Hill, prepared by Hancock Associates (*Plans*, Appendix C).

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**2. General Site Description**

The 43± acre property, known as the Allandale Condominiums, is located within a residential neighborhood bound by Allandale Street to the north, Veterans of Foreign Wars Parkway to the south, Centre Street to the east, and the Boston/Brookline municipal boundary to the west. The open space area known as Allandale Woods is located immediately south and east of the site, and Arnold Arboretum is located east of Centre Street (Appendix A, Figures 1 and 3).

The residential condominium community is comprised of 68 units in thirteen (13) residential buildings, a community center with outdoor swimming pool, a tennis court, lawn and landscaped areas, roadway, driveways, and parking areas. Forested uplands and/or wetlands occur along the outer perimeter of the site, and Rock Pond is located within the southeastern portion of the site. A three (3) foot tall chain link fence located along Rock Pond's southwestern edge separates the pond from the adjacent lawn/landscaped area and residential buildings.

According to the regional Natural Resources Conservation Service (NRCS) soil survey, soils mapped at the site generally include Hollis-Rock outcrop-Charlton complex, 0 to 15 percent slopes and Udorthents, loamy.

The site is not located within an Area of Critical Environmental Concern (ACEC), and according to DEP, the site is not located in an area designated as an Outstanding Resource Water or a contributor to a public water supply.

The property owner performed vegetation maintenance activities in areas within and adjacent to the western portion of Rock Pond in an effort to enhance views of the pond. These unauthorized activities resulted in cutting of trees, saplings, and shrubs located within and/or along the Bank of Rock Pond, within Bordering Vegetated Wetland (BVW), 100-foot Buffer Zone to Bank and BVW, and 25-foot Waterfront Area. Additional vegetation maintenance activities included cutting of Japanese knotweed (*Polygonum cuspidatum*), an herbaceous non-native invasive species, multiflora rose (*Rosa multiflora*), and glossy buckthorn (*Frangula alnus*), a woody non-native invasive species.

2.1

### **Natural Heritage and Endangered Species Program Designation**

According to the 14<sup>th</sup> edition of the *Massachusetts Natural Heritage Atlas* (effective August 1, 2017) published by the Natural Heritage & Endangered Species Program (NHESP) and the MassGIS data layer, the property is not mapped within Priority Habitats of Rare Species or Estimated Habitats for Rare Wildlife protectable under the *Massachusetts Endangered Species Act* (MGL c. 131 §. 23). In addition, no Certified Vernal Pools are mapped on the site (Appendix A, Figure 3). Potential Vernal Pools are mapped adjacent to the site, within Elephant Pond located southwest of the site within Allandale Woods, and north of Allandale Street, east of the site entrance.

2.2

### **100-Year Floodplain Designation**

According to the September 25, 2009 *Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM)* for Suffolk County, Massachusetts (Community Panel Number 25025C0067G), Rock Pond and immediately adjacent land areas are located within Zone X (shaded), *Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square miles; and areas protected by levees from 1% annual chance flood*. Land areas beyond the pond are located within Zone X (unshaded), *Area determined to be outside*

*the 0.2% annual chance floodplain (Appendix A, Figure 2). As a result, no portion of the project area is located within the 100-year floodplain.*

**3. Wetland Resource Areas**

Wetland Resource Areas associated with the project area include Bordering Vegetated Wetland, Bank to pond, and Land Under Waterways and Waterbodies. The Boston Wetlands Ordinance also administers a 25-foot Waterfront Area.

**3.1 Bordering Vegetated Wetland**

*Bordering Vegetative Wetland (BVW) are freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants [310 CMR 10.55(2)(a)].*

Two small areas of BVW occur along the northwestern edge of the Pond. Vegetation within the northern wetland includes three cottonwood trees and cut specimens of red maple (*Acer rubrum*), and glossy buckthorn, while the vegetation within the southern wetland is generally sparse and includes cut specimens of willow. At the time of LEC’s evaluation in late fall, the ground cover was sparse and contained dense leaf litter.

**3.2 Bank**

*Bank is the first observable break in slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level [310 CMR 10.54(2)(c)].*

Bank associated with the pond is generally characterized as the first observable break in slope and is coincident with 3-5 inch undercuts and shrub line. Where there is no abrupt break in slope, the bank is defined by the edge of water, water staining, and/or shrub line. The bank is generally mucky and partially vegetated with shrubs, saplings and trees (i.e., cottonwood (*Platanoides deltoides*), willow (*Salix sp.*), red maple (*Acer rubrum*), glossy buckthorn).

**3.3 Land Under Waterways and Waterbodies**

*Land Under Water Bodies and Waterways is the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock [310 CMR 10.56(2)(a)].*

Land Under Water is associated with the pond. It is characterized as a mucky bottom substrate with accumulation of leaf litter. Willow is growing in select areas within the shallow pond edge.

3.4

**Waterfront Area**

*Waterfront Area is the portion of the buffer zone which extends twenty-five (25) feet horizontally from the edge of...any inland bank, lake, pond, intermittent stream, creek or riverfront area.*

The Waterfront Area is associated with the Bank to Pond and includes areas of BVW and upland areas subject to unauthorized cutting of vegetation. This area also extends to lawn and landscape areas and developed areas associated with the Condominiums.

4.

