



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

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October 19, 2023

Town of Wareham
Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Attn: Nazih Elkallassi, Chairman

RE: Plymouth Ave Realty Trust
303 & 305 Plymouth Avenue
ZBA Case 38-23
DEP File No. SE76-2780
G.A.F. Job No. 21-9767

Honorable Zoning Board of Appeals,

Pursuant to the discussion regarding the wetland buffer zone associated with this project at the October 11, 2023, hearing we provide the following documentation and information for the Boards consideration.

1.0 General

The attached Order of Conditions was issued by the approving authority (Conservation Commission) on February 15, 2023. The order was issued by the Conservation Commission for the work as shown on the plan. The work as shown is governed by both the Wetland Protection Act MGL Ch. 131 §40 and the Town of Wareham Wetland Protective By-law DIV VI Article I of the General By-laws.

2.0 Wetlands Protection Act

In 1983 the Department of Environmental Protection provided guidance on Regulation of Work within the 100-foot buffer zone. The Departments experience has shown that any project undertaken in close proximity to a wetlands resource area has a high likelihood of resulting in some alteration of that area either immediately or as a consequence of daily operation of the completed project. Accordingly, any person intending to perform work within 100-feet of a wetland resource area must file at a minimum a Request for Determination of Applicability with the Conservation Commission. The purpose is to provide a mechanism by which the Conservation Commission can be notified of projects outside wetland boundaries but close enough to pose a potential threat. A full Notice of Intent was filed giving the Conservation Commission full review of this project.

The Order of Conditions orders that all work be performed in accordance with the Notice of Intent and Plans of Record as noted on page 2 of 13 in the Order of Conditions.

3.0 Local Wetland Protective By-law

The Local Wetland Protective By-law considers land within 100-feet of a protected resource area to be a “Buffer Zone Resource Areas”.

A project within the Buffer Zone requires a permit for any activities occurring within it. No activity shall commence without first obtaining and complying with a permit (Order of Conditions) issued by the Conservation Commission. The work and project shown on the plans falls within the 100-foot buffer zone to White Island Pond.

This buffer zone is a “Resource Area” according to the Wareham Wetland Protective By-law. Under the State Wetlands Regulation, the 100-foot buffer zone is associated with White Island Pond, a protected resource area.

4.0 Similar Buffer Zone Projects

The following projects previously approved by the Zoning Board of Appeals are examples of projects that required Zoning Board relief and were located in the 100-foot buffer zone to a protected resource area per the Wetlands Protection Act and the Buffer Zone Resource Area associated with the local Wetland Protective By-law.

- Petition No. 12-20
 - Kenneth Deluze
 - 104 Great Neck Road
- Petition No. 45-12
 - Kevin Connors
 - 13 Salt Creek Road
- Petition No. 37-23
 - John Cook
 - 25 Lazy Harbor Road

These representative projects, similar in nature to the subject case, incuse activities that fall within the 100-foot buffer zone as shown on the plan attached for each case.

5.0 Conclusion

The project as submitted was reviewed by the Wareham Conservation Commission under both the Wetlands Protection Act and the Wareham Wetlands Protective By-law. An Order of Conditions (attached) was issued under both the Wetlands Protection Act and Wareham Wetland Protective By-law (page 10 of 13). The project has been authorized to proceed with

Conditions and has been fully vetted by the authority having jurisdiction in all applicable elements of wetland protection.

I trust the foregoing addresses any concerns you may have.

Very truly yours,

A handwritten signature in cursive script, appearing to read "William F. Madden".

William F Madden, P.E.

bill@gafenginc.com

Enclosures

Cc: Jilian Morton, Esq.

Mary Mias



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
Plymouth 135002
 a. County b. Certificate Number (if registered land)
57628 272
 c. Book d. Page
7. Dates: January 30, 2023 02/15/2023 02/15/2023
 a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
Plan to Accompany Notice of Intent for Plymouth Ave Realty Trust
 a. Plan Title
G.A.F. Engineering, Inc. William F. Madden, P.E.
 b. Prepared By c. Signed and Stamped by
January 18, 2023 1" = 20'
 d. Final Revision Date e. Scale
- f. Additional Plan or Document Title g. Date

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:
 Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:
- a. Public Water Supply b. Land Containing Shellfish c. Prevention of Pollution
 d. Private Water Supply e. Fisheries f. Protection of Wildlife Habitat
 g. Groundwater Supply h. Storm Damage Prevention i. Flood Control
2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



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B. Findings (cont.)

