

Notice of Intent

Under the Massachusetts Wetland Protection Act,
G.L. c. 131, s. 40 &
Town of Needham Wetlands Protection Regulations

for

**46 Pleasant Street
Town Map 041, Block 0007
Needham, MA 02492**

Applicant: David Kantor
46 Pleasant Street
Needham, MA 02492

Date: October 8, 2025

Table of Contents

Needham NOI Checklist

Project Narrative

Notice of Intent – WPA Form 3

Certified Abutters List / Affidavit / Notice to Abutters

Attachments:

- A. U.S.G.S. Map
- B. Massachusetts Natural Heritage Atlas 13th edition, Effective: August 1, 2021
- C. FEMA Flood Insurance Rate Map
- D. Site Plan

Needham NOI Checklist

Attachment A
Needham Conservation Commission
Notice of Intent Application Checklist

This checklist must be completed, signed and submitted with any Notice of Intent permit application. All required information and notifications must be included for the application to be considered complete. Also see the Needham Wetlands Protection Bylaw (Article 6 of the General Bylaws), Section 1.05(4) and the Needham Wetlands Regulations for a complete list of the regulatory requirements for an application.

Two (2) paper copies and one (1) electronic version of all materials must be submitted, and check(s) made out to Town of Needham for application fee (see fee schedule)

ABUTTER NOTIFICATION (by certified mail, return receipt or hand delivery)

- ☒ List certified by the Assessor's Office of all abutters within 300 feet of the property line.
- ☒ Copy of the Assessor's Map or Subdivision Plan showing abutting and adjacent lots within 300 feet of the parcel on which work is proposed.
- ☒ Copy of draft notification made to abutters including date and specific time of public hearing. (See Sample online)
- ☒ Proof of notification to abutters and Board of Selectmen, Planning Board, Board of Health, and Building Inspector (SUBMIT AT OR PRIOR TO HEARING).

PLANS (shall include the following)

- ☒ An 8.5" x 11" section of the U.S. Geologic Survey quadrangle or other map of the area.
- ☒ TITLE block clearly stating the name of the project.
- ☒ Street address, map and parcel numbers.
- ☒ Date of plan (and most recent revision).
- ☒ Scale (1"=20' or 1"=40' or metric equivalent).
- ☒ Stamped and signed by a Professional Engineer or Registered Land Surveyor.
- ☒ Show existing conditions (grades, structures, roads, treelines, and limits of existing lawn).
- ☒ Clearly show the boundaries, in the required colors, of all regulated resource areas (Vegetated Wetland, Bank, BLSF, ILSF, Riverfront Area, Vernal Pools), including the 100-foot and 50- or 25-foot Buffer Zone limits as defined under the Wetlands Protection Act and the Needham General Wetlands By-Law and Regulations.
- ☒ Clearly show the location and numbers of all wetland flags and method of survey.
- ☒ Show proposed limit of work, including but not limited to proposed grades, locations of all structures, roads, paths, utilities, drainage structures, trees to be removed, changes in lawn edges, plantings (including replacement trees), and proposed tree line.
- ☒ Show the minimum distance between the limit of proposed work (erosion controls) and the edge of wetland
- ☒ Details of any stormwater management or subsurface drainage structures.
- ☒ Detail of any erosion and sedimentation control measures.
- ☒ Location of all soil stockpile and laydown areas
- ☒ Dimensions of existing and proposed structures and impervious surfaces, that support calculations.

POLICIES (as applicable)

- ☐ **Tree Removal and Protection-** Applicant has read the Tree Removal and Protection Policy (Attachment B to the Needham Wetlands Regulation) and is has complied with the requirements therein.

- ☒ **Stormwater Management** - Applicant has read the Stormwater Management Policy (Attachment C to the Needham Wetlands Regulation) and is has complied with the requirements therein.
- ☐ **Wildlife Habitat Assessment** - Applicant has read the Wildlife Habitat Assessment Policy (Attachment D to the Needham Wetlands Regulation) and is has complied with the requirements therein.

DOCUMENTS

- ☒ WPA Form 3 – Notice of Intent.
- ☒ Application for a Permit (Needham General Wetlands Protection Bylaw Article 6).
- ☒ Written Description (narrative) of the work proposed, including a description of any excavation, proposed structures, and erosion and sedimentation controls.
- ☒ Stormwater Management Report (see Attachment C- Stormwater Management Policy).
- ☐ Quantitative documentation to support the delineation of the vegetated wetland, with certification from the wetland scientist responsible for the delineation, stating the basis for the delineation and the date on which the delineation was performed. DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Forms must document both upland and wetland plots.
- ☐ Wildlife Habitat Assessment (See Attachment D - Wildlife Habitat Assessment Policy), where alterations to a wetland resource area or naturally-vegetated buffer zone are proposed.
- ☐ Request for a waiver from compliance with the regulation (including proposed basis for request) if regulatory performance standards cannot be met.

☐ **Signature:**  **Date:** 10/09/2025

Project Narrative

Project Narrative

Existing Conditions

The 0.25± acre lot contains a single-family dwelling, paved driveway, detached garage, deck and patios, and basketball court. There is a defined channel associated with an intermittent stream just off-site to the southeast that projects a 100-buffer zone.

Project Description

The purpose of this project is to construct an addition to the existing dwelling that will include a garage. The existing detached garage will be removed, and the driveway extended in its place to provide a turnaround for vehicles. A deck is also proposed off the addition, with a roof to be constructed above it in the future. A roof drywell is provided for the runoff from the addition and deck. There will be a siltation barrier downgradient of the proposed work.

Resource Area Descriptions

The resource area is Bank associated with an intermittent stream, delineated by B&C Associates and located by field survey.

