

**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:  
105 -959 BWP-339

MassDEP File #

eDEP Transaction #

Bellingham

City/Town

**A. General Information**

**Please note:**  
this form has  
been modified  
with added  
space to  
accommodate  
the Registry  
of Deeds  
Requirements

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



1. From: Town of Bellingham Conservation Commission  
Conservation Commission

2. This issuance is for  
(check one): a. ☒ Order of Conditions b. ☐ Amended Order of Conditions

3. To: Applicant:  
Daniel Serber  
a. First Name b. Last Name  
Maple Street Solar, LLC  
c. Organization  
177 Huntington Ave., Suite 1703, Unit 73069  
d. Mailing Address  
Boston MA 02115  
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):  
Sally Winters, Trsuttee  
a. First Name b. Last Name  
Maple Gate Realty Trust, c/o Brown Legal PLLC  
c. Organization  
10 Liberty Square, 6th Floor  
d. Mailing Address  
Boston MA 02109  
e. City/Town f. State g. Zip Code

5. Project Location:  
0 Maple Street Bellingham  
a. Street Address b. City/Town  
32 9  
c. Assessors Map/Plat Number d. Parcel/Lot Number  
Latitude and Longitude, if known: d m s d m s  
d. Latitude e. Longitude



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 105 -959 BWP-339

MassDEP File #

eDEP Transaction #

Bellingham

City/Town

**A. General Information (cont.)**

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):

Norfolk

a. County

8626

b. Certificate Number (if registered land)

39

c. Book

d. Page

11/09/2023

5/8/2024

5/28/2024

7. Dates:

a. Date Notice of Intent Filed

b. Date Public Hearing Closed

c. Date of Issuance

8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):

Proposed Site Plan Documents for Maple Street Solar, LLC

a. Plan Title

Bohler

John Kucich

b. Prepared By

2/21/24

c. Signed and Stamped by

1" = 600'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

**B. Findings**

1. Findings pursuant to the Massachusetts Wetlands Protection Act:

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

- a. ☐ Public Water Supply   b. ☐ Land Containing Shellfish   c. ☒ Prevention of Pollution  
 d. ☐ Private Water Supply   e. ☐ Fisheries   f. ☒ Protection of Wildlife Habitat  
 g. ☒ Groundwater Supply   h. ☐ Storm Damage Prevention   i. ☒ Flood Control

2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

**Approved** subject to:

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



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Bellingham

City/Town

**B. Findings (cont.)**

Denied because:

- b. ☐ the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. ☐ the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
3. ☒ Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) 1,173  
a. linear feet

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

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	<u>865</u> a. square feet	<u>865</u> b. square feet	c. square feet	d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet e. c/y dredged	b. square feet f. c/y dredged	c. square feet	d. square feet
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



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105 -959 BWP-339  
MassDEP File #

eDEP Transaction #  
Bellingham  
City/Town

**B. Findings (cont.)**

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

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



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Bureau of Resource Protection - Wetlands

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MassDEP File #

eDEP Transaction #

Bellingham

City/Town

**B. Findings (cont.)**

\* #23. 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 (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. ☐ Restoration/Enhancement \*:

a. square feet of BVW

b. square feet of salt marsh

24. ☐ Stream Crossing(s):

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 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.
  - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
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. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on 5/28/27 unless extended in writing by the Department.
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.



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105 -959 BWP-339

MassDEP File #

eDEP Transaction #

Bellingham

City/Town

**C. General Conditions Under Massachusetts Wetlands Protection Act**

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

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]  
"File Number                      105- 959 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.