Denied because:

- b. the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
- 3. Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) _____ a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet _____	b. linear feet _____	c. linear feet _____	d. linear feet _____
5. <input type="checkbox"/> Bordering Vegetated Wetland	a. square feet _____	b. square feet _____	c. square feet _____	d. square feet _____
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet _____	b. square feet _____	c. square feet _____	d. square feet _____
	e. c/y dredged _____	f. c/y dredged _____		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet _____	b. square feet _____	c. square feet _____	d. square feet _____
Cubic Feet Flood Storage	e. cubic feet _____	f. cubic feet _____	g. cubic feet _____	h. cubic feet _____
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet _____	b. square feet _____		
Cubic Feet Flood Storage	c. cubic feet _____	d. cubic feet _____	e. cubic feet _____	f. cubic feet _____
9. <input type="checkbox"/> Riverfront Area	a. total sq. feet _____	b. total sq. feet _____		
Sq ft within 100 ft	c. square feet _____	d. square feet _____	e. square feet _____	f. square feet _____
Sq ft between 100-200 ft	g. square feet _____	h. square feet _____	i. square feet _____	j. square feet _____



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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	_____	_____		
	a. square feet	b. square feet		
	_____	_____		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	_____	_____	_____ cu yd	_____ cu yd
	a. square feet	b. square feet	c. nourishment	d. nourishment
14. <input type="checkbox"/> Coastal Dunes	_____	_____	_____ cu yd	_____ cu yd
	a. square feet	b. square feet	c. nourishment	d. nourishment
15. <input type="checkbox"/> Coastal Banks	_____	_____		
	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	_____	_____		
	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	_____	_____		
	a. square feet	b. square feet		
	_____	_____		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
20. <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			
	_____	_____		
	a. c/y dredged	b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	_____		
	a. square feet	b. square feet		
22. <input type="checkbox"/> Riverfront Area	_____	_____		
	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	_____	_____	_____	_____
	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	_____	_____	_____	_____
	g. square feet	h. square feet	i. square feet	j. square feet



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C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]
 "File Number SE76-2780 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1) is subject to the Massachusetts Stormwater Standards
- (2) is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
 - ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
 - iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

Standard Conditions - See Attached

20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.



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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? Yes No
2. The Wareham Conservation Commission hereby finds (check one that applies):
 - a. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw _____ 2. Citation _____

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

Wareham Wetland Protective By-law _____ Div VI
 1. Municipal Ordinance or Bylaw _____ 2. Citation _____

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
 The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See Attached



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E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

02/15/2023
 1. Date of Issuance

Please indicate the number of members who will sign this form.

5
 2. Number of Signers

This Order must be signed by a majority of the Conservation Commission.

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

Sandy Slavin
 Signature

Sandy Slavin
 Printed Name

Carol Malonson
 Signature

Carol Malonson
 Printed Name

Kwame S. Bartie
 Signature

Kwame Bartie
 Printed Name

Michael P. Mercier
 Signature

Michael Mercier
 Printed Name

Nichole Locurto
 Signature

Denise Schulz
 Printed Name
Nichole Locurto
 Printed Name

Signature

Printed Name

Signature

Printed Name

by hand delivery on

by certified mail, return receipt requested, on

Date

2/16/2023
 Date



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F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



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G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for: Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