Compliance with General Performance Standards for Bank 310 CMR 10.54(4)(a-c)

The general performance standards for a Bank have been met since the proposed activity does not involve any removing, filling, dredging, or altering of a Bank.

Compliance with Town of Needham Wetlands Protection Regulations

The project has been designed to meet the performance standards of the Wetland Protection Act. The project has also been designed to meet the Town of Needham's Wetland Protection Regulations. Erosion controls have been proposed to protect wetland resource areas during construction.

2.01 Inland Banks

(3) Performance Standards Applicable to Work on Bank.

- a) Any proposed work permitted by the Commission on a Bank shall not impair the physical stability of the Bank, the water-carrying capacity of the existing channel within the Bank, the capacity of the bank to protect groundwater and surface water quality, the capacity, of the Bank to provide breeding habitat, escape cover, and food for fisheries, and the capacity of the Bank to provide wildlife habitat.

The proposed work does not impair the physical stability of a Bank.

- b) Where a Bank is significant to wildlife habitat, any alteration of the Bank or the vegetation within 25 feet of that Bank is deemed to alter the capacity of the Bank to provide wildlife habitat.

The proposed work is not located in a wildlife habitat.

- c) Where a Bank is significant to the protection of fisheries, any alteration of the Bank or the vegetation on that Bank is deemed to alter the capacity of the Bank to protect fisheries.

The proposed work is not located in an area of fisheries.

- d) Any proposed work, permitted by the Commission, shall meet the performance standards specified in Section 2.06(3).

The proposed work meets the performance specified in Section 2.06 (3)

2.06 The Buffer Zone

(3) Performance Standards

- a) No activity subject to the jurisdiction of the Bylaw is permitted within the 25-Foot No-Disturb Zone or, if applicable, the 50-Foot No-Disturb Zone.
No work is performed in either the 25 & 50-Foot No-Disturb Zone.
- b) No work within the Buffer Zone shall impair the water quality, water temperature, or wildlife habitat of the adjacent Water Body, Bank, or Vegetated Wetland.
The proposed work performed in the Buffer Zone does not impair the water quality, water temperature, or wildlife habitat of the adjacent Water Body, Bank, or Vegetated Wetland.
- c) Where new point-source discharges are proposed within the Buffer Zone, a comprehensive stormwater management system shall be designed that will not degrade the values or functions of the receiving or downstream Water Bodies or Vegetated Wetlands, surface water, or groundwater. Such stormwater management systems shall employ Best Practical Measures. Any point-source discharge must be designed to discharge water at non-erosive velocities equal to 2 fps (feet per second) or less.
The proposed roof drain drywell does not degrade the values of the downstream Water Bodies.
- d) Where stormwater management systems, including but not limited to detention basins, swales, ditches, infiltration or recharge structures are proposed within the Buffer Zone, these shall be designed to be maintenance-free, self-cleaning, and to deter acts of vandalism. The inlet and outlet shall be designed to avoid scour and erosion of the basin bottom and discharge channel. The basin must be designed to avoid or minimize direct flows between the inlet and outlet, and to maximize the stormwater residence times.
The proposed roof drain drywell within the Buffer Zone is designed to minimize flows between the inlet and outlet, and maximizes the stormwater residence times.
- e) Where proposed work within the Buffer Zone will increase impervious surfaces and reduce groundwater recharge, infiltration measures must be designed to maintain said groundwater recharge.
A roof drain drywell is proposed to maintain groundwater recharge due to the increase in impervious surfaces onsite.
- f) Erosion and sedimentation controls must be utilized for any construction within the Buffer Zone that will result in exposed soils. An erosion and sedimentation control plan must be prepared which provides specifications for temporary and permanent soil stabilization, using Best Practical Measures. No silt or sediment may be permitted to enter wetland Resource Areas during or subsequent to construction.
Erosion controls are proposed to prevent indirect alteration of resource areas during construction.

- g) The removal or trimming of trees within the Buffer Zone shall comply with the Tree Removal and Protection Policy.

No trees are proposed to be removed within the Buffer Zone.

46 Pleasant St, Needham MA
Buffer Zone Impervious Area

Table A - 0-25' Buffer	Existing (SF)	Proposed (SF)	Changes (SF)
Concrete Basketball Court	524	524	0
Retaining wall	92	92	0
Total	616	616	0

Table B - 25-50' Buffer	Exising (SF)	Proposed (SF)	Change (SF)
Concrete Basketball Court	89	89	0
Retaining wall	25	25	0
Total	114	114	0

Total C - 50-100' Buffer	Existing (SF)	Proposed (SF)	Change (SF)
Structures	287	413	126
Driveway	171	576	405
Retaining wall	18	18	0
Total	476	1007	531

Table D - Total Buffer Zone	Existing (SF)	Proposed (SF)	Change (SF)
Structures	287	413	126
Driveway	171	576	405
Concrete Basketball Court	613	613	0
Retaining wall	135	135	0
Total	1206	1737	531

Notice of Intent - WPA Form 3



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

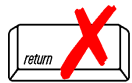
Document Transaction Number

Needham

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):

46 Pleasant Street

a. Street Address

Needham

b. City/Town

02492

c. Zip Code

Latitude and Longitude:

42.2756 N

d. Latitude

71.2319 W

e. Longitude

Map 041

f. Assessors Map/Plat Number

Block 0007

g. Parcel /Lot Number

2. Applicant:

David

a. First Name

Kantor

b. Last Name

c. Organization

46 Pleasant Street

d. Street Address

Needham

e. City/Town

MA

f. State

02492

g. Zip Code

(410) 241-6495

h. Phone Number

i. Fax Number

david.kantor@outlook.com

j. Email Address

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

Same as applicant

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):

Montgomery

a. First Name

Montgomery

b. Last Name

Stamski and McNary, Inc.

c. Company

1000 Main Street

d. Street Address

Acton

e. City/Town

MA

f. State

01720

g. Zip Code

(978) 263-8585

ext207

(978) 263-9883

i. Fax Number

mn@stamskiandmcnary.com

j. Email address

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

\$110

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50 (+\$50 bylaw fee)

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Needham

City/Town

A. General Information (continued)

6. General Project Description:

See attached narrative.

