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December 20, 2021

Town of Wareham
Zoning Board of Appeals
Attn: Mr. Nazih Elkallassi, Chairman
54 Marion Road
Wareham, MA 02571

RE: Settlers Glenn 40B Project

Dear Mr. Elkallassi:

This office represents Settler's Glenn, LLC ("LLC"). As you are aware, the LLC is undertaking the construction of a twenty (20) dwelling unit project pursuant to a Comprehensive Permit ("Permit") dated May 26, 2021 authorized by the Wareham Zoning Board of Appeals ("ZBA"). The Permit is recorded with Plymouth County Registry of Deeds ("Registry") in Book 55182, Page 215 and the approved plans are recorded with the Registry in Plan Book 65, Pages 469 and 470. Copies of the foregoing are attached as Exhibit A and Exhibit B. The LLC is the successor to the original applicant, TGCI EMNACA, LLC.

On or about September 8, 2021, the LLC filed an application for water services based upon the plans approved by the ZBA¹. The Onset Water Department ("OWD") has not acted on the application of the LLC nor has the Water Department confirmed the amount of water fees that are to be paid by the LLC to OWD. Despite the LLC's best efforts, we have failed to make progress in addressing the issues of the OWD Superintendent and OWD Commissioners. Therefore, to avoid unnecessary construction delays, the LLC requests that the Wareham Zoning Board of Appeals, pursuant to 760 CMR 56.05 (10)(a), enforce the Comprehensive Permit and approve and authorize the water connection at Red Brook Road as shown on the plans (see Exhibit C) and to approve a water connection fee in the amount of \$26,666.66.

The proposed water utility plan, that included hydrants at locations requested by the Fire Department and the traffic crossing plan have been reviewed on behalf of OWD by OSD Engineering Consultants, the review engineer of OWD. The LLC's engineer, GAF Engineering, reviewed OSD's October 20, 2021 memorandums and responded to same with letters dated and a

¹ Page 1, Paragraph 4 of the Permit states that "Aspects of the Applicant's proposal were reviewed by departments and officials of the Town of Wareham, who provided testimony and/or written submission to the Board.

Board of Health
Municipal Maintenance
Building Commissioner
Onset Water District [Emphasis added]

revised plan set dated January 12, 2021 revised through December 12, 2021. The plans include the hydrants requested by the Onset Fire Department as well as to changes requested by OSD. Copies of the comments and plans are attached as Exhibit D, E and F. The LLC has addressed all the technical comments of OWD's engineer.

Water Application

The OWD refuses to approve the water application of the LLC (see Exhibit C) despite the ZBA approval of the plans (see Exhibit B). OWD insists that the water line that is to be connected at the 8-inch main in Red Brook Road, extend through the project site, through private property, under the four (4) lanes of Cranberry Highway (Rt 28) and connect to an existing service on the south side of the Rt 28 at the LLC's cost and expense. The Permit does not require the expansion of the OWD water system to create a looped system nor did the Rules and Regulations (see Exhibit G) of the OWD in place at the time of the grant of the Permit (nor at the time of the LLC's water application).

Water Fees

The LLC has requested confirmation of the water fees from the OWD but has yet to receive any response to these inquiries. The Woodland Cove 40B project, located within ½ mile from the Settler's Glen project and has 150 units and requires a looped water main connecting to an 8-inch & 12-inch water main², a 2-inch water services to each of the 5 building(s), a 6-inch mains for fire services and 2-inch clubhouse connections has an approximated cost for these services of \$200,000.00 or roughly \$1,333.33 per unit.

As such the LLC requests that the ZBA establish a similar water fee for the Settlers Glen project at \$26,666.66 (20 units at \$1,333.33). Alternatively, the LLC is willing to pay the \$42,480.00 noted in its April, 2019 Rate sheet (see Exhibit H) for the connection of the 8" line at Red Brook Road assuming of course that the OWD will, in accordance with its regulations, tap the water main, install corporation, lay the 8-inch main to the property line and install a valve at the property line.

Discussions with the OWD

As you can see from the outline of the communications with the OWD Commissioners, staff and consultants (see Exhibit I), the LLC endeavored to respond to the comments and concerns of the OWD. Unfortunately, communications with the OWD have been difficult, beginning in August with the imposition of a mandate requiring an expansion and extension of a water main across Cranberry Highway through recent email communications.

The LLC was told that the OWD commissioners would prefer not to negotiate at their water commissioners meeting but agreed to have a Commissioner negotiate with the LLC

² The plan approved by the ZBA for Woodland Cove showed a looped water main.

outside of a meeting on expanding the water main (which was suggested by the OWD's engineer) and to bring any agreement reached back to the OWD commissioners for approval. The LLC was optimistic that the OWD issues could be worked out but only to be subsequently told by the Commissioner that he will not negotiate based upon the premise that the LLC's submission is incomplete as the plan does not show a looped water main.

As the ZBA is aware, under M.G.L. c. 40B, §§ 20 through 23 the developer of a project may apply for a single application to build housing in lieu of separate applications to the applicable local boards to the local zoning board of appeals³. 760 CMR 56.00 ("Regulations") are the implementing regulations that advance the statutory purposes of M.G.L. c. 40B. The Regulations define a local board as:

"...any local board or official, including, but not limited to any board of survey; board of health; planning board; conservation commission; historical commission; water, sewer, or other commission or district; fire, police, traffic, or other department; building inspector or similar official or board; city council or board of selectmen. All boards, regardless of their geographical jurisdiction or their source of authority (that is, including boards created by special acts of the legislature or by other legislative action) shall be deemed Local Boards if they perform functions usually performed by locally created boards."

The Onset Fire District through its Water Department is an entity created by a special act of the legislature and performs the function of a municipal water department and unequivocally meets the definition of a local board. By the terms of the Permit and the Regulations, the ZBA has the explicit authority to act approve the water connection and establish fees. As such, the LLC requests that the ZBA approve the connection in Red Brook Road and set the water connection fee for the total project as designed and approved at \$26,666.66.

Your assistance in this matter is appreciated.

Very truly yours,



Michael O'Shaughnessy

cc: David Riquinha, Wareham Building Commissioner (by email to inspections@wareham.ma.us)
Attorney David Gay (by email to david@ggflaw.com & bonnie@ggflaw.com)
Mr. David Candeias, Onset Water Department Superintendent (by email to superintendent@onsetwater.com)
Brian Grady, GAF Engineering (by email to brian@gafenginc.com)
Ken Fontes, Chairman Onset Water Commissioners (by email to kwf1488@gmail.com & onsetadmin@comcast.net)
Sean D. Osborne (by email to sosborne@osd-ec.com)

³ In fact, Condition A.1 on page 3 of the Permit makes clear that the Comprehensive permit is master permit issued in lieu of all other local permits or approvals that would otherwise be required.

EXHIBIT A

Comprehensive Permit dated May 26, 2021 recorded with Plymouth County Registry of Deeds in Book 55182, Page 215.



2021 00070946
Bk: 55182 Pg: 215 Page: 1 of 27
Recorded: 06/22/2021 11:22 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

WAREHAM TOWN CLERK
2021 JUN 1 PM5:07

Decision Number:

Date Application Filed: January 19, 2021

Applicant: TGCI EMNACA LLC

Property: 3128B Cranberry Highway, Wareham, MA Assessors Map 8, Lot 1007C

Approval Requested: Comprehensive Permit, G.L. c. 40B, §§ 20-23

Public Notice: Notice published in Wareham Week, on February 4, 2021 and February 11, 2021 and notice sent by mail, postage prepaid, to all interested parties pursuant to G.L. c. 40A, § 11.

Public Hearing(s) held: February 24, 2021; May 12, 2021; May 26, 2021

Decision of the Board: Comprehensive Permit APPROVED WITH CONDITIONS

Members participating: Nazih Elkalassi, Chairman
James Eacobacci, Clerk
Veronica Debonise, Member
Jacob Morrison, Member
Richard Semple, Associate Member

Date of Decision: May 26, 2021

PROCEDURAL HISTORY

1. On January 19, 2021, TGCI EMNACA LLC, having a principal place of business at One Adams Place, 859 Willard Street, Suite 5, Quincy, MA 02169 (the "Applicant"), submitted a Comprehensive Permit Application to the Zoning Board of Appeals (the "Board"). The application proposed the creation of a total of twenty (20) two- and three-bedroom ownership units, parking, landscaping and other improvements to be located on the "Property" as defined above, all as described in the application as well as civil engineering, landscaping environmental, drainage and stormwater management, and traffic reports and plans prepared by experts.
2. The public hearing was opened on February 24, 2021, and continued to May 26, 2021, at which time the Board closed the public hearing.
3. The Board retained the following consultants to assist in the review of the Application:
 - * Site and Civil Engineering: Charles L. Rowley, P.E., PLS, Wareham, MA.
4. Aspects of the Applicant's proposal were reviewed by the departments and officials of the Town of Wareham, who provided testimony and/or written submissions to the Board.
 - Board of Health
 - Municipal Maintenance

BOOK 41497
M.R. PAGE 318

AKA Red Brook Road Lot 3

1-11-21
SCOTT BLAGDEN
24 CIRCUIT AVE
WAREHAM, MA 02571

Building Commissioner
Onset Water District

5. The Board reviewed the Applicant's plans and specifications for the 20-unit project, and summarized findings in comment letters to the Board. The Board concluded that (1) the revised site design and building layout plans were generally acceptable, subject to comments detailed in review letters; (2) proposed traffic and circulation on the Property were generally acceptable, subject to comments detailed in review letters; (3) utility connections and service should be verified with appropriate Town authorities, but were generally adequate; (4) grading and drainage revisions were required but were not so extensive as to render the project infeasible; (5) proposed plantings and landscaping were generally adequate; (6) the existing site is serviced by municipal water and sewer systems which are expected to be adequate to serve the needs of the development, and, (7) the Applicant proposed to provide adequate parking spaces on the Property.

6. The documents and exhibits received during the public hearing, which constitute the record for this decision, are on file with the Board of Appeals. See Exhibit A.

FINDINGS

1. As evidenced by the Project Eligibility Letter issued by MassHousing by letter, dated January 12, 2021, the Applicant is qualified to make the Application pursuant to 760 CMR 56.04 in that:

- * The Applicant is or will become a "limited dividend organization" as that term is used in G.L. c.40B, s. 21 and 760 CMR 56.02, and it and its successors and assigns shall comply with the limited dividend and other applicable requirements of Chapter 40B and the regulations adopted thereunder by executing and recording a Regulatory Agreement in accordance with the rules governing the NEF Program, and agreeing to restrict its profit to a "Reasonable Return" as defined under 760 CMR 56.02, meaning such return shall be as calculated according to guidelines issued by the DHCD, and with respect to building an ownership project, that profit to the Applicant is not more than 20%.
- * The "Project," as defined herein, is fundable by a subsidizing agency under a low- and moderate-income housing subsidy program as evidenced by the site approval letter issued by MassHousing, dated January 12, 2021, pursuant to the Federal Home Loan Bank of Boston's New England Fund ("NEF") Program where MassHousing acts as the Project Administrator.
- * The Board finds that the Applicant has shown evidence of its interest in the Property sufficient to qualify as a recipient of a Comprehensive Permit. It maintains "site control" of the Property within the meaning of 760 CMR 56.04(1)(c), as evidenced by the Deed recorded in the Plymouth County Registry of Deeds at Book 41497, Page 318, included in the application; and,
- * 760 CMR 56.04(1) states that "compliance with these project eligibility requirements shall be established by issuance of a written determination of Project Eligibility by the

Subsidizing Agency that contains all the findings required under 760 CMR 56.04(4), based upon its initial review of the Project and the Applicant's qualifications in accordance with 760 CMR 56.04." Such Project Eligibility Letter has been issued to the Applicant as described above.

2. The Applicant has submitted a complete Application which substantially conforms to the Board's Comprehensive Permit Rules and 760 CMR 56.00.
3. The Town of Wareham has not met the statutory minimum set forth in G.L. c. 40B, s. 20 or 760 CMR 56.03(3) nor is affordable housing located on sites comprising one and one-half percent or more of the total land area zoned for residential, commercial, or industrial use. The development of affordable units consistent with the Application will not result in the commencement of construction of such housing on sites comprising more than three tenths of one percent of such land area.
4. Subject to the conditions imposed by this decision, the Project is "Consistent with Local Needs" within the meaning of G.L. c. 40B, § 20, and Section 56.02 of DHCD's Chapter 40B Regulations (760 CMR 56.02).
5. The Property is in the MR 30 and Strip Commercial (SC) Zoning Districts, as established in the Wareham Zoning By-law.
6. Based on the reports submitted by the Board's technical consultants and Town staff and departments, the Board finds that the Project will not endanger public health or safety or the environment, subject to the conditions set forth below.

DECISION

Pursuant to G.L. c. 40B, the Zoning Board of Appeals of Wareham, after the public hearing and findings of fact, by a vote of 5-0-0, hereby grants a Comprehensive Permit to the Applicant for the construction of twenty (20) residential ownership dwelling units on the Property and associated infrastructure and improvements, subject to the following conditions. Unless otherwise indicated herein, the Board may designate the appropriate municipal agent or agents (or their consultants) to review and approve matters set forth herein.

Conditions

A. General

1. The holder of this Comprehensive Permit is TGCI EMNACA LLC. This Comprehensive Permit shall be a master permit which is issued in lieu of all other local permits or approvals that would otherwise be required, except for the issuance of Building Permits and Certificates of Occupancy by the Building Department under the State Building Code; provided, however, the Applicant shall pay all local fees for such permits or approvals as published in the departmental regulations or by-laws at the time application was made to the Board, including but not limited

to building permits, inspections, water and sewer connections, inflow and infiltration fees, and curb cuts.

2. The Project is located on the Property and includes parking, utilities, stormwater systems and facilities, landscaping, sidewalks, walkways, a recreational area, improvements, and other improvements, all as depicted on a Final Revised Civil Engineering Site Plans, Final Revised Landscaping Plans, Preliminary Architectural Plans listed in Exhibit A.

3. The Project includes all features shown on the Final Revised Civil Engineering Site Plans, Final Revised Landscaping Plans, Preliminary Architectural Plans listed in Exhibit A, or as otherwise required by this Comprehensive Permit (collectively, the "Approved Plans").

4. The Project shall be constructed in accordance with the Approved Plans. The Building Commissioner shall determine whether any proposed modification constitutes a change. Minor changes to the Approved Plans (e.g., changes that do not materially affect the location of, or increase the height or massing of the structures, or increase the number of units contained in the residential buildings) shall be submitted to the Building Commissioner who shall have the authority to approve such changes as immaterial changes. If the Building Commissioner determines that the proposed modification does not conform to the requirements of this Comprehensive Permit, he/she shall so notify the Applicant and the Applicant shall either bring the plans into conformance with this Decision or seek change in accordance with 760 CMR 56.05(11).

5. The Project shall include the construction of twenty (20) units of home ownership housing in ten dwelling units, including:

- * Ten (10) residential units each of which shall contain no more than 2 bedrooms; and
- * Ten (10) residential units each of which shall contain no more than 3 bedrooms.

6. Of the twenty (20) ownership units, total of five (5) units shall be "affordable" as that term is defined under the Act, the 40B Rules and the NEF Program (the "Affordable Units"). At least 2 of the five Affordable Units will be three-bedroom units, at least one of which will have a first-floor primary bedroom.

7. Collectively, the residential units identified above shall be referred to as the "Units."

8. The Units and Buildings containing the Units are depicted in a set of architectural plans listed as the Preliminary Architectural Plans in Exhibit A. No Unit shall have more bedrooms than the number designated in the Preliminary Architectural Plans, and the Project shall include no more than a total of fifty (50) bedrooms, and bedrooms shall not be constructed within the lofts of Units.

9. The market rate Units and the Affordable Units shall be indistinguishable from the exterior.

10. There shall be Eighty (80) parking spaces located within the garages and on the paved driveways. All parking spaces shown on the Approved Plan shall be installed prior to the issuance of the certificate of occupancy for the units they are intended to serve.
11. All residential units approved under this Comprehensive Permit shall be for ownership only, to be formed as a part of a condominium
12. The Applicant shall comply with all local regulations of the Town of Wareham and its boards and commissions unless specifically waived herein or as otherwise addressed in these conditions.
13. The Applicant shall copy the Building Commissioner and the Board on all correspondence by and between the Applicant and any federal, state, or Town official, board, or commission concerning the conditions set forth in this decision, including but not limited to all testing results, official filings, environmental approvals, and other permits issued for the Project.
14. Except as otherwise specifically provided herein, the Applicant shall pay all permit application fees as well as reimburse technical peer review costs normally charged by the Town at such fees and rates in effect as of the date of the Application, which fees shall be the only fees chargeable to the Applicant. Reasonable efforts shall be made to conduct such review and issue permits within thirty (30) days following submission of a complete application and payment of application fees.
15. The Applicant shall obtain a funding commitment from an approved lender as required under the NEF Program for "Final Approval" as that term is defined under 760 CMR 56.04(7), and a Regulatory Agreement executed by MassHousing and the Applicant or the Applicant's successors and assigns shall be recorded at the Plymouth Registry of Deeds no later than the issuance of any building permit for the Project.
16. The provisions of this Comprehensive Permit Decision and Conditions shall be binding upon the Applicant and the successors and assigns of the Applicant, and the obligations shall run with the land in perpetuity unless otherwise amended by the Board. Reference to this Decision shall be incorporated in the condominium master deed to be recorded in connection with the Project.
17. In the event that the Applicant sells, transfers, or assigns its interest in the Project, this Comprehensive Permit shall be binding upon the purchaser, transferee, or assignee and any successor purchasers, transferees, or assignees. The limited dividend restrictions shall apply to the owner of the Project regardless of sale, transfer, or assignment of the Project. Prior to substantial completion of construction, this Decision may be transferred pursuant to the provisions of 760 CMR 56.05(12)(b), upon approval of the Subsidizing Agency and after submission of notice to the Board.
18. After substantial completion, this Decision shall be deemed to run with the land pursuant to 760 CMR 56.05(12)(b). All affordability conditions required by this Comprehensive Permit for the affordable units shall be "in perpetuity" and shall remain in full force and effect for so long

as the Project (without the benefit of waivers allowed by this Comprehensive Permit) does not fully comply with the Wareham Zoning By-law.

19. The sidewalks, driveways, roads, utilities, drainage systems, sanitary sewer system, water system and all other infrastructure located on the Property and shown on the Approved Plans as serving the Project shall remain private in perpetuity, and the Town of Wareham shall not have, now or in the future, any legal responsibility for the operation or maintenance of such infrastructure, including but not limited to water, sewer, snow removal, trash removal, recycling, and landscape maintenance, which obligations shall be incorporated into the Condominium Documents. Waste disposal will have to conform to the Town's solid waste removal contract and related bylaws.

20. The Applicant shall permit the Board and/or its representatives to observe and inspect the Property, subject to applicable safety standards, and construction progress until such time as the Project has been completed as evidenced by the issuance of a certificate of occupancy issued for the last Unit in the Project to be conveyed by the Applicant. The Building Commissioner shall be the chief enforcement officer for the purposes of this Decision.

B. Affordability Requirements

1. In perpetuity, at least five (5) of the twenty (20) Units in the Project, or 25%, shall be "Affordable Units," meaning they shall be available for sale to and restricted for occupancy by households whose income does not exceed 80% of the area median income, as determined by the NEF Program and the United States Department of Housing and Urban Development ("HUD") requirements, all as approved by MassHousing. Affordable Units shall be dispersed throughout the residential structures as depicted on the Approved Plans, subject to Final Approval by MassHousing, and there shall be a mix of bedroom types as set forth above. The Applicant shall be responsible for maintaining records sufficient to comply with MassHousing and NEF Program guidelines for the initial sale of such Affordable Units to income-eligible households.

2. The five (5) Affordable Units noted above and constructed at the Project shall meet the criteria for inclusion in DHCD's "Subsidized Housing Inventory" (SHI) in accordance with 760 CMR 56.03(2),

3. The Applicant shall obtain approval by the Subsidizing Agency of an affirmative fair housing marketing plan in compliance with all federal and state laws and regulations prior to the sale of any of the Affordable Units.

4. In concert with Wareham officials, the Applicant shall provide the Subsidizing Agency with evidence of the need in Wareham for Local Preference, of up to 70% of the affordable units, which will be three (3) units, as defined in DHCD's Comprehensive Permit Guidelines and shall incorporate Local Preference in the affirmative fair housing marketing and selection plans for the Project if the Subsidizing Agency approves the same, consistent with fair housing laws.

5. For the initial sales of Affordable Units, the maximum number of Affordable Units allowed by law and the applicable subsidy program, but not more than seventy percent (70%), or three

[3] of the Affordable Units, shall be reserved for sale to households that qualify under a local preference definition approved by the Subsidizing Agency. A lottery shall be established in a form approved by the Subsidizing Agency to effectuate this local preference. The Board acknowledges that it will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preference and to obtain approval of the categories of persons qualifying for the same, and in no event shall the Applicant be in violation of the terms of this Comprehensive Permit to the extent the Subsidizing Agency disapproves the local preference requirement or any aspect thereof. The Applicant shall provide reasonable and timely assistance to the Town in providing this evidence. If the Board or its designee does not provide such information within sixty (60) days of a written request by the Applicant, its Lottery Agent, the Subsidizing Agency, then this condition shall be void unless the Applicant has failed to provide reasonable and timely assistance as described above.

6. Subject to a change in the subsidy program used to finance the Project, MassHousing (or its appointed agent) shall be the Project Administrator in connection with the NEF Program, with responsibility for regulating, monitoring, and enforcement in accordance with its Regulatory Agreement and MassHousing and NEF Program requirements.

7. Affordable Units shall be constructed contemporaneously with the market-rate Units in the Project as follows. No more than an average of three certificates of occupancy shall be issued by the Building Commissioner for Units designated for sale at fair market prices (the "Market Rate Units") until at least one certificate of occupancy is issued for an Affordable Unit. The Affordable Units shall be reasonably interspersed within the Project as determined by MassHousing.

C. Construction Schedule and Prerequisites

1. For the purposes of this Decision, "commencement of construction" shall occur when the relocation of topsoil has been initiated. Prior to commencement of construction, whether or not pursuant to a building permit, the Applicant shall:

- Request and participate in a preconstruction conference with Town departments prior to the commencement of construction. The Applicant shall request such conference at least twenty-one (21) days prior to commencing construction by contacting the Building Commissioner in writing. At the conference, a schedule of inspections shall be agreed upon by the Applicant, the Board, and other municipal officials or boards.
- Submit to the Building Commissioner for review and approval a Phasing Plan, in form and substance consistent with industry standards or satisfactory to the Building Commissioner, showing construction of the roadways and utilities associated with each building.
- Submit to the Building Commissioner for review and approval Final Plans ("Final Plans") consistent with the Approved Plans and supporting documentation that conform to the requirements of this Comprehensive Permit and which incorporate the conditions herein. The Final Plans shall incorporate all conditions and requirements of permitting.

agencies having jurisdiction. Applicable sheets of the Final Plans shall be signed and sealed by the Professional Land Surveyor of record, the Registered (Civil) Engineer of record, the Registered Landscape Architect of record, or the Registered Architect of record. No construction of buildings, structures, or improvements shall be performed on the Property except in accordance with the Final Plans.

- * Submit to the Building Commissioner for review and approval a final landscaping plan consistent with the Approved Plans, signed and sealed by a Registered Landscape Architect.
 - * Submit to the Building Commissioner, a construction maintenance plan for ensuring that construction vehicle tires are cleaned to minimize dust and dirt onto adjacent roads.
2. Prior to the issuance of a building permit for the Project, the Applicant shall:
- * Record this Comprehensive Permit with the Plymouth County Registry of Deeds, at the Applicant's expense, and provide proof of the same to the Building Commissioner.
 - * Submit to the Building Commissioner evidence of Final Approval from MassHousing, as required by the Project Eligibility Letter and the Chapter 40B regulations.
 - * Obtain and file with the Building Commissioner a copy of all federal, state, and local permits and approvals required for the Project.
 - * Submit for review and approval by the Building Commissioner plans and specifications concerning the proposed water and sewer connections, including profiles of the piping and all related structures, prior to the issuance of a foundation permit.
 - * Submit to the Building Commissioner final Architectural Plans prepared and sealed by an architect with a valid registration in the Commonwealth of Massachusetts and the subsequent set of building permits shall be issued only upon the Building Commissioner's receipt of the final architectural plans for those specific subsequent buildings. The Architectural Plans shall be submitted in such form as the Building Commissioner may reasonably request in conformance with accepted residential building industry standards.
 - * Provide details of all drainage infrastructure and supporting technical materials required to prove compliance with applicable Massachusetts Stormwater Management Standards.
 - * Provide evidence to the Building Commissioner that a Regulatory Agreement executed by MassHousing and the Applicant, including an acknowledgment executed by the Board, has been recorded at the Plymouth County Registry of Deeds.

No building permit shall be issued until all improvements specified in this Decision and set forth on the Final Plans are constructed and installed; provided, however, that building permits may be issued if the Applicant provides a performance guarantee under the provisions set forth in the

Planning Board's Subdivision Rules and Regulations, Section IV.C, to ensure the completion of all remaining work on the improvements. Any such performance guarantee shall be approved as to form by the ZBA's legal counsel and Board of Selectman. Up to 5 foundations (10 units) may be installed without a performance guarantee. Any covenant (with release language) shall be inscribed on a plan or subsequent modification thereto, showing the building layouts, and such plan shall be recorded with the registry of deeds.

4. Prior to the issuance of the final certificate of occupancy, the Applicant shall satisfy the following conditions:

- * Provide the Building Commissioner with the identification of the Affordable Units within the Project in the form required by MassHousing, as applicable.
- * Submit to the Board, in digital file format and full-size paper copies, a final as-built plan including profiles, showing actual-in ground installation of all applicable utilities, rim and invert elevations, roadway, sidewalk and associated construction. The plan shall include property boundaries, dimensions, easements, rights-of-way, edge of pavement, edge of sidewalk, rim elevations of structures with inverts, topographic contours, spot elevations, parking areas, and surficial structures associated with utilities.
- * Submit an as-built drawing of the water and sewer system to the Building Commissioner and Department of Municipal Maintenance for the Project. The as-built drawing shall include the name of the person or company installing the water/sewer service, the date it was installed, and the name of the inspector.

D. Architectural and Landscape Design Conditions

1. Existing trees that will remain on the site post-construction (to be shown on the Landscaping Plan) shall be protected during construction with snow fencing or other physical barriers as determined by the Building Commissioner.
2. Snow storage areas shall be designated on the Final Plans. Such locations shall be located outside paved areas and on adjacent grassed areas to maximize recharge. When snowfall exceeds the capacity of the designated snow storage areas and impacts the ability to use travel ways, sidewalks or designated parking spaces or otherwise limits safe access to/from the site for residents or emergency vehicles, the Applicant shall truck the excess snow off-site for proper disposal.
3. The Applicant shall provide fencing of work areas during construction as may be reasonably required by the Building Commissioner.
4. The Applicant shall complete the landscaping improvements located on the Property as depicted on the Landscaping Plans in accordance with the construction phasing plan.

5. The landscaping shall be maintained by the Applicant, and subsequently the condominium association, which obligations shall be incorporated in the Condominium Documents described herein.

6. Dead or diseased plantings shall be replaced as soon as possible in accordance with growing and weather conditions but in no event shall replacement occur more than one year from the discovery of the dead or diseased planting unless otherwise provided in the wetlands order of conditions for the Project. Plantings shall be guaranteed and replaced as needed for a period of three [3] years.

E. Civil Engineering and General Construction Conditions

1. Soil material used as backfill for pipes, access drives, infiltration beds, and other underground drainage structures shall meet design specifications on the Final Plans.

2. Burning or burial of construction or demolition debris on the site is strictly prohibited. All such materials are to be removed from the site in accordance with applicable law. During construction, the site shall be secured against unauthorized entry or vandalism by fencing, or other appropriate means, and all construction materials shall be stored or stockpiled in a safe manner. All construction activities are to be conducted in a workmanlike manner.

3. All construction shall be performed in accordance with applicable laws and regulations regarding noise, vibrations, dust, glare, and sedimentation.

4. The Applicant shall ensure that nuisance conditions do not exist in and around the Site during construction operations. The Applicant shall at all times use reasonable means to minimize inconvenience to residents in the surrounding area.

5. Construction activities shall be conducted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 4:00 p.m. on Saturdays. For purposes of this condition, construction activities shall be defined as: start-up of equipment or machinery, delivery of building materials and supplies; delivery or removal of equipment or machinery; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; removal of stumps and debris. and erection of new structures. All off-site utility work shall be coordinated and approved by the Building Department and shall not be subject to the timing restrictions set forth above.

6. All off-site utility work shall be coordinated and approved by the Municipal Maintenance department and shall not be subject to the timing restrictions set forth above. Finish work inside a structure once fully enclosed (walls, doors, windows, and roof) is not restricted by this condition.

7. Parking of all vehicles and equipment must be on site during construction.

8. The Applicant shall ensure safe and convenient vehicular access to the Site during the entire duration of the Project.

9. The Applicant shall implement dust control operations, in an approved manner, whenever necessary or when directed by the Building Commissioner. Methods of controlling dust shall meet all air pollutant standards as set forth by Federal and State regulatory agencies.

10. The Applicant is responsible for the sweeping, removal of snow, and sanding of the internal roadways and driveways permitting access to residents, emergency vehicles, and others during construction and until the Condominium Association assumes responsibility for the same.

11. No building areas shall be left in an open, unstabilized condition longer than 180 days. Temporary stabilization shall be accomplished by hay bales, hay coverings or matting. Final stabilization shall be accomplished by loaming and seeding exposed areas.

12. The Applicant shall designate an on-call representative of the Applicant or condominium personnel to be available at all times to respond to emergencies at the Property.

13. The Applicant's registered professional engineer shall prepare guidelines for the operation and maintenance of the stormwater management system, subject to modification and the approval by the Board's peer review engineer. Such guidelines shall be binding upon the Condominium.

14. In the event that the Applicant or its agent fails to maintain the stormwater management system in accordance with such guidelines for operation and maintenance, or the water distribution system, or the sanitary sewer system, the Town may perform necessary maintenance or repairs and the Applicant hereby authorizes the Town to enter the Property for this purpose. In such event, the Applicant shall reimburse the Town for all expenses associated therewith; in the event of nonpayment, the Town may place a lien on the Property and any improvement thereupon.

F. Water, Sewer, and Utilities Conditions

1. Utilities shall be installed underground by the Applicant using methods standard to those installations. Utilities shall be defined as electric service lines, telephone lines, water service lines, CATV lines, municipal conduit, stormwater management systems, and the like.

2. Fire hydrants shall be placed as shown on the Approved Plans in locations approved by the Onset Fire Department and Water District. If the Onset Fire Department and Water District Department approves different hydrant locations such modification shall be accepted as an insubstantial change pursuant to 760 CMR 56.05(11).

3. The service size for the domestic water service should be verified by the Onset Fire Department and Water District and information on the fire service size and requirements should be verified by the Onset Fire Department and Water District. The Applicant shall submit information regarding the size of both the domestic and fire services as part of Final Plans, after consultation with the Onset Fire Department and Water District.

4. The water and sewer utilities servicing the buildings in the Project shall be installed and tested in accordance with applicable Town and Onset Fire Department and Water District requirements and protocols, except as may be waived herein.

5. The Applicant will be responsible for all applicable sewer permit, capacity impacts and privilege fees in effect at the time application was filed with the Board, including a one-time \$5.00 per gallon for Inflow & Infiltration mitigation.

G. Condominium Requirements

1. Prior to the conveyance of the first Unit in the Project, the Applicant shall establish a condominium, including a Master Deed, Trust and Bylaws establishing the owners' association (the "Condominium Documents") for the Project, and shall establish reserves specifically for repairs to, or replacement of, and maintenance of the common storm water management facilities as set forth herein. Such reserves, including the amount thereof, shall be reviewed and approved by the Board prior to the first conveyance.

2. The Condominium Documents shall include the following Project private maintenance obligations in a form acceptable to Town Counsel:

Maintenance of landscaping

Private street maintenance

Private sidewalk maintenance

Centralized mail delivery facilities

Maintenance of all sewers, water, and other utilities located on the Property

Maintenance of storm water management facilities

3. The Applicant shall be responsible for the private maintenance obligations set forth in paragraph G.2 until such obligations are transitioned to the condominium trustees of the condominium association no sooner than after 51% of the units have been sold, as provided in the condominium documents.

4. The on-site driveways, roads, utilities, drainage systems, and all other infrastructure shown on the Approved Plans as serving the Project shall remain private and the Town of Wareham shall not have, now or ever, any legal responsibility for the operation or maintenance of the infrastructure, including but not limited to snow removal, and landscape maintenance.