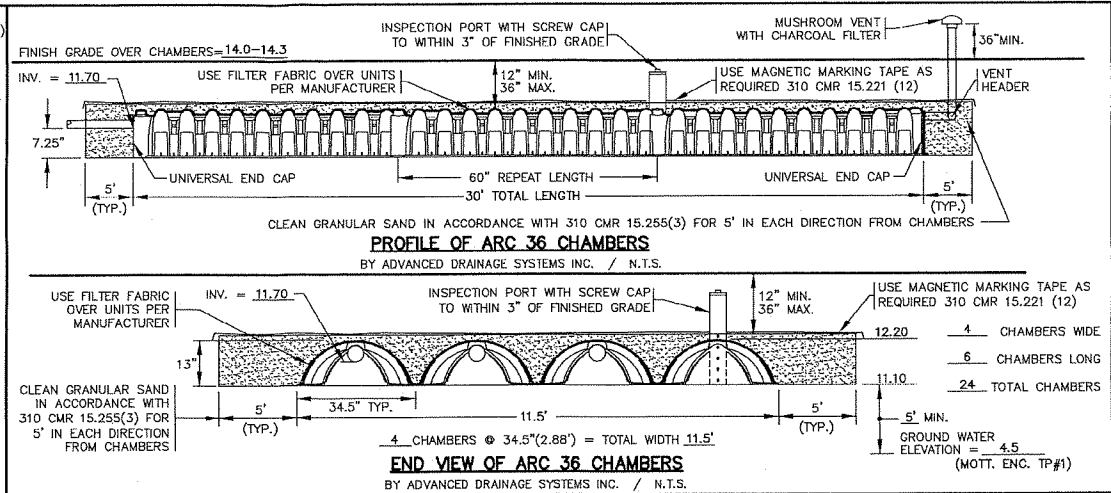
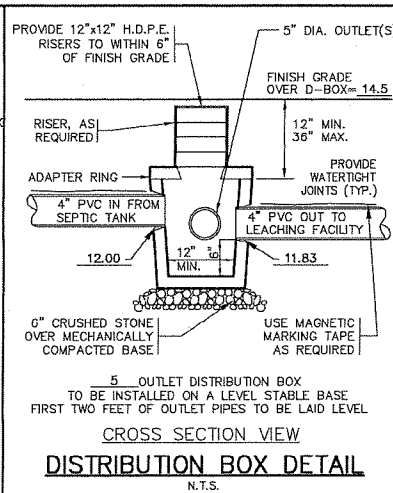
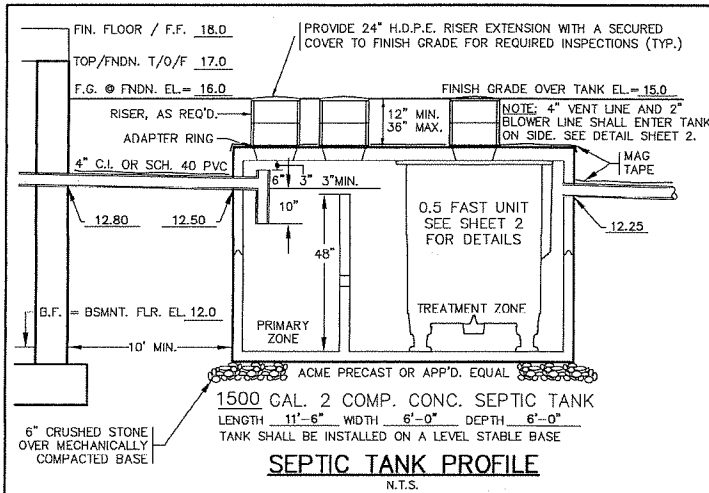
STANDARD CONDITIONS

1. The Wareham Conservation Commission is to be notified in writing not less than three (3) working days prior to the start of construction. At the time of notification, all pre-construction conditions shall have been complied with, including General Conditions 8 & 9.
2. Members, agents, and representatives of the Wareham Conservation Commission and/or the D.E.P. shall have the right to enter and inspect the property to insure compliance with the Conditions contained in this Order, and may require the submittal of any data necessary for such evaluation.
3. It is the responsibility of the applicant to see that construction personnel are aware of and adhere to all Conditions contained in this Order. A copy of this Order of Conditions shall be kept available on-site during all phases of the project.
4. Construction may proceed according to the plans submitted to the Commission and D.E.P. For any proposed change to the plans submitted, the applicant shall file a new Notice of Intent, or shall inquire, in writing from the Commission, as to whether the change is significant enough to warrant a new Notice. **Failure to construct the project according to the approved site plan may result in the issuance of an Enforcement Order and/or fines of up to \$300.00/day that the unauthorized deviations continue to exist. This shall be a continuing condition.**
5. Prior to the commencement of any earth moving activity, a straw bale barrier shall be placed between the limits of the work and the B.V.W. The straw bales shall be firmly anchored with stakes end-to-end. The straw bales shall be inspected daily and those showing signs of deterioration shall be replaced immediately. The straw bale barrier shall remain in proper functioning condition until all disturbed areas have been stabilized.
6. Any construction in the flood plain shall conform to 780 CMR Section 2102.0, requirements for flood resistant construction.
7. All final earth grading shall be permanently stabilized by the application of loam and seed or sod, except for the designated replication area and any designed paved area (driveway, sidewalk).
8. All debris, fill, and excavated material, shall be stockpiled far enough away from designated resource areas, and at a location to prevent sediment from surface runoff entering wetlands. At no time shall any debris or other material be stockpiled, buried, or disposed of within wetland resource areas, other than that fill which is allowed by this Order and is shown on the above referenced plans.