**Bank, Wetland, Waterfront Area, and Buffer Zone Restoration**

LEC conducted a site evaluation on November 12, 2019 to generally become familiar with the property, determine the extent of unauthorized vegetation maintenance (i.e., alteration), and identify areas of Bank, BVW, and Buffer Zone (including Waterfront Area) requiring mitigation. LEC counted the number of cut stumps greater than 3.5-inch diameter at breast height (DBH) at the cut location within areas adjacent to the northern portion of the Pond and calculated the total square footage to be restored with native plantings. Multi trunk willow saplings/trees occur along the southern Bank of pond, and while cutting of individual trunks and trimming of these willows occurred, no restoration is proposed due to the existing plant density. It is also important to note that cutting of willow growing within Land Under Water was observed, but since regrowth is apparent, no mitigation is required. As such, restoration is proposed adjacent to select portions of the Pond.

The total Buffer Zone Restoration Area (BZRA) was calculated to be 2,435± square feet, the total Wetland Restoration Area (WRA) was calculated to be 480± square feet, and the total Waterfront Area Restoration was calculated to be 2,915± square feet (sum total of BZRA and WRA). Additional restoration is planned along the Bank of pond, which accounts for roughly 437± linear feet of Bank Restoration. Within areas adjacent to the northern portion of the Pond, LEC observed the stumps of roughly 21 cut sapling and trees ranging from 3.5 to 10-inch DBH at the cut location within Buffer Zone (Waterfront Area) and BVW. Cut trees included individuals of red maple (*Acer rubrum*), northern

red oak (*Quercus alba*), black cherry (*Prunus serotina*), willow (*Salix* sp.), eastern cottonwood (*Populus deltoides*), apple (*Malus* sp), and several stumps that we could not positively identify to the genus or species level. In most instances, new shoots were noted on the cut/coppiced stumps (Appendix B, Site Photographs). It is anticipated that these specimens will mature into trees. In the understory, LEC observed an uncounted number of cut shrubs and vines, including grape (*Vitis* sp.), and a predominance of invasive species including glossy buckthorn, oriental bittersweet (*Celastrus orbiculatus*), and multiflora rose (*Rosa multiflora*).

4.1

**Re-Vegetation**

In order to mitigate for the vegetation clearing that occurred within Bank, BVW, and Buffer Zone, Allandale Condominium Trust has committed to restoring 2,435± square feet of the Buffer Zone, 480± square feet of the BVW, 2,915± square feet of the Waterfront Zone, and 437± linear feet of Bank within the locations indicated on the Restoration Plan (Attachment C).

Native trees, shrubs, and herbaceous plantings were chosen based on their structure and growth habits, wildlife value, and aesthetic benefits throughout the year, so as to improve site conditions. Since regrowth of the cut trees/saplings is anticipated and given the location of existing trees, the majority of the planting efforts is to restore the understory with native shrub plantings. Trees are proposed and distributed throughout the Restoration Area in quantities specified on the Buffer Zone and Wetland Restoration Plan (Appendix C).

The number of shrubs proposed within the Restoration Areas was calculated based on establishing shrubs roughly 7 feet apart (on center). A total of 3 trees and 51 shrubs, a minimum of 3-4 feet in height, are planned. In addition, new herbaceous plantings are proposed within the southern BVW, spaced 1 to 3 feet on-center. All plantings shall be native varieties sourced from local nurseries (grown or acclimated within Hardiness Zone 5 or 6), and no landscape cultivars shall be planted. Allandale Condominium Trust is committed to installing these native plants in early spring 2020 when the ground is still moist to avoid drought conditions over the summer. Should watering be required, full compliance with any water bans will be followed.

4.2

**Monitoring and Stewardship**

Planting of the Restoration Areas will be monitored and supervised by a qualified Wetland Scientist with experience in supervising BVW and Buffer Zone restoration



projects. Prior to installation, all nursery stock will be inspected and counted by the Wetland Scientist to ensure the proper quantities and species have been ordered and delivered. The exact layout and locations for installation of the plantings will be determined in the field by the Wetland Scientist. The Wetland Scientist also will oversee planting to ensure proper installation. Following installation, the success of the Restoration Areas will be monitored for a period of two growing seasons. Annual monitoring reports, including data on the health and vigor of the plantings, site photographs, and an overview of the condition of the Restoration Areas, will be provided to the Commission by October 31 of each monitoring year. Presuming the restoration is successful, a request for Certificate of Compliance will be submitted along with the second and final monitoring report.

4.3

**Invasive Species Management**

Japanese knotweed along the west side of the Pond will be managed. Stems will be fresh cut within several inches of the ground and concentrated glyphosate or triclopyr will be applied immediately by a Licensed Herbicide Applicator to the cut stem. Fall is typically the best time to implement the cut stem method when the plants are trans-locating nutrients to their roots. However, the restoration schedule warrants a spring commencement of work. The Wetland Scientist will work with the Licensed Herbicide Applicator to ensure application at the most effective time of year. This may warrant delaying this scope of the work until Fall 2020. Either way, this treatment method has a proven track record of success, sometimes eradicating more than 90% of the targeted species with one application.

Glossy buckthorn, a non-native invasive species, appears to be present at low densities within Buffer Zone and/or BVW located on the northwest side of the Pond where unauthorized vegetation management occurred. Where feasible within the buffer zone and wetland restoration area, glossy buckthorn will be controlled by physically removing plants. Disturbed areas will either be replanted with desirable native shrubs or ground surface restored and covered with leaf mulch.

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**5.****Summary**

On behalf of the Applicant, Allandale Condomium Trust, LEC Environmental Consultants, Inc., is filing this after-the-fact Notice of Intent (NOI) Application with the

Boston Conservation Commission for vegetation maintenance activities located at 200-232 Allandale Street in the Chestnut Hill section of Boston, Massachusetts.