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Bureau of Resource Protection - Wetlands

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105 -959 BWP-339

MassDEP File #

eDEP Transaction #

Bellingham

City/Town

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

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

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

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





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MassDEP File #

eDEP Transaction #

Bellingham

City/Town

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

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

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

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

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

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

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

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

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





**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:  
105 -959 BWP-339

MassDEP File #

eDEP Transaction #

Bellingham

City/Town

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

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

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

**Please see Special Conditions attached.**

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



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**Bureau of Resource Protection - Wetlands**

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

Provided by MassDEP:  
 105 -959 BWP-339  
 MassDEP File #

eDEP Transaction #  
 Bellingham  
 City/Town

**D. Findings Under Municipal Wetlands Bylaw or Ordinance**

1. Is a municipal wetlands bylaw or ordinance applicable? ☒ Yes ☐ No
2. The Bellingham hereby finds (check one that applies):  
 Conservation Commission

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

1. Municipal Ordinance or Bylaw 2. Citation

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

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

Bellingham Wetland Regulations Ch 247  
 1. Municipal Ordinance or Bylaw 2. Citation

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

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

Information presented in the filing, the hearing process and the site inspections are deemed adequate to comply with the duties and responsibilities incumbent upon the applicant under the Town of Bellingham's Wetlands Protection Bylaw and Regulations. The Order of Conditions pursuant to the Wetlands Protection Act adequately addresses both state and local statute.

Please see Special Conditions attached.



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**Bureau of Resource Protection - Wetlands**

**WPA Form 5 – Order of Conditions**

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

Provided by MassDEP:

105 -959 BWP-339

MassDEP File #

eDEP Transaction #

Bellingham

City/Town

**E. Signatures**

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

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

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

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

5/28/2024

1. Date of Issuance

7

2. Number of Signers

*Michael O'Herron* dotloop verified  
05/08/24 1:40 PM EDT  
2P2W-QU25-Z0BV-QVW7

Signature

Michael J. O'Herron

Printed Name

*Neal Standley* dotloop verified  
05/13/24 8:38 PM EDT  
HESW-QDWD-CR8-UOW1

Signature

Neal D. Standley

Printed Name

*Arianne Barton* dotloop verified  
05/08/24 6:59 PM EDT  
D7XO-DJFB-DIDY-VNTO

Signature

Arianne Barton

Printed Name

*Steven Kohler* dotloop verified  
05/13/24 5:05 PM EDT  
V2CV-ZENE-SX2I-OKOE

Signature

Steven Kohler

Printed Name

*Noel Lioco* dotloop verified  
05/08/24 3:30 PM EDT  
FF16-SDET-RTTE-KAWA

Signature

Noel Lioco

Printed Name

*Donald Coelho* dotloop verified  
05/08/24 7:09 PM EDT  
QEOB-ESLN-YFS4-CZMN

Signature

Donald Coelho

Printed Name

*James Clancy* dotloop verified  
05/08/24 1:47 PM EDT  
RSZE-QAUD-GZ9-IQPV

Signature

James Clancy

Printed Name

Signature

Printed Name

☐ by hand delivery on

☐ by certified mail, return receipt requested, on

Date

Date



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

Provided by MassDEP:

105

MassDEP File #

eDEP Transaction #

Bellingham

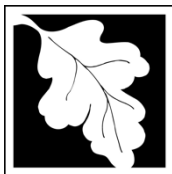
City/Town

## **F. Appeals**

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

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

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



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Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:

105

MassDEP File #

eDEP Transaction #

Bellingham

City/Town

## G. Recording Information

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

Bellingham

Conservation Commission

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

To:

Bellingham

Conservation Commission

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

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for:

Property Owner

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

Book

Page

In accordance with the Order of Conditions issued on:

Date

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

Instrument Number

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

Document Number

Signature of Applicant

**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**Request for Departmental Action Fee  
Transmittal Form**

DEP File Number: \_\_\_\_\_

Provided by DEP \_\_\_\_\_

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

**A. Request Information**

## 1. Location of Project

a. Street Address \_\_\_\_\_

b. City/Town, Zip \_\_\_\_\_

c. Check number \_\_\_\_\_

d. Fee amount \_\_\_\_\_

## 2. Person or party making request (if appropriate, name the citizen group's representative):

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax Number (if applicable) \_\_\_\_\_

## 3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax Number (if applicable) \_\_\_\_\_

## 4. DEP File Number: \_\_\_\_\_

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

**B. Instructions**

## 1. When the Departmental action request is for (check one):

- ☐ Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- ☐ Superseding Determination of Applicability – Fee: \$120
- ☐ Superseding Order of Resource Area Delineation – Fee: \$120



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**Request for Departmental Action Fee**  
**Transmittal Form**

DEP File Number:

Provided by DEP

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

**B. Instructions (cont.)**

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).
4. 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.