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:

Middlesex North

a. County

32331

c. Book

b. Certificate # (if registered land)

25

d. Page Number

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

- ☒ 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.
- ☐ 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Needham

City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ 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	

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Needham

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. ☐ 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 Beach	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 _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
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	
	1. cubic yards dredged _____	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet _____	

4. ☐ 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. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Needham

City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

August 1, 2021

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 <https://www.mass.gov/endangered-species-act-mesa-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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Needham

City/Town

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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Needham

City/Town

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

Online Users:

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

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

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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Needham

City/Town

D. Additional Information (cont'd)

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

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

Wetland Permitting Plan

a. Plan Title

Stamski and McNary, Inc.

George Dimakarakos

b. Prepared By

c. Signed and Stamped by

October 7, 2025

As shown

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

972

10/02/2025

2. Municipal Check Number

3. Check date

974

10/02/2025

4. State Check Number

5. Check date

David

Kantor

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Needham

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

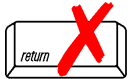
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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



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

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



A. Applicant Information

1. Location of Project:

46 Pleasant Street

a. Street Address

974

c. Check number

Needham

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

David

a. First Name

Kantor

b. Last Name

c. Organization

46 Pleasant Street

d. Mailing Address

Needham

e. City/Town

MA

f. State

02492

g. Zip Code

(410) 241-6495

h. Phone Number

i. Fax Number

david.kantor@outlook.com

j. Email Address

3. Property Owner (if different):

Same as applicant

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1: Addition	1	\$110.00	\$110.00
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			\$110.00
State share of filing Fee:			\$42.50
City/Town share of filling Fee:			\$67.50 (+\$50 bylaw)
			c. 1/2 Total Fee plus \$12.50

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.

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.

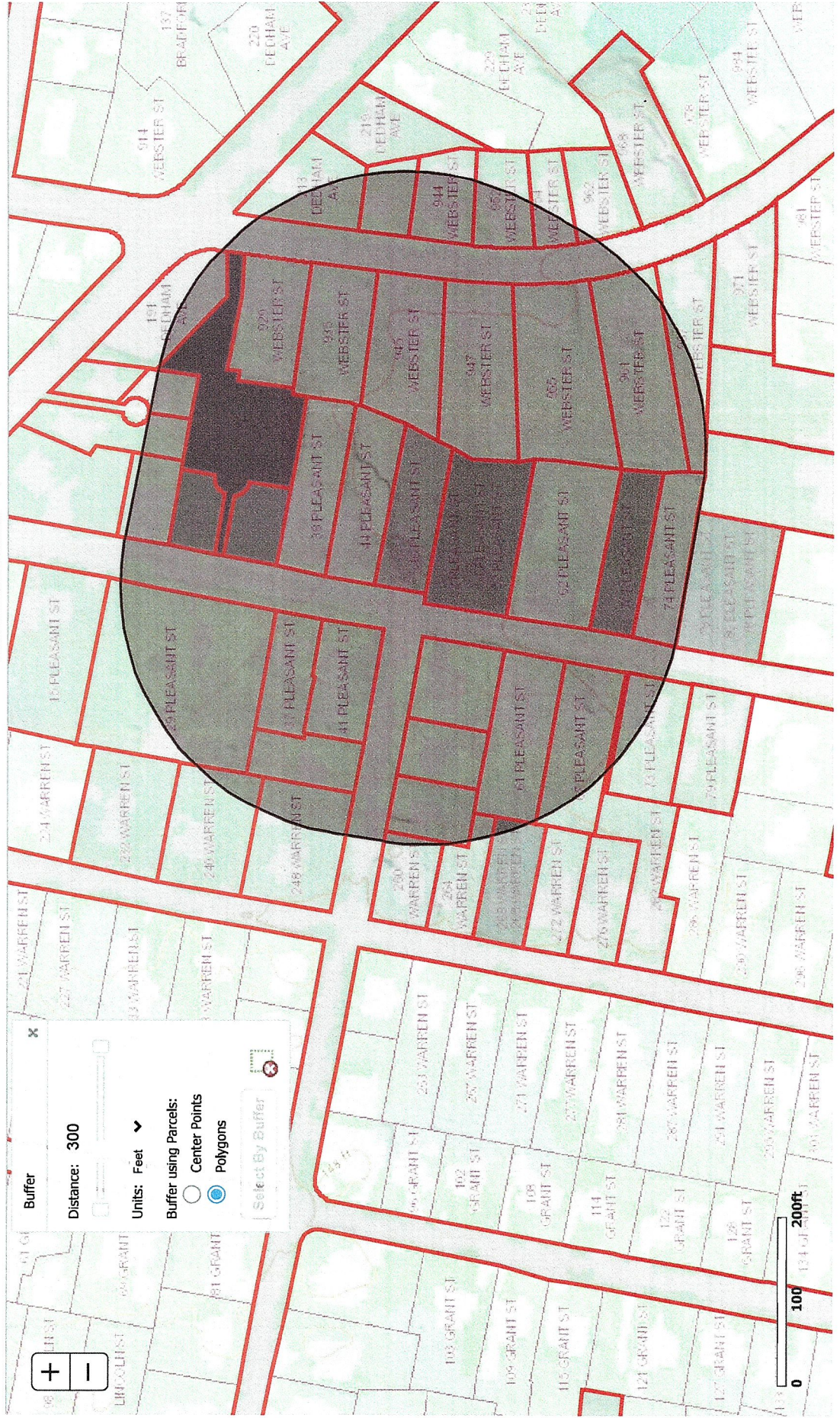
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Certified Abutters List / Affidavit / Notice to Abutters