5. The Condominium Documents shall also include a provision, in a form acceptable to the Board and Town Counsel, that no building as shown on the Site Plans may be expanded, and all accessory buildings shall be prohibited unless otherwise approved by the Zoning Board of Appeals. Moreover, the Condominium Documents shall also provide that garage space shall not be converted into habitable space.

H. Miscellaneous Conditions

1. In accordance with 760 CMR 56.05(12)(c), this Comprehensive Permit shall expire three (3) years from the date that the permit becomes final, unless (i) prior to that time substantial use of the Comprehensive Permit has commenced or (ii) the time period is otherwise tolled in accordance with law. The Applicant may timely apply to the Board for extensions to the Comprehensive Permit as permitted by law.

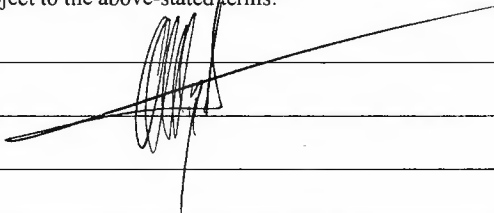
2. The Applicant or its designee shall be responsible for the operation and regular maintenance of all pedestrian walkways, parking areas, stormwater management systems, and other common facilities shown or described in the Final Plans and materials, including, but not limited to, regular snow plowing and garbage removal until such time the Condominium is formed, and the Condominium Association assumes responsibility for these obligations.

I. Waivers

The Applicant has requested, and the Board has granted, waivers from the Wareham Zoning By-Law and other local by-laws and regulations as specified below and in Exhibit B hereto. To the extent that additional waivers are subsequently determined to be required to construct the improvements shown on the Approved Plans, such waivers must be requested by the Applicant in accordance with 760 CMR 56.05(11).

RECORD OF VOTE

The following members of the Zoning Board of Appeals vote to grant a comprehensive permit subject to the above-stated terms:



The following members of the Zoning Board of Appeals are in opposition to the grant of the comprehensive permit:

I hereby certify that 20 days have elapsed after the decision was filed in the office of the Town Clerk of Wareham and no appeal has been filed in accordance with Section 17, Chapter 40A of the Massachusetts General Laws.

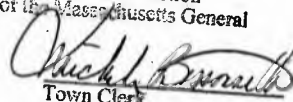
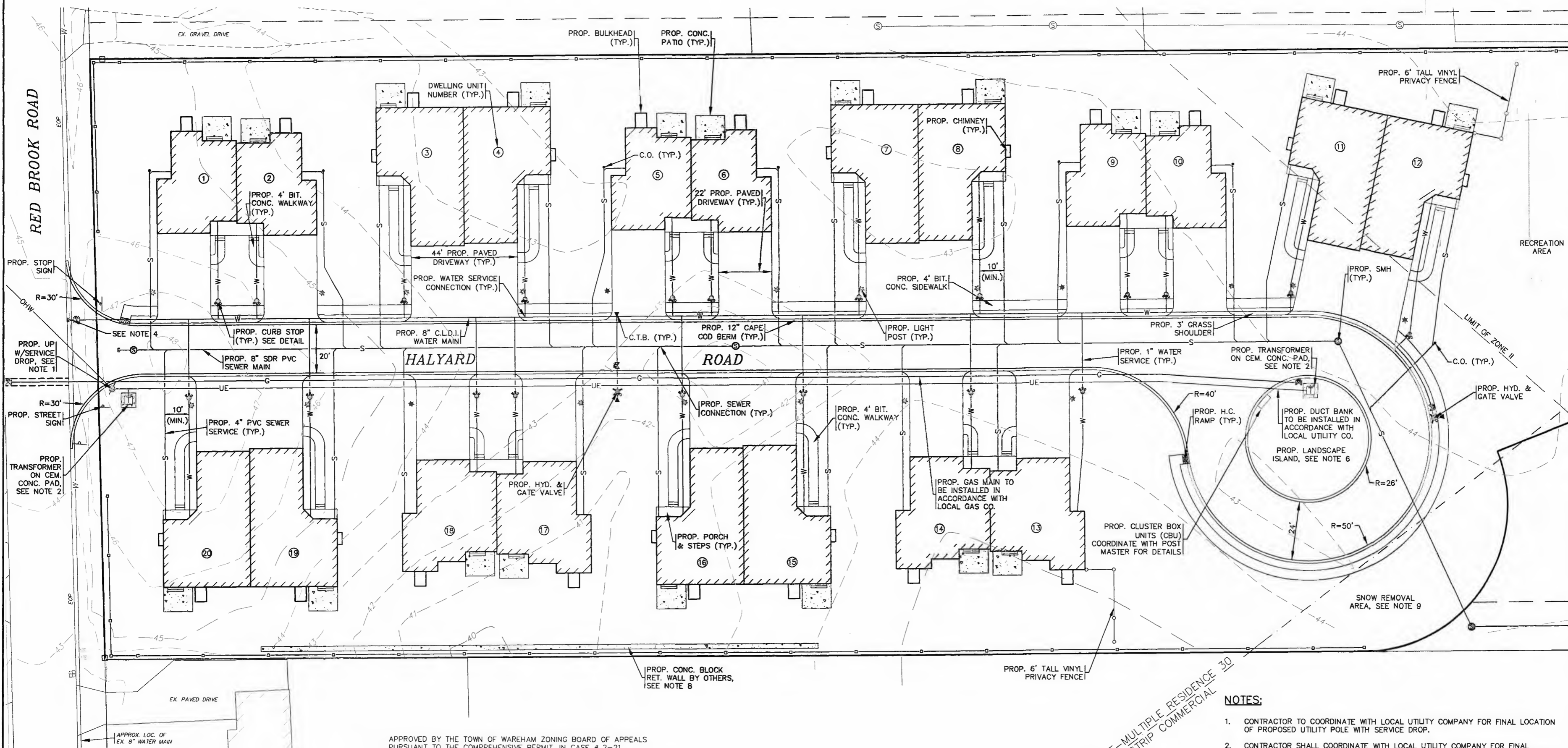

Town Clerk
6/22/2021

EXHIBIT B

Comprehensive Permit Plans Approved by the Wareham Zoning Board of Appeals
recorded with Plymouth County Registry of Deeds in Plan Book 65, Pages 469 and 470

PERMIT SET
(NOT FOR CONSTRUCTION)



APPROVED BY THE TOWN OF WAREHAM ZONING BOARD OF APPEALS
PURSUANT TO THE COMPREHENSIVE PERMIT, IN CASE # 2-21
ISSUED UNDER M.G.L. CHAPTER 40B, SECTIONS 20-23

COMPREHENSIVE PERMIT
DATE OF DECISION: MAY 26, 2021, RECORDED WITH THE PLYMOUTH
COUNTY REGISTRY OF DEEDS IN BOOK 55182, PAGE 215.

Plymouth County Registry of Deeds
PLAN BOOK 65 PAGE 470

"I CERTIFY THAT THIS PLAN WAS PREPARED
IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS."

THE CERTIFICATION MADE HEREON IS
INTENDED TO MEET THE REGISTRY OF DEEDS
REQUIREMENTS AND IS NOT A CERTIFICATION
TO THE TITLE OR OWNERSHIP OF THE
PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE
TOWN OF WAREHAM TAX ASSESSMENT
RECORDS.

ROBERT A. BRAMAN, JR.
P.L.S. # 45850

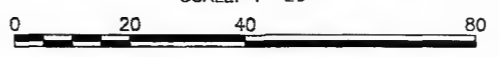
APPROVED BY THE TOWN OF WAREHAM
ZONING BOARD OF APPEALS

DATE APPROVED: 5-26-21
James P. Carabian, Clerk

DATE SIGNED: 7-8-21

LAYOUT & UTILITIES

SCALE: 1"=20'



NOTES:

- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION OF PROPOSED UTILITY POLE WITH SERVICE DROP.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION, SIZE AND CONFIGURATION OF TRANSFORMERS. PROTECT TRANSFORMERS WITH BOLLARDS.
- FINAL LOCATIONS, DEPTHS AND CONSTRUCTION OF UNDERGROUND ELECTRIC AND GAS SERVICES SHALL BE DETERMINED BY THEIR RESPECTIVE UTILITIES COMPANY.
- CONNECT TO THE EXISTING 8" WATER MAIN WITH AN 8"x8"x8" TAPPING SLEEVE AND GATE VALVE WITH VALVE BOX TO GRADE.
- REFER TO ARCHITECTURAL PLANS PREPARED BY OTHERS FOR ALL PROPOSED DWELLING DIMENSIONS, CONSTRUCTION NOTES AND DETAILS.
- REFER TO LANDSCAPE PLANS PREPARED BY OTHERS FOR ALL PROPOSED PLANTING LOCATIONS, DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE CEMENT CONCRETE WASHOUT AREA. WASHOUT AREA SHALL BE A RING OF DOUBLE STAKED HAY BALES WITH SILTATION FENCE AND LINED WITH A 40 MIL POLYETHYLENE BARRIER. SEE DETAIL. FINAL WASHOUT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
- PROPOSED CONCRETE BLOCK RETAINING WALLS DESIGNED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH OWNER. RETAINING WALL SHALL BE PROVIDED WITH SAFETY GUARDRAILS/HANDRAILS PER 780 CMR AND OSHA REGULATIONS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT STAMPED SHOP DRAWINGS FOR RETAINING WALL CONSTRUCTION TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONFIRM FINAL SNOW REMOVAL AREA WITH OWNER.

ZONE - MULTIPLE RESIDENCE 30
STRIP COMMERCIAL

DATE: JAN. 12, 2021	DRAWN BY: JMP	CHECKED BY: WFM	JOB NO.: 18-9247	SCALE: 1" = 20'
APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]	APPROVED BY: [Signature]
DATE: 5/11/21	DATE: 4/26/21	DATE: 5/11/21	DATE: 4/26/21	DATE: 5/11/21
REV. 2	REV. 1	REV. 1	REV. 1	REV. 1
DESCRIPTION: PER TOWN & PEER REVIEW LETTER	DESCRIPTION: PER TOWN & PEER REVIEW LETTER	DESCRIPTION: PER TOWN & PEER REVIEW LETTER	DESCRIPTION: PER TOWN & PEER REVIEW LETTER	DESCRIPTION: PER TOWN & PEER REVIEW LETTER

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

"SETTLER'S GLEN"
COMPREHENSIVE PERMIT PLAN
LAYOUT & UTILITIES
WAREHAM, MA

PREPARED FOR:
TGC EMMACA, LLC
1266 FURNACE BROOK PARKWAY
QUINCY, MA

JOB NO.: 18-9247
DWG. 28 OF 12

NOTES:

1. REFER TO ARCHITECTURAL PLANS PREPARED BY OTHERS FOR ALL PROPOSED DWELLING DIMENSIONS, CONSTRUCTION NOTES AND DETAILS.
2. ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES AND REGULATIONS.
3. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY PRIOR TO CONNECTION.
4. REFER TO PAVEMENT SAWCUT/TRENCH REPAIR DETAIL ON SHEET 10.
5. CONTRACTOR SHALL CONFIRM EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.

APPROVED BY THE TOWN OF WAREHAM ZONING BOARD OF APPEALS

DATE APPROVED: 5-26-21

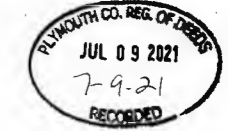
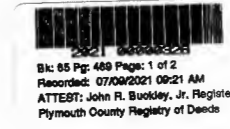
James R. Eastman, Clerk

DATE SIGNED: 7-8-21

APPROVED BY THE TOWN OF WAREHAM ZONING BOARD OF APPEALS PURSUANT TO THE COMPREHENSIVE PERMIT, IN CASE # 2-21 ISSUED UNDER M.G.L. CHAPTER 40B, SECTIONS 20-23

COMPREHENSIVE PERMIT: DATE OF DECISION: MAY 26, 2021, RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 55182, PAGE 215.

Plymouth County Registry of Deeds
PLAN BOOK 65 PAGE 469



21-326

FOR REGISTRY USE ONLY

"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

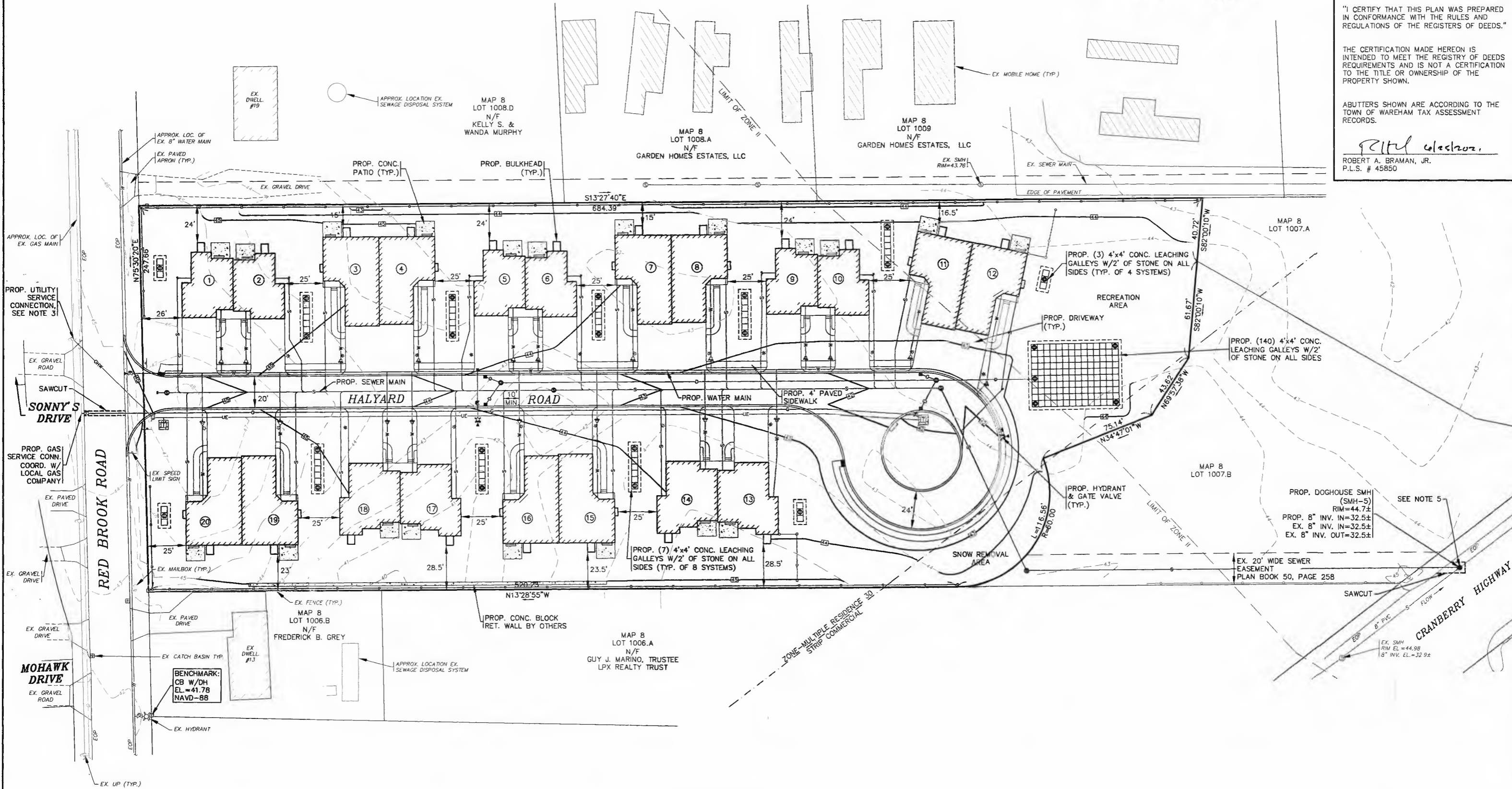
THE CERTIFICATION MADE HEREON IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

ABUTTERS SHOWN ARE ACCORDING TO THE TOWN OF WAREHAM TAX ASSESSMENT RECORDS.

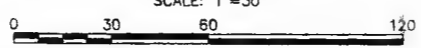
Rita Coleman
ROBERT A. BRAMAN, JR.
P.L.S. # 45850

REV.	DATE	BY	DESCRIPTION
1	5/11/21	JMP	PER TOWN & PEER REVIEW COMMENTS
2	4/26/21	JMP	PER TOWN & PEER REVIEW COMMENTS

DATE: JAN. 12, 2021
DRAWN BY: JMP
CHECKED BY: WFM
JOB NO.: 18-9247
SCALE: 1" = 30'



OVERVIEW PLAN
SCALE: 1" = 30'



APPROVED BY: *G. F. G. 6/25/21*

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: info@gafenginc.com

PREPARED FOR:
TGCI EMNACA, LLC
1266 FURNACE BROOK PARKWAY
WAREHAM, MA
QUINCY, MA

PERMIT SET
(NOT FOR CONSTRUCTION)

JOB NO.: 18-9247
DWG. 1A OF 12

Decision of 55182-215
21-326 (1052)

EXHIBIT C

Application/ Ability to Serve Requests filed with the Onset Water Department on
September 8, 2021

September 8, 2021

Dave Candeias - Water Superintendent

Onset Water Department

15 Sand Pond Road

Onset, MA

7/26/2021
07:17

Dave Candeias
9/8/21

Re: Settlers Glen Subdivision – Ability to Serve Request

Dear Mr. Candeias,

Attached are the plans titled "Settlers Glen, LLC" by G.A.F. Engineering, Inc. revised through 8/31/2021 depicting the connection and specification details for the project. We expect the project timeline for this work will be approximately 3-months anticipating starting October 1, 2021. All permits have been obtained and sent to your office as a ZBA approved Comprehensive Permit of the MGL sec 40B recorded in the Registry of Deeds.

My understanding is that you would like an escrow account set up for the "Ability to Serve Study Costs" which amount we have requested and not received. Could you let me know the escrow amounts needed for the study costs.

I have taken the liberty to comment on the questions and statement you posed in your 8/30/2021 e-mail below.

Extensions Requiring New Road Construction:

An applicant proposing to construct a new water distribution system that is a part of a project that must be reviewed and approved by any municipal body (i.e., Planning Board, Site Review Board, etc.) shall provide the following:

1.

Pre-Submittal

The District or a Town department may require a determination of the water system's "ability to serve" the demand associated with the new water main. To make this determination, the District will require the owner (or owner's representative) to provide the following preliminary information, at a minimum: a utility plan with water main sizes; site map with location of any underground storage tanks, fuel storage areas, hazardous material storage areas and drainage infrastructure; an anticipated project timeline; anticipated average and maximum domestic water demands; anticipated fire suppression requirements; fire flow test reports; contact information for the owner and owner's representatives, and any other information that would facilitate the District's

IC

engineer's ability to evaluate the impact of the proposed project on the existing system and to generate an ability to serve letter. The owner is responsible for all costs associated with conducting the evaluation and generating the letter report.

Average Domestic Demands:

5 Sinks per unit x 20 units = 100 Sinks

2 Toilets per unit x 20 = 40 toilets

2 outside sill cocks per unit x 20 = 40 sill cocks

1 75 gal water heater x 20 = 20 75 gal water heaters

1 washing machine x 20 = 20 washing machines

2 Fire Hydrants

The fire flow report was witnessed by the Onset Water Department on Friday, September 3, 2021 at 11:00AM and yielded over 900 GPM.

The fire department's Lt. Sniger has confirmed we only need 500 GPM flow for adequate fire protection per 527 CMR 1.0 Chapter 18. Therefore a looped water main has not been requested.

Contact: Ivo P. Coll, Manager Settlers Glen, LLC 20 North Park Avenue Suite 2
Plymouth, MA 02360 774-994-7440 ivopcoll@gmail.com

2.

Submittals

Three (3) printed sets of complete plans and specifications and one (1) electronic copy shall be sent to the District Superintendent or his/her designee. The documents shall show plan and profile of the proposed water main, right-of-way boundaries, other utilities, structures and any other physical or topographical features relevant to the installation and maintenance of the water main. A cover letter shall also be submitted with the plans and specifications giving a description of the project and construction sequence, the anticipated project timeline and any other relevant information.

The electronic copy of the plan set submitted today has been sent to your office and copied to your engineer Mr. Osborne.

IC

3.

Review

Once received, the District's goal is to review the plans within thirty (30) days after receipt. Initial written comments will be issued to the applicant and/or engineer within this period. During this review, it may be necessary to have a design meeting between the District and project engineers. That determination will be made on a case by case basis. Any required changes must be incorporated on the drawings and resubmitted. The owner is responsible for all costs associated with conducting the plan review.

4.

Approval

After all District comments and recommended revisions have been incorporated into the design, the District will issue a letter of design approval to the developer or agent. This letter will also detail all the other administrative requirements pertinent to the project including but not limited to developing a main extension estimate detailing the required construction deposit, main extension contract, easement acquisition, project scheduling, special conditions, and impact fees. The owner is responsible for all fees and costs associated with construction oversight by District employee or District representative.

5.

Final plans for construction

After final approval by the municipal reviewing authority, a final set of signed plans shall be submitted to the District. Additionally, an electronic version of the plans shall also be submitted (in a format acceptable to the District)

6.

F. Water, Sewer, and Utilities Conditions

1. Utilities shall be installed underground by the Applicant using methods standard to those installations. Utilities shall be defined as electric service lines, telephone lines, water service lines, CATV lines, municipal conduit, storm water management systems, and the like.

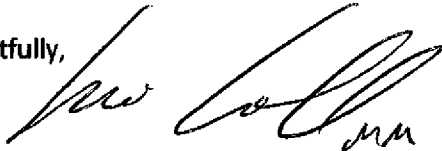
2. Fire hydrants shall be placed as shown on the Approved Plans in locations approved by the Onset Fire Department and Water District. If the Onset Fire Department and Water District Department approves different hydrant locations such modification shall be accepted as an insubstantial change pursuant to 760 CMR 56.05(11).

IC

3. The service size for the domestic water service should be verified by the Onset Fire Department and Water District and information on the fire service size and requirements should be verified by the Onset Fire Department and Water District. The Applicant shall submit information regarding the size of both the domestic and fire services as part of Final Plans, after consultation with the Onset Fire Department and Water District.

4. The water and sewer utilities servicing the buildings in the Project shall be installed and tested in accordance with applicable Town and Onset Fire Department and Water District requirements and protocols, except as may be waived herein.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ivo P. Coll', with a stylized flourish at the end.

Ivo P. Coll, Manager Settlers Glen, LLC

EXHIBIT D

OSD Engineering Consultants Memorandum dated October 21, 2021 regarding Settler's
Glen Plan Review

GAF Engineering Letter dated December 1, 2021 responding to OSD Engineering
Consultants Memorandum dated October 21, 2021 regarding Settler's Glen Plan Review

OSD Engineering Consultants

Memorandum

To: David Candeias, Onset Water Department
From: Sean D. Osborne, PE, Principal
Date: October 20, 2021
Project: Settler's Glen Plan Review

OSD has reviewed the information provided by the proponent and their engineers:

- Settler's Glen Comprehensive Permit Plan dated January 12, 2021, with an August 31, 2021 revision

The following comments are in response to this information.

Plans

Drawing 4

1. Add the following note:

Note 9. When a water line crosses below a sewer line, the water line shall be 18" min. below the sewer line and the water line shall be encased 10' in both directions and sealed at both ends with concrete. At the crossing, the sewer line shall be constructed of class 150 pressure rated pipe.

Drawing 5

1. Notes – add "Sewer service lines shall be installed a minimum of 10' from water service lines.
2. Water Connection Detail Note 3 – gate valves open left
3. All water mains shall be 8" Class 52 Double Cement Lined Ductile Iron Pipe including the water main running next to Unit 12.
4. Add 10' (MIN.) between water and sewer lines for the following units
 - a. 3
 - b. 4
 - c. 7
 - d. 8
 - e. 11
 - f. 12
 - g. 13 and 14
 - h. 15
 - i. 16
 - j. 19

Drawing 7 and Drawing 8

1. Note 2 – separation between drainage lines and water mains and water services shall be a minimum of 18”

Drawing 9

1. Hydrant Detail Note 3 – gate valves shall open LEFT
2. Hydrant Detail – Mueller hydrant shall open LEFT

In order to complete our review, including the ability to serve, we request the following information

1. Average and maximum domestic water demands
2. Fire suppression requirements
3. Fire flow report with the rated capacity at 20 psi of the tested fire hydrant
4. Irrigation water demands
5. Location of second water connection to create a looped system

C:\\Onset\\ONS-053 Settler's Glen Review\\Memo for Review of Settler's Glen Plans_20 Oct 2021.docx



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

December 1, 2021

David Candeias, Superintendent
Onset Water Department
15 Sand Pond Road
Onset, MA 02558

RE: "Settler's Glen"
Plan Review
Response to Plan Review
G.A.F. Job No. 21-9736

Dear Mr. Candeias,

G.A.F. Engineering, Inc., on behalf of our client Settler's Glen, LLC, has prepared revised plans and respectively submits the following responses to the peer review letter submitted by Sean Osborne, PE for OSD Engineering Consultants, dated October 20, 2021.

This letter has been formatted for clarity by listing the review comment first in standard type followed by the G.A.F. response in bold type.

I. **Plans-**

Drawing 4

1. Add the following note:

Note 9. When a sewer line crosses below a sewer line, the water line shall be 18" min. below the sewer line and the water line shall be encased 10" in both directions and sealed at both ends with concrete. At the crossing, the sewer line shall be constructed of class 150 pressure rated pipe.

Response: The note has been added as Note 7 on sheet 4.

Drawing 5

1. Notes-add "Sewer service lines shall be installed a minimum of 10' from the water service lines."

Response: The note has been added as requested.

2. Water Connection Detail Note 3-gate valves open left

Response: The note has changed been to indicate that gate valves open left. We will note that the information we have in the Onset Fire District/Water Department Specifications state that gate valves are to open right.

3. All water mains shall be 8" Class 52 Double Cement Lined Ductile Iron Pipe including the water main running next to unit 12.

Response: Note 5 has been added to indicate that all water mains shall be 8" Class 52 Double Cement Lined Ductile Iron Pipe. Also, Note 4 in the Water Connection Detail has been added to indicate the same.

4. Add 10' (MIN.) between water and sewer lines for the following units..

Response: This has been added where requested.

Drawing 7 and Drawing 8

1. Note 2-separation between drainage lines and water mains and water services shall be a minimum of 18"

Response: This note has been changed as requested.

Drawing 9

1. Hydrant Detail Note 3-gate valves shall open LEFT
2. Hydrant Detail-Mueller hydrant shall open LEFT

Response: These notes have been changed to indicate they open left. We will note that the information we have in the Onset Fire District/Water Department Specifications state that gate valves and hydrant are to open right.

In order to complete our review, including the ability to serve, we request the following information

1. Average and maximum domestic water demands

Response: The Comprehensive Permit issued by the Zoning Board of Appeals, dated May 26, 2021, approved the project for 50 bedrooms. That is a design flow of 5,500gpd using Title 5 design flow of 110gpd/bedroom. The Wareham Board of Sewer Commissioners approved the sewer connection on July 6, 2021 (copy of letter attached). The request was for a total of 60 bedrooms but the Comprehensive Permit approved 50 bedrooms. The plumbing fixtures for the proposed buildings/site include:

- 5 sinks/unit x 20units=100 sinks
- 2 toilets/unit x 20 units=40 toilets
- 1-75 gal water heater/unit x 20 units=20-75 gallon water heaters
- 2 outside sill cocks/unit x 20 units=40 sill cocks
- 1 washing machine/unit x 20 units=20 washing machine
- 1 dishwasher/unit x 20 units=20 dishwashers

- 3 fire hydrants
2. Fire suppression requirements
Response: The duplex units do not require a fire sprinkler system. Three (3) hydrants are shown on the revised plans. Two hydrants will serve the site and one (1) hydrant is proposed to serve the adjacent Garden Homes Estates South-Mobile Home Park. Also attached is an email correspondence from Lt. Sniger of the Onset Fire Department. This included an excerpt from 527 CMR 1.00 Chapter 18 which indicates fire hydrants shall not be required where the water distribution system is not capable of providing greater than 500 gpm. A copy of the fire flow test is attached indicating a total flow of 971 gpm.
 3. Fire flow report with the rated capacity at 20 psi of the tested fire hydrant
Response: A copy of the fire flow test report, performed by Fire Protection Services, is attached.
 4. Irrigation water demands
Response: The irrigation system will require a minimum of 50gpm @ 65psi with an approximate 6 hour watering window.
 5. Location of the second water connection to create a looped system
Response: The developer is currently in negotiations with the Onset Water Department regarding the water extension to the Cranberry Highway water main. The extension is not shown on the current plan (It is shown on the plan submitted to MassDOT) until negotiations have been completed.

We hope these responses, and the information provided, meet your requirements. Please contact me directly if you have any questions.

Brian R. Grady
brian@gafenginc.com

Copy to: James O'Brien

Enclosures



WAREHAM WATER POLLUTION CONTROL FACILITY

6 Tony's Lane
Wareham, MA 02571
Telephone (508) 295-6144
Fax (508) 291-0155
TTY (800)439-2370

Guy Campinha, Director

July 6, 2021

GAF Engineering
266 Main Street
Wareham, MA 02571

Dear Sir and/or Madam,

At the Board of Sewer Commissioners meeting on June 24, 2021, the Board voted unanimously to approve your project for sewer connection.

Projects: Tower Terrace, 83 Sandwich Road, 3128B Cranberry Highway, and 36-48 Robinwood Road

If you have any questions, please contact our office at (508) 295- 6144.

Sincerely,

Guy Campinha, Director

GC/cr



James V. O'Brien <jvocorp@gmail.com>

Fire Hydrant Locations and Existing Hydrant FLOW test

James V. O'Brien <jvocorp@gmail.com>
To: James Obrien <Jvocorp@gmail.com>

Wed, Nov 10, 2021 at 8:58 AM

18.5 Fire Hydrants

18.5.1 Fire Hydrant Locations and Distribution

Fire hydrants shall be provided in accordance with Section 18.5 for all new buildings, or buildings relocated into the jurisdiction unless otherwise permitted by 18.5.1.1 or 18.5.1.2.

18.5.1.1

Fire hydrants shall not be required where the water distribution system is not capable of providing a fire flow of greater than 500 gpm (1893 L/min) at a residual pressure of 20 psi (139.9 kPa).

18.5.1.2*

Fire hydrants shall not be required where modification or extension of the water distribution system is deemed to be impractical by the AHJ.

----- Forwarded message -----

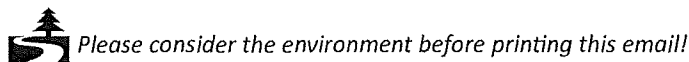
From: **Richard Sniger** <snigerr.onsetfd@gmail.com>
Date: Wed, Sep 1, 2021 at 4:32 PM
Subject: Re: Fire Hydrant Locations and Existing Hydrant FLOW test
To: James V. O'Brien <jvocorp@gmail.com>

James,

Sorry for the late response. Fire flow was taken out of 527 CMR 1.00 Chapter 18 in the last edition, with no reference to NFPA for guidance. I believe that the water dept or the building dept will be the AHJ on this.

Thank you,

--
James V. O'Brien
jvocorp@gmail.com
781-733-6851 Cell
www.jvodevelopment.com



CONFIDENTIALITY NOTE: This message and the documents accompanying this transmission may contain information which is confidential or privileged information. The information is intended to be for the use of the individual or entity named on this transmission. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this e-mail in error, please notify us immediately and kindly delete the messages and attachments.

11/24/21, 11:50 AM

Gmail - Fire Hydrant Locations and Existing Hydrant FLOW test

Thank You.

Fire Protection Services

**Fire Protection Engineering
Hydraulics Specialists
Code Consultants**

**571 Maple Grove Road, P.O. Box 452
Madison, New Hampshire 03849
MA Office: 81 Laurel Street, Fairhaven, MA 02719**
E-Mail: AJWOOD13@COMCAST.NET Phone: (508) 728-8374

September 7, 2021

David Candeus
Onset Fire District Water Department
15 Sand Pond Road
Onset, MA 02558
Via Email: superintendent@onsetwater.com

RE: Fire Flow Test
Settler's Glen
Wareham, MA

Dear David,

On September 3, 2021 a hydrant flow test was completed to determine fire flow capacity for Settler's Glen. Settler's Glen is a housing development proposed to be constructed off of Red Brook Road in Wareham, Massachusetts. Two hydrants located on the 8" water main in Red Brook Road were utilized for the flow test.

Using standard fire protection engineering procedure, the flow was recorded at the hydrant located across from Mohawk Drive on Red Brook Road (Hydrant 187). The static and residual pressures were measured at the hydrant located near the intersection with Arrow Head Drive on Red Brook Road (Hydrant 188). The flow was maintained through two Little Hose Monsters with 1 3/4" grooved inserts. See the drawing at the end of this report for further clarification. The results of the test are summarized on the following page.