## **SPECIAL CONDITIONS**

**Order of Conditions DEP #105-959 & BWP-339**

**0 Maple St (Maplegate) Parcel 3**

**Utilities**

**Daniel Serber**

**Pages 1 through 6**

On behalf of the Applicant, Maple Street Solar, LLC, LEC Environmental Consultants, Inc., (LEC) submitted a Notice of Intent (NOI) Application for the installation of an electrical line as part of the "Proposed Solar Array – Parcel 3" project on the above-referenced subject parcel. Proposed work activities occur within the 100-foot Buffer Zone protected under the Massachusetts Wetlands Protection Act (M.G.L., c. 131, s. 40, the WPA), its implementing Regulations (310 CMR 10.00, WPA Regulations), and/or the Town of Bellingham Wetlands Protection Bylaw (Chapter 235, Bylaw) and implementing Regulations (Chapter 247, Bylaw Regulations). Details of the proposed project are depicted on the Proposed Site Plan, prepared by Bohler Engineering, updated March 15, 2024.

The Project subject to this NOI consists of the installation of an approximately 400 linear foot underground electrical conduit from a proposed solar array in Franklin to an existing pole on the west side of Maple Street in Bellingham. The electrical line will connect the "Proposed Solar Array – Parcel 3" Project in Franklin to the existing pole. The Solar Array – Parcel 3 Project consists of the construction of a 15,000 KW solar field, along with associated gravel access drives, utilities, and storm water management features.

At the western end of the conduit, east of Maple Street, an area of clearing totaling 1,173 square feet will take place within the 25-50 foot portion of Buffer Zone, required for access and connection to aboveground poles, installation of a small gravel parking area, two Dip Poles and a 4-foot by 6-foot concrete pad. No work will take place within the 0-25 foot Buffer Zone. See Plan Sheets C-202, C-205 and C-305 for details of the activity.

## **GENERAL CONDITIONS**

21. Prior to the commencement of any construction activity on site, the Applicant shall record this Order at the Registry of Deeds with proof of recording provided to the Conservation Commission at or before the preconstruction meeting required in Condition #31 below.
22. The term "Applicant" as used in the Order shall refer to the current applicant or any assignee, successor in interest or successor in control of the property referenced in the Notice of Intent (NOI), supporting documents, approved plans, and the Order. The Bellingham Conservation Commission (BCC) shall be notified in writing within 30 days of all transfers of title of any portion of the property subject to the Order.
23. The general contractor shall hire as independent subcontractors an Engineer licensed to oversee the implementation of the jack and bore method and a Professional Wetlands Scientist and/or individual who is a certified sediment and erosion control specialist and present these individuals to the Commission for approval at the preconstruction meeting specified in Special Condition #31. These persons shall be employed for the duration of the

project and will be responsible for assurance that no additional resource area impacts or buffer zone impacts other than those allowed by permit shall occur. Any individuals hired as replacements to fill vacancies and any of those independent subcontractors' positions must be presented to the BCC or its representative for approval. These persons shall work with the general contractor's staff to review and provide written/photo reports for all siltation controls, dewatering structures (if required), temporary stormwater management systems, construction impacts immediately proximate to or within regulated resource areas, and construction impacts in or near the Buffer Zone. These individuals and the general contractor shall bear complete responsibility for adherence to the Order of Conditions issued for this project. While site work is on-going, one of these persons shall submit biweekly monitoring reports to the Commission until the work is complete within the disturbed area. Changes requested from the monitor are not suggestions, but a requirement, therefore needs to be addressed within 24 hours.