The project will not have an adverse effect on the interests and values pertinent to the Statutes and Regulations. Accordingly, the Applicant respectfully requests that the Commission issue an Order of Conditions approving the project in accordance with the *Massachusetts Wetlands Protection Act* (M.G.L., c.131, s.40) and its implementing Regulations (310 CMR 10.00) and Boston Wetlands Ordinance (City of Boston Code, Ordinances, Chapter 7-1.4).

Boston Wetlands Ordinance, City of Boston Code, Ordinances, Chapter 7-1.4

Massachusetts Wetlands Protection Act (M.G.L. c. 131, §. 40), [www.state.ma.us/dep](http://www.state.ma.us/dep)

Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00),  
[www.state.ma.us/dep](http://www.state.ma.us/dep)

Massachusetts Natural Heritage Atlas, 14<sup>th</sup> Edition, 2017. Natural Heritage & Endangered Species Program, Massachusetts Division of Fisheries & Wildlife, Route 135, Westborough, MA 01581,  
[http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

Massachusetts Department of Environmental Protection, Division of Wetlands and Waterways 1995. *Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act, A Handbook*. 89 pp.

National Flood Insurance Program, Federal Emergency Management Agency Flood Insurance Rate Map, City of Boston, Massachusetts, Suffolk County, September 25, 2009 (Community Panel Number 25025C0067G).

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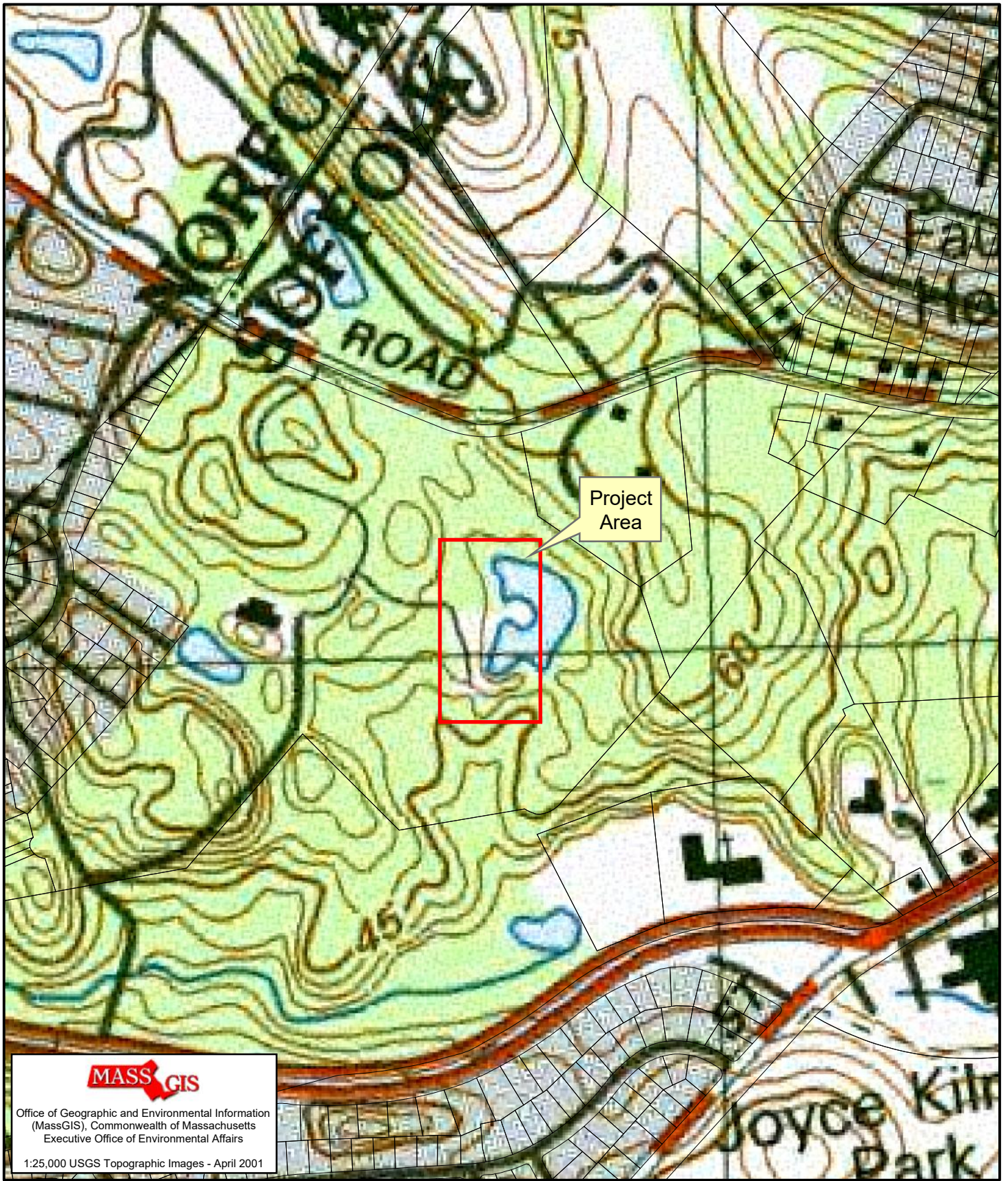
## Appendix A


