

MELROSE READINESS CENTER
120 MAIN STREET
Melrose, MA

NOTICE OF INTENT

*Pursuant to M.G.L c. 131 §40
& Melrose bylaws Chapter 231*

Submitted to:

City of Melrose Conservation Commission
Massachusetts Department of Environmental Protection

Applicant:

Michael (Tony) Gautreau
MAARNG Construction Facility Management Office
2 Randolph Road
Hanscom AFB, MA 01731

Civil Engineer/ Land Surveyor:

Samiotes Consultants, Inc.
20 A Street
Framingham, MA 01701

Architect:

CSS Architects INC.
107 Audobon Road
Building 2, Suite 300
Wakefield, MA 01880



July 30, 2021



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

Melrose

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):

<u>120 Main Street</u>	<u>Melrose</u>	<u>02176</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>B3/0</u>	<u>42.44486</u>	<u>-71.06865</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>60</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Michael (Tony)</u>	<u>Gautreau</u>	
a. First Name	b. Last Name	
<u>MAARNG Construction Facility Management</u>		
c. Organization		
<u>2 Randolph Rd</u>		
d. Street Address		
<u>Hanscom AFB</u>	<u>MA</u>	<u>01731</u>
e. City/Town	f. State	g. Zip Code
<u>(339) 202-3999</u>	<u>michael.a.gautreau.nfg@mail.mil</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street 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

4. Representative (if any):

<u>Stephen</u>	<u>Powers, P.E.</u>	
a. First Name	b. Last Name	
<u>Samiotes Consultants, Inc.</u>		
c. Company		
<u>20 A Street</u>		
d. Street Address		
<u>Framingham</u>	<u>MA</u>	<u>01701</u>
e. City/Town	f. State	g. Zip Code
<u>508-877-6688(x14)</u>	<u>508-877-8349</u>	<u>spowers@samiotes.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$750</u>	<u>\$362.50</u>	<u>\$387.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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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 CMR10.24(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:

South Middlesex

a. County

8179

c. Book

b. Certificate # (if registered land)

507

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> 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. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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. <input type="checkbox"/> 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: 51,740 (49,377 previously degraded)

4. Proposed alteration of the Riverfront Area:

<u>Total = -2,344</u>	<u>100' = 10,736 sf (13,468 sf previously degraded)</u>	<u>100'-200' = 47,033 sf (49,377 sf previously degraded)</u>
a. total square feet		

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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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. 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



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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.

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

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

b. Date of map _____

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/nhosp/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/nhosp/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

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

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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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.

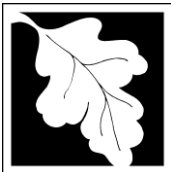
D. Additional Information

- 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.



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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.

See attached plan list

a. Plan Title

Samiotes Consultants Inc.

Stephen Powers, PE

b. Prepared By

c. Signed and Stamped by

Varies

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:

5933

2. Municipal Check Number

7/26/2021

3. Check date

5936

4. State Check Number

7/26/2021

5. Check date

CSS Architects Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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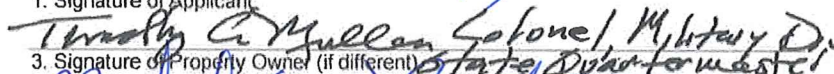

Melrose

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.

	7/26/21
1. Signature of Applicant	2. Date
	7/26/21
3. Signature of Property Owner (if different)	4. Date
	7/26/21
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.



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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:

120 Main Street	Melrose
a. Street Address	b. City/Town
_____	_____
c. Check number	d. Fee amount
_____	_____

2. Applicant Mailing Address:

Michael (Tony)	Gautreau	
a. First Name	b. Last Name	
MAARNG Construction Facility Management	_____	
c. Organization	_____	
2 Randolph Rd	_____	
d. Mailing Address	_____	
Hanscom AFB	MA	01731
e. City/Town	f. State	g. Zip Code
(339) 202-3999	michael.a.gautreau.nfg@mail.mil	_____
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

_____	_____	
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).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 - Parking Lot	1	\$750	\$750
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	<u>\$750</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$362.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$387.50</u>
	c. 1/2 Total Fee plus \$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.)

PROJECT NARRATIVE

1.0 Introduction

The Melrose National Guard Readiness Center is located at 120 Main Street in Melrose and consists of approximately 2.99 acres. The property is improved with a 17,100 sq. foot building for the First Battalion, 182nd Infantry Regiment of the Massachusetts Army National Guard to perform operational and technical functions to ensure combat readiness. The site is also served by an asphalt paved parking lot enclosed by a private fence. The existing parking lot has deteriorated significantly over the years and is in need of replacement/repair. In addition, some areas need to be upgraded to be MAAB/ADA compliant and accessible.

1.1 Existing Conditions

The Plan entitled "Repair Parking Lot Melrose Readiness Center – Topographic Plan: T-1" illustrates the existing conditions, topography, wetland resource areas, vegetation/trees, and hardscape areas.

1.2 Regional Context

Land use surrounding the property is a mixture of commercial, forested and low density residential. Figure-001 (Site Locus Plan) in the Appendix depicts the context of the property in relation to the neighborhood.

1.3 Resource Areas

On June 16, 2021 Environmental Consulting & Restoration, LLC (ECR) conducted an inspection and evaluation of the landward limits of wetland resources subject to jurisdiction under the Massachusetts Wetlands Protection Act (MGL Ch. 131 s. 40) and the City of Melrose Wetlands Protection Bylaws within 100 feet of proposed improvements at the subject property.

Wetlands were delineated in accordance with the procedures established in the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.00) and the City of Melrose Wetlands Bylaw. Numbered and sequence flags were placed in the field to identify the limit of wetland resource areas.

A copy of the report and data sheets are included in the Appendix.