PROPERTY SEARCH▼ CONTACT US



- enter a parcel id -



46 PLEASANT ST

PARCEL ID	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	ST	ZIP
199/038.0-0053-0000.0	DESIMONE, JOHN A		191 DEDHAM AVE	NEEDHAM	MA	02492-
199/038.0-0054-0005.0	COLLINS, MARIANNE E. & JOSEPH M. TRUSTE	MARIANNE E. COLLINS REVOCABLE TRUST	925 WEBSTER ST, UNIT 5	NEEDHAM	MA	02492-
199/038.0-0057-0000.0	ROACH, JASON M. &	ROACH, ELAINE	945 WEBSTER ST	NEEDHAM	MA	02492-
199/041.0-0004-0000.0	32-34 PLEASANT STREET LLC		57 TOXTETH ST	BROOKLINE	MA	02446-
199/041.0-0024-0000.0	CHAN, JONATHAN J. &	CHAN, JAMIE L	73 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0025-0000.0	FLEEGLER, ERIC E. &	BRETT-FLEEGLER, MARISA B	67 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0027-0000.0	GIBBON, WARREN J. &	POLICE, RACHEL L	4 KIMBALL ST	NEEDHAM	MA	02492-
199/041.0-0036-0000.0	OLDFIELD, MARY ANN +	MINARD, DAVID	260 WARREN ST	NEEDHAM	MA	02492-
199/041.0-0038-0002.0	SPIELMANN, MARTIN &	MCLAUGHLIN, SUZANNE E	268 WARREN ST UNIT 2	NEEDHAM	MA	02492-
199/038.0-0034-0000.0	WILLIAMS, VAUGHN A. &	WILLIAMS, EILEEN L.	219 DEDHAM AVE	NEEDHAM	MA	02492-
199/038.0-0048-0000.0	MILLAN, ELIZABETH K		954 WEBSTER ST	NEEDHAM	MA	02492-
199/038.0-0052-0000.0	POMERANTZ, KAREN &	WILLIS, ALAN	213 DEDHAM AVE	NEEDHAM	MA	02492-
199/038.0-0056-0000.0	GILSON, JUSTIN &	GILSON, RACHEL	935 WEBSTER ST	NEEDHAM	MA	02492-
199/038.0-0060-0000.0	HEBARD, WILLIAM G. &	HEBARD, JEANNE M	967 WEBSTER ST	NEEDHAM	MA	02492-
199/040.0-0019-0000.0	CLANCY, THOMAS S. JR. &	CLANCY, JUDITH M	183 DEDHAM AVE	NEEDHAM	MA	02492-
199/041.0-0002-0026.0	PARKER, MITCHELL		26 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0010-0068.0	GOODE, DEIDRE ANN &	ISAACSON, SARA TESS	68 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0015-0000.0	YAAR, ABRAHAM M. &	BERENSON, MARISSA	39 HOWLAND ST	NEEDHAM	MA	02492-
199/041.0-0026-0000.0	BARRY, EDWARD T. JR & NANCY P. TRS	BARRY FAMILY LIVING TRUST	61 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0029-0000.0	BELLO, MICHAEL D. & JENNIFER C. TRS	18 KIMBALL STREET REALTY TRUST	18 KIMBALL ST	NEEDHAM	MA	02492-
199/041.0-0041-0000.0	SHALLER, JOSHUA A &	COX, STEPHANIE	282 WARREN ST	NEEDHAM	MA	02492-
199/038.0-0054-0000.0	925 WEBSTER STREET LLC		54 RUTLAND SQUARE #2	BOSTON	MA	02118-
199/038.0-0054-0002.0	SASS, UGYEN &	SASS, MEGHAN	20 CLEVELAND RD	NEEDHAM	MA	02492-
199/038.0-0055-0000.0	WEBSTER STREET II, INC		P.O. BOX 169	NEEDHAM	MA	02492-
199/041.0-0010-0000.0	68 PLEASANT STREET LLC		92 THORNTON RD	NEEDHAM	MA	02492-
199/041.0-0032-0000.0	FRANCIS, KEVIN &	FRANCIS, AMANDA C.	37 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0035-0000.0	RUTH, RONALD W. +	RUTH, MARY P	248 WARREN ST	NEEDHAM	MA	02492-
199/041.0-0038-0000.0	268 WARREN ST CONDOMINIUM	MASTER DEED	268 WARREN ST	NEEDHAM	MA	02492-
199/038.0-0047-0000.0	SERANI, THOMAS M. &	SERANI, JENNIFER	962 WEBSTER ST	NEEDHAM	MA	02492-
199/038.0-0049-0000.0	HEBERT, EDWARD J. &	HEBERT, DONATELLA A	952 WEBSTER ST	NEEDHAM	MA	02492-
199/038.0-0051-0000.0	DELL'ANNO, CHARLES &	DELL'ANNO, LESLIE	938 WEBSTER ST	NEEDHAM	MA	02492-
199/038.0-0054-0001.0	CHEKNIS, PETER G. &	CHEKNIS, MARCIA L	925 WEBSTER ST UNIT 1	NEEDHAM	MA	02492-
199/040.0-0018-0000.0	WISE, BARRIE L. TR.	THE BARRIE L WISE REVOCABLE TRUST	181 DEDHAM AVE	NEEDHAM	MA	02492-
199/040.0-0021-0000.0	HOFF, MATTHEW THOMAS &	HOFF, SAMANTHA	22 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0002-0000.0	ODONNELL, MARLENE S. &	SPILLANE, RICHARD A.,JR	4 LONGMEADOW RD	WELLESLEY	MA	02482-
199/041.0-0005-0000.0	PLEASANT BUCKSKIN LLC		PO BOX 2044	NATICK	MA	01760-
199/041.0-0006-0000.0	BRANDISH, PHILIP E &		44 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0011-0000.0	KICKHAM, CHRISTOPHER S	MCCLENNAN, SHANNA J	74 PLEASANT ST	NEEDHAM	MA	02492-