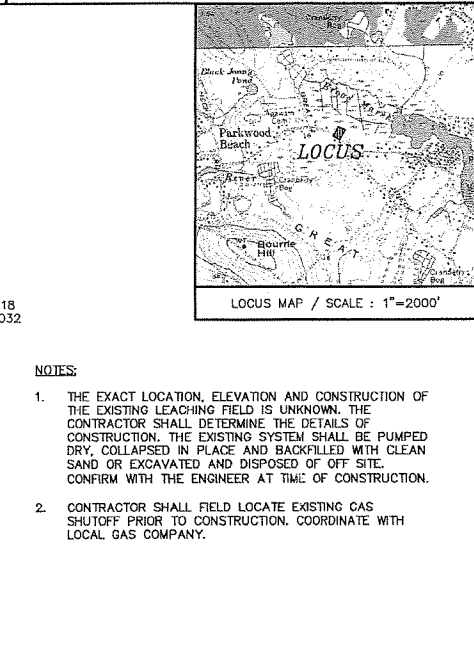
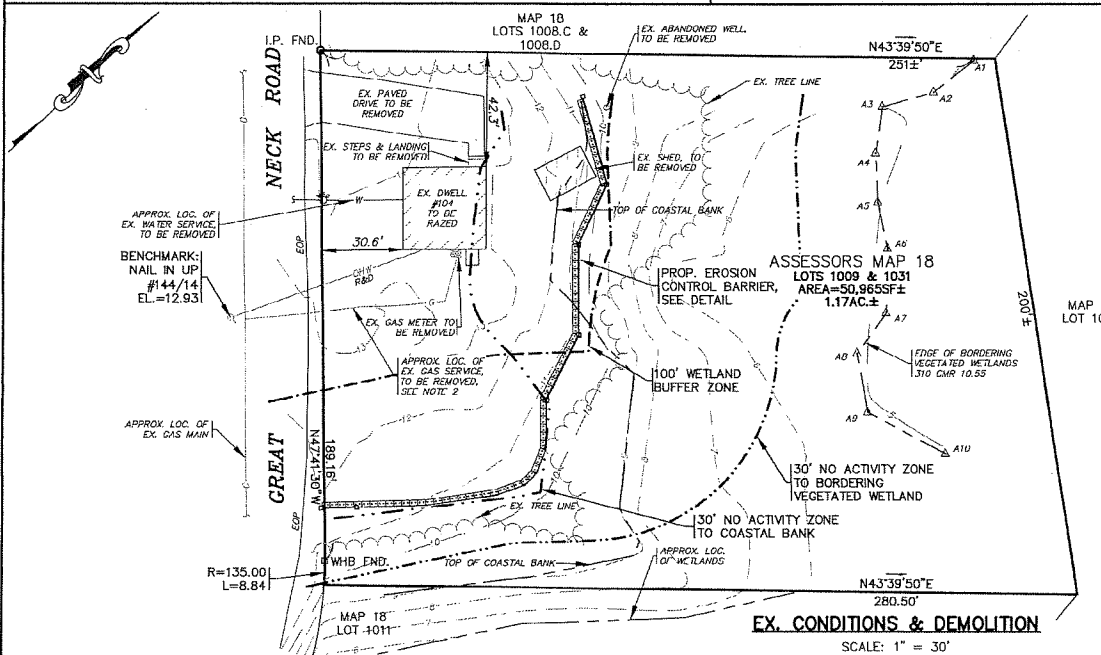
9. **Upon completion of the project, or at the expiration date of the Order of Conditions, the applicant shall either submit a Request for a Certificate of Compliance accompanied by an "As-Built" Plan prepared by a professional engineer or land surveyor registered in the Commonwealth of Massachusetts showing deviations from the original submitted plans, if any, and showing the site has been developed according to the requirements of the Order of Conditions, or a request for an extension to the Order. Failure to comply with this condition may result in the issuance of fines and/or other legal actions.**
10. This Order shall apply to any successor in control or successor in interest of the property described in the Notice of Intent and accompanying plans.
11. If the proposed project involves construction of a replacement area, the replacement area shall meet or exceed those General performance standards outlines in sections 10.55 (4) (b) 1-7 of the Wetlands Protection Act Regulations. Should the replacement area fail to meet any of these standards, the Commission may require those measures necessary to achieve compliance.
12. **The applicant shall contact the Conservation Administrator to inspect the installed haybale/silt fence barrier. Both haybales and silt fence shall be used for this project. This is to be done prior to the commencement of the project, which includes tree cutting or the removal of vegetation.**
13. **The applicant shall arrange a preconstruction meeting to include the project contractor, the Conservation Administrator, and the project Engineer, to discuss the schedule and details of the project. This shall be done prior to the commencement of the project, which includes tree cutting or the removal of vegetation.**
14. **The name and phone number of the contact person for the project contractor shall be submitted to the Conservation Office. This shall be done prior to the commencement of the project.**
15. **Only organic slow release nitrogen fertilizer shall be used at the site, in accordance with the manufacturer's specifications. This shall be a continuing condition.**

SPECIAL CONDITIONS

1. The removal of all wooden structures near or within in the water.
2. The removal of the dock and should not be replace until a Chapter 91 Waterways license and Notice of Intent are approved.
3. The removal of the "gangway" located within the brush along the shore line.



- GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND ANY APPLICABLE LOCAL RULES.
 - ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
 - 4" SCHEDULE 40 PVC PIPE WITH WATER TIGHT JOINTS SHALL BE USED IN THE DISPOSAL SYSTEM UNLESS OTHERWISE NOTED.
 - SLOPE ALL SOLID PIPE AT 1.0% MINIMUM.
 - THIS SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL.
 - LOCAL BOARD OF HEALTH AND DESIGN ENGINEER TO BE NOTIFIED PRIOR TO BACKFILLING WHEN SYSTEM IS NEARLY COMPLETE AND READY FOR INSPECTION. SYSTEM IS NOT TO BE BACKFILLED WITHOUT FIRST OBTAINING APPROVAL FROM BOARD OF HEALTH AND DESIGN ENGINEER.
 - ELEVATIONS BASED ON NAVD-88
 - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION & REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER. ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM DIGSAFE DELINEATIONS AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVING OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE, G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - NON-SHRINK GROUT TO BE USED AT ALL POINTS WHERE PIPES ENTER OR LEAVE ALL CONCRETE STRUCTURES IN ORDER TO PROVIDE WATER TIGHT SEALS.
 - ALL TANKS SHALL BE WATERTIGHT THROUGH MANUFACTURERS SPECIFICATIONS OR APPLICATION OF ASPHALT OR SYNTHETIC POLYMER SEALER.
 - ALL SEPTIC SYSTEM COMPONENTS SHALL WITHSTAND H-10 LOADING UNLESS LOCATED UNDER PAVEMENT, DRIVES OR TRAVELED WAYS IN WHICH CASE THEY SHALL WITHSTAND H-20 LOADING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE FEES AND OBTAINING ALL PERMITS, INCLUDING A TRENCH PERMIT PURSUANT TO 320 CMR 14.00 AS APPLICABLE.
 - WHERE REQUIRED, CONTRACTOR SHALL REMOVE ALL LOAM, SUBSOIL AND UNSUITABLE MATERIAL IN AREA BENEATH AND FOR 5 FT. ON ALL SIDES OF LEACHING FACILITY. REPLACE ALL UNSUITABLE MATERIAL WITH CLEAN COARSE SAND FREE FROM CLAY, FINES OR OTHER UNSUITABLE MATERIAL IN ACCORDANCE WITH 310 CMR 15.255(3).
 - CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
 - ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
 - ALL SOIL ABSORPTION SYSTEMS SHALL HAVE A MINIMUM OF ONE (1) INSPECTION PORT CONSISTING OF A PERFORATED FOUR(4) INCH PIPE PLACED VERTICALLY DOWN INTO THE CHAMBER TO THE NATURALLY OCCURRING SOIL OR SAND FILL BELOW THE CHAMBER. THE PIPE SHALL BE CAPPED WITH A SCREW TYPE CAP AND ACCESSIBLE TO WITHIN THREE(3) INCHES OF FINISH GRADE.
 - WHERE AN EXISTING SEPTIC TANK IS TO BE ABANDONED IN PLACE, IT SHALL BE PUMPED COMPLETELY DRY AND THE BOTTOM SHALL BE RUPTURED. THE REMAINDER OF TANK SHALL BE COLLAPSED AND BACKFILLED WITH CLEAN SAND.
 - WHERE AN EXISTING SEPTIC TANK IS TO BE REMOVED FROM THE SITE, IT SHALL BE PUMPED COMPLETELY DRY PRIOR TO REMOVAL. WHERE A LEACHING AREA IS TO BE REMOVED, ALL STRUCTURES, INCLUDING DISTRIBUTION BOX, ANY PIPE, CRUSHED STONE AND ALL CONTAMINATED SOIL SHALL BE REMOVED. ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - PROPOSED PROJECT IS LOCATED WITHIN:
ASSESSORS MAP # 18 LOT # 1009, 1031
ZONING DISTRICT RESIDENCE-60 (R-60)
BUILDING SETBACKS F: 60 ft S: 20 ft R: 20 ft
FEMA FLOOD ZONE AE ELEVATION 14
AS SHOWN ON COMMUNITY PANEL # 25023C0581K



TEST PIT DATA

INSPECTOR: JOHN BIVIEROS DATE: 4/4/19

SOIL EVALUATOR: BRIAN GRADY CERT. #: SE923

TEST PIT # 1	TEST PIT # 2	TEST PIT #
ELEV TOP = 12.5	ELEV TOP = 13.2	ELEV TOP =
ELEV WATER = 4.5	ELEV WATER = 4.2	ELEV WATER =
PERC RATE = 2 MIN/IN	PERC RATE = MIN/IN	PERC RATE = MIN/IN
DEPTH OF PERC = 30-48"	DEPTH OF PERC =	DEPTH OF PERC =
TEXTURAL CLASS I	TEXTURAL CLASS I	TEXTURAL CLASS

A LOAMY SAND W/ ROOTS 10YR3/2	REMOVE & REPLACE	A LOAMY SAND W/ ROOTS 10YR3/2
B SAND W/ TRACE OF GRAVEL 10YR5/6		B SAND W/ TRACE OF GRAVEL 10YR5/6
C MED. SAND 2.5Y6/4		C MED. SAND 2.5Y6/4

