

Massachusetts Department of Environmental
Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 - Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:307-0835
eDEP Transaction #:1593729
City/Town:TOPSFIELD

A. General Information

1. Conservation Commission TOPSFIELD
2. Issuance a. ☒ OOC b. ☐ Amended OOC

3. Applicant Details

a. First Name b. Last Name
c. Organization NORTHEAST ARC, INC.
d. Mailing Address 1 SOUTHSIDE ROAD
e. City/Town DANVERS f. State MA g. Zip Code 01923

4. Property Owner

a. First Name b. Last Name
c. Organization NORTH SHORE HERITAGE ASSOCIATES, INC.
d. Mailing Address 1 SOUTHSIDE ROAD
e. City/Town DANVERS f. State MA g. Zip Code 01923

5. Project Location

a. Street Address 276 ROWLEY BRIDGE ROAD
b. City/Town TOPSFIELD c. Zip Code 01983
d. Assessors 83 e. Parcel/Lot# 005
Map/Plat#
f. Latitude 42.60172N g. Longitude 70.96353W

6. Property recorded at the Registry of Deed for:

a. County	b. Certificate	c. Book	d. Page
SOUTHERN ESSEX		41400	003

7. Dates

a. Date NOI Filed : 6/14/2023 b. Date Public Hearing Closed: 7/12/2023 c. Date Of Issuance: 8/2/2023

8. Final Approved Plans and Other Documents

a. Plan Title: b. Plan Prepared by: c. Plan Signed/Stamped by: d. Revised Final Date: e. Scale:

SANITARY
DISPOSAL
SYSTEM DESIGN
PLAN IN

TOPSFIELD,
MASSACHUSETTS,
276 ROWLEY
BRIDGE ROAD
(ASSESSOR'S MAP
83, PARCEL 5, LOT
8)

THE MORIN-
CAMERON GROUP,
INC.

WILLIAM A. SCHKUTA,
P.E., CIVIL #56016

7/18/2023

1" = 20'

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LONG TERM
STORMWATER
BEST
MANAGEMENT
PRACTICES,
OPERATION AND
MAINTENANCE
PLAN, FOR THE
RESIDENTIAL
DEVELOPMENT
OF 276 ROWLEY
BRIDGE ROAD,
TOPSFIELD,
MASSACHUSETTS

THE MORIN-
CAMERON GROUP, N/A
INC.

7/18/2023

N/A

B. Findings

1.Findings pursuant to the Massachusetts Wetlands Protection Act

Following the review of the the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act.

Check all that apply:

a. <input checked="" type="checkbox"/> Public Water Supply	b. <input type="checkbox"/> Land Containing Shellfish	c. <input checked="" type="checkbox"/> Prevention of Pollution
d. <input checked="" type="checkbox"/> Private Water Supply	e. <input type="checkbox"/> Fisheries	f. <input checked="" type="checkbox"/> Protection of Wildlife Habitat
g. <input checked="" type="checkbox"/> Ground Water Supply	h. <input checked="" type="checkbox"/> Storm Damage Prevention	i. <input checked="" type="checkbox"/> Flood Control

2. Commission hereby finds the project, as proposed, is:

Approved subject to:

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

Denied because:

- b. ☐ The proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. ☐ The information submitted by the applicant is not sufficient to describe the site, the work or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the interests of the Act , and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**

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3. ☒ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310CMR10.02(1)(a). 27
a. linear feet

Inland Resource Area Impacts:(For Approvals Only):

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

Coastal Resource Area Impacts:

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	<u> </u> a. square feet	<u> </u> b. square feet		
	<u> </u> c. c/y dredged	<u> </u> d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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	a. square feet	b. square feet	c. c/y nourishment	d. c/y nourishment
14. <input type="checkbox"/> Coastal Dunes				
	a. square feet	b. square feet	c. c/y nourishment	d. c/y nourishment
15. <input type="checkbox"/> Coastal Banks				
	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores				
	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes				
	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds				
	a. square feet	b. square feet		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish				
	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	c. c/y dredged	d. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage				
	a. square feet	b. square feet		

22.

☐ Restoration/Enhancement (For Approvals Only)

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c & d or B.17.c & d above, please entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

23.

☐ Streams Crossing(s)

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other

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applicable federal, state, or local statutes, ordinances, bylaws, or regulations.

4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. the work is a maintenance dredging project as provided for in the Act; or
 - b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not exceed the issuance date of the original Final Order of Conditions.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work..
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

" Massachusetts Department of Environmental Protection"

[or 'MassDEP']

File Number : "307-0835"

11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before Mass DEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been

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issued by the Conservation Commission.