Certified as list of parties in interest under Mass. General Laws and Needham Zoning By-Law, to the Best of our knowledge for the Needham Board of Assessors.....

46 PLEASANT ST

PARCEL ID	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	ST	ZIP
199/041.0-0028-0000.0	KRUG, ALEXANDER W. &	KRUG, GUDRUN CATERINA	12 KIMBALL ST	NEEDHAM	MA	02492-
199/038.0-0050-0000.0	MCGETTIGAN, PATRICK F. &	MCGETTIGAN, KEVIN L.	944 WEBSTER ST	NEEDHAM	MA	02492-
199/038.0-0054-0006.0	RADIN, ROBERT F. &	MCGREGOR-RADIN, AMY	925 WEBSTER ST, UNIT 6	NEEDHAM	MA	02492-
199/038.0-0061-0000.0	SICURELLA, JOSEPH, TR &	SICURELLA, MARGURITE TR	266 MAIN ST, BLDG. 3, SUITE	MEDFIELD	MA	02052-
199/041.0-0008-0000.0	52 PLEASANT ST CONDO		52 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0008-0052.0	DAVID W. LOKER		11 ECHO LANDING RD	MOULTONBOROUGH	NH	03254-
199/041.0-0009-0000.0	ALEXANDER, JEFF & BAILIN, JOCYLYN TRS.	JEFF ALEXANDER REVOCABLE TRUST AGRE	62 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0012-0000.0	EV PLEASANT CONDOMINIUM		78-80 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0012-0002.0	VOGEL, RITA TR.	WEST REALTY TRUST	80 PLEASANT ST UNIT 2	NEEDHAM	MA	02492-
199/041.0-0023-0000.0	GACS, GERSHON &	WONG, KAREN K	79 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0033-0000.0	PARKER, THOMAS C		29 PLEASANT ST	NEEDHAM	MA	02492-
199/038.0-0059-0000.0	WARD, MARCIA E		961 WEBSTER ST	NEEDHAM	MA	02492-
199/040.0-0020-0000.0	MIRAGEAS, STEPHEN G. &	MIRAGEAS, SUSAN	179 DEDHAM AVE	NEEDHAM	MA	02492-
199/041.0-0007-0000.0	KANTOR, DAVID B. &	MEDNICK, LAUREN M	46 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0008-0054.0	WALDMAN, DON &	WALDMAN, LYNN	54 PLEASANT ST UNIT 2	NEEDHAM	MA	02494-
199/041.0-0040-0000.0	ANTONIO, BRIAN K. &	ANTONIO, KRISTEN MALLA	276 WARREN ST	NEEDHAM	MA	02492-
199/038.0-0054-0003.0	COHEN, DARYL T.		925 WEBSTER ST UNIT 3	NEEDHAM	MA	02492-
199/038.0-0054-0004.0	COOK, JANET & COOK, PETER		925 WEBSTER ST UNIT 4	NEEDHAM	MA	02492-
199/038.0-0068-0000.0	GRIFFOR, JEFFREY A., TR	GRIFFOR, JENNIFER C., TR	947 WEBSTER ST	NEEDHAM	MA	02492-
199/040.0-0022-0000.0	MARTIN, ROBERT C. &	PARUCHURU, YASODHARA	16 PLEASANT ST	NEEDHAM	MA	02492-
199/040.0-0023-0000.0	KAUFMAN, HARVEY W. & GLAZERMAN, ELLEN KAUFMAN-GLAZERMAN NOMINEE TRUST		15 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0002-0028.0	SHEEL, LESLIE D		28 PLEASANT ST UNIT 28	NEEDHAM	MA	02492-
199/041.0-0010-0070.0	MARSH, ANDREW & HEATHER		70 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0012-0001.0	CONWAY, MATTHEW J		78 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0030-0000.0	GILLEN, JOSEPH T. & MARY TERESA TRS	THE GILLEN TRUST	1 CREST RD	WELLESLEY	MA	02482-
199/041.0-0031-0000.0	QUARTEY, CECIL LEE &	WOLKOVICH-QUARTEY, LEAH ANN	41 PLEASANT ST	NEEDHAM	MA	02492-
199/041.0-0034-0000.0	COSTELLO, WILLIAM G. & COSTELLO, SARAH V. COSTELLO TRUST		240 WARREN ST	NEEDHAM	MA	02492-
199/041.0-0038-0001.0	MCLAUGHLIN, FLORA GERTRUDE &	MCLAUGHLIN, JENNIFER	717 HARVEY ST	BALTIMORE	MD	21230-
199/041.0-0039-0000.0	GRIFFIN, LYNN A. & TROCCOLI, DIANE M. &	MARKS, DONNA J. & GILBERTO, PAULA L	272 WARREN ST	NEEDHAM	MA	02492-
199/038.0-0046-0000.0	REILLY, RICHARD LEONARD +	REILLY, SONJA LEE	968 WEBSTER ST	NEEDHAM	MA	02492-
199/038.0-0058-0000.0	ALLEN, ANDREW R. &	ALLEN, SIRI G	955 WEBSTER ST	NEEDHAM	MA	02492-
199/038.0-0065-0000.0	MONAGHAN, COLLEEN A		29 HOWLAND ST	NEEDHAM	MA	02492-
199/040.0-0050-0000.0	STEINKRAUSS, MATTHEW &	STEINKRAUSS, MAY ROSE	232 WARREN ST	NEEDHAM	MA	02492-
199/041.0-0004-0032.0	32 PLEASANT STREET HOLDINGS LLC		83 BONAD RD	WEST NEWTON	MA	02465-
199/041.0-0004-0034.0	BARTNIK, ADAM &	BARTNIK, KATARZYNA	34 PLEASANT ST UNIT 34	NEEDHAM	MA	02492-
199/041.0-0037-0000.0	BLANK, RICHARD S. &	INKER, LAUREN R	264 WARREN ST	NEEDHAM	MA	02492-