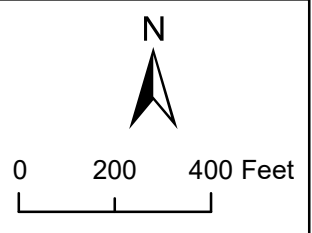
### Locus Maps

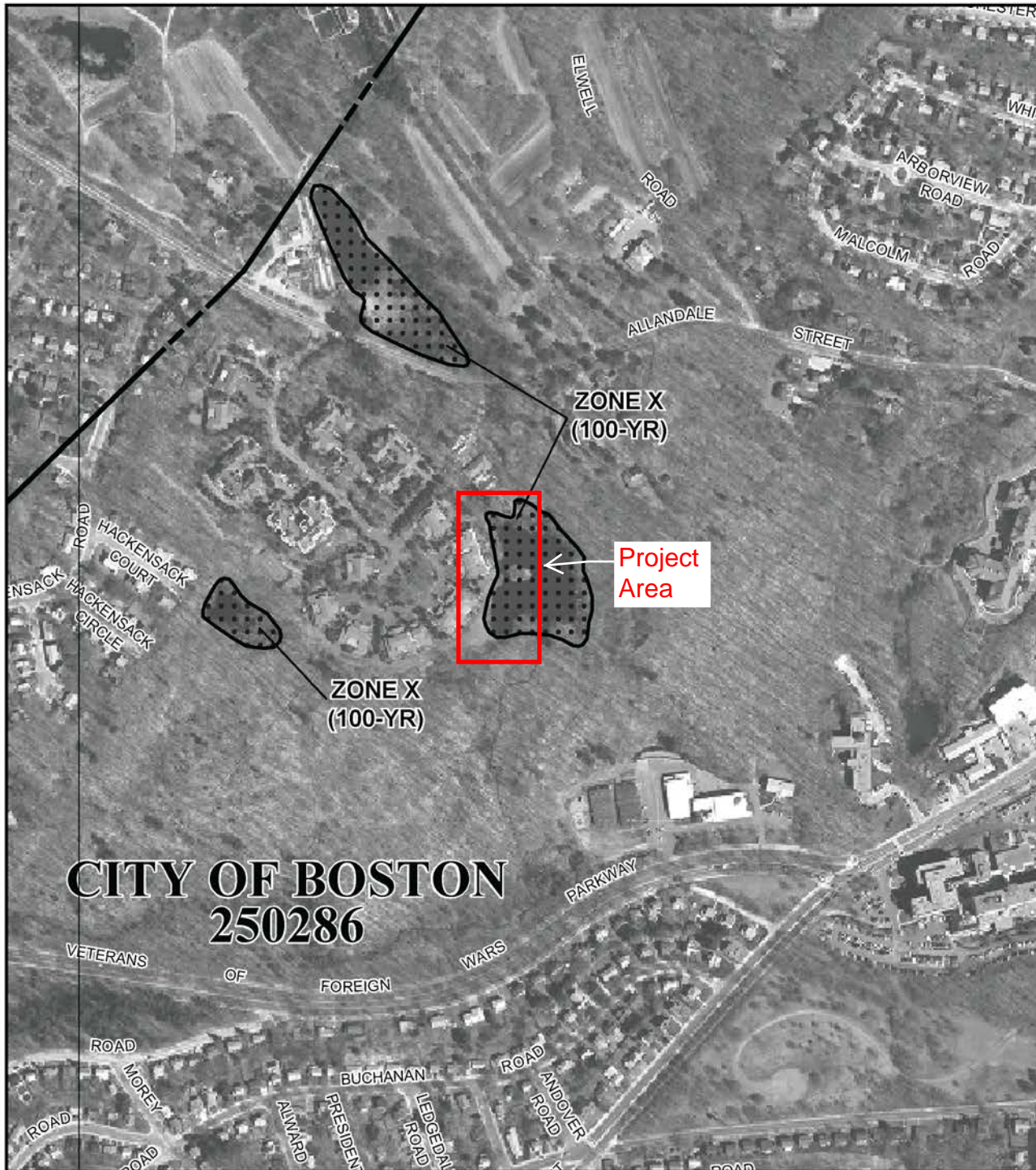
Figure 1: USGS Topographic Quadrangle

Figure 2: FEMA Flood Insurance Rate Map

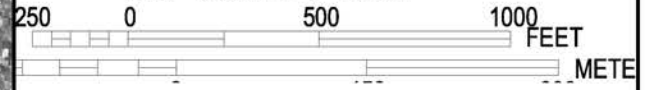
Figure 3: MassGIS Orthophoto & NHESP Estimated Habitat Map



 <p><b>LEC</b>          Environmental Consultants, Inc.          Wakefield, MA          781.245.2500  <a href="http://www.lecenvironmental.com">www.lecenvironmental.com</a></p>	<p>Figure 1: USGS Topographic Map          Allendale Condominiums          200-232 Allendale Street          Chestnut Hill, MA</p> <p>December 17, 2019</p>	 <p>N</p> <p>0 200 400 Feet</p>
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MAP SCALE 1" = 500'



NFIP

PANEL 0067G

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**SUFFOLK COUNTY,**  
**MASSACHUSETTS**  
**(ALL JURISDICTIONS)**

**PANEL 67 OF 151**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOSTON, CITY OF	250286	0067	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
**25025C0067G**  
**EFFECTIVE DATE**  
**SEPTEMBER 25, 2009**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

Figure 2: FEMA Flood Insurance Rate Map

# LEGEND



## SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



## FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



## OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



## OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



## COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



## OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 1000-meter Universal Transverse Mercator grid, zone 19
- 5000-foot grid : Massachusetts State Plane coordinate system, mainland zone (FIPZONE 2001), Lambert Conformal Conic
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

## MAP REPOSITORIES

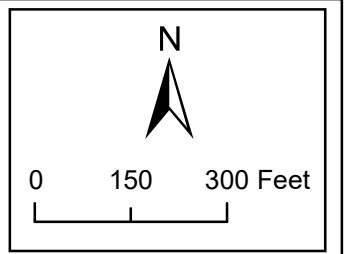
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE  
FLOOD INSURANCE RATE MAP  
September 25, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL



Figure 3: MassGIS Orthophoto & NHESP Map  
 Allandale Condominiums  
 200-232 Allandale Street  
 Chestnut Hill, MA





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## **Appendix B**

Site Photographs



View of Bank Flag #3 and dense vegetation (vine entanglements and multiflora rose) adjacent to/within Rock Pond.



