

NOTICE OF INTENT

**Filed Under:
Massachusetts Wetlands Protection Act MGL C131§40**

**Proposed Light Industrial Development
Maple Street
Bellingham, Massachusetts 02019**

Prepared for:

**Maple Street Development LLC
330 Hopping Brook Road
Holliston, Massachusetts 01746**

Prepared by:



33 Commercial Street
Raynham, Massachusetts 02767

E-mail: soates@independence.engineering

February 9, 2024

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INTRODUCTION

Independence Engineering LLC (Independence) has completed a drainage analysis for the proposed light industrial development of Map 37, Lots 3 and 3A, located south of Interstate 495 and on the western side of Maple Street in Bellingham, Massachusetts, herein referred to as the "Site". The purpose of this analysis is to quantitatively understand the impacts of the proposed development of the site on the existing hydrologic conditions and to mitigate said impacts through the implementation of a stormwater management system that utilizes best management practices, is supported by an Operations and Maintenance Plan, and a Long-term Pollution Prevention Plan.

EXISTING SITE CONDITIONS

Independence compiled existing drainage areas from the existing topographic survey. A site visit was conducted to evaluate the existing drainage patterns and watershed areas for the site and the areas surrounding the site. The Site currently consists of dense brush, ledge outcroppings and forested areas and topography generally slopes from the center of the site to the east toward Maple Street and to the west towards the unnamed perennial stream with a wide range of flat to steep grades towards the stream and Maple Street.

PROPOSED SITE CONDITIONS

Summary

The proposed development consists of a 19,525 square foot industrial style building, parking and loading areas, associated utilities and grading, three proprietary treatment devices and two subsurface infiltration systems with a flared end section with scour protection and a center plunge pool.

Erosion Control

All proposed construction activity and areas subject to vehicular traffic are separated from the bordering vegetated wetland resource area by a sediment and erosion control barrier. The contractor and/or owner will actively maintain this silt barrier until vegetation is fully established and disturbed areas have stabilized. Off-site areas will be protected by means of a stabilized construction entrance

Proposed Drainage

The proposed stormwater management system (SMS) consists of inlet Stormceptors, roof leaders, infiltration basins, an outlet control structure and flared end section with rip rap scour protection.

Stormwater runoff from the proposed impervious areas will be conveyed through inlet Stormceptors and into infiltration facilities. The Stormceptors will promote total suspended solid (TSS) removal. Roof runoff from the proposed facility will be directed towards a subsurface infiltration system. The subsurface infiltration facilities are sized to accommodate flow from the 100-year storm event.

The inlet Stormceptors, infiltration basins, and flared end section with rip rap scour protection provides water treatment and attenuate the proposed peak flow rates below those of the existing conditions at all discharge points for all storm events. The stormwater infiltration systems have been designed to accommodate and route the runoff for the 2, 10, 25, and 100-year storm events. The outlet is equipped with a flared end section that discharges into rip rap scour protection with a center plunge pool.

Please refer to the Stormwater Management Report for analysis and summary of the proposed recharge volumes and TSS removal rates.

From an environmentally sensitive perspective, the proposed stormwater management system components and structural best management practices (BMPs) result in a low impact design that will attenuate peak flows, provide the required amount of water quality treatment volume, and promote groundwater recharge.

PROJECT IMPACTS

Summary

The proposed project will have no negative impacts on the wetland resource areas located on the site. There are minimal proposed activities within the 100 foot buffer to bordering vegetated wetlands including the installation of the flared end section and rip rap scour protection. Although several proposed activities will occur within the outer riparian zone, the required erosion controls will be implemented to eliminate sediment flow to these wetland areas.

BWV and Buffer Zone Impacts

All wetland resource area activities, bituminous concrete pavement parking area (2b), stormwater discharges (2g) and a proposed building (3b), within the 100' outer riparian zone have been designed to minimize wetland impacts to the greatest extent possible. Runoff from the majority of paved areas and the proposed building will be directed into the site's stormwater treatment system (as described above), and the proposed outfalls will discharge treated stormwater at a controlled rate.

Riverfront Area Impacts

There is approximately 132,457 s.f. of Riverfront Area located on site. The proposed development will alter 12,885 s.f. or 9.7%.

Multiple site layouts were considered, specifically the building location. The current building location was chosen based on previously disturbed areas of the site, maximizing building location to wetland resource areas and building placement along relatively flat areas of the site and allow for LID type drainage for the entire site. Based on the proposed grading of the site, stormwater runoff from the majority of the site will be treated prior to discharge to the resource areas.

All disturbance to the Riverfront Area will be located at least 89' from the flagged bank. All of the MassDEP Stormwater Management Standards have been fully met or exceeded. The project as designed will not impact the capacity of the riverfront area in regards to wildlife habitat functions and all proposed activities will not impair but rather will greatly improve groundwater and surface water quality by development of LID stormwater measures as previously described.

CONCLUSION/SUMMARY

The proposed light industrial building facility at Map 37, Lots 3 and 3A, off of Maple Street, Bellingham, Massachusetts is an appropriate use of the subject property which will not negatively impact the existing environmental resource areas located on or off site.