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS

19. The work associated with this Order(the "Project") is (1) ☐ is not (2) ☒ subject to the Massachusetts Stormwater Standards. If the work is subject to Stormwater Standards, then the project is subject to the following conditions;
- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Construction General Permit as required by Stormwater Standard 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
 - b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that: *i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures; *ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized; *iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10; *iv.* all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition; *v.* any vegetation associated with post-construction BMPs is suitably established to withstand erosion.
 - c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 19(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: *i.*) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and *ii.*) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.
 - d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollutant Discharge Elimination System Multi-Sector General Permit.
 - e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the

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property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 19(f) through 19(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 19(f) through 19(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

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

Special Conditions:

SEE ATTACHED FINDINGS, CONDITIONS & PLAN

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D. Findings Under Municipal Wetlands Bylaw or Ordinance

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No

2. The Conservation Commission hereby (check one that applies):

a. ☐ DENIES the proposed work which cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw specifically:

1. Municipal Ordinance or Bylaw _____

2. Citation _____

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order or Conditions is issued. Which are necessary to comply with a municipal ordinance or bylaw:

b. ☒ APPROVES the proposed work, subject to the following additional conditions.

1. Municipal Ordinance or Bylaw TOPSFIELD
GENERAL
WETLANDS
BYLAW

2. Citation CH. 62 _____

3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows:
SEE ATTACHED FINDINGS, CONDITIONS & PLAN

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E. Signatures

This Order is valid for three years from the date of issuance, unless otherwise specified pursuant to General Condition #4. If this is an Amended Order of Conditions, the Amended Order expires on the same date as the original Order of Conditions.

8/2/2023

1. Date of Original Order

Please indicate the number of members who will sign this form. This Order must be signed by a majority of the Conservation Commission.

2. Number of Signers

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

Signatures:

☐ by hand delivery on

☐ by certified mail, return receipt requested, on

Date

Date

F. Appeals

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

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

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

G. Recording Information

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

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Conservation Commission

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

To: _____

TOPSFIELD

Conservation Commission

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

276 ROWLEY BRIDGE ROAD

Project Location

307-0835

MassDEP File Number

Has been recorded at the Registry of Deeds of:

_____ County	_____ Book	_____ Page
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for:

Property Owner

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

_____ Book	_____ Page
---------------	---------------

In accordance with the Order of Conditions issued on:

Date

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

Instrument Number

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

Document Number

Signature of Applicant

Rev. 4/1/2010

ATTACHMENT TO ORDER OF CONDITIONS TOWN OF TOPSFIELD CONSERVATION COMMISSION

TCC refers to the Topsfield Conservation Commission

DEP refers to the Massachusetts Department of Environmental Protection

Act refers to the Massachusetts Wetlands Protection Act, M.G.L. Ch. 131, § 40

Bylaw refers to the Topsfield General Wetlands Bylaw, Chapter 62

APPROVED PLANS & DOCUMENTS:

“Sanitary Disposal System Design Plan in Topsfield, Massachusetts, 276 Rowley Bridge Road (Assessor’s Map 83, Parcel 5, Lot 8)” 3 sheets; Prepared for: Northeast Arc; Prepared by: The Morin-Cameron Group, Inc., 66 Elm Street, Danvers, MA 01923; Stamped and signed by: William A. Schkuta, P.E., Civil No. 56016; Final Revision Date: 7/18/2023.

“Long Term Stormwater Best Management Practices, Operation and Maintenance Plan, for the Residential Development of 276 Rowley Bridge Road, Topsfield, Massachusetts”; Submitted with the NOI and revised per Planning Board Stormwater Revisions; Revision Date: July 18, 2023.

ADDITIONAL FINDINGS:

1. This parcel *does not* include estimated and priority habitat of rare wildlife; and it *does not* contain certified vernal pools according to OLIVER: Mass GIS Online Map of Estimated Habitats of Rare Wildlife and Certified Vernal Pools, published by the Massachusetts Natural Heritage and Endangered Species Program.
2. The Notice of Intent, describing the work as “proposed work within the 100 foot wetland buffer zone includes construction of a portion of a single family dwelling, porch, deck, portion of a pervious paver walkway, pervious paver patio, portion of a driveway, associated grading, installation of utilities and installation of stormwater management facilities”, was filed on June 14, 2023, under the Massachusetts Wetlands Protection Act, MGL c. 131, §40, and under the Topsfield General Wetlands Bylaw, c. 62. Activities/work would take place partly in Buffer Zone Resource Area of Bordering Vegetated Wetland (BVW).
3. This lot was in existence but not developed as of May 2, 2000, so R:10-4. e. 2. (b.) of the current Bylaw Regulations applies, and, “activities shall be allowed only as necessary to develop the lot with a house, septic system, and driveway, and activities shall be outside of Buffer Zone as much as possible...” The lot was created in 1980 – recorded subdivision plan book 162, plan 16.
4. Resource Areas on and near the property include, BLSF (Zone A/Base Flood Elevation not determined on the July 3, 2012 FEMA FIRM), Bordering Vegetated Wetland (BVW) and Buffer Zone Resource Area (within 100 feet of the BVW). No work is proposed within BLSF.
5. The Bordering Vegetated Wetlands were delineated and reviewed under the ANRAD #307-0788. The ORAD was issued 10/22/2019.
6. Administrator Gaffney made a site visit of the property with Michael DeRosa of DeRosa Environmental Consulting, Inc., on September 26, 2019, to review Bordering Vegetated Wetland flag locations and an additional site visits occurred on January 7, 2020, several visits in 2021 and a site visit for this NOI on 6/27/2023.
7. Other than the certain BVW flags verified under the ORAD #307-0788, no other Resource Area flags or boundaries on this and any abutting properties are verified with this Order of Conditions.

8. DEP online does not list any comments.
9. The hearing was opened on June 28, 2023, at the regularly scheduled and properly posted Topsfield Conservation Commission meeting held via Zoom videoconference. The applicant's representative, Will Schkuta of The Morin-Cameron Group, Inc., presented the proposed project. Features of the site, details of the proposed project and the history of the site were discussed. The TCC discussed the proximity of the work to the Buffer Zone and the impervious area and stormwater concerns including snow storage and de-icing chemicals. Discussion ensued about the layout of the project, soils proposed grading and the foundation drain proposed close to the wetlands. The representative discussed that the need for ADA compliance is driving the site layout. The TCC discussed the need to close out the exiting OOC (#307-0784) and that a stormwater permit is being submitted to the Planning Board as well. The hearing was continued to July 12, 2023 at the request of the applicant's representative. At the continuation hearing on July 12, 2023 the TCC reviewed and discussed the submitted revised plan. The applicant's representative discussed the 3:1 slope that is proposed and reviewed the various reasons why it was chosen as the best option. Gaffney confirmed that the septic plan has been approved by the Health Director and that the Stormwater Permit has been submitted to the Planning Board. The TCC discussed that any stormwater revisions required by the Planning Board are to be submitted to the TCC. The TCC voted to grant the waiver as requested under R:10-4e.2.(b.). The TCC voted to close the hearing and voted to issue an Order of Conditions under the Act and the Bylaw, as shown on the revised plan, as discussed including specific conditions and with the usual and special Conditions.
10. The Topsfield General Wetlands Bylaw is more protective of Resource Areas than the Wetlands Protection Act. The Buffer Zone is a Resource Area protected by the Topsfield General Wetlands Bylaw (See Bylaw, Section 62-2 JURISDICTION. e), "Land within one hundred (100) feet of Freshwater Wetlands, Bodies of Water, Land Under Water, or Banks." Thus, the Buffer Zone has values that are "'interests protected by this By-Law'." (See Bylaw, Section 62-1 PURPOSE and Bylaw Regulations R:10-4.e. Buffer Zones). In order to avoid significant and cumulative effects on the values of the Resource Areas, including Buffer Zones, on and near this property, conditions are imposed herein that the Commission deems necessary to protect those values (See Bylaw, Section 62-1 PURPOSE).
11. This Order of Conditions is issued under the MA Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and under the Topsfield General Wetlands Bylaw, Chapter 62.

PART A, SPECIAL CONDITIONS PURSUANT TO THE MASSACHUSETTS WETLANDS PROTECTION ACT AND REGULATIONS AND THE TOPSFIELD GENERAL WETLANDS BYLAW AND REGULATIONS:

GENERAL CONDITIONS:

1. This Order of Conditions in its entirety – ALL PAGES OF THE PERMIT, INCLUDING THE WPA FORM, THIS 7-PAGE ATTACHMENT, THE 1-PAGE PLAN ATTACHMENT, AND THE 4-PAGE O&M PLAN – shall be recorded at the Registry of Deeds or Land Court for the district in which the land is located, within the chain of title of the affected property; and **written proof of recording shall be received by the TCC prior to the commencement of any work approved in this OoC.**
2. **This Order of Conditions (OoC) authorizes the proposed construction of a single-family dwelling with associated appurtenances, stormwater management, grading, and associated work, partly in Buffer Zone of BVW at 276 Rowley Bridge Road, Topsfield, as shown on the APPROVED PLAN OF RECORD, above, and as discussed during the hearing.**
3. It is the responsibility of the Applicants to procure all other applicable federal, state, and local permits and approvals associated with this project. These permits may include but are not necessarily limited to the following:

- a. Section 404 of the Federal Water Pollution Control Act (P.L. 92-500, 86 stat 816), U.S. Army Corps of Engineers.
 - b. Water Quality Certification in accordance with the Federal Water Pollution Control under authority of section 27(5) of Chapter 21 of the Massachusetts General Laws as codified in 314 CMR 9.00.
 - c. The Town of Topsfield – Board of Health Permit, Building Permit, Planning Board Permits, etc.
4. Approval of the submitted materials that resulted in this Order of Conditions does not constitute compliance with any laws or regulations other than the Massachusetts Wetlands Protection Act, MGL Chapter 131, § 40 and Wetlands Regulations 310 CMR 10.00, and the Topsfield General Wetlands Bylaw Chapter 62 and Regulations.
 5. Any stormwater revisions required by the Planning Board under the Stormwater Permit shall be submitted to the TCC.
 6. **In order to allow for the required appeal period, work approved in this Order may not commence until ten (10) business days have lapsed from the date of issuance of this Order.**
 7. Pre-activity photos of the work areas in jurisdictional areas/Resource Areas are required. Post-activity photos will be required for the Certificate of Compliance.
 8. **Any revision to the Plan of Record shall be submitted to the TCC.** If the Commission/Administrator deems changes significant, but not increasing impacts, an amendment to the Order of Conditions shall be required. If impacts to Resource Area(s) would be increased, a new Notice of Intent filing shall be required.
 9. The TCC holds all contractors and employees performing work authorized by this OoC accountable for compliance with the Order's requirements. You shall include this OoC in all construction contracts dealing with The Project and **you shall ensure that a copy of the OoC is on the site while any activities regulated under this OoC are being performed. The applicant and all persons involved with work on the site must read and understand this Order of Conditions.**
 10. **If you transfer title to the property prior to obtaining a Certificate of Compliance, you shall so notify the TCC in writing and include with the notice a buyer's statement that he/she has read this OoC and understands that this OoC applies to a successor in interest to the property.** The successor in interest to the property shall arrange an on-site conference between the TCC, himself/herself, the engineer and the contractor prior to commencement of any work remaining to be done.
 11. The TCC and the DEP have the right to enter the property to inspect and monitor compliance with this OoC until such time as a Certificate of Compliance has been issued.
 12. If conditions in this Order of Conditions are in conflict, the stricter condition shall apply.

PRIOR TO CONSTRUCTION/ACTIVITIES:

13. **Prior to the commencement of any other activities, there shall be a pre-activity conference onsite between the work supervisor(s) and the TCC or Conservation Administrator to inspect the sedimentation controls and other pre-activity requirements and to review the work details.** Please call the TCC office at 978-887-1510 at least 72 hours in advance to arrange this meeting. Prior to scheduling the conference, the following shall be completed:

- a. The OoC shall be **recorded and proof submitted** to the TCC in accordance with DEP General Condition #9 and Special Condition #A1. **The pre-activity meeting will not be scheduled until this requirement has been met.**
- b. The Applicant(s) shall submit to the TCC **pre-activity photographs of the activity areas within Resource Areas.** At a minimum, two photos, taken from opposite sides, showing each proposed activity area, shall be submitted.
- c. The **DEP sign** shall be posted according with DEP General Condition #10.
- d. The **Wetland Resource Area boundaries shall be marked** with stakes or flags in accordance with DEP General Condition #17.
- e. A **Sedimentation barrier/limit of work line consisting of a minimum 12" sock backed by trenched silt fence** shall be installed in the location shown on the Plan of Record. Any silt fence shall be dug in SIX (6) INCHES, backfilled, and staked every FIVE (5) FEET. Any sedimentation control sock/straw wattle shall be staked every five feet. The TCC does not recommend use of hay bales due to the frequent presence of invasive plant seeds.
- f. **Limits of work** are demarcated by the sedimentation barriers, which shall remain in place until all work/activity is complete and the TCC or the Conservation Administrator has granted authorization for their removal.
- g. There shall be at least one hundred (100) linear feet of **siltation fencing/sock** onsite for **emergencies.**
- h. A **Request for a Certificate of Compliance shall be submitted for Order of Conditions #307-0784** and that OOC shall be closed out with a recorded Certificate of Compliance prior to the commencement of work under this OOC.
- i. **Trees** in close proximity to the construction areas that are to be retained shall be **protected** by boards or other protective materials fastened around the trunks.
- j. A written **construction sequence/schedule** of project activities, along with the **names, addresses, business and home phone numbers** of the project supervisor shall be submitted to the TCC prior to the commencement of work.