1.4 Bordering Vegetated Wetlands, (BVW)

The project site was found to contain a Bordering Vegetated Wetland (BVW) within the property limits and adjacent to the site. This wetland resource area, delineated by flags A1-A3, and B1 - B2 are the BVW limits on the west and east sides, respectively, of the perennial stream to the southwest of the site. The vegetated wetlands contain hydric soils, saturated soils, and dominant wetland indicator plants.

1.5 Inland Bank

The banks around the Lower Spot Pond Brook to the southwest of the site were delineated by flags IBI 1-IBI 3 along the east bank and IBI 101-IBI 103 on the west bank. The delineation of the bank is terminated at the box culvert that runs under the southwest corner of the site to the northwest and under the MBTA railroad to the west of the site. The culvert is approximately 200 feet long before the stream daylight to the west of the railroad and continues upstream in the northerly direction.

1.6 Riverfront Area

Flags IBI 1-IBI 3 and IBI 101-IBI 103 delineate the banks of the Lower Spot Pond Brook which flows away from the property to the south. The brook is indicated as perennial, and is therefore presumed under 310 CMR 10.58 and the Melrose Wetlands Bylaw to contain a 200-foot Riverfront Area extending horizontally from the limits of its banks. Approximately 200' upstream, on the western side of the MBTA railroad, the culvert daylight. This portion of the inland bank was not flagged due to difficulty with access but it is approximated that the 200 foot riparian area is an arch off the IB flags listed above.

Riverfront Area regulations contained within 310 CMR 10.58 generally require a 100-foot zone of natural undisturbed vegetation unless this area has been previously developed or degraded, such as by filling, paving or construction of other structures. Construction proposed in the Riverfront Area must also demonstrate that there are no other alternatives with lesser impact to the river. New alterations of Riverfront Area must be under 5,000 square feet or 10% of the total Riverfront Area on the parcel, whichever is greater. In the case of proposed redevelopment of previously degraded areas, alterations must not exceed that of the total degraded area.

1.7 Bordering Land Subject to Flooding

This site does not contain areas mapped as Land Subject to Flooding (FEMA Flood Zones)

1.8 Estimated Habitats of Rare Wetlands Wildlife

The project area is not within Estimated Habitat of Rare Wetlands Wildlife or Priority Habitat and contains no certified vernal pools as determined by reference to Massachusetts Division of Fisheries and Wildlife – Natural Heritage and Endangered Species Program (NHESP) data available on MassGIS.

2.0 Project Description

The existing development at the Melrose Readiness Center consists of a single parcel of land that is improved with a 2-story building, and a parking lot. The existing asphalt paved parking lot is in disrepair and will be removed and replaced in kind. The parking lot pavement rehabilitation will provide 181 parking spaces including three (3) new ADA accessible parking spaces.

3.0 Construction Impacts and Mitigation

There will be erosion and sediment control measures installed before and until acceptance of the project by the conservation commission when they designate that the measures may be removed.

3.1 Bordering Vegetated Wetlands

Preamble:

Bordering Vegetated Wetlands are likely to be significant to public or private water supply, to ground water supply, to flood control, to storm damage prevention, to prevention of pollution, to the protection

of fisheries and to wildlife habitat. The plants and soils of Bordering Vegetated Wetlands remove or detain sediments, nutrients (such as nitrogen and phosphorous) and toxic substances (such as heavy metal compounds) that occur in run-off and flood waters. The profusion of vegetation in Bordering Vegetated Wetlands acts to slow down and reduce the passage of flood waters during periods of peak flows by providing temporary flood water storage and by facilitating water removal through evaporation and transpiration. This process reduces downstream flood crests and resulting damage to private and public property. During dry periods the water retained in Bordering Vegetated Wetlands is essential to the maintenance of base flow levels in rivers and streams, which in turn is important to the protection of water quality and water supplies.

Performance Standard:
No work is proposed to the Bordering Vegetated Wetland (BVW).

3.2 Buffer Zone to Bordering Vegetated Wetlands (City of Melrose Wetlands Bylaw - No Disturb Zone)

Preamble:

Extensive work in the inner portion of the buffer zone, particularly clearing of natural vegetation and soil disturbance is likely to alter the physical characteristics of resource areas by changing their soil composition, topography, hydrology, temperature, and the amount of light received. Soil and water chemistry within resource areas may be adversely affected by work in the buffer zone. Alterations to biological conditions in adjacent resource areas may include changes in plant community composition and structure, invertebrate and vertebrate biomass and species composition, and nutrient cycling. These alterations from work in the buffer zone can occur through the disruption and erosion of soil, loss of shading, reduction in nutrient inputs, and changes in litter and soil composition that filters runoff, serving to attenuate pollutants and sustain wildlife habitat within resource areas.

Performance Standards:

In the pre-development condition there is a 15' wetland buffer that extends into the site. The pre-development conditions within this area consists of distressed asphalt pavement associated with the parking lot and pervious areas around the perimeter of the site. The stormwater within the parking lot is captured by catch basins and routed directly into the stream on the southwest side of the site.

Area within the 15-foot no disturb buffer zone

Pre-Development condition: 122 sf of permanent disturbance

In the post-development conditions within the 15-foot no disturb zone our proposed design looks to improve the existing conditions by removing the bituminous pavement and replacing with grass landscaping.

Area within the 15-foot no disturb buffer zone

Post-Development condition: 0 sf of permanent disturbance

A net decrease of 122 sf.

3.3 Buffer Zone to Bordering Vegetated Wetlands (City of Melrose Wetlands Bylaw - No Construction Zone)

Preamble:

Extensive work in the inner portion of the buffer zone, particularly clearing of natural vegetation and soil disturbance is likely to alter the physical characteristics of resource areas by changing their soil composition, topography, hydrology, temperature, and the amount of light received. Soil and water

chemistry within resource areas may be adversely affected by work in the buffer zone. Alterations to biological conditions in adjacent resource areas may include changes in plant community composition and structure, invertebrate and vertebrate biomass and species composition, and nutrient cycling. These alterations from work in the buffer zone can occur through the disruption and erosion of soil, loss of shading, reduction in nutrient inputs, and changes in litter and soil composition that filters runoff, serving to attenuate pollutants and sustain wildlife habitat within resource areas.