APPENDIX A

WPA FORM 3 - NOTICE OF INTENT NOI WETLAND FEE TRANSMITTAL FORM



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

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



Note:
Before
completing this
form consult
your local
Conservation
Commission
regarding any
municipal bylaw
or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

0 Maple Street	Bellingham	02019
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
Map 37	42.101980	-71.450030
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
Lots 3 & 3A		
g. Parcel /Lot Number		

2. Applicant:

Rich	Gordon	
a. First Name	b. Last Name	
Maple Street Development, LLC		
c. Organization		
330 Hopping Brook Road		
d. Street Address		
Holliston	MA	01746
e. City/Town	f. State	g. Zip Code
508-893-8931	N/A	rich65@gmail.com
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

Shane	Oates	
a. First Name	b. Last Name	
Independence Engineering LLC		
c. Company		
33 Commercial Street		
d. Street Address		
Raynham	MA	02767
e. City/Town	f. State	g. Zip Code
508-245-2608	N/A	soates@independence.engineering
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$3,075.00	\$1,525.00	\$1,550.00
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The project consists of a proposed 19,525 s.f. light industrial building with associated parking and loading areas, sidewalk, grading, stormwater management and utilities.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

1. <input type="checkbox"/> Single Family Home	2. <input type="checkbox"/> Residential Subdivision
3. <input checked="" type="checkbox"/> Commercial/Industrial	4. <input type="checkbox"/> Dock/Pier
5. <input type="checkbox"/> Utilities	6. <input type="checkbox"/> Coastal engineering Structure
7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry)	8. <input type="checkbox"/> Transportation
9. <input type="checkbox"/> Other	

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk

a. County

36492 & 38269

c. Book

b. Certificate # (if registered land)

445 & 304

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Inland 1. Name of Waterway (if available) - specify coastal or inland	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input checked="" type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:	132,457 square feet	
4. Proposed alteration of the Riverfront Area:		
12,885 a. total square feet	0 b. square feet within 100 ft.	12,885 c. square feet between 100 ft. and 200 ft.
5. Has an alternatives analysis been done and is it attached to this NOI?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3. <input type="checkbox"/> Coastal Resource Areas: (See 310 CMR 10.25-10.35)		

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your
document
transaction
number
(provided on your
receipt page)
with all
supplementary
information you
submit to the
Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	2. cubic yards dredged
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
<u>Size of Proposed Alteration</u>		
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
j. <input type="checkbox"/> Land Containing Shellfish	2. cubic yards dredged	
k. <input type="checkbox"/> Fish Runs	1. square feet	
Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above		
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	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.2.b or B.3.h above, please enter the additional amount here.	
a. square feet of BVW		b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
a. number of new stream crossings		b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____ percentage/acreage

(b) outside Resource Area _____ percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dgf/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site
 (e) Project plans showing Priority & Estimated Habitat boundaries
 (f) OR Check One of the Following

1. Project is exempt from MESA review.
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. Separate MESA review ongoing. a. NHEP Tracking # _____ b. Date submitted to NHEP _____
3. Separate MESA review completed.
 Include copy of NHEP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 836 South Rodney French Blvd.
 New Bedford, MA 02744
 Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
 North Shore Office
 Attn: Environmental Reviewer
 30 Emerson Avenue
 Gloucester, MA 01930
 Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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City/Town

C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a. Yes No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System.

b. No. Check why the project is exempt:

1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Light Industrial Development, Maple Street, Permitting Plans

a. Plan Title

Independence Engineering LLC

b. Prepared By

February 9, 2024

d. Final Revision Date

Neil E. Sander, P.E.

c. Signed and Stamped by

Varies

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1844

2/9/24

2. Municipal Check Number

3. Check date

1843

2/9/24

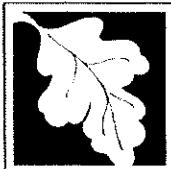
4. State Check Number

5. Check date

Hopping Brook Development, LLC

7. Payor name on check: Last Name

6. Payor name on check: First Name



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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2/9/24

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

2/9/24

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection

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NOI Wetland Fee Transmittal Form

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

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



A. Applicant Information

1. Location of Project:

0 Maple Street
a. Street Address
1844
c. Check number

Bellingham
b. City/Town
\$1,550.00
d. Fee amount

2. Applicant Mailing Address:

Rich
a. First Name
Maple Street Development LLC
c. Organization
330 Hopping Brook Road
d. Mailing Address

Gordon
b. Last Name
e. City/Town
Holliston
f. State
MA
g. Zip Code
01746

(508)893-8931
h. Phone Number
N/A
i. Fax Number

rich65@gmail.com
j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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NOI Wetland Fee Transmittal Form

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

B. Fees (continued)

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

APPENDIX B

APPLICATION FOR PERMIT - BELLINGHAM



Application for Permit Bellingham Wetlands Protection Bylaw & Regulations

1. Applicant:

Name: Maple Street Development LLC Phone: (508) 893-8931
Address: 330 Hopping Brook Road, Holliston, MA. 01746
E-mail: rich65@gmail.com

**2. Project
Location:**

Street: 0 Maple Street
Assessor's Map 37 Parcel\Lot 3 & 3A

**3. This application is filed simultaneously with and consistent with the Project Filing
Guidelines found on the town web site for:**

Request for Determination of Applicability
 Abbreviated Notice of Resource Area Delineation
 Notice of Intent
 Abbreviated Notice of Intent
 Amendment Request

Resource Area(s) Delineation to be confirmed: (Please complete number of linear feet)

Linear Feet

625 Bordering Vegetated Wetlands (BVW)
 Bordering Land Subject to Flooding (BLSF)
 Isolated Land Subject to Flooding (ILSF)
 Isolated Vegetated Wetland (IVW)
 Land Under Water Bodies (LUWB)
 Bank
1541 Perennial Stream: (MHAW) Stream Name: Unnamed Stream
 Intermittent Stream:

Is Estimated or Priority Habitat present on the site? Yes No

Species: _____

Number of Vernal Pools present on the site: Certified 0 Potential 0**4. Work is proposed in the following Resource Areas:**

Bank
 Beach or Flat
 Land Subject to Flooding(bordering or isolated)
 Bordering Vegetated Wetlands
 Buffer Zone
 Isolated Wetland
 Lakes or Ponds
 Land under Water Bodies
 Riverfront Area
 Vernal Pool