DURING CONSTRUCTION/ACTIVITIES:

14. All contractors and their employees shall be aware of the limit of work boundaries and construction requirements of this Order of Conditions.

15. Erosion and sedimentation control measures shall be employed to prevent discharge of sediments into Resource Areas beyond the sedimentation control/limit of work line.

- a. Site clearing, grading, and construction shall be scheduled to avoid periods of high groundwater and heavy rain.
- b. All stockpiles of soils existing for more than one day shall be surrounded by a row of silt fence installed as specified in Special Condition #A-12 e. (above), and shall be covered. Location for any stockpile of soil shall be pre-approved by the Administrator/TCC.

- c. Construction areas shall be stabilized at the close of each construction day.
- d. Best Practical Measures shall be used to prevent soil erosion, including, but not limited to:
 - i. **In case of rain**, ceasing all activity that might cause soil erosion and immediately stabilizing disturbed soil with suitable mulch.
 - ii. If **soil will be bare for more than 30 days**, seeding with non-invasive [esp. NO Echinochloa crus-galli – Barnyard Grass or Japanese Millet (FACU)] annual grasses.
 - iii. When **bare soils** are not at final grade and vegetated by the **30th of September** of any year, planting with a seed mix of non-invasive perennial grasses.
16. Except as temporary stockpiling is authorized (condition 15, above), any excess soil shall be moved to an area outside of all Resource Areas including Buffer Zone OR hauled to an appropriate offsite location, in accordance with the Topsfield Soil Removal Bylaw.
17. To prevent the spread of invasive plant species, all woody debris removed from the site shall be disposed of and/or burned.
18. NO service of equipment (e.g. fueling, changing, adding or applying lubricants or hydraulic fluid) shall take place within the 100-foot Buffer Zone. Equipment must be maintained to prevent leakage or discharge of pollutants. Overnight storage of equipment shall be outside of the Buffer Zone.
19. All disturbed areas shall be permanently stabilized within 30 days of final grading, using sufficient topsoil and a rapidly growing cover to assure long-term stabilization. The area shall be sufficiently mulched, and loam and seeding held in place by jute netting where necessary.
20. The following methods may be used alone and/or in combination to remove, control, and/or kill invasive plant species (list is available from TCC office) from this property, including, but not limited to, from Buffer Zone:
 - a. Burning in accordance with State and Town laws.
 - b. Use of chemicals in accordance with manufacturers' labeling specifications for each chemical use, and in accordance with all relevant Federal, State, and Town laws.
 - c. Manual means, with hand tools.
 - It is the responsibility of the landowner/his designee(s) to learn and know what plants are invasive and what laws are relevant.
 - In order to respond to any phone inquiries, the Topsfield Conservation Commission office shall be notified at least 48-hours prior to each burn or chemical use. A written schedule/plan may be requested at that time.
 - Care shall be taken with disposal of removed plants to prevent the spread of invasive species.
 - The Conservation Commission has additional information and can provide guidance on request.
21. All waste products, refuse, debris, grubbed stumps, slash, excavate, construction materials, etc. shall be contained and ultimately deposited at an approved landfill and shall not be incorporated in any manner into the project site. No mulch, yard waste, or other materials shall be placed in Wetland Resource Areas, with the exception that a compost area may be established within lawn area at least thirty (30) feet from the Bordering Vegetated Wetland boundary.
22. At no time shall fill or other material be placed, slump into, or fall beyond the limit of work as shown on the approved plan. The applicant shall be responsible for inspecting and maintaining all slopes and shall immediately notify the TCC if slumping, erosion, or encroachment occurs.
23. In the event of any problem that may adversely impact protected interests, emergency control measures shall be implemented immediately, and the TCC shall be notified so that guidance and additional protective measures may be required as is necessary.