Certified as list of parties in interest under Mass. General Laws and Needham Zoning By-Law, to the Best of our knowledge for the Needham Board of Assessors.

Notification to Abutters Under the Massachusetts Wetland Protection Act & the Needham Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and Needham Wetlands Protection Bylaw (Article 6) you are hereby notified of the following:

The name of the applicant is David Kantor.

The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Needham, MA for an addition to the existing single-family dwelling that includes a garage. The existing detached garage is proposed to be removed. A roof drywell is proposed to control stormwater runoff from the dwelling and addition.

The address of the lot where the activity is proposed is 46 Pleasant Street
(Assessor's Map 041 Parcel 0007).

The hearing will be on October 23, 2025 at 7:00 PM.

Public Participation will be via Virtual Means Only – Beginning 3/12/2020, Governor Baker allowed and the Needham Conservation Commission continues to conduct its meetings via Zoom with remote participation. The Needham Conservation Commission greatly values the participation of its citizens in the public meeting process.

The public may participate in this meeting via Remote Participation:

- From your computer, smart phone or tablet: <https://needham-k12-ma-us.zoom.us/j/82595623356>
- Meeting ID: 825-9562-3356
- From your phone: Dial +1 646-558-8656; Meeting ID: 82595623356#

NOTE: Please check the posted agenda on the Town's website 48 hours ahead of the meeting or call/email the Conservation Office for the most up-to-date information. Video recordings of remote meetings are accessible via the YouTube Town of Needham site soon after the meeting occurs.

Copies of the application may be obtained digitally from the Conservation Commission Staff by emailing conservation@needhamma.gov. Alternatively, you may call our office at 781-455-7550 ext. 72248 and leave a message with your contact information and the project address and a Staff Member will return your call during regular business hours.

Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in a newspaper of local distribution.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act
and the Needham Wetlands Protection Regulations
To be Submitted to the Needham Conservation Commission when filing a
Notice of Intent

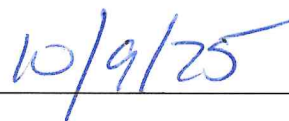
I, Debbi-Ann Sebastian, hereby certify under the Pains and Penalties of Perjury that on 10/09/2025 I gave notification to abutters in compliance with the Carlisle Wetland Bylaw, the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated, April 8, 1994, in connection with the following matter:

A **Notice of Intent** has been filed under the Massachusetts Wetlands Protection Act and the Needham Wetlands Protection Regulations by David Kantor with the Needham Conservation Commission on 10/23/2025 for property located at 46 Pleasant Street, Needham, MA 02492 (Map 041, Parcel 0007).