WATER @ 96" WATER @ 108"

DESIGN DATA

NUMBER OF BEDROOMS 3

NUMBER OF PERSONS 6

DESIGN FLOW 110 GAL/DAY/BEDROOM

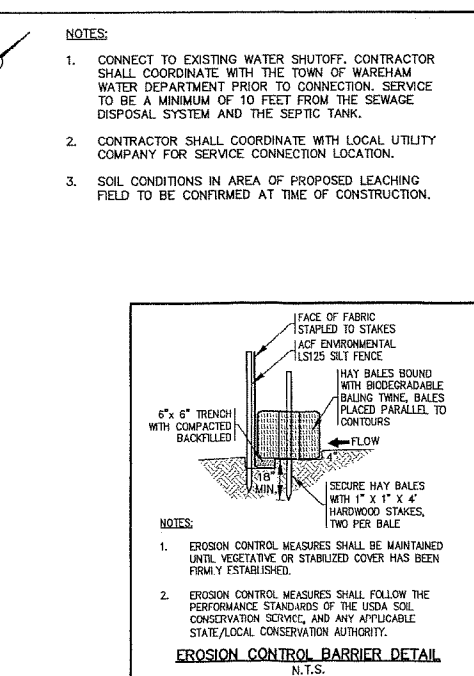
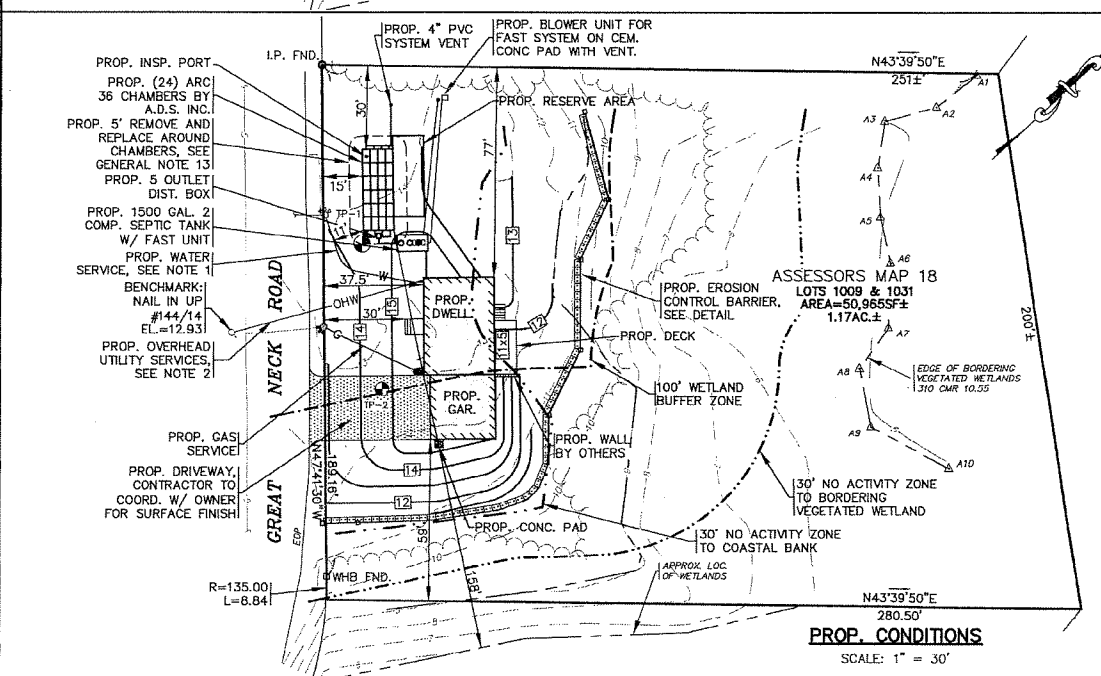
TOTAL DESIGN FLOW 330 GAL/DAY

SEPTIC TANK:
330 GAL. X 200% = 660 GALS. DESIGN CAPACITY
USE 1500 GALLON SEPTIC TANK. (MIN. SIZE PER REGS.)