Fire Flow Test
Settler's Glen – Wareham, MA
September 7, 2021

Test Date: September 3, 2021
Test Time: 11:40 AM
Static Pressure: 59 psi
Residual Pressure: 40 psi
Pitotless Nozzle Readings of the Little Hose Monsters: 21 psi, 22 psi
Total Flow: 971 gpm

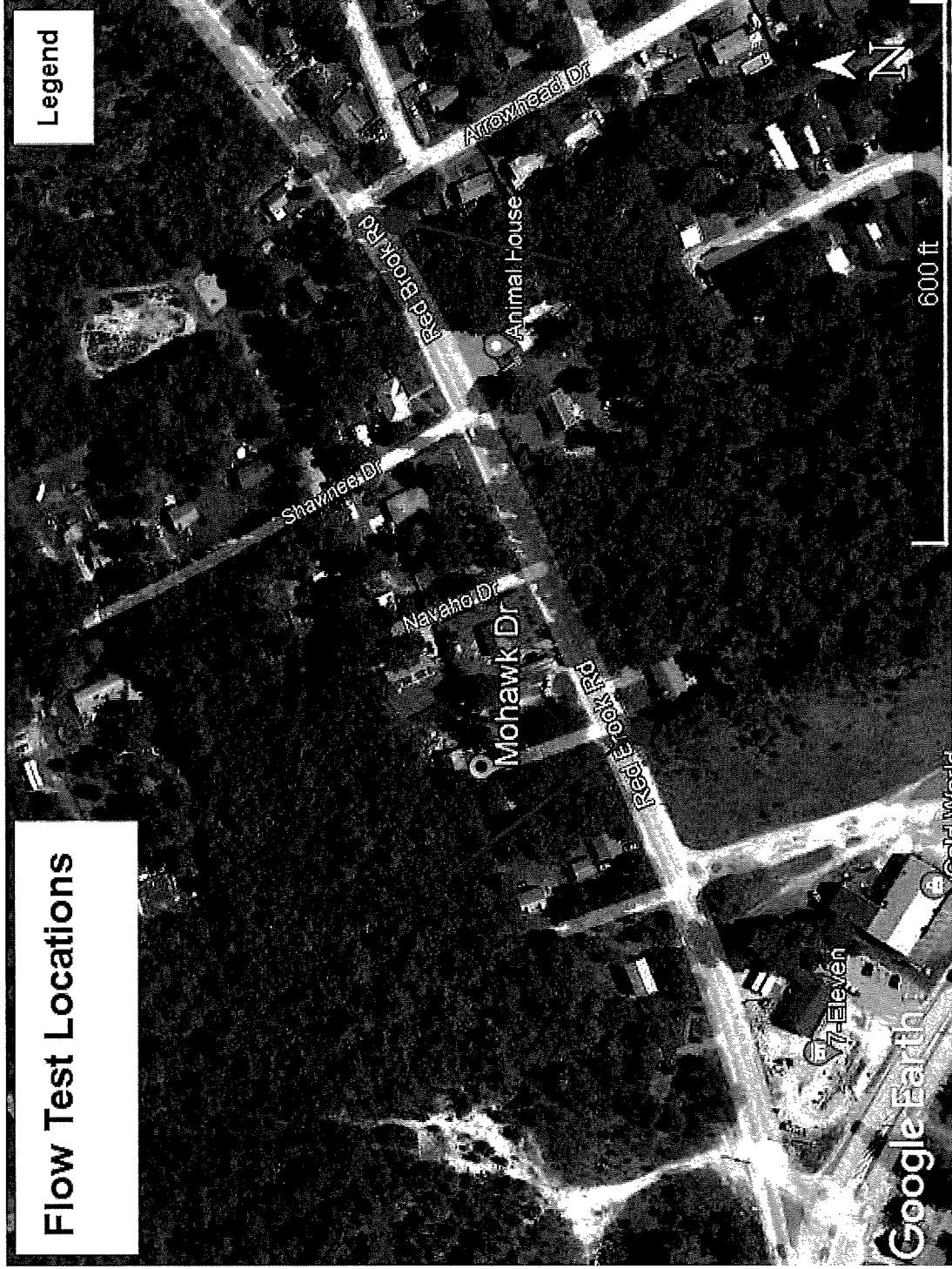
Please let us know if you should have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Alycia J. Wood".

Alycia J. Wood, P.E.

Fire Flow Test
Settler's Glen – Wareham, MA
September 7, 2021



Flow Test Locations

EXHIBIT E

OSD Engineering Consultants Memorandum dated October 25, 2021 regarding Settler's Glen Plan Application for Non-vehicular Access Permit to State Highway Plan Review.

GAF Engineering Letter dated December 1, 2021 responding to OSD Engineering Consultants Memorandum dated October 25, 2021 regarding Settler's Glen Plan Application for Non-vehicular Access Permit to State Highway Plan Review.

Plans entitled "Plan to Accompany Application for Non-Vehicular Access Permit", Dated: December 1, 2021, Sheets 1 and 2, Prepared By; G.A.F. Engineering, Professional Engineers & Land Surveyors, 266 Main Street Wareham, MA 02571.

OSD Engineering Consultants

Memorandum

To: David Candeias, Onset Water Department
From: Sean D. Osborne, PE, Principal
Date: October 20, 2021
Project: Settler's Glen Plan Review

OSD has reviewed the information provided by the proponent and their engineers:

- Settler's Glen Comprehensive Permit Plan dated January 12, 2021, with an August 31, 2021 revision

The following comments are in response to this information.

Plans

Drawing 4

1. Add the following note:

Note 9. When a water line crosses below a sewer line, the water line shall be 18" min. below the sewer line and the water line shall be encased 10' in both directions and sealed at both ends with concrete. At the crossing, the sewer line shall be constructed of class 150 pressure rated pipe.

Drawing 5

1. Notes – add "Sewer service lines shall be installed a minimum of 10' from water service lines.
2. Water Connection Detail Note 3 – gate valves open left
3. All water mains shall be 8" Class 52 Double Cement Lined Ductile Iron Pipe including the water main running next to Unit 12.
4. Add 10' (MIN.) between water and sewer lines for the following units
 - a. 3
 - b. 4
 - c. 7
 - d. 8
 - e. 11
 - f. 12
 - g. 13 and 14
 - h. 15
 - i. 16
 - j. 19

Drawing 7 and Drawing 8

1. Note 2 – separation between drainage lines and water mains and water services shall be a minimum of 18”

Drawing 9

1. Hydrant Detail Note 3 – gate valves shall open LEFT
2. Hydrant Detail – Mueller hydrant shall open LEFT

In order to complete our review, including the ability to serve, we request the following information

1. Average and maximum domestic water demands
2. Fire suppression requirements
3. Fire flow report with the rated capacity at 20 psi of the tested fire hydrant
4. Irrigation water demands
5. Location of second water connection to create a looped system

C:\\Onset\\ONS-053 Settler's Glen Review\\Memo for Review of Settler's Glen Plans_20 Oct 2021.docx



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

December 1, 2021

David Candeias, Superintendent
Onset Water Department
15 Sand Pond Road
Onset, MA 02558

RE: "Settler's Glen"
Application for Non-Vehicular Access Permit
Response to Plan Review
G.A.F. Job No. 21-9736

Dear Mr. Candeias,

G.A.F. Engineering, Inc., on behalf of our client Settler's Glen, LLC, has prepared revised plans and respectively submits the following responses to the peer review letter submitted by Sean Osborne, PE for OSD Engineering Consultants, dated October 25, 2021.

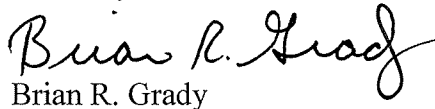
This letter has been formatted for clarity by listing the review comment first in standard type followed by the G.A.F. response in bold type.

1. **Draft Letter**- The applicant for the permit is the proponent of the development. Therefore, the agent letter should be signed by the proponent of the development.
 - **Response: G.A.F. Engineering has received the letter authorizing us to represent the Onset Water Department and David Candeias, Water Superintendent, with MASSDOT and the Non-Vehicular access permit.**
2. **Plans**-
 - Change the proposed water main shown on the Site Plan of DWG1 of 2 from 8" PVC to 8" CLDI. Per the water installation Notes on DWG 2 of the August 31, 2021, revision of the Settler's Glen plans, all water mains shall be 8" Class 52 Double Cement Lined Ductile Iron Pipe.
 - **Response: No Change, the plans indicate 8" Class CLDI. Refer to Water Installation Note 6.**
 - Add a hydrant to the west of the water main and north of the proposed concrete sidewalk.
 - **Response: A hydrant has been added at the requested location.**

- Add a gate valve on the proposed 8" line between the hydrant lateral and the proposed concrete sidewalk.
Response: A gate valve has been added as requested.
- Notes on DWG 1 of 2:
Note 1, the August 31, 2021 revision of the Settler's Glen plans do not show a water main in the sewer easement.
Response: Extending the water main to make a connection to the Route 28 water main was not included in the original design plan. The developer is currently in discussion with the Onset Water Department regarding this connection. The water main extension is included on the Non-Vehicular Access Permit Plan in the event that this work is to be performed.
- Water Installation Notes on DWG 1 of 2
Add Note 8: "When a water line crosses above a sewer line, the water line shall be 18" min. above the sewer line and at the crossing the water pipe shall be located so that both joint are as far from the sewer as possible.
Response: The note has been added as requested.

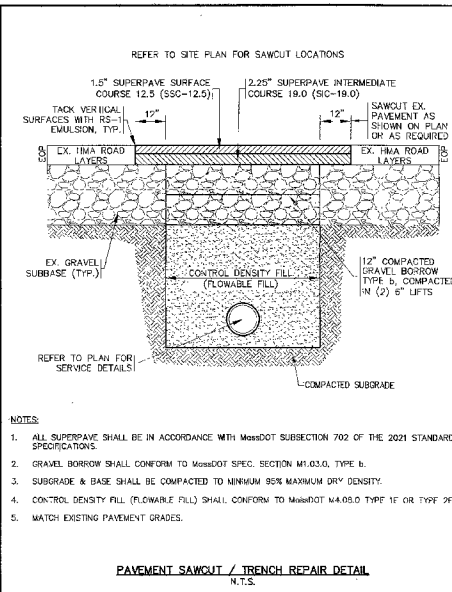
Please contact me directly if you have any questions.

Sincerely,


Brian R. Grady

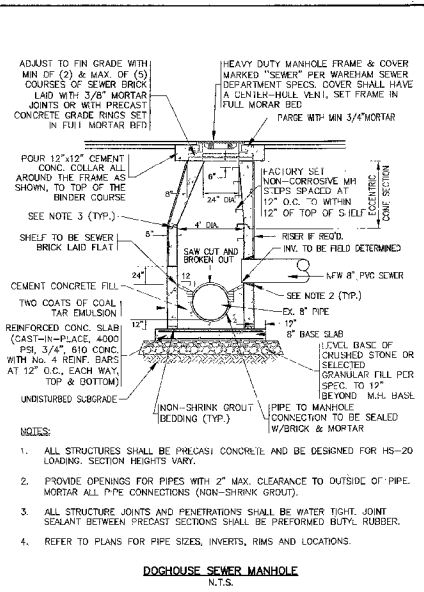
BRG

cc: James O'Brien



- NOTES:**
1. ALL SURFPAVE SHALL BE IN ACCORDANCE WITH MASSDOT SUBSECTION 702 OF THE 2021 STANDARD SPECIFICATIONS.
 2. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPEC. SECTION M1.03.0, TYPE B.
 3. SUBGRADE & BASE SHALL BE COMPACTED TO MINIMUM 95% MAXIMUM DRY DENSITY.
 4. CONTROL DENSITY FILL (FLOWABLE FILL) SHALL CONFORM TO MASSDOT M4.05.0 TYPE 1F OR TYPE 2F.
 5. MATCH EXISTING PAVEMENT GRADES.

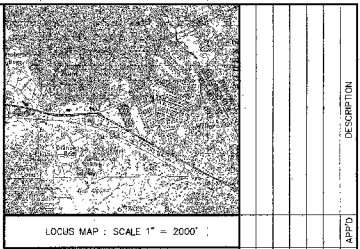
PAVEMENT SAWCUT / TRENCH REPAIR DETAIL
N.T.S.



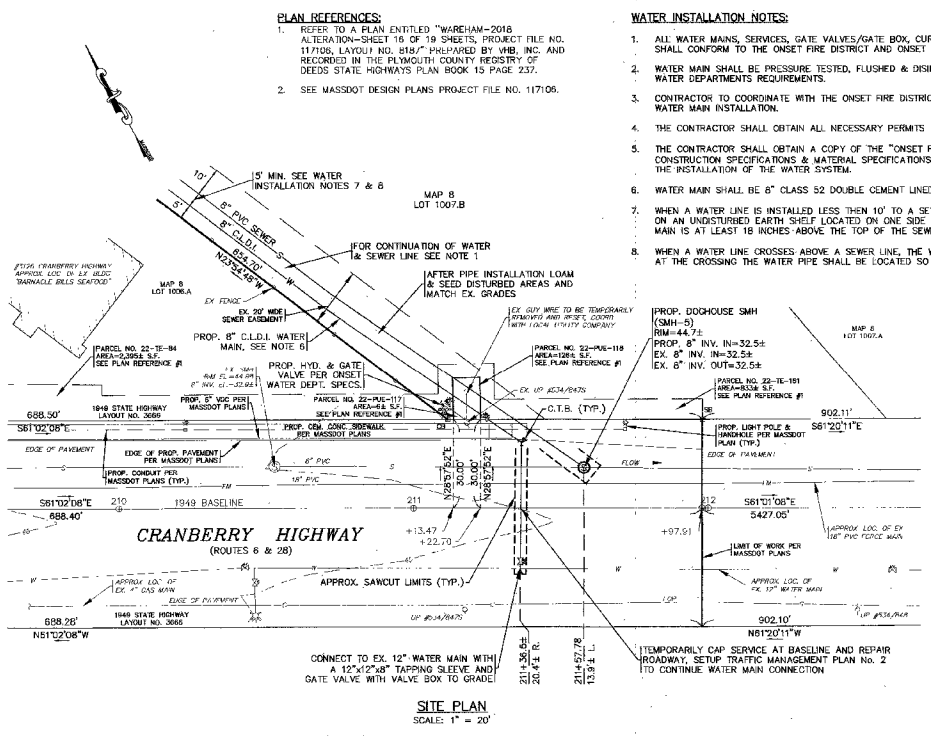
- NOTES:**
1. ALL STRUCTURES SHALL BE PRECAST CONCRETE AND BE DESIGNED FOR HS-20 LOADING. SECTION HEIGHTS VARY.
 2. PROVIDE OPENINGS FOR PIPES WITH 2\"/>

DOGHOUSE SEWER MANHOLE
N.T.S.

- GENERAL NOTES:**
1. ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING, ALL UTILITIES 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 AT (1-888-DIG-SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 2. EXISTING CONDITIONS INFORMATION IS BASED ON ACTUAL FIELD SURVEY, PRIVATE UTILITY PLANS, AND OTHER AVAILABLE SOURCES. FIELD SURVEY WAS PERFORMED BY G.A.F. ENGINEERING, INC. ON VARIOUS DATES AND MOST RECENTLY IN MARCH OF 2021.
 3. THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL REQUIRED PERMITS, GIVE ALL NOTICES, COMPLY WITH ALL LAWS AND REGULATIONS, AND PAY ALL FEES ASSOCIATED WITH THE INSTALLATION OF THIS WORK.
 4. THE CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION ALL EXISTING UNDERGROUND UTILITY LOCATIONS AND POINTS OF INTERCONNECTION.
 5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, SUPERVISION, TOOLS, EQUIPMENT, FUEL, POWER, SANITARY FACILITIES AND INCIDENTALS NECESSARY FOR THE FURNISHING, PERFORMANCE, TESTING, START-UP AND COMPLETION OF THIS WORK.
 6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICTS DISCOVERED IN THE FIELD.
 7. ANY CHANGES TO THESE SITE PLANS THAT ARE MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORDED DOCUMENTS AND REPORTED TO THE OWNER AND ENGINEER.
 8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN EXCAVATION AND TRENCH PERMIT PURSUANT TO 802 CMR 14.00 AS APPLICABLE PRIOR TO THE START OF CONSTRUCTION.
 9. ELEVATIONS ARE IN FEET AND TENTHS AND ARE BASED ON THE DATUM OF NAVD-88.
 10. ALL PAVEMENT MARKINGS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AS PART OF THIS WORK.
 11. ALL METHODS AND MATERIALS SHALL CONFORM WITH MASSDOT STANDARDS AND SPECIFICATIONS, AND THE REQUIREMENTS OF THE TOWN OF WARHAM MUNICIPAL MAINTENANCE DEPARTMENT.
 12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF PERSONNEL AND PROTECTION OF PROPERTY AT THE SITE OR ADJACENT THEREOF INCLUDING TREES, SHRUBS, LAWN, PAVEMENTS, ROADWAYS, STRUCTURES AND UNDERGROUND UTILITIES NOT DESIGNED FOR REMOVAL, RELOCATION OR REPLACEMENT.
 13. THE CONTRACTOR SHALL INSTITUTE ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC SAFETY. THIS SHALL INCLUDE, BUT NOT LIMITED TO, BARRICADES, SIGNS, LIGHTING, FENCES, POLICE DETAILS, AND ANY OTHER MEANS AS DIRECTED. NO TRENCHES ARE TO REMAIN OPEN OVERNIGHT.
 14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION REQUIRED FOR THE INSTALLATION OF THIS WORK.
 15. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND OF GOOD QUALITY.
 16. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND OTHER DEBRIS RESULTING FROM THIS WORK.



- NOTES:**
1. THIS PLAN HAS BEEN PREPARED TO PERMIT THE CONNECTION OF A PROPOSED SEWER SERVICE AND WATER MAIN IN CRANBERRY HIGHWAY (ROUTE 6&28). FOR COMPLETE SITE PLAN DETAILS, REFER TO A SET OF PLANS PREPARED BY G.A.F. ENGINEERING, INC. ENTITLED "SETTLER'S GLEN COMPREHENSIVE PERMIT PLAN, RED BROOK ROAD, WARHAM, MASSACHUSETTS" PREPARED FOR TOWN EMVACA, LLC. PLANS ARE DATED JANUARY 12, 2021 AND LAST REVISED AUGUST 31, 2021.
 2. ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WARHAM SEWER COMMISSIONERS RULES AND REGULATIONS.
 3. CONTRACTOR SHALL CONFIRM EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
 4. ALL WATER WORK, MATERIAL AND CONSTRUCTION SPECIFICATIONS SHALL BE DONE IN ACCORDANCE WITH THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENT RULES AND SPECIFICATIONS.
 5. ALL TRENCHING, BACKFILL AND PAVEMENT REPAIR SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WARHAM MUNICIPAL MAINTENANCE DEPARTMENT RULES AND REGULATIONS.
 6. ALL UNPAVED, DISTURBED AREAS WITHIN THE HIGHWAY LAUNCH SHALL RECEIVE 4\"/>



- PLAN REFERENCES:**
1. REFER TO A PLAN ENTITLED "WARHAM-2018 ALTERATION-SHEET 18 OF 18 SHEETS, PROJECT FILE NO. 117108, LAYOUT NO. 518" PREPARED BY VHB, INC. AND RECORDED IN THE PLANNING AND CONSENT REGISTRY OF DEEDS STATE HIGHWAYS PLAN BOOK 13 PAGE 237.
 2. SEE MASSDOT DESIGN PLANS PROJECT FILE NO. 117105.

- WATER INSTALLATION NOTES:**
1. ALL WATER MAINS, SERVICES, GATE VALVES/GATE BOX, CURB STOPS, HYDRANTS, FITTINGS, ETC. & METHOD OF INSTALLATION SHALL CONFORM TO THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS RULES & REGULATIONS.
 2. WATER MAIN SHALL BE PRESSURE TESTED, FLUSHED & DISINFECTED IN ACCORDANCE WITH THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS REQUIREMENTS.
 3. CONTRACTOR TO COORDINATE WITH THE ONSET FIRE DISTRICT AND THE ONSET WATER DEPARTMENT FOR THE INSPECTIONS OF THE WATER MAIN INSTALLATION.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE INSTALLATION OF THE WATER SYSTEM.
 5. THE CONTRACTOR SHALL OBTAIN A COPY OF THE "ONSET FIRE DISTRICT, WATER DEPARTMENT GENERAL PROCEDURES, CONSTRUCTION SPECIFICATIONS & MATERIAL SPECIFICATIONS" FROM THE ONSET WATER DEPARTMENT BEFORE PROCEEDING WITH THE INSTALLATION OF THE WATER SYSTEM.
 6. WATER MAIN SHALL BE 8\"/>

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
TEL: (508) 288-6600 FAX: (508) 288-6634
E-MAIL: info@gafe.com

SETTLER'S GLEN, LLC
20 NORTH PARK AVE., SUITE 4
WARHAM, MA 01995

PLAN TO ACCOMPANY APPLICATION FOR NON-VEHICULAR ACCESS PERMIT
CRANBERRY HIGHWAY

DATE: DEC. 1, 2021
DRAWN BY: J.M.P.
CHECKED BY: W.P.
JOB NO.: 21-0736
SCALE: AS NOTED

APPROVED BY: _____ DATE: _____
REV: _____ DATE: _____
BY: _____ DATE: _____

DWG. 1 OF 2

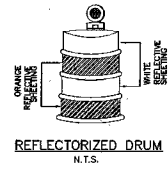
11/24/2021 10:45:23 AM

TRAFFIC MANAGEMENT NOTES:

- ALL TEMPORARY TRAFFIC CONTROL WORK SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND ALL REVISIONS UNLESS SUPERSEDED BY THESE PLANS.
- ALL SIGN LEGENDS, BORDERS, AND MOUNTING SHALL BE IN ACCORDANCE WITH THE MUTCD.
- TEMPORARY CONSTRUCTION SIGNING AND ALL OTHER TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF ANY WORK.
- TEMPORARY CONSTRUCTION SIGNING, BARRICADES, AND ALL OTHER NECESSARY WORK ZONE TRAFFIC CONTROL DEVICES SHALL BE REMOVED FROM THE HIGHWAY OR COVERED WHEN THEY ARE NOT REQUIRED FOR CONTROL OF TRAFFIC.
- SIGNS AND SIGN SUPPORTS LOCATED ON OR NEAR THE TRAVELED WAY, CHANNELIZING DEVICES, BARRIERS, AND CRASH ATTENUATORS MUST PASS THE CRITERIA SET FORTH IN CHAPTER 250, "RECOMMENDED PROCEDURES FOR THE SAFETY PERFORMANCE EVALUATION OF HIGHWAY FEATURES" AND/OR "MANUAL FOR ASSESSING SAFETY HARDWARE" (MASH).
- CONTRACTORS SHALL NOTIFY EACH ADJUTER AT LEAST 24 HOURS IN ADVANCE OF THE START OF ANY WORK THAT WILL REQUIRE THE TEMPORARY CLOSURE OF ACCESS, SUCH AS CONDUIT INSTALLATION, EXISTING PAVEMENT EXCAVATION, TEMPORARY DRIVEWAY PAVEMENT PLACEMENT, AND SIMILAR OPERATIONS.
- THE FIRST TEN (10) PLASTIC DRUMS OF ANY TAPER SHALL BE EQUIPPED WITH SEQUENTIAL FLASHING LIGHTS.
- THE ADVISORY SPEED LIMIT, IF REQUIRED, SHALL BE DETERMINED BY THE ENGINEER.
- DISTANCES ARE A GUIDE AND MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
- MAXIMUM SPACING OF TRAFFIC DEVICES IN A TAPER (DRUMS OR CONES) IS EQUAL IN FEET TO THE SPEED LIMIT IN MPH, OR AS SHOWN ON THE PLANS.
- MINIMUM LANE WIDTH IS TO BE 11 FEET UNLESS OTHERWISE SHOWN. MINIMUM LANE WIDTH TO BE MEASURED FROM THE EDGE OF DRUMS OR MEDIAN BARRIER.
- ALL SIGNS SHALL BE MOUNTED ON THEIR OWN STANDARD SIGN SUPPORTS.

NOTES:

- DRUM DESIGN AND APPLICATION SHALL BE AS PER THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- DRUMS SHALL BE APPROXIMATELY 36" IN HEIGHT, HAVING A MINIMUM WALL THICKNESS OF 3/32" AND A MINIMUM DIAMETER OF 18" REGARDLESS OF ORIENTATION.
- DRUM MATERIAL MUST BE APPROVED U.V. RESISTANT, LOW DENSITY, IMPACT RESISTANT LINEAR POLYETHYLENE (OR APPROVED EQUIVALENT). METAL DRUMS ARE PROHIBITED FROM USE ON ALL STATE HIGHWAY PROJECTS.
- SHEETING SHALL BE APPROVED ORANGE AND WHITE TYPE IV REFLECTORIZED SHEETING CONFORMING TO M.8.30.3.5. ALL DRUMS SHALL BE WELL MAINTAINED INCLUDING REMOVAL OF DUST OR ROAD FILM, SO AS TO NOT REDUCE REFLECTIVE EFFICIENCY. WHEN A DRUM LOSES TARGET VALUE IT SHALL BE REPLACED.
- WHEN A DRUM IS NO LONGER NEEDED IT SHALL BE STORED IN A DRUM STORAGE AREA, UNLESS IT IS REQUIRED FOR FUTURE USE IN A FIVE DAY PERIOD, IN WHICH CASE IT MAY BE STORED ON LOCATION.
- ALL DRUM CONSTRUCTION AND DRUM PLACEMENT SHALL CONFORM WITH MASSDOT STANDARDS AND SPECIFICATIONS.
- THE FIRST TEN (10) PLASTIC DRUMS OF ANY TAPER SHALL BE EQUIPPED WITH SEQUENTIAL FLASHING LIGHTS.



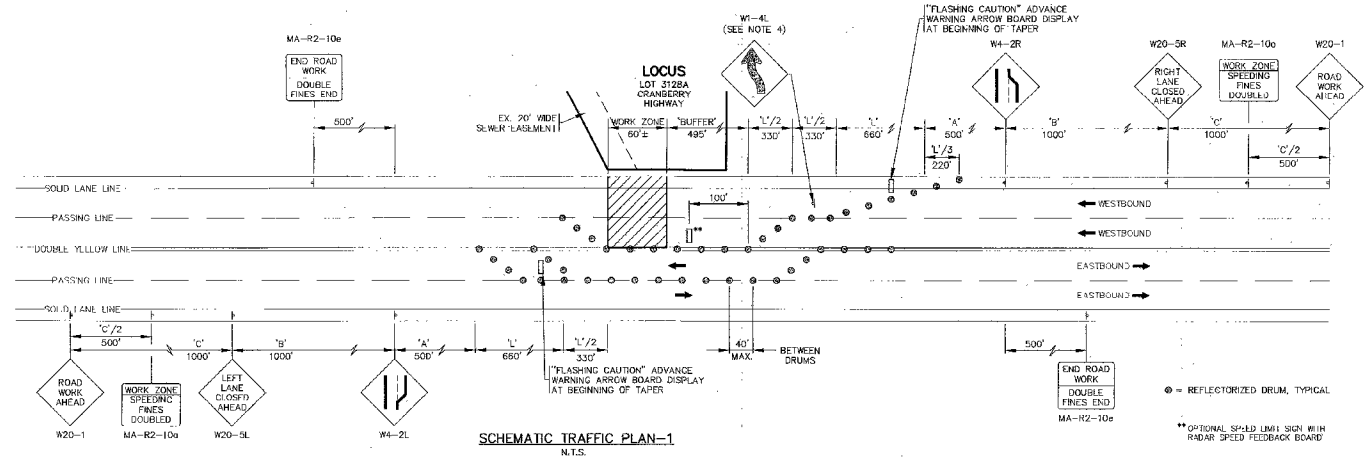
REV.	DATE	BY	APP'D	DESCRIPTION

TEMPORARY TRAFFIC CONTROL SIGNS

IDENTIFICATION NUMBER	SIZE OF SIGN WIDTH HEIGHT	TEXT	COLOR	TEXT DIMS. (INCHES) LETTERS: HEIGHT, SPACING, BORDERS	S.F. UNIT AREA (EACH)	QTY.
MA-R2-10a	48" 36"	WORK ZONE SPEEDING FINES DOUBLED	FLUOR-ESCENT ORANGE WHITE	AS PER MASSDOT STANDARD	12.0	2
MA-R2-10e	36" 48"	END ROAD WORK DOUBLE FINES END	FLUOR-ESCENT ORANGE WHITE	AS PER MASSDOT STANDARD	12.0	2
W20-1	36" 36"	ROAD WORK AHEAD	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	2
W20-5R	36" 36"	RIGHT LANE CLOSED AHEAD	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	1
W20-5L	36" 36"	LEFT LANE CLOSED AHEAD	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	1
W4-2R	36" 36"	WORK ZONE SPEEDING FINES DOUBLED	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	1
W4-2L	36" 36"	WORK ZONE SPEEDING FINES DOUBLED	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	1

NOTES:

- ALL SIGNAGE SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL SIGN PLACEMENT SHALL CONFORM WITH MASSDOT STANDARDS.
- SEE SHEET 1 FOR HWY. STATIONING AND ALL PLAN DETAILS.
- W1-4L SHALL BE PLACED AT THE MIDDLE OF THE TANGENT.

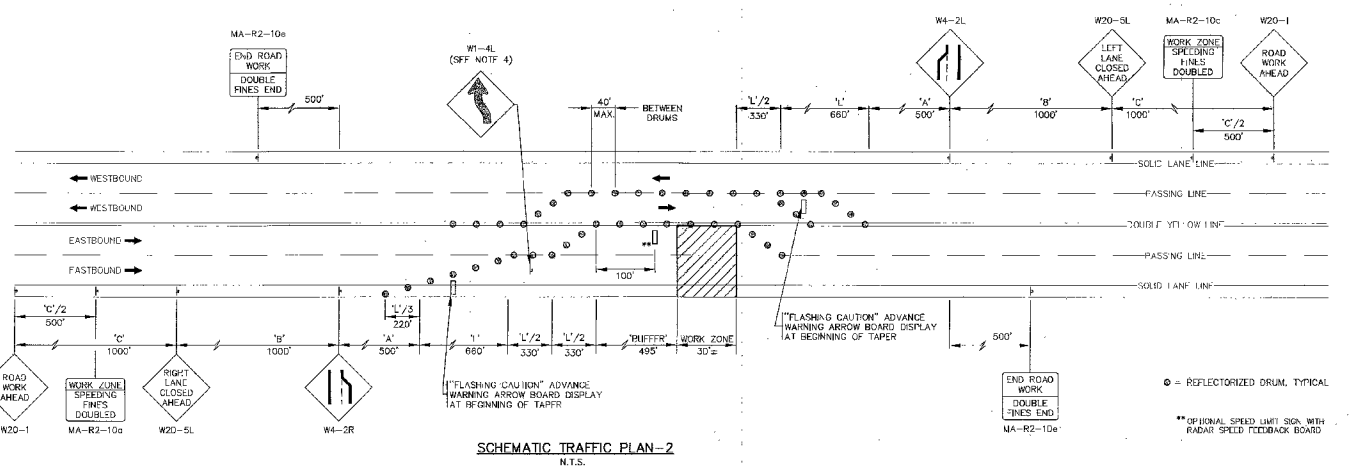


TEMPORARY TRAFFIC CONTROL SIGNS

IDENTIFICATION NUMBER	SIZE OF SIGN WIDTH HEIGHT	TEXT	COLOR	TEXT DIMS. (INCHES) LETTERS: HEIGHT, SPACING, BORDERS	S.F. UNIT AREA (EACH)	QTY.
MA-R2-10a	48" 36"	WORK ZONE SPEEDING FINES DOUBLED	FLUOR-ESCENT ORANGE WHITE	AS PER MASSDOT STANDARD	12.0	2
MA-R2-10e	36" 48"	END ROAD WORK DOUBLE FINES END	FLUOR-ESCENT ORANGE WHITE	AS PER MASSDOT STANDARD	12.0	2
W20-1	36" 36"	ROAD WORK AHEAD	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	2
W20-5R	36" 36"	RIGHT LANE CLOSED AHEAD	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	1
W20-5L	36" 36"	LEFT LANE CLOSED AHEAD	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	1
W4-2R	36" 36"	WORK ZONE SPEEDING FINES DOUBLED	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	1
W4-2L	36" 36"	WORK ZONE SPEEDING FINES DOUBLED	FLUOR-ESCENT ORANGE	SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS	9.0	1

NOTES:

- ALL SIGNAGE SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL SIGN PLACEMENT SHALL CONFORM WITH MASSDOT STANDARDS.
- SEE SHEET 1 FOR HWY. STATIONING AND ALL PLAN DETAILS.
- W1-4L SHALL BE PLACED AT THE MIDDLE OF THE TANGENT.