Performance Standards:

In the pre-development condition there is a 20' wetland buffer that extends into the site. The pre-development condition of the area within the 20' buffer consists of the distressed parking lot, and landscaped areas. The stormwater within this area sheet flows directly into the wetlands on the north side of the site.

Areas between the 15-foot no disturb buffer zone and the 20-foot no construction zone

Pre-Development condition: 339 sf of permanent disturbance

The post-development conditions within the 20' wetland buffer zone looks to improve the area by replacing the pavement with a grass landscape.

Area between the 15-foot no disturb buffer zone and the 20-foot no construction zone

Post-Development condition: 0 sf of permanent disturbance

Net decrease of 339 square feet.

3.4 Buffer Zone to Bordering Vegetated Wetlands

Preamble:

Extensive work in the inner portion of the buffer zone, particularly clearing of natural vegetation and soil disturbance is likely to alter the physical characteristics of resource areas by changing their soil composition, topography, hydrology, temperature, and the amount of light received. Soil and water chemistry within resource areas may be adversely affected by work in the buffer zone. Alterations to biological conditions in adjacent resource areas may include changes in plant community composition and structure, invertebrate and vertebrate biomass and species composition, and nutrient cycling. These alterations from work in the buffer zone can occur through the disruption and erosion of soil, loss of shading, reduction in nutrient inputs, and changes in litter and soil composition that filters runoff, serving to attenuate pollutants and sustain wildlife habitat within resource areas.

Performance Standards:

In the pre-development condition there is 100' wetland buffer that extends into the site. The condition of the site within this area is a combination of distressed pavement, and landscaped areas around the perimeter of the parking lot.

Area within the 100-foot buffer zone

Pre-Development condition: 13,893 sf of permanent

In the post-development condition the design will provide new full depth pavement and an upgraded/improved stormwater management system within the parking lot. The stormwater within this area is designed to sheet flow into one of the five new deep sump catch basin, and be treated within a water quality unit, which will capture and decrease the amount of pollutants and sediment within the stormwater that enters the resource area. We have also compiled an Operation and Maintenance plan

with the intent to provide direction in order to preserve and maintain the site improvements beyond post-development.

Area within the 100-foot buffer zone

Post-Development condition: 11,175 sf of permanent disturbance
Net decrease of 2,718 square feet.

3.5 Riverfront Area

Preamble:

Riverfront areas are likely to be significant to protect the private or public water supply; to protect groundwater; to provide flood control; to prevent storm damage; to prevent pollution; to protect land containing shellfish; to protect wildlife habitat; and to protect the fisheries. Land adjacent to rivers and streams can protect the natural integrity of these water bodies. The presence of natural vegetation within riverfront areas is critical to sustaining rivers as ecosystems and providing these public values. In those portions so extensively altered by human activity that their important wildlife habitat functions have been effectively eliminated, riverfront areas are not significant to the protection of important wildlife habitat and vernal pool habitat.

Performance Standards:

The proposed work within the 100-foot Riverfront Area is not located closer to the river than the existing disturbed area.

Area within the 100-foot Riparian zone

Pre-Development condition: 13,468 sf of permanent disturbance.

In the post-development condition the design will provide new full depth pavement and an upgraded/improved stormwater management system within the parking lot. The stormwater within this area is designed to sheet flow into one of the five new deep sump catch basin, and be treated within a water quality unit, which will capture and decrease the amount of pollutants and sediment within the stormwater that enters the resource area. We have also compiled an Operation and Maintenance plan with the intent to provide direction in order to preserve and maintain the site improvements beyond post-development.

Area within the 100-foot Riparian zone

Post-Development condition: 10,736 sf of permanent disturbance.
Net decrease of 2,732 square feet.

The proposed work within the 200-foot Riverfront Area is not located closer to the river than the existing disturbed area which extends well into the 100-foot Inner Riparian zone.

Area within the 200-foot Riparian zone

Pre-Development condition: 49,377 sf of permanent disturbance.

In the post-development condition the design will provide new full depth pavement and an upgraded/improved stormwater management system within the parking lot. The stormwater within this area is designed to sheet flow into one of the five new deep sump catch basin, and be treated within a water quality unit, which will capture and decrease the amount of pollutants and sediment within the stormwater that enters the resource area. We have also compiled an Operation and Maintenance plan

with the intent to provide direction in order to preserve and maintain the site improvements beyond post-development.

Area within the 200-foot Riparian zone

Post-Development condition: 47,033 sf of permanent disturbance.
Net decrease of 2,344 square feet.

3.6 Bordering Land Subject to Flooding (BLSF)

This site does not contain areas mapped as Land Subject to Flooding (FEMA Flood Zones)

4.0 Soil Erosion and Sediment Control Plan

The objectives of the Soil Erosion and Sediment Control Plan are to control erosion at its source with temporary control structures, minimize the runoff from areas of disturbance, and de-concentrate and distribute stormwater runoff through natural vegetation before discharge to critical zones such as streams or wetlands. The Soil Erosion and Sediment Control Plan will be conducted in order to protect the resource areas during construction. The erosion control devices will remain in place until all exposed areas have been stabilized with vegetation or impervious surfaces.

- A. The Contractor shall implement all soil erosion and sediment control devices prior to excavation within the site.
- B. The following erosion control principles shall apply to the land grading and construction phases:
 - Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion.
 - Whenever feasible, natural vegetation shall be retained and protected.
 - Extent of area which is exposed and free of vegetation and duration of its exposure shall be kept within practical limits.
 - Temporary seeding, mulching, or other suitable stabilization measures shall be used to protect exposed critical areas during prolonged construction or other land disturbance.
 - Sediment shall be retained on-site.
 - Erosion control devices shall be installed as early as possible in the construction sequence prior to the start of grubbing and earthwork operations and excavation work.