View of Bank Flag #4 and edge of Rock Pond with view of clearing of vine entanglements and multiflora rose. New growth evident at base of willow sapling.



New growth evident at base of willow shrub cuttings



View of southwest edge of Rock Pond.



View of Japanese Knotweed adjacent to Rock Pong between Bank Flags 6 and 7 to be managed.



View of select cutting/thinning of willow along Bank of Rock Pond.



Representative view of edge of Rock Pond.



Representative view of cutting/thinning of willow along Bank of Rock Pond.



Southwesterly view of Rock Pond. Select cutting/trimming of Buffer Zone and Bank.



Northerly view of Rock Pond and adjacent cutting within Buffer Zone, BVW, and Bank.



Southerly view of Rock Pond and adjacent cutting within Buffer Zone and BVW.



Northerly view of Rock Pond and adjacent cutting within Buffer Zone and BVW near northern project area



Representative views of new shoots growing at cut/coppiced base of Willow, Red Maple, and Black Cherry trees/saplings.

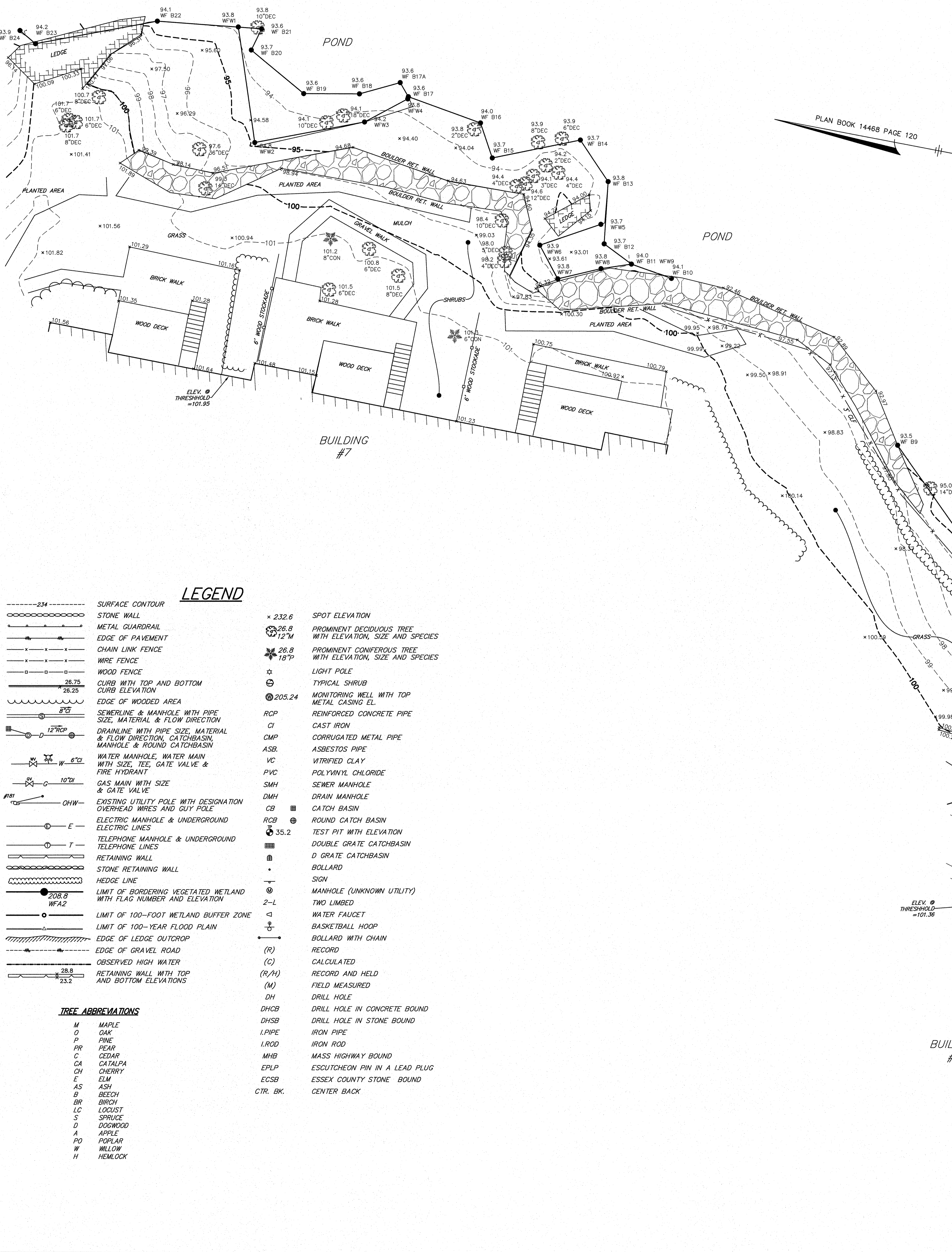


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## **Appendix C**

Limited Existing Conditions Plan of Land,  
200-232 Allandale Road, dated December 31, 2019,  
prepared by Hancock Associates

Buffer Zone & Wetland Restoration Plan,  
200-232 Allandale Road, dated January 10, 2020,  
prepared by Hancock Associates



**ASSESSORS:**  
PARCEL ID: 2003590000

**REFERENCES:**  
DEED BOOK 15522, PAGE 20  
PLAN BOOK 14468, PAGE 120

**NOTES:**

- ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE BOSTON WATER AND SEWER COMMISSION, MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- LIMITS OF BORDERING VEGETATED WETLANDS SHOWN HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON 11/12/2019 AND LOCATED BY FIELD SURVEY.