DATE: DEC. 1, 2021
 DRAWN BY: JWP
 CHECKED BY: WEF
 JOB NO.: 21-9756
 SCALE: AS NOTED

G.A.F. ENGINEERING, INC.
 PROJECT ENGINEER AND DESIGNER
 285 MAIN STREET WAREHAM, MA 01956
 TEL: (508) 298-6000 FAX: (508) 298-6634
 E-MAIL: info@gafeng.com

SETTLER'S GLEN, LLC
 20 NORTH PARK AVE. SUITE 4
 PLYMOUTH, MA

PREPARED FOR:
 PLAN TO ACCOMPANY APPLICATION FOR
 NON-VEHICULAR ACCESS PERMIT
 CRANBERRY HIGHWAY

JOB NO.: 21-9756
 DWG. NO.: 2 OF 2

EXHIBIT F

Draft Plans entitled “ ‘Settler’s Glen’ Comprehensive Permit Plan Red Book Road, Wareham Massachusetts”, Dated: January 12, 2021 and revised through December 1, 2021, Prepared By; G.A.F. Engineering, Professional Engineers & Land Surveyors, 266 Main Street Wareham, MA 02571.

"SETTLER'S GLEN"

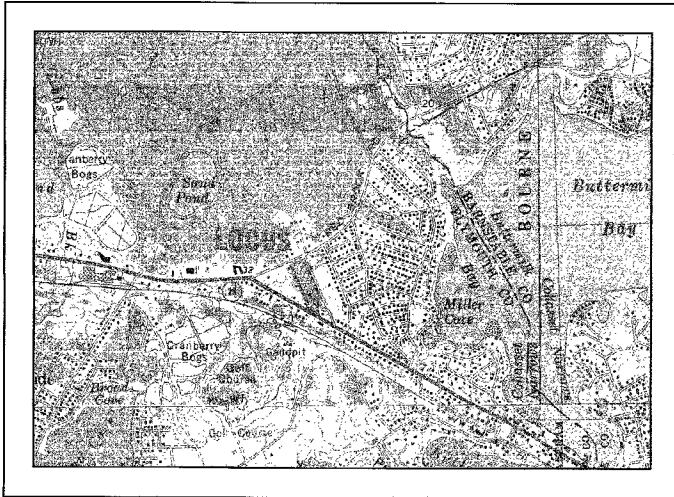
COMPREHENSIVE PERMIT PLAN

RED BROOK ROAD

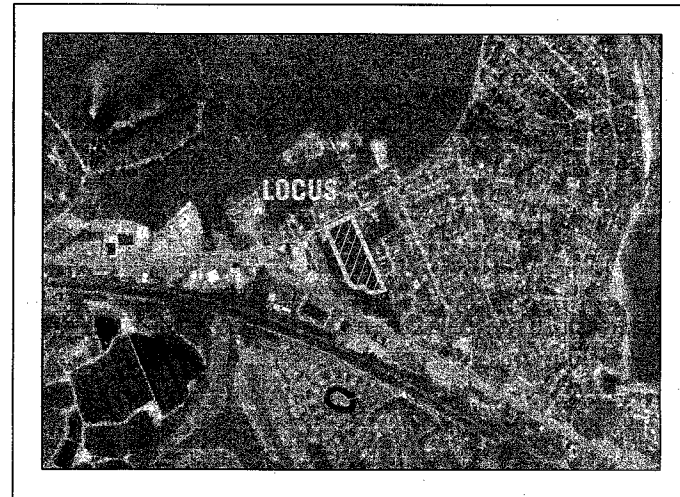
WAREHAM, MASSACHUSETTS

OWNER: SETTLER'S GLEN, LLC
 20 NORTH PARK AVE., SUITE 4
 PLYMOUTH, MA 02360

APPLICANT: SETTLER'S GLEN, LLC
 20 NORTH PARK AVE., SUITE 4
 PLYMOUTH, MA 02360



- U.S.G.S. LOCUS PLAN -
 SCALE: 1"=1000'



- AERIAL OVERVIEW -
 SCALE: 1"=500'

SITE DATA:

ASSESSORS MAP: B / LOT 1007C
 ADDRESS: RED BROOK ROAD

ZONING DISTRICT: MULTIPLE RESIDENCE 30 (MR-30)

OVERLAY DISTRICT: GROUND WATER PROTECTION OVERLAY DISTRICT

WATER SUPPLY: TOWN WATER
 SANITARY SEWER: TOWN SEWER

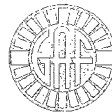
ZONING DATA:

ZONING DISTRICT	MR-30	MR-30	PROVIDED
MIN. LOT AREA:	(1 FAMILY DWELLING) 30,000 S.F.-1	(2 FAMILY DWELLING) 45,000 S.F.-1	150,706 S.F.
MIN. FRONTAGE:	150'	200'	247.66'
MIN. FRONT SETBACK:	20'	20'	21'
MIN. SIDE SETBACK:	10'	10'	16'
MIN. REAR SETBACK:	10'	10'	110'
MAX. BLDG. HEIGHT:	35'	35'	REFER TO PLANS BY OTHERS
MAX. BLDG. COVERAGE:	25%	25%	18.9%
MAX. IMPERV. COVERAGE:	NR	NR	43.2%

* (80% OF THE MINIMUM REQUIRED LOT AREA MUST BE CONTIGUOUS UPLAND)

FLOOD ZONE DATE:

THE PROJECT IS LOCATED WITHIN FLOOD ZONE X. REFER TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NUMBER 2502301494L, DATED JULY 17, 2012.



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: info@gafenginc.com

JANUARY 12, 2021

PLAN INDEX:

SHEET NO.:	DESCRIPTION:
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS PLAN
4	OVERVIEW PLAN
5	LAYOUT & UTILITIES
6	GRADING & DRAINAGE
7	PLAN & ROADWAY PROFILE-1
8	PLAN & ROADWAY PROFILE-2
9	DETAIL SHEET 1
10	DETAIL SHEET 2
11	DETAIL SHEET 3
LSP-1	LANDSCAPE PLAN

PARKING DATA:

REQUIRED: 2 PARKING SPACES FOR EACH DWELLING UNIT
 20 DWELLING UNITS=40 PARKING SPACES
 TOTAL REQUIRED=40 PARKING SPACES

PROVIDED:
 40 PARKING SPACES
 20 (2) CAR GARAGES=40 PARKING SPACES
 TOTAL PROVIDED=80 PARKING SPACES

DATE	APP'D.	BY	DESCRIPTION
12/7/21	MP	MP	ONSET WATER DEPARTMENT COMMENTS
8/21/21	MP	MP	OWNER & STREET NAME CHANGE
8/21/21	MP	MP	NO CHANGES THIS SHEET
4/29/21	MP	MP	PER TOWN & PER REVIEW COMMENTS
REV	DATE	BY	APP'D.

APPROVED BY:	DRAFT
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G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634	PREPARED FOR: "SETTLER'S GLEN" COMPREHENSIVE PERMIT COVER SHEET WAREHAM, MA SETTLER'S GLEN, LLC 20 NORTH PARK AVE., SUITE 4 PLYMOUTH, MA
--	--

JOB NO.: 18-9217	PERMIT SET (NO) FOR CONSTRUCTION:
DWG. 1 OF 11	

GENERAL NOTES:

- 1. ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM FIELD SURVEY AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MOST RECENT ACTS OF TRESPASS, CONTROLLED CALLING, OR STATE AT (1-888-DIG-SAFE OR 811) G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

CONSTRUCTION NOTES:

- 1. IN GENERAL, THE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EVERY MINOR CHANGE IN DIRECTION OR DETAIL OF CONSTRUCTION.
- 2. THE LOCATION OF UTILITIES WERE OBTAINED FROM VARIOUS SOURCES OF INFORMATION. THE EXACT LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED. THE CONTRACTOR MUST NOTIFY DOW SAFE PRIOR TO THE START OF CONSTRUCTION (1-888-DIG-SAFE OR 811). G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- 3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF PERSONNEL AND PROTECTION OF PROPERTY AT THE SITE OF ADJACENT TREES, SHRUBS, LAWN, PAVEMENTS, ROADWAYS, STRUCTURES AND UNDERGROUND UTILITIES NOT DESIGNED FOR REMOVAL, RELOCATION, OR REPLACEMENT.

EROSION CONTROL NOTES:

- 1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS. ADDITIONAL PROTECTION ON-SITE AT PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
- 2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE SUFFICIENT EROSION AND SEDIMENT CONTROL, ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.

DRAINAGE OPERATION AND MAINTENANCE SCHEDULE:

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PERIOD IS THE RESPONSIBILITY OF THE CONTRACTOR. THE OUTLINE BELOW SHALL BE FOLLOWED TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE FACILITIES.

- 1. IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES SHALL BE INSTALLED AND THE AFFECTED AREAS STABILIZED (LOAM AND SEED, HYDROSEED, PLANTED, RIP-RAP, ETC.), PERMANENT STABILIZATION OF THESE AREAS SHALL BE STARTED AS SOON AS POSSIBLE.
- 2. EROSION CONTROL SHALL BE PLACED ALONG THE LIMITS OF WORK WHERE SHOWN ON THE PLAN.
- 3. ALL CATCH BASINS SHALL HAVE TEMPORARY SILT BAGS OR AN APPROVED EQUAL INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. CONSTRUCTION SHALL REMOVE AND DISPOSE OF THEM AT THE COMPLETION OF CONSTRUCTION. THE CATCH BASINS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. IF THERE IS ANY SEDIMENT BUILDUP, THE AFFECTED STRUCTURES SHALL BE CLEANED IMMEDIATELY, AND ALL MATERIAL REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.

POST-CONSTRUCTION OPERATION AND MAINTENANCE PLAN:

UPON THE COMPLETION OF CONSTRUCTION, MAINTENANCE SHALL BE CONDUCTED BY THE OWNER OR OWNER'S AGENT ON THE SITE. THE FOLLOWING SHALL BE CARRIED OUT BY THE RESPONSIBLE PARTY AND SHALL BE ADHERED TO ENSURE THE PROPER OPERATION OF THE DRAINAGE FACILITIES.

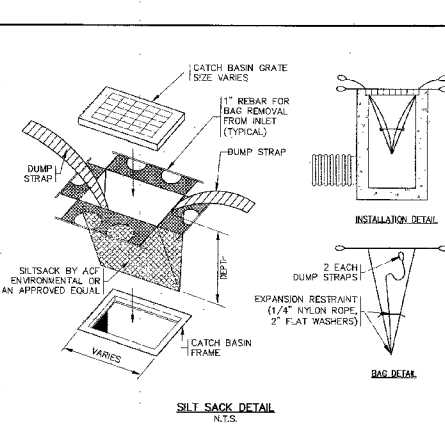
- 1. STREET SWEEPING IS AN EFFECTIVE NONSTRUCTURAL SOURCE CONTROL THAT WILL REMOVE SEDIMENT FROM PAVED SURFACES. STREET SWEEPING SHOULD BE DONE BY THE USE OF A HIGH EFFICIENCY VACUUM SWEEPER OR WALKBEHIND SWEEPER AT LEAST TWICE PER YEAR AT THE START OF THE ROADWAY AND ONCE AFTER REMOVAL FROM PAVED SURFACES. THE SWEEPINGS MUST BE HANDLED AND DISPOSED OF PROPERLY IN ONE OF THE WAYS APPROVED BY MASSDEP (SEE POLICY # BAW-16-001, REUSE & DISPOSAL OF STREET SWEEPINGS).
- 2. DEEP SUMP CATCH BASINS ARE UNDERGROUND RETENTION SYSTEMS DESIGNED TO REMOVE TRASH, DEBRIS AND COARSE SEDIMENT FROM STORMWATER RUNOFF AND SERVE AS TEMPORARY SPILL CONTAINMENT DEVICES FOR FLOATABLES SUCH AS OILS AND GREASES. INSPECT CATCH BASINS MONTHLY AND CLEAN AT LEAST TWO TIMES PER YEAR AND AT THE END OF THE FOLIAGE AND SNOW-REMOVAL SEASONS. SEDIMENTS MUST ALSO BE REMOVED WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH FROM THE BOTTOM OF THE INVERT. SEDIMENT SHALL BE REMOVED THROUGH THE USE OF A VACUUM TRUCK. SEDIMENT MUST BE HANDLED AND DISPOSED OF PROPERLY IN ONE OF THE WAYS ALREADY APPROVED BY MASSDEP (SEE MASSDEP POLICY ON MANAGEMENT OF CATCH BASIN CLEANINGS). IF THERE IS EVIDENCE THAT THEY HAVE BEEN CONTAMINATED BY A SPILL OR OTHER MEANS, THE CLEANINGS MUST BE EVALUATED IN ACCORDANCE WITH THE MASSDEP HAZARDOUS WASTE REGULATIONS, 310 CMR 30.00 AND HANDLED AS HAZARDOUS WASTE.

DRAINAGE INSTALLATION NOTES:

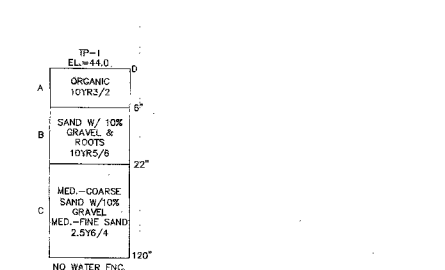
- 1. ALL DRAINAGE PIPES, UNLESS OTHERWISE NOTED, ARE TO BE ADS N-12 PIPE WITH SOIL TIGHT JOINTS AND FITTINGS. REFER TO PLAN FOR LOCATION, SIZES AND SLOPES.
- 2. ALL ROOF DRAIN PIPES, UNLESS OTHERWISE NOTED, ARE TO BE 4" ADS N-12 PIPE WITH SOIL TIGHT JOINTS AND FITTINGS. MINIMUM SLOPE TO BE 1.00% REFER TO PLAN FOR LOCATION.
- 3. MIN. COVER ON PIPES SHALL NOT BE LESS THAN 1.5 FEET.
- 4. WHERE REQUIRED ALL PIPE PERFORATIONS SHALL BE AASHTO CLASS II.
- 5. ALL WORK AND MATERIAL SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WAREHAM MUNICIPAL MAINTENANCE DEPARTMENT.
- 6. WHERE REQUIRED CONTRACTOR TO REMOVE ALL UNSUITABLE SOILS AND REPLACE WITH CLEAN SAND AND GRAVEL APPROVED BY DESIGN ENGINEER.
- 7. IF THE TOP COURSE OF PAVEMENT IS NOT INSTALLED IMMEDIATELY AFTER THE BASE COURSE, CATCH BASIN RIMS SHALL BE SET TO THE BASE COURSE OF PAVEMENT AND THEN RAISED WHEN THE TOP COURSE OF PAVEMENT IS INSTALLED.

WATER INSTALLATION NOTES:

- 1. ALL WATER MAINS, SERVICES, GATE VALVES/GATE BOX, CURB STOPS, HYDRANTS, FITTINGS, ETC. & METHOD OF INSTALLATION SHALL CONFORM TO THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS RULES & REGULATIONS.
- 2. WATER MAIN SHALL BE PRESSURE TESTED, FLUSHED & DISINFECTED IN ACCORDANCE WITH THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS REQUIREMENTS.
- 3. CONTRACTOR TO COORDINATE WITH THE ONSET FIRE DISTRICT AND THE ONSET WATER DEPARTMENT FOR THE INSPECTIONS OF THE WATER MAIN INSTALLATION.
- 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE INSTALLATION OF THE WATER SYSTEM.
- 5. THE CONTRACTOR SHALL OBTAIN A COPY OF THE "ONSET FIRE DISTRICT, WATER DEPARTMENT GENERAL PROCEDURES, CONSTRUCTION SPECIFICATIONS & MATERIAL SPECIFICATIONS" FROM THE ONSET WATER DEPARTMENT BEFORE PROCEEDING WITH THE INSTALLATION OF THE WATER SYSTEM.
- 6. ALL WATER MAINS SHALL BE 8" CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON PIPE WITH PUSH-ON JOINTS.
- 7. ALL SENR SERVICE LINES SHALL BE INSTALLED A MINIMUM OF 10' FROM WATER SERVICE LINES.



TEST PIT DATA
DATE OF TESTING: AUGUST 25, 2020
PERFORMED BY: BRIAN GRADY, G.A.F. ENGINEERING INC.
REFER TO THE EXISTING CONDITIONS PLAN FOR TEST PIT LOCATIONS

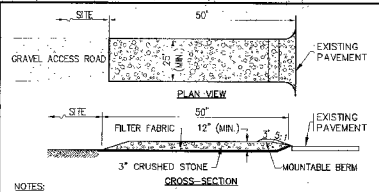


ABBREVIATIONS:

Table of abbreviations for construction terms: AC (ASBESTIC CONCRETE), ADV (ADVANCED DRAINAGE SYSTEM), APP (APPROX), BC (BOTTOM OF CURB), BCC (BITUMINOUS CONCRETE), BLDRS (BOULDERS), BW (BOTTOM OF WALL), BWR (BORING WETTED WETLANDS), CB (CATCH BASIN), CCB (CORRODED CEMENT/DRILL HOLF), CCF (CAPE COD BEHM), CEM (CEMENT), CRT (CAST IN-PLACE CONCRETE), CL (CLEANOUT), CLD (CEMENT LINED DUCTILE IRON PIPE), CMP (CORRUGATED METAL PIPE), CPH (CORRUGATED PLASTIC PIPE), C.T.B. (CEMENT THURST BLOCK), DIA (DIAMETER), DMN (DRAIN MANHOLE), DDI (DUCTILE IRON), DCS (DRAINAGE CONTROL STRUCTURE), ELEV. (ELEVATION), ED (EDGE OF PAVEMENT), EX (EXISTING), F.D.C. (FIRE DEPARTMENT CONNECTION), F.F.S. (FINISHED FLOOR ELEVATION), F.F.E. (FOUND FLOOR ELEVATION), G (GAS), GP (FIRE PROTECTION), GAS (GAS), GAS GV (GAS GATE, GAS VALVE), H/C (HANDICAP PARKING), H.D.P.E. (HIGH DENSITY POLYETHYLENE), HYD (HYDRANT), INV. (INVERT), MAX (MAXIMUM), MDM (MEDIUM), MIN. (MINIMUM), N.T.S. (NOT TO SCALE), N/F (NOT FORMERLY OVERLAP), PCC (PRECAST CONCRETE CURBING), P.C.P. (POLYESTER POLYURETHANE CONCRETE PRODUCT), P.C.P. (PROCESSED RECYCLED ASPHALT PRODUCT), R (RADIUS), R/S (REMOVE AND DISPOSE), R/S (REMOVE AND STOCK), S/D (SEWER), S/D (SEWER SLOPED GRANITE CURBING), S/M (SEWER MANHOLE), STA (STATION), TO (TOP OF CURB), TOP (TOP OF WALL), TYP. (TYPICAL), U.F. (UNDERGROUND UTILITY), U.F. (UNDERGROUND ELECTRIC), V.C. (VERTICAL GRANITE CURB), W (WATER), W.G. (WATER GATE, WATER VALVE), W.G. (WATER GATE STRUCTURE)

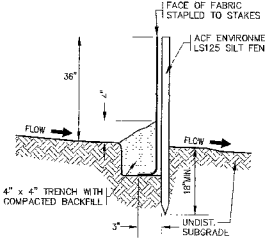
LEGEND
EXISTING (solid lines), PROPOSED (dashed lines)
CONTOURS (5'-0, 5'-6, 5'-12)
SPOT GRADES (5252, 5253)
50' NO ACTIVITY ZONE
100' BUFFER ZONE
200' RIVERFRONT AREA
F.E.M.A. FLOOD ZONE
URBAN LINE
ROOF DRAIN LINE
CATCH BASIN (CB)
DRAIN MANHOLE (DMH)
ELECTRIC MANHOLE (EMH)
UNDERGROUND UTILITIES
OVERHEAD WIRES
UTILITY POLE
GUY POLE
WATER GATE VALVE
WATER SHUTOFF/CURB STOP
HYDRANT
POST INDICATOR VALVE
WATER LINE
SEWER PROTECTION LINE
SEWER MANHOLE (SMH)
SEWER LINE
TREE BRUSH LINE
LIGHT POST
GAS LINE
GAS GATE/VALVE
GAS SHUTOFF
GAS METER
SIGN
FENCE
BOUND
TEST PIT/PERC TEST
SILT FENCE
GUARD RAIL
FLARED END SECTION
STONE WALL

Professional seal and title block for G.A.F. ENGINEERING, INC. Includes name, title (REGISTERED PROFESSIONAL ENGINEER), registration number (000003), and address (288 MAIN STREET, WAREHAM, MA 02571). Also includes information for 'SETTLER'S GLEN' project: PREPARED FOR SETTLER'S GLEN, LLC, 20 NORTH PARK AVE., SUITE 4, ELYMOUTH, MA 02542. Project: 'SETTLER'S GLEN' COMPREHENSIVE PERMIT PLAN GENERAL NOTES & LEGEND, RED BROOK ROAD. Date: 08-25-2020. Scale: AS SHOWN. Includes a grid for revision control with columns for DATE, BY, and DESCRIPTION.



- NOTES:**
- ENTRANCE WIDTH SHALL BE 25 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERMS SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

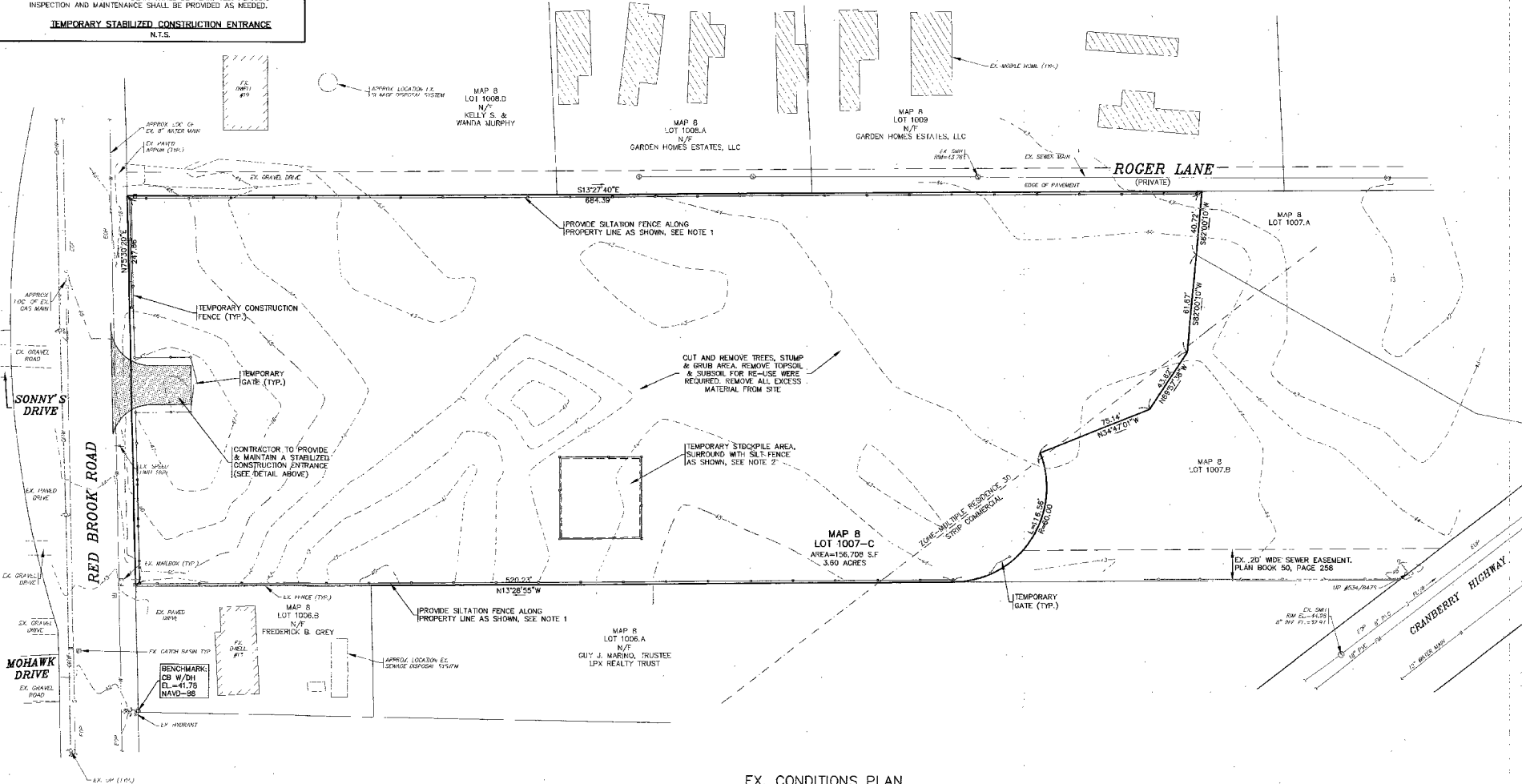


EROSION CONTROL BARRIER
N.T.S.

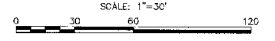
- NOTES:**
- SILTATION FENCE SHALL BE ACF ENVIRONMENTAL LS125 SILT FENCE OR AN APPROVED EQUAL.
 - SILTATION FENCING SHALL BE INSTALLED DOWN-SLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
 - EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE OR STABILIZED COVER HAS BEEN FIRMLY ESTABLISHED.
 - EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.

NOTES:

- CONTRACTOR SHALL PROVIDE AND MAINTAIN STAKED SITUATION FENCING EROSION CONTROL BARRIER AS SHOWN ON THE PLANS. SEE DETAIL.
- FINAL LOCATION OF STOCKPILE AREA SHALL BE DETERMINED BY THE CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL RELOCATE STOCKPILE AREA DURING CONSTRUCTION AS NEEDED.
- FINAL LOCATIONS AND DETAILS OF TEMPORARY CONSTRUCTION FENCE AND GATES SHALL BE DETERMINED BY THE CONTRACTOR AND ENGINEER.



EX. CONDITIONS PLAN



DATE	SCALE	BY	CHKD.	APP'D.	DESCRIPTION
12/1/21	1/8"=1'-0"	JUP. WFN	WFN	WFN	ONSET WATER DEPARTMENT COMMENTS
8/21/21	1/8"=1'-0"	JUP. WFN	WFN	WFN	OWNER & STREET NAME CHANGE
5/21/21	1/8"=1'-0"	JUP. WFN	WFN	WFN	NO CHANGES THIS SHEET
4/28/21	1/8"=1'-0"	JUP. WFN	WFN	WFN	PER TOWN & PEEK REVIEW COMMENTS

DATE	SCALE	BY	CHKD.	APP'D.	DESCRIPTION
12/1/21	1/8"=1'-0"	JUP. WFN	WFN	WFN	ONSET WATER DEPARTMENT COMMENTS
8/21/21	1/8"=1'-0"	JUP. WFN	WFN	WFN	OWNER & STREET NAME CHANGE
5/21/21	1/8"=1'-0"	JUP. WFN	WFN	WFN	NO CHANGES THIS SHEET
4/28/21	1/8"=1'-0"	JUP. WFN	WFN	WFN	PER TOWN & PEEK REVIEW COMMENTS

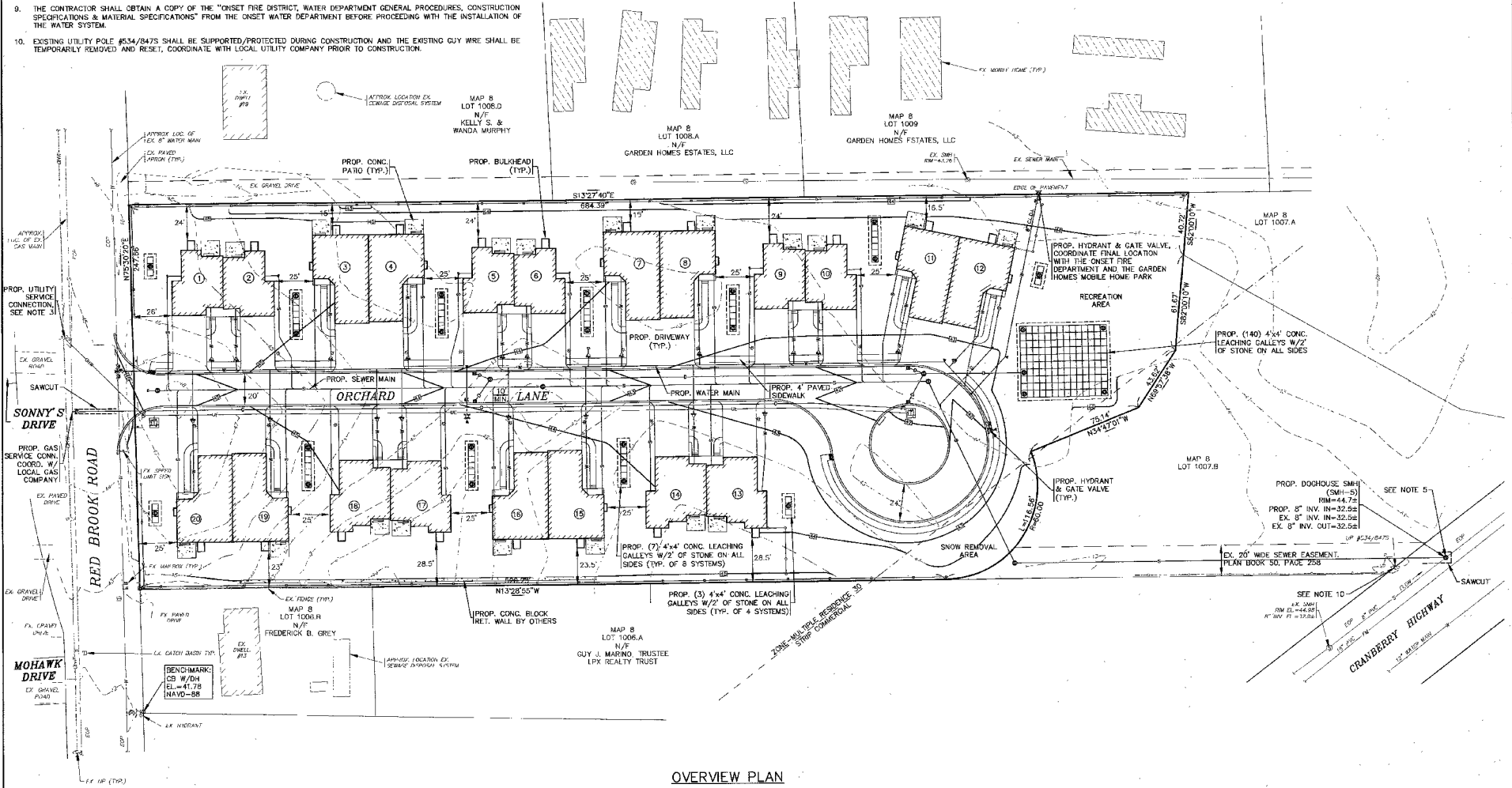
G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
288 MAIN STREET - WARE, MA 01954
TEL: (508) 298-8600 FAX: (508) 298-8634
STATE OF MASSACHUSETTS REG. NO. 10456
G.A.F. ENGINEERING, INC. IS AN EQUAL OPPORTUNITY FIRM.
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM G.A.F. ENGINEERING, INC.

"SETTLER'S GLEN"
COMPREHENSIVE PERMIT PLAN
EXISTING CONDITIONS
RED BROOK ROAD
PREPARED FOR:
SETTLER'S GLEN, LLC
20 NORTH PARK AVE., SUITE 4
PLYMOUTH, MA 01969

PERMIT SET
(NOT FOR CONSTRUCTION)

NOTES:

1. REFER TO ARCHITECTURAL PLANS PREPARED BY OTHERS FOR ALL PROPOSED DWELLING DIMENSIONS, CONSTRUCTION NOTES AND DETAILS.
2. ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF WAREHAM SEWER COMMISSIONERS RULES AND REGULATIONS.
3. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY PRIOR TO CONNECTION.
4. REFER TO PAVEMENT SAWCUT/TRENCH REPAIR DETAIL ON SHEET 10.
5. CONTRACTOR SHALL CONFIRM EXISTING SEWER ELEVATION PRIOR TO CONSTRUCTION.
6. WHEN A WATER LINE CROSSES ABOVE THE SEWER LINE, THE WATER LINE SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LINE, AT THE CROSSING ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. BOTH THE WATER AND SEWER PIPES SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE RATED PIPE MEETING LATEST ANWA STANDARDS. FOR COMPLETE DETAILS REFER TO THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS RULES AND REGULATIONS.
7. WHEN A WATER LINE CROSSES BELOW A SEWER LINE, THE WATER LINE SHALL BE A MINIMUM OF 18" BELOW THE SEWER LINE AND THE WATER LINE SHALL BE ENCASED 10' IN BOTH DIRECTIONS AND SEALED AT BOTH ENDS WITH CONCRETE. AT THE CROSSING, THE SEWER LINE SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE RATED PIPE MEETING LATEST ANWA STANDARDS. FOR COMPLETE DETAILS REFER TO THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS RULES AND REGULATIONS.
8. WHEN A WATER LINE IS INSTALLED LESS THAN 10' TO A SEWER LINE THE WATER LINE MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
9. THE CONTRACTOR SHALL OBTAIN A COPY OF THE "ONSET FIRE DISTRICT, WATER DEPARTMENT GENERAL PROCEDURES, CONSTRUCTION SPECIFICATIONS & MATERIAL SPECIFICATIONS" FROM THE ONSET WATER DEPARTMENT BEFORE PROCEEDING WITH THE INSTALLATION OF THE WATER SYSTEM.
10. EXISTING UTILITY POLE #634/8475 SHALL BE SUPPORTED/PROTECTED DURING CONSTRUCTION AND THE EXISTING GUY WIRE SHALL BE TEMPORARILY REMOVED AND RESET, COORDINATE WITH LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.