Total #of square feet of impacts: _____
Total #of square feet of impacts: _____
Total # of square feet of impacts _____
Total # of above 14,055

5. Work is proposed in the following No Alteration Zones:

<input type="checkbox"/> Areas of Critical Environmental Concern	Total# of square feet of impacts	_____
<input type="checkbox"/> Buffer Zone 0 -25 feet	Total# of square feet of impacts	_____
<input type="checkbox"/> Estimated Habitat	Total# of square feet of impacts	_____
<input type="checkbox"/> Priority Habitat	Total# of square feet of impacts	_____
<input type="checkbox"/> 0 – 50 feet No Disturb Zone to Vernal Pool	Total# of square feet of impacts	_____
	Total of above	0

6. Work in buffer zone only:

<input type="checkbox"/> 0-25 feet	Total# of square feet of impacts	_____
<input type="checkbox"/> 25-50 feet	Total# of square feet of impacts	_____
<input type="checkbox"/> 50-100 feet	Total# of square feet of impacts	_____
	Total of above	545

7. Project Description:**a. Existing Conditions where work is proposed**

<input type="checkbox"/> Impervious	<input type="checkbox"/> Lawn or landscaped area
<input type="checkbox"/> Regulated Resource Area	<input checked="" type="checkbox"/> Wooded or natural area
<input type="checkbox"/> Other	

b. Description of proposed work: The proposed development consists of a 19,525 s.f. industrial style building, parking and loading areas, proprietary treatment devices, subsurface infiltration facilities and associated site grading, utilities and landscaping.

c. Type of equipment required for project: _____
Excavator, Backhoe, Grader, Dump Truck, Paver, Compactor, Bulldozer

d. Type of erosion control proposed: Compost filter sock, stabilized construction entrance and catch basin sediment trap.

8. Plans must adhere to the criteria in Section 29 “Plan Requirements” of the Regulations.**9. Project Impacts (Use separate page if necessary referring to corresponding item)****Buffer Zone Setback:**

If the project involves work in the buffer zone only, what is the shortest distance between project disturbance and the regulated resource area? 84.5 feet

Tree Cutting:

List the number of trees and approximate diameter of tree(s) in jurisdictional areas proposed for removal: (Use separate sheet if necessary.) TBD

Fill & grading:

Amount of fill proposed for removal from site	<u>TBD</u>	cu yds.
Amount of fill proposed for use on site	<u>TBD</u>	cu yds.

Explain the difference between the proposed final grade and the existing conditions. _____

The front of the proposed site is a general fill area while the perimeter of the proposed work will be cut and removal of ledge.

Explain proposed site stabilization methodology during and post construction. _____

Exposed stockpiles to be protected by erosion control, riprap of steep slopes and erosion control blankets

10. If an exemption or waiver from the WPA or the Bellingham Wetland Bylaw will be required to complete the proposed project, the applicant shall, at the time of filing, provide information consistent with six requirements listed in Section 10 of the Bellingham Wetland Regulations.

11. The following completed items are included in each set of the filing:

Abutters list, Abutter Notification Form, Affidavit of Service, Bylaw Fee Calculation, Worksheet & remittance Plans (see #8 above), Narrative for projects **Please include:** THUMB DRIVE with pdf copy of entire filing

12. Statement of applicant: I hereby certify under penalties of perjury that this application and all supporting plans and documents are true and complete to the best of my knowledge and that these have been prepared in conformance with the requirement of the Bellingham Wetlands Protection Bylaw and its attendant Regulations I further certify that all abutters and other parties have been notified of this application as required by the Bellingham Wetlands Protection Regulations. I understand that I may be asked to pay for a consultant to review my application for the Commission.

Initialed sign off by Treasurer's Office:

**CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID
TOWN OF BELLINGHAM**

Property Information	
Parcel ID	0037-003-0000 0037-003A-0000
Map	37
Lot	3 & 3A
Street Number	N/A
Street Name	Maple Street
First Name	239 Maple LLC
Last Name	Nicholas Tiernan

Taxes / Charges	Paid
Tax Title	<input type="checkbox"/>
Motor Excise Tax	<input type="checkbox"/>
Real Estate Tax	<input type="checkbox"/>
Personal Property Tax	<input type="checkbox"/>
Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Trash	<input type="checkbox"/>

As the
Collector

As the Collector/Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

(Print name)

(Signature)

(Date)

Conservation Commission Category Activities and Fees

Category 1 (Fee for each activity is **\$50**):

- a.) work on single family lot; addition, pool, etc.;
- b.) site work without a house;
- c.) control vegetation;
- d.) resource improvement;
- e.) work on septic system separate from house;
- f.) monitoring well activities minus roadway;
- g.) new agricultural or aquaculture projects.

Category 2 (Fee for each activity is **\$125**)

- a.) construction of single family house;
- b.) parking lot;
- c.) beach nourishment;
- d.) electric generating facility activities;
- e.) inland limited projects minus road crossings and agriculture;
- f.) each crossing for driveway to single family house;
- g.) each project source (storm drain) discharge;
- h.) control vegetation in development;
- i.) water level variations;
- j.) any other activity not in Category 1, 3, or 4;
- k.) water supply exploration.

Category 3 (Fee for each activity is **\$250**)

- a.) site preparation (for development) beyond Notice of Intent scope;
- b.) each building (for development) including site;
- c.) road construction not crossing or driveway;
- d.) hazardous cleanup;
- e.) water supply development.

