

Applicant:

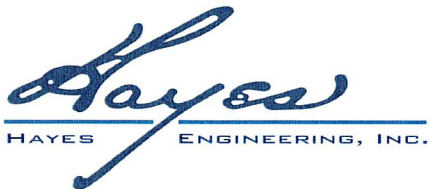
Hobbs Brook Real Estate LLC
#701 Edgewater Drive
Wakefield, MA

Job File:WAK-0035BA

Request for Determination of Applicability

**Proposed Roadway Curb Repair
#301 Edgewater Place
Wakefield, Massachusetts**

April 2024

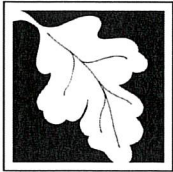


Civil Engineers & Land Surveyors
603 Salem Street, Wakefield, MA 01880
(781) 246-2800 phone, (781) 246-7596 fax

**TABLE OF CONTENTS
REQUEST FOR DETERMINATION
OF APPLICABILITY
ROAD CURB REPAIR
#301 EDGEWATER PLACE
WAKEFIELD, MASSACHUSETTS**

March 26, 2024

<u>Identifying Number / Letter</u>	<u>Title / Date</u>
SECTION A	WPA Form 1 – Request for Determination of Applicability Proposed Roadway Curb Repair, #301 Edgewater Place, Wakefield, MA (including USGS Locus Map and Hobbs Brook \$112.00 legal ad. check).
SECTION B	Project Narrative, Proposed Roadway Curb Repair, #301 Edgewater Pl., Wakefield, MA; March 18, 2024; Hayes Engineering, Inc.; including Google Map with Locus and document titled “Site Photographs”.
PLANS	<p>Sketch Plan Showing Proposed Curb Repair in Wakefield, Mass., 301 Edgewater Place; Hayes Engineering, Inc.; Scale: 1”=As Noted; Date: March 21, 2024 (1 sheet).</p> <p>US Pavement Work Diagram titled “Hobbs Brook Real Estate, #301 Edgewater Place”, March 2024, No Scale.</p>



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Wakefield
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

A. General Information

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



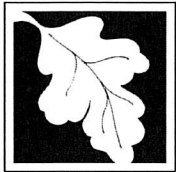
1. Applicant:
Hobbs Brook Real Estate, LLC c/o Emily Virga,
General Manager -The Edge
701 Edgewater Drive, Suite 120
Address
Wakefield
City/Town
(781)906-3124
Phone Number
MA
State
01880
Zip Code
emily.virga@hobbsbrook.com
Email Address
2. Property Owner (if different from Applicant):
401 Edgewater LLC c/o Hobbs Brook Mgmt-AP
First Name
Last Name
P.O. Box 19479
Address
Johnston
City/Town
Contact through applicant.
Phone Number
RI
State
02919
Zip Code
Email Address (if known)
3. Representative (if any)
First Name
Last Name
Company Name
Hayes Engineering, Inc. c/o Elizabeth Wallis , 603 Salem Street
Address
Wakefield
City/Town
(781)246-2800
Phone Number
MA
State
01880
Zip Code
lwallis@hayeseng.com
Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):
301 Edgewater Drive
Street Address
Wakefield
City/Town
42.51973
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)
-71.04177
Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
Map 36W-34
Assessors' Map Number
51B
Assessors' Lot/Parcel Number
- b. Area Description (use additional paper, if necessary):
Refer to the attached project narrative.
- c. Plan and/or Map Reference(s): (use additional paper if necessary)
Sketch Plan Showing Curb Repair, 301 Edgewater Dr, Wakefield, MA
Title
3/21/24
Date
Title
Date

[How to find Latitude
and Longitude](#)

[and how to convert
to decimal degrees](#)



Massachusetts Department of Environmental Protection
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WPA Form 1- Request for Determination of Applicability Wakefield
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

B. Project Description (cont.)

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

Refer to the attached project narrative and drawings for a description of proposed work activities.