24. Any activity that might change the water level, temperature, quality, or hydrology of any Wetland Resource Area is prohibited.
25. Any changes in plans for the activities under this Order of Conditions shall require prior approval of the Topsfield Conservation Commission or its Administrator.
26. The TCC reserves the right to impose additional conditions on this project or this site to mitigate any actual or potential impacts resulting from the work herein permitted.

AFTER CONSTRUCTION/ACTIVITIES:

27. Within THIRTY (30) DAYS from completion of the work under this Order of Conditions, and after stabilization of soils and sufficient growth of vegetation, the applicant shall request a **Certificate of Compliance (CoC)** from the Topsfield Conservation Commission. The request shall be made in writing (WPA form 8A is preferred) delivered by hand or by certified mail, and, **if there are no deviations from the Plan of construction signed by the TCC**, shall include the following:
 - a. A **professional engineer's or professional land surveyor's** written certification that the project was constructed in compliance with the OoC and the Plan,
 - b. TWO (2) sets of "as-built" plans, **signed, dated, and stamped by a professional engineer or professional land surveyor**.
 - c. A set of post-activity photographs showing the construction/activity area.
 - d. The Bylaw Regulations fee for a Certificate of Compliance current at the time of application (presently \$100.00).

If the project deviates from the Plan of Construction, the following shall be submitted:

- a. A **professional engineer's or professional land surveyor's** written identification of all deviations from the approved Plan, and their impacts on the protected interests evaluated,
- e. TWO (2) sets of "as-built" plans, **signed, dated, and stamped by a professional engineer or professional land surveyor**.
- b. A set of post-activity photographs showing the construction/activity area.
- c. The Bylaw Regulations fee for a Certificate of Compliance current at the time of application (presently \$100.00).

This condition does not authorize any deviation from the signed and approved Plan without prior notification and written approval of the TCC.

28. After a final inspection has been made for the Certificate of Compliance and/or after permission to remove sedimentation/erosion controls has been granted, all siltation control fencing and plastic sedimentation control sock shall be removed and disposed of properly. You may contact the TCC office for information about disposal of any hay bales.

PART B, PURSUANT TO THE TOWN OF TOPSFIELD GENERAL WETLANDS BYLAW AND REGULATIONS:

1. After completion of The Project, and prior to the Request for a Certificate of Compliance, portions of the Buffer Zone Resource Area **shall be permanently identified** on this property by the installation of **Four** - FOUR INCH by FOUR INCH (4" x 4") cedar posts or Carsonite/similar composition posts extending TWO TO FOUR (2-4) FEET above grade, with TCC Conservation Setback markers/placards on top, shall be installed as sketched on the Plan by the Conservation Administrator (Plan Attachment to this Order) OR as agreed to onsite by the Administrator or TCC. The posts with markers should be visible from the area of the house (wetland/stream behind the posts). The posts are to be purchased by the applicant (a list of suppliers is available); the Conservation Setback markers are available from the TCC office.
2. **CONTINUING CONDITIONS:** The following conditions shall be in effect during the work activities described in this Order of Conditions and shall remain in effect following the issuance of a Certificate of Compliance:
 - a. **Continued Vegetation Required:** The owner shall be responsible for assuring the lasting integrity of vegetative cover on the site in order to prevent erosion, contamination, or other detrimental impact to on-site and off-site resources. Only non-invasive, preferably native, plant species are to be planted within the Buffer Zone on this property. Additionally, no plant listed on the Massachusetts Prohibited Plant List may be planted on this property (<https://www.mass.gov/service-details/massachusetts-prohibited-plant-list>).
 - b. **Fertilizers or Pesticides:** Use of pesticides shall be consistent with product labeling specifications and shall be in compliance with all applicable Federal, State, and Topsfield laws and regulations. It is the responsibility of the landowner/his or her designee(s) to learn and know what plants are invasive and, thus, may be chemically treated in the Buffer Zone/other Resource Area, and what laws are relevant (e.g. need for licensed applicator).
 - c. **No Chemicals, Oil, or Gas:** There shall be no storage or parking of any equipment that leaks oil or other petroleum products within the Buffer Zone Resource Area.
 - d. **No Pollutants:** There shall be no discharge or spillage of fuel, oil, or other pollutants into any area of statutory interest including the Buffer Zone Resource Area. Any accidental spill shall be reported immediately to the TCC and other appropriate authorities.
 - e. **Dumping Prohibited:** There shall be no dumping of leaves, grass clippings, brush, or other debris near or into the wetland or stream/body of water. A compost area may be established at least thirty (30) feet from the Bordering Vegetated Wetland boundary.
 - f. **Additional Alteration Prohibited:** There shall be no additional alterations of areas under TCC jurisdiction without the required review and permit(s).
 - g. **Resource Area Identification:** The property owner(s) shall maintain the four Conservation Posts with markers installed under Condition #B-1 of this Order of Conditions to mark portions of the Buffer Zone Resource Area, replacing posts and markers as needed over time.
 - h. **Drainage Structures/O&M Plan:** Regular monitoring and maintenance of any onsite drainage and stormwater management structures (e.g. infiltration chambers, catch basins, etc.) shall be carried out in accordance with the Operation & Maintenance Plan (revision date July 18, 2023) and shall be the responsibility of the property owner(s).