OVERVIEW PLAN

SCALE: 1"=30'



DATE: JAN. 12, 2021	APPROVED BY:	DATE: JAN. 12, 2021	APPROVED BY:
DRAWN BY: JWP		CHECKED BY: WFM	
ONSET WATER DEPARTMENT COMMENTS		JOB NO.: 18-9247	
OWNER & STREET NAME CHANGE		SCALE: 1" = 30'	
12/7/21 JWP			
8/7/21 JWP			
5/7/21 JWP			
4/28/21 JWP			
REC. DATE			
REC. TIME			
REC. REVIEW COMMENTS			
DESCRIPTION			

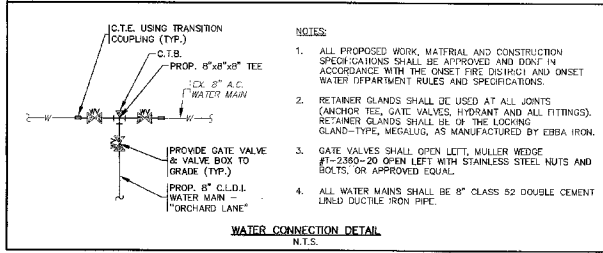
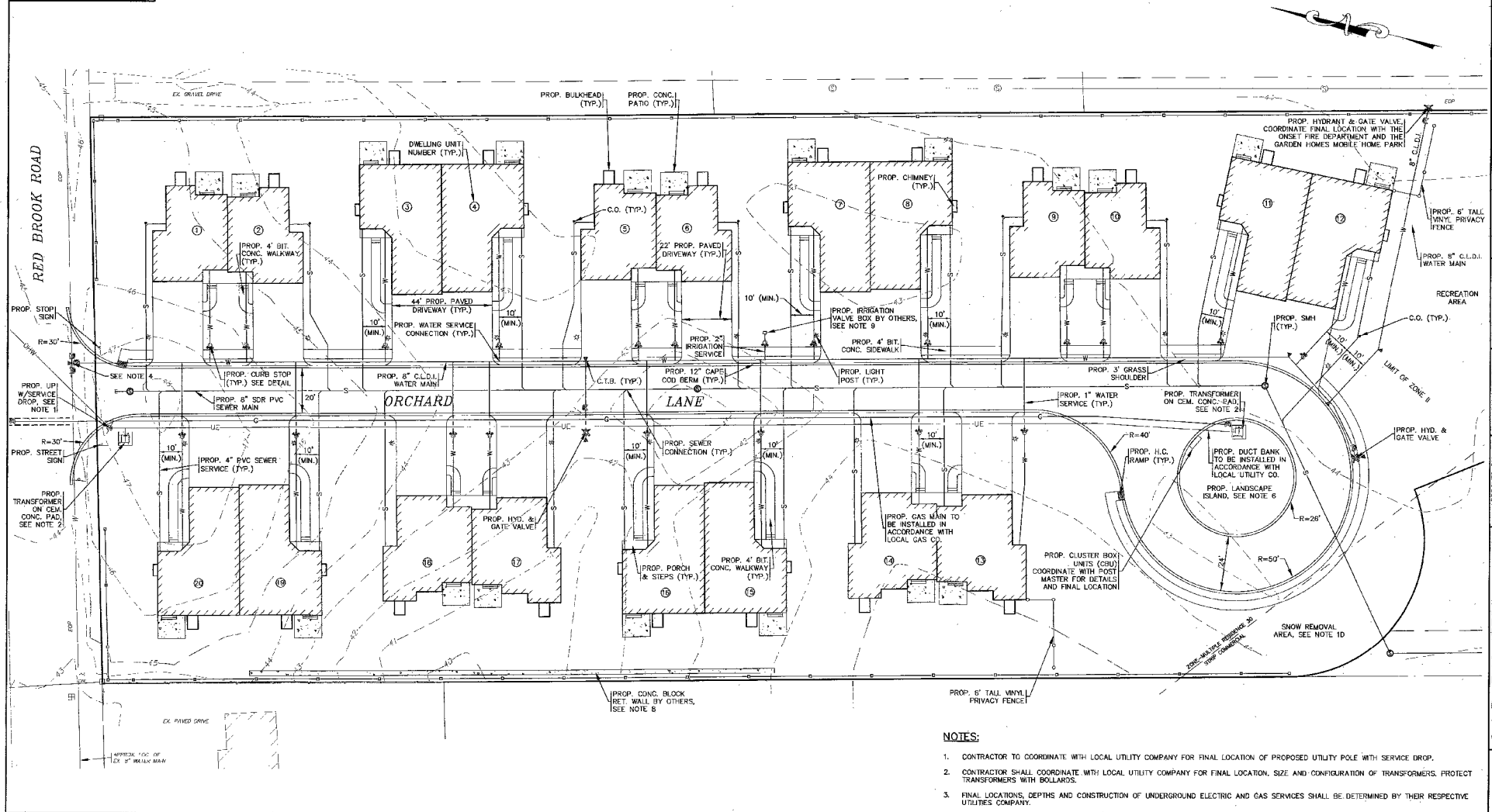
G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERING FIRM
 208 MAIN STREET - WAREHAM, MA 02576
 TEL: (508) 295-8600 FAX: (508) 295-8854
 ENGINEERING CONTRACT NO. 18-9247-01 (REV. 01/12/21) SHEET NO. 1 OF 1

"SETTLER'S GLEN" PERMIT PLAN
COMPREHENSIVE PERMIT PLAN
OVERVIEW PLAN

PREPARED FOR:
SETTLER'S GLEN, LLC
 20 NORTH PARK AVE., SUITE 4
 PLYMOUTH, MA 01969

JOB NO.: 18 9247
 DWG. 4 OF 11

PERMIT SET
(NOT FOR CONSTRUCTION)



- NOTES:**
1. ALL PROPOSED WORK, MATERIAL AND CONSTRUCTION SPECIFICATIONS SHALL BE APPROVED AND DONT IN ACCORDANCE WITH THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENT RULES AND SPECIFICATIONS.
 2. RETAINER GLANDS SHALL BE USED AT ALL JOINTS (ANCHOR TEE, GATE VALVES, HYDRANT AND ALL FITTINGS). RETAINER GLANDS SHALL BE OF THE LOCKING GLAND-TYPE, MEGALON, AS MANUFACTURED BY EBBA IRON.
 3. GATE VALVES SHALL OPEN LEFT, MILLER WEDGE #1-2350-20 OPEN LEFT WITH STAINLESS STEEL NUTS AND BOLTS, OR APPROVED EQUAL.
 4. ALL WATER MAINS SHALL BE 8" CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON PIPE.

LAYOUT & UTILITIES

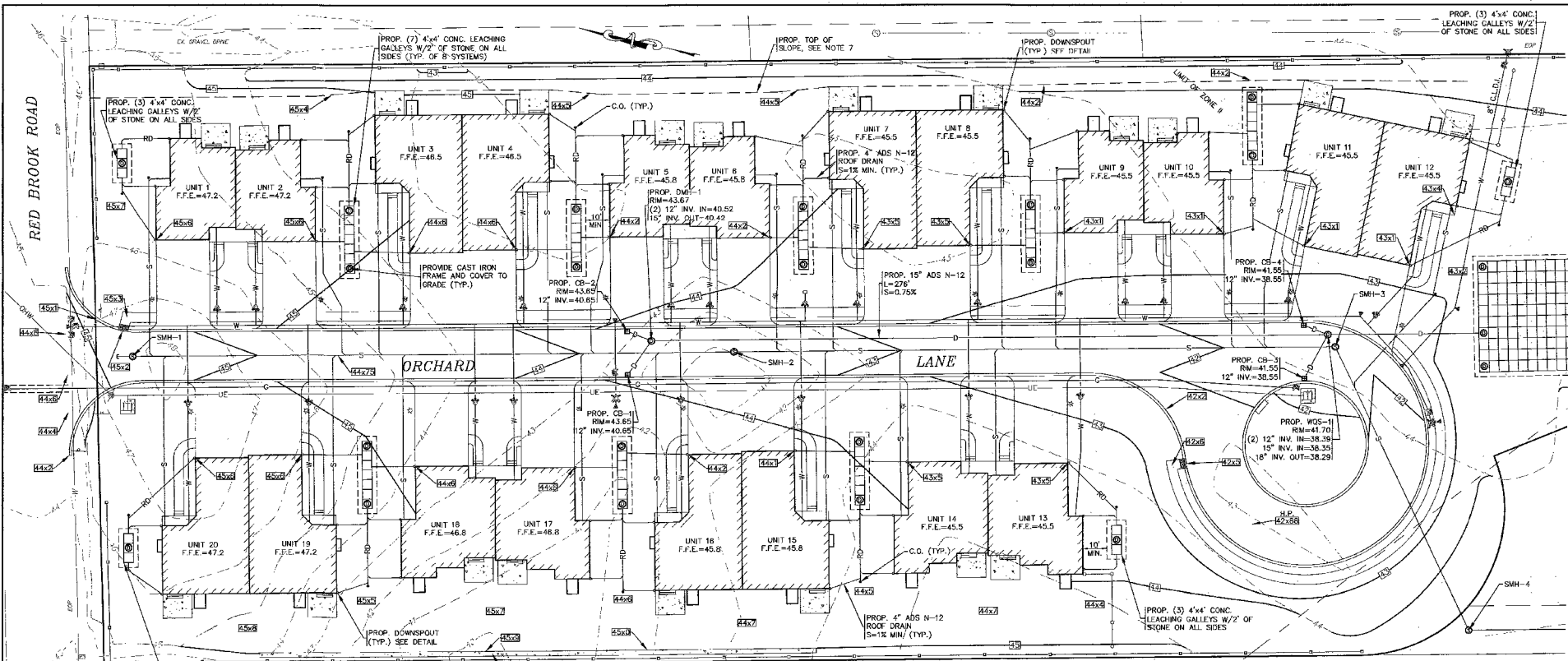
SCALE: 1" = 20'



NOTES:

1. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION OF PROPOSED UTILITY POLE WITH SERVICE DROP.
2. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION, SIZE AND CONFIGURATION OF TRANSFORMERS. PROTECT TRANSFORMERS WITH BOLLARDS.
3. FINAL LOCATIONS, DEPTHS AND CONSTRUCTION OF UNDERGROUND ELECTRIC AND GAS SERVICES SHALL BE DETERMINED BY THEIR RESPECTIVE UTILITIES COMPANY.
4. CONNECT TO THE EXISTING 8" WATER MAIN WITH AN 8"x8" TEE AND PROVIDE GATE VALVES WITH VALVE BOXES TO GRADE AS SHOWN. SEE WATER CONNECTION DETAIL TO THE LEFT. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE ONSET FIRE DISTRICT AND ONSET WATER DEPARTMENTS RULES AND REGULATIONS.
5. ALL WATER MAINS SHALL BE 8" CLASS 52 DOUBLE LINED DUCTILE IRON PIPE.
6. REFER TO ARCHITECTURAL PLANS PREPARED BY OTHERS FOR ALL PROPOSED DWELLING DIMENSIONS, CONSTRUCTION NOTES AND DETAILS.
7. REFER TO LANDSCAPE PLANS PREPARED BY OTHERS FOR ALL PROPOSED PLANTING LOCATIONS, DETAILS AND SPECIFICATIONS.
8. CONTRACTOR SHALL PROVIDE CEMENT CONCRETE WASHOUT AREA. WASHOUT AREA SHALL BE A RING OF DOUBLE STAKED HAY BALES WITH SITUATION FENCE AND LINED WITH A 40 MIL. POLYETHYLENE BARRIER. SEE DETAIL. FINAL WASHOUT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
9. PROPOSED CONCRETE BLOCK RETAINING WALLS DESIGNED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH OWNER. RETAINING WALL SHALL BE PROVIDED WITH SAFETY GUARDRAILS/HANDRAILS PER 780 CMR AND OSHA REGULATIONS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT STAMPED SHOP DRAWINGS FOR RETAINING WALL CONSTRUCTION TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL COORDINATE WITH OWNER FOR DESIGN, LOCATION AND ALL DETAILS ON THE IRRIGATION SYSTEM.
11. CONFIRM FINAL SNOW REMOVAL AREA WITH OWNER.
12. ALL SEWER SERVICE LINES SHALL BE INSTALLED A MINIMUM OF 10' FROM WATER SERVICE LINES.

DATE: JAN. 12, 2017	APPROVED BY:	G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 871-1100 FAX: (508) 871-0634 E-MAIL: INFO@GAFENGINEERING.COM
DRAWN BY: JMP	DATE: 12/1/21	
CHECKED BY: WJA	DATE: 8/21/21	"SETTLER'S GLEN" PERMIT PLAN LAYOUT & UTILITIES PREPARED FOR: SETTLER'S GLEN, LLC 20 NORTH PARK AVE., SUITE 4 PLYMOUTH, MA 01969
JOB NO.: 18-0247	DATE: 5/11/21	
SCALE: 1" = 20'	DATE: 4/26/21	DWG. NO.: 18-0247 5 OF 11
	DATE: 1/1/21	



NOTES:

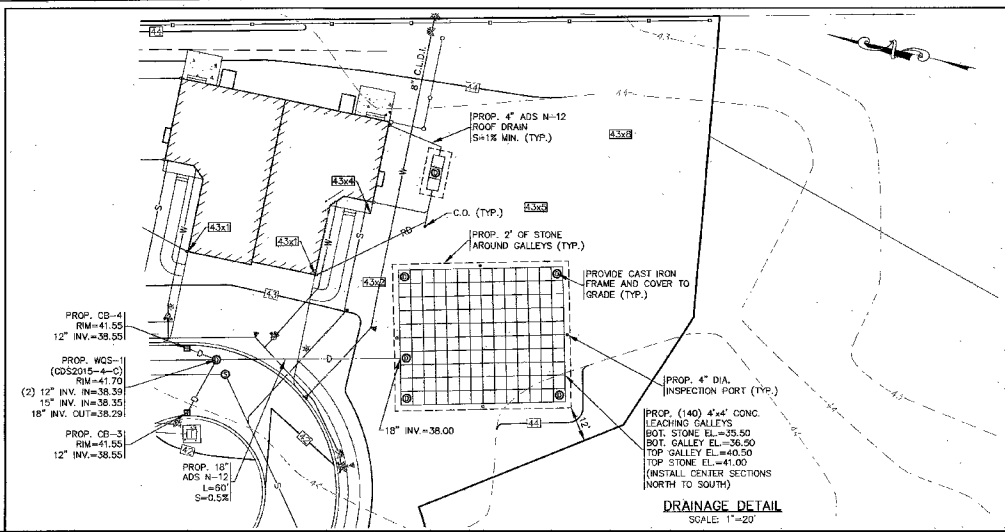
- ALL PROPOSED CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
- WATER MAIN/SERVICES SHALL BE INSTALLED A MINIMUM OF 18" BELOW ALL PROPOSED DRAINAGE LINES.
- PROPOSED WQS-1 SHALL BE A CDS2015-4-C UNIT FROM CONTECH ENGINEERED SOLUTIONS LLC.
- PROPOSED CONCRETE BLOCK RETAINING WALLS DESIGNED BY OTHERS, CONTRACTOR SHALL COORDINATE WITH OWNER. RETAINING WALL SHALL BE PROVIDED WITH SAFETY GUARDRAILS/HANDRAILS PER 780 CMR AND OSHA REGULATIONS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT STAMPED SHOP DRAWINGS FOR RETAINING WALL CONSTRUCTION TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- FOR COMPLETE DRAINAGE OPERATION AND MAINTENANCE NOTES SEE SHEET 2.
- ALL DWELLING UNITS TO BE PROVIDED WITH DOWNSPOUTS AND 4" ADS ROOF PIPING TO GALLEY SYSTEMS. REFER TO ARCHITECTURAL PLANS FOR FINAL DOWNSPOUT LOCATIONS AND DETAILS.
- THE INTENT OF THE GRADING DESIGN IS TO DIRECT ALL YARD RUNOFF TO ORCHARD LANE.
- FINAL BUILDING FOUNDATION GRADES SHALL BE COORDINATED IN THE FIELD WITH CONTRACTOR, ARCHITECT AND ENGINEER.

SANITARY SEWER STRUCTURE SCHEDULE:

STRUCTURE	RM EL.	INV. (N)	INV. (OUT)
SMH-1	45.32	38.46	38.36
SMH-2	43.52	36.52	36.42
SMH-3	41.80	34.57	34.47
SMH-4	43.2±	33.84	33.74
SMH-5	44.7±	32.5±	32.5±

GRADING & DRAINAGE

SCALE: 1"=20'



DRAINAGE DETAIL

SCALE: 1"=20'

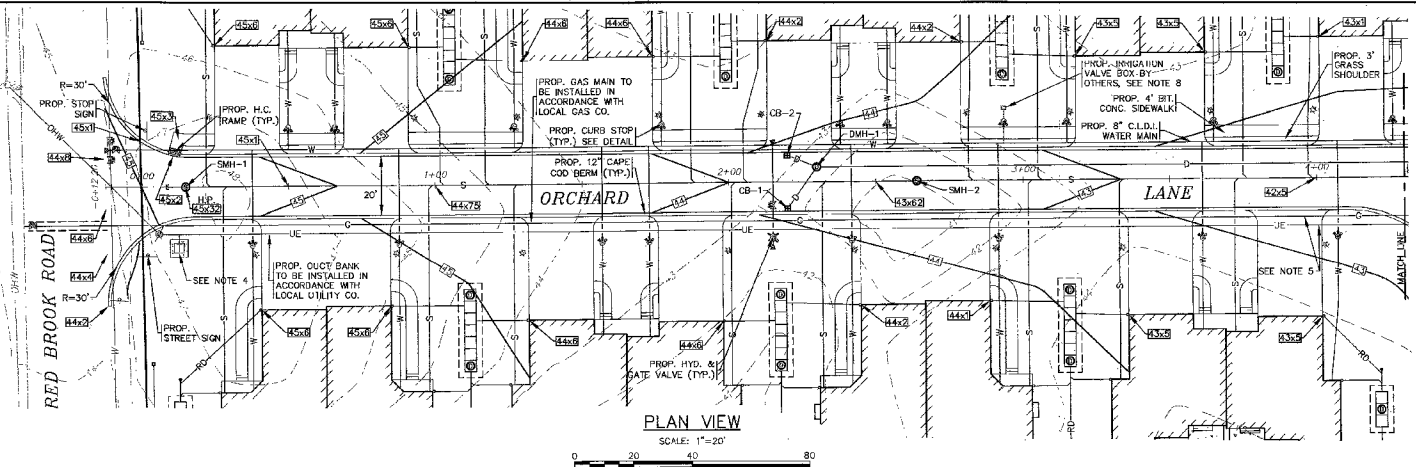
DATE: JAN. 12, 2021

NO.	DATE	BY	DESCRIPTION
1	12/7/21	JMP	ONSET WATER DEPARTMENT COMMENTS
2	5/17/21	JMP	OWNER & STREET NAME CHANGE
3	9/31/21	JMP	PER 2ND FEES REVIEW LETTER
4	1/28/21	JMP	PER TOWN & FEES REVIEW COMMENTS
5	1/28/21	JMP	PER TOWN & FEES REVIEW COMMENTS

APPROVED BY: [Signature]

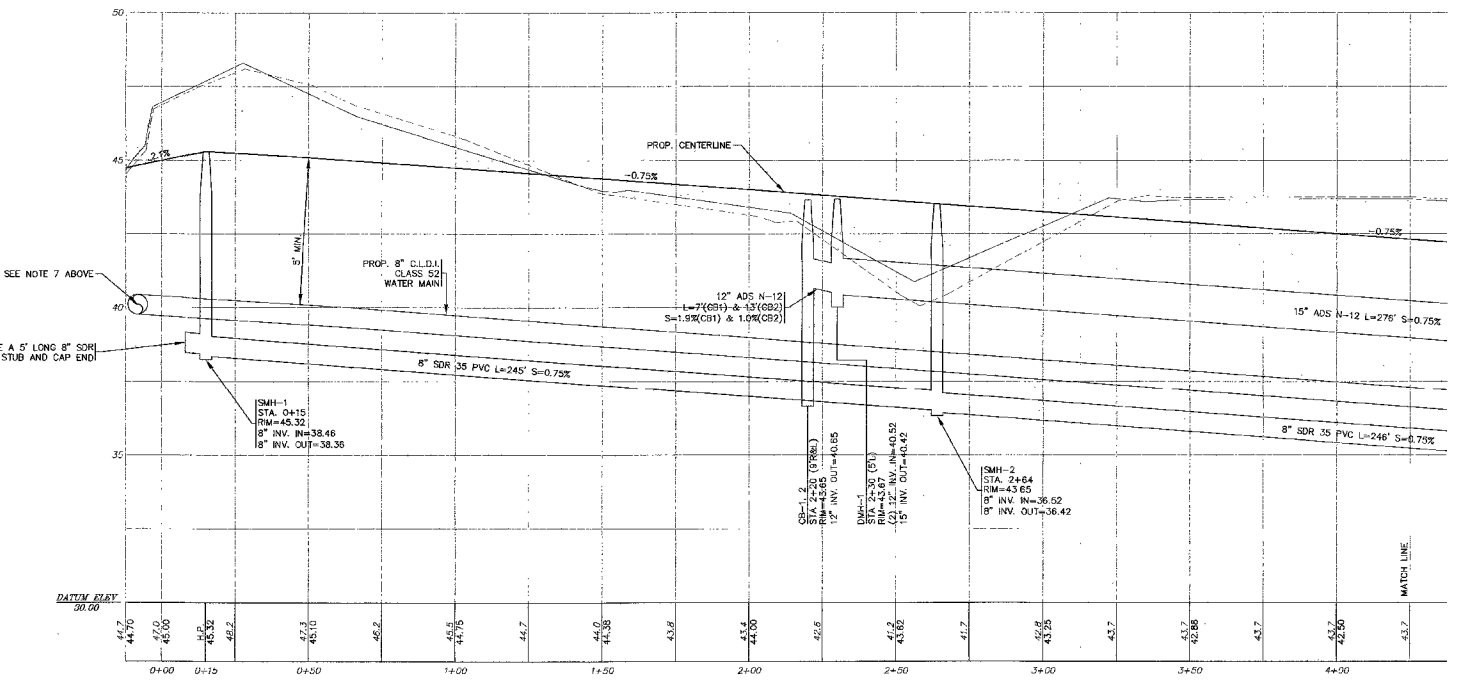
G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 288 MAIN STREET - WARREN, MA 02571
 TEL: (508) 861-0100 FAX: (508) 861-0101
 www.gaf-engineering.com

"SETTLER'S GLEN"
 COMPREHENSIVE PERMIT PLAN
 GRADING & DRAINAGE
 PREPARED FOR: SETTLER'S GLEN, LLC
 20 NORTH PARK AVE., SUITE 4
 PLAINFIELD, MA



- NOTES:**
1. ALL PROPOSED CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
 2. SEPARATION BETWEEN DRAINAGE LINES AND WATER MAINS AND WATER SERVICES SHALL BE A MINIMUM OF 18\".
 3. FOR COMPLETE DRAINAGE OPERATION AND MAINTENANCE NOTES SEE SHEET 2.
 4. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL LOCATION, SIZE AND CONFIGURATION OF TRANSFORMERS. PROTECT TRANSFORMERS WITH BOLLARDS.
 5. FINAL LOCATIONS, DEPTHS AND CONSTRUCTION OF UNDERGROUND ELECTRIC AND GAS SERVICES SHALL BE DETERMINED BY THEIR RESPECTIVE UTILITIES COMPANY.
 6. REFER TO LANDSCAPE PLANS PREPARED BY OTHERS FOR ALL PROPOSED PLANTING LOCATIONS, DETAILS AND SPECIFICATIONS.
 7. CONNECT TO THE EXISTING 8\"/>

DATE	JUN 12, 2021		
DRAWN BY	JMF		
CHECKED BY	WV		
JOB NO.	18-9247		
SCALE	1" = 20'		
REV.	DATE	BY	DESCRIPTION
4	12/1/21	JWP	ONSET WATER DEPARTMENT COMMENTS
3	8/31/21	JWP	OWNER & STREET NAME CHANGE
2	5/11/21	JWP	PER 2ND PEEK REVIEW LETTER
1	4/23/21	JWP	PER TOWN & PEEK REVIEW COMMENTS



ORCHARD LANE PROFILE 1

VERTICAL SCALE: 1" = 2'
 HORIZONTAL SCALE: 1" = 20'
 SCALE: 1" = 20'

APPROVED BY:

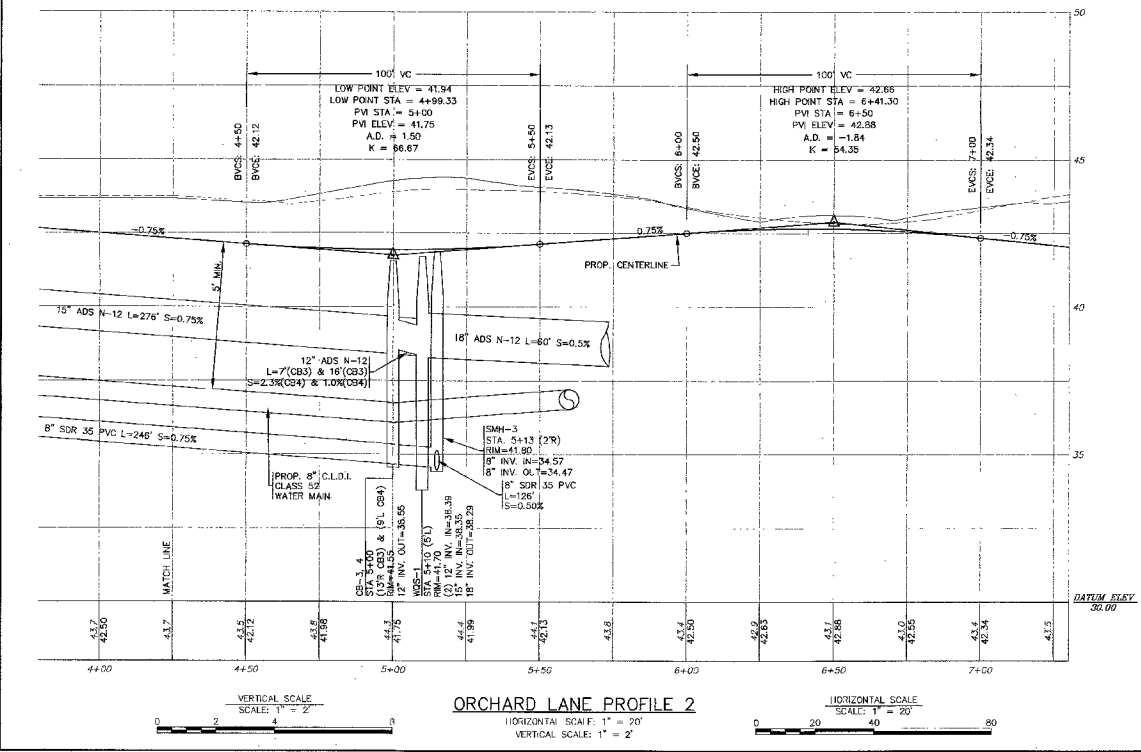
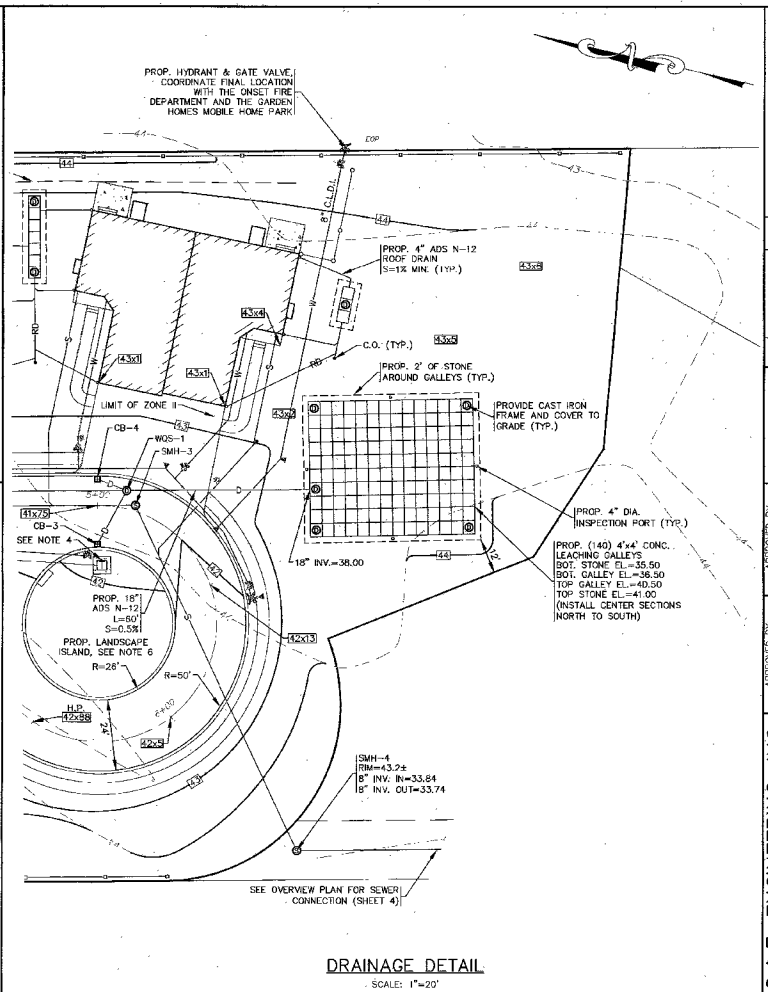
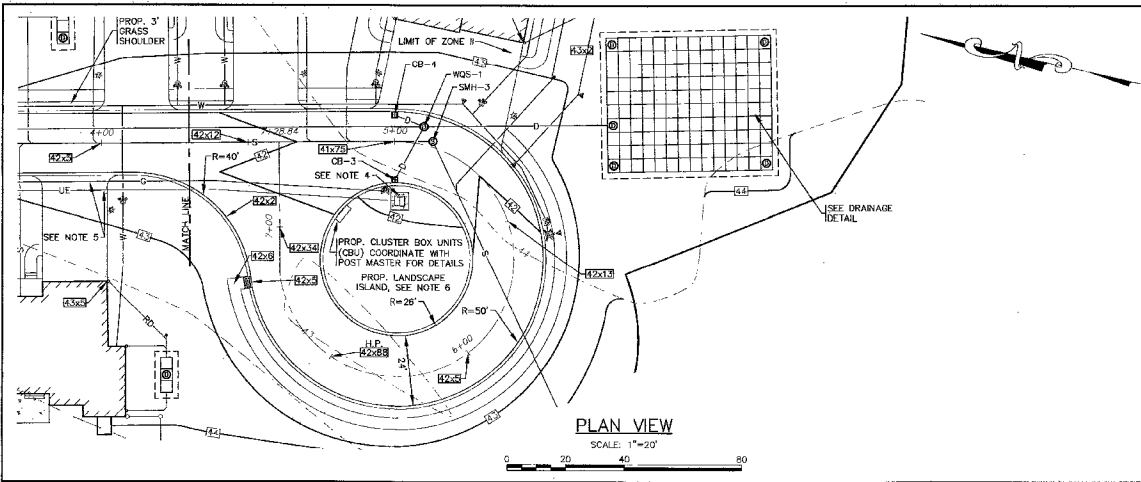
APPROVED BY:

G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 298 MAIN STREET - WARREN, MA 02571
 TEL: (508) 324-1111 FAX: (508) 293-6634

"SETTLER'S GLEN" PLAN
 COMPREHENSIVE PERMIT SHEET-1
 PLAN & ROADWAY PROFILE
 WAREHAM, MA

PREPARED FOR:
SETTLER'S GLEN, LLC
 20 NORTH PARK AVE., SUITE A, FLEMINGTON, MA

JOB NO.: 18-9247
 DWG. 7 OF 11
 PERMIT SET
 NOT FOR CONSTRUCTION



NOTES:

1. ALL PROPOSED CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
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3. FOR COMPLETE DRAINAGE OPERATION AND MAINTENANCE NOTES SEE SHEET 2.
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6. REFER TO LANDSCAPE PLANS PREPARED BY OTHERS FOR ALL PROPOSED PLANTING LOCATIONS, DETAILS AND SPECIFICATIONS.
7. PROPOSED WOS-1 SHALL BE A CDS2015-4-C UNIT FROM CONTECH ENGINEERED SOLUTIONS LLC.