4.1 Erosion Control Devices

1. Wattles/Siltation fence

Straw wattle shall consist of 99.9 percent seed-free agricultural straw inside tubular non-woven photodegradable high-density polypropylene (HDPE) netting with a one year UV inhibitor. Straw wattles shall have a diameter of 9 in. to 12 in. (plus or minus 10 percent). Length shall be manufacturer's standard length.

Installation and Maintenance

- a. Wattles and siltation fence shall be constructed and installed as indicated on the drawing, prior to the start of grubbing and earthwork operations. Prior to the start of clearing and grubbing operations, Conservation Commission representative(s) and the Civil Engineer shall inspect and approve the installation of all soil erosion and sediment control measures.

- b. Sedimentation shall be removed from wattles when sediment has accumulated to greater than 6 inches deep. Sediment deposits shall be disposed of in a manner that will not cause a sediment nuisance elsewhere.
Wattles shall be inspected periodically and deteriorated bales replaced until such time as construction is completed and exposed slopes have been stabilized.
- c. Wattles barrier shall remain in place until exposed soils have been stabilized with a vegetative cover.

5.0 Stormwater Management Standards

The Department of Environmental Protection has implemented the Stormwater Management Standards as of November 18, 1996 and updated them in April 2008. The standards met are described in the Stormwater Management Form as provided by DEP. We have met all ten standards that are applicable to this project to the maximum extent practical. See the stormwater management report submitted as part of the NOI submission.

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DRAWING LIST**

**APPENDIX 1:
ABUTTER NOTIFICATION, ABUTTER LIST, FEES**

Notification to Abutters Under the Massachusetts Wetlands Protection Act

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

The Massachusetts Army National Guard has filed a Notice of Intent (NOI) with the Conservation Commission of the City of Melrose. The applicant is seeking to perform site work relating to pavement rehabilitation for an existing parking lot under the Wetlands Protection Act (General Laws Chapter 131, Section 40) for the property located at **120 Main Street (National Guard Armory)**.

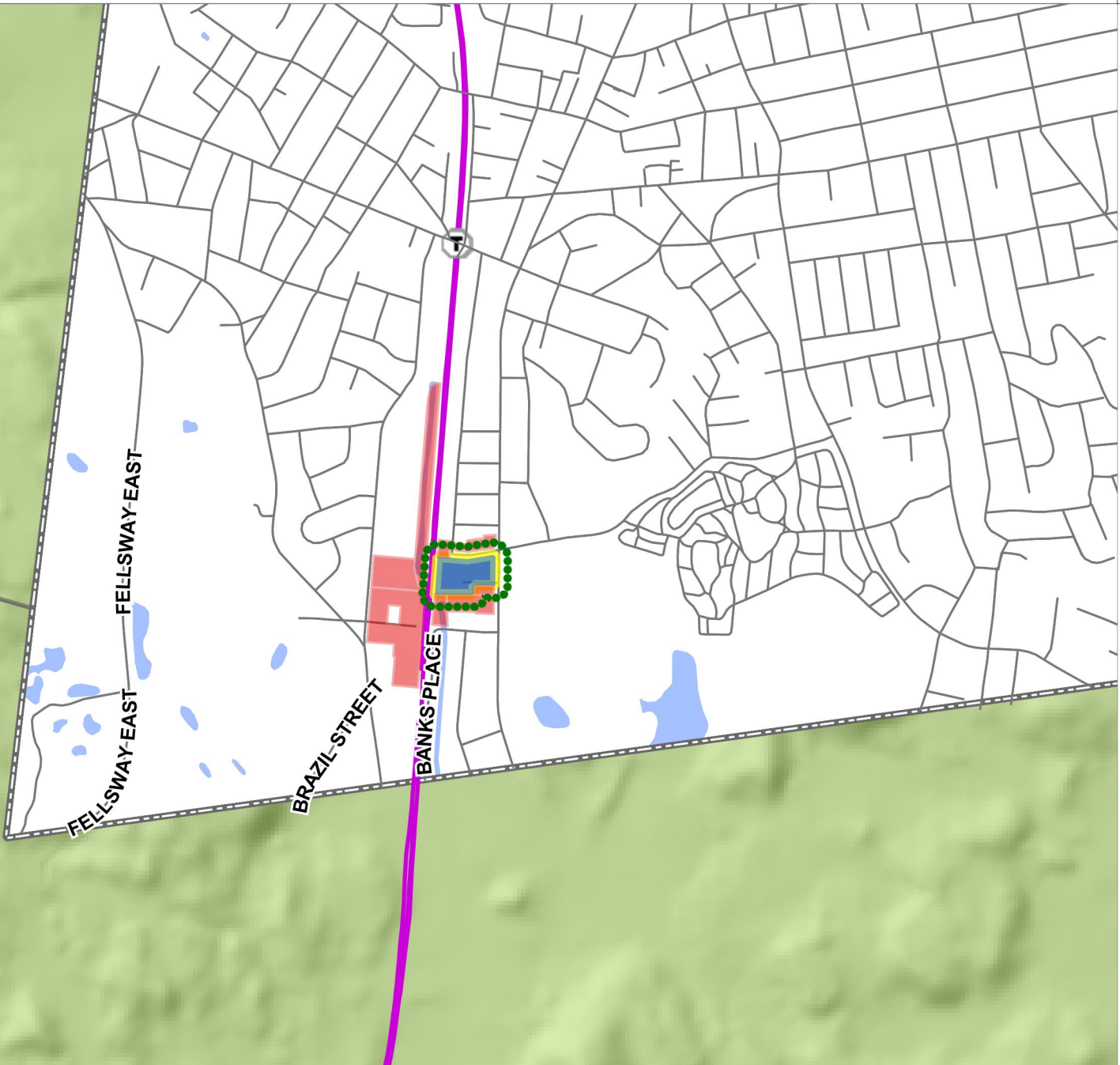
Copies of the NOI can be examined at the Melrose Conservation Commission located at Melrose City Hall, 562 Main Street, Melrose, MA between 8:30 and 5:00 Monday through Friday.