# #200-232 ALLANDALE ROAD

Boston, Massachusetts 02467

PREPARED FOR

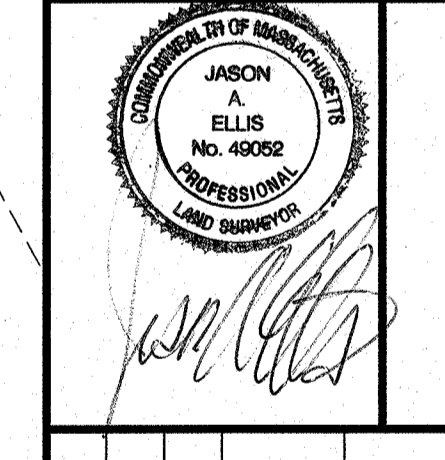
## ALLANDALE CONDOMINIUM TRUST

200 Allandale Road  
Boston, Massachusetts 02467

### HANCOCK ASSOCIATES

Civil Engineers  
Land Surveyors  
Wetland Scientists

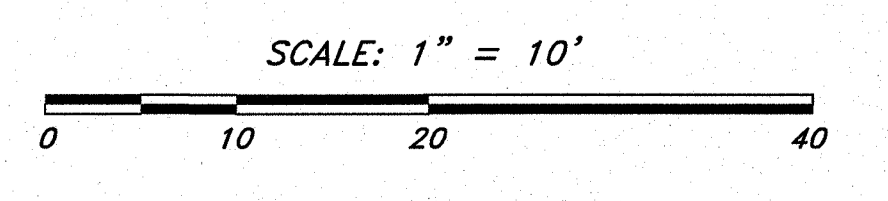
121 EAST BERKELEY STREET, BOSTON, MA 02118  
VOICE (617) 357-8145, FAX (617) 357-9495  
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
			12/30/19	DRAWN BY: JML
				SCALE: 1"=10'
				CHECK BY: JAE