Long Term Stormwater Best Management Practices
Operation and Maintenance Plan

for the
Residential Development
of
276 Rowley Bridge Road
Topsfield, Massachusetts

June 13, 2023
Revised July 18, 2023

The following operation and maintenance plan has been provided associated with development of the site and associated infrastructure. The success of the Stormwater Management Plan depends on the proper implementation, operation and maintenance of several management components. The following procedures shall be implemented to ensure success of the Stormwater Management Plan:

1. The contractor shall comply with the details of construction of the site as shown on the approved plans.
2. The drainage systems shall be inspected and maintained as indicated below.
3. Effective erosion control measures during and after construction shall be maintained until a stabilized finished surface is established on all altered areas.

Basic Information

Stormwater Management System Owner:

Northeast Arc
1 Southside Road
Danvers, MA 01923
P: (855) 696-3272

Topsfield Department of Public Works:

279 Boston Street
Topsfield, MA 01983
P: (978) 887-1517

Topsfield Planning Board:

Topsfield Town Offices
8 West Common Street
Topsfield, MA 01983
P: (978) 887-1504

Erosion and Sedimentation Controls during Construction:

The site and drainage construction contractor shall be responsible for maintaining the stormwater system during construction. Routine maintenance of all items shall be performed to ensure adequate runoff and pollution control during construction.

Proposed erosion controls will be placed as shown on the Site Plan prior to the commencement of any clearing, grubbing, and earth removal or construction activity. The integrity of the erosion control barrier will be maintained by periodic inspection and replacement as necessary. The erosion control barrier will remain in place until the first course of pavement has been placed and all side slopes have been loamed and seeded and vegetation has been established.

General Conditions

1. The developer shall be responsible for scheduling regular inspections and maintenance of the stormwater BMP's. The BMP maintenance shall be conducted as detailed in the following long-term pollution prevention plan and illustrated on the approved design plans:

"Sanitary Disposal System Design Plan in Topsfield, Massachusetts, 276 Rowley Bridge Road (Assessor's Map 83, Parcel 5, Lot 8)", prepared by The Morin-Cameron Group, Inc. dated June 13, 2023 as revised
2. The owner shall:
 - a. Maintain an Operation and Maintenance Log for the last three years. The Log shall include all BMP inspections, repairs, replacement activities and disposal activities (disposal material and disposal location shall be included in the Log);
 - b. Make the log available to the Topsfield Department of Public Works and Planning Board upon request;
 - c. Allow members and agents of the Topsfield Department of Public Works and Planning Board to enter the premises and ensure that the Owner has complied with the Operation and Maintenance Plan requirements for each BMP.
3. A recommended inspection and maintenance schedule is outlined below based on statewide averages. This inspection and maintenance schedule shall be adhered to at a minimum for the first year of service of all BMP's referenced in this document. At the commencement of the first year of service, a more accurate inspection/maintenance schedule shall be determined based on the level of service for this site.
4. Inspections and maintenance activities for this residential development will generally be performed by the developer or future homeowner. If major repairs are required, then detailed cost estimates will be provided by local landscaping companies prior to commencement of work.

Long-Term Pollution Prevention Plan (LTPPP)

Vegetated Areas:

Immediately after construction, monitoring of the erosion control systems shall occur until establishment of natural vegetation. Afterwards, vegetated areas shall be maintained as such. Vegetation shall be replaced as necessary to ensure proper stabilization of the site.

Deep Sump Hooded Catch Basins:

The catch basin grates shall be checked quarterly and following heavy rainfalls to verify that the inlet openings are not clogged by debris. Debris shall be removed from the grates and disposed of properly. Deep sump catch basins shall be inspected four times per year and cleaned as needed when accumulated sediments exceeds 2' from the bottom of the sump (approximately 1/2 of the sump capacity). The catch basins shall also be inspected to check oil build-up and outlet obstructions. Material shall be removed from catch basins and disposed of in accordance with all applicable regulations

Cost: Estimated \$50 - \$100 per cleaning per catch basin as needed. The Owner shall consult local vacuum cleaning contractors for detailed cost estimates.