DATE: JAN 12, 2021	12/7/21	JMP	WFA	ONSET WATER DEPARTMENT COMMENTS
DRAWN BY: JMP	8/31/21	JMP	WFA	OWNER & STREET NAME CHANGE
CHECKED BY: WCM	5/17/21	JMP	WFA	PER 2ND PEER REVIEW LETTER
JOB NO.: 18-0247	4/26/21	JMP	WFA	PER TOWN & PEER REVIEW COMMENTS
SCALE: 1" = 20'				
REV.	DATE	BY	APP'D	DESCRIPTION

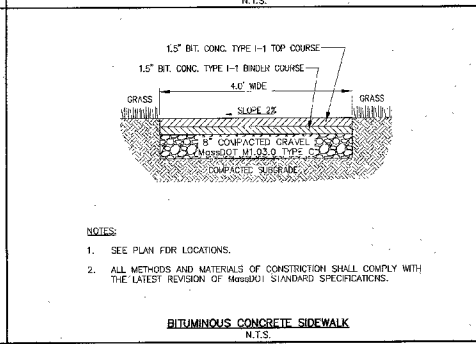
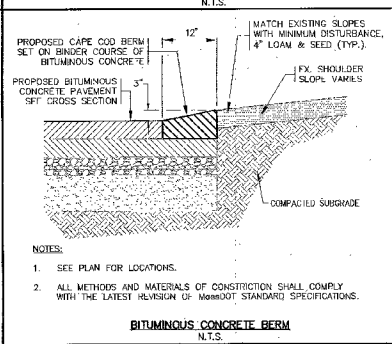
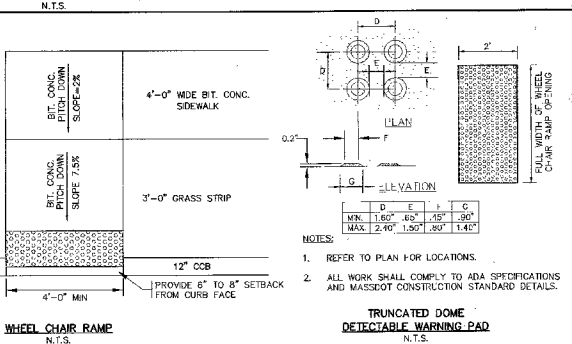
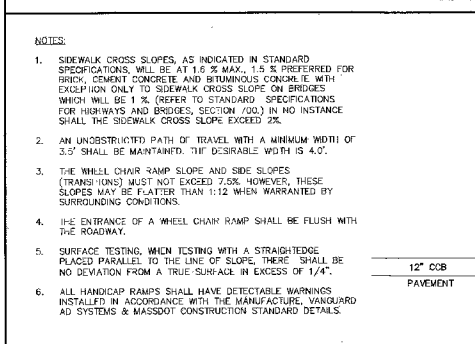
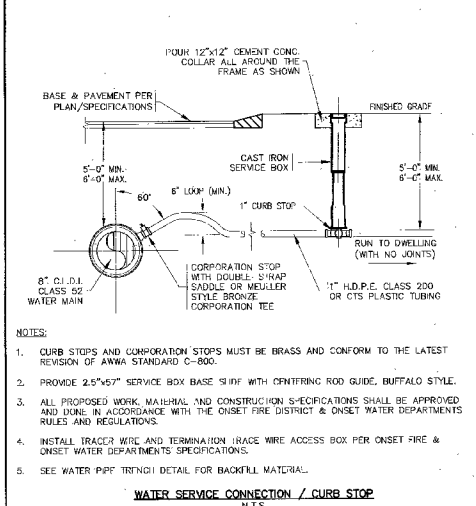
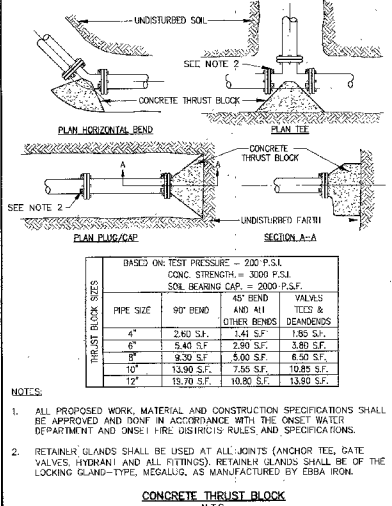
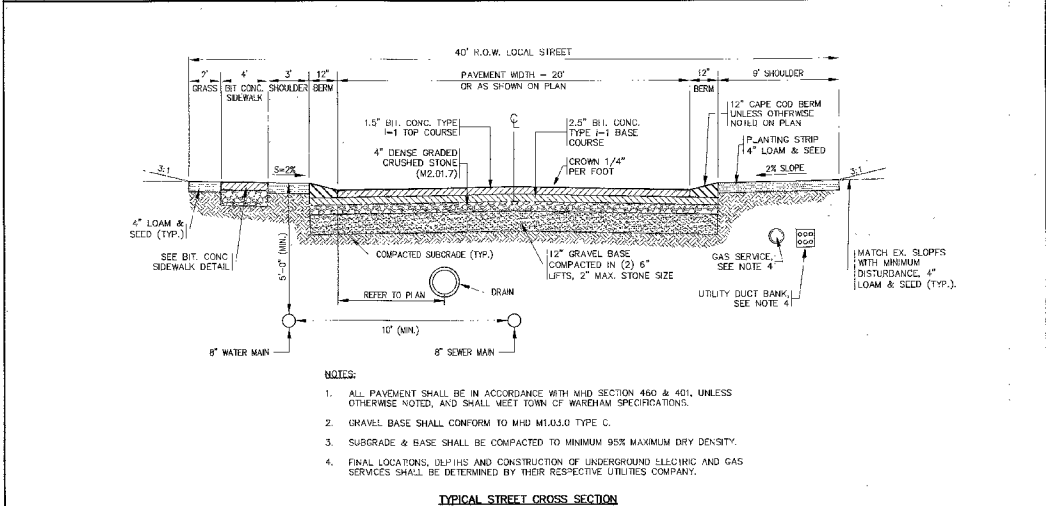
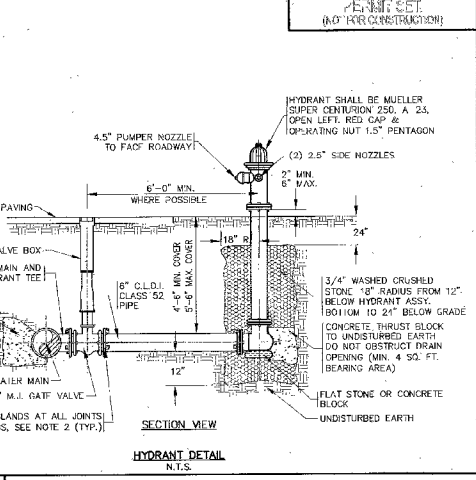
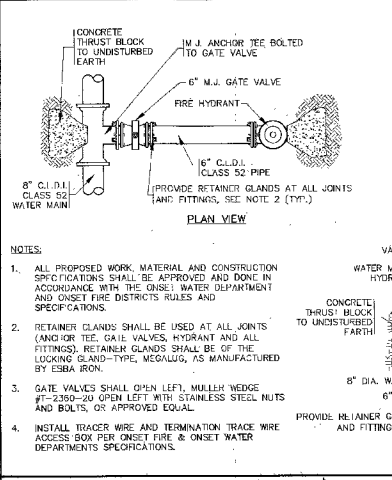
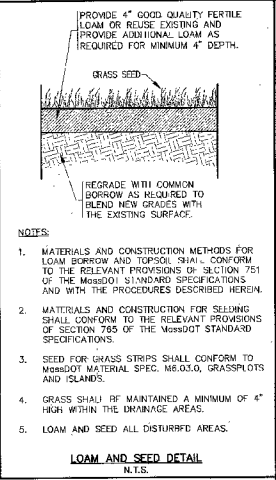
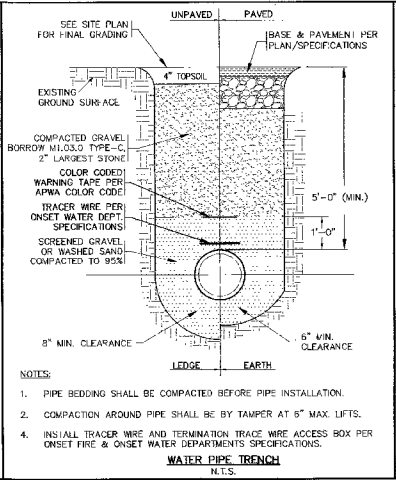
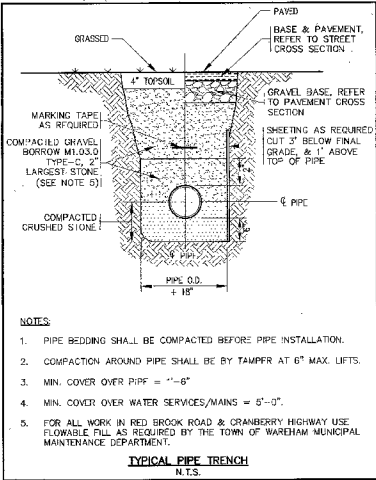
APPROVED BY:

G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 288 MAIN STREET - WAREHAM, MA 02571
 TEL: (508) 852-8800 FAX: (508) 852-8834
 E-MAIL: info@gafeng.com

APPROVED BY:

"SETTLE'S GLEN" COMPREHENSIVE PLAN & ROADWAY PROFILE SHEET-2
 155 BUCKINGHAM WINDING WAY
 WINDING WAY
 SETTLE'S GLEN, LLC
 20 NORTH PARK AVE., SUITE 4
 FLEMING, MA 01029

JOB NO.: 18-0247
 DWG. 8 OF 11



DATE: JAN. 12, 2021
DRAWN BY: JHP
CHECKED BY: JHP
JOB NO.: 18-9247
SCALE: N.T.S.

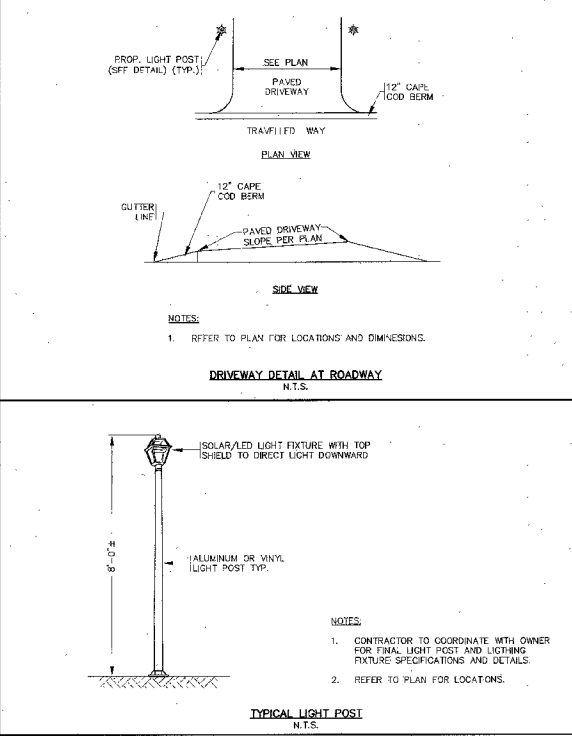
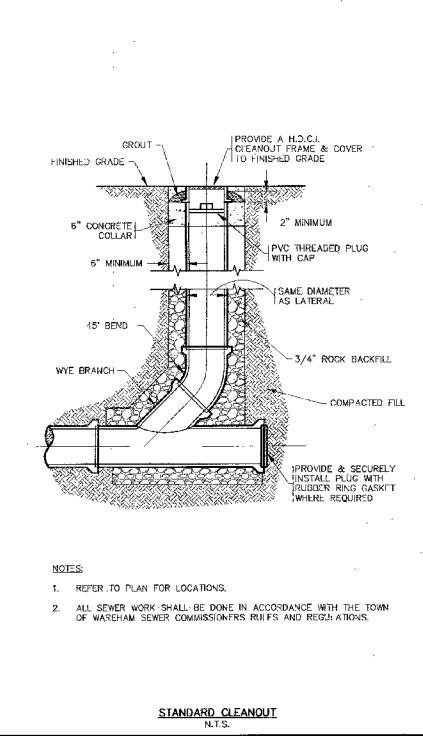
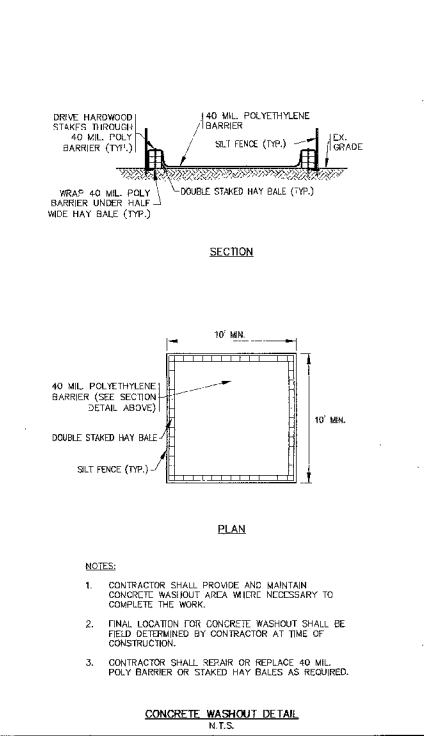
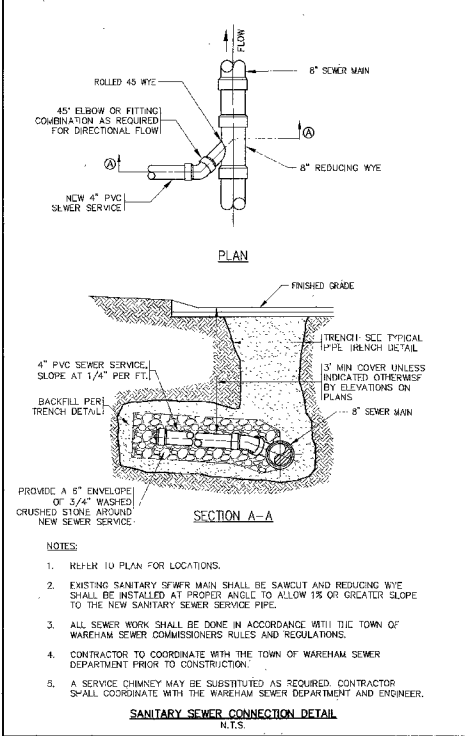
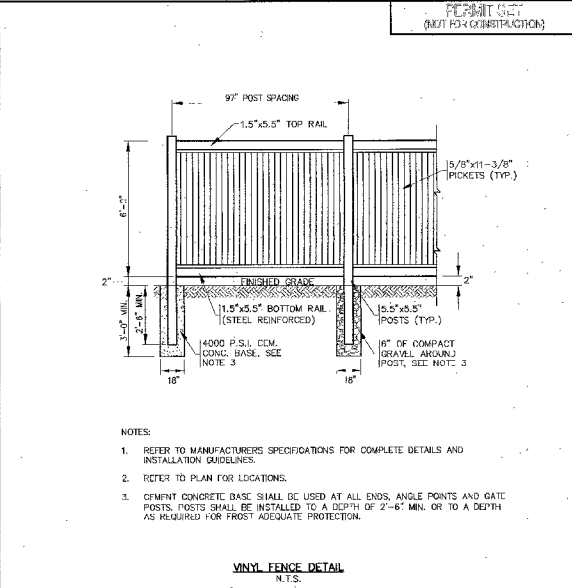
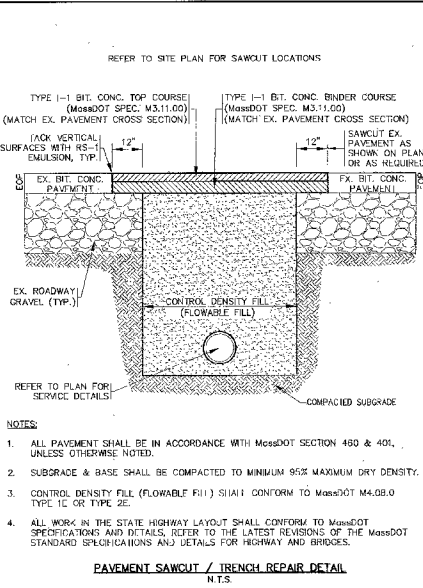
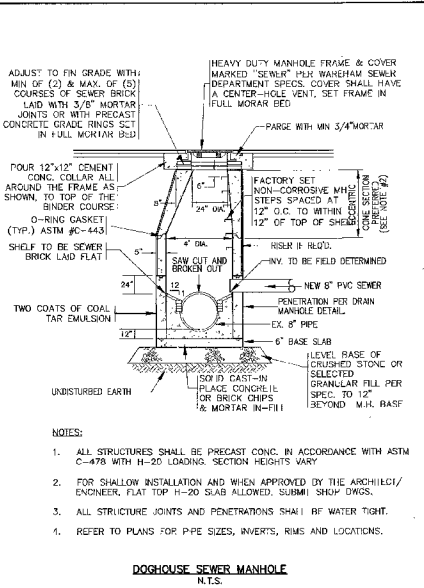
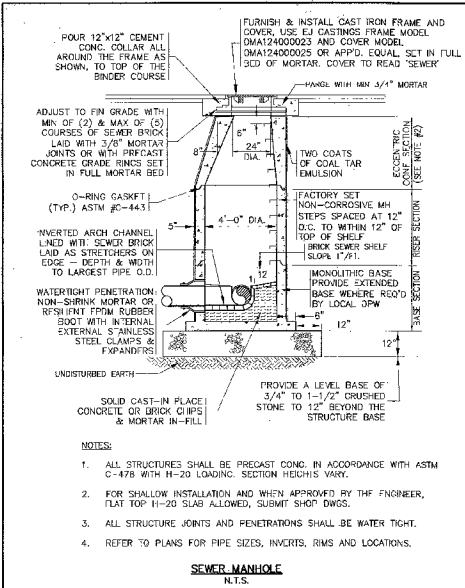
APPROVED BY: [Signature]

G.A.F. ENGINEERING, INC.
PROGRAM MANAGER: GARY F. TORO
238 MAIN STREET, WAREHAM, MA 02576-6634
TEL: (508) 235-6600 FAX: (508) 235-6634
E-MAIL: info@gafe.com

"SETTLER'S GLEN" PRESENT PLAN
COMPREHENSIVE PERMIT
DETAIL SHEET 1

SETTLER'S GLEN, LLC
20 NORTH PARK AVE., SUITE 4
PLYMOUTH, MA 01969

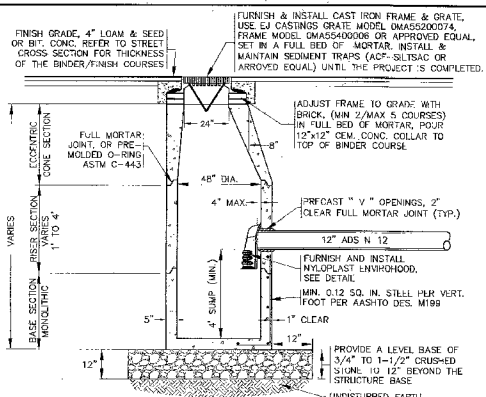
DWG. 9 OF 11



DATE: JAN. 12, 2021
 DRAWN BY: JWP
 CHECKED BY: JWP
 JOB NO.: 18-9247
 SCALE: N.T.S.
 APPROVED BY: [Signature]

NO.	DATE	BY	DESCRIPTION
1	4/27/21	JWP	ONSET WATER DEPARTMENT COMMENTS
2	8/31/21	JWP	OWNER & STRICT REVIEW CHANGE
3	5/11/21	JWP	PER 2ND FLOOR REVIEW LETTER
4	4/29/21	JWP	PER TOWN & PEER REVIEW COMMENTS
5	1/12/21	JWP	REV. DATE

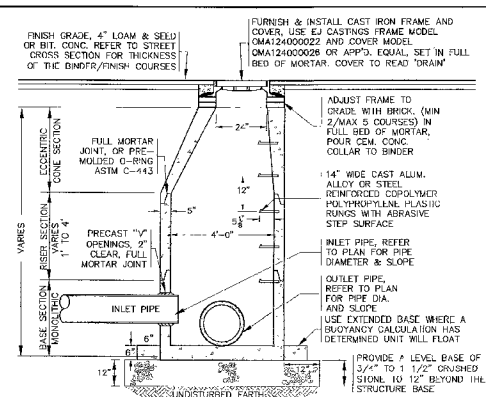
DATE: JAN. 12, 2021
 DRAWN BY: JWP
 CHECKED BY: JWP
 JOB NO.: 18-9247
 SCALE: N.T.S.
 APPROVED BY: [Signature]



- NOTES:**
- STRUCTURES SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH ASTM C-478, WITH H-20 LOADING. SECTION HEIGHTS VARY. CONCRETE STRENGTH 4000 PSI @ 28 DAYS.
 - FOR SHALLOW INSTALLATION AND WHEN APPROVED BY THE ENGINEER, A FLAT TOP H-20 SLAB WITH A 24" OPENING CAST ECCENTRICALLY MAY BE USED. REFER TO SEPARATE DETAIL HEREON.
 - ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT.
 - REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.
 - IF THE TOP COURSE OF PAVEMENT IS NOT INSTALLED IMMEDIATELY AFTER THE BASE COURSE, CATCH BASIN RIMS SHALL BE SET TO THE BASE COURSE OF PAVEMENT AND THEN RAISED WHEN THE TOP COURSE OF PAVEMENT IS INSTALLED.

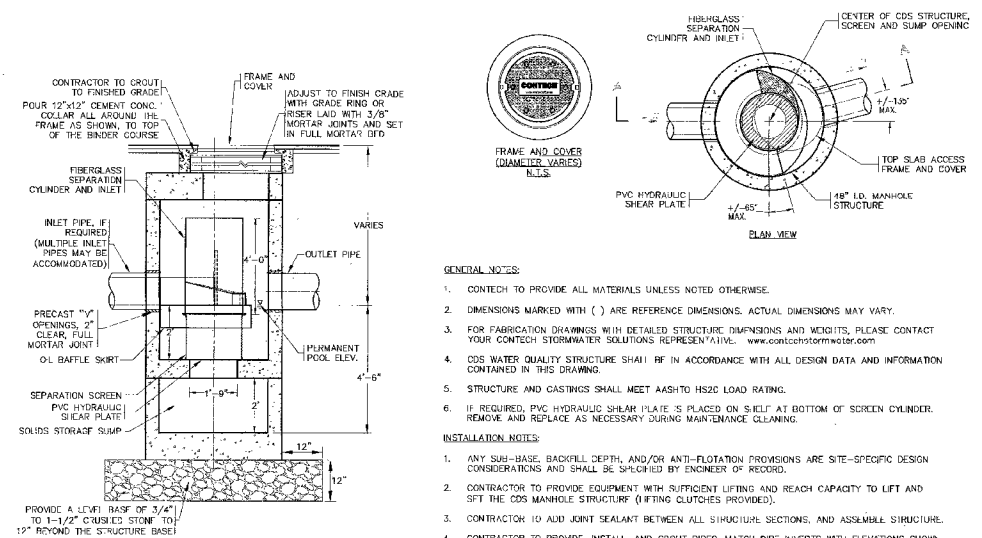
PRECAST CONCRETE CATCH BASIN
N.T.S.

- NOTES:**
- FOR COMPLETE DETAILS REFER TO MANUFACTURERS SPECIFICATIONS.
 - REFER TO PLAN FOR LOCATION, ELEVATIONS AND INVERTS.



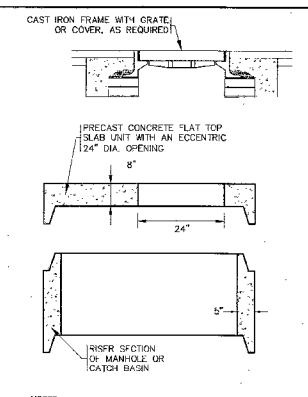
- NOTES:**
- STRUCTURES SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH ASTM C-478, WITH H-20 LOADING. SECTION HEIGHTS VARY. CONCRETE STRENGTH 4000 PSI @ 28 DAYS.
 - FOR SHALLOW INSTALLATION AND WHEN APPROVED BY THE ENGINEER, A FLAT TOP H-20 SLAB WITH A 24" OPENING CAST ECCENTRICALLY MAY BE USED. REFER TO SEPARATE DETAIL HEREON.
 - ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT.
 - REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.
 - WHERE REQUIRED PROVIDE 'U' SHAPED BRICK INVERT OR FOR STRAIGHT LINES RUN PIPE THROUGH THE MANHOLE AND CUT THE TOP OF THE PIPE OFF.

PRECAST CONCRETE DRAIN MANHOLE
N.T.S.



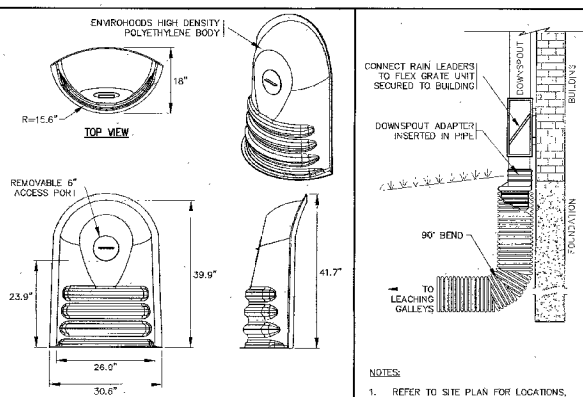
- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE AND CASTINGS SHALL MEET AASHO TO H20D LOAD RATING.
 - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SUMP AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES:**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADJUST JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLY STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

PRECAST CONCRETE WATER QUALITY STRUCTURE-1 (CDS2015-4-C)
N.T.S.



- NOTES:**
- FOR COMPLETE DETAILS REFER TO MANUFACTURERS SPECIFICATIONS.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS.

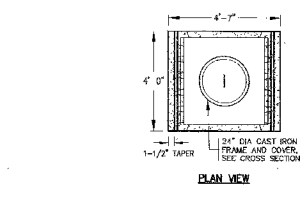
FLAT TOP SLAB
N.T.S.



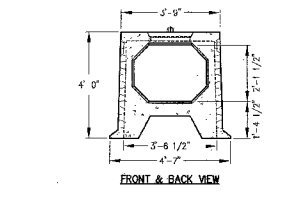
- NOTES:**
- FOR COMPLETE DETAILS REFER TO MANUFACTURERS SPECIFICATIONS.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS. PART NO. 5824AGR.

NYLOPLAST ENVIROHOOD
N.T.S.

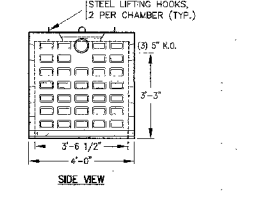
DOWNSPOUT DETAIL
N.T.S.



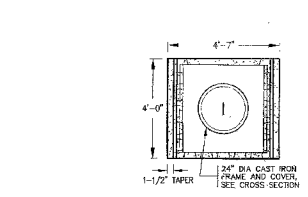
PLAN VIEW
N.T.S.



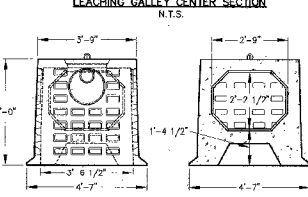
FRONT & BACK VIEW
N.T.S.



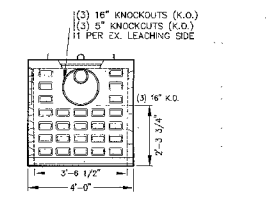
SIDE VIEW
N.T.S.



PLAN VIEW
N.T.S.

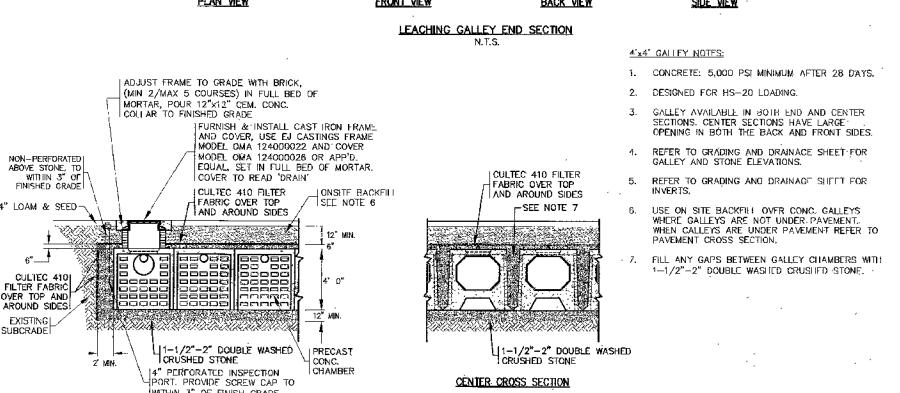


FRONT VIEW
N.T.S.



SIDE VIEW
N.T.S.

LEACHING GALLEY END SECTION
N.T.S.



END VIEW
N.T.S.

PRECAST CONCRETE LEACHING GALLEYS
N.T.S.

- 4x4' GALLEY NOTES:**
- CONCRETE, 5000 PSI MINIMUM AFTER 28 DAYS.
 - DESIGNED FOR H5-20 LOADING.
 - GALLEY AVAILABLE IN 800H END AND CENTER SECTIONS. CENTER SECTIONS HAVE LARGE OPENING IN BOTH THE BACK AND FRONT SIDES.
 - REFER TO GRADING AND DRAINAGE SHEET FOR GALLEY AND STONE ELEVATIONS.
 - REFER TO GRADING AND DRAINAGE SHEET FOR INVERTS.
 - USE ON SITE BACKFILL OVER CONC. GALLEYS WHERE GALLEYS ARE NOT UNDER PAVEMENT. WHEN GALLEYS ARE UNDER PAVEMENT REFER TO PAVEMENT CROSS SECTION.
 - FILL ANY GAPS BETWEEN GALLEY CHAMBERS WITH 1-1/2" TO 2" DOUBLE WASHED CRUSHED STONE.

DATE: JAN. 12, 2022	DRAWN BY: JEP	CHECKED BY: WFM	JOB NO.: 18-0247	SCALE: N.T.S.	REV. DATE BY APP'D DESCRIPTION
	4/17/21 WFM	8/31/21 WFM	4/26/21 WFM		
	5/7/21 WFM	8/31/21 WFM	4/26/21 WFM		

G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
285 MAIN STREET, WAREHAM, VA 22681
TEL: (540) 339-9960
FAX: (540) 339-9964
E-MAIL: info@gafeng.com

"SETTLER'S GLEN"
COMPREHENSIVE PERMIT PLAN
DETAILED SHEET 3
PREPARED FOR:
SETTLER'S GLEN, LLC
20 NORTH PARK AVE., SUITE 4
PLUMOUTH, MA

EXHIBIT G

Onset Fire District Onset Water Department
Rules and Regulations
Board of Water Commissioners

Onset Fire District
Onset Water Department
Rules and Regulations

Board of Water Commissioners

The following rules, regulations and procedures as hereby established, or as may hereafter altered or amended, will be bound in agreement with every applicant or consumer who takes water, and governs the relations between the Onset Water Department and it's consumers, contractors and developers who install water systems.

Order of contents

Application for Water Service
Installation of Water Service
Meters
Cross Connection Control
Charges and Rate Descriptions
Billing: Payment and Payment Plans
Turn-off for Non-Payment Policy
Bad Check Policy
Rights to Prohibit & Limit of Liability
Mailing Address

Application for Water Service

All applications are to be made at the Water Office, 15 Sand Pond Road between 9:00 am and 4:00 pm Monday through Friday.

All applications will be filed on the approved forms supplied by the Water Department, and must be signed by the property owner.

All applications will be reviewed by the Water Department's Superintendent and Foreman for approval at which time an "Availability of Water" form will be issued to the property owner.

All applications must be accompanied by the System Development fee. This charge covers the privilege of connection to the distribution system only, and must be paid before any work will begin.

Upon approval, the application will be issued a service number. This number will be referenced through the billing system for the life of the particular service.

Installation of Water Service

After a period of not less than ten (10) days from the approval date of the service application, the Water Department will install the water service.

The Water Department, and only the Water Department, will tap the water main, install a corporation, lay the appropriate size water service line from the main to the property line and install a stop and waste valve at the property line.

The property owner will be responsible for laying the remainder of the service from the stop and waste to the house. The service must maintain a coverage of four and one-half (4'6") feet to avoid freezing. The Water Department retains the right to inspect the installation prior to burial.

The Water Department will determine the size of the service relative to the type of building it will be servicing. In most cases a single dwelling will call for a three-quarter (3/4") inch water service. Multi-dwelling and commercial buildings may require larger size services as determined by the Water Department.