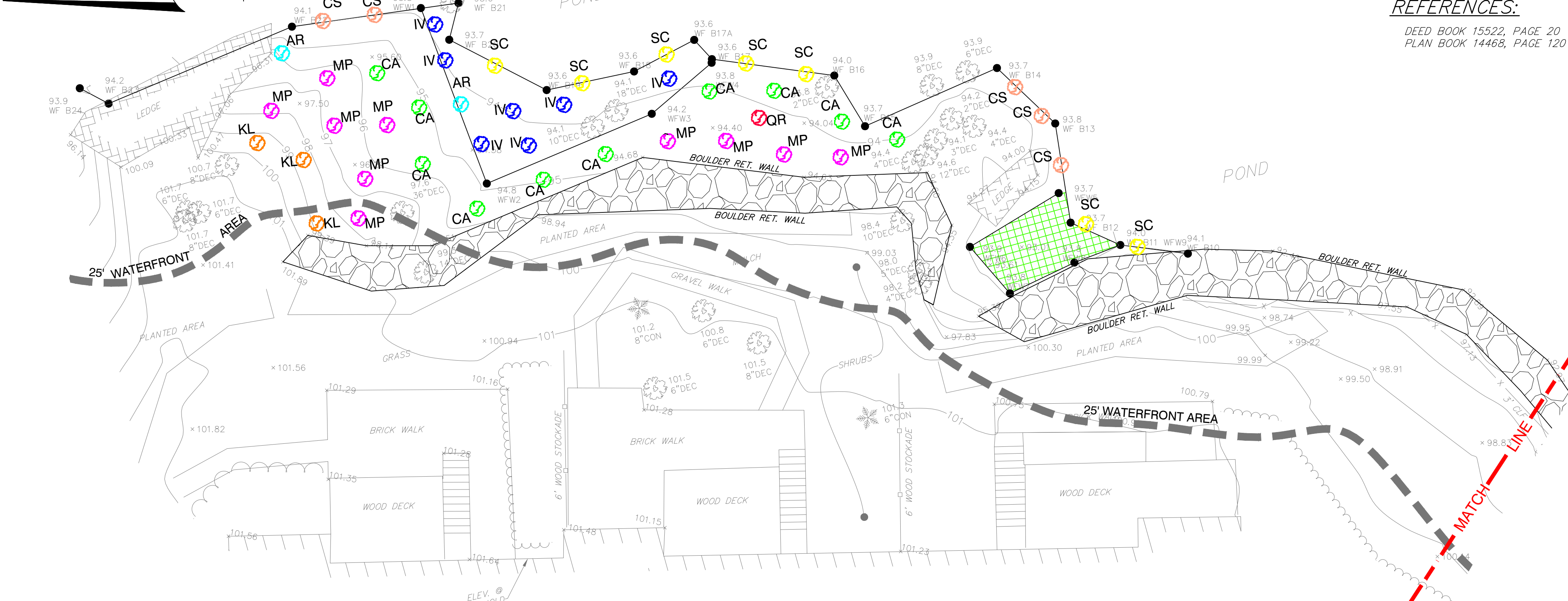
## LIMITED EXISTING CONDITIONS PLAN OF LAND IN BOSTON, MA

PROJECT NO.: 23161



DWG: 23161sv.dwg
LAYOUT: Layout1-EP
SHEET: 1 OF 1

PLAN BOOK 14468 PAGE 120



**ASSESSORS:**  
PARCEL ID: 2003590000

**REFERENCES:**  
DEED BOOK 15522, PAGE 20  
PLAN BOOK 14468, PAGE 120

**BUFFER ZONE AND WETLAND PLANTING SCHEDULE**

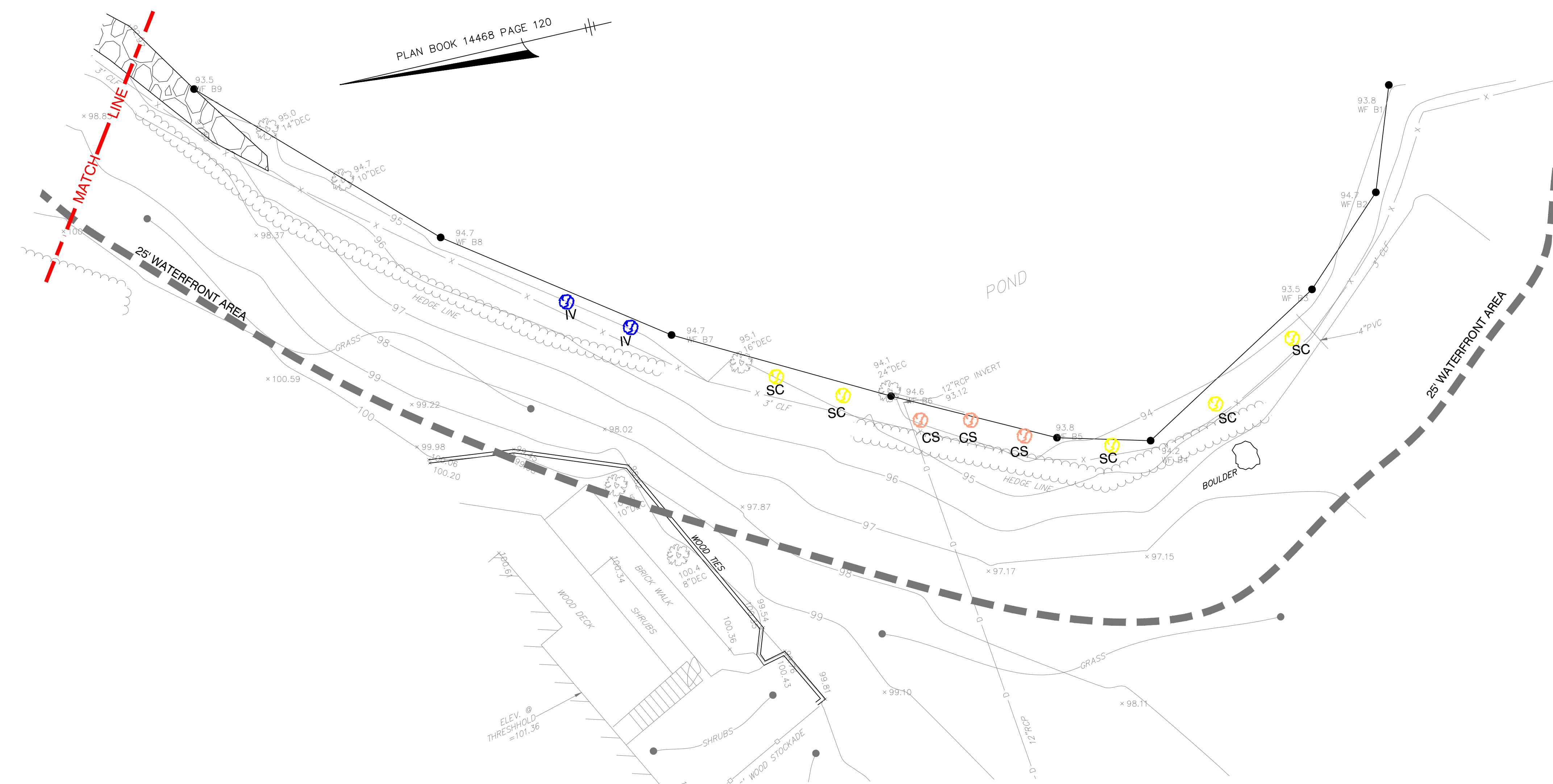
Plant Species (Common Name)	Plant Species (Latin Name)	Plant Key	Abbreviation	Spacing	Size	Quantity
Red oak	<i>Quercus rubra</i>	QR	QR	As noted on plan	3-4' min.	1
Red maple	<i>Acer rubrum</i>	AR	AR	As noted on plan	3-4' min.	2
Winterberry Holly (Male)	<i>Ilex Verticillata (Male)</i>	IV	IV	7' O.C.	3-4' min.	3
Winterberry Holly (Female)	<i>Ilex Verticillata (Female)</i>	IV	IV	7' O.C.	3-4' min.	6
Redosier Dogwood	<i>Cornus sericea</i>	CS	CS	7' O.C.	3-4' min.	8
Common elderberry	<i>Sambucus canadensis</i>	SC	SC	7' O.C.	3-4' min.	12
Bayberry	<i>Myrica pensylvanica</i>	MP	MP	7' O.C.	3-4' min.	10
Sweet Pepperbush	<i>Clethra alnifolia</i>	CA	CA	7' O.C.	3-4' min.	10
Mountain Laurel	<i>Kalmia latifolia</i>	KL	KL	7' O.C.	3-4' min.	3
Great Blue Lobelia	<i>Lobelia siphilitica</i>			1-3' O.C., Clustered	2" plug	16
Cardinal Flower	<i>Lobelia cardinalis</i>			1-3' O.C., Clustered	2" plug	16