For more information, call the Melrose Conservation Commission Office at (781) 979-4312 during regular business hours. Copies of the NOI may be purchased or viewed at the offices of Samiotes Consultants, Inc. during regular business hours.

A public hearing will be held at the Melrose City Hall at a time to be determined. Further information regarding this public hearing may be obtained from the Melrose Conservation Commission at (781) 979-4312.

Notice of the public hearing, including its date, time and place, will be advertised and held by the Melrose Conservation Commission.

You may also contact the Melrose Conservation Commission or the Department of Environmental Protection Central Office for more information about this application. To contact DEP NERO, please call their Office at 978-694-3246.



- Streets
- MBTA Commuter Rail Station
- MBTA Commuter Rail
- Easements
- Hist Lines
- Parcels
- Buildings
- Pools
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Town Labels
- Bathymetry
 - 0-5 ft
 - 5-10 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Town Boundary
- Abutting Towns
- Mask

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

0 1600 3200 ft

Printed on 07/14/2021 at 10:19 AM

120 MAIN ST - ABUTTERS 100 FT

abutters_id	abutters_owner1	abutters_owner2	abutters_address	abutters_address2	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
B3 0 56	DEPASULUMI TOWNE ESTATES LLC		182 W CENTRAL ST MAIN ST		NATICK MELROSE	MA MA	01760 02176	44387-246 8179-507	91-97 PLEASANT ST 120 MAIN ST
B3 0 60	COMM OF MASS ARMORY		56 DERBY RD		MELROSE	MA	02176	1131-174	56 DERBY RD
B3 0 61-4	UNILE PATRICIA A.		55 DERBY ROAD		MELROSE	MA	02176	1455-14	55 DERBY RD
B3 0 68	KAWAKAMI, TAKUYA	SAVAKA KAWAKAMI, HWITE	PLEASANT ST		MELROSE	MA	02176	9027-402	PLEASANT ST
B4 0 92	COMM OF MASS MDC	0	106 MAIN ST		MELROSE	MA	02176	38651-295	106 MAIN ST
C3 0 3	MELROSE YOUNG MENS CHRISTIAN		10 MERIDIAN ST		EAST BOSTON	MA	02128	37896-568	108 MAIN ST
C3 0 3A	EAST BOSTON SAVINGS BANK		4 SYLVAN ST		MELROSE	MA	02176	25989-276	SYLVAN ST
C3 0 6-7	HIGGINS, EDWARD F	JANET A HIGGINS JT	200 REVERE BEACH PKWY		CHELSEA	MA	02150	21058-126	138 MAIN ST
C3 0 8-9	METRO CREDIT UNION	ATTN: ACCOUNTS PAYABLE	20 SOMERSET ST		BOSTON	MA	02108	29112-225	100-R MAIN ST
B3 0 59	METROPOLITAN, DISTRICT	COMMISSION	2 SYLVAN ST		MELROSE	MA	02176	153-195	2 SYLVAN ST
C3 0 4-5-2	DEMISE, SAMSON	NEGEST TESSEMA, HWITE	4 SYLVAN ST		MELROSE	MA	02176	967-189	4 SYLVAN ST
C3 0 4-5-4	HIGGINS, EDWARD	JANET HIGGINS	125 High Street, 27th floor		Boston	MA	02110	79972-27	1000 STONE PL UNIT BLDNG A
B3 0 57-58	IMP JACK FLATS, LLC	C/O GID							

City of Melrose
 Board of Assessors
 Certified Abutters List

07/14/21

**APPENDIX 2:
WETLAND DELINEATION REPORT**



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION MEMO

TO: Samiotes Consultants
FROM: Brad Holmes
DATE: June 30, 2021
RE: 120 Main Street, Melrose

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed a review of the existing conditions at the Massachusetts Military property located at 120 Main Street in Melrose (the site) on June 16, 2021. The purpose of the review was to identify wetland resource areas on and near the site. The site is located along the west side of Main Street, to the east of the MBTA railroad, and to the south of Sylvan Street. The site contains a Massachusetts Military building with associated parking areas, maintained lawn facing Main Street, etc. The weather on June 16th was sunny, clear, and warm (approximately 75 degrees) with light wind and dry site conditions. Wetland resource areas are located near the site associated with a U.S.G.S. mapped perennial stream that is culverted under the western portion of the site. ECR placed the following wetland flags to the southwest of the site during the June 16th delineation event:

- Bordering Vegetated Wetland (BVW) flags #A1 to #A3, and #B1 to #B2 – This is the BVW fringe on either side of the perennial stream to the southwest of the site.
- Inland Bank (IB) flags #IB1 to #IB3 and #IB100 to #IB101 – These flags mark either side of the Inland Bank to the perennial stream to the southwest of the site.

The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The Inland Bank to the perennial stream was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.54 pertaining to the delineation of Bank.

Please note that the U.S.G.S. perennial stream delineated to the southwest of the site is also located to the west of the site on the other side of the MBTA railroad. The stream to the west of the MBTA railroad appears to be more than 100 feet away from the site. However, the portion of the stream to the west of the MBTA railroad appears to be within 200 feet of the western portion of the site but was not delineated during the June 16th delineation event due to access issues. The culvert under the southwestern portion of the site appears to be more than 200 feet in length. If this culvert is more than 200 feet, then the 200-foot Riverfront Area starts perpendicular to the IB flagging listed above and may not extend onto the southwestern portion of the site. If the culvert is less than 200 feet, then the 200-foot Riverfront Area is an arch off the IB flags listed above.