Category 4 (Fee for each activity is **\$500**):

- a.) each crossing for development or commercial road;
- b.) dam, sluiceway, tidegate (safety) work;
- c.) landfills operation/closures;
- d.) sand and gravel operations;
- e.) railroad line construction;
- f.) bridge;
- g.) hazardous waste alterations to resource areas;
- h.) dredging;
- i.) package treatment plant and discharge;
- j.) airport tree clearing;
- k.) oil and/or hazardous material release response actions.

Category 5 (Fee is **\$2.00/linear foot**):

- a.) Construction, repair, replacement of docks, piers, revetments, dikes, or other engineering structures on inland resource areas.

Revised 7/1/2013

**Town of Bellingham Wetlands Protection Bylaw
Fee Calculations Worksheet**

(Bylaw Fees are in addition to WPA Fees)

Fees must be submitted with application

(Check to be made payable to "Town of Bellingham")

1. A flat fee of \$50.00 each for the following requests: (check off appropriate item)

Request for Determination of Applicability (RDA)..... \$ _____
(For RDA also see item 4 or 5 below as appropriate)
 Request for an Extension to Orders of Conditions (Ext)----- \$ _____

2. The following schedule applies for Notice of Intent (NOI) categories at 310CMR 10.03(7) (c), as follows:

*(Also complete Item #4 below for all filings including RDA, NOI and ANRAD and Item #5 for Riverfront Area if applicable.)

	No.	Total
Category 1	\$ 50.00 per activity x _____	= \$ _____
Category 2	\$125.00 per activity x 2	= \$ 250
Category 3	\$250.00 per activity x 1	= \$ 250
Category 4	\$500.00 per activity x _____	= \$ _____
Category 5	\$ 2.00 per linear ft. x _____	= \$ _____

3. A flat fee of \$50.00 for Request for an Amendment to each existing Order of Conditions permit:

\$ 50.00 per activity x _____ = \$ _____

4. Application for review of Resource Area Delineation: .20 per linear foot (not less than \$25.00 or more than \$200.00 for single family house projects; not less than \$50.00 or more than \$2,000.00 for any other activity).

- *This fee will be in addition to the fee for a Request for Determination of Applicability (RDA) or Notice of Intent (NOI) listed in items #1 for RDA and #2 NOI or Abbreviated Notice of Resource Area Delineation (ANRAD).*

Type of activity: Site Development

Total linear feet 2166 x .20/linear foot = \$ 433.20
(\$25/ min. or \$2000/ max.)

5. Fees for projects within the Riverfront Area and another resource area shall be 150% of the above fees:

(Check off appropriate item below)

Request for Determination of Applicability (RDA) \$ 50.00 x 150% = \$ _____
 Notice of Intent (NOI) (total from item 2 above) \$ 750 x 150% = \$ 1,125.00

Total Bylaw Fee Submitted \$ 1,558.20

DEP & BWP File No. _____

Name & Address of Applicant: Maple Street Development LLC, 330 Hopping Brook Road, Holliston, MA. 01746

Project name (if applicable): _____

Project location: Assessors Map: 37 Lot or Parcel: 3 & 3A Street Address: 0 Maple Street

APPENDIX C

PROJECT NARRATIVE

ALTERNATIVES ANALYSIS

Project Narrative

Maple Street

Bellingham, Massachusetts 02019

PROJECT SITE

0 Maple Street, located south of Interstate 495 and on the western side of Maple Street in Bellingham, Massachusetts, herein referred to as the "Site", comprises 7.2 acres and is shown on the Town of Bellingham Assessor's Parcel ID, Map 37, Lots 3 and 3A. The Site currently consists of dense brush, ledge outcroppings and forested areas. Topography generally slopes from the center of the site to the east toward Maple Street and to the west towards the unnamed perennial stream with a wide range of flat to steep grades towards the stream and Maple Street. A portion of the existing site is utilized for light equipment and material storage with gravel and crushed stone cover at the storage area and existing driveway access.

SITE IMPROVEMENTS

The proposed development consists of a 19,525 square foot industrial style building (*6.22% building lot coverage*), consisting of 2 for lease units, each unit is 9,762.5 s.f.. Lessees are yet to be determined but it is anticipated that each unit will be occupied by a light industrial style business. Given the size limitations for each unit, minimal full time on-site employees are expected and general hours of operation are forecast to be 7:00 am to 6:00 pm, daily.

On site parking facilities have been designed in accordance with the By-law requirement of 2 spaces per 1,000 s.f. of gross floor area for light industrial building use, totaling 39 required spaces. 27 total spaces have been provided including 2 accessible spaces as required under the Americans with Disabilities Act. Parking facilities are located conveniently in the front and rear portions of the site and building for potential customers and employees.

An on-site septic system has been designed in accordance with Title V for the project which will be served by the municipal water main in Maple Street. It is anticipated that the daily water usage will be approximately 200 gallons per day. The building will be serviced by underground electric and communications conduit to an on-site transformer. At this time, it is anticipated that the building will be serviced with propane through an underground tank.

The proposed stormwater management system (SMS) consists of inlet Stormceptors, roof leaders, infiltration basins, an outlet control structure and flared end section with rip rap scour protection.

Landscaped areas are proposed along Maple Street to buffer the site from travelled ways. Existing buffers (*which are significant*) will be maintained and site disturbance is limited to the northeast portion of the site. Total site disturbance has been limited to 57,260 s.f., only 18.3% of the total lot area.

PERMITS

Under the submitted application(s), the Applicant seeks issuance of Development Plan Approval, Stormwater Management Permit and Site Plan Approval from the Town of Bellingham Planning Board and an Order of Conditions from the Town of Bellingham Conservation Commission and Massachusetts Department of Environmental Protection. A Construction General Permit (CGP) will also be required from the EPA under the National Pollutant Discharge Elimination System (NPDES) for Stormwater Discharges from Construction Activities.