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

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

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

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



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Wakefield

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

Municipality

C. Determinations

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

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

Name of Municipality

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

D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

Signature of Applicant

Date

Signature of Representative (if any)

Date



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Wakefield
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

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

Name of Municipality

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

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Signatures:

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

DocuSigned by:
Peter G. Hill
Signature of Applicant

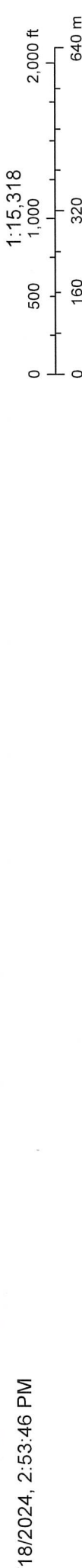
25-Mar-24

Date

Signature of Representative (if any)

Date

The National Map Viewer - 301 Edgewater Wakefield, MA



**PROJECT NARRATIVE
ROADWAY CURB REPAIR
#301 EDGEWATER PLACE
WAKEFIELD, MASSACHUSETTS**

March 18, 2024

Existing Conditions

General Description

The project site is a rectangular area of approximately 32' x 10" (e.g. 32-foot length of granite curbing, pavement edge, and the top portion of the adjacent road sideslope) located along the east side of the paved road known as Edgewater Place and situated between the building at #201 Edgewater Drive and the parking garage at #301 Edgewater Place, approximately opposite an area of paved uncovered parking spaces. The limit of work is upgradient of a cat-tail wetland and within the flood plain associated with the Reedy Meadow and Saugus River (Class A Surface Quality water).

Curbing/Pavement Damage

The sideslope soil material adjacent to the subject 32-foot length of granite curbing is currently devoid of vegetation and portions have been eroded as result of snapping turtle nest digging and subsequent sediment washing down to the wetland boundary during rain storms. As a result, the curbing has been destabilized such that it has fallen over and no longer functions to retain pavement and street runoff and also the roadway pavement along the dislodged curbing has started to show some cracking. Location and existing conditions are as shown on the attached US Pavement Diagram, Google Map and in the accompanying "Site Photographs".

It is essential to immediately fix this portion of the road side by the end of April or first week of May 2024 to avoid interfering with turtle egg laying which typically starts in May and the occurrence of further pavement and slope damage.

Proposed Curb Work

Proposed remedial work will generally be conducted by cutting the pavement edge, resetting the existing granite curbing into a shallow trench lined with a layer of concrete to lock the curb pieces in place and backfilling as needed, then installing a 3-foot wide compacted stone apron to serve as additional curb stabilization and turtle digging deterrent, then regrading the adjacent portion of the side-slope using existing and imported sandy soil to smooth dug out areas. Once the slope is smoothed out, a layer of topsoil will be spread on top of the regraded area. Loamed areas will be seeded with an erosion control seed mix (New England Wetland Plants, Inc. Conservation/Wildlife Mix or equivalent) and stabilized with a straw or jute biodegradable blanket/mat without plastic netting. Slope work will be conducted such that the resulting slope material and elevation will blend in with adjacent undisturbed areas. Details are provided in the accompanying Sketch Plan and Work Diagram drawings and as specified in the below work sequence provided by project contractor US Pavement.

Prior to any work, a staked 9" wattle erosion control barrier (without plastic netting) will be installed along the limit of work to ensure loose sediments are captured prior to entering the wetland. Erosion control socks will be removed or sliced open and spread as approved by Conservation staff after completion of work and vegetation growth has started. Curbing repair work is

Roadway Curb Repair, #301 Edgewater Place, Wakefield, MA
March 18, 2024

anticipated to have a duration of one or two days and be conducted in April 2024 as soon as possible after issuance of the Conservation Commission Determination permit.

Curb Repair Sequence Provided by US Pavement

Work Procedure (Refer to US Pavement Work Diagram)

1. If necessary, cut and excavate existing asphalt to prepare for curb reset.
2. Reset curbing to specifications or to match existing and use appropriate masonry techniques to secure curbing.
3. Patch back existing asphalt comprising of approximately 96 square feet adjacent to reset granite curbing.
4. Backfill landscaped area behind reset granite curbing to reinforce structural integrity.
5. Clean area and remove debris.

Project Impact

The proposed work will have minimal impact on the buffer zone and adjacent Class A wetland since activities will predominantly occur within the upper portion of the roadway fill slope and within areas presently occupied by manmade pavement. Curbing, and fill. Biodegradable erosion control mat and wattle devices without plastic netting will be installed for slope stabilization and sediment control above the wetland boundary. After the work is completed, the wattles will be removed or cut open so turtles will be able to freely access the locus area and adjacent slopes from the wetland.

Roadway Curb Repair, #301 Edgewater Place, Wakefield, MA
March 18, 2024

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NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoil	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS. TOTAL: \$79.00 APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes

For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

Manufactured by:

Newenglandstrawwattle.com*

84 Daniel Plummer Road
Goffstown, N. H. 03045-5211
(603) 621-9000

* Division of CEC-NH, LLC.