As a result of ECR's wetland delineation at the site, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- 100-foot Buffer Zone to BVW and Inland Bank
- 200-foot Riverfront Area
- Bordering Land Subject to Flooding (FEMA flood zone A)

ECR

Environmental Consulting & Restoration, LLC



Also review of the MassGIS wetlands database reveals the following:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified Vernal Pools according to the MaNHESP.
3. The site does contain a U.S.G.S. mapped perennial stream as described above.
4. The site does not contain areas mapped as Land Subject to Flooding according to the FEMA Firm Maps.
5. The site is not located within an Area of Critical Environmental Concern.

Upon review of this wetland delineation memo, please contact me at (617) 529 – 3792 or brad@ecrwetlands.com with any questions or requests for additional information.

Thank you,
Brad Holmes, Professional Wetland Scientist #1464
Manager

**APPENDIX 3:
SKETCHES**



Sketch No.
SKCE-001

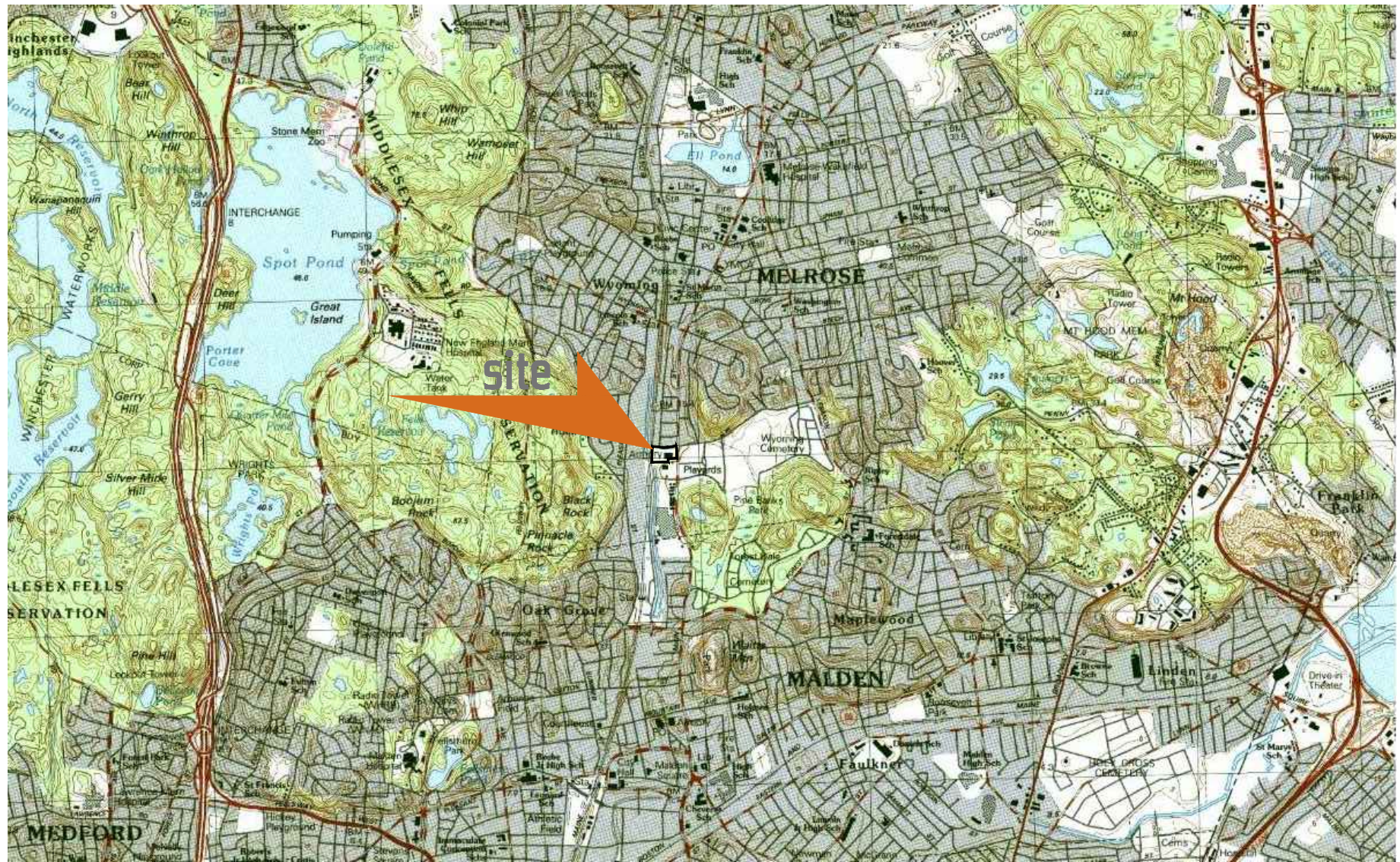
Reference Drawing
-

Job #: 50022.00
Drawn by: DJS
Scale: NTS
Date: 07/21/21

Project: MELROSE READINESS
CENTER
Title: REGIONAL CONTEXT MAP

Samiotes Consultants Inc.
Civil Engineers + Land Surveyors
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Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com