LEACHING FIELD:
BOTTOM CAPACITY-EFFECTIVE LEACHING AREA (ELA)
24 CHAMBERS IN BED CONFIGURATION
4 ROWS OF 6 CHAMBERS
WIDTH = (4 ROWS x 2.88') = 11.5 FT
LENGTH = (6 CHAMBERS/ROW x 5'L) = 30 FT/ROW
30 FT/ROW x 4 ROWS = 120 FT.
120 FT x 4.80 ELA' = 576 SF
576 SF x 0.74 GPD/SF = 426 GALLON/DAY
ELA = EFFECTIVE LEACHING AREA-SEE DEP APPROVAL

LEGEND

F.F. = 00.00 FINISHED FLOOR ELEVATION	T/O/F = 00.00 TOP OF FOUNDATION
G.F. = 00.00 GARAGE FLOOR ELEVATION	INV. = 00.00 INVERT ELEVATION
B.F. = 00.00 BASEMENT FLOOR ELEVATION	(00.00) AS-BUILT ELEVATION
EXISTING CONTOURS	EXISTING SPOT GRADE
PROPOSED CONTOURS	TEST PIT LOCATION
GAS LINE	LIMITS OF WETLANDS
ELECTRIC LINE	SEPTIC TANK
WATER LINE	LIMITS OF OVERDIG DISTRIBUTION BOX
4" SOLID SCH-40 PVC PIPE REMOVE AND DISPOSE	



RESERVED FOR BOARD OF HEALTH USE

APPROVED BY: 4/13/20

APPROVED BY: [Signature]

SEWAGE DISPOSAL SYSTEM DESIGN

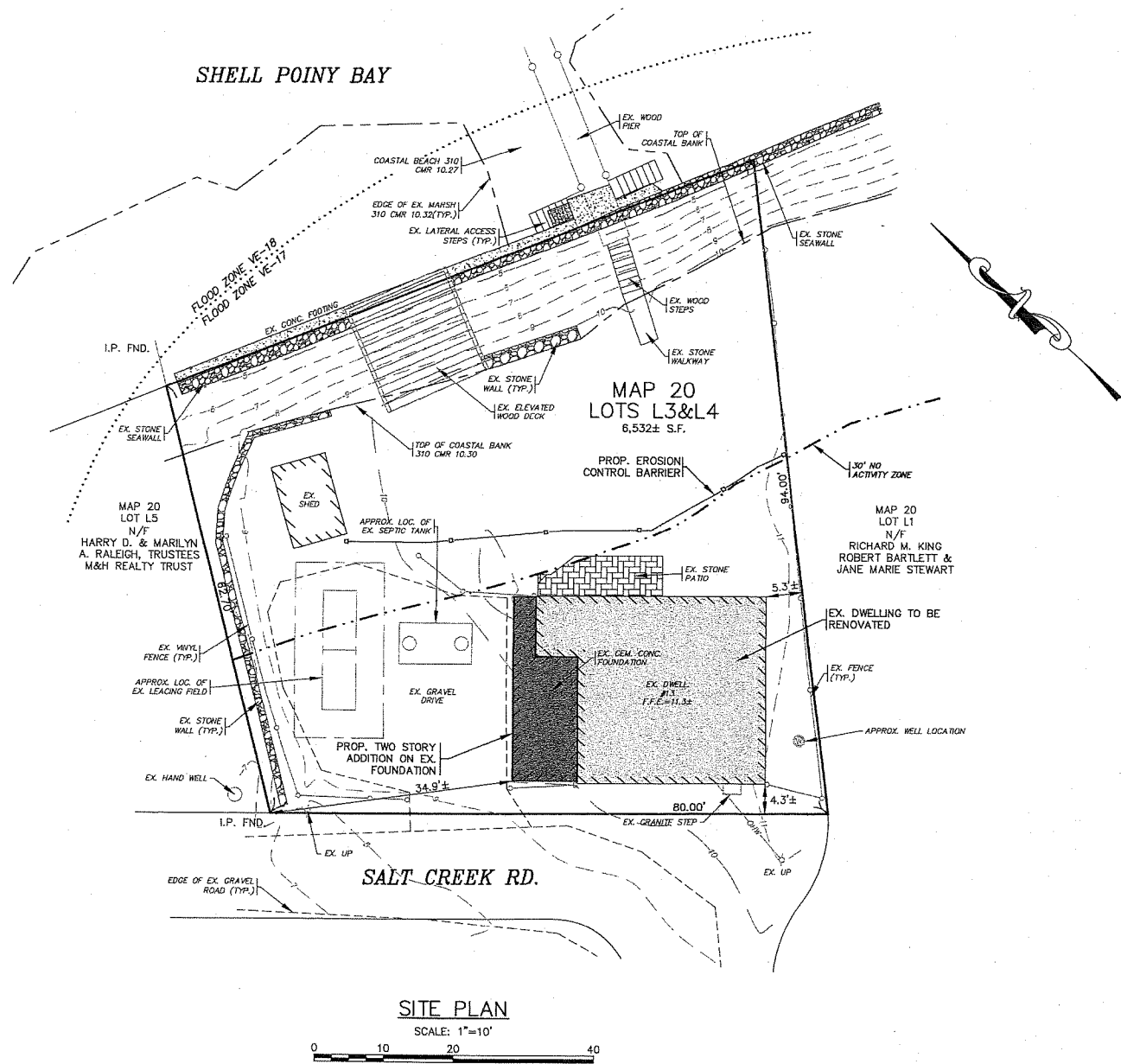
PREPARED FOR
KENNETH DELUZE
MAP 18 / LOTS 1009, 1031
104 GREAT NECK ROAD
WAREHAM, MA