24. Changes proposed in the project plans and supplemental information as submitted to and reviewed by the Commission including, but not limited to, changes that affect topography, runoff patterns, or changes to the Buffer Zone are not allowed without written application to the Commission. Changes that have any potentially adverse impact on the Interests protected by the WPA or BWPB may require the filing of a new Notice of Intent. Changes within land subject to jurisdiction involving the sedimentation and erosion controls, construction staging, temporary construction access roadways, soils stockpiling areas, etc. shall be presented to the BCC or its representative for assessment of whether there shall be immediate implementation or for the initiation of the Amendment process.
25. This Order and a copy of the approved drawings and plans shall be available at the project site at all times for easy reference for the benefit of the contractors, subcontractors and Conservation Commission or its representative who will periodically inspect the site. These are the Plans of Record. Any changes in the project due to subsequent input from other state or municipal boards or the Department of Public Works shall have no validity unless they are not subject to Special Condition #24 above.
26. The Order shall be incorporated into all site work construction contracts for the Project. All contractors and subcontractors working at the site shall be made aware of the provisions contained within this Order of Conditions and shall adhere to the Special Conditions contained herein. Thereafter, the site work contractors as well as property owners shall be held jointly responsible for any violations and penalties under the law.
27. The BCC and its Agent or designee shall have the right to enter and inspect the land to evaluate and ensure compliance with the Order. Additional information may be required to accomplish an evaluation. For safety reasons, the BCC and Agent shall contact the Site Supervisor, and if required, shall be escorted by the Owner's representative and/or Site Work Contractor while on-site.
28. A minimum of four weeks prior to the required pre-construction meeting detailed in Condition #31 below, the applicant or contractor shall provide the BCC with detailed sediment and erosion control plans sufficient to secure the site during construction and to prevent migration of sediments from areas of construction while complying with all SWPP protocols.
29. The BCC the right to impose reasonable additional conditions on this Project such as additional or modified erosion and sedimentation controls during construction, if it deems that site conditions warrant such measures to mitigate potential impacts.

30. In addition to Form 5 General Condition #16, if the subject parcel is sold or the development rights are transferred to any other person prior to the issuance of a Certificate of Compliance, the Applicant shall be required to submit to the BCC a signed and notarized letter of acknowledgement from the buyer or their assignees stating that they have been provided copies of all permits associated with the proposed Project, including this Order, and that they understand their responsibility associated with the construction of this Project under those permits, including this Order.

## **PRE-CONSTRUCTION**

31. Prior to the commencement of construction, there shall be a pre-construction conference at a regularly scheduled meeting of the Conservation Commission attended by the developer, the contractor(s), the site engineer, the professional wetlands scientist, and/or contractor's appointed sediment and erosion control specialist in order to assure that the requirements and responsibilities of this Order are clearly understood and to assure that the pre-construction requirements have been met. This conference needs to be held 4 weeks before commencement of the project. At this conference, the general contractor shall provide to the Commission a Construction Schedule outlining all construction activities for the entire project. At this meeting the applicant shall provide the Commission with copies of all additional required federal, state and local permits and certificates including the recorded Order of Conditions, O & M Plan, Invasive Species Management Plan, and a statement signed by the Applicant and the person(s) responsible for the construction of the project that confirms their understanding and acceptance of the terms and conditions per the Order and Approved Plans. At this meeting, attendees should be prepared to review the detailed sediment and erosion control plans.
32. The BCC and Agent shall be provided with a project schedule that identifies construction milestones including activities providing access to the site, Jack and Bore drilling location and methods, and utility infrastructures. This condition shall be met before or at the pre-construction meeting. Updated project schedules shall be provided to the BCC and Agent when generated or as site conditions dictate.
33. The location of sediment and erosion controls shall be identified in the field as well as trees marked to be cleared by the Surveyor and inspected by BCC or their representative prior to the installation and in accordance with the detailed sediment and erosion control plans identified in Condition #31. Once approved by BCC, tree clearing may commence, followed immediately by installation of erosion controls.
34. Any mature trees (>6" diameter at breast height) that are within the 50-ft buffer zone and must be removed for this project shall be replaced by one native species in another location on the parcel. Location must be approved by the BCC and/or Agent at the pre-construction conference.
35. Prior to any land disturbance activities, erosion controls shall be installed and maintained as specified on the sediment and erosion control plans as accepted in Condition #31 above. The Professional Engineer or Sediment and Erosion Control Specialist shall observe the erosion controls subsequent to the installation, and issue a stamped, written certification to the BCC

and Agent confirming that the erosion controls were installed in the locations shown on the Approved Plans.