Sketch No.
SKCE-002

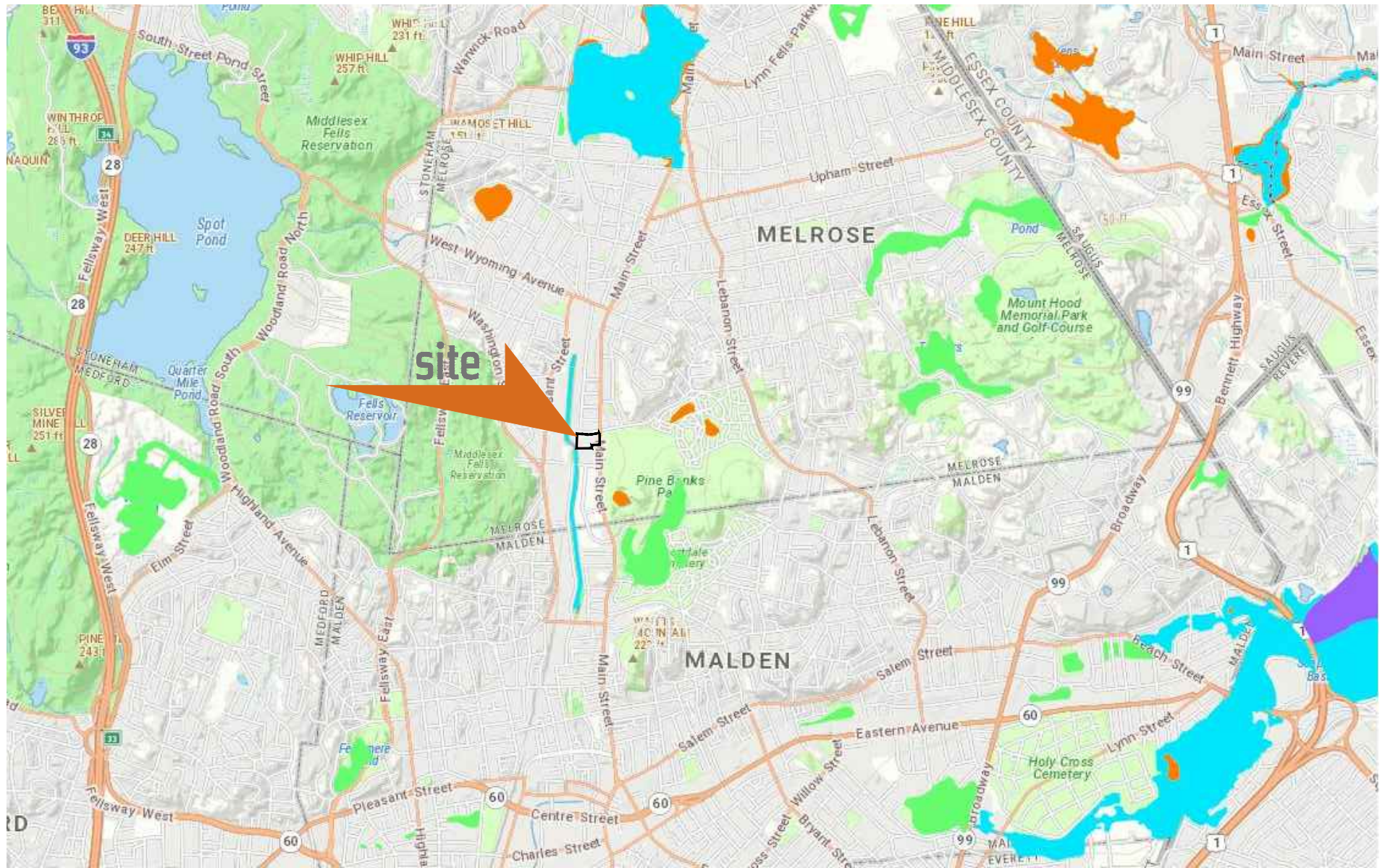
Reference Drawing
-

Job #: 50022.00
Drawn by: DJS
Scale: NTS
Date: 07/21/21

Project: MELROSE READINESS
CENTER
Title: LOCUS MAP - USGS

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Sketch No.
SKCE-003

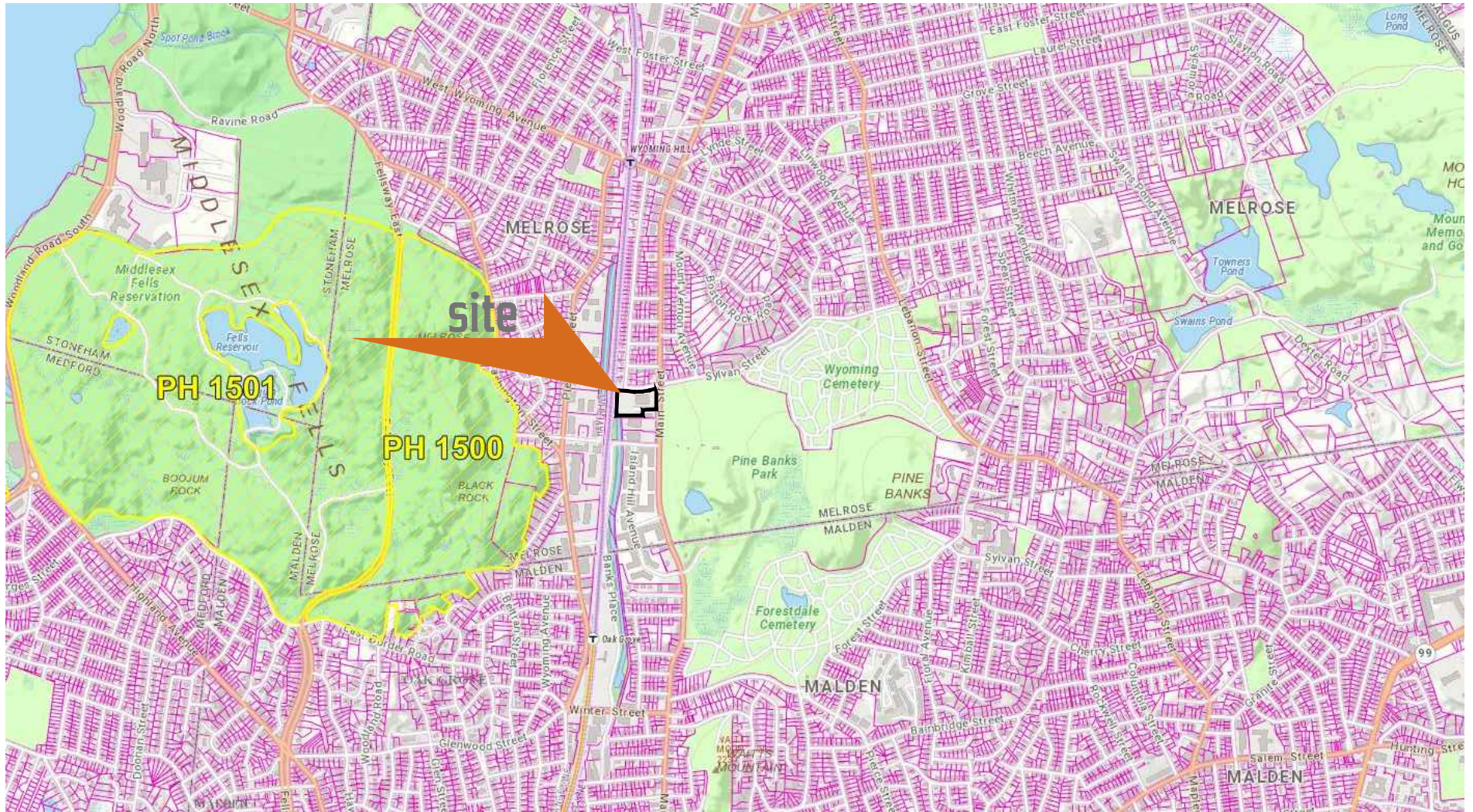
Reference Drawing
-

Job #: 50022.00
Drawn by: DJS
Scale: NTS
Date: 07/21/21

Project: MELROSE READINESS
CENTER
Title: FEMA FLOOD MAP

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Sketch No.
SKCE-004

Reference Drawing
-

Job #: 50022.00

Drawn by: DJS

Scale: NTS

Date: 07/21/21

Project: MELROSE READINESS