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET, WAREHAM, MA 02571
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: gaf@gaf-eng.com

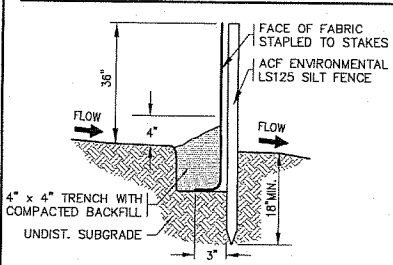
OWNER: SD-1 SCALE: AS NOTED DATE: DEC. 26, 2019
DRN BY: JWP CHK BY: WFM JOB No. 19-9301

NOTES:

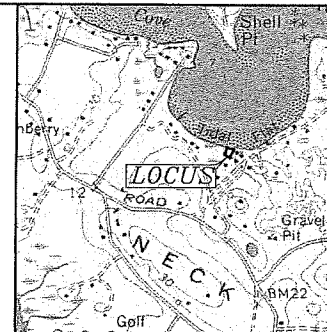
1. FOR COMPLETE DWELLING DIMENSIONS AND CONSTRUCTION DETAILS REFER TO ARCHITECTURAL AND STRUCTURAL PLANS BY OTHERS.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL ASCE 24, MASSACHUSETTS AND INTERNATIONAL BUILDING CODE REQUIREMENTS, AS APPLICABLE FOR CONSTRUCTION IN FLOOD ZONES. REFER TO ARCHITECTURAL & STRUCTURAL PLANS BY OTHERS.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN SILT FENCE EROSION CONTROL BARRIER AS SHOWN.
4. LOAM AND SEED ALL AREAS DISTURBED BY CONSTRUCTION.



SITE PLAN
SCALE: 1"=10'



- EROSION CONTROL BARRIER DETAIL**
N.T.S.
- NOTES:**
1. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE OR STABILIZED COVER HAS BEEN FIRMLY ESTABLISHED.
 2. EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.



LOCUS MAP : SCALE 1" = 1000'

LOT DATA:
ASSESSORS MAP: 20/ LOTS L3&L4
ADDRESS: 13 SALT CREEK ROAD

OWNER:
KEVIN M. & MARIANN CONNORS
116 LADY SLIPPER LANE
ABINGTON, MA 02351

ZONING DATA:
ZONE: RESIDENCE 60 (R-60)

MINIMUM LOT AREA: 60,000 S.F.
MINIMUM FRONTAGE: 180'
MINIMUM FRONT SETBACK: 20'*
MINIMUM SIDE SETBACK: 10'*
MINIMUM REAR SETBACK: 10'*
MAXIMUM BUILDING HEIGHT: 35'
FLOOR AREA RATIO: 25%*
*FROM ZONING TABLE S28--DIMENSIONAL STANDARDS FOR EXISTING SMALL LOTS

EX. FLOOR AREA RATIO=16.6%
PROP. FLOOR AREA RATIO=28.6%

FLOOD ZONE DATA:
THE PROJECT IS WITHIN FLOOD ZONE VE-17. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 25023C0581K, DATED FEBRUARY 5, 2014. THE PROJECT IS ALSO WITHIN THE LIMIT OF MODERATE WAVE ACTION (LIMWA) ZONE.

DATE: JUNE 21, 2021	BY: JMP
CHECKED BY: WFM	
JOB NO.: 14-9287	
SCALE: 1" = 10'	

APPROVED BY:



LEGEND

EXISTING	DESC.
10	CONTOURS
14x5	SPOT GRADES
	WETLANDS
	30' NO ACTIVITY ZONE
	100' BUFFER ZONE
	F.E.M.A. FLOOD ZONE
	LIMWA
	OVERHEAD WIRES
	UTILITY POLE
	GUY POLE
	UNDERGROUND ELECTRIC
	TREE/BRUSH LINE
	LIGHT POST
	FENCE
	SIGN
	BOUND
	REBAR
PROPOSED	DESC.
12	CONTOURS
12x50	SPOT GRADES
	EROSION CONTROL
	CHAIN LINK FENCE

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E-MAIL: info@gafeng.com

PLAN TO ACCOMPANY
NOTICE OF INTENT
13 SALT CREEK ROAD
WARHAM, MA

PREPARED FOR:
KEVIN CONNORS
116 LADY SLIPPER LANE
ABINGTON, MA

PERMIT SET
(NOT FOR CONSTRUCTION)

JOB NO.: 14-9287
DWG.
1 OF 1