MASTER PLAN CONFORMANCE

Through this proposed light industrial development with minimal environmental impacts and little to no burden on the Town's existing services, additional tax revenue will be generated for the Town of Bellingham.

ALTERNATIVES ANALYSIS

Development Overview

Independence Engineering LLC (Independence) has prepared a Notice of Intent, Site Development Plans, and a Stormwater Management Report for the proposed Light Industrial Development consisting of a 19,525 s.f. industrial style building with 2 (two) for lease units located at 0 Maple Street and shown on the Town of Bellingham Assessor's Map 37, lots 3 & 3A located south of Interstate 495 and on the western side of Maple Street.

The proposed stormwater management system (SMS) consists of an inlet Stormceptors, roof leaders, subsurface infiltration basins, and a flared end section with rip rap scour protection.

Stormwater runoff from the majority of impervious areas will be conveyed through inlet Stormceptors, then to subsurface infiltration systems and either infiltrated or discharged through a flared end section with rip rap scour protection towards existing bordering vegetated wetland areas. The Stormceptors will promote total suspended solid (TSS) removal at approximately 86%-91%. The subsurface infiltration systems are sized to accommodate flow from the 100-year storm event, provide water treatment and attenuate the proposed peak flow rates below those of the existing conditions at all discharge points for all storm events. The subsurface infiltration facilities have been designed to accommodate and route the runoff for the 2, 10, 25, and 100-year storm events. The outlet is equipped with a flared end section that discharges into rip rap scour protection with a center plunge pool.

A portion of the project will be located within the Outer Riparian Zone. There is minimal disturbance within the Inner Riparian Zone and the 100' Buffer to the flagged Bordering Vegetated Wetlands.

From an environmentally sensitive perspective, the proposed stormwater management system components and structural best management practices (BMPs) result in a low impact design that will attenuate peak flows, provide the required amount of water quality treatment volume, and promote groundwater recharge.

Summary of Alternatives

No-Build Alternative

The "no build" alternative would result in no changes to existing conditions. This option would achieve a significant cost savings and would avoid impacts to any wetland and riverfront area resources entirely. However, it would not allow for the proposed project to be developed at all; as a result, no return on investment would be realized by the property owner and there would be a potential loss of tax revenue to the Town of Bellingham.

Alternative A: Light Industrial Style Building (Preferred Alternative)

This alternative will utilize the existing gravel driveway into the site to develop a 19,525 square foot light industrial style building, parking and loading areas, associated utilities and grading, three proprietary treatment devices and three subsurface infiltration systems with a flared end section with scour protection and a center plunge pool. This option allows the site to be developed while maximizing open space and minimizing disturbance to all resource areas while permitting for an economically feasible development. The cost for this alternative is the highest in relation to all other alternatives. While this option would involve disturbance to the Outer Riparian Zone there is minimal proposed disturbance to the Inner Riparian Zone or Bordering Vegetated Wetland Buffer.

Alternative B: Smaller Building Footprint of a Light Industrial Style Building

This alternative would mimic Alternative A but with a smaller building footprint. The return on investment for this Alternative would be minimal given the extent of infrastructure required for even a smaller building. In essence the smaller building would not be economically feasible given the current investment costs associated with the land purchase and anticipate infrastructure costs. There would be no additional benefits to the Inner Riparian Zone or Bordering Vegetated Wetland resource areas and only a slight benefit due to less disturbance within the Outer Riparian Zone.

Cost Analysis

A preliminary cost analysis was performed utilizing the plans developed as part of this alternative analysis. In summary, the “no build” option has no immediate cost while the light industrial style building (Alternative A) is the most expensive alternative examined in this analysis. Although Alternative B would have slightly less development costs associated with it, the return on investment would be minimal given the required site preparation and required infrastructure still required for any size development.

Summary

Upon completion of the aforementioned analysis and assessment, Independence maintains that Alternative A is the most practical and practicable solution for implementing the desired development project while minimizing the impacts to resource areas on site, emulating the site’s existing hydrologic conditions to the greatest extent possible, and maximizing open space area on the site.

APPENDIX D

MASSACHUSETTS DEP CHECKLIST FOR STORMWATER REPORT



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

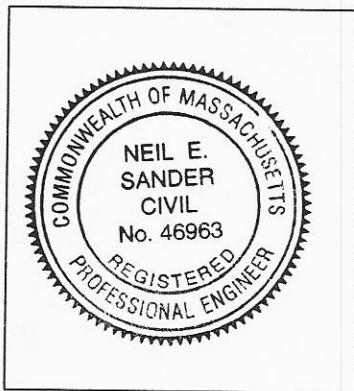
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



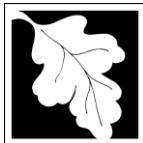
Signature and Date

Neil E. Sander 2/11/24

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
- Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
- The Required Water Quality Volume is reduced through use of the LID site Design Credits.
- Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- Limited Project
- Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- Bike Path and/or Foot Path
- Redevelopment Project
- Redevelopment portion of mix of new and redevelopment.

Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

APPENDIX E

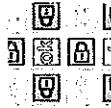
COPY OF WETLAND FILING FEE CHECKS

Hopping Brook Development, LLC330 Hopping Brook Road
Holliston, MA 01746**CAMBRIDGE
—TRUST—**

53-59/113

2/9/2024PAY TO THE
ORDER OFTown of Bellinham\$1558.20One thousand five hundred fifty eight 20/100

DOLLARS

Richard J. Johnson
AUTHORIZED SIGNATURE

MEMO

#001845# 1011300595# #0041005398#

Hopping Brook Development, LLC

1845

Hopping Brook Development, LLC

330 Hopping Brook Road
Holliston, MA 01746CAMBRIDGE
— TRUST —

53-59/113

219/2024

PAY TO THE
ORDER OF

Town of Bellingham

\$ 1550.00

One thousand five hundred fifty xx/100

DOLLARS



AUTHORIZED SIGNATURE

MEMO

#001844# 1011300595# #0041005398#

Hopping Brook Development, LLC

1844

Hopping Brook Development, LLC

330 Hopping Brook Road
Holliston, MA 01746CAMBRIDGE
— TRUST —

53-59/113



2/9/2024

PAY TO THE
ORDER OFCommonwealth of Massachusetts 25
One thousand five hundred 91843-2024 100

\$ 1525. 00

DOLLARS

Security features. Details on back.

*Richard S. Norton*

AUTHORIZED SIGNATURE

MEMO

1001843 1011300595 10041005398

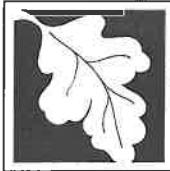
Hopping Brook Development, LLC

1843

APPENDIX F

ORDER OF RESOURCE AREA DELINEATION

For Registry of Deeds Use Only



**Massachusetts Department of Environmental Protection &
Bellingham Wetlands Protection Bylaw**
Bureau of Resource Protection - Wetlands

Provided by MassDEP:
105-849 & BWP-220
MassDEP File Number

**WPA Form 4B – Order of Resource Area
Delineation**

eDEP Transaction Number
Bellingham
City/Town

A. General Information

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

From: Bellingham
1. Conservation Commission

2. This Issuance is for (check one):

- a. Order of Resource Area Delineation
- b. Amended Order of Resource Area Delineation

3. Applicant:

Nick _____

Tiernan _____

a. First Name

b. Last Name

NERT LLC

c. Organization

PO Box 985

d. Mailing Address

Wrentham

e. City/Town

MA

f. State

02093

g. Zip Code

4. Property Owner (if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

0 Maple Street

Bellingham

02019

a. Street Address

b. City/Town

c. Zip Code

37

3

d. Assessors Map/Plat Number

e. Parcel/Lot Number

Latitude and Longitude

d

m

s

(in degrees, minutes, seconds):

f. Latitude

g. Longitude

6. Dates:

June 28, 2019

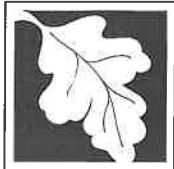
October 23, 2019

October 24, 2019

a. Date ANRAD filed

b. Date Public Hearing Closed

c. Date of Issuance



Massachusetts Department of Environmental Protection &

Bellingham Wetlands Protection Bylaw

Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Provided by MassDEP:

105-849 & BWP-220

MassDEP File Number

eDEP Transaction Number

Bellingham

City/Town

A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Conceptual Plan, Maple Street, Bellingham, one sheet, Oct. 29, 2018

Rev. Oct. 6, 2019

a. Title

b. Date

Wetland Delineation Report, Matthew Marro, May 1, 2019

May 1, 2019

c. Title

d. Date

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. Bordering Vegetated Wetlands

2. Other resource area(s), specifically:

a. _____

b. **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. Bordering Vegetated Wetlands

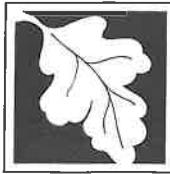
2. Other resource area(s), specifically:

a. Riverfront Area, Mean High Annual Water _____

c. **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. Bordering Vegetated Wetlands

2. Other resource area(s), specifically:



Massachusetts Department of Environmental Protection &

Bellingham Wetlands Protection Bylaw

Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Provided by MassDEP:

105-849 & BWP-220

MassDEP File Number

eDEP Transaction Number

Bellingham

City/Town

B. Order of Delineation (cont.)

3. The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent 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 DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html>).

D. 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 DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. 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 of Resource Area Delineation 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 Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

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 bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.



Massachusetts Department of Environmental Protection &

Bellingham Wetlands Protection Bylaw

Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

Provided by MassDEP:

105-849 & BWP-220

MassDEP File Number

eDEP Transaction Number

Bellingham

City/Town

Oct. 24, 2019

Date of Issuance

Six

1. Number of Signers

E. Signatures

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

Clifford A. Mathews

Neal D. Standley

Michael J. O'Herron

Brian F. Norton

Arianne Barton

Shawn Wade

Noel Lioce

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on _____ unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. By hand delivery on

a. Date

3. By certified mail, return receipt requested on

October 24, 2019

a. Date

APPENDIX G

SITE PHOTOS

SITE PHOTOS

**Proposed Light Industrial Development
Maple Street
Bellingham, Massachusetts 02019**

*Maple Street Development LLC
330 Hopping Brook Road
Holliston, Massachusetts 01746*



Looking Northeast along Maple Street



Looking Southwest along Maple Street



Looking West at the existing access driveway



Looking West at the existing cleared area on-site



Looking Northwest at the existing cleared area on-site



Looking West at the existing cleared area on-site and wooded area



Looking Southeast at the existing cleared area on-site and Maple Street



Looking North at the existing cleared area on-site and Interstate 495



Looking West at the wooded area

APPENDIX H

STORMWATER MANAGEMENT SYSTEM OPERATIONS & MAINTENANCE PLAN

OPERATION AND MAINTENANCE PLAN

To keep the Stormwater Management System (SMS) functioning properly and to ensure that the Total Suspended Solids (TSS) are reduced, periodic maintenance is required. The owner/operator of the facility is responsible for the periodic maintenance requirements of the SMS. Maple Street Development LLC is the owner and will be the party responsible for the maintenance of the SMS. The following is a guideline of the specific maintenance schedules and tasks required to keep the SMS functioning properly.