Under the brand name: Filtrexx® BioWattle™

9" Straw BioWattle™

Description

Filtrexx® Straw BioWattle™ are Natural Cotton netting filled with an organic fill media consisting of agricultural straw. Each wattle will be 25' in length and secures with hog ring staples or tied at each end. Biowattle™ netting consists of all natural cotton fiber netting with a rectangular shaped aperture measuring .0625 inches x .03125 inches, weighing .5 ounces per foot when fully expanded. Fill material will be 100% chopped agricultural straw weighing approximately 2 lbs. per foot.

Physical Specifications

Diameter	9 inches (22.86cm)
Length	25.00 feet (7.62 meters)
Weight	45 pounds (22kilograms)

Installation

Wattles will be installed on contours with 24" stakes at a maximum 5 foot on centers (6 stakes per wattle) to insure intimate contact with the existing ground. Where required wattles will be trenched 2-3 inches into existing grade to insure intimate contact with soil and eliminate undermining.



EASTCOAST
erosion blankets

443 Bricker Road Bernville, PA 19506

1.800.582.4005

+1.610.488.8496 Fax +1.610.488.8494

www.eastcoasterosion.com

Material and Performance Specification

ECS-2B Double Net Straw Biodegradable Rolled Erosion Control Product

Description: The ECS-2B is made with uniformly distributed 100% agricultural straw and two organic jute nets securely sewn together with biodegradable thread. The tightly compressed blankets are wrapped and include a product label, code and installation guide. The blankets are palletized for easy transportation. The ECS-2B has functional longevity of approximately 12 months, but will vary depending on soil and climatic conditions, and is suitable for slopes 3:1 to 2:1 and low to medium flow channels. The ECS-2B meets Type 2.D specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17.

Materials:	Netting – Top and Bottom	Matrix	Thread
	Organic Leno Weave Jute	100% Agricultural Straw	Biodegradable
	100% Biodegradable	0.55 lbs/yd ²	1.50" stitch spacing
	0.5" x 1.0" Opening	298.4 g/m ²	

Roll Sizes:	Standard	Mega
Width:	7.5 ft (2.3 m)	15.0 ft (4.6 m)
Length:	120.0 ft (36.6 m)	120.0 ft (36.6 m)
Weight ±10%:	70.0 lbs (31.8 kg)	140.0 lbs (63.5 kg)
Area:	100 yd ² (83.6 m ²)	200 yd ² (167.2 m ²)
#/Pallet:	16	16

Index Value Properties*:

Property	Test Method	Typical
Mass/Unit Area	ASTM D6475	11.2 oz/yd ² (379.8 g/m ²)
Thickness	ASTM D6525	.32 in (8.1 mm)
Tensile Strength-MD	ASTM D6818	190 lb/ft (2.8 kN/m)
Elongation-MD	ASTM D6818	16.4 %
Tensile Strength-TD	ASTM D6818	130 lb/ft (1.9 kN/m)
Elongation-TD	ASTM D6818	16.8 %
Light Penetration	ASTM D6567	10 %
Water Absorption	ASTM D1117	403 %
* May differ depending upon raw material variations		

Bench-Scale Testing* (NTPEP***):

Test Method	Parameters	Results
ECTC Method 2 Rainfall	50mm (2in) / hr-30 min	SLR**=8.24
	100mm (4in) / hr-30 min	SLR**=13.90
	150mm (6in) / hr-30 min	SLR**=23.44
ECTC Method 3 Shear Resistance	Shear at .50 in soil loss	1.76 lb/ft ²
ECTC Method 4 Germination	Top soil; Fescue; 21 day incubation	384% improvement
*Bench scale tests should not be used for design purposes.		
**Soil Loss Ratio=Soil Loss Bare Soil/Soil Loss with RECP=1/C-Factor		
***The preceding test data excerpts were reproduced with the permission of AASHTO, however, this does not constitute endorsement or approval of the product, material or device by AASHTO		

Slope Performance Design Values*:

Property	Test Method	Value	
Manning's N		0.029	
C-Factors	ASTM D6459		
Slope Length (L)	≤ 3:1	3:1-2:1	≥ 2:1
< 50 ft (15 m)	0.016	0.049	NA
50 ft – 100 ft	0.043	0.062	NA
>100 ft (30 m)	0.080	0.106	NA
*Large-Scale Results obtained by 3 rd Party GAI Accredited Independent Laboratory			

Channel Performance Design Values*:

Property	Test Method	Value
Unvegetated Shear Stress	ASTM D 6460	1.73 lbs/ft ² (83 Pa)
Unvegetated Velocity	ASTM D 6460	6.0 ft/s (1.8m/s)
Vegetated Shear Stress	NA	NA
Vegetated Velocity	NA	NA
*Large-Scale Results obtained by 3 rd Party GAI Accredited Independent Laboratory		

Proud Member of:



Product Participant of:



and



All Value Properties, Test Results and Design Values were derived from independent laboratory testing. East Coast Erosion Blankets, LLC will not be held liable for any type of damage or losses, directly, or indirectly for failure of this product. Current revision supersedes all previous versions.