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

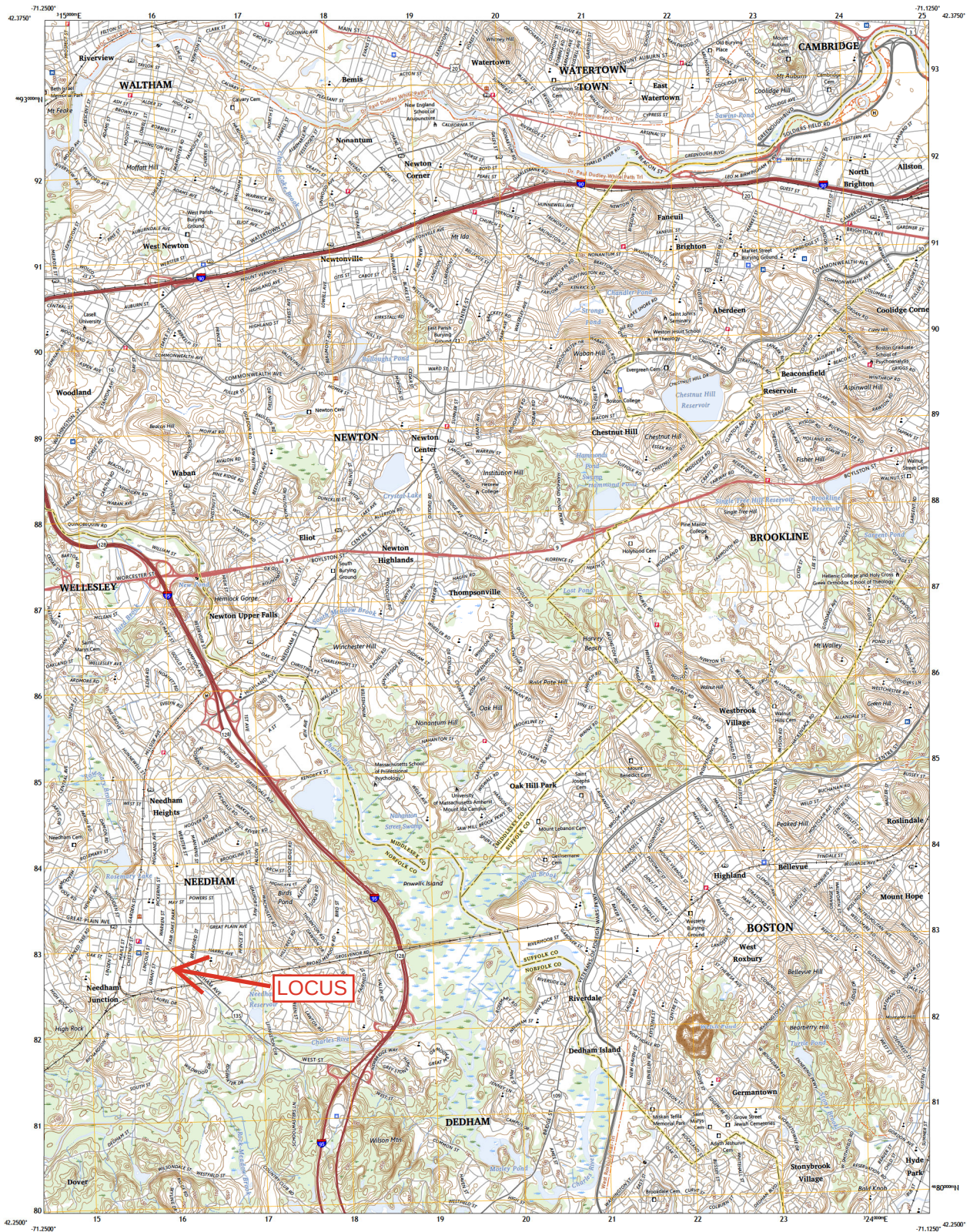


Name



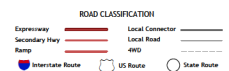
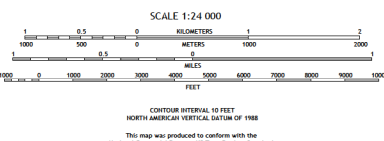
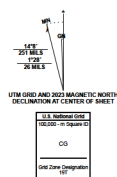
Date

Attachment A
U.S.G.S. Map



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000 meter grid Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

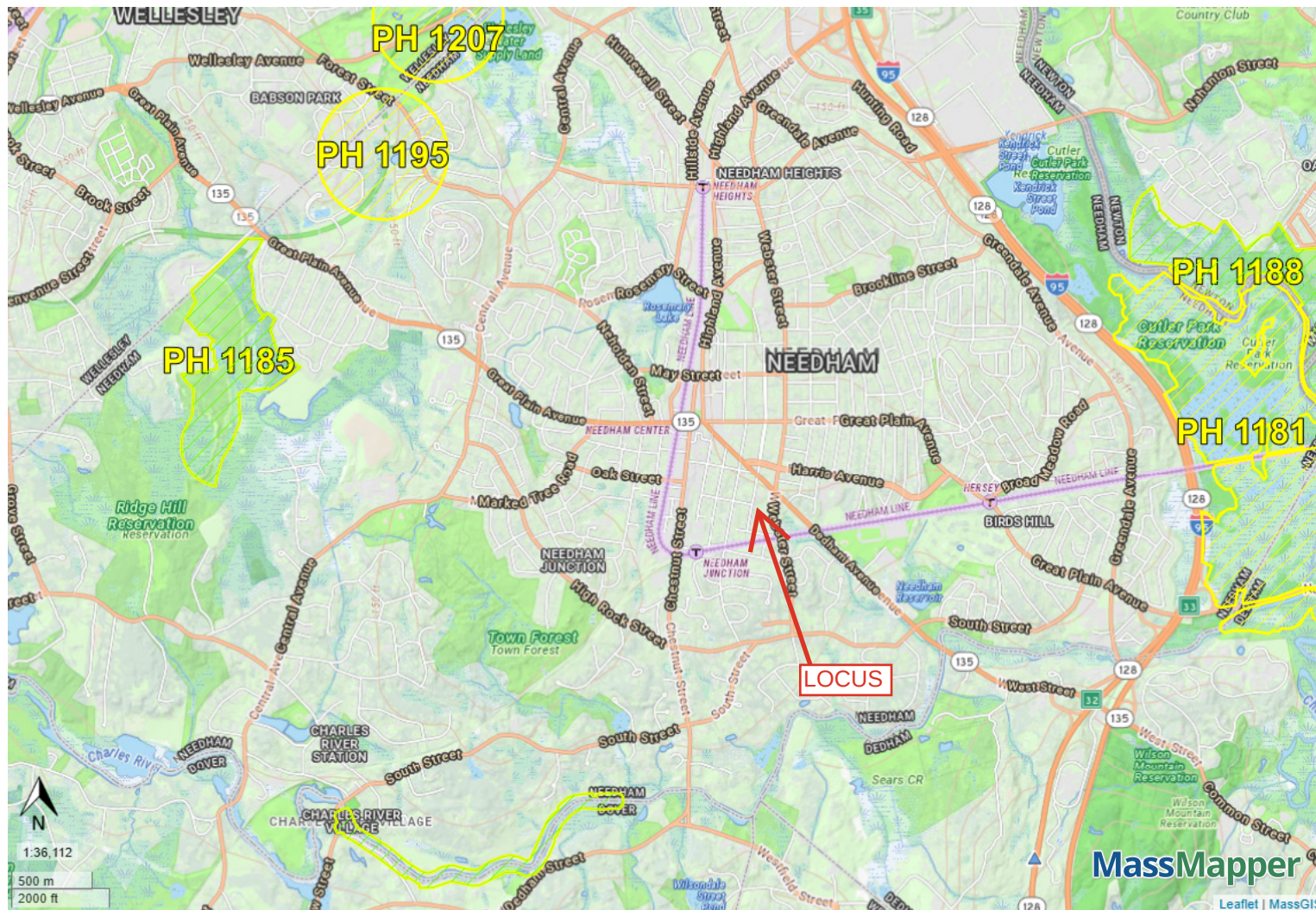
Imagery: NADP, October 2018 - October 2018
Roads: U.S. Census Bureau, 2014
Names: National Hydrography Dataset, 2005 - 2024
Hydrography: National Elevation Dataset, 2023
Contours: Multiple sources; see metadata file 2020 - 2022
Boundaries: Multiple sources; see metadata file 2020 - 2022
Wetlands: FWS National Wetlands Inventory 1992 - 2013