Unscheduled Maintenance

The following inspections and maintenance activities must be completed after each rain event in excess of two-inches (2"), or after any snow or rain event accompanied by high winds:

1. Inspect the Stormceptor inlets, flared end section and plunge pool/rip-rap apron. Remove any branches, trash or other large debris that could interfere with the proper operation of the inlets or outlets of these systems.
2. Accumulated snow events are to be removed from all paved areas and taken off-site. Snow storage is prohibited from all stormwater management systems including Stormceptor inlets.

General Maintenance

The following inspections and maintenance activities must be completed on a regular basis as conditions warrant:

1. Maintain grassy side slopes of the site through regular mowing. Keep the grass between three and six inches (3"-6") in length. Remove the grass clippings to prevent them from deposit into the existing bordering vegetated wetlands.
2. During the fall and the spring remove any accumulated leaves and debris from the flared end section, rip-rap apron, and Stormceptor inlets.

Quarterly Maintenance

The following inspections and maintenance activities must be completed quarterly (January 15, April 15, July 15, October 15 or other acceptable quarterly dates):

1. Sweep, vacuum, or clean the roadway area to reduce the amount of sediment entering the SMS.
2. Inspect rip-rap apron, flared end structure, and Stormceptor inlets for debris. Remove any branches, trash or other large debris that could interfere with the proper operation of these systems. Remove any accumulated sediment inside the subsurface infiltration facilities, by the use of a vacuum truck when it exceeds three-inches (3") but not less than annually.

Annual Maintenance

The following inspections and maintenance activities must be completed annually (April 15 or another acceptable date):

1. Sweep, vacuum or clean the roadway area to reduce the amount of sediment entering the SMS.
2. Remove any accumulated sediment from the rip-rap apron and flared end structure by the use of hand tools (shovels, rakes, wheelbarrows, etc.). Reset any displaced rip-rap.

Water Quality Unit Maintenance

Refer to Stormceptor® Owner's Manual found in Appendix "I" of the Stormwater Management Report for operational and maintenance information on the water quality units found on site.

Maple Street Development LLC

MAPLE STREET, BELLINGHAM, MASSACHUSETTS

Stormwater Management System Operation & Maintenance Checklist

Unscheduled Maintenance

- Inspect the Stormceptor inlets, flared end section and plunge pool/rip-rap apron. Remove any branches, trash or other large debris that could interfere with the proper operation of the inlets or outlets of these systems.
- Accumulated snow events are to be removed from all paved areas and taken off-site. Snow storage is prohibited from all stormwater management systems including Stormceptor inlets.

General Maintenance

- Maintain grassy side slopes of the site through regular mowing. Keep the grass between three and six inches (3"-6") in length. Remove the grass clippings to prevent them from deposit into the existing bordering vegetated wetlands.
- During the fall and the spring remove any accumulated leaves and debris from the flared end section, rip-rap apron, and Stormceptor inlets.

Quarterly Maintenance

- Sweep, vacuum, or clean the roadway area to reduce the amount of sediment entering the SMS.
- Inspect rip-rap apron, flared end structure, and Stormceptor inlets for debris. Remove any branches, trash or other large debris that could interfere with the proper operation of these systems. Remove any accumulated sediment inside the subsurface infiltration facilities, by the use of a vacuum truck when it exceeds three-inches (3") but not less than annually.

Annual Maintenance

- Sweep, vacuum or clean the roadway area to reduce the amount of sediment entering the SMS.
- Remove any accumulated sediment from the rip-rap apron and flared end structure by the use of hand tools (shovels, rakes, wheelbarrows, etc.). Reset any displaced rip-rap.

Water Quality Unit Maintenance

- Refer to the Stormceptor® Owner's Manual for operational and maintenance information on the water quality units found on site.

MAPLE STREET DEVELOPMENT LLC

MAPLE STREET, BELLINGHAM, MASSACHUSETTS

STORMWATER MANAGEMENT SYSTEM OPERATION & MAINTENANCE LOG

APPENDIX I

SIGNED AFFIDAVIT OF SERVICE

CERTIFIED LIST OF ABUTTERS

ABUTTER NOTIFICATION LETTER

**Affidavit of Service
Under the Massachusetts Wetlands Protection Act &
Bellingham Wetlands Protection Bylaw**

I, Shane M. Oates, hereby certify

Name of person making Affidavit
under pains and penalties of perjury that on February 12, 2024

Date

I gave notification to abutters in compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in the connection with the following matter:

A Notice of Intent/Abbreviated Notice of Resource Area Delineation/Request for Amendment was filed under the Massachusetts Wetlands Protection Act and the Bellingham Wetlands Protection Bylaw, by

Maple Street Development LLC with the

Name of applicant

Bellingham Conservation Commission on

Name of Municipality

February 9, 2024 for property located at

Date

0 Maple Street, Assessors Map 37, Lots 3 & 3A

Address of land where work is proposed

The form of notification and a certified list of the abutters to whom it was given and their addresses, are attached to the Affidavit of Service.