All costs incurred in the Water Department's installation of the service will be billed to the property owner as material & labor. Labor will be billed on an hourly basis at the rates outlined in the Department's rate schedule. All material & labor charges must be paid, in full, before the water will be turned on.

Any single water service will feed one and only one building or dwelling unless approved by the Water Department.

Any single dwelling that is updated to a multi-dwelling either domestic or commercial must have the existing water service upgraded to a service size determined by the Water Department. Any multi-dwelling must have an independent water meter for each unit in the dwelling. This will also apply to new construction of apartment buildings and condominiums.

No consumer, either domestic or commercial, will be allowed to supply water to other persons or properties not entitled to its' use unless special approval is granted by the Water Department.

All service owners will protect and maintain their pipes from frost, freezing or other damages at their own expense.

All electrical services that are grounded to the water service will have its primary ground through a ground rod as determined by the Wiring Inspector of the Town of Wareham.

Meters

Inside Meters

Water meters will be installed on all services, commercial or domestic, in the Onset Fire District. All installations will be performed by Water Department personnel only. Meter size and location will be determined by the Water Department.

Water meters will be installed in the cellar of a building only when conditions permit. If a meter is installed in the cellar it will be the responsibility of the property owner to maintain sufficient heat, year round, to protect it against freezing. A water meter will not be installed in a cellar where the service leading into the building is in bad condition or the service entering the building is of any type other than plastic or copper pipe. A shut-off valve must be in place at the point where the water service enters the cellar and it must be in working order before a meter will be installed inside. A second shut-off valve will be installed after the meter to allow the meter to be removed for testing or repair without draining the remainder of the service. All valves will be required to be of the quarter-turn ball type.

There will be no connections to the service line prior to the location of the inside meter. This includes, but is not limited to: service branches to other parts of the property; connections to outside sillcocks; connections to garden or yard sprinkler systems; service branches to furnaces or hot water heaters, or inside sillcocks used for seasonal or periodical drainage. Any such installations found after the installation of the meter may be judged as tampering, as covered elsewhere in these regulations.

All inside meters will be installed with radio read capabilities, allowing the meter to be read from the outside. This feature is for convenience only. In any situation where a problem with a reading or the meter itself arises, an inside reading will be obtained and used by the Water Department.

The cost of installing a radio read meter inside, along with the cost of any fittings used by the Water Department for the installation will be the responsibility of the Water Department. All water meters will remain the property of the Onset Water Department.

Any damage to a meter, readout or connecting wire, installed in a cellar, will be repaired or replaced at the expense of the property owner.

Meter Pits

Installations, other than those made in cellars, will be made in meter pits. Meter pits will be installed on the owner's side of the underground shut-off valve located on or near the property line. The cost of installing a meter pit is the responsibility of the property owner along with necessary fittings. The Water Department will be responsible for the installation and maintaining the plumbing and meter in the pit to protect against freezing. Any type of pipe, other than copper coming from the underground shut-off will be replaced with copper in the meter pit and extending

out toward the dwelling. It will be re-connected to the original service line. The property owner will be responsible for the type and condition of the service from this point on. The Water Department recommends the use of plastic or copper pipe for services connected to its' distribution system.

Meter pits and the equipment installed within them comes under the direct control of the Water Department only. No one other than Water Department personnel will be allowed to open a meter pit. This includes, but is not limited to: property owners; tenants; caretakers; or plumbing companies. Any such violations or any damages that may occur may be judged as tampering, as covered elsewhere in the regulations.

The cost of installing a meter in a pit along with the cost of the meter and any fittings used by the Water Department for the installation will be the responsibility of the Water Department.

The property owner will be billed for the cost of the pit itself. This includes the pit cylinder and the metal cover.

The Water Department will be responsible for replacing to near original conditions as possible the area surrounding the pit. This includes asphalt, concrete or loam and grass seed.

All water passing through the water meter inside or in a pit that registers on the meter will be a responsible charge to the property owner. This includes but is not limited to: consumption and waste due to leaks in the service line on the property side of the meter.

Property owners may request that their meter be tested for accuracy by contacting the Water Department. A testing fee will be charged to the property owner unless a proven problem is found with the meter during testing. After testing, a meter is found to be registering at a rate outside the Department's accepted limits it will be replaced with a new meter. When a meter tests to be inaccurate the property owner will receive the appropriate consideration and abatement to the water bill.

All customers of the Water Department will agree to allow a representative of the Department to enter on or into the property for the purpose of inspection, repairs or meter reading per General Laws of the Commonwealth of Massachusetts Chapter 165. Failure to allow access for any of the above stated reasons will mandate the immediate termination of service until access is allowed.

Cross Connection Control

The Onset Water Department serving customer premises, must comply with all provisions as provided for in the Federal Safe Drinking Water Act of 1974 (Public Law 93-523), Amended 1986, Mass General Laws, Chapter 111, Section 160A and the Drinking Water Regulation of Massachusetts (310CMR,22.22). Also the following apply: M.G.L., 41, 42A – I, Chapter 487, Chapter 21G, Sec.13-17. It is the responsibility of the Massachusetts Certified Operator holding the license to comply and enforce all of the above and any other requirements imposed by State authority and the Onset Water Department.

Any persons connecting or attaching to or from the Onset Water Department water supply system in any manner, temporarily or permanently, any devise which constitutes a cross connection as listed under Chapter 111, Section 160A and 310 CMR, 22.22 or the decision of the Board of Water Commissioners will comply with all pertinent laws and regulations in effect prior to obtaining water for its use.

Whoever maintains a cross connection without a permit, or after revocation of the permit to maintain a cross connection, without installing the appropriate backflow prevention device required by these regulations and by the reviewing authority or Board of Water Commissioners, will be subject to a fine of not more than \$500.00 or imprisonment for not more than one year, or both.

Any violation of these regulations will be subject to administrative penalty provisions of 310 CMR 5.00.

Any cross connection devices installed immediately after the meter will be regarded as a “Point of Entry” or “Containment Device” and will not always be the only device required to achieve compliance. Point of Use devices only protect against cross connection for the particular appliance it serves and not the entire water system. Therefore, more than one cross connection device may be required to be installed at the premises. The Board of Water Commissioners have the authority under 310 CMR., 22.22 to require not only the mandatory devices required but any additional devices they feel best protects the Onset Water Department water supply system against contamination, pollution, backflow or backsiphonage, whether it is actual or potential. The Department of Environmental Protection and/or the Board of Water Commissioners decision will prevail.

Charges and Rates Description

Current rates are listed elsewhere in these regulations. The following is a breakdown description of rate changes. The consumer has thirty (30) days from date of bill to contest the water bill.

Minimum

Property owners will be charged a minimum rate, billed by two six month periods per year, for any active service whether or not any water is used. For a service to be considered inactive it must have been turned off by the Water Department and remain off for at least one year. Seven thousand (7,000) cubic feet of water are allowed under the minimum rate. This breaks down to thirty-five hundred (3,500) cubic feet (app. 26,250 gallons of water) for each billing period. The minimum rate for a six month period is \$180.00

Overage

Overage is water used in excess of the thirty-five hundred cubic feet minimum per billing period. Overage is not based on the yearly minimum. Overage charges are broken down into a tier rate structure and is billed as follows:

3,501 to 7,000	cubic feet @	5.26 cents per cubic foot
7,001 to 50,000	cubic feet @	5.51 cents per cubic foot
50,001 or more	cubic feet @	5.66 cents per cubic foot

Demand and Interest

Demand is a flat rate charge that is applied to any bills unpaid after thirty (30) days from the first billing. Demand covers the cost of re-billing through the past due notice. Interest is a monthly charge that is also applied to any bills unpaid after thirty (30) days from the first billing, but interest is applied monthly until the bill is paid in full or a payment plan, as outlined elsewhere, is set up. Interest is applied at a rate of one and one-half (1.5%) percent of the unpaid bill.

Liens

If a water bill should remain unpaid, a water lien may be placed on the property and the Tax Assessors are notified in accordance with Mass General Laws Chapter 487, and Chapter 40, Section 39-42I, Chapter 165, Section 11A.

Closing or Final Readings

All property owners who sell property serviced by the Water Department will notify the Water Department prior to the date of closing. On the date of closing the Water Department will take a final reading of the water meter. The original property owner will receive a bill for the amount of water used until that date. This bill will be figured on a fractional basis with the number of days usage compared to the billing period. This fraction will be applied to both the minimum and overage.

At the time of the closing the new property owner will be responsible for supplying the Water Department with the new owner's name and billing address and telephone number.

If a closing should occur and the Water Department is not notified, the person listed as the property owner in the Water Department's billing records will be responsible for the outstanding and any future bills.

When the Water Department is notified that a new owner has taken possession of a property, some type of arrangements will be made between the new owner, the old owner and the Water Department to clear any bills in arrears.

Service Charges

Any calls for service by the Water Department including, but not limited to: turn-offs; turn-ons; freeze-ups; or leaks will be calculated on an hourly basis. Billing will also be calculated at a certain rate if the service call occurs during Water Department working hours and a greater rate if the service call occurs after working hours or on a weekend or accepted holiday. Water Department working hours will normally be considered: Monday through Friday from 8:00 am to 4:00 pm.

Mark Outs

Mark-outs of Water Department pipe locations will be performed in the following manner:

During working hours: First marking of location no charge. Remarking of previous location done at a one hour minimum.

After working hours, weekends or holidays: First marking of location done at one hour minimum. Remarking of previous location done at two hour minimum.

The Water Department will be held minimally responsible for the accuracy of any mark-outs due to historical records of pipe locations. Care must be exercised in the construction or excavation of areas in and around water mains and services. The Water Department will not be held responsible for any damages resulting in unmarked construction areas.

Tampering

Tampering is considered the unauthorized use or removal of any equipment or property associated with the water distribution system or under the direct control of the Water Department. Tampering includes, but is not limited to the following: Turning on or off the water, either by means of the direct shut-off valve or the

valve in a meter pit; connection of service lines or branches prior to a meter set-up; reversing the direction of flow of water through a meter; removal of parts, internal or external, of a meter; cutting or disconnecting the wire connecting an inside meter to its' readout; removing a readout from the exterior of a house; removing a meter either inside or in a pit ; or removing a meter and meter pit entirely.

A property owner will be held responsible for any person or agency acting as a representative or employee of said owner. A property owner who has tampered with Water Department property will receive a penalty charge and will be subject to immediate disconnection of service until the appropriate measures are taken to remedy the situation with the approval of the Water Department.

Tampering charges will be billed separately from water billing but the charge will be added to the property owner's billing history. If the bill remains unpaid for thirty (30) days it will be subject to the related billing processes, including: Demand and interest and shut-off notification.

Billing: Payment & Payment Plans

Spring meter reading begins April 1st.

Water bills will go out no later than June 1st.

All water bills resulting from the April reading are due, paid in full, prior to the October reading.

Demand and interest (1.5%) will go into effect thirty (30) days after date of billing. Past due notices will be sent to all applicable customers.

All customers in arrears greater than the minimum billing will be scheduled for turn-off no later than sixty (60) days after date of billing. All past approved guidelines under the Department's "Turn-off Policy" will be followed. Notification to be no less than fifteen (15) days prior to date of Turn-off.

A payment plan may be set-up for a delinquent customer at the discretion of the Superintendent and the Office Manager.

A minimum of the following to apply.

Water bills scheduled in payment plans set-up prior to August 1st. will be due:

One third (1/3) total due August 1st.

One third (1/3) total due September 1st.

Final Payment due September 30th.

Water bills scheduled in payment plans set-up after August 1st. but prior to September 1st. will be due:

One half (1/2) total due September 1st.

Final Payment due September 30th.

Fall meter reading begins October 1st..

Water bills will go out no later than December 1st.. All water bills resulting from the October reading are due, paid in full, prior to the April reading.

Demand and interest and the turn-off policy apply to this billing cycle as stated above.

A payment plan may be set-up for a delinquent customer at the discretion of the Superintendent and Office Manager. A minimum of the following to apply:

Water bills scheduled in payment plans set-up prior to February 1st. will be due:

One third (1/3) total due February 1st.

One third (1/3) total due March 1st.

Final payment due March 31st.

Water bills scheduled in payment plan set-up after February 1st. but prior to March 1st. will be due:

One half (1/2) total due March 1st.

Final payment due March 31st.

Interest charge will be held during the term of the payment plan.

If during the term of the payment plan the agreed conditions are not met, the agreement will be terminated. Interest will be applied in full and the service will be immediately shut-off. Service will not be restored until payment in full is received.

Payment plans will be drawn-up, in writing, and signed by the Superintendent and the customer.

The Water Department and the Board of Water Commissioners retain the right to revise these guidelines at any time.

Turn-off for Non-payment Policy

Turn-offs for non-payment will apply to the following:

- A.) Residential services with water bills in excess of one hundred (\$100.00) dollars.
- B.) Commercial services with water bills considered excessive by the Water Commissioners on the advice of the Superintendent.

The following procedure will be observed:

- A.) Water bills will be sent to the property owners.
- B.) If water bill remains unpaid after thirty (30) days, a second copy with demand and interest will be sent.
- C.) If water bill remains unpaid after fifteen (15) days, a fifteen (15) day notice of turn-off will be sent.
- D.) Contact by telephone will be attempted, if possible, to remedy the situation. If no contact is made and the fifteen (15) day notice runs out, the following procedure will be observed:
 - A.) A Water Department Rep. will go to the property and attempt to make contact with the property owner.
 - B.) If contact is not made, the property will be “Tagged” on the front main entrance door.
 - C.) The “Tag” will notify the property owner that he/she has twenty-four (24) hours to make arrangements with the Water Department or the water will be shut off.

The Board of Health will be notified when the property is “Tagged” and when the water is shut off for non-payment.

Any water bill payment arrangements will be made by the Superintendent and Office Manager of the Water Department. If a payment plan is set-up, the terms will be in writing, signed by the property owner and the Superintendent and/or Office Manager. Arrangements will be set-up under the terms of the Water Department's policy entitled: "Payments and Payment Plans."

If at any time during this procedure, a property owner has a question or a problem, he/she will be advised to make an appointment with the Superintendent and possibly with the Board of Water Commissioners.

Bad Check Policy

Once the Water Department receives a check returned from the bank for insufficient funds, etc. the property owner will be notified for the previously billed charges plus:

- A.) Any fees or charges the Water Department receives from the bank.
- B.) A \$40.00 (forty) dollar Water Department re-handlers fee for reprocessing the bill.
- C.) Demand and interest dating back to the date of the original bill.

The property owner will have ten (10) days from the date of the returned check to handle this matter or the Water Department will be forced to implement its' Turn-off procedure.

The original check will not be returned to the property owner until the total bill has been paid either in cash, with a money-order, or bank check.

Legal action may occur at the request of the Water Department if the situation is not handled correctly by the property owner.

Right to Prohibit and Limits of Liability

The Water Department reserves the right to limit or prohibit the use of water as the public health, safety and interest may require. The Board of Water Commissioners, upon approval of the Department of Environmental Protection, has the right to restrict the use of water during dry seasons or under any other emergency conditions. Any person who violates such restriction or ban, imposed in accordance with Mass. General Laws, Chapter 21G, Section 15 and 16, may be punished by a fine not to exceed \$150.00.

No consumer will be entitled to damages or to have payment refunded for any interruption of water supply occasioned either by accident to any portion of the water system or by shutting off for the purpose of additions or repairs to the water system, or by the stoppage or shortage of supply due to causes beyond the control of the Water Department, such as excessive drought, excessive use of and waste of water by other consumers, or by leaks or defects in the pipes or appliances owned by them or other consumers.

The Board of Water Commissioners or its agents will shut off water when it becomes necessary to do so from any section of the water system because of an accident or for the purpose of making changes or repairs or anything relative thereto. The Water Department will endeavor to give timely notice to as many of the consumers affected thereby as time and the character of the repairs or the

accident will permit and will, so far as practical, use its best efforts to prevent inconvenience and damage arising from any such cause, but failure to give such notice will not render the Water Department responsible or liable for any damage that may result from the shutting off of the water or any coincident conditions.

The Water Department will not be held responsible for damages caused by dirty water resulting from opening or closing of any gates, hydrants, or repairs to any pipes or appenditures, The Water Department, whenever possible or feasible, will notify the affected consumers as best as possible that there may be an occurrence of dirty water.

The Water Department reserves the right, at any time and without notice, to shut off water in the mains for purposes of making repairs, extensions or for other necessary reasons as well as during fire fighting when water pressure drops to extremely low pressures. Persons have boilers or other appliances on their premises depending on the pressure in the pipes to keep them supplied with water are hereby cautioned against danger from these sources. Consumers are required to provide, at their own expense, suitable safety appliances and devices as required by the State Plumbing Code, to protect themselves against such danger. Failure to provide these devices can result in serious and costly damages to hot water tanks and heating systems. In case of danger, open hot water faucets and let them remain open until the water supply returns and all air in the system has escaped. In any event, it is expressly stipulated that the Water Department will not be liable for any damage resulting from having the water turned off, either by fire fighting or through accident or necessity.

The Water Department assumes no liability for conditions which exist in consumer's pipes and cause trouble coincident to or following the repairs of any

main pipe, service pipe, consumer service line, meter or other appliance belonging to the Water Department.

The Water Department accepts no responsibility or liability for any treatment added to the water supplied by the Water Department by any customer installing water enhancement devices after it leaves Onset Water Department pumping stations. A word of caution, the Department of Environmental Protection states that any person that installs or maintains water enhancements devices that service at least twenty-five (25) persons daily at least sixty (60) days of the year is considered a “Public Water Supply” and falls under the rules and regulations of the Department of Environmental Protection.

Any omission or delay on the part of the Board of Water Commissioners or its agents in exercising the rights reserved under law, rules or regulations will not constitute or be construed as a waiver of such rights.

All remittances and correspondence should be addressed to the:

Onset Water Department

P.O.Box 171

Onset, Massachusetts 02558-0171

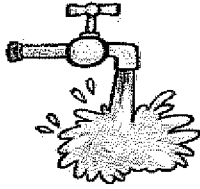
(508)295-0603

Fax (508) 295-0606

EXHIBIT H

Onset Water Department
Rates and Charges Effective April 1

Onset Water Department



15 Sand Pond Road
P.O. Box 171
Onset, MA 02558
(P) 508-295-0603
(F) 508-295-0606
Onsetfiredistrict.org

Board of Water Commissioners:

Ken Fontes Chairman

Frank Kowzie Clerk

David Halberstadt Member

Rates and Charges

(Effective April 1, 2019)

Water Usage Semi-Annual Fee

Minimum:	0 - 3,500 cubic feet	\$180.00
Overage:	3,501 – 7,000 cubic feet	5.26 cents per cubic feet
	7,001 – 50,000 cubic feet	5.51 cents per cubic feet
	50,001 and over	5.66 cents per cubic feet

Fire Sprinkler System Annual Fee

4" Service	\$220.00
6" Service	\$270.00
8" Service	\$314.00
10" Service	\$360.00
12" Service	\$408.00

New Fire Sprinkler System

2" Service	\$3,570.00
4" Service	\$4,412.00
6" Service	\$5,255.00
8" Service	\$6,298.00
10" Service	\$7,198.00
12" Service	\$7,736.00

Garden Sprinkler System Annual Fee

(System must be separate from domestic service)

Minimum Annual Billing

0 - 7,000 cubic feet	\$270.00
7,001 - 50,000 cubic feet	5.51 per 100 cubic feet
50,001 and over	5.66 per 100 cubic feet

Service Charges

During Normal Business Hours 8:00AM-4:00PM

Turn On or Off	\$90.00
Final Meter Reading	\$90.00
Service Call	\$90.00

After Hours, Weekends or Holidays

Turn On or Off	\$180.00
Final Meter Reading	\$180.00
Service Call	\$180.00

Meter Testing and Repair

Labor	\$90.00
Parts	Cost plus 1/3
If Found Faulty	No Charge

Back Flow Testing

Labor per Test \$135.00

Service or Main Location Mark-Outs **During Normal Business Hours 8:00AM-4:00PM**

First Marking per Hour No Charge
Re-Marking of Original per Hour \$90.00

After Hours, Weekends or Holidays

First Marking per Hour \$180.00
Re-Marking of Original per Hour \$180.00

Hydrant Set Up

Water Passing Through Meter Standard Rates
First 200 Feet of Hose \$180.00
Additional 100 Feet of Hose \$90.00
Use by Fire Department at Fire No Charge

Fire Sprinkler Test

First Hour \$135.00

Charges

Returned Check Fee \$40.00
Demand per Billing \$30.00
Interest Compounded Monthly 1.50%
Tampering Charge \$500.00
(Minimum as determined by Board of Water Commissioners)

New Service

System Development and Access Fees
are the Responsibility of the Property Owner

1" Service	\$3,570.00
1 ½" Service	\$6,090.00
2" Service	\$8,568.00
4" Service	\$18,618.00
6" Service	\$28,560.00
8" Service	\$42,840.00
10" Service	\$64,260.00
12" Service	\$78,540.00

Additional New Water Service Fees
are the Responsibility of the Property Owner
(and are in addition to above New Service System Development and Access Fees)

Contact the Town of Wareham for:

Police Detail Wareham Police Department
Road Opening Municipal Maintenance Permit

Property Owner's Choice for:

Repaving of Road

Contact Onset Water Department for:

Material and Labor	
Back Hoe	
System Development Fee	
Back Hoe per Hour	\$135.00
Dump Truck per Hour	\$90.00
Air Compressor per Hour	\$90.00

Labor

Labor per Hour	\$135.00
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There are additional services that require the use of department equipment and will be charged according to the above fees for Use of Department Equipment and Labor, And may also require contacting the Town of Wareham for Police Detail and Municipal Maintenance for a permit for opening the road.

Cut and Cap is one example of an additional service to be paid by the customer

EXHIBIT I

HISTORY OF COMMUNICATION WITH ONSET WATER DEPARTMENT (Copies of the emails and letters follows in subsequent Exhibits)

On or about August 19, 2021 – The principals of the LLC and its design engineer Mr. Brian Grady of G.A.F. Engineering, Inc. met with Candeias and his review engineer to discuss further needs for the project. At which time, the LLC was informed of a requested design change that included looping the water line through private property and across four (4) lanes of Cranberry Highway (Rt 28).

August 24, 2021 – Jim O’Brien (“O’Brien”) of the LLC inquires as to whether or not Candeias spoke to the Board of Water Commissioners about contributing materials to a looped main. (see Exhibit J – Page 4)

August 24, 2021 - Candeias indicates to O’Brien that the “required looping of the water main for Settler’s Glenn” will be discussed on September 8, 2021. (see Exhibit J – Page 4)

August 30, 2021 - To determine the “Ability to Serve” Candeias requests: (1) specifications; (2) construction sequence and permitting; and (3) fee payment schedule. He also informs that an escrow account needs to be established and that “Settler's Glen will need to reach out to Mass DOT to make arrangements for the 8" TS&V connection on the Cranberry Highway side of the looped main, which is required for Onset Water Dept. (also requested by Onset Fire District) to consider approving the project. The 8" valve cluster "cut in" on Redbrook Rd, will not be allowed, until after the Cranberry Hwy cut in has been completed.” (see Exhibit J – Bottom of Page 1, Top of Page 2)

August 30, 2021 – O’Brien responds to Candeias’ August 30, 2021 communications “All of this was completed during the ZBA process and the ZBA is the sole permit granting authority. We merely need to provide the detailed connection drawings and will do so” (see Exhibit J – Page 1)

August 30, 2021 – Candeias informs O’Brien that the ZBA does not grant water connection approval the Water Commission does. (see Exhibit J – Page 1)

August 30, 2021 – Informs Candeias that the requested information was submitted to the Water Department during the public hearing process and that he would supplement as necessary. (see Exhibit J – Page 1)

September 3, 2021 - O’Brien contacts Candeias to confirm that the fees for a single 8-inch water tap at Red Brook Road and a 1-inch service for 20 units would total \$114,240.00. (see Exhibit K – Page 2)

September 8, 2021 – Candeias notifies the LLC that the Water Commissioner meeting was canceled. (see Exhibit K – Page 1)

September 8, 2021 - O'Brien requests the paperwork and application for the "Water Availability Study" and clarification of the what the escrowed funds are used for and a copy of the engineer's proposal. (see Exhibit K – Page 1)

September 8, 2021 – The LLC files its plans, project timelines and responds to Candeias comments in his August 30, 3031 email.

September 9, 2021- Ivo Coll, a principal of the LLC, submits a copy of ability to serve request filed with the Water Department on September 8, 2021 and a copy of the flow test and request a breakdown of the escrow account fee.

September 16, 2021 – Escrow fee of \$10,000 paid and copy of W-9 provided to Water Department.

September 29, 2021 – Undersigned counsel notifies the Water Department that it is a local board under 760 CMR 56.00 and to direct the Water Department to direct its Superintendent to approve the LLC's water services in accordance with its Regulations. (See Exhibit L)

October 8, 2021 – Water Department counsel issues letter disagreeing that the Water Department is not a local board. (See Exhibit L)

October 13, 2021 – Meeting with Water Commissioners discussing need for looping, fees and the that the Water Departments Regulations do not require looping, signing application for MassDOT street opening and traffic control. Candeias opines, amongst other things, that he can complete the waterline extension for \$25,000.00

October 20, 2021 – O'Brien provides Candeias with a contractor's estimate for the waterline extension and looping. (See Exhibit M)

October 20, 2021 - Received comment letter from OSD Engineering Consultants.

October 25, 2021 - Received comment letter from OSD Engineering Consultants.

November 10, 2021 - Meeting with Water Commissioners to discuss waiver of connection fees to mitigate looping costs. Candeias presents LLC with "new" Water Connection Rules and Regulations that requires looping. Commissioners indicated that they do not negotiate at this meeting. Voted to have Commissioner Halberstadt negotiate with the LLC.

November 13, 2021- Email from O'Brien proposing a negotiated settlement. (See Exhibit N)

November 19, 2021 – Email from Commissioner Halberstadt to O'Brien stating that he cannot discuss any proposal in detail because information is outstanding. (See Exhibit O -Pages 2 and 3)

November 19, 2021 – O'Brien responds that the settlement agreement has nothing to do with any information that may be outstanding and that the settlement agreement contemplates final approval by the Water Department's engineer. (See Exhibit O -Pages 2 and 3)

November 20, 2021 - Email from Commissioner Halberstadt to O'Brien regarding missing information. (See Exhibit O -Page 1)

November 22, 2021 - Email from Commissioner Halberstadt to O'Brien regarding pre-submittal requirements.

December 4, 2021 – O'Brien provides copy of GAF Engineering responses to Water Department engineer comments to Commissioner Halberstadt (See Exhibit P)

Mike O'Shaughnessy

From: James V. O'Brien <jvocorp@gmail.com>
Sent: Tuesday, August 31, 2021 9:45 AM
To: Superintendent@onsetwater.com
Cc: Sean Osborne; Ivo Coll; Brian Grady
Subject: Re: Settler's Glen Water System

Thank you Dave.

I was not implying that the ZBA approved the water system connection or expansion, simply that most of this information has been provided to your department during a public hearing process. We will supplement any current information accordingly.

Our goal is to meet our obligations necessary for a system review and connection and not to be responsible for a municipal system expansion. We feel the expansion of a system should be a municipal investment paid for by all rate payers in our ongoing water fees.

We would offer to participate at a level available to an affordable housing project with limited resources. Any and all easements and access to our property can be provided for the greater good.

I look forward to a productive meeting as well and thank you for the timely responses.

Jim

On Tue, Aug 31, 2021, 8:20 AM <Superintendent@onsetwater.com> wrote:

Jim,
ZBA does not grant water connection approval, that will be determined by the Water Commission, once Onset Water Department's requirements are a satisfied. The meeting address is 15 Sand Pond Rd. We look forward to a constructive meeting.
Thank you,
Dave

On 08/30/2021 5:23 PM James V. O'Brien <jvocorp@gmail.com> wrote:

All of this was completed during the ZBA process and the ZBA is the sole permit granting authority. We merely need to provide the detailed connection drawings and will do so. I will be bringing counsel to the board meeting if the board would like to do the same or ask any questions.

Thank you.

Jim...

On Mon, Aug 30, 2021, 4:49 PM <Superintendent@onsetwater.com> wrote:

Jim, Brian, Ivo,

A few items before the commission meeting on the 8th, please have the following available.

"Ability to serve" the water demand associated with the project. The most recent set of specs. A letter describing construction sequence, the anticipated project timeline, including permitting, and the fee payment schedule, fee list available at

Onsetfiredistrict.org. Settler's Glen will also need to set up an escrow account (contact Mary McCoy, 508-295-6090, Fire District Treasurer), for payments associated with the "ability to serve" study costs. Please have these items taken care of before September 8th, to allow for a constructive meeting.

Settler's Glen will need to reach out to Mass DOT to make arrangements for the 8" TS&V connection on the Cranberry Highway side of the looped main, which is required for Onset Water Dept. (also requested by Onset Fire District) to consider approving the project. The 8" valve cluster "cut in" on Redbrook Rd, will not be allowed, until after the Cranberry Hwy cut in has been completed.

1. **Extensions Requiring New Road Construction:**

An applicant proposing to construct a new water distribution system that is a part of a project that must be reviewed and approved by any municipal body (i.e., Planning Board, Site Review Board, etc.) shall provide the following:

1.

Pre-Submittal

The District or a Town department may require a determination of the water system's "ability to serve" the demand associated with the new water main. To make this determination, the District will require the owner (or owner's representative) to provide the following preliminary information, at a minimum: a utility plan with water main sizes; site map with location of any underground storage tanks, fuel storage areas, hazardous material storage areas and drainage infrastructure; an anticipated project timeline; anticipated average and maximum domestic water demands; anticipated fire suppression requirements; fire flow test reports; contact information for the owner and owner's representatives, and any other information that would facilitate the District's engineer's ability to evaluate the impact of the proposed project on the existing system and to generate an ability to serve letter. The owner is responsible for all costs associated with conducting the evaluation and generating the letter report.

2.

Submittals

Three (3) printed sets of complete plans and specifications and one (1) electronic copy shall be sent to the District Superintendent or his/her designee. The documents shall show plan and profile of the proposed water main, right-of-way boundaries, other utilities, structures and any other physical or topographical features relevant to the installation and maintenance of the water main. A cover letter shall also be submitted with the plans and specifications giving a description of the project and construction sequence, the anticipated project timeline and any other relevant information.

3.

Review

Once received, the District's goal is to review the plans within thirty (30) days after receipt. Initial written comments will be issued to the applicant and/or engineer within this period. During this review, it may be necessary to have a design meeting between the District and project engineers. That determination will be made on a case by case basis. Any required changes must be incorporated on the drawings and resubmitted. The owner is responsible for all costs associated with conducting the plan review.

4.

Approval

After all District comments and recommended revisions have been incorporated into the design, the District will issue a letter of design approval to the developer or agent. This letter will also detail all the other administrative requirements pertinent to the project including but not limited to developing a main extension estimate detailing the required construction deposit, main extension contract, easement acquisition, project scheduling, special conditions, and impact fees. The owner is responsible for all fees and costs associated with construction oversight by District employee or District representative.

5.

Final plans for construction

After final approval by the municipal reviewing authority, a final set of signed plans shall be submitted to the District. Additionally, an electronic version of the plans shall also be submitted (in a format acceptable to the District)

6.

F. Water, Sewer, and Utilities Conditions

1. Utilities shall be installed underground by the Applicant using methods standard to those installations. Utilities shall be defined as electric service lines, telephone lines, water service lines, CATV lines, municipal conduit, storm water management systems, and the like.

2. Fire hydrants shall be placed as shown on the Approved Plans in locations approved by the Onset Fire Department and Water District. If the Onset Fire Department and Water District Department approves different hydrant locations such modification shall be accepted as an insubstantial change pursuant to 760 CMR 56.05(11).

3. The service size for the domestic water service should be verified by the Onset Fire Department and Water District and information on the fire service size and requirements should be verified by the Onset Fire Department and Water District. The Applicant shall submit information regarding the size of both the domestic and fire services as part of Final Plans, after consultation with the Onset Fire Department and Water District.

4. The water and sewer utilities servicing the buildings in the Project shall be installed and tested in accordance with applicable Town and Onset Fire Department and Water District requirements and protocols, except as may be waived herein.

On 08/25/2021 12:54 PM James V. O'Brien <jvocorp@gmail.com> wrote:

Dave,

Is the September 8th meeting a public meeting and may I attend?

Jim...

On Tue, Aug 24, 2021 at 4:50 PM <Superintendent@onsetwater.com> wrote:

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The required looping of the main for Settler's Glen, will be discussed, and brought up for a vote on September 8th, which is the next scheduled meeting, for the water commission. I will mention your request of financial assistance for their consideration.