36. After the installation of the erosion controls, the BCC and Agent shall be notified so that a pre-construction site walk can be planned. The purpose of the site walk is to determine that the sediment and erosion controls have been properly installed.
37. An adequate reserve of erosion control materials shall be stored on-site at all times for emergency or routine replacement, and shall include at a minimum: 50 linear feet of silt fence materials, 50 linear feet of straw bales and stakes, 3 cubic yards of rip-rap, filter disks, mulch, and other materials/devices which may be necessary to stabilize the site. During the initial inspection of the sediment and erosion controls, the storage area and inventory of materials will be inspected.
38. The name and telephone number of the Project person(s) responsible for ensuring that adequate and functioning erosion controls are present shall be provided to the BCC and Agent. This person or an alternate shall be available on a 24 hour, 7 day basis.
39. Before the initiation of construction, a test sample of the jack-and-bore method needs to be done at the proposed location and results need to be recorded in a document to be reviewed and approved by the commissioners. Once approved, construction may commence.

## **DURING CONSTRUCTION**

40. Upon completion of the jack-and-bore operation, the site shall be restored to original grades.
41. No work activities are permitted beyond the limit of sediment and erosion controls in accordance with the Approved Plans. Regulated resource areas shall not be entered by crossing over the erosion controls or the limit of work line with equipment or vehicles, and storage of construction materials is prohibited in the Buffer Zone. Trash shall not be permitted in regulated resource areas or Buffer Zones. The erosion control inspector shall note any debris or trash generated by the construction in the Monitoring Reports and identify corrective actions to remove and properly dispose of the trash. Additionally, any trash or debris discovered during construction that was previously deposited on site prior to construction shall be removed for proper disposal.
42. According to the Order and Approved Plans, stockpiling of soil or construction materials shall be outside of the 100-foot Buffer Zone to the extent feasible and shall have adequate erosion controls installed at the time the stockpile is created.
43. All equipment storage, construction management trailers, vehicle refueling, trash disposal locations, concrete truck washing, and other related activities shall be in an area outside of the 100-foot Buffer Zone to the extent feasible. For equipment, vehicles and machinery that will be located within the 100-foot Buffer Zone, measures shall be implemented to protect against potential spills, including placement of liners, catchment devices, perimeter controls or other necessary measures to protect the land. If a spill occurs, the Spill Prevention and Response Procedures located in the O & M Plan Emergency Response and Contingency Plan (approved in the Order) shall be implemented during and post construction.