Public Safety Concerns: Catch basins shall not be left open and unattended at any time during inspection, cleaning or otherwise. Broken or missing grates or frames shall be replaced immediately. At no time shall any person enter the basin structure unless measures have been taken to ensure safe access in accordance with OSHA enclosed space regulations.

Roof Leaders, Gutters, Downspouts and Area Drains:

The gutters and downspouts shall be inspected and cleaned at least once per year to remove any debris accumulation (i.e. leaves, sticks). The roof leaders and area drains shall be inspected regularly and cleaned at least twice per year (April and October) to confirm that the roof leaders and area drains are not obstructed by debris.

Cost: \$200-300 per cleaning for the gutters as needed. The owner should consult local contractors for a detailed cost estimate.

Subsurface Infiltration Chambers:

The subsurface infiltration chambers shall be checked for debris accumulation twice per year. Each system is equipped with an inspection port. Additional inspections should be scheduled during the first few months to make sure that the facility is functioning as intended. Trash, leaves, branches, etc. shall be removed from facility. Silt, sand and sediment, if significant accumulation occurs, shall be removed annually. Material removed from the system shall be disposed of in accordance with all applicable local, state, and federal regulations. In the case that water remains in the infiltration facilities for greater than three (3) days after a storm event an inspection is warranted, and necessary maintenance or repairs should be addressed as necessary.

Cost: Consult with local landscaping companies for associated costs if necessary.

Public Safety Concerns: The inspection port covers shall not be left open and unattended at any time during inspection, cleaning or otherwise. Broken covers or frames shall be replaced immediately. At no time shall any person enter the subsurface structure unless measures have been taken to ensure safe access in accordance with OSHA enclosed space regulations.

Debris & Litter:

All debris and litter shall be removed from the driveway/parking areas as necessary to prevent migration into the drainage system.

Pesticides, Herbicides, and Fertilizers:

Pesticides and herbicides shall be used sparingly. Fertilizers shall be restricted to the use of organic fertilizers only. All fertilizers, herbicides, pesticides, sand and salt for deicing and the like shall be stored in dry area that is protected from weather.

Prevention of Illicit Discharges:

Illicit discharges to the stormwater management system are not allowed. Illicit discharges are discharges that are not comprised entirely of stormwater. Pursuant to Mass DEP Stormwater Standards the following activities or facilities are not considered illicit discharges: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, De-chlorinated water from swimming pools, water used for street washing and water used to clean residential building without detergents.

To prevent illicit discharges to the stormwater management system the following policies should be implemented:

1. Good Housekeeping Practices
 - The site shall be kept clean of litter and debris and continuously maintained in accordance with the Long-Term Pollution Prevention Plan as noted above. All chemicals shall be covered and stored in secured location. Any land disturbances that change drainage characteristics shall be remedied to pre-disturbance characteristics (i.e. shoulder rutting from vehicles, land disturbance from plowing, etc.) as soon as possible to ensure proper treatment of all stormwater runoff.
2. Provisions for Storing Materials and Waste Products Inside or Under Cover
 - All chemicals and chemical waste products shall be stored inside or in a secured covered location to prevent potential discharge. Any major spills shall be reported to municipal officials and a remediation plan shall be implemented immediately.
3. Vehicle Maintenance
 - Any vehicle maintenance shall be done with care to prevent discharge of illicit fluids. If fluids are accidentally spilled, immediate action shall be implemented to clean and remove the fluid to prevent discharge into the stormwater management system and/or infiltrating into the groundwater.
4. Pet Waste Management Provisions
 - Pet waste shall be picked up and disposed of in an appropriate individual waste refuse area.
5. Spill Prevention and Response Plans
 - If a major spill of an illicit substance occurs, town officials (including but not limited to the Fire Department and Police Department) shall be notified immediately. A response plan shall then be implemented immediately to prevent any illicit discharges from entering the stormwater management system and ultimately surface waters of the Commonwealth.
6. Solid waste
 - All domestic solid waste shall be disposed of in accordance with all applicable local, state and federal regulations. Waste shall be placed into covered dumpsters and/or covered waste bins to prevent water intrusion and potentially contaminated runoff. No household chemicals, hazardous materials, construction debris or non-household generated refuse shall be disposed of in the on-site waste disposal containers.