Please copy Sean Osborne on future correspondence, he is the consulting Engineer on Onset Water Dept. projects

Thank you,

Dave

On 08/24/2021 3:23 PM James V. O'Brien <jvocorp@gmail.com> wrote:

Dave,


Hope all is well.
Please let me know if you have talked to the Board about contributing the materials to any water main loop you would like me to consider.

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--

James V. O'Brien
jvocorp@gmail.com
781-733-6851 Cell

www.jvodevelopment.com

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EXHIBIT J

EMAIL Correspondence August 24, 2021 through August 31, 2021

Mike O'Shaughnessy

From: James V. O'Brien <jvocorp@gmail.com>
Sent: Tuesday, August 31, 2021 9:45 AM
To: Superintendent@onsetwater.com
Cc: Sean Osborne; Ivo Coll; Brian Grady
Subject: Re: Settler's Glen Water System

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Submittals

Three (3) printed sets of complete plans and specifications and one (1) electronic copy shall be sent to the District Superintendent or his/her designee. The documents shall show plan and profile of the proposed water main, right-of-way boundaries, other utilities, structures and any other physical or topographical features relevant to the installation and maintenance of the water main. A cover letter shall also be submitted with the plans and specifications giving a description of the project and construction sequence, the anticipated project timeline and any other relevant information.

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Once received, the District's goal is to review the plans within thirty (30) days after receipt. Initial written comments will be issued to the applicant and/or engineer within this period. During this review, it may be necessary to have a design meeting between the District and project engineers. That determination will be made on a case by case basis. Any required changes must be incorporated on the drawings and resubmitted. The owner is responsible for all costs associated with conducting the plan review.

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After all District comments and recommended revisions have been incorporated into the design, the District will issue a letter of design approval to the developer or agent. This letter will also detail all the other administrative requirements pertinent to the project including but not limited to developing a main extension estimate detailing the required construction deposit, main extension contract, easement acquisition, project scheduling, special conditions, and impact fees. The owner is responsible for all fees and costs associated with construction oversight by District employee or District representative.

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Please copy Sean Osborne on future correspondence, he is the consulting Engineer on Onset Water Dept. projects

Thank you,

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Dave,


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Please let me know if you have talked to the Board about contributing the materials to any water main loop you would like me to consider.

Jim

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Thank You.

EXHIBIT K

EMAIL Correspondence September 3, 2021 through September 8, 2021

Mike O'Shaughnessy

From: James V. O'Brien <jvocorp@gmail.com>
Sent: Wednesday, September 8, 2021 1:22 PM
To: Dave Candeias
Cc: Sean Osborne; Ivo Coll; Mary McCoy; Brian Grady; Mike O'Shaughnessy
Subject: Re: Settlers Glen Water Department Fees for Escrow Account

Dave,

Please send me the paperwork and application for the "water availability" study you speak of.

Are the escrow funds simply the review engineer costs for the water study?

Do you have the review engineer's proposal you mentioned for me to review?

I am not clear about your statement...."if we reschedule today's meeting" I would expect if the Board cancelled the meeting for today, we will be on the 22nd's agenda. Could you please confirm.

Jim O'Brien

On Wed, Sep 8, 2021 at 12:55 PM <Superintendent@onsetwater.com> wrote:

Hello All,

I regret to inform you, the commission meeting scheduled for today has been cancelled, we will plan on meeting in two weeks, on the 22nd, if we re-schedule today's meeting, we will contact you.

As a reminder, Settler's Glen needs to set up an escrow account with Onset Water, and have a "water availability" study performed, before we can begin discussions about the construction specs of the project. Contact Mary McCoy at 508-295-6090, or Onsetadmin@comcast.net.

Thank you,
Dave Candeias
Onset Water
508-295-0603

On 09/03/2021 3:21 PM James V. O'Brien <jvocorp@gmail.com> wrote:

Dave,

I need to confirm for the design approved by the ZBA (recorded and attached) the fees would be:

20 units with a 1" service each =20 x \$3,570=71,400\$

1-8" tap at Red Brook =1 x \$42,840=42,840\$

For a Total of \$114,240.00

Please advise.

Jim...

--

James V. O'Brien

jvocorp@gmail.com

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Thank You.

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Thank You.

EXHIBIT L

Attorney Michael O'Shaughnessy letter dated September 29, 2021

Attorney David Gay letter dated October 8, 2021

Law Office of
Michael P. O'Shaughnessy
43 East Grove Street, Suite 5
Middleboro, MA 02346
Phone: (508) 947-9170
Fax: (508) 947-9130
E-mail: mike@mpoesq.com

September 29, 2021

Onset Fire District
Water Department
Attn: Mr. Ken Fontes, Chairman
15 Sand Pond Road
Onset, MA 02558

Re: Settler's Glen (off Red Brook Road) Comprehensive Permit ("Property")

Dear Chairman Fontes:

I represent Settlers Glen, LLC ("LLC"). The LLC is undertaking the construction of a twenty (20) dwelling unit project pursuant to a Comprehensive Permit dated May 26, 2021 authorized by the Wareham Zoning Board of Appeals ("ZBA").

Mr. Dave Candeias, the Onset Water Superintendent, despite the grant of the Comprehensive Permit by the ZBA, has articulated a position that the Onset Fire District is not subject to the Comprehensive Permit. Despite the grant of the Comprehensive Permit, Mr. Candeias has indicated in writing via e-mail dated August 30, 2021 that my Client be conditioned to the following: "Settler's Glen will need to reach out to Mass DOT to make arrangements for the 8" TS&V connection on the Cranberry Highway side of the looped main, which is required for Onset Water Dept. (also requested by Onset Fire District) to consider approving the project. The 8" valve cluster "cut in" on Redbrook Rd, will not be allowed, until after the Cranberry Hwy cut in has been completed."

As I will demonstrate, this is not consistent with the Comprehensive Permit, M.G.L. c. 40B and 760 CMR 56.00 as the Onset Fire District Water Department is a local board that is bound by the Comprehensive Permit. Moreover, the looped water main requirement of Mr. Candeias is not found in nor supported by the Rules and Regulations of the Onset Fire District Water Department.

History

Chapter 408 of the Acts of 1924 authorized the Onset Fire District to take over the Onset Water Company for the "purpose of supplying its inhabitants with water for the extinguishment of fires and for domestic and other purposes..."

On or about January 19, 2021, an application for a Comprehensive Permit was filed with the ZBA.

The public hearings were opened on February 24, 2021 and closed on May 26, 2021.

On or about May 26, 2021, the ZBA grants a Comprehensive Permit authorizing the construction of twenty (20) two- and three- bedroom units. The plans approved by the ZBA depicted a water connection at the existing service in Red Brook Road and terminating at the cul de sac at the end of Halyard Road.

The Comprehensive Permit does not require the proposed water line to be extended to a second water main for continuous looping.

According to the Comprehensive Permit, the proposed project was reviewed by departments and officials of the Town of Wareham and lists the Onset Water District as one of the departments.

On August 19, 2021 Mr. Ivo Coll, Manager of Settlers Glen LLC and his design engineer Mr. Brian Grady of G.A.F. Engineering, Inc. met with Mr. Candeias and their review engineer to discuss further needs for the project. In follow-up to that meeting, Mr. Grady revised the project plan set to include the changing of a one three-way valve on the 8" main line in Red Brook Road to three independent valves for isolation of the subdivision, an additional fire hydrant requested by the Onset Fire Department, a water line main for landscape irrigation and all associated plan details and notes dated 8/31/2021.

Mr. Candeias informs the LLC by email that a scheduled meeting with the Water Commissioners was scheduled for September 8, 2021 that the LLC was planning to attend was canceled.

On September 8, 2021, as required by the Onset Water Department Rules and Regulations, the LLC completed and delivered to the Mr. Candeias' office the required "Ability to Serve" request, the requisite plans and followed up with the deposit amount quoted by Mr. Candeias of \$10,000.00 to be held in escrow.

M.G.L. c. 40B (the "Act") and 760 CMR 56.00 ("Regulations")

Under M.G.L. c. 40B, §§ 20 through 23 the developer of a project may apply for a single application to build housing in lieu of separate applications to the applicable local boards to the local zoning board of appeals. 760 CMR 56.00 are the implementing regulations that advance the statutory purposes of M.G.L. c. 40B. The Regulations define a local board as:

"...any local board or official, including, but not limited to any board of survey; board of health; planning board; conservation commission; historical commission; water, sewer, or other commission or district; fire, police, traffic, or other department; building inspector or similar official or board; city council or board of selectmen. All boards, regardless of their geographical jurisdiction or their source of authority (that is, including boards created by special acts of the legislature or by other legislative action) shall be deemed Local Boards if they perform functions usually performed by locally created boards."

The Onset Fire District through its Water Department is an entity created by a special act of the legislature and performs the function of a municipal water department and unequivocally meets the definition of a local board. G.L. c. 40B, §21 and 760 CMR 56.05(10)(a) clearly state that the Wareham Zoning Board has the power to issue permits or approvals as any local board.

Comprehensive Permit

The Comprehensive Permit does not contain any condition requiring the project proponent to extend the water line through private property then under Cranberry Highway to an off-site water main. The Comprehensive Permit does contain several conditions related to the water system and are outlined below. Specifically, I point your attention to Condition A.1. that reiterates the Comprehensive Permit is a master permit which is issued in lieu of all other local permits or approvals.

Water Conditions

Condition A.1 of the Comprehensive Permit states, in part, that "...This permit shall be a master permit which is issued in lieu of all other local permits or approvals that would otherwise be required..."

Condition A.19 requires water system serving the project to remain private.

Condition F.2 requires fire hydrants to be placed as shown on the Approved Plans in locations approved by the Onset Fire Department and Water District.

Condition F.3 requires that the Onset Fire Department and Water District approve the service size for domestic water service.

Condition F.4 requires that water services be installed and tested in accordance with Applicable Town and Onset Fire Department and Water District requirements and protocols.

Onset Water Department Rules and Regulations

Pursuant to the Onset Water Department Rules and Regulations, the LLC submitted its application for water service and has paid the requisite fee. It is my understanding is that review of my client's application is currently underway and that it will be completed on or before October 8, 2021 (thirty days after the application was submitted) by Mr. Candeias and the Water Department Foreman after which an "Availability of Water" form will be issued to the owner by the Onset Water Department, along with a service number, including an amount for a System Development Fee to connect the water as designed and permitted.

The LLC expects that, once that System Development Fee is paid, and pursuant to the Water Department Rules and Regulations, that:

"... After a period of not less than ten (10) days from the approval date of the service application, the Water Department will install the water service. The Water Department, and only the Water Department, will tap the water main, install a corporation, lay the appropriate size water service line from the main to the property line and install a stop and waste valve at the property line..."

Conclusion

Given that the position of the Superintendent is not supported by law or by the Rules and Regulations of the Onset Fire District's Water Department, I respectfully request that the Water Commissioners, in accordance with your Rules and Regulations, direct Mr. Candeias and the Water Department Foreman to approve the submitted plans and to issue the "Availability of Water form.

Additionally, after payment of the System Development Fee, I ask that you further direct the Superintendent to: (1) tap the water main in Red Brook Road and install a corporation per the revised G.A.F. Engineering, Inc. plans dated 8/31/2021; (2) lay the appropriate size water service line from the main to the property line; and, (3) install a stop and waste valve at the property line within the ten (10) day period specified in your Rules and Regulations so that Settlers Glen, LLC can install the remainder of the water line in accordance with the plan approved by the Zoning Board of Appeals or as amended so as not to delay construction of the project. Settlers Glen, LLC will coordinate with the Water Department with respect to installation of the water meters.

If you have any questions, please contact this office. Thank you.

Very truly yours,



Michael P. O'Shaughnessy

Cc: Mr. Dave Candeias, Water Superintendent (email only)
Mr. Sean Osborne, P.E., OSD, LLC (email only)

GAY & GAY, P.C.
73 Washington Street
P.O. Box 988
Taunton, Massachusetts 02780

David T. Gay
Thomas P. Gay
John L. Holgerson
Matthew J. Costa
Leo M. Spano
Thomas P. Gay, Jr.

Peter B. Gay
1915-2010
Tel. (508-822-2071
Fax (508-880-2602

October 8, 2021

via email mike@mpoesq.com & regular mail

Michael O'Shaughnessy, Esquire
Law Office of Michael O'Shaughnessy
43 East Grove Street, Suite 5
Middleboro, MA 02346

Re: *Settler's Glen/Onset Water Department/Our file 3536.4*

Dear Attorney O'Shaughnessy:

This office serves as legal counsel to the Board of Water Commissioners (the "Board") of the Onset Fire District (the "District"). Your letter of September 29, 2021 has been referred to us by the Board for review and a response on its behalf.

In your letter you assert that the design of the water supply system for this project is controlled by the Comprehensive Permit issued by the Wareham Zoning Board of Appeals on May 26, 2001, and that the Superintendent must approve your client's plans in accordance with the Comprehensive Permit.

For the reasons stated in this letter the Board denies that the Comprehensive Permit in any way compromises its authority over the District's water supply system, inclusive of its authority to review and approve all elements of your client's requested connection to the District's water supply. Your client's plans must be approved by the Board of Water Commissioners before your client will be granted the necessary permits to connect to the District's water supply system.

As to the Comprehensive Permit, the Board's position is that it is not a "local board" within the meaning of M.G.L. Chapter 40B, § 20, and the Department's water connection permit is not a "permit or approval" within the meaning of M.G.L. c. 40B, §21

The Onset Fire District is a completely separate entity from the Town of Wareham. It operates a Fire Department, under the direction and control of the District's Board of Engineers and Prudential Committee; and it operates a Water Department, under the direction and control of the Board of Water Commissioners. Its officers are elected by the District voters and annual appropriations are made by District Meeting. It is completely independent from the Town financially and as a body politic. The town has no role in supervising, financing, controlling, or overseeing the affairs of the District. This is a very important distinction, as explained in this letter, because districts and other governmental entities which have been held to be "local boards" were not independent of the towns they were within. The Onset Fire District by contrast is totally independent of the Town of Wareham's municipal government.

"Local board" is defined by M.G.L. c. 40B, § 20 to include "any town or city board of survey, board of health, board of subdivision control appeals, planning board, building inspector, or the officer or board having supervision of the construction of buildings or the power of enforcing municipal building laws, or city council, or board of selectmen." As indicated above, the District's Board of Water Commissioners is not a municipal board of the Town of Wareham, and its permitting authority is not similar to any of the local boards that are provided as examples in M.G.L. c. 40B, § 20.

The Supreme Judicial Court has made clear that the definition of “local board” must be read in the context of the types of “permits and approvals” that the Zoning Board of Appeals has the power to affect under M.G.L. c. 40B, §21, namely those with respect to height, site plan, size or shape, or building materials.” See *Dennis Housing Corp v. Zoning Board cf Appeals cf Dennis*, 439 Mass. 71 (2003). See also, *135 Wells Avenue, LLC v. Housing Appeals Committee*, 478 Mass. 346 (2017) (explaining that the meaning of “permit or approval” is tied closely with zoning type concerns such as height, site plan, size, shape, building materials); *Zoning Board cf Appeals cf Amesbury v. Housing Appeals Committee*, 457 Mass. 748 (2010) (meaning of “permit or approval” tied to land use, building construction, zoning and subdivision control, applying to such matters as height, site plan, size or shape, building materials.”); *Zoning Board cf Appeals cf Sunderland v. Sugarbush Meadow*, 464 Mass. 166 (2013) (necessary sign off of fire chief on building permit could be overridden under Chapter 40B with respect to building height because the fire chief sign off was part of the building permit process and building height was a matter explicitly subject to Chapter 40B).The Supreme Judicial Court has made clear that the purpose of Chapter 40B was directed at exclusionary zoning requirements, and should be understood with respect to that purpose.

The leading case on whether an entity separate from a town may be deemed a “local board” under M.G.L. c. 40B is *Dennis Housing Corp. v. Zoning Board cf Appeals cf Dennis*, 439 Mass. 71 (2003). In that case the Supreme Judicial Court concluded that the Old King’s Highway Historic District Committee was a local board because of such factors as: members of the committee being appointed by the Town’s Board of Selectmen; other members being elected at the Town’s annual election; vacancies during a term being filled by the Board of Selectmen; the Selectmen having the power to remove members; the involvement of the committee in the building permit approval process and its power to regulate building design; and the fact that the Town Building Inspector was the enforcement official for the committee. In applying a functional analysis for deciding whether a board is a “local board” the Supreme Judicial Court relied heavily on the linkage between the committee and its authority over the building design and building permit process, as well as the extensive control by the Town itself over the committee.

In contrast to the Old King’s Highway Historic District Committee which was at issue in the *Dennis Housing Corp.* case, the District operates completely independently from the Town; has no role in regulating building design; does not provide a function similar to any of the agencies referenced in Chapter 40B, §20; and does not issue the type of permit or approval referenced in Chapter 40B, §21. The analysis utilized by the Supreme Judicial Court in the *Dennis Housing Corp.* case leads us to conclude that the Onset Board of Water Commissioners is not a “local board” within the meaning of Chapter 40B.

Cases decided by the Appeals Court and the Housing Appeals Committee have similarly relied on the element of control by the municipality in determining whether an entity is a “local board”, and that element is lacking with respect to the Onset Fire District. See, for example, *Cohasset Water Commission v. Cohasset Zoning Board cf Appeals*, 68 Mass. App. Ct. 1103 (2007) (holding that town water commission was a “town board” under c. 40B because “the town retains a significant level of control over the commission”); *Lever Development LLC v. W. Boyleston Zoning Board cf Appeals*, HAC # 04-10 at p. 20 (12/10/2007) (“*West Boyleston*”)(ruling that West Boyleston Water District was a local board but resting said conclusion on belief that “because the District ultimately is controlled by town meeting vote, it is a local board within the meaning of Chapter 40B”).

Although, as you point out, 760 CMR 56.02 states that the term “local board” is inclusive of “water . . . commission or district”, the CMR also indicates in section 56.01 that the purpose of the regulations is to codify “issues that have been decided by judicial or administrative decisions”. Under the case law cited in this letter, the extent of control of an entity by the municipality and the extent of the entity's involvement in the municipality's supervision of the building approval process are key factors in determining whether it is a “local board”. Unlike other entities which have been held to be “local boards” because the towns they were within had substantial elements of control over them, such as those at issue in the *Dennis Housing Corp.*, *Cohasset Water Commission* and *West Boylston* cases cited above, the Onset Fire District is a completely separate entity from the Town of Wareham.

In sum, the Board's position is that the Onset Fire District's Water Department/Board of Water Commissioners is not a local board under M.G.L. c. 40, §20, its water connection permit is not a “permit or approval” within the scope of M.G.L. c. 40B, §21, and that it accordingly retains the right to approve the design of the water supply system that will service Settler's Glen.

As to the Onset Water Department Rules and Regulations, our position is that the design of the system that will service this development is subject to the Board's approval, and that your client does not have the right to require approval of the submitted plans or direct the Superintendent in the manner set forth in your letter. The plans presented by your client will need to meet the requirements of the Board of Water Commissioners before your client will be allowed to proceed with the connection to the District's water supply system.

Thank you for your attention and consideration in this matter.

Very truly yours,

GAY & GAY, P.C.

David T. Gay

David T. Gay, Esquire

Legal Counsel Onset Water Department
Board of Water Commissioners

Matthew J. Costa

Matthew J. Costa, Esquire

MJC/bd

cc: Onset Water Department/Onset Fire District
Board of Water Commissioners
Kenneth Fontes, Chairman email kwf1488@gmail.com
David Halberstadt, Commissioner email dhalberstadt@onsetwater.com
Frank Kowzic, Member email junkman19461@gmail.com
cc: David Candeias, Superintendent email superintendent@onsetwater.com
cc: Mary McCoy, District Clerk email onsetadmin@comcast.net

EXHIBIT M

EMAIL Correspondence October 20, 2021

Mike O'Shaughnessy

From: James V. O'Brien <jvocorp@gmail.com>
Sent: Wednesday, October 20, 2021 9:53 AM
To: Dave Candeias
Cc: Ivo Coll; sosborne@osd-ec.com; Mike O'Shaughnessy; Brian Grady
Subject: Re: Contractor References
Attachments: 2021-09-07-McDougal Water Line Extension Quote -Settlers Glen.pdf

Dave,

Here is the subcontractors breakdown to me for the work across cranberry highway and then the extension up my 20' easement to the current fire hydrant location. It includes details, plates and infra-red patches required on Rt 28. The Contractor hired to complete our road work is

«[McDougal Bros. Enterprises, LLC](#) »« »
« [PO Box 671](#) »
« [Marshfield, MA 02050](#) »
« »

You had mentioned in the meeting that you could get this work done for \$15K and possibly \$25K with a "cadillac contractor". Could you provide me the names of subcontractors that you believe could complete the work for the amounts you quoted.

Also, does the Onset Water Department do subcontract work for main system tie-ins as an enterprise?

Please advise.

We will have Brian from GAF get you the application shortly.

Jim...

On Thu, Oct 14, 2021 at 5:12 PM <Superintendent@onsetwater.com> wrote:

Jim, Ivo,

During the meeting yesterday, you mentioned that you had received quotes to make the connection on Cranberry Hwy 12" main, and the 8" main from the end of the cul de sac to that 12"x8" connection, through the easement. Please send the quotes you already have, so Sean and I may review them, and the scope of work. Also let us know who the contractor(s) are, so we don't replicate them in our response to your request for local contractors contact info.

You also mentioned that you had already started the permit application process with Mass DOT, for the road opening on Cranberry Hwy, please send the information and permit application for our review, you mentioned you needed signatures from Onset Water Dept, to move that process forward.

Thank you,

Dave Candeias

On 10/14/2021 8:40 AM James V. O'Brien <jvocorp@gmail.com> wrote:

Dave,

Thank you for your time yesterday. I was hoping you could give me the name of a couple of reputable local contractors that your department has worked with and you believe could complete the work across Cranberry Highway. I will call them for quotes.

Also, what kind of tap and valves do you want on the 12" main in Cranberry Highway so we can add that to the plans today for your review. I imagine it will be a wet tap with a single valve on the 8" main.

Please advise.

Jim...

--

James V. O'Brien

jvocorp@gmail.com

781-733-6851 Cell

www.jvodevelopment.com



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Thank You.

--

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Thank You.



James V. O'Brien <jvocorp@gmail.com>

Waterline extension breakdown

David McDougall <mbenterprisesllc@yahoo.com>
To: "James V. O'Brien" <jvocorp@gmail.com>

Tue, Sep 7, 2021 at 6:35 AM

Jim ,

Road Work.

Labor	18000
Pipe	13000
Details plates signage flowfilll etc	18000

Total 49,000

In property extension

Pipe	29000
Labor	14000

Total. 43,000

Also same goes with the infrared be a 5000
Add.

Thanks **\$97,000.00**
David

EXHIBIT N

EMAIL Correspondence November 13, 2021

Mike O'Shaughnessy

From: James V. O'Brien <jvocorp@gmail.com>
Sent: Saturday, November 13, 2021 9:44 AM
To: David Halberstadt; Ivo Coll
Subject: Settlers Glen Settlement Agreement - Onset Water District
Attachments: 2021-11-13-OWD-SG Looped Water Main Settlement Outline (DRAFT-CLEAN).pdf

Dave,

Thank you for volunteering as the liaison for this matter. I know everyone's time is valuable and sincerely appreciate what is needed to conclude matters like this. As this is our first electronic communication, if you could let me know I have the right e-mail that would be greatly appreciated.

Attached is an outline for a Settlement Agreement I believe we landed on at the 11/10/2021 Board of Commissioners meeting. Please review, circulate and let me know if there are any adjustments you recall. If in agreement, we can have our counsel draft in execution form for voting and signature and send it to your counsel for approval and presentation to the board.

Please let me know if you would like to meet and discuss in person, have a conference call, as I have a very flexible schedule as well. I can be available anytime during the week and most times on the weekend. I am looking to try and wrap this up next week so I can get started with building permits prior to Thanksgiving.

Jim O'Brien
781-733-6851

--

James V. O'Brien
jvocorp@gmail.com
781-733-6851 Cell
www.jvodevelopment.com



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Thank You.

Settlers Glen LLC
&
Onset Water District
Looped Main Settlement Outline

11/13/2021

David Halberstadt, Commissioner

Based on our meeting with the commission last night, we are proposing the following for discussion and mutual agreement.

- 1.) Settler's Glen LLC ("SG") application for water was submitted on 9/8/2021, therefore the 4/19/2019 Fee schedule and construction specifications would apply and amount to the following payments:

\$42,840.00	1 – 8" Service on Red Brook Road	\$42,840.00
\$ 3,570.00	20 – 1" Services for (20) Units on-site	\$71,400.00
\$ 6,090.00	1 – 1-1/2" Irrigation Service	\$ 6,090.00

Total Fee: \$120,330.00

- 2.) Once the Applicant and the Onset Water Department ("OWD") are in mutual agreement for the Massachusetts Department of Transportation ("DOT") Plan and application process, OWD shall cooperate with SG and have the Superintendent sign any and all applications necessary to submit to the DOT accordingly. SG will pay for the design, comment review and completion of the DOT approvals as needed.
- 3.) Onset Water Department will tap the main water line on Cranberry Highway and install a new 8" water main at the property line of the applicants easement access. The 8 "waterline will be installed across Cranberry Highway to the property line of the easement afforded the applicant to complete the water main, including waiving any and all connection or service fees related to the DOT Plan as amended and the related scope of work associated with the DOT Plan approvals accordingly.
- 4.) SG to then install balance of looped water main extension to Cranberry Highway as mutually agreed to by SG & OWD for any subdivision plans reviewed by OWD engineer or consultants. The looped water main shall be that portion of the water service from the driveway cul de sac to the easement limits and property line/Cranberry Highway intersection ("Looped Water Main Work").As mentioned at the 11/10/2021 Board of Commissioners meeting, the hydrant and related connections for the Hydrant located adjacent to the Eversource easement along Cranberry Highway shall be the responsibility of OWD. SG will install the "T" fitting and stub to the proposed and requested Hydrant location.
- 5.) SG will be allowed to bond by Surety or Tri-Party Agreement for the Looped Water Main Work identified at a cost of \$43,000.00 as evidenced on the McDougal Brothers quote provided to the

commission on 11/10/2021 noted as in property extension of water line. Said funds will be released from obligation within (10) days of SG completion of the Looped Water Main Work.

- 6.) OWD agrees to complete the installation of the Red Brook Road water extension to the SG property line within (30) days of Total Fee payment referenced herein of \$120,330.00.

END OF DOCUMENT.

EXHIBIT O

EMAIL Correspondence November 19, 2021 to November 20, 2021

Mike O'Shaughnessy

From: James V. O'Brien <jvocorp@gmail.com>
Sent: Friday, November 19, 2021 2:40 PM
To: David Halberstadt
Cc: Sean D. Osborne; David Candeias
Subject: Re: Settlers Glen Settlement Agreement - Onset Water District

David,

I do not agree that outstanding information for an application has anything to do with the settlement agreement. In fact, the settlement agreement should be consummated so final submissions for approvals have the elements of the agreement included. Specifically, the agreement states that it is subject to OSD and my engineer agreeing on the final plan set.

If I do not know how we are proceeding, I can not finish the approval and application process. Therefore I would like the commission's response to my settlement agreement request. As I indicated at the last hearing, it would be better to understand the settlement conditions to include all aspects of the final drawings. This just seems like continued delays on the water commissions review which is causing significant hardship to our project.

As far as your request for the information below, I have submitted those requirements and detailed answers in our application, will respond to OSD review questions and offer the following clarifications again.

On Fri, Nov 19, 2021 at 1:21 PM David Halberstadt <dhalberstadt@onsetwater.com> wrote:

Dear Mr. O'Brien:

Thank you for your correspondence of November 13, 2021 and the attached discussion notes of the same date.

Before we can discuss any proposal in detail, I am sure you will agree that the information that is still outstanding and needed to complete the OSD hydraulic review, including the ability to serve, is a precondition to any next steps. My understanding of the status of the requested information is that only #3, the Fire Flow report has been submitted:

1. Average and maximum domestic water demands

Water demands were identified in the September 8, 2021 application for service.

Average Domestic Demands:

5 Sinks per unit x 20 units = 100 Sinks

2 Toilets per unit x 20 = 40 toilets

2 outside sill cocks per unit x 20 = 40 sill cocks

1 75 gal water heater x 20 = 20 75 gal water heaters

1 washing machine x 20 = 20 washing machines

2 Fire Hydrants

2. Fire suppression requirements

The only fire flow requirements are the hydrants shown on the plans and therefore are supplied in the application.

3. Fire flow report with the rated capacity at 20 psi of the tested fire hydrant

The fire flow report has been supplied as part of the application

4. Irrigation water demands

Irrigation water demands were responded to as a 1-1/2" line requirement, on the submitted plans and part of the application.

The irrigation system will require a minimum of 50 GPM @ 65 PSI to function in an approximate 6 hour watering window.

5. Location of second water connection to create a looped system

Looped system will not be shown until a settlement agreement has been executed. The settlement agreement calls for the revision of plans agreed to by both parties.

If you are able to expedite the requested and required information I am sure we could then meet and begin discussions that will lead to a satisfactory agreement.

I have met with the board twice and talked to the superintendent twice, completed the application in September and found this process to be an unnecessary delay.

Please feel free to get back to me with any questions you might have.

Best Regards,

David Halberstadt, Commissioner

Onset Water Department
15 Sand Pond Road
Onset, MA 02558
Phone (508) 295-0603
cell (617) 645-9111

On Nov 13, 2021, at 9:43 AM, James V. O'Brien <jvocorp@gmail.com> wrote:

Dave,

Thank you for volunteering as the liaison for this matter. I know everyone's time is valuable and sincerely appreciate what is needed to conclude matters like this. As this is our first electronic communication, if you could let me know I have the right e-mail that would be greatly appreciated.

Attached is an outline for a Settlement Agreement I believe we landed on at the 11/10/2021 Board of Commissioners meeting. Please review, circulate and let me know if there are any adjustments you recall. If in agreement, we can have our counsel draft in execution form for voting and signature and send it to your counsel for approval and presentation to the board.

Please let me know if you would like to meet and discuss in person, have a conference call, as I have a very flexible schedule as well. I can be available anytime during the week and most times on the weekend. I am looking to try and wrap this up next week so I can get started with building permits prior to Thanksgiving.

Jim O'Brien
781-733-6851

--

James V. O'Brien
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Thank You.

<2021-11-13-OWD-SG Looped Water Main Settlement Outline (DRAFT-CLEAN).pdf>

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James V. O'Brien
jvocorp@gmail.com
781-733-6851 Cell
www.jvodevelopment.com



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Thank You.

EXHIBIT P

EMAIL Correspondence December 3, 2021 to December 4, 2021

Mike O'Shaughnessy

From: James V. O'Brien <jvocorp@gmail.com>
Sent: Saturday, December 4, 2021 12:57 AM
To: David Halberstadt; Dave Candeias; Sean Osborne; Ivo Coll; Mike O'Shaughnessy
Subject: Fwd: Settlers Glen
Attachments: Response OSD Ltr-DOT Access-12-1-21.pdf; Response OSD Ltr-Site Plan-12-1-21.pdf; Rev-Draft Site Plan-12-1-21.pdf; Settlers Glen-Non-Vehicular Access Plan-Draft-12-1-21.pdf

Dave H.,

Attached is the response letter to Sean Osbourne related to the two separate issues. One being the DOT Plan and the other being the subdivision.

As indicated, we have met any and all requirements requested from your review engineer and have changed the plans to denote the same.

I have added the water service to my property line with the sewer service on the DOT plan and will submit for the benefit of both of us. This is a proactive approach to at least get that component done, and I want to thank Dave C. for the support and help related to the DOT requirements. I expect Mr. Osbourne to be satisfied with our engineers' response and recommend submission at his convenience.

The only issue I will not apply to the subdivision plan is the looped water main until we have an agreement in place. I hope you will reconsider the issue of settlement agreement negotiations and review the proposal I recently sent. Once we come to agreement, we will state in the agreement this will not be effective until the looped water main is added to the plan for the subdivision to the satisfaction of both Dave C. and Mr. Osbourne.

If you are insistent to not discuss further the agreement conditions, then I would ask that you put me on the next agenda for the commission to discuss as a board.

Please advise.

Jim...

----- Forwarded message -----

From: **Brian Grady** <brian@gafenginc.com>

Date: Fri, Dec 3, 2021 at 10:04 AM

Subject: Settlers Glen

To: Sean Osborne <sosborne@osd-ec.com>

Cc: Ivo Coll <ivocoll@gmail.com>, James V. O'Brien <jvocorp@gmail.com>

Sean,

Attached are the revised plans and our response letters as we discussed earlier this week. Please let me know what else you need from me at this time.

Thanks,

Brian R. Grady, R.S.

G.A.F Engineering, Inc.

266 Main Street Wareham, MA 02571

Office: 508.295.6600 | Fax: 508.295.6634

E-mail: brian@gafenginc.com



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James V. O'Brien
jvocorp@gmail.com
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Thank You.