44. If dewatering operations are required, the Commission or its representative shall be notified and dewatering activities shall not commence until such time that the BCC or its Agent approve both the methodology and location of said operations. Under no circumstances will any dewatering operation be permitted unless the BCC signs off on the plan assuring that there will be no sediment laden runoff directed toward regulated resource areas. Dewatering activities shall be monitored on a daily basis. Filter bags shall be replaced daily regardless of apparent condition. The water quality water containment structure shall be inspected every two hours during dewatering activities and damage should be immediately repaired. The containment structure shall be cleaned daily. During the inspection process debris is to be immediately removed. Sediment and fines are to be removed from the water containment structure upon reaching an accumulated depth of six inches. The contractor's sediment and erosion control specialist shall inspect the hay bales and silt fence around the water containment structure at least twice daily. Inspection results shall be included in the required weekly status reports.
45. During construction, snow removal, if required, will be conducted in such a way that the removal or stockpile operations do not interfere with the drainage capabilities of any permanent or temporary construction swale. Snow is not to be stockpiled in any regulated resource area or placed close enough that melt would create a sedimentation or erosion problem.
46. If being used, all de-icing chemicals shall be stored in a covered location, outside of the 100-foot Buffer Zone, the adjacent wetland resource areas, and all areas where stormwater BMPs are located. No sodium chloride shall be used for de-icing on the site.
47. During construction, the Applicant shall employ an Environmental Monitor to perform weekly inspections of the site work occurring within the jurisdiction of the BCC on the Project site, as well as the functionality and condition of the erosion control measures, until such time as the site is fully stabilized. The Environmental Monitor shall promptly notify the Commission if any discharges to a wetland resource area occur.
- a. Qualifications: The Applicant shall designate an "Environmental Monitor," such as a Registered Professional Engineer, Professional Wetland Scientist or other qualified consultant who has relevant experience in wetland impact assessment and erosion/sedimentation control measures to oversee any emergency placement of controls and regular inspection or replacement of sedimentation control devices.
  - b. Authority: The name and phone number of the Environmental Monitor must be provided to the BCC in the event that this person has to be contacted, due to an emergency at the site, during any 24-hour period, including weekends. This person shall be given the authority to stop construction should there be unlawful entry into the wetland resource areas and/or for erosion control purposes. The Environmental Monitor will be required to inspect all such devices and oversee cleaning and the proper disposal of waste products. Cleaning shall include removal of any entrapped silt.
  - c. Site Inspections: The Environmental Monitor shall conduct site inspections at least weekly and within 24 hours after rain events of 0.25 inches or more in 24 hours during periods of active site work within BCC jurisdictional areas. Less frequent inspections may be conducted with the BCC or the Agent approval during construction based on consideration of the site conditions, the level of site activity, and other relevant factors.

During inspections, the Environmental Monitor must (1) visually inspect all sedimentation/erosion control measures and ensure that they are being properly maintained and functioning as intended, and (2) visually inspect all wetland resource areas near or downgradient from site activities for siltation, turbidity, and/or other water quality impacts.

- d. Reporting: During periods in which site inspections are required, the Environmental Monitor shall submit a written report to the BCC following each inspection (except as the BCC or the Agent may otherwise approve).
    - i. The Environmental Monitor must certify that, to the best of his/her knowledge and belief based on a careful site inspection, all work is being performed in compliance with this Order except any incidents of non-compliance that the Environmental Monitor may identify in the report, for which mitigation and/or corrective actions shall also be identified.
    - ii. The reports shall describe what work is anticipated to be complete over the next reporting period (this will update the construction sequence); current conditions of the erosion control; description of any erosion or sedimentation repair and/or replacement; and any erosion problems and mitigation measures implemented.
    - iii. Such reports shall continue until the applicant has requested and the BCC or the Agent has approved in writing either a less frequent reporting schedule or an end of the reporting.
48. At the Applicant's expense, the BCC may designate its own Environmental Monitor meeting the qualifications specified in Condition #46 and will be tasked to perform oversight and reporting to the BCC if the applicant's environmental monitor does not perform based on the qualifications listed in Condition #46. The BCC shall have sole authority to determine the scope of oversight and reporting requirements under this condition.
49. Fencing, if required, at the 25-foot No Disturb Zone boundary shall provide a minimum of 6-inch clearance between the fence bottom and the ground to facilitate movement or migration of small animals. Fencing shall be posted with "No Disturb Zone" badges which may be obtained by contacting the Conservation Commission Office.

## **POST CONSTRUCTION**

50. If construction causes any exposed soils, the applicant must use a native seed mix to provide stabilization of the soils about the Project limit of work. Sediment and erosion control must stay until the soils are stabilized.
51. A Final Certificate of Compliance shall be requested in a timely manner when construction is completed and final site stabilization is achieved. The request shall include a completed Form 8 Request for Certificate of Compliance, an as-built survey, a stamped statement of project completion and compliance to the Approved Plans and this Order of Conditions by the

Professional Engineer and Certified Wetland Scientist. A Certificate of Compliance will not be released until there is demonstrable proof of sediment and erosion control removal.