Signature

February 9, 2024

Date



TOWN OF BELLINGHAM

Assessment Administration Office
Municipal Center - 10 Mechanic Street
Bellingham, Massachusetts 02019
508-657-2862 * FAX 508-657-2894
Email: Assessors@bellinghamma.org
www.bellinghamma.org

February 7, 2024

THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO
THE PROPERTY OWNERS:

100 Feet – Conservation Commission – Map 37 Parcels 3 & 3A

Property Address(es): **Maple Street & Maple Street
Bellingham, MA 02019**

Owner(s) of Record: Maple Street Development LLC
330 Hopping Brook Rd
Holliston, MA 01746

Requested by: **Shane Oates**
33 Commercial Street
Raynham, MA 02767

ABUTTERS ATTACHED

Certified: Michelle Nowlan
Michelle Nowlan, Principal Clerk

RECEIVED
TOWN OF BELLINGHAM
2024 FEB -b P 1:59
BOARD OF ASSESSORS

TOWN OF BELLINGHAM
ASSESSMENT ADMINISTRATION OFFICE
Bellingham Municipal Center
10 Mechanic St.
BELLINGHAM, MA 02019
PHONE (508) 657-2862 FAX (508) 657-2894

Date of Application 2/6/24

REQUEST FOR LIST OF ABUTTERS

A \$20.00 Fee PER LIST is required to process your request. Payment is due at the time of submission of this form. Fees apply to the preparation of a new list or verification or reverification on an existing or expired list. Please allow up to 10 business days from the date of payment and submission of the form for the Assessors office to complete the processing of your request. Checks/Money Orders are made out to: "The Town of Bellingham". Cash payments are accepted in person.

Please indicate with a check

- Immediate Abutters-Selectboard
- Abutter to Abutter within 300 feet -Zoning Board
- Abutter to Abutter within 300 feet -Planning Board
- Abutters withing 100 feet - Conservation Commission
- Other – please specify: _____

Map 37

Parcel(s) 3 & 3A

Shane Oates

Maple Street

Applicant (please print)

Location of Property

Shane M Oates

Signature of Applicant

33 Commercial Street, Raynham, MA. 02767

508-245-2608

Mailing Address of Applicant

Telephone Number

ABUTTERS LIST IS VALID FOR THIRTY (30) DAYS AFTER COMPLETION

32-3
2.00 AC



I-495

268.47

118.47

37-3
7.378 AC

37-3A
5,926 SF

EASE

MAPLE ST

37-2
30,140 SF
249

EASE

SLOPE / DRAINAGE EASEMENT
EASE

114.97

117.98

114.98

119.97

119.98

120.97

120.98

119.99

37-4-1
4.602 AC

EASE



100 foot Abutters List Report

Bellingham, MA

February 07, 2024

Subject Properties:

Parcel Number: 0037-0003-0000
CAMA Number: 0037-0003-0000
Property Address: MAPLE ST

Mailing Address: MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK RD
HOLLISTON, MA 01746

Parcel Number: 0037-003A-0000
CAMA Number: 0037-003A-0000
Property Address: MAPLE ST

Mailing Address: MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK RD
HOLLISTON, MA 01746

Abutters:

Parcel Number: 0037-0001-0002
CAMA Number: 0037-0001-0002
Property Address: 351 MAPLE ST

Mailing Address: GWL DIRECT 351-353 MAPLE LLC C/O
EVERWEST RE INVST RYAN LLC
PO BOX 460189 DEPT 126
HOUSTON, TX 77056

Parcel Number: 0037-0002-0000
CAMA Number: 0037-0002-0000
Property Address: MAPLE ST

Mailing Address: AHRONIAN FAMILY TRUST KATHLEEN
AHRONIAN-TR
271 BLACKSTONE STREET
BLACKSTONE, MA 01504

Parcel Number: 0037-0004-0000
CAMA Number: 0037-0004-0000
Property Address: 240 MAPLE ST

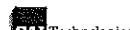
Mailing Address: J DAY ENTERPRISES LLC
240 MAPLE ST
BELLINGHAM, MA 02019

Parcel Number: 0037-0004-0003
CAMA Number: 0037-0004-0003
Property Address: 244 MAPLE ST

Mailing Address: GRAY WALL REALTY TRUST LEONARD
S & SHIRLEY FRENCH-TRS
244 MAPLE ST
BELLINGHAM, MA 02019

Parcel Number: 0037-0004-0004
CAMA Number: 0037-0004-0004
Property Address: MAPLE ST

Mailing Address: GRAY WALL REALTY TRUST PETER
BEAN - TR
160 MAPLE ST
BELLINGHAM, MA 02019



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/7/2024

Page 1 of 1

**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT
CHAPTER 131, SECTION 40
AND
THE TOWN OF BELLINGHAM WETLANDS PROTECTION BY LAW**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Bellingham Wetlands Protection Bylaw, you are hereby notified of the following:

Maple Street Development LLC has filed a Notice of Intent/Abbreviated Notice of (Applicant)

Intent/ Abbreviated Notice of Resource Area Delineation/Request for Amendment; with the Bellingham Conservation Commission for review of the following activity:

Description of Project:

The proposed development consists of a 19,525 sf light industrial style building, parking and loading areas, proprietary treatment devices, subsurface infiltration facilities and associated site grading, utilities and landscaping.

The location of the proposed activity is

Assessors Map 37 Lot 3 & 3A

Street address: Maple Street

Copies of the filing may be examined at the Bellingham Conservation Commission office during their normal business hours(please call 508-657-2858) OR at the following

Applicant or representative name Shane Oates, Independence Engineering

Address: 33 Commercial Street, Raynham, MA. 02767

Phone number: 508-245-2608

Questions regarding the filing may be directed to the Conservation Commission at 508-657-2858 OR the Applicant's representative (Please see above)

The public hearing will be held at the Bellingham Municipal Center, 10 Mechanic Street, Bellingham. Information on the date and time of the hearing may be directed to the Conservation Commission or the applicant's representative at the above numbers.

NOTE: Notice of the public hearing, including date, time and place:

1. Will be published at least five (5) days in advance in the Woonsocket Call
2. Will be posted at the Town Clerk's Office and on the town web site no less than forty-eight (48) hours in advance of the public hearing.

NOTE: You may also contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call Central Regional (508)-792-7650