**Buffer Zone and Wetland Restoration Notes**

- The plant locations depicted on this plan are approximate and shall be finalized in the field by a qualified wetland scientist.
- Plants shall be installed such that the stem and root-ball are flush with the existing ground surface, and irrigated upon installation.
- Cover planting area with on-site leaf mulch only. Do not use bark mulch.
- Additional irrigation to be implemented for the first growing season such that plants receive adequate water (by precipitation or irrigation) 3x per week.

**NOTES:**

- ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE BOSTON WATER AND SEWER COMMISSION, MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- LIMITS OF BORDERING VEGETATED WETLANDS SHOWN HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. (110 GROVE STREET, WORCESTER, MA - 508-753-3077) ON 11/12/2019 AND LOCATED BY FIELD SURVEY.
- FIELD SURVEY PREPARED BY HANCOCK ASSOCIATES DECEMBER 2019.



SCALE: 1" = 10'

#200-232  
**ALLANDALE ROAD**

Boston, Massachusetts 02467

ASSESSORS:  
MAP BLOCK LOT  
032SE 22001 0013 & 0017

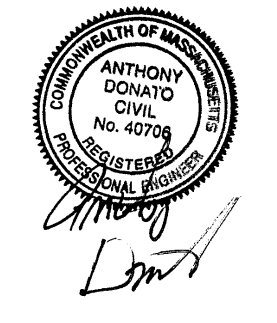
PREPARED FOR:  
**ALLANDALE CONDOMINIUM TRUST**

200 Allandale Road  
Boston, Massachusetts 02467

**HANCOCK ASSOCIATES**

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NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 1/10/20 DESIGN BY: AK  
SCALE: 1" = 20' DRAWN BY: DR  
APPRVD. BY: AD CHECK BY: AD

**BUFFER ZONE & WETLAND RESTORATION PLAN**

PLOT DATE: Jan 10, 2020 10:07 am

DWG: 23161SP1.dwg  
LAYOUT: 36x24  
SHEET: 1 OF 1  
PROJECT NO.: 22926

1

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**Appendix D**

Tree, Shrub, and Herbaceous Plant List

## Tree, Shrub, and Herbaceous Plant List

<u>Common Name</u>	<u>Scientific Name</u>	<u>Wetland Indicator Status</u>	<u>Wildlife Value</u>
<b>Trees (minimum 3-4 feet in height)</b>			
Red oak	<i>Quercus rubra</i>	FacU-	<ul style="list-style-type: none"> <li>• Acorns provide food for wildlife</li> </ul>
Red maple	<i>Acer rubrum</i>	Fac	<ul style="list-style-type: none"> <li>• Seed, sap, and buds serve as food for wildlife.</li> </ul>
<b>Shrubs (minimum 3-4 feet high)</b>			
Mountain laurel	<i>Kalma latifolia</i>		<ul style="list-style-type: none"> <li>• Winter cover</li> <li>• Provides hummingbird, butterfly, and insect nectar</li> </ul>
Bayberry	<i>Myrica pensylvanica</i>	Fac	<ul style="list-style-type: none"> <li>• Persistent leaves through the winter</li> <li>• Waxy berries provide food (most importantly in winter) to many songbirds</li> <li>• Fixes nitrogen</li> </ul>
Sweet pepperbush	<i>Clethra alnifolia</i>	Fac+	<ul style="list-style-type: none"> <li>• Sweet-smelling white flowers in July</li> <li>• Provides food and cover for birds</li> </ul>
Common elderberry	<i>Sambucus canadensis</i>	FacW-	<ul style="list-style-type: none"> <li>• White umbel flowers in summer form black fruit in fall</li> <li>• Valued as food for many bird species</li> </ul>
Winterberry holly	<i>Ilex verticillata</i>	FACW	<ul style="list-style-type: none"> <li>• Persistent red berries are an important winter food source</li> <li>• Tall shrub, tolerates wide range of sunlight</li> </ul>
Highbush blueberry	<i>Vaccinium corymbosum</i>	FACW	<ul style="list-style-type: none"> <li>• Berries excellent food source (for animals and people)</li> <li>• Aromatic white flowers in spring, brilliant red fall color</li> </ul>
Redosier dogwood	<i>Cornus sericea</i>	FACW+	<ul style="list-style-type: none"> <li>• Showy red stems in winter</li> <li>• Berries and twigs provide food for a wide variety of wildlife</li> <li>• Good for stream bank stabilization</li> </ul>
<b>Herbaceous (2" plugs)</b>			
Great blue lobelia	<i>Lobelia siphilitica</i>	FacW+	<ul style="list-style-type: none"> <li>• The brilliant blue flowers attract hummingbirds</li> </ul>
Cardinal flower	<i>Lobelia cardinalis</i>	FacW+	<ul style="list-style-type: none"> <li>• The brilliant red flowers attract hummingbirds</li> </ul>