**SITE PHOTOGRAPHS
#301 EDGEWATER PLACE
ROADWAY CURB
WAKEFIELD, MASSACHUSETTS**

Taken March 2024 as Noted



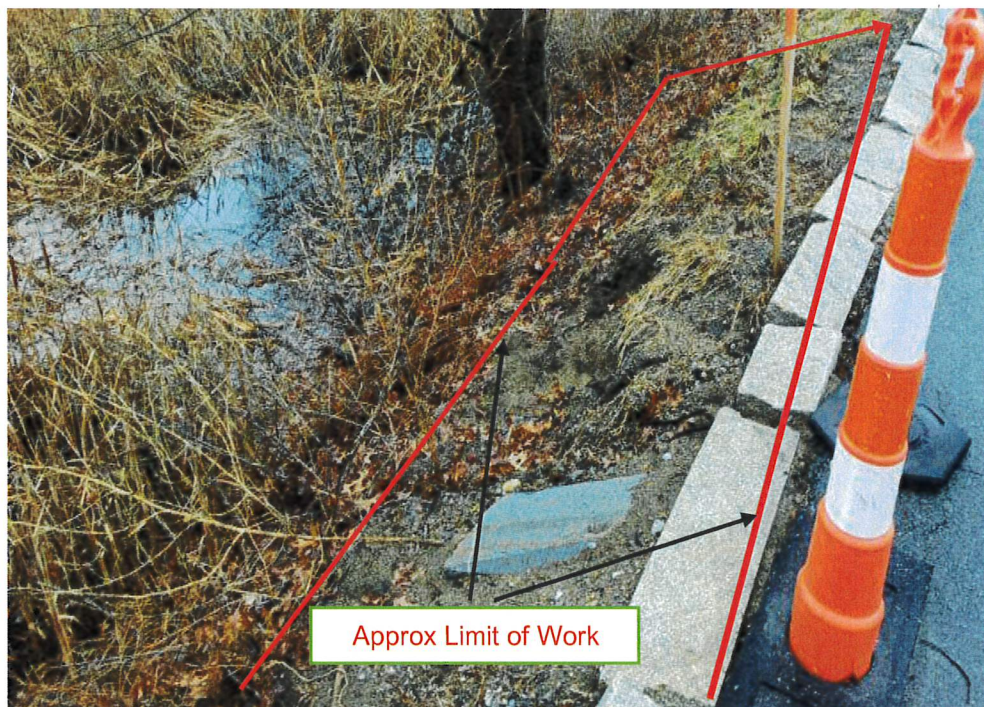
Location view of curb repair locus looking toward #301 Edgewater Place garage



Location view of curb repair locus looking toward #201 Edgewater Drive



General View of curb repair locus looking toward #201 Edgewater. Photo by Hayes Engineering, Inc. 3/15/24



Partial view of eroded slope & curb (looking toward #201). Photo by Kevin O'Connell 3/7/24



View of Curb Repair Locus(looking toward #301). Photo by Hayes Engineering, Inc. 3/15/24



Eroded/Turtle Activity Area. Photo by Hayes Engineering, Inc. 3/15/24

Hobbs Brook Real Estate

301 Edgewater Place

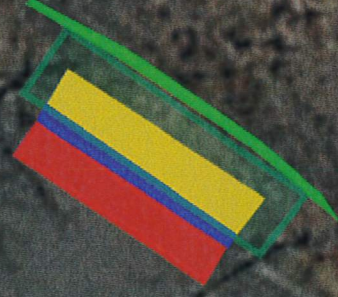
32x3 - Asphalt Repair
along Granite Curb Line

32 LF - Sloped Granite
Curb Reset

32x3 - Build up of
hillside to lock granite
curbing into place,
utilizing compacted
stone aggregate and
screened loam

36x8 - Erosion control
matting

50 LF - Erosion control
straw wattle roll





Property Information

Property ID 36W-34-51B
 Location 301 EDGEWATER DR
 Owner 401 EDGEWATER LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Wakefield, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/13/2022
 Data updated 07/18/2023

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.