CENTER

Title: NHESP MAP

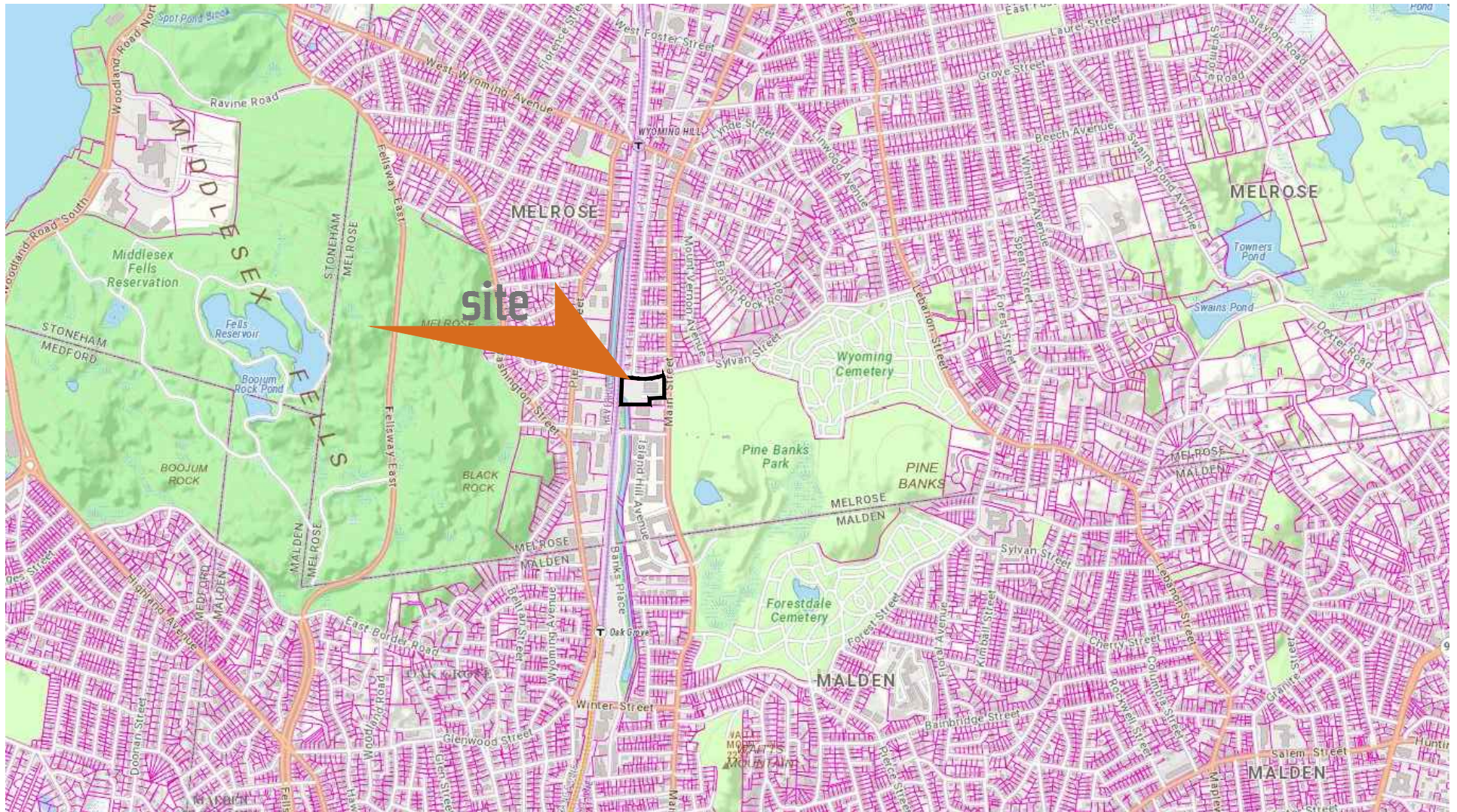
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Sketch No.
SKCE-005

Reference Drawing
-

Job #: 50022.00

Drawn by: DJS

Scale: NTS

Date: 07/21/21

Project: MELROSE READINESS

CENTER

Title: ZONES A, B, C, I, II

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**APPENDIX 4:
DRAWING LIST**

DRAWING LIST

Drawing	Title	Date
T-1	Topographic Plan	04/02/2021
C-1.0	Demolition & Erosion Control	07/22/2021
C-2.0	Site Layout, Materials & Grading	07/22/2021
C-3.0	Drainage & Utilities Plan	07/22/2021
C-4.0	Civil Details	07/22/2021
C-4.1	Civil Details	07/22/2021