NEWTON, MA
2024



Attachment B
Massachusetts Natural Heritage Atlas 13th Edition



NHESP Estimated Habitats of Rare Wildlife



NHESP Priority Habitats of Rare Species

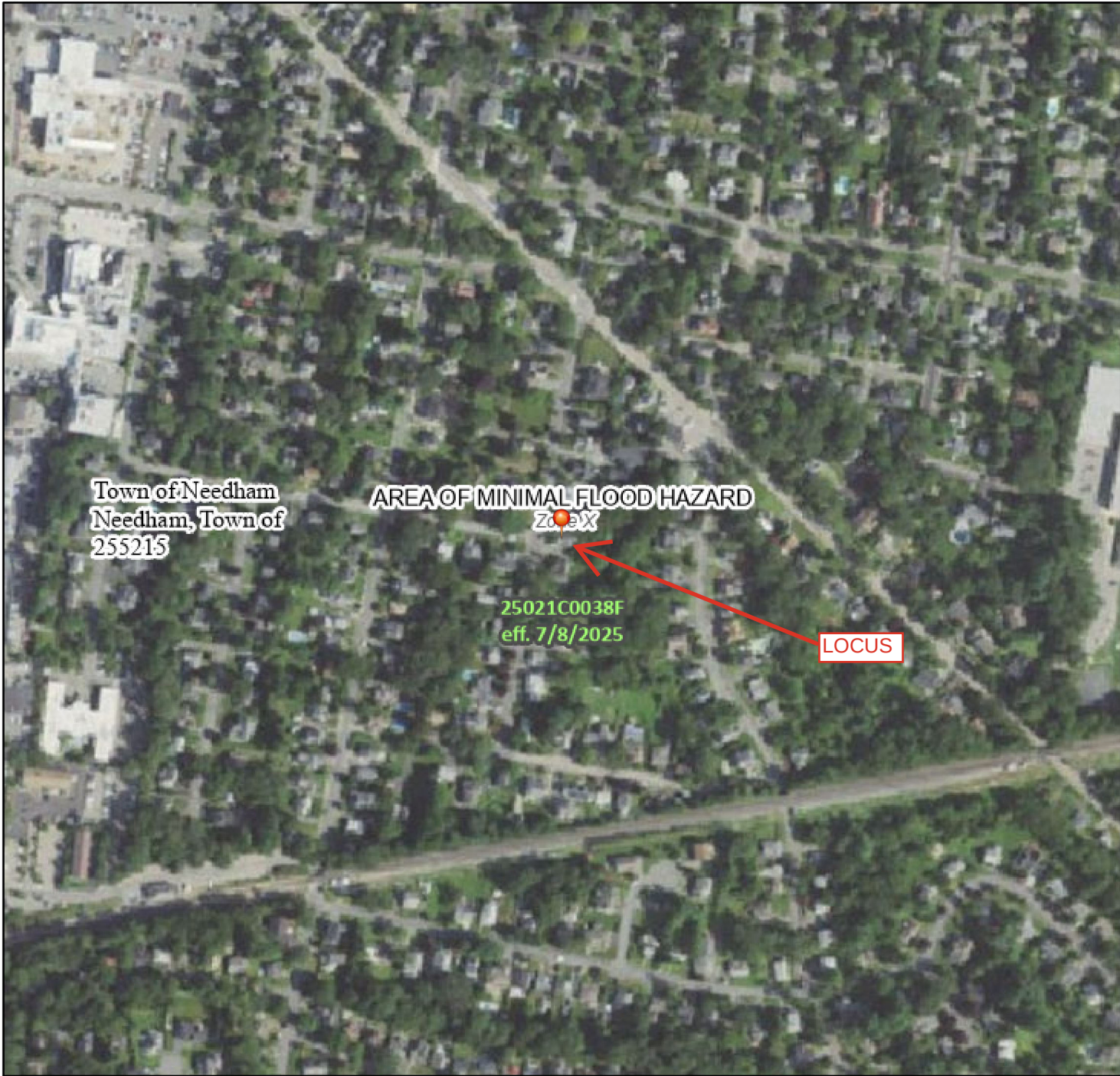
Map Features for Imagery

Attachment C
FEMA Flood Insurance Rate Map

National Flood Hazard Layer FIRMMette



71°14'14"W 42°16'46"N



1:6,000

71°13'37"W 42°16'19"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/10/2025 at 8:45 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Site Plan
By
Stamski and McNary, Inc.