

# STAFF DRAFT Rev.

## APPENDIX 1

**Location: Off Athens Lane**

**Owner: Athens Lane LLC, and Goshen Lane, LLC**

**Order of Resource Area Delineation**

**Massachusetts Wetlands Protection Act File #299-696**

**Map R2, Lots 1A, 3, 4, 5, 6, 18, 19 and 20-7**

**Issued April 23, 2021**

The Stow Conservation Commission has reviewed and confirmed the accuracy of the resource areas shown on the “**Resource Area Delineation Plan in Stow Massachusetts for Athens Street, LLC, Goshen Lane, LLC,**” prepared by Stamski and McNary, Inc., Sheets 1-6 dated December 15, 2020 with a latest revision date of April 15, 2021, except as noted and described below. Wetland resource area boundaries were originally flagged by Goddard Consulting LLC (March and April 2020) and B&C Associates (April 2019) and revised as a result of multiple site visit by the Stow Conservation Commission. A total of four Bordering Vegetated Wetlands, two Isolated Vegetated Wetlands and a perennial stream were delineated. The Commission makes the following findings as part of this Order of Resource Area Delineation:

1. The Commission has verified the wetland delineation on **only those portions of the parcels shown on the above-referenced plan.**
2. **Bordering Vegetated Wetland (BVW)** (state and local) – All flags were confirmed, as adjusted in the field and shown on the above-referenced plan.
3. **Riverfront Area and Bank** (state and local) – All flags were confirmed, as adjusted in the field and shown on the above-referenced plan. The Riverfront Area and Bank are associated with Sandy Brook, a perennial stream.
4. **Isolated Vegetated Wetlands:** The Isolated Vegetated Wetlands flagged B1 through B10 and E1 through E5 were examined in the field. No calculations were submitted to determine whether these areas are Isolated Land Subject to Flooding under the Wetlands Protection Act. **The Commission reserves the right to require these calculations during development review.**
5. **Vernal Pool** – The field work for the delineation was done during vernal pool season in 2020 and Wetland F was determined to qualify as a vernal pool. [should we require certification now or later?]
6. **Bordering Land Subject to Flooding** (state and local) – BLSF was not delineated on the plans but is present on the subject site. The Commission makes no findings with regard to the boundaries of BLSF on the subject site, or the 100’ buffer zone to this area under the Bylaw.

7. **Buffer Area** (local only resource area): The plan depicts the 100' buffer to wetlands and other resources, as well as the 35' no disturb buffer. These areas are protected by the Stow Wetlands Protection Bylaw and Regulations.

8. **Area of Surface Breakout** – the Commission identified an area of surface breakout between WF B2-B3 and WF A26-A27. Surface flow was observed in this area leading down the hill in winter/spring of 2021. This area was examined on two site visits and soils have evidence of high groundwater, though wetland vegetation is not present. It appears that this is an area of breakout of groundwater from the adjacent slope. This area has been noted on the plans as the area between the “Location of Surface Flow of Hillside Seepage” and will require special attention during design and engineering to provide proper drainage and ensure that erosion and sedimentation do not occur to the A series wetland.